

Item #5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 19, 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 April 25, 2002.

Attached are copies of plan drawings for Items #04, #05, #06. These subdivision items are scheduled for Planning Board consideration on April 25, 2002. The items are further identified as follows:

Agenda Item #04 - Preliminary Plan 1-02077
Democracy Boulevard

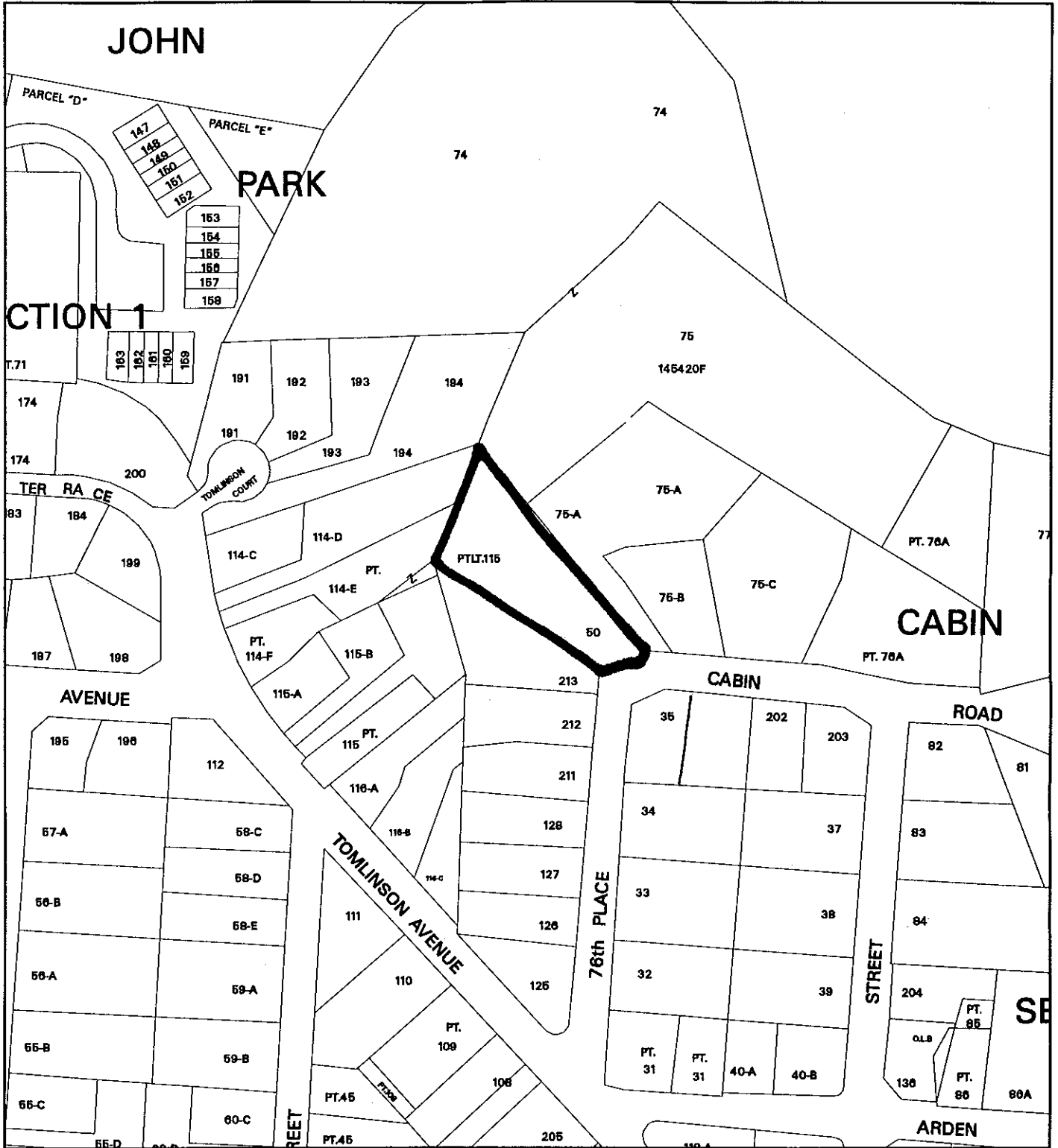
Agenda Item #05 - Pre-Preliminary Plan 7-02052
Cabin John Park

Agenda Item #06 - Subdivision Regulation Waiver SRW-01005
Stoneybrook Road Church Subdivision

Attachment

VICINITY MAP FOR

CABIN JOHN PARK, SECTION 1, LOTS 214 & 215 (7-02052)



Map compiled on March 26, 2002 at 12:18 PM | Site located on base sheet no - 208NW08

NOTICE

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: April 19, 2002

TO: Montgomery County Planning Board *JRD*

VIA: Joseph R. Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division *AMS*

REVIEW TYPE: Pre-Preliminary Plan Application

PROJECT NAME: Cabin John Park Section 1

CASE NO. 7 - 02052

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations
Sections 50-29 (b)(2)

ZONE: R-90

LOCATION: Northwest Corner of 76th Place and Cabin Road, Approximately 350 Feet
North of Tomlinson and Arden Avenue

MASTER PLAN: Bethesda – Chevy Chase

APPLICANT: Betsy E. Lawrence

SUBMITTED: March 20, 2002

HEARING DATE: April 25, 2002

STAFF RECOMMENDATION: No Objection to the Submission of a Preliminary Plan Application Pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations and Subject to the Following Conditions:

Supplemental Conditions for Submission of Preliminary Plan:

- (1) Submit with preliminary plan application a house location and final grading plan for review and approval
- (2) Final forest conservation plan to identify tree preservation and protection measures to be implemented prior to during and after construction
- (3) Final access location of driveway to be determined at preliminary plan
- (4) All other applicable requirements to be addressed at preliminary plan

PROJECT DESCRIPTION: Proposal

The subject application proposes two (2) single family detached residential lots. The site is identified as Lot 50 located at the northwest corner of Cabin Road and 76th Place in the Cabin John Park Section 1 subdivision. The property is 36,050 square feet in size and is zoned R-90. The site is currently developed with one single family dwelling unit which is located on the front half of the property. An accessory structure is located to the front of the property near Cabin Road. The plan proposes the creation of two (2) lots, one 10,454 square feet and a pipe stem lot of 25,430 square feet. The lots as proposed meet all the development standards of the R-90 zone.

PROJECT DESCRIPTION: Vicinity

The original subdivision of Cabin John Park Section 1 was recorded in 1914. Since that time, several resubdivisions have occurred in the analysis area. Two of these resubdivisions have occurred within the last two (2) years. The property immediately adjoining the subject site to the southwest was resubdivided into three (3) lots. These lots are identified as Lots 211- 213. The property directly across Cabin Road from the subject site, identified as Lot 35, was resubdivided into two (2) lots. Other resubdivisions within the analysis area are shown on the location map attached to this memorandum. They are represented along Tomlinson Avenue and Tomlinson Court. The area is comprised of many different types and configurations of lots. The lots sizes range in size from 4,200 square feet to 48,085 square feet. Frontages also vary from 25 feet to over 100 feet. Most of the area was originally developed under the standards of the Residential "A" zone, which was the predecessor to the R-60 zone. The R-60 zone was adopted in 1954 and was in place until the adoption of the Bethesda Chevy Chase Sectional Map Amendment in 1990, which rezoned the vicinity to R-90.

DISSCUSSION OF ISSUES TO DATE

Conformance to Chapter 50, Subdivision Regulations

In order to approve a 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 other lots within the existing block, neighborhood or subdivision."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff recommends that the Planning Board consider the neighborhood shown on the drawing found on page 5 of this report. This area includes all the lots fronting Tomlinson Road, Tomlinson Court, 76th Place and Lots 75-A, 75-B, and Lots 214 – 215 on Cabin Road. This neighborhood is the same area defined by staff in the resubdivision application approved in April 2000. Staff believes that this neighborhood represents an appropriate depiction of the development trends that have occurred through the years within this vicinity.

CONCLUSION

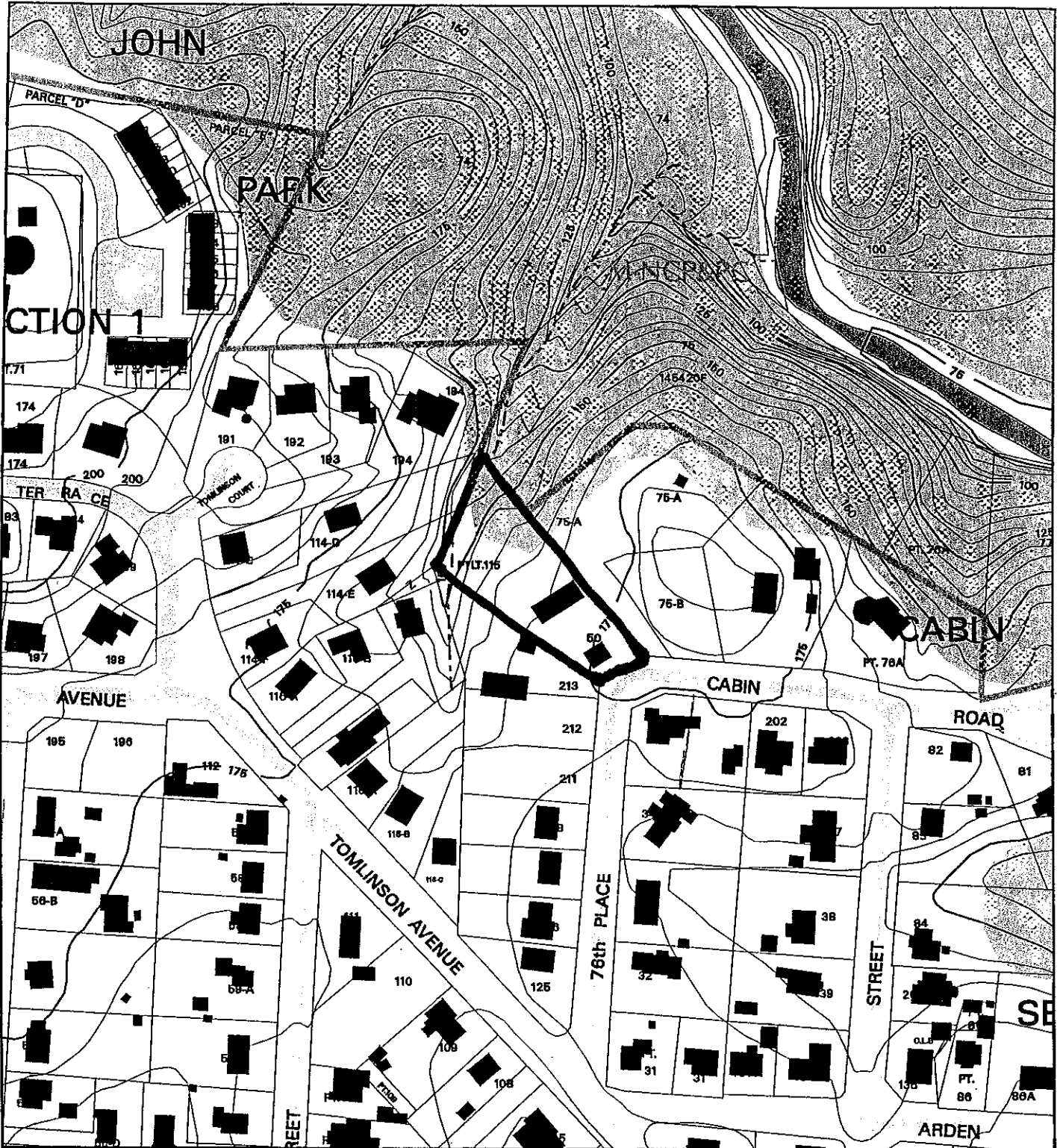
Pursuant to the provisions under Section 50-33 staff has analyzed the subject application based on the seven characteristics of the resubdivision criteria outlined in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots that were used as a comparison to the proposed two (2) lot resubdivision application. As illustrated in the table, the subject site is consistent with the characteristics of the existing neighborhood in regards to frontage, alignment, size, shape, width, area and suitability for residential development. As is clearly reflected in the table and through the staff analysis, the lot characteristics of the proposed resubdivision fall well within the character of the lots within the defined neighborhood. Staff finds that the proposed lot configuration is in keeping with the resubdivision regulations and consistent with the development pattern throughout the defined neighborhood.

ATTACHMENTS

Vicinity Development Map	5
Neighborhood Delineation Map	6
Proposed Redubdivision Plan	7
Tabular Summary	8
Citizen Correspondence	10 -

VICINITY MAP FOR

CABIN JOHN PARK, SECTION 1, LOTS 214 & 215 (7-02052)



Map compiled on March 28, 2002 at 10:40 AM | Site located on base sheet no - 208NW08

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Key Map



N



Research & Technology Center

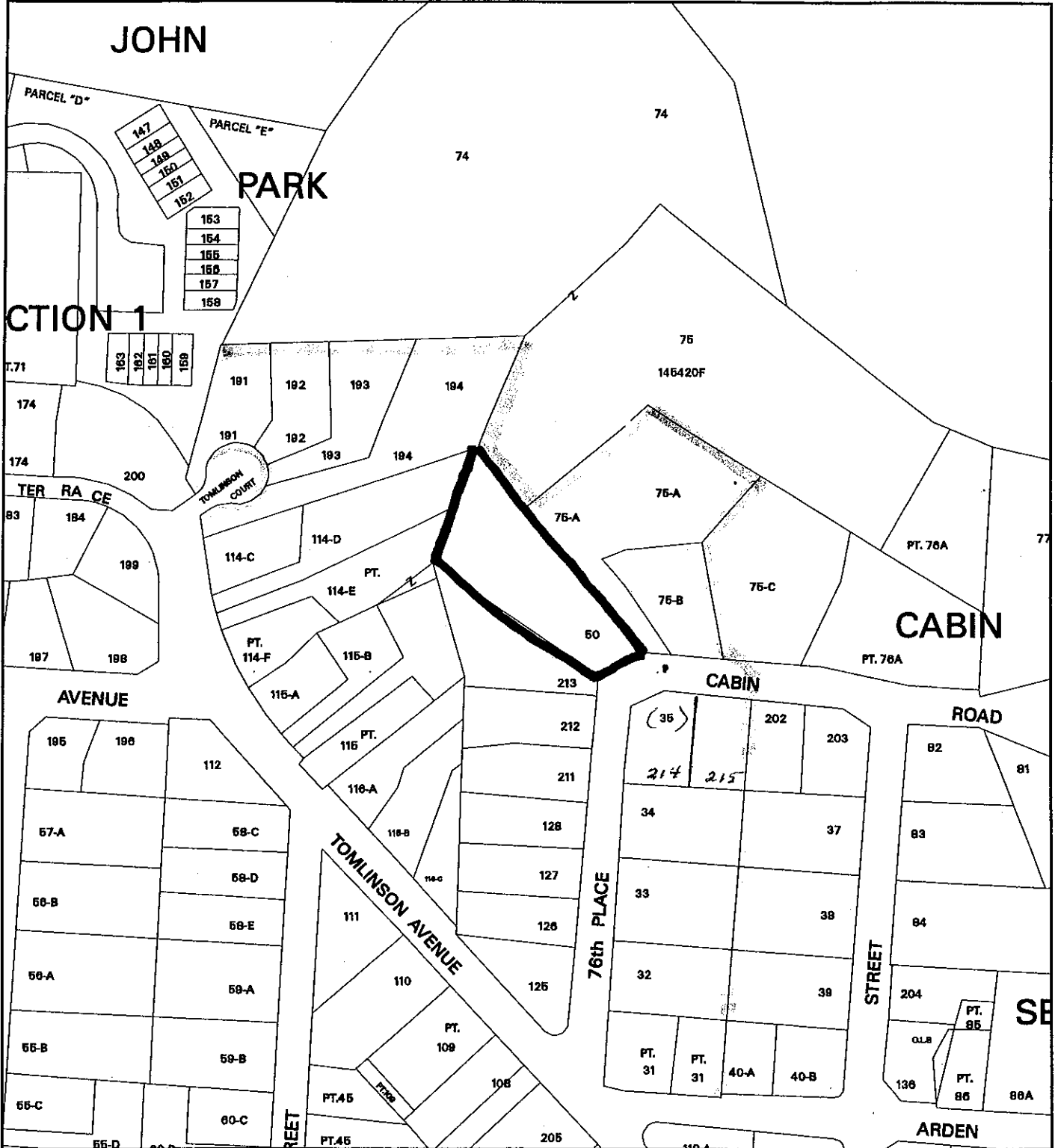


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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3700

VICINITY MAP FOR

CABIN JOHN PARK, SECTION 1, LOTS 214 & 215 (7-02052)



Map compiled on March 26, 2002 at 12:18 PM | Site located on base sheet no - 208NW08

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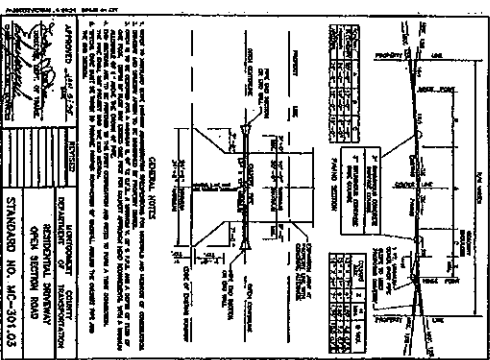
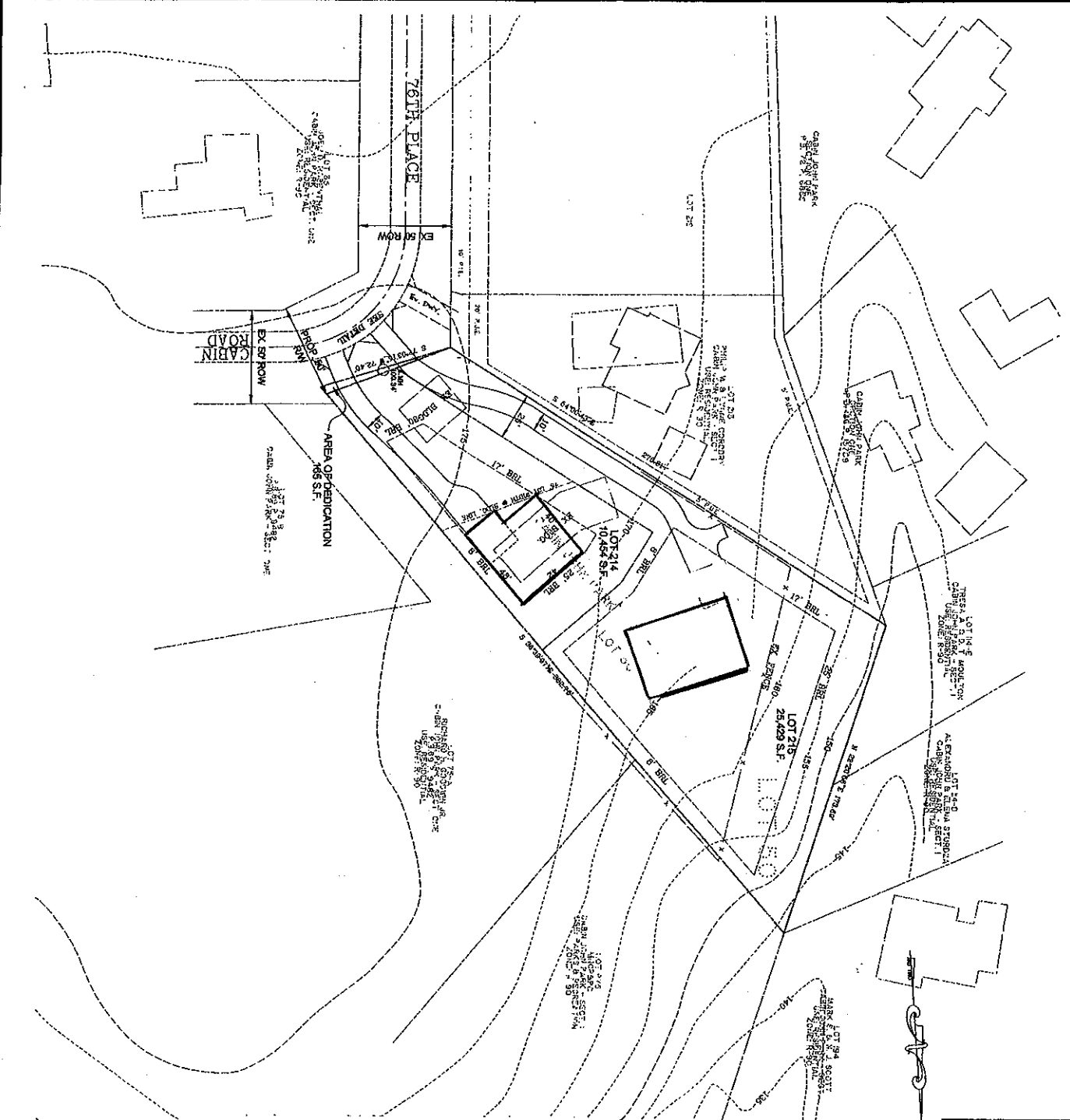
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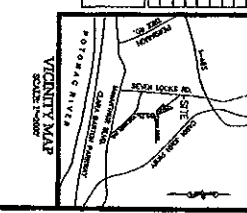
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 6787 Georgia Avenue - Silver Spring, Maryland 20910-3700



NO.	DESCRIPTION	AREA	PERCENTAGE
1	LOT 214	10,404 S.F.	100%
2	LOT 215	25,402 S.F.	100%
3	LOT 216	10,404 S.F.	100%
4	LOT 217	25,402 S.F.	100%
5	LOT 218	10,404 S.F.	100%
6	LOT 219	25,402 S.F.	100%
7	LOT 220	10,404 S.F.	100%
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RESUBDIVISION: CABIN JOHN PARK, SECTION 1, EXISTING LOT 50 (PROPOSED LOTS 214 & 215)
 PRELIMINARY PLAN NEIGHBORHOOD (REVISED 4/3/02 TO INCLUDE LOTS 191, 125, AND 34)

March 15, 2002
 (REVISED 4/3/02)

SUBDIVISION	BLOCK NO.	LOT NO.	PLAT BOOK & PLAT NO.	DATE RECORDED	ORIGINAL SUBDIVISION	RESUBDIVISION	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT BLDG. LINE	BUILDABLE AREA
PROPOSED LOTS, RESUBDIVISION CABIN JOHN PARK, SECTION 1, PROPOSED LOTS 214 & 215												
		214				X	40 FT.	NARROW: ANGULAR	10,454 SF	IRREGULAR	75 FT.	4,151± SF
		215				X	31 FT.	TIP/STEM: ANGULAR	25,429 SF	IRREGULAR	110 FT.	13,455± SF
AVERAGE							35.5 FT.		17,942 SF		92.5 FT.	8,803± SF
EXISTING NEIGHBORHOOD LOTS												
CABIN JOHN PARK, SEC. 1		204	PLAT PENDING			X	54.7 FT.	PERPENDICULAR	10,997 SF	RECTANGULAR	95± FT.	3,920± SF
CABIN JOHN PARK, SEC. 1		205	PLAT PENDING			X	75.0 FT.	PERPENDICULAR	9,000 SF	RECTANGULAR	75± FT.	3,570± SF
CABIN JOHN PARK, SEC. 1		75A	89-9482	12/17/69		X	32.62 FT.	PIE/STEM: ANGULAR	48,085 SF	IRREGULAR	185± FT.	29,500± SF
CABIN JOHN PARK, SEC. 1		75B	89-9482	12/17/69		X	73.68 FT.	ANGULAR	13,255 SF	IRREGULAR	95± FT.	5,147± SF
CABIN JOHN PARK, SEC. 1		PT. 115	NO DATA	1914	X		50 FT.	PERPENDICULAR	10,000 SF	RECTANGULAR	50 FT.	3,625± SF
CABIN JOHN PARK, SEC. 1		126	60-4878	5/25/7		X	70 FT.	PERPENDICULAR	11,684 SF	RECTANGULAR	70 FT.	4,635± SF
CABIN JOHN PARK, SEC. 1		127	60-4878	5/25/7		X	70 FT.	PERPENDICULAR	11,890 SF	RECTANGULAR	70 FT.	4,990± SF
CABIN JOHN PARK, SEC. 1		128	60-4878	5/25/7		X	70 FT.	PERPENDICULAR	12,945 SF	RECTANGULAR	70 FT.	5,265± SF
CABIN JOHN PARK, SEC. 1		116A	72-6855	12/6/62		X	83.96 FT.	ANGULAR	12,427 SF	IRREGULAR	75± FT.	8,150± SF
CABIN JOHN PARK, SEC. 1		116B	72-6855	12/6/62		X	82.87 FT.	ANGULAR	11,521 SF	IRREGULAR	75± FT.	6,650± SF
CABIN JOHN PARK, SEC. 1		116C	72-6855	12/6/62		X	97.58 FT.	ANGULAR	9,077 SF	TRIANGULAR	84± FT.	2,400± SF

SUBDIVISION	BLOCK NO.	LOT NO.	PLAT BOOK & PLAT NO.	DATE RECORDED	ORIGINAL SUBDIVISION	RESUBDIVISION	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT BLOC. LINE	BUILDABLE AREA
CABIN JOHN PARK, SEC. 1		114C	72-6855	12/6/62		X	82.06 FT.	PERPENDICULAR	9,929 SF	TRAPEZOID	77± FT.	4,065± SF
CABIN JOHN PARK, SEC. 1		114D	72-6855	12/6/62		X	25.24 FT.	PIPESTEM; PERPENDICULAR	22,535 SF	IRREGULAR	89± FT.	14,060± SF
CABIN JOHN PARK, SEC. 1		114E	72-6855	12/6/62		X	25.03 FT.	PIPESTEM; PERPENDICULAR	18,302 SF	IRREGULAR	80± FT.	11,420± SF
CABIN JOHN PARK, SEC. 1		114F	72-6855	12/6/62		X	89.41 FT.	PERPENDICULAR	10,210 SF	IRREGULAR	80± FT.	4,250± SF
CABIN JOHN PARK, SEC. 1		115A	136-15709	11/27/85		X	78.84 FT.	PERPENDICULAR	9,106 SF	IRREGULAR	81± FT.	3,585± SF
CABIN JOHN PARK, SEC. 1		115B	136-15709	11/27/85		X	25.00 FT.	PIPESTEM; PERPENDICULAR	11,361 SF	IRREGULAR	105± FT.	2,950± SF
CABIN JOHN PARK, SEC. 1		115C	136-15709	11/27/85		X	25.02 FT.	PIPESTEM; PERPENDICULAR	17,215 SF	IRREGULAR	160± FT.	5,150± SF
CABIN JOHN PARK, SEC. 1		192	133-15406	7/9/85		X	30.00 FT.	NARROW; ANGULAR	13,044 SF	IRREGULAR	75± FT.	5,735± SF
CABIN JOHN PARK, SEC. 1		193	133-15406	7/9/85		X	30.00 FT.	NARROW; ANGULAR	17,653 SF	IRREGULAR	63± FT.	6,980± SF
CABIN JOHN PARK, SEC. 1		211	21402	4/13/00		X	75 FT.	PERPENDICULAR	12,715 SF	RECTANGULAR	75 FT.	5,975± SF
CABIN JOHN PARK, SEC. 1		212	21402	4/13/00		X	75 FT.	PERPENDICULAR	13,668 SF	RECTANGULAR	75 FT.	6,100± SF
CABIN JOHN PARK, SEC. 1		213	21402	4/13/00		X	29.29 FT.	NARROW; ANGULAR	18,269 SF	RECTANGULAR	75 FT.	8,800 ± SF
CABIN JOHN PARK, SEC. 1		34	A-178	7/1/14	X		122 FT	PERPENDICULAR	18,700 SF	RECTANGULAR	122 FT	9,715 ± SF
CABIN JOHN PARK, SEC. 1		125	19358	8/11/94		X	113 FT	PERPENDICULAR	11,312 SF	TRIANGULAR	62 FT	2,068 ± SF
CABIN JOHN PARK, SEC. 1		191	13406	5/16/85		X	118 FT	ANGULAR	14,252 SF	ANGULAR	75 FT	5,520 ± SF
AVERAGE							65.55 FT.		14,546 SF		86± FT.	6,701± SF

We, the following residents of Cabin John and Montgomery County, support the subdivision of Lot 50, Cabin John Park, into 2 (two) lots, by Dr. Betsy Lawrence.

NAME	ADDRESS
Francis Peyton	6517 78 th St. Cabin John, Md
Mark Lee Peyton	6529 76 th St Cabin John Md.
John Wm. Peyton	#5 Wehler Rd. Cabin John Md.
June Reed Spencer	6524 78 th St, Cabin John, MD.
Michael Wayne Roach	6501 79 th 79 th Pl Cabin John MD
Jessica Sun	7945 MacArthur Blvd Apt 106, Cabin John, MD.
John Davison	7904 Woodrow Pl Cabin John MD
Peter Judson	6405 Witte Leigh Ct Cabin John MD
Dana E Morgan	6520 76 th St, Cabin John, Md. 20815
Mary M Morgan	" " " " " " " "
BENEDICT SCHMIDT	7607 ARDEN ROAD CABIN JOHN MD 20815
Kathryn L. Kemp	7406 Arden Road, Cabin John
13131 Kline	7002 Cabin Rd Cabin John
[Signature]	6510-75th place Cabin John Md 20815
Jennifer Sirod	6510 75th Place CABIN JOHN MD 20815
Jeri Metz	6509 Sevenlocks Road, Cabin John 20815
[Signature]	7945 MacArthur Blvd. Cabin John, MD 20815
Adrian Carter	8115 Riverside Dr. Cabin John MD 20815
Thomas Mamin	8211 GARAWAY ST- CABIN JOHN MD.

We, the following residents of Cabin John and Montgomery County, support the subdivision of Lot 50, Cabin John Park, into 2 (two) lots, by Dr. Betsy Lawrence.

<u>NAME</u>	<u>ADDRESS</u>
<i>Theresa ...</i>	8006 Spring Road ^{Cabin John MD} 20818
Bramman M Avery	6503 75 th Place Cabin John MD 20818
<i>Sydia ...</i>	7713 Tomlinson Avenue Cabin John
<i>Norman ...</i>	62109 53rd St., Cabin John, MD 20818
Christie ...	7805 Tomlinson Ave. C.J. 20818
Jenny Tang	7945 MacArthur Blvd. Cabin John MD 20818

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TO: TIM	FROM: BETSY
Co. LAWRENCE	Co. LAWRENCE
Dept. GRAW FORD	Dept. GRAW FORD
Phone #	Phone #
Fax #	Fax #

We, the following residents of Cabin John and Montgomery County, support the subdivision of Lot 50, Cabin John Park, into 2 (two) lots, by Dr. Betsy Lawrence.

NAME	ADDRESS
Greg Gortley	6521 75th St Cabin John
Robin Shirley	6521 75th. St. Cabin John 20818
FNUCE WIMAZTA	6509 75th Pl Ct. Jan 20818
Lori Riedelman	6423 79th St CJ 20818
Amy Kuebler	6425 79th St CJ 20818
Catherine Wald	6918 Wilson Ln Bethesda 20817
Van Schaff	6419 79th St. Cabin John 20818
Joy Rogers	6300 Wisconsin Rd 20816
LARRY HECHIN	8004 Riverside Dr Cabin John, MD 20818
Tom Blum	7902 WOODROW PLACE CJ 20818
Jeff McCandless	6408 81st St Cabin John
Cherry Doyle	6414 78 St. Cabin John, MD
Ammen Siddin	6516 79th St Cabin John
Chris Watson	7945 MacArthur Blvd Cabin John MD
Bar Deen	8304 Macarthur Blvd Cabin John
Dawn Denoll	6512 75th PLACE CABIN JOHN
Ruth Rabner	6512 75th Place Cabin John
	6520 75th St. Cabin John

We, the following residents of Cabin John and Montgomery County, support the subdivision of Lot 50, Cabin John Park, into 2 (two) lots, by Dr. Betsy Lawrence.

<u>NAME</u>	<u>ADDRESS</u>
May Casio	7304 Deer Lake Lane Rockville MD 20855
Margaret Sullivan	7701 Tomlinson Ave. Cabin John, MD 20818
Aymur Carter	6404 81st St Cabin John Md 20818
Danny Harris	8207 ARAWAY ST CABIN JOHN, MD 20818
Margaret Castle	5914 Sonoma Rd Bethesda Md 20817
Heaven Dencker	8211 Caraway St. Cabin John, MD 20818
Mrs Gwyn	7600 Cabin Rd Cabin John MD 20818
Betty Johnson	7833 MacArthur Blvd Cabin John, Md. 20818
Amal Bekdash	6508 76 th place Cabin John MD, 20818
Fayzal Bekdash	6508 76 th place Cabin John MD, 20818

We, the following residents of Cabin John and Montgomery County, support the subdivision of Lot 50, Cabin John Park, into 2 (two) lots, by Dr. Betsy Lawrence.

NAME

ADDRESS

Melissa L Rabner

7502 Arden Rd
Cabin John
20818

Delia Jennings

7614 Cabin Rd.
Cabin John, MD 20818

Patti Bude

6507 7th Place
Cabin John MD 20818

Bill Vunow

2412 Newbury Rd.
Gaithersburg MD 20882 / Carvel Rd. CJ
17, 20818

Elizabeth McLean

6516 75th Place
Cabin John, MD 20818

Reuben E. Hunter

7605 Arden Rd
Cabin John, MD 20818

John

4510 Rosedale Ave
Bethesda MD 20814

Ellen Nemereff

11836 Hunting Ridge Ct.
Potomac, MD 20854

Vera Schneider

7505 Sebago Rd
Bethesda MD 20817

Douglas Lerner

9203 Bulls Run Pkwy
BETHESDA, MD 20817

Melissa Bell and Jim
McKittica

6608 Seven Locks Rd.
Cabin John, MD 20818