



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Consent Item #
MCPB 10-11-07

MEMORANDUM

DATE: September 28, 2007

TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RAK*
 Development Review Division
 Robert Kronenberg, Acting Site Plan Supervisor *RAK*

FROM: Michele Oaks, Planner Coordinator *(M)*
 Development Review Division
 (301) 495-4573



REVIEW TYPE: Site Plan Amendment
CASE #: **81987028B**
PROJECT NAME: **Our Lady of Grace**
APPLYING FOR: Amendment to adjust an existing building's footprint and roof structural system, and install new HVAC units and duct work

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: RPC Zone
LOCATION: Located in the SE quadrant of the intersection at Norbeck Road and Norbeck Boulevard
MASTER PLAN: Aspen Hill
APPLICANT: Archdioceson Pastoral Center
FILING DATE: July 26, 2007
HEARING DATE: October 11, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 81987028A and approval of the attached draft Planning Board Resolution for the Site Plan 81987028B.

BACKGROUND

The Site Plan (819870280) for Our Lady of Grace was presented to the Planning Board on July 16, 1987 (Planning Board Opinion dated July 23, 1987) for the construction of a church, parish hall, rectory, parking lot with site improvements, and on-site and off-site storm drains on 4 acres in the PRC Zone.

In June 1997, the applicants requested an amendment (81987028A) to their original approved site plan by proposing the demolition of the existing one-story metal building on the site and replacing it with a new parish hall and rectory building. This amendment was approved by planning staff; however, the Planning Department does not have formal documentation of this approval. Additionally, this project has not received a formalized certified site plan.

PROPOSED AMENDMENT

The amendment which was filed on July 26, 2007 outlines specific changes to the approved site plan. The proposed amendment requests the following modifications:

- 1) Alter the structural design of the church's front massing's low-pitched roof by installing new trusses to create a hipped roof form.
- 2) Remove the existing, rooftop gas HVAC units from the church's roof. The units will be replaced with new units to be located at the rear of the church on fabricated concrete pads measuring 8' 4" x 14' 9".
- 3) Construct two, 10' x 10' additions along the exterior façade in the niche between the church's foyer or Narthex and the main sanctuary massing. These additions will be utilized for storage.
- 4) Enclose the existing open courtyard at the front of the church by providing a roof structure, lighting and air conditioning.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on July 30, 2007. The notice gave the parties 15 days to review and comment on the amended site plan. Staff has received no comments at the time this report was prepared from the parties of record regarding the contents of the amendment.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The applicant is requesting several modifications to the approved site plan, which affect the existing church building. The footprint of the building will increase by 799 sq. ft., which is a 3.2 % increase to the church's overall footprint. Additionally, the proposed alterations to the roof structure will increase the height of this segment of the building; however, it will continue to be considerably lower than the building's existing peak and consistent with the approved height.

The proposed HVAC relocation on concrete pads at the rear of the church will be screened with 9' high, brick walls. The design of the walls provide two important functions: they screen the unsightliness of the condenser units, and they help to diffuse some of the noise the units generate.

This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff indicated approval of the amended items specified in the Applicant's request.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Our Lady of Grace (Site Plan No. 81987028B) for modifications to the approved site plan.

ATTACHMENT

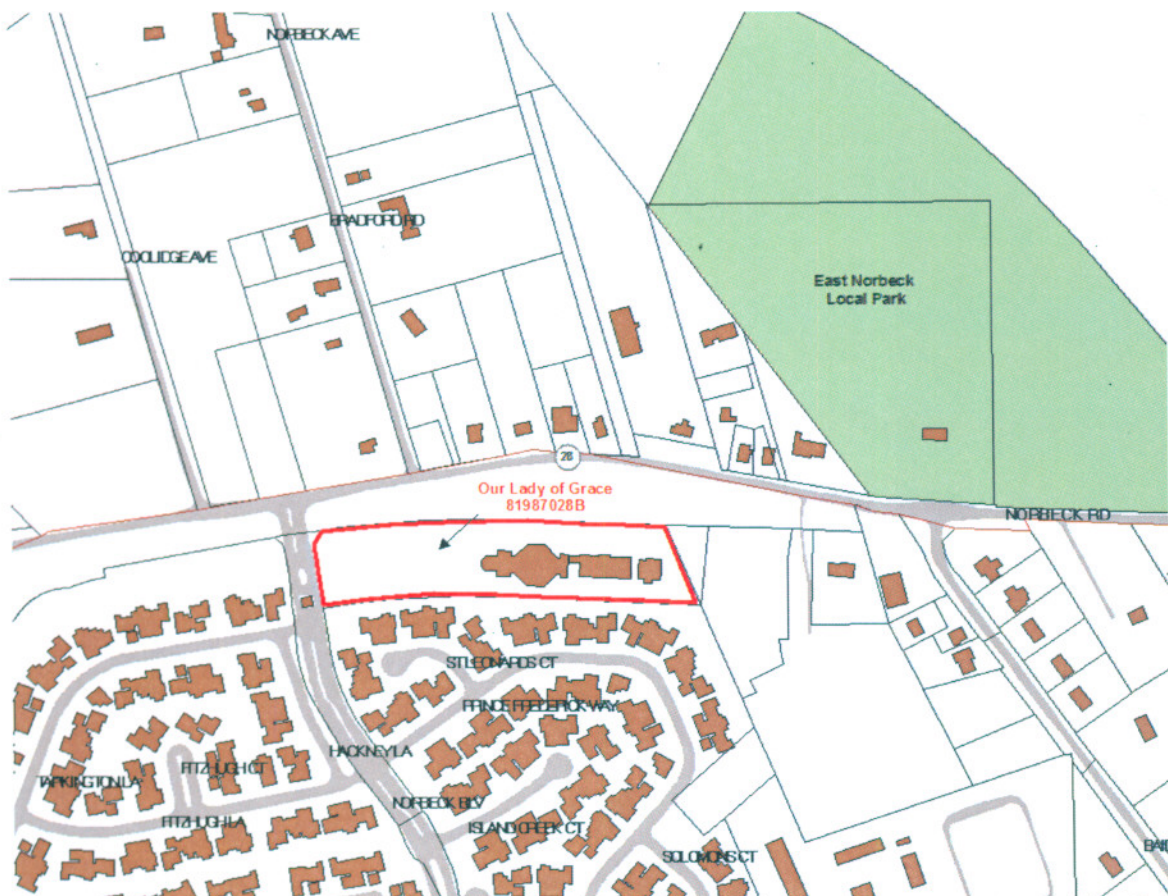
- A. Vicinity Map
- B. Pictometry Photo
- C. Letter from Applicant
- D. 8-1/2 x 11 Drawing of Proposed Minor Site Plan Amendment
- E. Draft Planning Board Resolution

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The site is located at the intersection at Norbeck Road and Norbeck Boulevard. North of the subject property, across Norbeck Road, a collection of one-family detached homes on large lots, located close to the road with the majority of the land occupying the rear yards and the principal facades positioned to follow the curvature of the road. South of the site is a large development of duplex units. Additionally, a Manor Care senior living community is located southeast of the property.

The original site plan approval consisted of a church, parish hall, rectory, a surface parking lot with site improvements, and on-site and off-site storm drains on 4 acres in the PRC Zone. The buildings, infrastructure, and associated surface parking areas have been constructed.



ATTACHMENT B



BOB GRILL GENERAL CONTRACTOR, INC.

9817 Lanham Severn Road • Lanham, Md. 20706

Phone (301) 577.7768 Fax (301) 306.0465

July 24, 2007

Mrs. Angela Brown
Park and Planning
Development and Review Department.

PROJECT: Our Lady of Grace Church
15661 Norbeck Blvd.
Silver Spring, MD 20906

RE: New roof system over the existing flat roof areas of the church.

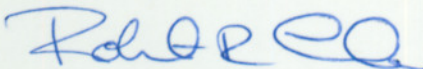
EXISTING CHURCH: The project area consist of an existing one story church that has a flat roof system at the rear (sacristy) and at the front (narthex) of the church with the main church roof (sanctuary) being a pitched roof covered with aluminum standing seam roofing panels. The rear area has existing air conditioning equipment on it.

SCOPE OF WORK: Remove the existing air conditioning equipment on the flat roof. Install on grade between the church and the parish center new air conditioning equipment on concrete pads to be sized to fit the new equipment (8'4" wide by 14'9' long). Over both flat roof areas we would install an engineered sloped wood truss system as designed by the architect and approved by the county (the existing flat roofs will stay in place). The front roof area will have two corners filled in (left and right side) to create two 10' x 10' storage areas this will make the truss design and installation simpler. At the front roof area the new trusses will be designed to cover the existing concrete court yard to create a new enlarged Narthex with new automated sliding doors. Over the new truss system we would install aluminum standing seam roofing to match the existing church roof.

EXISTING CONDITIONS: Both flat roof areas are leaking at this time and need to be replaced, the rear area more then the front and with this truss design it would shed the water properly. The air conditioning equipment is not working properly and also needs to be replaced and relocating to grade would make servicing the equipment much simpler. Covering the concrete court yard will allow us to install new automatic entrance doors which will be located at the front of the enclosed court yard. These would replace are the old steel doors which are to hard for the parishioners to operate (the average age of the congregation is above 70 years) and could be a problem in an emergency.

EXTERIOR CONSTRUCTION: The extent of new exterior construction would be the Two 10' by 10'3" storage areas on the front and the two (2) new 8'4" by 14'9" air conditioning equipment pads

Sincerely



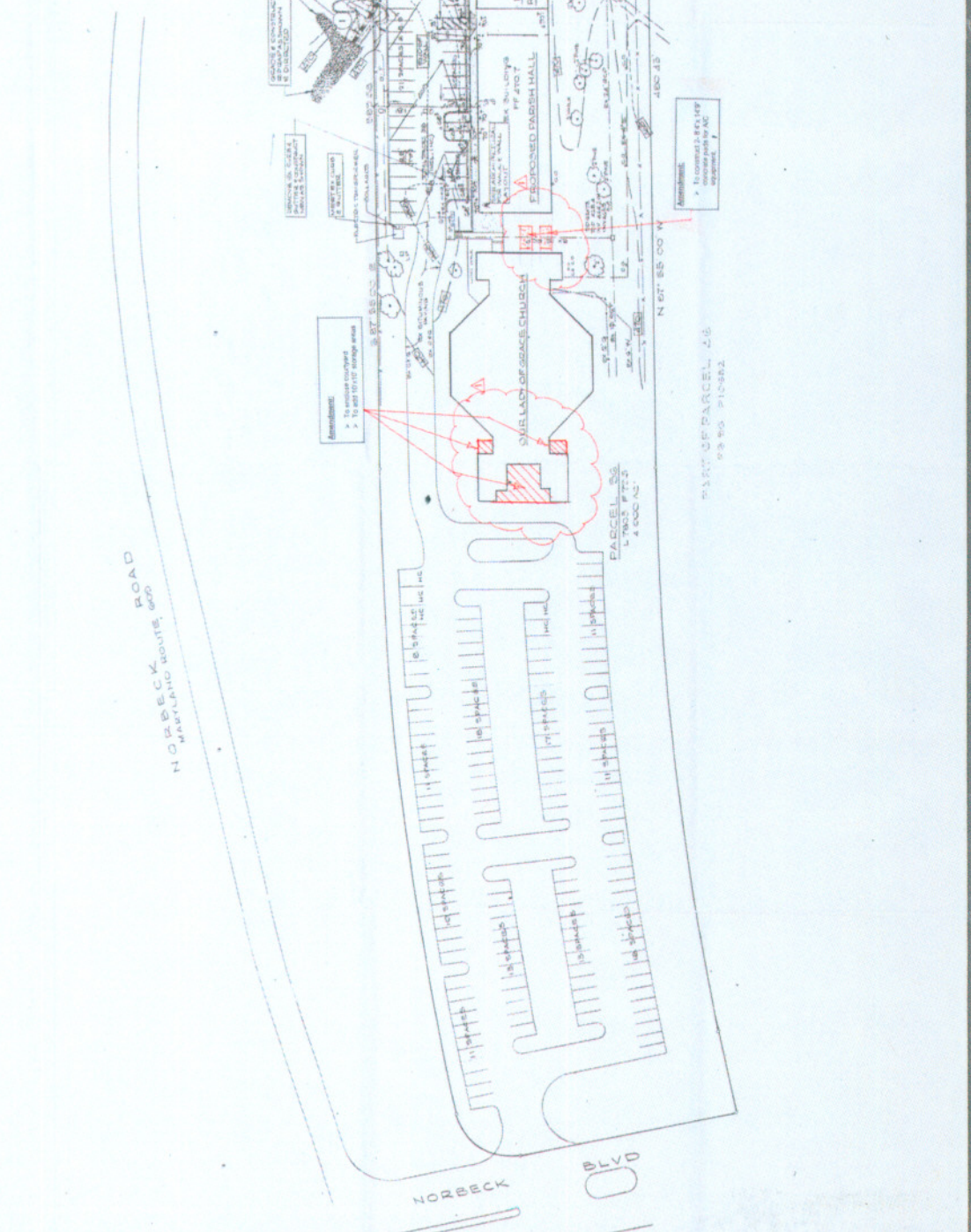
Robert R Grill, Jr.
Bob Grill General Contractor, Inc.

NEW PARISH BUILDING & RECTORY
 OUR LADY OF GRACE
 LEISURE WORLD, 15961 NORBECK BLVD
 MONTGOMERY CO., MARYLAND

proj. no. 040
 date 7/26/11
 PRINT SET
 revisions
 drawing title
 SUBANSWER PLAN
 drawing number
 C-1
 sheet 1 of 2



PROJECT DATA
 BELLEFONTE, MD
 COUNTY: PRINCE GEORGE'S
 PROJECT NO.: 040
 SHEET NO.: 20906
 PROJECT NAME: NEW PARISH BUILDING & RECTORY
 OWNER: LEISURE WORLD
 ARCHITECT: MONTGOMERY CO. DEPARTMENT OF PUBLIC WORKS
 ENGINEER: GREGORY J. WILSON, P.E.
 DATE: 7/26/11
 SCALE: AS SHOWN
 DRAWING NO.: 040-001
 SHEET NO.: 20906
 PROJECT NAME: NEW PARISH BUILDING & RECTORY
 OWNER: LEISURE WORLD
 ARCHITECT: MONTGOMERY CO. DEPARTMENT OF PUBLIC WORKS
 ENGINEER: GREGORY J. WILSON, P.E.
 DATE: 7/26/11
 SCALE: AS SHOWN
 DRAWING NO.: 040-001
 SHEET NO.: 20906



GREGORY J. WILSON, P.E.
 1227 Rockledge Drive, Rockville, MD 20850
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MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-156
Site Plan No. 81987028B
Project Name: Our Lady of Grace
Hearing Date: October 11, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 26, 2007, Archdiocesan Pastoral Center ("Applicant"), filed a site plan amendment application designated Site Plan No. 81987028B ("Amendment") for approval of the following modifications:

- 1) Alter the structural design of the church's front massing's low-pitched roof by installing new trusses to create a hipped roof form.
- 2) Remove the existing, rooftop gas HVAC units from the church's roof. The units will be replaced with new units to be located at the rear of the church on fabricated concrete pads measuring 8' 4" x 14"9".
- 3) Construct two, 10' x10' additions along the exterior façade in the niche between the church's foyer or Narthex and the main sanctuary massing. These additions will be utilized for storage.
- 4) Enclose the existing open courtyard at the front of the church by providing a roof structure, lighting and air conditioning.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated September 28, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 11, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81987028B; and

DBC 10/1/07

Approved for legal sufficiency
M-NCPPC Office of General Counsel

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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