

Item # 10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: February 22, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for February 28, 2002.

Attached are copies of plan drawings for Items #08, #10, #11. These subdivision items are scheduled for Planning Board consideration on February 28, 2002. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-02037
Bonifant Park

Agenda Item #10 - Preliminary Plan 1-02067
Bradley Hills

Agenda Item #11 - Preliminary Plan 1-02057
Han Property

Attachment

VICINITY MAP FOR

BRADLEY HILLS, LOT 29 & PT. OF LOT 1 BLK. 1 (1-02067)



Map compiled on January 14, 2002 at 11:58 AM | Site located on base sheet no - 208NW05

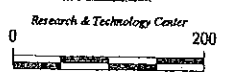
NOTICE

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Key Map



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

1 : 2400

VICINITY MAP FOR

BRADLEY HILLS, LOT 29 & PT. OF LOT 1 BLK. 1 (1-02067)



Map compiled on January 14, 2002 at 12:04 PM | Site located on base sheet no - 20BNW05

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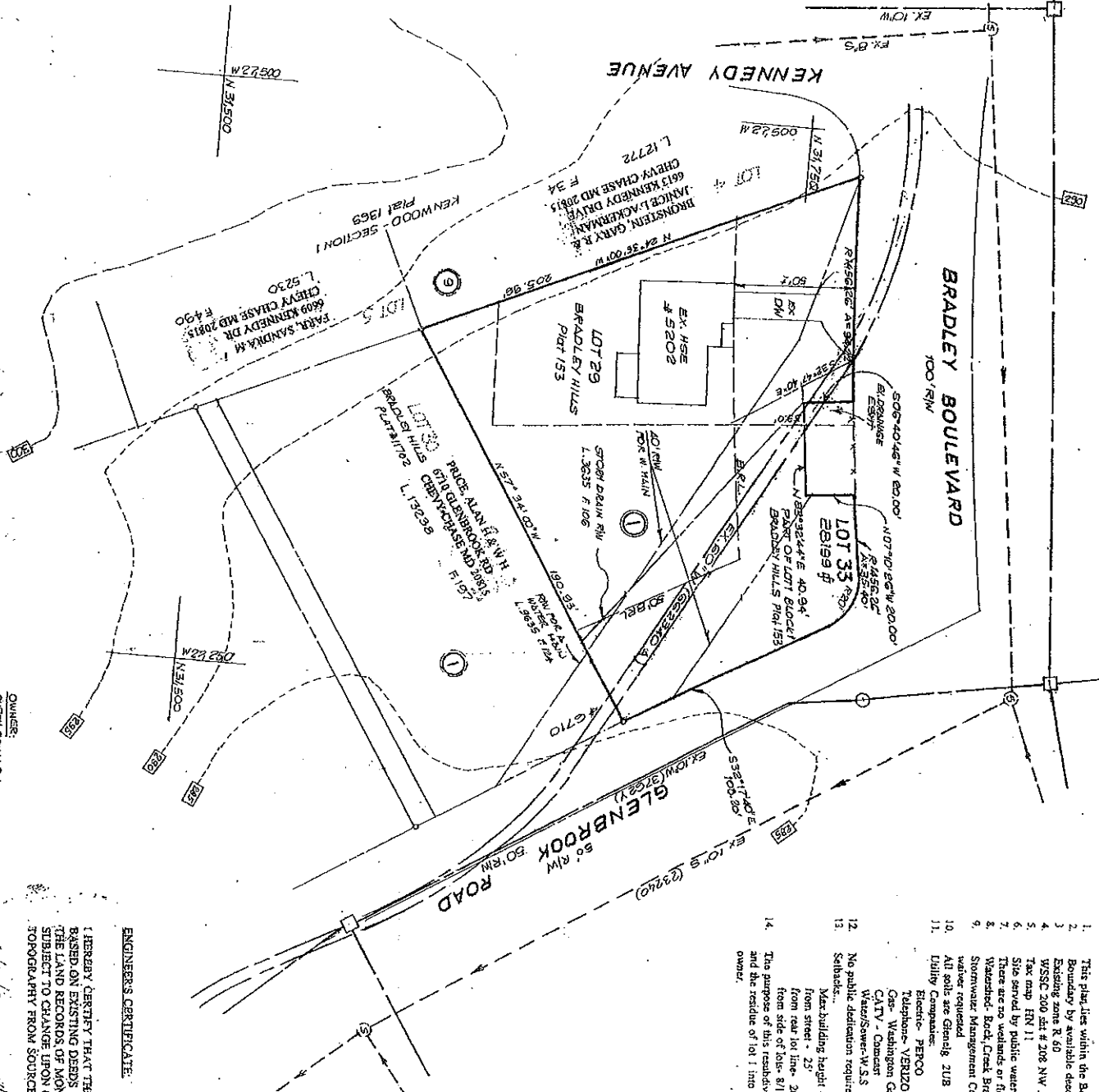
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Scale: 1" = 30'
 WASC DATUM



GENERAL NOTES

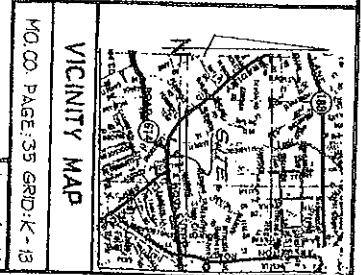
1. This plan lies within the Bethesda planning area
2. Boundary by available deeds and plats
3. Existing zone R 60
4. WASC 200 dist # 208 NW 5
5. Tax map HV 11
6. Site served by public water and sewer, S-1, W-1
7. There are no wetlands or floodplain present
8. Watershed - Rock Creek Branch # 12
9. Stormwater Management Concept - Quality and Quantity water requested
10. All soils are General 2UB
11. Utility Companies:
Electric - PEPCO
Telephone - VERIZON
Gas - Washington Gas
CITY - Comcast
Wastewater - W.S.S. C
12. No public dedication required
13. Setbacks:
Max. building height - 35'
from street - 25'
from rear lot line - 20'
from side of lot - 8/18'
14. The purpose of this resubdivision is to consolidate lot 29 and the residue of lot 1 into one single lot for the current owner.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO CHANGE UPON COMPLETION OF A FINAL SURVEY TOPOGRAPHY FROM SOURCES NOTED.

OWNER:
 CHERI DONALD L.
 5202 BRADLEY BOULEVARD
 BETHESDA, MD 20816
 TEL. 301-558-0252

Date: *11/10/10*
 Date Printed: 05/10/10



102067

A RESUBDIVISION OF LOT 29 AND PART OF LOT 1 BLOCK 1

PRELIMINARY SITE PLAN
BRADLEY HILLS
 LOT 33 BLOCK 1
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND

P.G. ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 354-A HUNGERFORD DRIVE
 ROCKVILLE, MARYLAND 20850
 PHONE (301) 309-1361

DATE	DESCRIPTION



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: February 22, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief, Development Review Division *JRD*
FROM: A. Malcolm Shaneman, Supervisor, Development Review Division *AMS*
Tanya Wilson, Planner, Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision
APPLYING FOR: Consolidation of Lots for Existing Single Family Dwelling
PROJECT NAME: Bradley Hills
CASE NO. 1-02067
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations
Section 50-29 (b)(2) Resubdivision

ZONE: R-90

LOCATION: On the South Side of Bradley Boulevard (MD 191), West of Glenbrook Road, Approximately 100 Feet East of Kennedy Street

MASTER PLAN: Bethesda Chevy-Chase

APPLICANT: Donald Chery

SUBMITTED: December 27, 2001

HEARING DATE: February 28, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations, Subject to the Following Conditions:

Conditions For Preliminary Plan No. 1-02067 – Bradley Hills Continued:

- (1) Record plat to reflect the delineation of existing water main, storm drain and drainage easements
- (2) Conditions of MCDPS stormwater approval dated December 24, 2001
- (3) Other Necessary easements

PROJECT DESCRIPTION: Proposal

The subject property is comprised of one lot and one part of a lot. The site is .64 acres or 28,199 square feet. The subject site, Lot 29 and Part of Lot 1 is located on the south side of Bradley Boulevard (MD 191), west of Glenbrook Road and approximately 100 feet east of Kennedy Street in part of the Bradley Hills Subdivision. The two parts of the subject property were originally created by plat in 1913 and 1951.

The applicant proposes to consolidate the two parts of the subject site into one lot. The existing single family dwelling is located towards the western portion of the site with direct access to Bradley Boulevard. The applicant wishes to modify and possibly expand the existing dwelling but due to the close proximity of the internal lot line the applicant must first consolidate the two properties to meet zoning setback requirements.

PROJECT DESCRIPTION: Vicinity

The subject site is located in the Bradley Hills Subdivision. The subdivision of Bradley Hills was first recorded by plat in 1913. Additional areas of Bradley Hills were subdivided in the 1920's '30's and 40's. Many of the original lots were resubdivided through the years leaving unrecorded remainders of previously subdivided lots. Several lots in the immediate vicinity of the subject property were resubdivided. Many of these lots were re-recorded by plat, but many left as part of lots and not rerecorded.

The subject property is zoned R-90 as are all the lots west of Glenbrook Road both north and south of Bradley Boulevard. The lots east of Glenbrook Road are zoned R-60

DISCUSSION OF ISSUES

Resubdivision

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as set forth in Section 50-29 (b)(2) of the Subdivision Regulations, which states:

"Resubdivision. Lots on a plat for the resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size shape, width, area and suitability for residential use as others within the existing neighborhood, block or subdivision."

For the purposes of this application staff has defined the analysis area as all the recorded lots located on the west side of Glennbrook Road, south of Bradley Boulevard, north of Fairfax Road and the lots that abut both sides of Kennedy Drive between Bradley Boulevard and Chamberline Avenue. (See Neighborhood Delineation Map, page 4)

ANALYSIS

Staff has analyzed the subject application based on the seven characteristics of the resubdivision criteria found in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots that were used as a comparison to the proposed resubdivision application. As illustrated in the table, the subject site is consistent with the characteristics of the existing neighborhood. Staff finds the consolidation of lot 29 and part of Lot 1 in keeping with the resubdivision regulations and consistent with the development pattern throughout the defined neighborhood and therefore recommends approval of this application

ATTACHMENTS

Vicinity Map	3
Neighborhood Delineation	4
Proposed Resubdivision Plan	5
Tabular Summary	6

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BRADLEY HILLS, LOT 29 & PT. OF LOT 1 BLK. 1 (1-02067)



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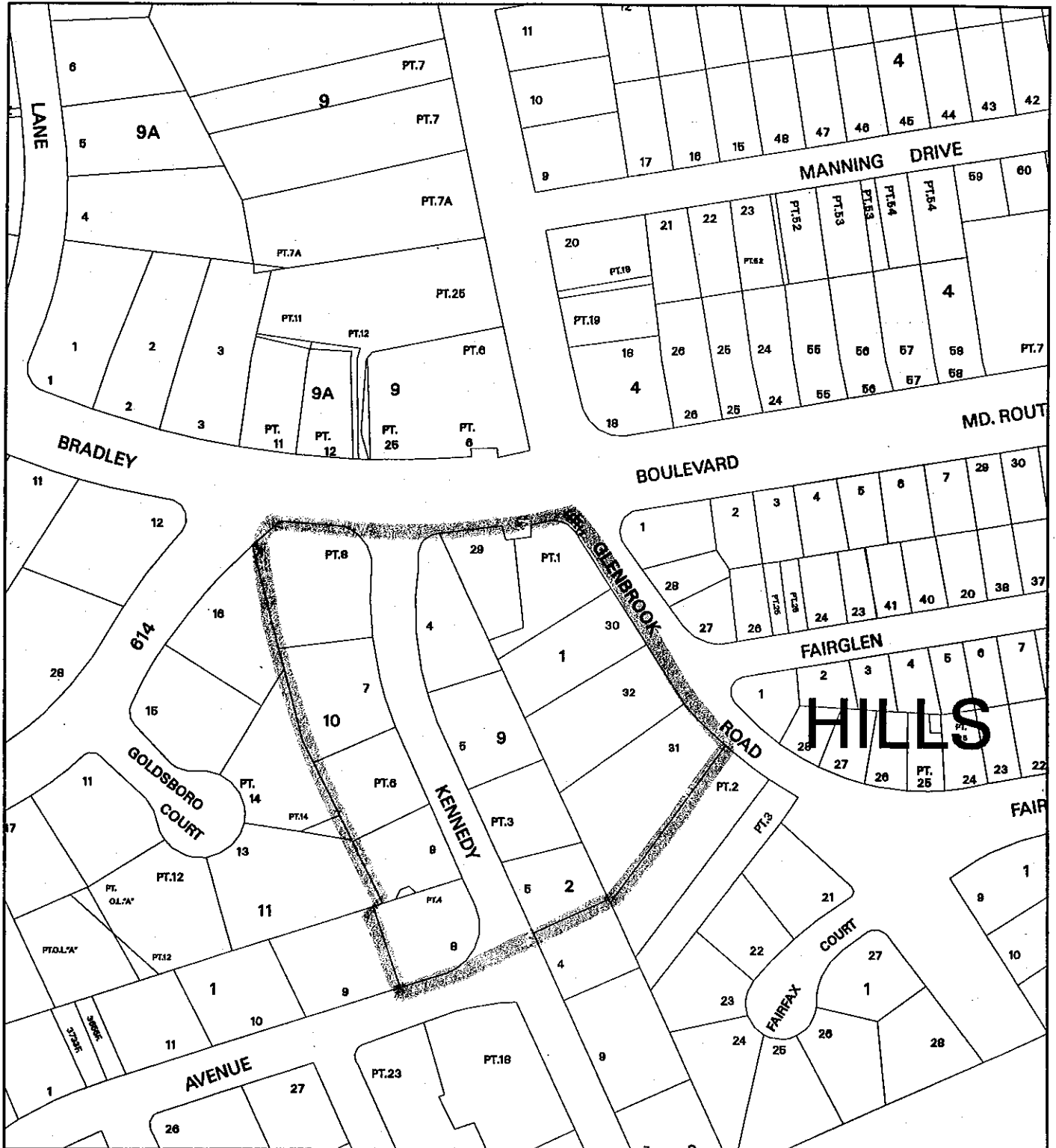
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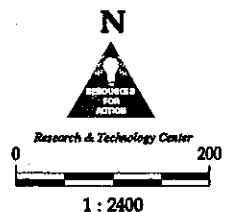
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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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VICINITY MAP

MO.CO. PAGE 35 GRID-K-B

P.G. ASSOCIATES, INC.
 CIVIL ENGINEERS & SURVEYORS & LAND PLANNERS
 14-A WOODMONT DRIVE
 ROCKVILLE MARYLAND 20850
 PHONE (301) 399-1381

PRELIMINARY SITE PLAN
 BRADLEY HILLS
 LOT 29 BLOCK 1
 ELECTION DISTRICT 17
 MONTGOMERY COUNTY, MARYLAND

DATE	11/15/01
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN

102067
 A RESUBDIVISION OF LOT 29
 AND PART OF LOT BLOCK 1

GENERAL NOTES

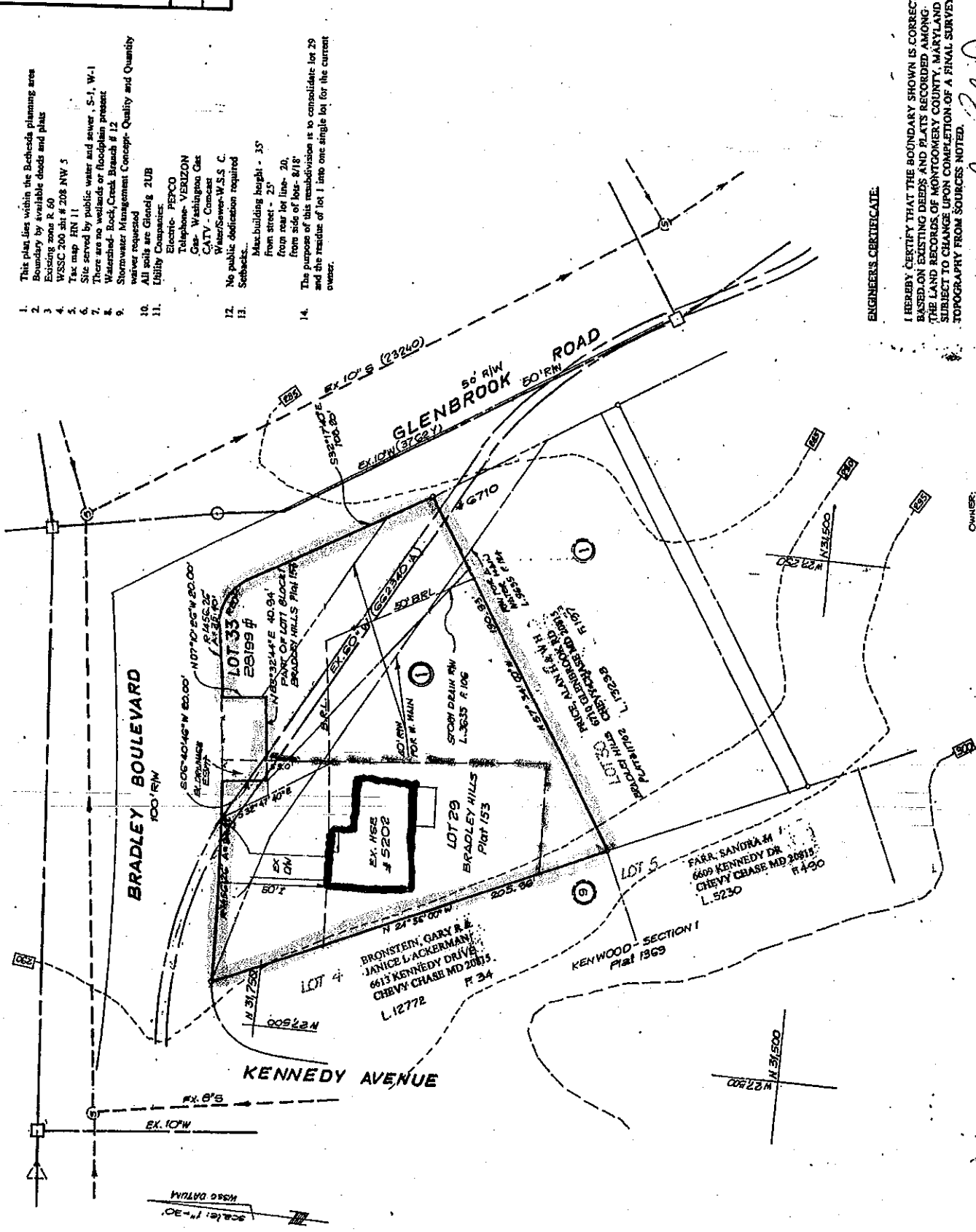
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- Tax map RW 11
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11/15/01
 [Signature]
 Deep Padgett, P.E., M.P., P.S. & U.S.P.S.

CHARTER:
 SCOTT DONALD L.
 5202 BRADLEY BOULEVARD
 BETHESDA, MD 20814
 TEL: 301-638-0239



Scale: 1" = 20'
 MDC DATA

