



Items # 8 and 9

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: March 1, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Development Review Division
FROM: Richard A. Weaver *RAW*
Planning Department Staff
(301) 495-4544

REVIEW TYPE: Preliminary Plan and Site Plan Review
APPLYING FOR: R-200/MPDU Option; 11.2 Acres;
25 Lots - 19 Single Family Detached Dwelling Units, 6 Single Family
Semi-Detached Dwelling Units

PROJECT NAME: **Bonifant Park**
CASE #: Preliminary Plan No. 1-02037 – Site Plan No. 8-02011
REVIEW BASIS: Request is Being Considered Under the Special Ceiling Allocation for
Affordable Housing Pursuant to the FY 2002 Annual Growth Policy
Requiring Site Plan Review - Article 59-D
Waiver Requested to Eliminate Sidewalks On One Side of the Proposed
Public Street, Subd. Regs. 50-26(h)

ZONE: R-200/MPDU Option
LOCATION: Located on the North Side of Bonifant Road, Approximately 1400 Feet
East of Layhill Road
MASTER PLAN: Aspen Hill
APPLICANT: Bonifant Park, L.C.
FILING DATE: October 5, 2001
HEARING DATE: March 1, 2002

PRELIMINARY PLAN STAFF RECOMMENDATION: Approval of Nineteen (19) Single Family Detached Dwelling Units and Six (6) Single Family Semi-Detached Units Pursuant to the Special Ceiling Allocation for Affordable Housing of the FY 2002 Annual Growth Policy, Including a Waiver of an Overlength Cul-de-Sac, Reduced Width Tertiary Street, and Subject to the Following Conditions:

1. Approval of this preliminary plan is limited to a total of twenty-five (25) units, including nineteen (19) single family detached and six (6) single family semi-detached units

2. Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
3. All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Aspen Hill Master Plan unless otherwise designated on the preliminary plan
4. All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Aspen Hill Master Plan, and to the design standards imposed by all applicable road codes
5. Record plat to show delineation of a Category I conservation easement over the forest conservation areas located on-site. Category II easement to be shown on the landscape/buffer area along the rear (north) of lots 6, 7, 8, 9, 10, 11, 12
6. Record plat to provide for dedication of 80 feet of right-of-way for Bonifant Road
7. Record plat to reflect common ingress/egress easements over all shared driveways
8. Compliance with the conditions of MCDPS stormwater management approval dated September 24, 2001
9. Dedication of 2.62 acres (Parcel C) to M-NCPPC for park purposes
10. Access and improvements as required to be approved by MCDPWT prior to recordation of plat
11. Approval of a resolution for a waiver of overlength cul-de-sac prior to record plat
12. No clearing, grading or recording of plats prior to site plan enforcement agreement approval
13. Final approval of the number and location of dwelling units, site circulation, sidewalks, and bikepaths will be determined at site plan
14. A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
15. 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
16. 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
17. Necessary easements

SITE PLAN STAFF RECOMMENDATION: Approval of 25 single-family lots (19 single family detached and 6 single family semi-detached) in the R-200 Zone under the MPDU option with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of approval of the Preliminary Forest Conservation Plan dated October 3, 2001. Final Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated October 31, 2001, prior to recording plat or DPS issuance of sediment and erosion control permit:
 - a. No grading within the stream buffers
 - b. A maintenance and management plan and agreement shall be included in the final

- Forest Conservation Plan for the control of invasive and exotic plant species;
 - c. The areas of tree save, on-site, must be protected with a Category I Conservation Easement.
 - d. Category II easements to be shown on existing trees with supplemental evergreen plantings along northern boundary
3. Conditions of MCDPS stormwater management concept approval dated September 24, 2001.
 4. Final Landscape/Lighting, Forest Conservation and Sediment and Erosion Control Plans subject to review by staff prior to approval of signature set. Prior to signature set approval, the applicant shall provide the following revisions or information to the plans:
 - a. Site Plan signature set to show all easements, trails, limits of disturbance, PUE's, PIE's, open space, high priority forests and storm drain outlets.
 - b. Final Landscape and Lighting Plan to show the following:
 - i. Provide additional evergreen landscaping to the rear of lots 6, 7, 8, 9, 10, 11, and 12 to provide additional screening for existing Lots 27 and 28 adjacent to the site
 - ii. Provide 5 ft. concrete walk on south side of proposed street
 - iii. Recreational amenities and the proposed asphalt trail through Parcel D to be constructed by the applicant at 70% completion or prior to release of the building permit for the 19th lot
 - iv. Proposed natural surface trail through Parcel A, connecting HOA, tot lot to proposed street in the vicinity of Lot 25 to be constructed by the applicant and field located with M-NCPPC staff, prior to release of 19th building permit
 - v. The applicant shall extend the sidewalk from the private drive to connect with the 8 ft. asphalt path at the handicap ramp
 5. Prior to recording of the Plats, the applicant shall convey approximately 2.62 acres of Open Space (Parcel C) as shown on the approved Preliminary and Site Plan, to the M-NCPPC. Open Space Parcel shall be conveyed free of trash and unnatural debris.

RELATED ISSUE PERTINENT TO SITE PLAN REVIEW:

Site Plan Waiver for the elimination of sidewalks on one sides of the road [Subdivision Regulation 50-26(h)]:

A waiver is required for the site plan to eliminate the sidewalks on one side of the proposed public road. In order to approve the waiver, the Planning Board must find that pedestrian safety can be accommodated with the sidewalk located on one side only of the roadway. Previously, a waiver was approved for an overlength cul-de-sac with the Preliminary Plan #1-01037 [See Condition #11, Preliminary Plan].

Based on the number of units associated with this plan, staff finds that the pedestrian safety can be accommodated with the single sidewalk on the south side of the proposed road. M-NCPPC staff and DPW&T support the waiver request to eliminate the sidewalk

on one side of the proposed road.

PROJECT DESCRIPTION: Surrounding Vicinity

The 11.2-acre property is located on the north side of Bonifant Road and abuts the Northwest Stream Valley Park located to the east. Access to the site is gained from Bonifant Road. The adjacent subdivisions, Willson's Subdivision to the north and west and Layhill Village to the south are both zoned R-200 although the lot pattern in the Willson's Subdivision is of lots larger than are normally seen in a R-200 zone subdivision.

PROJECT DESCRIPTION: Site Description

The site contains rolling topography including a tributary of Northwest Branch, a Use IV stream. All steep slopes are within the portion of the site to be dedicated to M-NCPPC. The stream valley and its buffers will also be included in the conveyance to M-NCPPC. Location of homes will occur on the upland portions of the site.

PROJECT DESCRIPTION: Proposal

The current proposal for Preliminary and Site Plan consists of 25 single-family lots, utilizing the MPDU option in the R-200 zone. The lots range in size from 24,710 square feet +/- to 3,505 square feet +/-.

There is a single access into the site directly from Bonifant Road. The plan proposes a cul-de-sac to accommodate all 25 lots with access to the affordable housing units via a shared driveway off the bulb of the cul-de-sac. The four southernmost affordable units will front onto Bonifant Road with rear vehicular access, keeping a consistent appearance with the existing homes along this road. The two remaining affordable units will front on the bulb of the cul-de-sac. All of the single family detached units access the proposed cul-de-sac. The eastern portion of the site, abutting the existing park, will be used for stormwater management with a separate 2.62-acre parcel that will be conveyed to M-NCPPC for park use. No encroachment into the stream valley buffers will occur with the exception of the SWM outfall.

The landscape and lighting plan will be revised to show additional screening along the northern boundary of the site to provide a denser buffer for the existing lots to the north. The landscape and lighting plan as presently submitted shows adequate planting and screening for other areas requiring buffering measures.

A waiver of sidewalks on the northern side only of the proposed cul-de-sac within the subdivision was reviewed as part of the site plan. Staff and DPW&T support the waiver due to minimal pedestrian traffic within the subdivision and the absence of sidewalks along Bonifant Road.

PROJECT DESCRIPTION: Prior Approvals

The Planning Board previously reviewed Pre-Preliminary Plan No. 7-01034 for the

subject property. At the hearing, the Board recommended that it was appropriate for the applicant to proceed with a preliminary plan application and concurrent site plan application

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The proposal meets the requirements of the Aspen Hill Master Plan. While there is no specific guidance within the master plan regarding this property, the proposal does conform to the recommended zoning (R-200) using the affordable housing option allowed under the Annual Growth Policy (AGP). The plan provides for six affordable housing units, meeting the 20% requirement of the AGP. No density bonus is given.

The protection of environmentally sensitive areas is specifically discussed in the Master Plan with regard to stream valleys. The proposed layout and road design reflects the intent of the Master Plan to preserve as much of the site as possible in open space and limit the impact on environmentally sensitive areas.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	R-200	
Proposed Use	25 Single Family Lots	
Gross/Net Tract Area	11.2 Acres	
<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Maximum Number of Lots	27	25
Minimum Lot Area (Sq. Ft.):	3,500	3,505
Setbacks (ft.)		
• Front yard	25	25
• Rear yard	20	20
Minimum Lot Width at the Street Line (ft.):	25	25
Minimum Building Height (ft.):	40	40
<u>Open Space (48%)</u>		
Parcel A - 0.81 acres		
Parcel B - 0.23 acres		
Parcel C - 2.62 acres		
Parcel D - 1.14 acres		
Parcel E - 0.62 acres		

RECREATION CALCULATIONS

	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>Total</u>
Demand Points						
For 33 SFD units						
• SFDII	2.47	4.56	4.75	20.14	2.09	34.01
• SFDIII	0.84	1.14	1.38	7.62	0.78	11.76
Total Demand	3.31	5.70	6.13	27.76	2.87	45.77

Supply Points

On-Site Facilities:

Picnic/Sitting Areas	1.0	1.0	1.5	5.0	2.0	10.5
Open Play Area II	3.0	4.0	4.0	10.0	1.0	22.0
Pedestrian System	0.33	1.14	1.23	12.49	1.29	16.48
Nature Trails	0.17	0.57	0.92	4.16	0.43	6.25
Natural Areas	0.00	0.29	0.61	2.78	0.14	3.82
Total Supply	4.50	7.00	8.26	34.43	4.87	59.05

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. None is required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings

The layout of the houses is adequate and efficient; the arrangement homes will provide neighborhood identity in an environmentally sensitive setting.

The location of the houses as shown on the site plan is conceptual. The precise location and site grading will not be determined until the owner has chosen a specific house type and a house location plan with grading, to be developed by the project engineer.

b. Open Spaces

The open spaces are laid out to provide attractive, efficient and accessible green space for the entire community.

Over 5 acres of the 11.2-acre site will be retained as open space. The majority of the open space to be preserved is within environmentally sensitive areas such as stream valley buffers, wetlands and forest.

c. **Landscaping and Lighting**

The landscaping and lighting provides safety and efficiency for residents and visitors.

Landscaping and screening consists of the formal streetscape treatment of a tree-lined street for the public road accessing the property. Additional landscaping will be necessary in the area along the north side of the property abutting the Willson's Subdivision.

Proposed street lighting conforms to the Montgomery County guidelines for public roads for type of fixture, spacing, size and height.

d. **Recreation.** The recreational guidelines are met on-site. (See Recreational Guidelines Calculations Above)

e. **Vehicular and Pedestrian Circulation**

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular circulation consists of 28 foot-wide public road right-of-way to serve the twenty-five lots proposed in the subdivision. A request to waive sidewalks on one side of the proposed street within the subdivision has been reviewed by staff and DPW&T. Staff and DPW&T support the waiver due to minimal vehicular and pedestrian traffic. Pedestrian access to the Park is accommodated by a trail from the end of the cul-de-sac around the stormwater management area and to the Northwest Branch Park.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The new houses are sited on the most buildable portions of the site. Buffering to adjacent residential areas is provided by the use of vegetative screening protected by conservation easements. Each structure and use is compatible with other uses and with existing and proposed adjacent development. The activity associated with the proposed residential community will not cause any negative effect on adjacent residential uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements have been met by the preservation of 3.64 acres of forest, with no additional planting obligations required. A Category I Conservation easement will be placed over the forest conservation areas on-site as shown on the Forest Conservation Plan.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. Memorandums from other Divisions/Agencies
- C. Waiver Requests from applicant dated September 25, 2001
- D. Vicinity maps/plan
- E. Citizen's letters

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Program and Homeowners Associations Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 1. Street tree planting must progress as street construction is completed, but no later than 6 months after completion of the units adjacent to those streets;
 2. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 3. Coordination of each section of the development and roads;
 4. Phasing of dedications, stormwater management, sediment and erosion control, forest conservation or other features;
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers as shown on the site plan;
 - b. Limits of disturbance;
 - c. Methods and location of tree protection;
 - d. Forest Conservation areas;
 - e. Conditions of DPS Stormwater Management Concept approval letter dated September 24, 2001.
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - g. The development program inspection schedule.

h. Conservation easement boundary

- 3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.**
- 4. No clearing or grading prior to M-NCPPC approval of signature set of plans.**

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Appendix B



RECEIVED
SEP 26 2001

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

September 24, 2001

Robert C. Hubbard
Director

Scott Roser
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20866

Re: Stormwater Management **CONCEPT** Request
for Bonifant Park - Ebner Property
SM File #: 203982
Tract Size/Zone: 11.2 acres/R-200
Total Concept Area: 9.1 acres
Tax Plate: JR123
Lots/Block: Proposed Lots 1-25
Parcel(s): 331, 383, 384, 485
Liber/Folio: 2914/555
Montg. Co. Grid: 30J4
Watershed: Northwest Branch

Dear Mr. Roser:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity control via construction of a dry detention pond sized to provide 2-year attenuation, and on-site water quality control via a Montgomery County Sand Filter (MCSF).

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Encroachment of the stormwater management pond outfall into the stream valley buffer must be approved by MNCPPC, or relocated.
2. Show the existing 100-year floodplain and the 25-foot setback on the detailed plans. Any encroachment into the floodplain or the floodplain buffer will require a floodplain district permit.
3. The back of lots 19-25 must be conveyed to the stormwater management facility. Include non-erosive swale design and computations with the detailed plan submission.
4. The proposed drainage divides shown on the approved stormwater management concept must be adhered to. Therefore, no Small Land Disturbance Activity (SLDA) permits will be allowed on this project.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution, in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute

Scott Roser
September 24, 2001'
Page 2

grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,

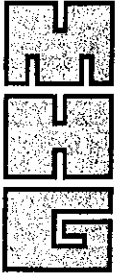


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:enm mce

cc: M. Shaneman
S. Federline
SM File # 203982

QN -ON; Acres: 9.1
QL - ON; Acres: 9.1



Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors

September 25, 2001

Mr. Malcolm Shaneman
Maryland National Capital
Park and Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bonifant Park
MHG Project No. 88-237

Dear Mr. Shaneman:

On behalf of the applicant, we request Planning Board approval of a cul-de-sac longer than five hundred feet. This request is in accordance with Section 50-26(d) of the County Code.

The greater length of the cul-de-sac is justified due to the limited frontage and unique configuration of the subject property and the relationship to adjoining properties.

Thank you for your attention to this request. If you have any questions or need additional information, please feel free to call.

Sincerely,



David A. Crowe

cc: Mr. Michael D. Fisher
Mr. Jon Lerner

L007DAC



Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors

September 25, 2001

Mr. Malcolm Shaneman
Development Review Division
Maryland National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20907

Re: Ebnor Property
MHG Project No. 88-237

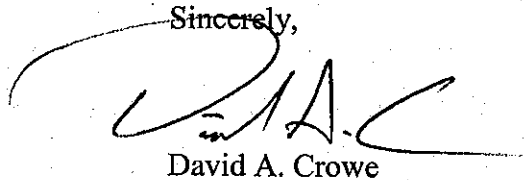
Dear Mr. Shaneman:

On behalf of the applicant, Bonifant Park, L.C., we request Planning Board approval for the provision of sidewalk on one side of the proposed tertiary streets in accordance with Section 50-26.(h)(3) of the County Code.

We believe that the one sidewalk will adequately and safely serve the residents of the proposed 25 lots while minimizing impervious area.

Thank you for your attention to this request. If you have any questions or need additional information, please feel free to call.

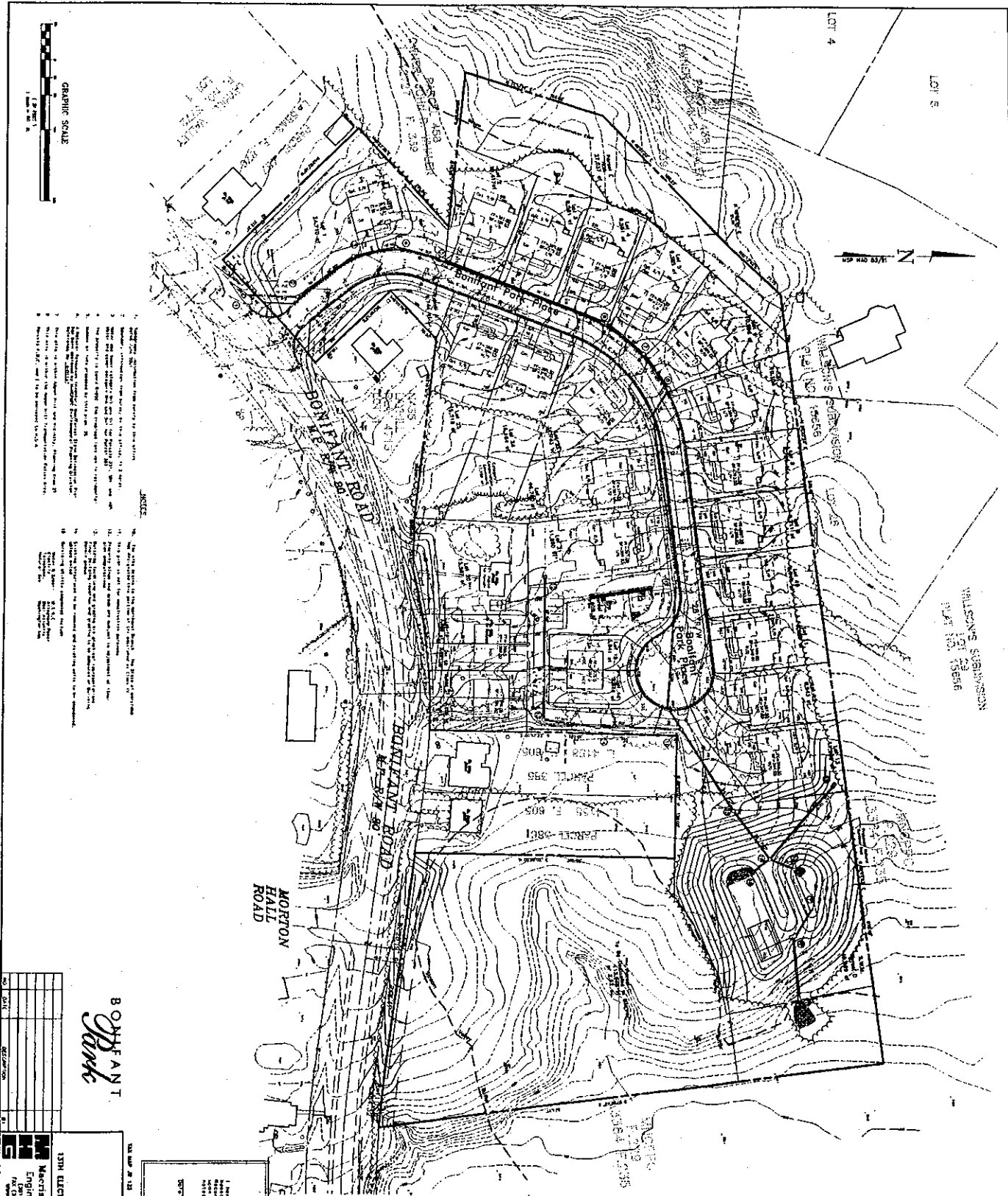
Sincerely,



David A. Crowe

cc: Mr. Greg Leck, D.P.W.& T.
Michael Fisher, Bonifant Park, L.C.

L004DAC.DOC



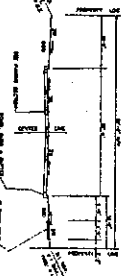
- NOTES:**
1. The proposed subdivision is shown in solid lines.
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 20. The proposed subdivision is shown in solid lines.

BONIFANT
Land

PRELIMINARY SUBDIVISION PLAN
LOTS 1-25, Parcels A - E
BONIFANT PARK
P. 3531, P. 3565, P. 3564 & P. 485
13TH ELECTORAL DISTRICT - MONTGOMERY COUNTY - MARYLAND

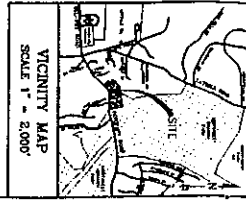
Mcarris, Hendricks & Glascock, P.A.
Engineers & Planners • Surveyors
1300 W. 12th Street
Baltimore, MD 21202
Tel: (410) 524-1111
Fax: (410) 524-1112

REGISTERED PROFESSIONAL ENGINEER
Surveying
David W. Mcarris
No. 10127
1300 W. 12th Street
Baltimore, MD 21202
Tel: (410) 524-1111
Fax: (410) 524-1112

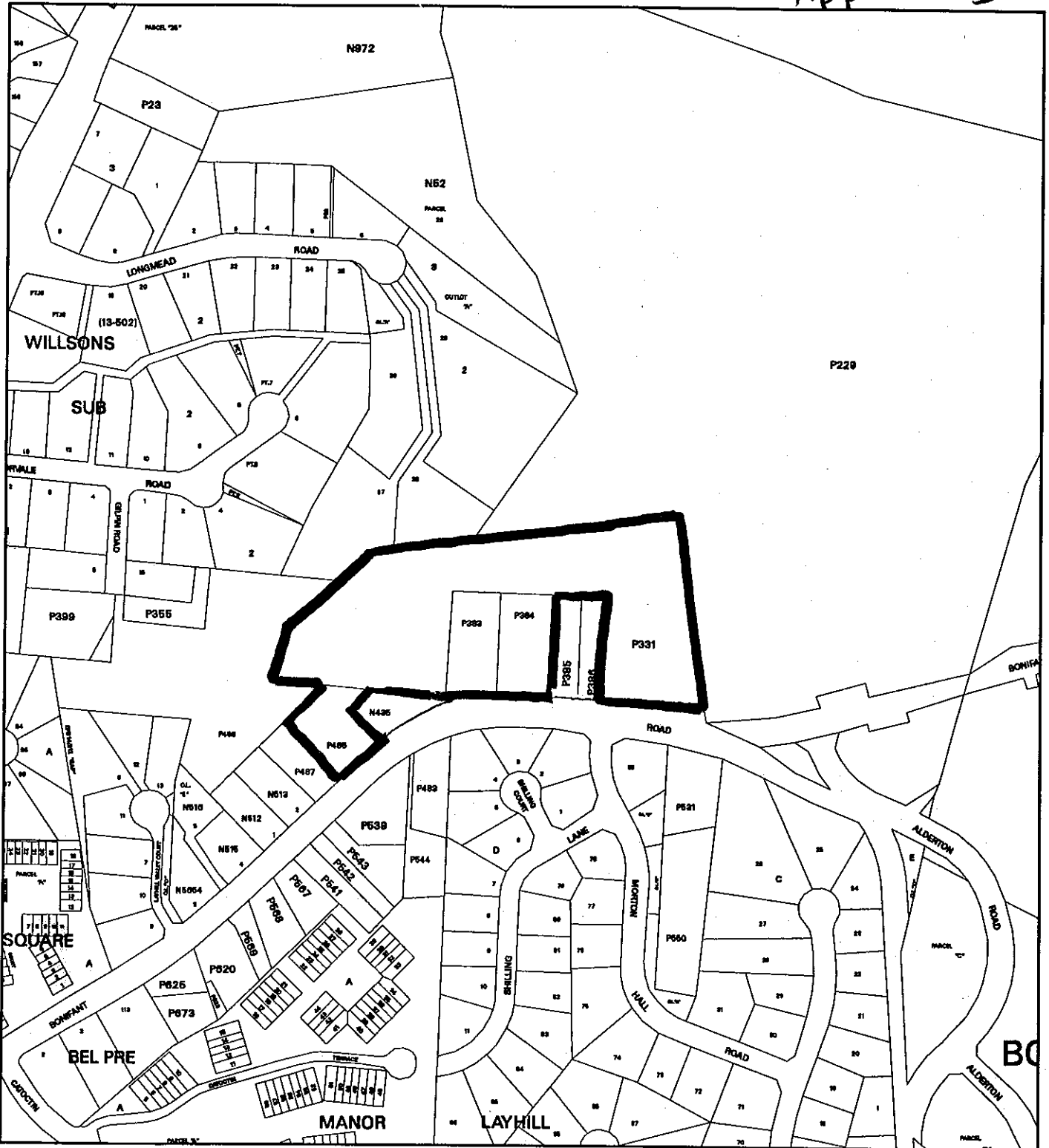


PROPOSED STREET A TERTIARY RESIDENTIAL STREET STANDARD NO. MC-310A2

Item	Quantity	Unit	Value
Proposed Street A	1.00	mi	1.00
Proposed Street B	1.00	mi	1.00
Proposed Street C	1.00	mi	1.00
Proposed Street D	1.00	mi	1.00
Proposed Street E	1.00	mi	1.00
Proposed Street F	1.00	mi	1.00
Proposed Street G	1.00	mi	1.00
Proposed Street H	1.00	mi	1.00
Proposed Street I	1.00	mi	1.00
Proposed Street J	1.00	mi	1.00
Proposed Street K	1.00	mi	1.00
Proposed Street L	1.00	mi	1.00
Proposed Street M	1.00	mi	1.00
Proposed Street N	1.00	mi	1.00
Proposed Street O	1.00	mi	1.00
Proposed Street P	1.00	mi	1.00
Proposed Street Q	1.00	mi	1.00
Proposed Street R	1.00	mi	1.00
Proposed Street S	1.00	mi	1.00
Proposed Street T	1.00	mi	1.00
Proposed Street U	1.00	mi	1.00
Proposed Street V	1.00	mi	1.00
Proposed Street W	1.00	mi	1.00
Proposed Street X	1.00	mi	1.00
Proposed Street Y	1.00	mi	1.00
Proposed Street Z	1.00	mi	1.00



BONIFANT PARK (8-02011)



Map compiled on October 22, 2001 at 3:40 PM | Site located on base sheet no - 218NW02

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

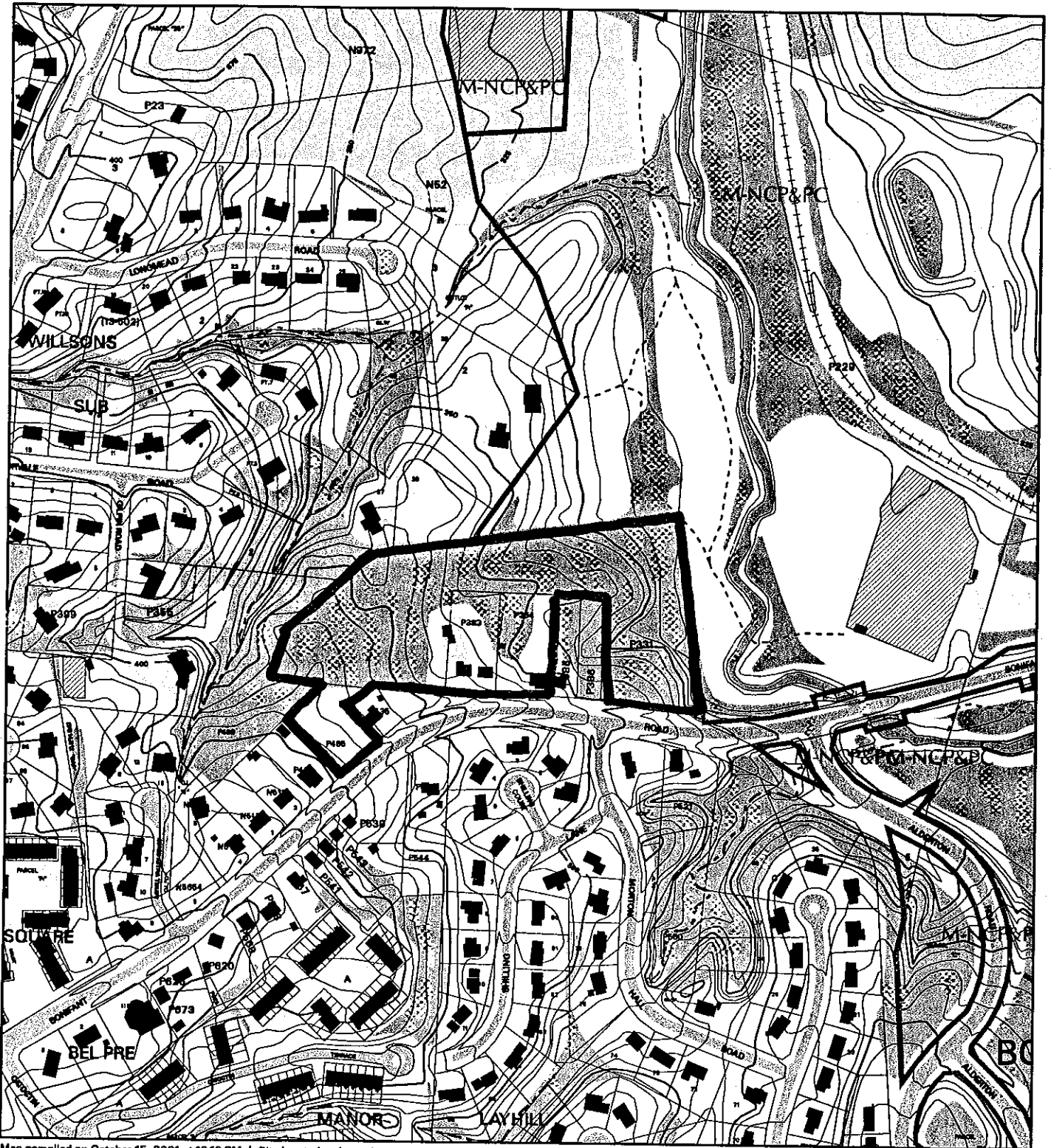


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VICINITY MAP FOR
BONIFANT PARK (8-02011)



Map compiled on October 15, 2001 at 12:10 PM | Site located on base sheet no - 219NW02

NOTICE

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Key Map



N



Research & Technology Center



1:4800

Maryland National Capital
Park and Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910
Attn: Rosemary Read

Re. Bonifant Park Site Plan (8-02011)

I am filing comments on the Site Plan application filed for a proposed Bonifant Park, 25-lot subdivision. I am the owner of Lot 28 in Willson's Subdivision, which adjoins the proposed Bonifant Park subdivision. I am presently building a home on my lot.

I want to first say that I do not oppose a subdivision for the purpose of single family homes. In fact, I believe a well-done housing development could increase the value of my property. However, I do have concerns with this particular proposal.

First, I am not happy about the density of the proposed development. The subdivision is in an area that is zoned R-200, with an ordinary minimum lot size of 20,000 square feet. Yet four of five lots which adjoin my property (Lots 7-11) are less than 10,000 square feet, or less than half the size ordinarily required, and the fifth lot is just barely more than 10,000 square feet. The houses themselves would extend to within five feet of the sides of the lots, making the houses only 10 feet apart. This is very much out of character with the surrounding neighborhoods, such as on Longmead, Norvale and Gilpin Roads, and Layhill Valley Court, where lot sizes either meet or exceed the ordinary R-200 requirements.

While I don't like the density of the proposed subdivision, I understand that, because it includes affordable housing, the current zoning law permits greater density than otherwise allowed in an R-200 Zone. However, if a subdivision so out of character with the surrounding neighborhood is to be approved, then a substantial buffer should be required between it and the surrounding neighborhood. This is particularly true in this case, in light of the objectives set forth in the 1994 Aspen Hill Master Plan for this area. The proposed new subdivision adjoins the southern border of what the master plan calls "Significant Parcel No. 25." The Master Plan addresses that parcel as follows:

This area is one of the older areas of the Layhill community. . . . The area is dominated by single-family detached houses on lots that are larger than the rest of the Aspen Hill community . . . That character should be emphasized

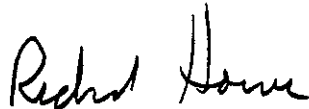
and encouraged in the development of unimproved areas in this portion of the planning area.¹

Willson's Subdivision, in which my lot is located, is included in Significant Parcel No. 25. A substantial buffer between Willson's Subdivision and the relatively small lots in the new subdivision would help "emphasize and encourage" the large lot character of Willson's Subdivision.

The plans for the proposed new subdivision appear to contemplate something of a buffer between the subdivision and my lot, but at least part of that buffer is inadequate. It appears that the existing mature trees on proposed Lots 10 and 11 would be retained to a depth of about 30 feet from my property. However, that narrows to about 20 feet on proposed Lot 9 and to about 10 feet on proposed Lots 7 and 8. Particularly on proposed Lot 7, it appears that a number of mature trees would be removed that are relatively close to my property line, including some with trunk diameters of close to two feet. I believe that more of the existing mature trees along the property line should be saved. If that is not possible (or if some trees die as a result of the disturbance from the construction despite efforts to save them), then it should be required that substantial evergreen trees be planted in their place to provide a screen between my property and the new development.

Thank you for considering these comments.

Sincerely,



Richard Howe
1708 Glenkarney Place
Silver Spring, MD 20902

cc: David A. Crowe

¹Page 76 of the Master Plan.