



Item #12  
6/13/02  
MCPB

**MEMORANDUM** MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE:** June 6, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief  
Development Review Division  
**FROM:** Wynn E. Witthans, RLA, AICP *ww*  
Planning Department Staff  
(301) 495-4584

**REVIEW TYPE:** Site Plan Review -  
**APPLYING FOR:** Amendment of Off - Site Parking Location  
**PROJECT NAME:** Young Israel Shomrai Emunah  
**CASE #:** 8-71016B  
**REVIEW BASIS:** Sec. 59-D-3, M. C. Zoning Ordinance

**ZONE:** RT- 12.5  
**LOCATION:** Southwest Quadrant of the intersection of Arcola Avenue and  
Lamberton Drive  
**APPLICANT:** Young Israel Shomari of Greater Washington  
**FILING DATE:** May 17, 2002  
**HEARING DATE:** June 13, 2002

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**STAFF RECOMMENDATION:** Approval of relocated off-site parking with the following conditions:

1. Conformance to the original approval of # 8-71016 and its amendment with Site Plan #8-98023 and the Site Plan Enforcement Agreements as amended to include this proposed off-site parking facility.
2. Any future revisions to the off-site parking scheme to be reviewed by staff for adequacy.

**DISCUSSION**

The proposal is to relocate an off site parking facility for the use of the congregation.

In 1998, Young Israel Shomari Emunah (YISE) received Planning Board approval of an addition to the synagogue. When YISE proposed the addition to the temple, the addition eliminated the small on-site parking lot. The site plan approval provided for "off-site parking spaces" per Section 59-E-3.4 of the Montgomery County Zoning Ordinance. At

the time of the site plan approval for the addition, they utilized the parking lot within the adjacent shopping center to the north. Later that arrangement changed and the congregation utilized the parking within the Yeshiva School north of the site beyond the M-NCPPC Park. That revision was handled as a staff level approval as a minor change to a site plan per Section 59-D-1.7

The current proposal to revise the off-site parking location is brought before the Planning Board for approval because a neighbor has filed a lawsuit related to this site. A public hearing on this change ensures that all adjacent property owners are informed of the proposed changes.

Staff has spoken with Mr. Dellaratta, the owner of the shopping center. He supports the relocated site of the parking center but remains concerned about pedestrian safety of people crossing the shopping center from the YISE to the M-NCPPC Park or the shopping center.

### **PROPOSAL**

The applicant has provided an analysis that shows the adequacy of parking for the pool and YISE and an agreement that proposes to alleviate possible conflicts regarding concurrent use of parking areas. Their proposal of March 12, 2002 is attached.

The proposal shows a sidewalk connection and continuation of landscaping along the shared boundary. The parking lot is now contiguous to the YISE and the members can access the site directly without crossing any adjacent roads. Vehicular access to the pool parking lot is directly off of Arcola Avenue, thus creating no disturbance to other local roads.

Staff recommends the Planning Board approve the relocated off site parking for YISE.

### **ATTACHMENTS:**

March 12, 2002 YISE Proposal  
Proposed Site Plan for off site parking

Copies of the earlier site plan approval and opinions are available to the public within the staff file (Planning Board to receive their own copies).

VICINITY MAP FOR  
**KEMP MILL KNOLL**



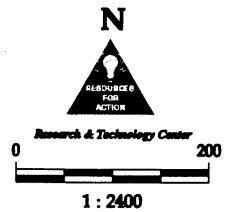
Map compiled on June 06, 2002 at 12:26 PM | Site located on base sheet no - 214NW01

**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



YOUNG ISRAEL SHOMRAI EMUNAH  
of Greater Washington

Business Office: 1132 Arcola Avenue, Silver Spring, MD 20902  
811 University Boulevard West, Silver Spring, MD 20901  
Phone: (301) 593-4465 Fax: (301) 593-2330

March 12, 2002

Three and a half years ago, the owner of the Kemp Mill Shopping Center suspended our parking privileges in the shopping center lot. Up until this time, we had been using the shopping center lot for our parking needs for almost twenty years. The Yeshiva of Greater Washington located across the park from our synagogue has stepped in to assist us with our daily parking requirements. This action has already been approved by the Montgomery County Department of Park and Planning.

In order to make parking more convenient to our members and in order to have the additional parking that is necessary to rent our social hall to our members for family celebrations, we have negotiated a parking rental plan with the Parkland Pool, our immediate neighbors.

We will rent approximately twenty-five spaces from the pool for our daily services and classes on Sunday through Friday and additional spaces for family parties and synagogue special events. The pool has approx. 200 spaces available for parking. They are willing to rent their upper lot which has approx. 45 spaces to our synagogue. This upper lot has not been utilized by the pool for many years. From Labor Day through Memorial Day when the pool is closed, there will be no conflict with the pool. During the summer months, extending from Memorial Day to Labor Day, the times that we utilize the lot will rarely conflict with the pool. As mentioned above, the pool has not used the upper lot for many years. On Friday night and Saturday, there will never be a conflict in mixed usage. Since we are an Orthodox Jewish Synagogue our members do not drive during our sabbath for religious reasons. The lease (see enclosed) gives preference to the pool if the pool has a function that is in conflict with our needs.

Please find enclosed the amended parking site plan. There have been a few modifications to our last site plan submitted to you in December, 1997. A six foot wide asphalt path will extend from our driveway down into the pool parking area. This path will be approx. eighteen feet back from the street. Two bushes will have to be moved to the side of the path and an additional four to six new bushes will be planted to the sides of the path.

Parkland Pool and the synagogue understand that if there is any change in use or in the joint use agreement that a new use and occupancy permit and proof that sufficient parking is available for both parties.

①

Since we are a non-profit (Eleemosynary) Institution, I am requesting that Park and Planning waive fees (if possible) that are customarily charged for our request.

Please contact me if there is any additional information that is needed in granting our request for this parking arrangement and for the placement of the above described path.

Sincerely,

*Marc S. Katz*

Marc S. Katz

Vice President

301-681-8372

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MIXED USE

Please note that from Labor Day through Memorial Day there will be no mixed use with Parkland Pool as they are closed. We will still have our own area of around 45 parking spaces (we are being charged for the lease of 25 per month) that will be fenced off in order to separate our area from the Pool's. There will be times that we will be able to open the gate (into the Pool lot proper) and use the entire parking lot for special synagogue events, funerals and parties.

From Memorial Day when the Pool opens their season until the third week in June when the kids are out of school for the summer the Pool is open late afternoons and weekends. There is a three week period of time (usually during the month of July) that Orthodox Jews do not plan celebrations (for religious reasons). I am noting this to emphasize that during the three month Pool season there are really only around six weeks that there will truly be mixed use of the lot.

Please also note that the Pool capacity is around 180. Considering the fact that families usually come to swim together, the Pool has informed me that their parking requirement is one spot for every four people in the pool. This means that their requirement is around 45 spaces out of a parking lot capacity of around 200 spaces. Also note, that the Pool's peak capacity time is between the hours of 3:00-5:00 PM ON sundays.

MIXED USE CHART: MEMORIAL DAY THROUGH LABOR DAY

		WEEKDAY			
		6:30 am - 8:30 am	9:00 am - 7:00 pm	7:00 pm - 9:00 pm	
YISE		25 spaces	0	25 spaces	
POOL		0	10-30 spaces	15 spaces	
		SATURDAY			
YISE		0 spaces			
POOL		45 spaces			
		SUNDAY			
		6:30 am- 8:30 am	8:30 am- 1:00 pm	1:00 pm - 7:00 pm	7:00 pm - 9:00 pm
YISE		25 spaces	100 spaces *	0 spaces	25 spaces
POOL		0	25 spaces	45 spaces **	25 spaces

\* During a six week period extending from the end of June to Labor Day (minus a three week period in July mentioned above) there could be bar mitzvah parties that would require that we use some of the pool's lot. In the lease, it is stated that if the pool ever had a function (three summer

swim meets or their July 4th or Labor Day BBQ, that they get first preference for the lot.

\*\* The Pool may need 75 spaces during this time period on July 4 and Labor Day when they have their party/BBQ.

AMENDED SITE PLAN FOR PARKING

**CERTIFICATION**  
 THE UNDERSIGNED AGREES TO ACQUIRE ALL OF THE  
 FEATURES AND REQUIREMENTS OF THE SITE PLAN IN  
 ACCORDANCE WITH THE AGREEMENT BETWEEN THE  
 MONTGOMERY COUNTY PLANNING BOARD AND THE  
 UNDERSIGNED

DATE: 2/1/2018  
 NAME: SCOTT MELMAN

**NOTE**  
 ALL SITE PLAN FEATURES WILL BE COMPLETED PRIOR TO  
 OCCUPANCY OF THE STYAGOGUE BUILDING. ADDITIONAL  
 THE APPLICANT WILL NOTIFY MONTGOMERY COUNTY PLANNING BOARD  
 CONTROL AND INSPECTOR OF THE COMPLETION OF THIS WORK

**NOTE: SEE SHEET 2 OF 2  
 FOR ENTRANCE AND  
 RETAINING WALL DETAIL**

Proposed lot lines with asphalt parking spaces from 1/2" to 1/4" away from  
 opening in the fence into the Potomac River property. The lot lines  
 will be set back from the fence. Three bushes will be re-planted to the side  
 of the lot line. A minimum of four more bushes (one on each side of  
 the lot) will be planted.

1 - SHADLOW SERVICE CENTER  
 LINCOLN SPACIA (24'-0")  
 9 - HEAVILY BANNED

J. B. LAMBERT PARTNERSHIP  
 8700 LAMBERTSON DRIVE  
 SILVER SPRING, MD 20910

**LEGEND**  
 ● EXISTING CURB  
 ● EXISTING SIDEWALK  
 ● EXISTING DRIVEWAY  
 ● PROPOSED SIDEWALK  
 ● PROPOSED DRIVEWAY

**NOTE: AT THE DISCRETION OF THE APPLICANT,  
 PLANTING ALONG THE SERVICE DRIVE  
 WILL BE INSTALLED (OPTIONAL PLANTING)  
 A) PRINCE OF PEACE 4' x 4' (121)  
 B) BARKER 3' x 3' (121)  
 C) BARKER 3' x 3' (121)**

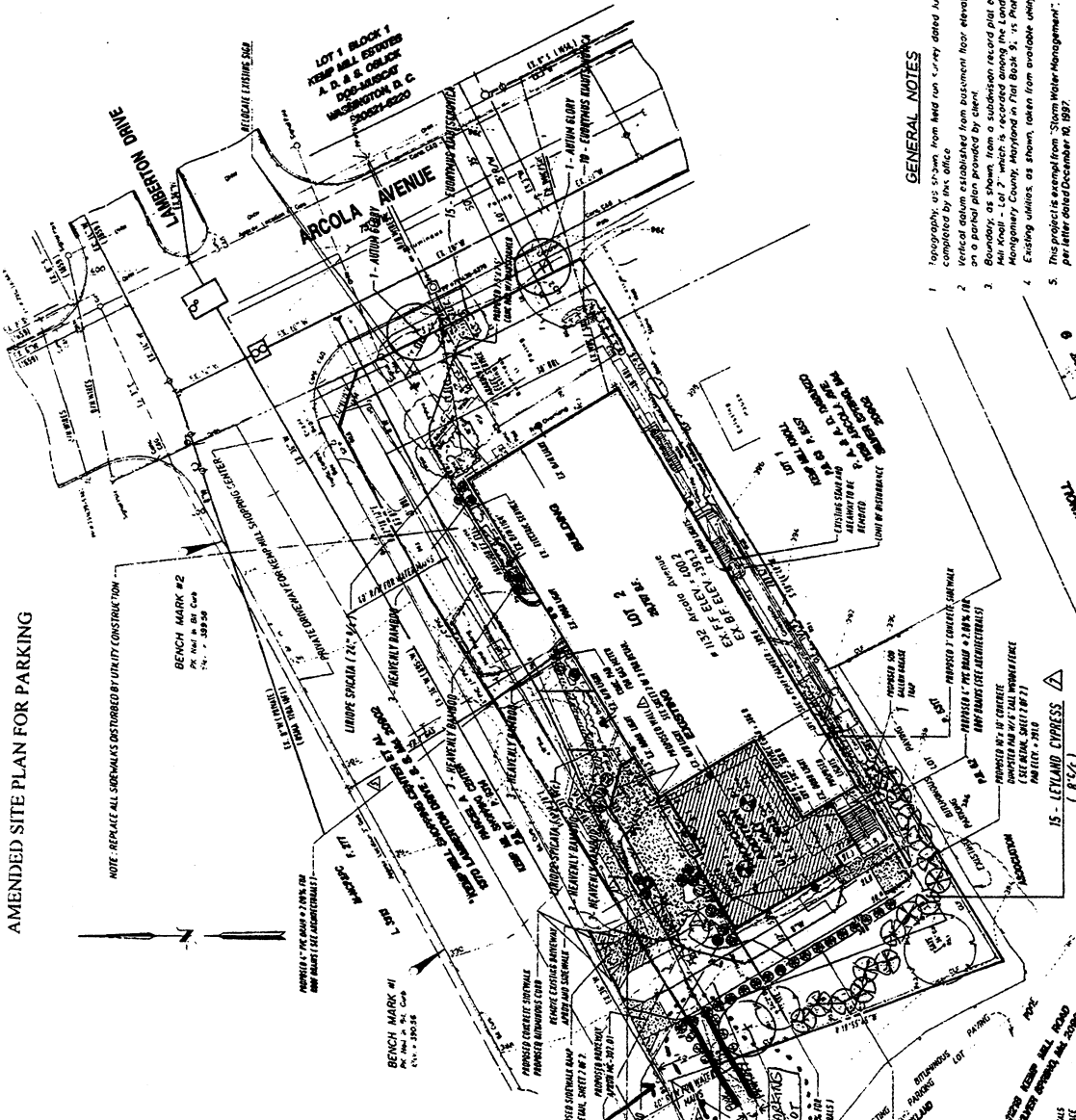
**NOTE: REMOVE EXISTING PLANT MATERIALS  
 ALONG THE SIDEWALK AND DRIVEWAY  
 WITH NEW MATERIALS LISTED BELOW.**

**PLANT LIST**

24	Heavily Banned (Resilient Alternative)	30" x 36" Tall	5 gal container
25	Shallow Service Center (Resilient Alternative)	2' x 3' x 4' Gal	B.B.B.
26	Shallow Service Center (Resilient Alternative)	2' x 3' x 4' Gal	B.B.B.
27	Shallow Service Center (Resilient Alternative)	30" Tall	3-6"
28	Shallow Service Center (Resilient Alternative)	30" Tall	3-6"
29	Shallow Service Center (Resilient Alternative)	30" Tall	3-6"
30	LETLAND CYPRESS (Compressive Retention)	6'-8" TALL	810

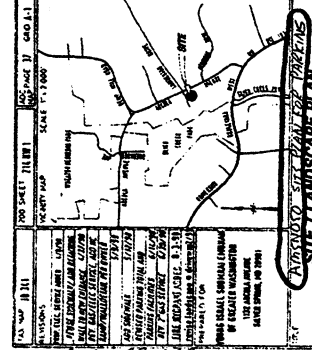
**EXISTING TOPOGRAPHY**  
 ● EXISTING CURB  
 ● EXISTING SIDEWALK  
 ● EXISTING DRIVEWAY  
 ● PROPOSED SIDEWALK  
 ● PROPOSED DRIVEWAY

**PROPOSED AMENDMENT**



**DEVELOPMENT TABULATION**

Current zoning - RT-12.5  
 Use - House of Worship  
 Area of lot - 78,371 SF (Per subdivision plat)  
 Building coverage - 35% (Existing Building - 1800 SF)  
 Proposed Building - 1054 SF  
 Proposed Area - 10,895 SF  
 Green Space - 50% - 14,099 SF (As Required)  
 Building Height - 21' (25' maximum permitted)  
 Fencing Subsets - 6' x 4' - 30' Perimeter  
 Sign - 20' x 20'  
 Parking - Requirements Per SECTION 54-117 (in Montgomery County Zoning Department's STANDARDS)  
 301 SEATS / 38 SPACES (MINIMUM REQUIRED)  
 PARKING PROVIDED - 5 SPACES ON SITE  
 40 SPACES OFF SITE  
 OFF SITE PARKING PER LETTER OF AGREEMENT WITH THE "YESHIVA" COMMUNITY CENTER, 1000 SHERWOOD DRIVE, SHERWOOD SPRING, MD. AGREEMENT DATED JUNE 16, 1998



**LOT 2**  
**KEMP MILL KNOLL**  
 MONTGOMERY COUNTY, MARYLAND

**PREPARED BY:**  
 WHEATERS ASSOCIATES, LLC  
 1515 WOODBURN AVENUE, SUITE 200  
 SILVER SPRING, MARYLAND 20910  
 TEL: (301) 494-6600 FAX: (301) 494-6601

**DATE:** 2/1/2018  
**SCALE:** 1" = 100'  
**REVISIONS:** 1 - 2/1/2018

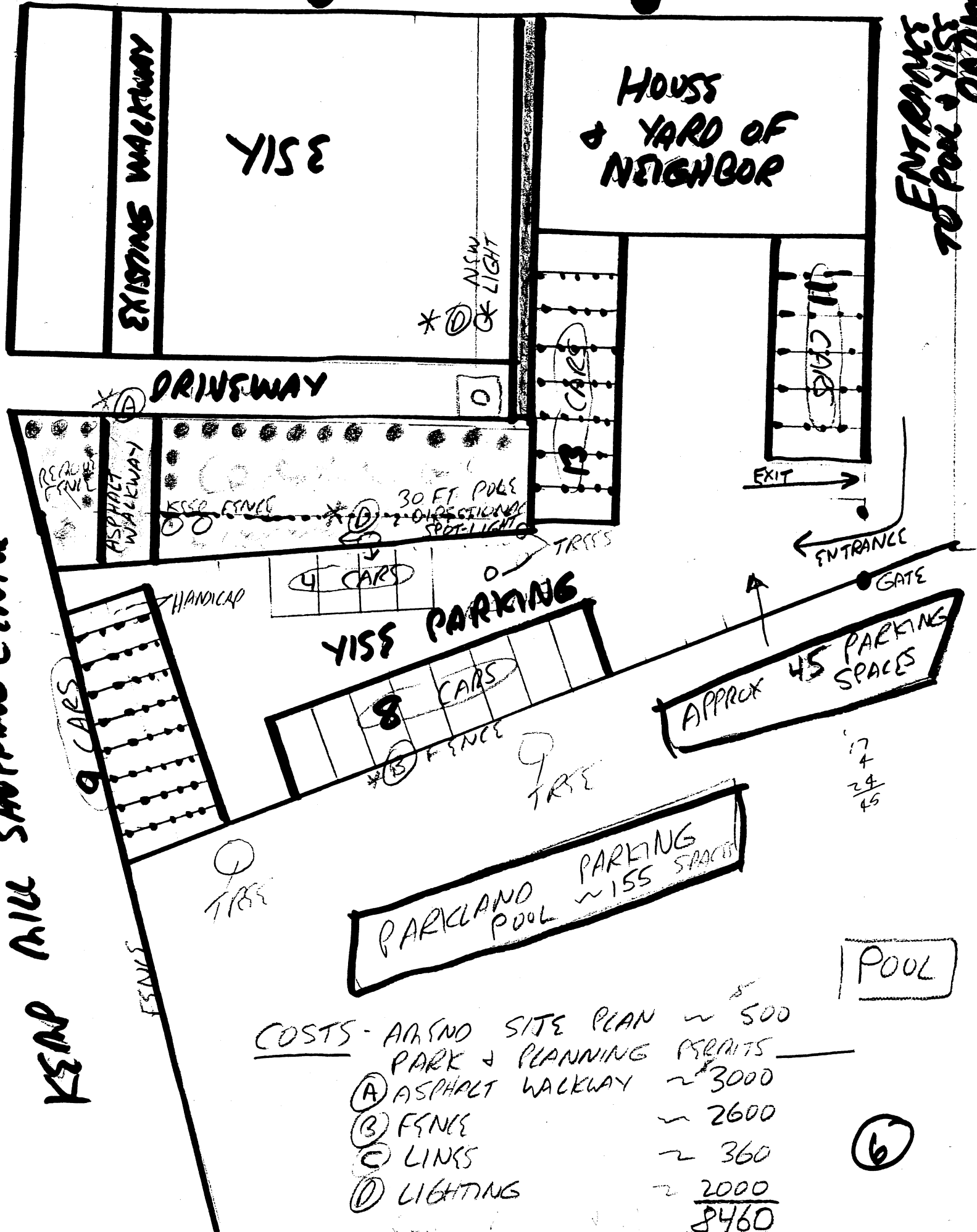
**GENERAL NOTES**

1. Topography as shown from 1982 run survey dated June 28, 1996 completed by this office.
2. Vertical datum established from basement floor elevation as shown on the site plan.
3. Boundary as shown here is based on records filed in the Office of the Clerk of the Circuit Court, Montgomery County, Maryland in Parcel Book 9, 1st Part 80021.
4. Existing utilities, as shown, taken from available utility plans.
5. This project is exempt from "Storm Water Management" (No. no. 415580030) per letter dated December 16, 1997.

5



ARCOLA AVE



YEAR ALL SHOPPING CENTER

ENTRANCE TO POOL & YISS PARKING

COSTS - ARSND SITE PLAN ~ 500  
 PARK & PLANNING PERMITS  
 (A) ASPHALT WALKWAY ~ 3000  
 (B) FENCE ~ 2600  
 (C) LINKS ~ 360  
 (D) LIGHTING ~ 2000  
8460

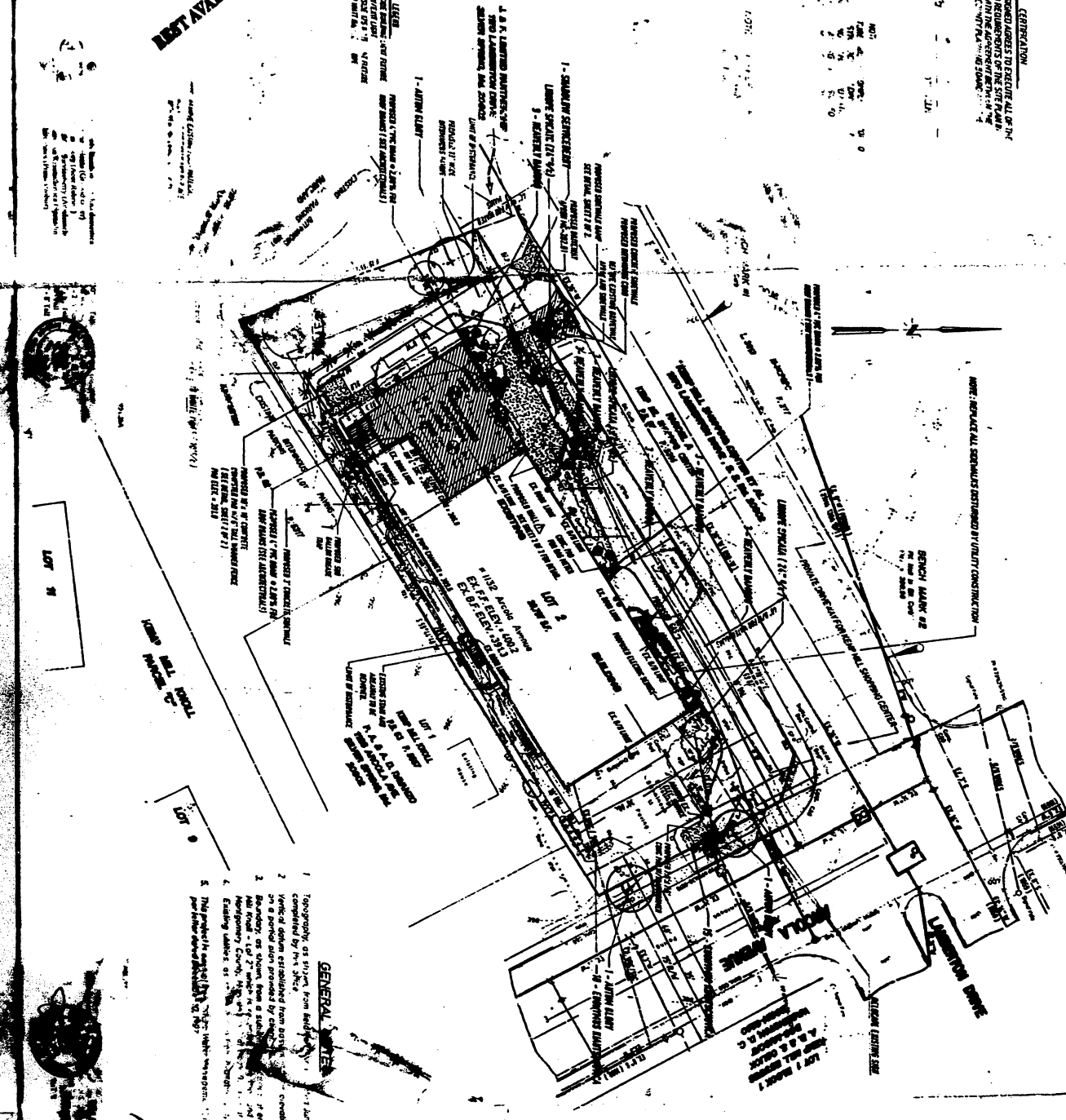
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POOL

(6)

**BEST AVAILABLE COPY**

**CERTIFICATION**  
 THE UNDERSIGNED AGREES TO EXECUTE ALL OF THE  
 FEATURES AND REQUIREMENTS OF THE SITE PLAN  
 ACCORDING WITH THE AGREEMENT OF THE CITY OF  
 HOUSTON, TEXAS, DATED 10/28/88.



LOT 9

LOT 9

1. Topography as shown from field notes compiled by Mr. J.C. ...
2. Vertical datum established from ...
3. All other ...
4. Existing ...
5. The project is ...

**GENERAL NOTES**

WITMAN ASSOCIATES, L.P.  
 1400 ...  
 HOUSTON, TEXAS 77002

**ONE / LANDSCAPE PLAN**  
 LOT 9  
 1400 ...  
 HOUSTON, TEXAS 77002

NO.	DESCRIPTION	DATE
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**GENERAL REQUIREMENTS**

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*orig. approved for addition*



**EXHIBITION**  
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL OF THE  
 REVISIONS AND REQUIREMENTS OF THE CITY AND IN  
 HONOLULUI COUNTY PLANNING DEPARTMENT HAVE BEEN  
 INCORPORATED INTO THIS PLAN.

DATE: 11/14/1978  
 SIGNATURE: SCOTT M. HALLMAN

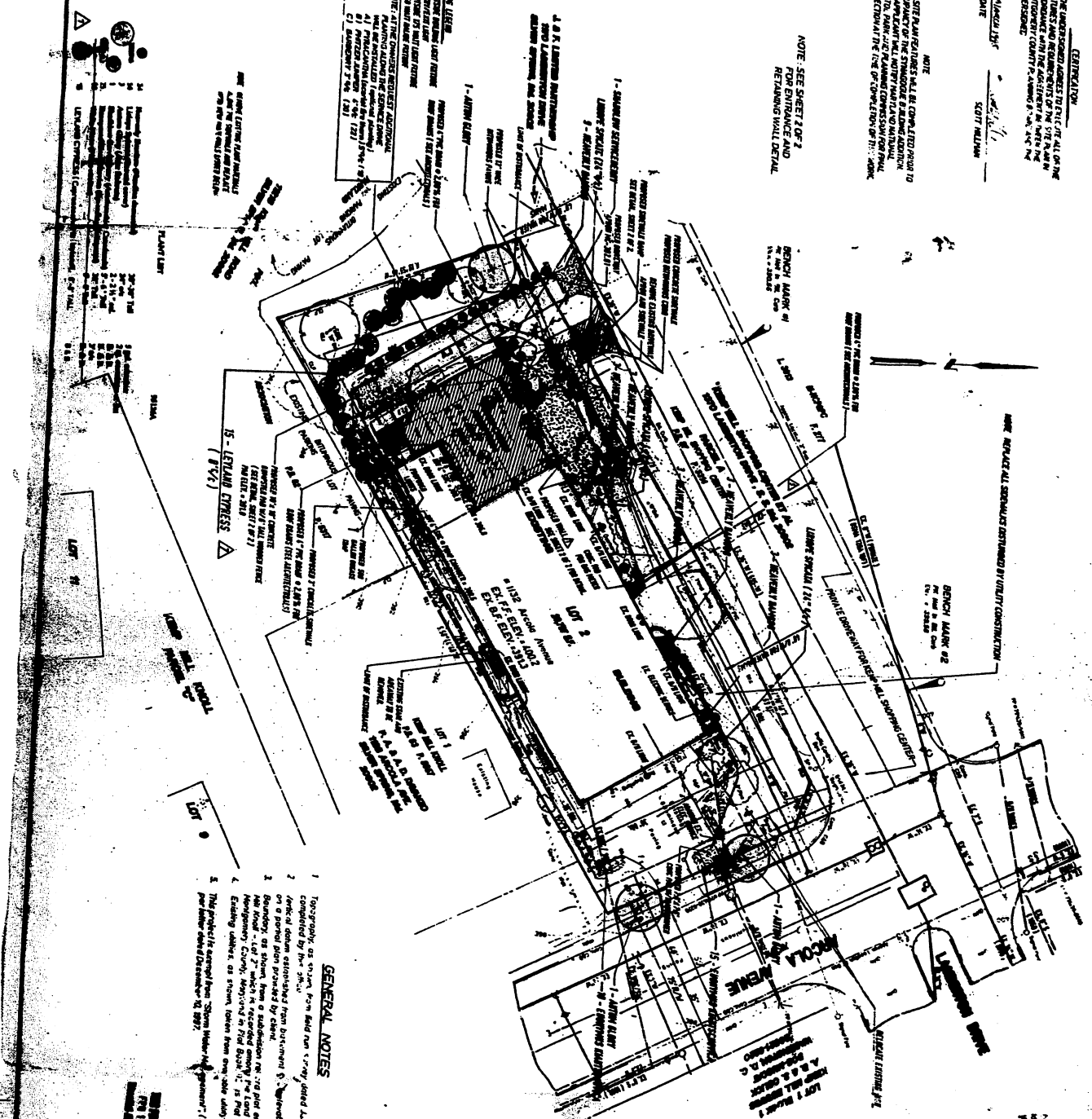
**NOTE**  
 ALL SITE PLANNING REVISIONS SHALL BE COMPLETED PRIOR TO  
 DEPARTURE OF THE SYMPOSIUM DRAWING ADDITION.  
 CHANGES MADE AFTER THE SYMPOSIUM DRAWING ADDITION  
 WILL BE AT THE RISK OF THE CONTRACTOR FOR FINAL  
 INSPECTION AT THE DISCRETION OF THE CITY.

**NOTE**  
 SEE SHEET 2 OF 2  
 FOR ENTRANCE AND  
 RETAINING WALL DETAIL.

- EXISTING**
- 1. Existing Building
  - 2. Existing Foundation
  - 3. Existing Foundation
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**LEARNING LEGEND**

- 1. EXISTING FOUNDATION
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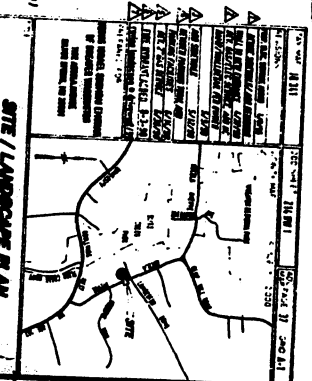


**GENERAL NOTES**

1. Topographic data was obtained from a survey dated June 28, 1976.
2. Vertical datum established from datum of 1929.
3. Boundary, as shown, from a subdivision of 1/2 acre entitled "Keolu Hill Knoll", Lot 2, which is recorded in the Office of the County Clerk, Honolulu, in File Book 12, Page 0021.
4. Existing utilities, as shown, taken from the site utility plans.
5. This project is exempt from "Signs, Markers and Advertising" (see the rules and regulations).

**WITNER ASSOCIATES, LTD.**  
 1545 Kalia Road, Suite 200  
 Honolulu, Hawaii 96813  
 Telephone: (808) 935-1111

**DATE:** 11/14/78  
**SCALE:** AS SHOWN



**NOTICE TO CONTRACTOR**

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY AND HONOLULUI COUNTY PLANNING DEPARTMENT.

**PLANNING REQUIRED: 1 SPACE PER 2 SEATS (MINIMUM)**

**PARKING REQUIRED: 1 SPACE PER 2 SEATS (MINIMUM)**

**SEATING REQUIRED: 1 SPACE PER 2 SEATS (MINIMUM)**

(9)