

**8701 Burning Tree Road Reconsideration Request for Preliminary Plan, 120110200**

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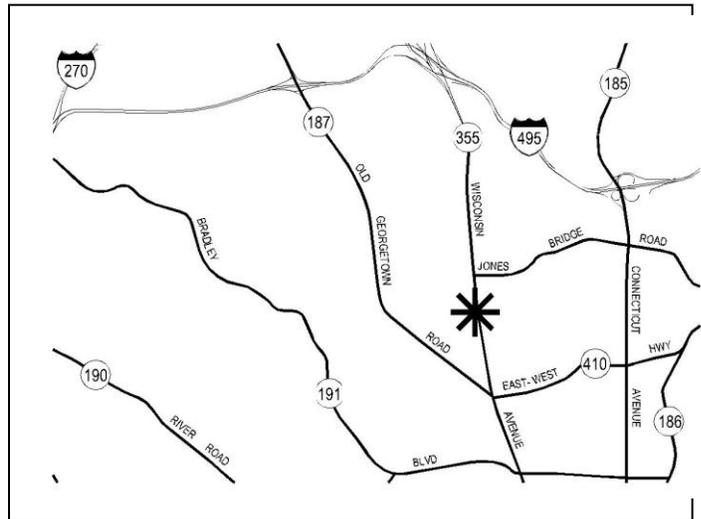
**Date of Staff Report: 05/31/2013**

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**Description**

- **Request** – Reconsideration of Approved Preliminary Plan, 120110200
- **Address** - 8701 Burning Tree Road
- **Zoning/Master Plan/Size** - R-200 Zone, Bethesda/Chevy Chase Master Plan/1.45 acres
- **Applicant** - Keith Burgess
- **Approved** – September 16, 2012

**Recommendation** – *Approval of Reconsideration Request*



Staff and the Applicant request that the Planning Board approve a reconsideration request for the Preliminary Plan 120110200 (8701 Burning Tree Road), which was approved with conditions on September 16, 2012. This request is specifically to address the Plan Analysis (Comparison of Proposed Lots to Existing) regarding lot size. Reconsideration is necessary due to a mistake in the original staff analysis where the incorrect lot size (47,431 square feet) was recorded for 8701 Burning Tree Road. This mistake was present in the Staff Report and in the presentation to the Planning Board.

Staff is requesting another discussion of the Plan with the corrected proposed lot size (63,066 square feet) and its relationship to that of existing lots within the delineated neighborhood.

Staff believes that while the correction of the lot size and subsequent analysis illustrates that the proposed lot will be the largest in the neighborhood; this will be in character with existing lots. Additionally, reevaluation of the Applicant's lot size would result in a consistent interpretation and analysis of resubdivision applications. This reconsideration would not result in adverse impacts to the surrounding neighborhood, and would remain in conformance with the findings, standards and intent of the approved plan and the Bethesda/Chevy Chase Master Plan.

This reconsideration is unique to this project and is specifically related to the miscalculation of the gross lots size. All of the findings and evaluation of the case previously approved by the Planning Board remain in full force and effect except as modified.