

**Agenda for Montgomery County Planning Board Meeting
Thursday, February 28, 9:45 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: June 21, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Fairland Gardens Stormwater Management Facility Retrofit**

Upper Paint Branch, west of Old Columbia Pike and west of Cabin Creek Drive, Fairland

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Upper Rock Creek Stream Restoration Project**

Tributary to Rock Creek, south of Fieldcrest Road and west of Stream Valley Way,
Laytonsville

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Little Falls Mall Stream Restoration Project

Tributary to Little Falls Branch, west of Dalecarlia Reservoir and east of Sangamore Road, Somerset

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Mandatory Referral No. 01113-NCPC-1 – Fire Station Relocation

Forest Glen Annex of Walter Reed, R-90 Zone; 1.4 acres; intersection of Brookville Road and Stephen Sitter Avenue, Silver Spring

Staff Recommendation: Approval with comments.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Board of Appeals Petition No. S-2494 (Special Exception)**

Omnipoint Communications CAP Operations LLC, applicant, requests a special exception for a telecommunication facility to place antennas on the roof of an existing office building; O-M Zone; 0.55 acre; 14301 Layhill Road, Silver Spring

(Action Required for Hearing of 03-13-02)

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Board of Appeals Petition No. S-180-B (Special Exception Modification)**

George Meany Center for Labor Studies, applicant, requests modifications to the existing private educational institution; R-90 zone; 46.7 acres; 1000 New Hampshire Avenue, Silver Spring

(Action Required for Hearing of 03-04-02)

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Zoning Text Amendment No. 02-01**

Introduced by Councilmembers Silverman and Denis; amend the Zoning Ordinance to allow by special exception a Private Educational Institution to provide certain programs that may include individuals not enrolled as students in the school

(Action Required for Hearing of 03/05/02)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-02037 – Bonifant Park**

R-200 Zone; 11.17 Acres; Twenty Five (25) Lots Requested (19 Single-Family Detached Dwelling Units and 6 Single-Family Semi-detached Units)

Located On the North Side of Bonifant Road, Approximately 1,400 Feet East of Layhill Road

Public Water and Public Sewer

Policy Area: Aspen Hill

APPLICANT: Bonifant Road, LC

ENGINEER: Macris, Hendricks & Glascock

Staff Recommendation: Approval, with Conditions:

*******See Discussion and Conditions Enumerated in Staff Report*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Site Plan Review No. 8-02011 – Bonifant Park**

R-200 Zone; 11.17 Acres; Twenty Five (25) Lots Requested (19 Single-Family Detached Dwelling Units and 6 Single-Family Semi-detached Units)

Located On the North Side of Bonifant Road, Approximately 1,400 Feet East of Layhill Road

Public Water and Public Sewer

Policy Area: Aspen Hill

APPLICANT: Bonifant Road, LC

ENGINEER: Macris, Hendricks & Glascock

Staff Recommendation: Approval, with Conditions:

*******See Discussion and Conditions Enumerated in Staff Report*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan Review No. 1-02067 – Bradley Hills, Lot 29 & Part of Lot 1 (Resubdivision)**

R-90 Zone; .65 Acre; One (1) Lot Requested (1 Existing Single-Family Detached Dwelling Unit)

Community Water and Community Sewer

Located on the South Side of Bradley Boulevard, Approximately 100 Feet east of Kennedy Street

Policy Area: Bethesda/Chevy Chase

APPLICANT: Donald Chery

ENGINEER: P.G. Associates Inc.

Staff Recommendation: Approval, Pursuant to Section 50-29(b)(2), with Conditions:

****** See Discussion and Conditions Enumerated in Staff Report ******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Preliminary Plan Review No. 1-02057 – Han Property, Including Approval of Upper Paint Branch Special Protection Area Water Quality Plan**

R-200 Zone; 4.89 Acres; Four (4) Lots Requested (4 Single-Family Detached Dwelling Units)
Community Water and Community Sewer

Located on the South Side of Briggs Chaney Road, Approximately 1,000 Feet West of Old Columbia Pike

Policy Area: Fairland/White Oak

APPLICANT: Victor Chen
ENGINEER: Capitol Development Design

Staff Recommendation: Approval, of Preliminary Water Quality Plan and Approval of Preliminary Plan For Four (4) Lots, Subject to the Following Conditions:

- (1) Revise the impervious surface calculations and preliminary plan to show an upper impervious limit of 8.9 percent. This includes an average house footprint of 2900 square feet per house and total driveway (shared driveway and individual on-lot driveway of 6300 square feet)
- (2) Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 8.9 percent within the Upper Paint Branch Special Protection Area
- (3) Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the revised preliminary plan. Any modifications to these plans that increase site imperviousness may require Planning Board action
- (4) Compliance with the conditions of approval for the preliminary forest conservation plan dated February 22, 2002. The final forest conservation plan must be approved prior to the recording of plat. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate. Conditions include, but are not limited to, the following:
 - a. Category I conservation easement to be placed over proposed Outlot A, including environmental buffer and forest-planting areas. Easement to be shown on record plats
 - b. Final forest conservation plan to include details of temporary structure to allow vehicular access across stream channel to Outlot A for forest planting and maintenance activities
- (5) Provide 15 foot perpetual vehicular access easement to Outlot A from Briggs Chaney Road to allow forest planting and maintenance activities on Outlot A
- (6) Conformance to the conditions as stated in DPS water quality plan approval letter dated January 31, 2002 and reconfirmed on February 22, 2002
- (7) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Fairland/White Oak Master Plan unless otherwise designated on the preliminary plan

11. Preliminary Plan Review No. 1-02057 – Han Property, Including Approval of Upper Paint Branch Special Protection Area Water Quality Plan – Continued

- (8) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Fairland/White Oak Master Plan, and to the design standards imposed by all applicable road codes
- (9) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (10) Record plat to provide for dedication of 80 feet of right-of-way for Briggs Chaney Road
- (11) Record plat to reflect common ingress/egress easements over all shared driveways and access easements as stated in condition #5 above
- (12) Compliance with the conditions of MCDPS stormwater management approval
- (13) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (14) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (16) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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12. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **MD 355/Montrose Road/Randolph Road**

Intersection Improvement Study Recommendations

Staff Recommendation: Transmit comments to State Highway Administration.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

