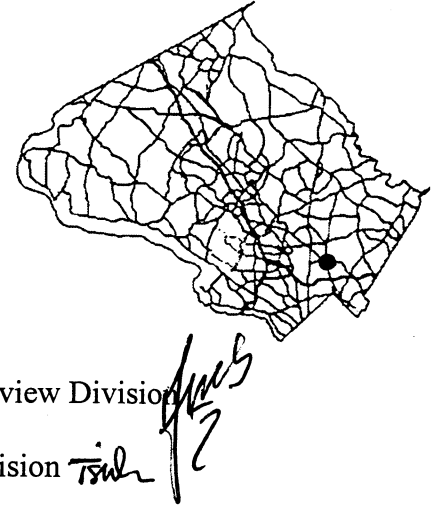


ITEM # 8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



MEMORANDUM

DATE: June 7, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division
Malcolm Shaneman, Supervisor, Development Review Division

FROM: Tanya Wilson, Planner, Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: One (1) Single Family Detached Dwelling Unit

PROJECT NAME: B.F. Leighton's Addition to Woodside

CASE NUMBER: 1-02071

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

ZONE: R-60

LOCATION: On the West side of Elkhart Street, Approximately 90 Feet Southeast of Second Avenue

MASTER PLAN: Silver Spring

APPLICANT: Phyllis Michaels

FILING DATE: January 10, 2002

HEARING DATE: June 13, 2002

STAFF RECOMMENDATIONS:

Approval, Subject to the Following Conditions:

- (1) Prior to obtaining a building permit, applicant to submit a detailed tree save/grading plan. Plan must be submitted for staff approval prior to release of a sediment control permit or SLDA. MNCPPC inspector must be contacted for pre-construction

inspection of tree protection measures and authorization to begin any tree clearing or grading.

- (2) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (3) Compliance with the conditions of MCDPS stormwater management approval
- (4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- (5) 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
- (6) 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
- (7) Other necessary easements

PROJECT DESCRIPTION: VICINITY

The proposed resubdivision application, identified as Part of Lot 7, is located in the Woodside subdivision. The property is situated on the West side of Elkhart Street, Approximately 90 Feet Southeast of Second Avenue in the Silver Spring Policy Area. The site consists of 9,000 square feet and is zoned R-60.

PROJECT DESCRIPTION: PROPOSAL

The subject property was originally recorded in 1895 as Lot 7 in the Woodside Subdivision; however, Lot 7 was later reconfigured in 1959 becoming Part of lot 7. The applicant proposes to bring the part of lot into conformance with the subdivision regulation by converting it into a recorded lot. Since the dimensions of Lot 7 were changed after June 1, 1958, this application could not be reviewed under the Minor Subdivision provision found in 50-35(a) of the Montgomery County Subdivision Regulation.

CONFORMANCE TO CHAPTER 50-29(b)(2):

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven characteristics of 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."

NEIGHBORHOOD DELINEATION

In administering the Resubdivision criteria in 50-29(b)(2), the Planning Board must determine the appropriate neighborhood for evaluating this application. The applicant has defined the analysis area as all the recorded lots in Block 21, defined by Church Road on the north, Second Avenue on the east, and Elkhart Street on the south. In addition to Lots 5 through 8, in Block 22, located on the east side of Elkhart Street.

CONCLUSION

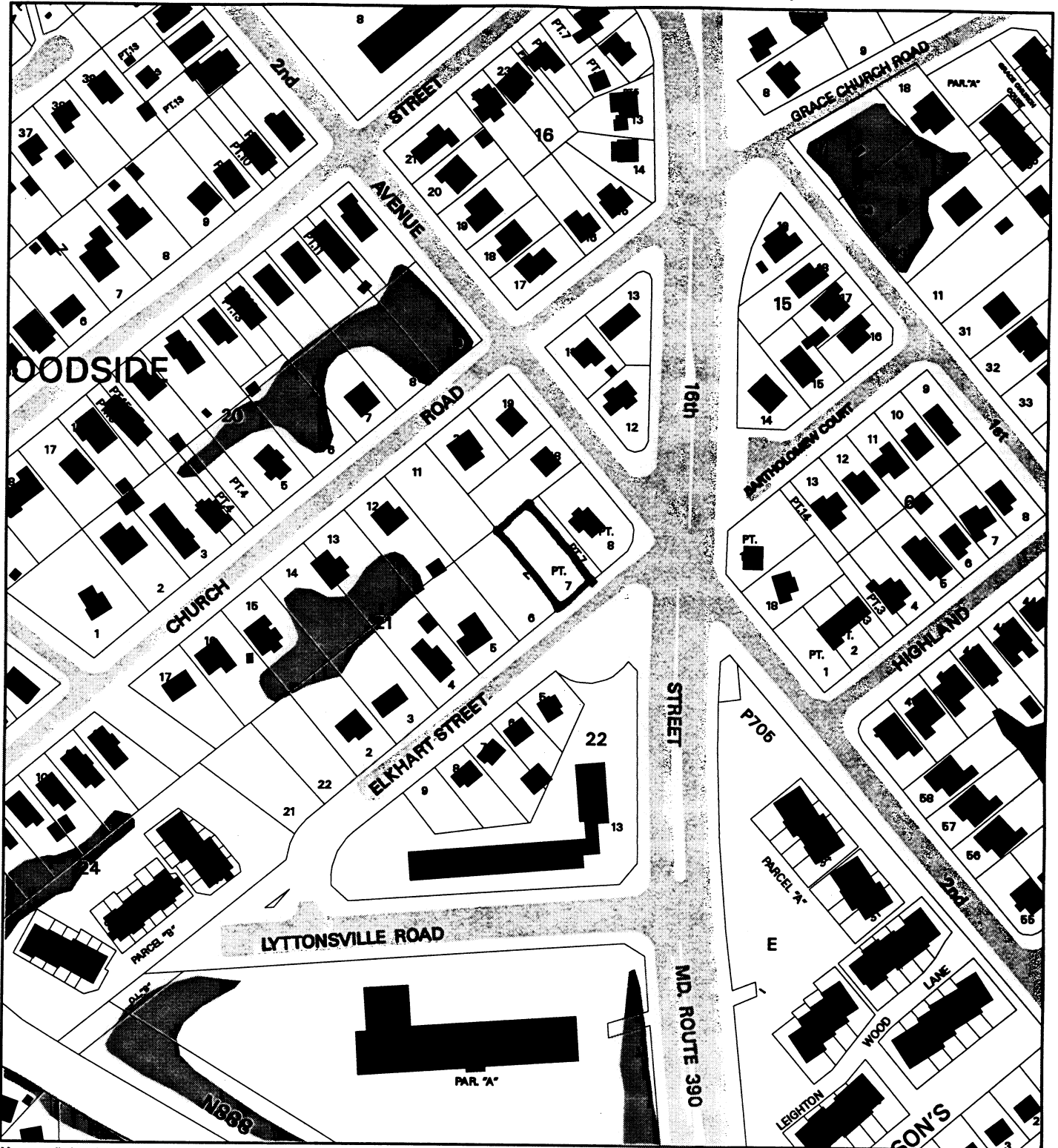
Staff has reviewed the subject application based on the seven characteristics of the resubdivision criteria, outlined in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the seven characteristics of the neighboring lots used as a comparison to the proposed resubdivision application. As illustrated in the table, the proposed lot is consistent with the characteristics of the existing neighborhood in regards to its frontage, alignment, size, shape, width, area and residential suitability. Staff finds this proposed configuration in keeping with the resubdivision regulations and compatible with the existing development pattern throughout the defined neighborhood. Staff recommends approval of this application subject to the conditions enumerated above.

ATTACHMENTS

Vicinity Map	4
Proposed Subdivision	5
Neighborhood Delineation Map	6
Tabular Summary	7

VICINITY MAP FOR

B.F. LEIGHTONS ADD. TO WOODSIDE (1-02071)



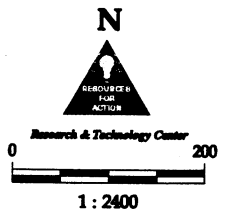
Map compiled on June 06, 2002 at 10:10 PM | Site located on base sheet no - 211NW02

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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.

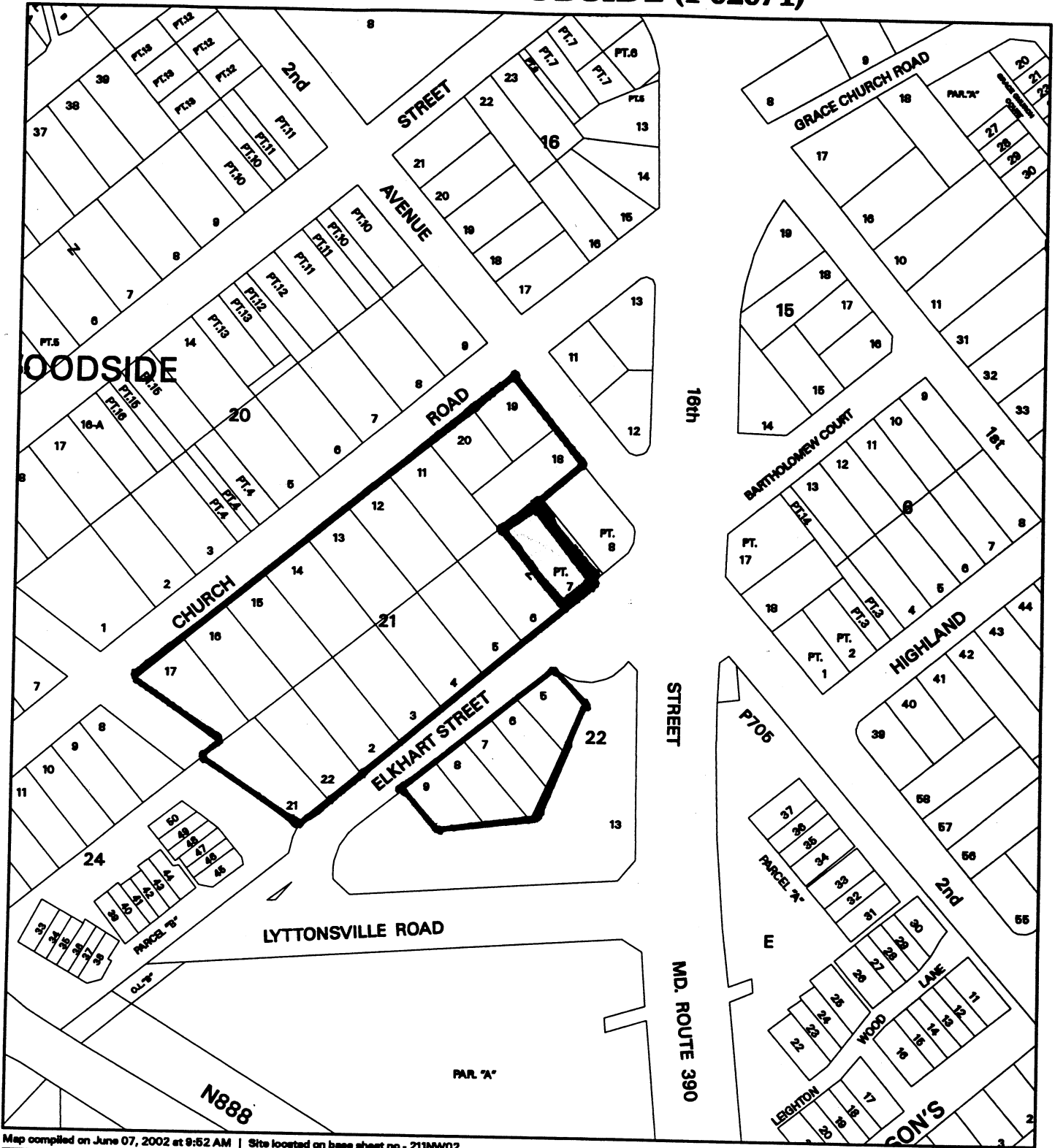
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



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

VICINITY MAP FOR

B.F. LEIGHTONS ADD. TO WOODSIDE (1-02071)



Map compiled on June 07, 2002 at 8:52 AM | Site located on base sheet no - 211NW02

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8707 Georgia Avenue - Silver Spring, Maryland 20910-5760

SUBDIVISION COMPATIBILITY ANALYSIS - SUBDIVISION OF LAND CH. 50.29.(b).(2)

SUBDIVISION	BLOCK NO.	LOT NO.	PLAT BOOK & PLAT NO.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	BUILDABLE AREA
WOODSIDE	22	5	# 917	65' @ ELKHART STREET	PERPENDICULAR W/STREET	65' X 82' (5330 SF)	IRREGULAR	47' @ FRONT BRL	1739 SF
WOODSIDE	22	6	# 917	50' @ ELKHART STREET	PERPENDICULAR W/STREET	50' X 112' (5604 SF)	IRREGULAR	32' @ FRONT BRL	2144 SF
WOODSIDE	21	19	# 1623	90' @ SECOND AVENUE	PERPENDICULAR W/STREET	75' X 90' 6,750 SF	RECTANGULAR	72' @ FRONT BRL	2565 SF
WOODSIDE	21	20	# 1623	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 90' 6,750 SF	RECTANGULAR	57' @ FRONT BRL	2565 SF
WOODSIDE	22	8	# 917	51.65' @ ELKHART STREET	PERPENDICULAR W/STREET	51.65' X 133' 6,861 SF	IRREGULAR	33.65' @ FRONT BRL	2961 SF
WOODSIDE	22	7	# 917	50' @ ELKHART STREET	PERPENDICULAR W/STREET	50' x 138' 6,911 SF	IRREGULAR	32' @ FRONT BRL	2976 SF
WOODSIDE	21	PT. 7	----	60' @ ELKHART STREET	PERPENDICULAR W/STREET	60' X 150' (9000 SF)	RECTANGULAR	42' @ FRONT BRL	3822 SF
WOODSIDE	21	18	# 1623	60' @ SECOND AVENUE	PERPENDICULAR W/STREET	60' X 150' (9000 SF)	RECTANGULAR	42' @ FRONT BRL	4410 SF

SUBJECT PROPERTY IS SIMILARLY SUITABLE FOR RESIDENTIAL USE AS COMPARED TO THE NEARBY PROPERTIES

★

★

7

SUBDIVISION COMPATIBILITY ANALYSIS - SUBDIVISION OF LAND CH. 50.29.(b).(2)

SUBDIVISION	BLOCK NO.	LOT NO.	PLAT BOOK & PLAT NO.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	BUILDABLE AREA
LEIGHTON'S ADD/ TO WOODSIDE	21	22	18997	60' @ ELKHART STREET	PERPENDICULAR W/STREET	65' X 150' 9750 SF	IRREGULAR	44.6' @ FRONT BRL	5040 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	17	A-60	88.7' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	70' X 152' 10,596 SF	IRREGULAR	ASSUMED APPROX. 60' @ FRONT BRL	5640 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	2	A-60	75' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5986 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	3	A-60	75' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	4	A-60	75' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 150' (11,250 SF)	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	5	A-60	75' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 150' (11,250 SF)	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	6	A-60	75' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 150' (11,250 SF)	RECTANGULAR	57' @ FRONT BRL	5985 SF

SUBJECT PROPERTY IS SIMILARLY SUITABLE FOR RESIDENTIAL USE AS COMPARED TO THE NEARBY PROPERTIES

SUBDIVISION COMPATIBILITY ANALYSIS - SUBDIVISION OF LAND CH. 50.29.(b).(2)

SUBDIVISION	BLOCK NO.	LOT NO.	PLAT BOOK & PLAT NO.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	BUILDABLE AREA
LEIGHTON'S ADD/ TO WOODSIDE	21	11	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	12	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	13	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5986 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	14	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	15	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	16	A-60	75' @ GRACE CHURCH ROAD	PERPENDICULAR W/STREET	75' X 150' 11,250 SF	RECTANGULAR	57' @ FRONT BRL	5985 SF
LEIGHTON'S ADD/ TO WOODSIDE	21	21	18997	31.5' @ ELKHART STREET	PERPENDICULAR W/STREET	75' X 153' 11,444 SF	IRREGULAR	APPROX. 30' @ FRONT BRL	5277 SF

SUBJECT PROPERTY IS SIMILARLY SUITABLE FOR RESIDENTIAL USE AS COMPARED TO THE NEARBY PROPERTIES



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #8

MEMORANDUM

DATE: June 07, 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 June 13, 2002.

Attached are copies of plan drawings for Items #05, #07, #08, #09. These subdivision items are scheduled for Planning Board consideration on June 13, 2002. The items are further identified as follows:

Agenda Item #05 - Preliminary Plan 1-02068
Fairfield at Germantown

Agenda Item #07 - Preliminary Plan 1-02098
Goshen Estates

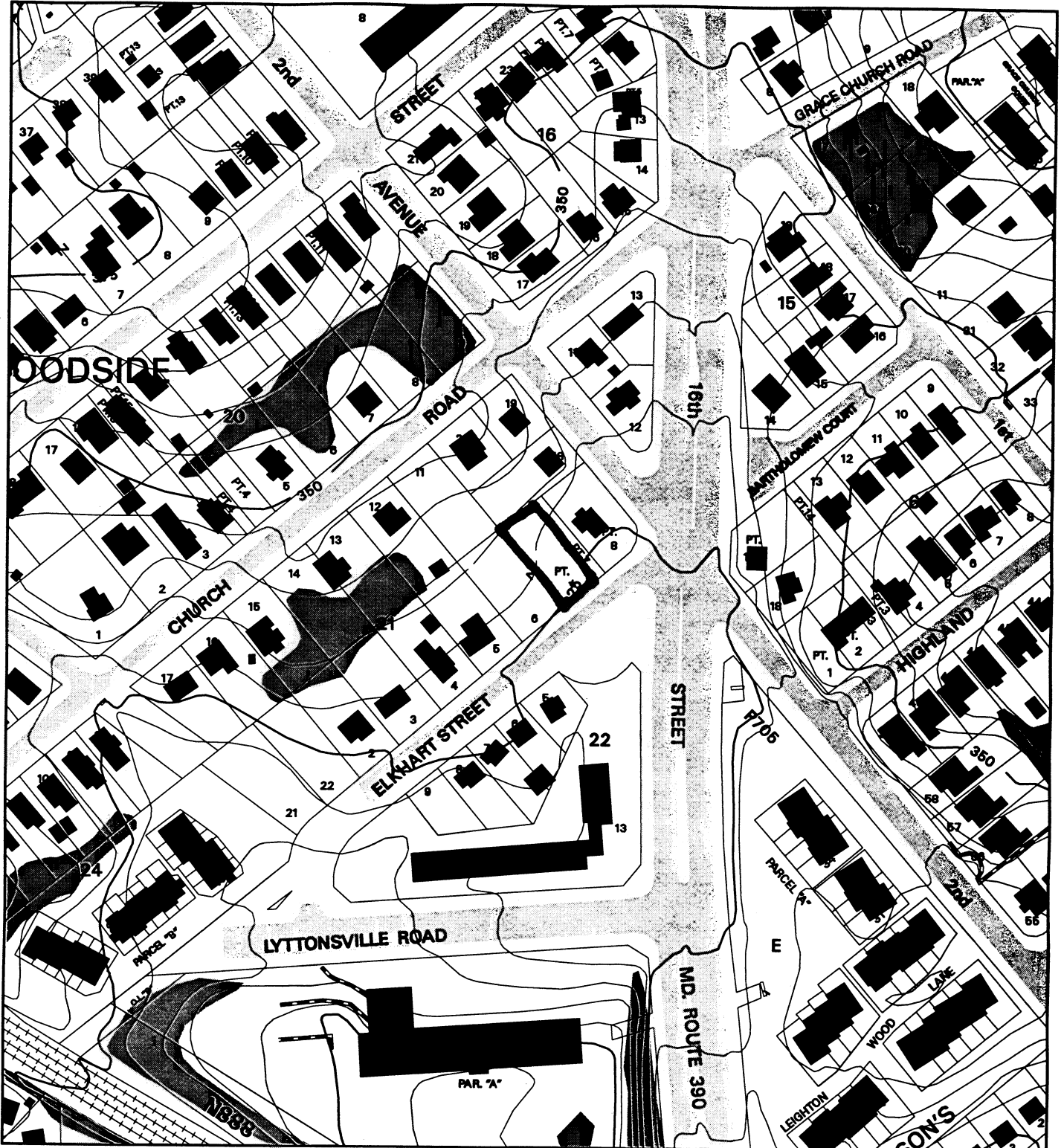
Agenda Item #08 - Preliminary Plan 1-02071
B.F. Leighton's Addition to Woodside

Agenda Item #09 - Preliminary Plan 1-02101
Hoover Property

Attachment

VICINITY MAP FOR

B.F. LEIGHTONS ADD. TO WOODSIDE (1-02071)



Map compiled on June 07, 2002 at 10:00 AM | Site located on base sheet no - 211NW02

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

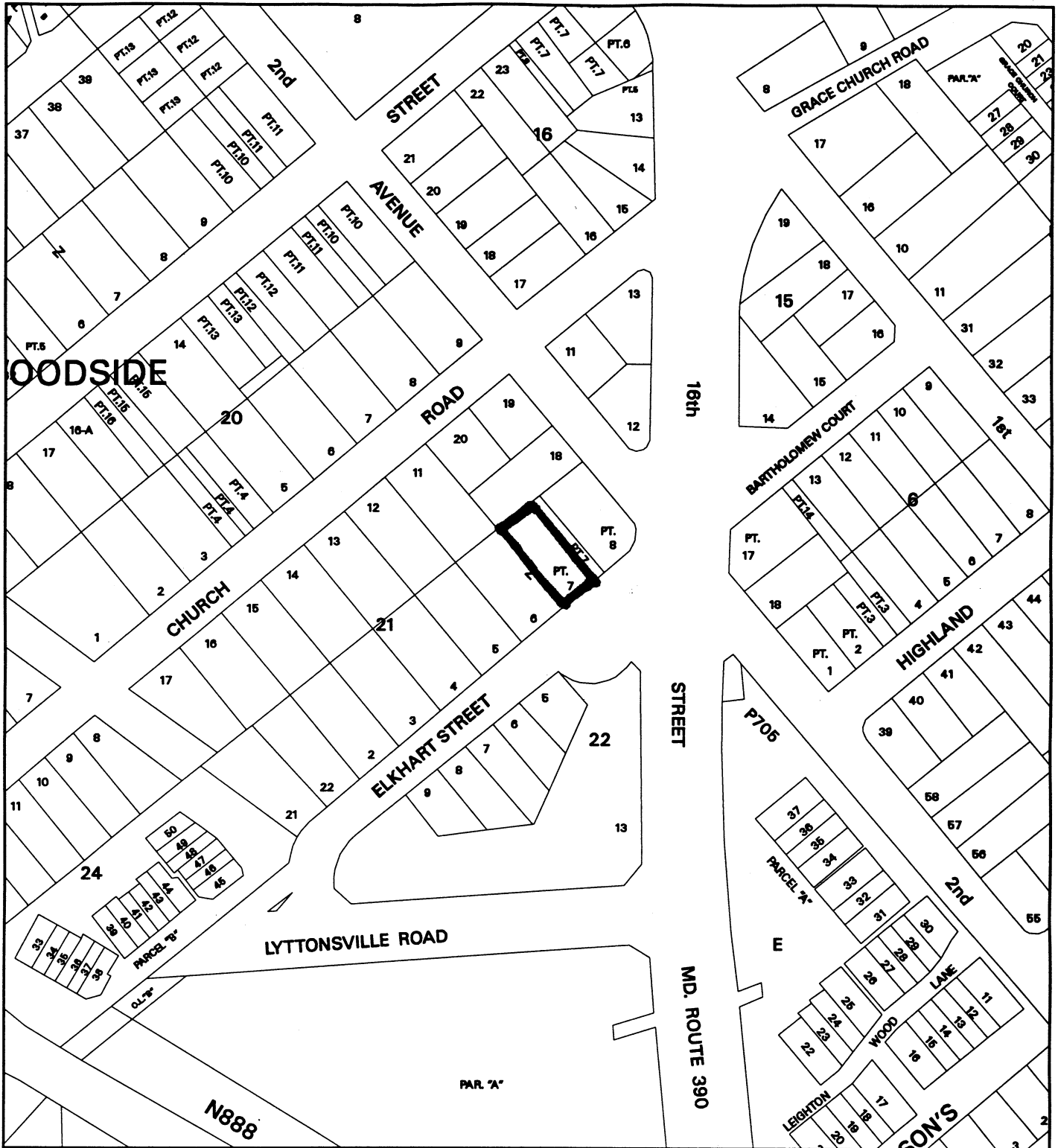
Key Map



1 : 2400

VICINITY MAP FOR

B.F. LEIGHTONS ADD. TO WOODSIDE (1-02071)



Map compiled on June 07, 2002 at 9:52 AM | Site located on base sheet no - 211NW02

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

