



1. **Consent Item:** Resolution of Adoption of Amendment to Master Plan for Historic Preservation

Olney-Sandy Spring-Goshen Areas

**Staff Recommendation:** Approval to transmit resolution to full Commission.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

2. **Northwood Park View Neighborhood Conservation Area**

Authorization to acquire 25,827 square feet (0.59 acres). Unimproved, from Eric and Marion B. Reisfeld, located at the end of Margate Road, adjacent to Northwest Branch Stream Valley Park, Silver Spring

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

3. **Zoning Text Amendment No. 02-07**

Introduced by Councilmember Dacek; amend the Zoning Ordinance to allow 'emergency health care facility' by right in the C-T zone

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

4. **Project Plan Review No. 9-83005A – One Bethesda Center/(Community Motors)**

Removal of the requirement that approximately 8,400 gross square feet be leased for retail use and approval of the option to lease for office use; Northwest quadrant, intersection of Elm Street and Woodmont Avenue; PA – 2 – Bethesda Chevy Chase

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

5. **Site Plan Review No. 8-84006A – Community Motors Center/(One Bethesda Center)**

CBD-2 Zone; Removal of the requirement that approximately 8,400 gross square feet be leased for retail use and approval of the option to lease for office use; Northwest quadrant, intersection of Elm Street and Woodmont Avenue; PA – 2 – Bethesda Chevy Chase

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

6. **Board of Appeals Petition No. S-2495 (Special Exception)**

Sprint PCS/APC Realty and Equipment Company, applicants, request a special exception for a Telecommunications Facility; RDT zone; 12900 Prices Distillery Road, Clarksburg

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Development Plan Amendment 02-03 Supplementary Plan**

Permit change in service drive location and building footprint, Euro Motorcars, Town Sector Zone, MD118 Germantown

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**8. Board of Appeals Petition No. CBA-1201-A (Special Exception Modification)**

Ngoc-Diep T. Vong & Thao Bui, applicant, requests modifications to the existing horticultural nursery and landscape contractor; RE-2C zone; 5 acres; 14911 Good Hope Road, Silver Spring

**Staff Recommendation:** – Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Site Plan Review No. 8-01014 – Triangle Park**

CBD-2 Zone; 8154.39 Gross Square Feet Retail and Office on 0.15 acres; Northeast quadrant, intersection of Viers Mill Road and Grandview Avenue; PA – 31 – Kensington, Wheaton

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Preliminary Plan No. 1-03001 – Huntington Terrace**

R-60 Zone; 22,328 Square Feet; Two (2) Lots Proposed; One Single Family Dwelling Unit, and One (1) Existing 500 Square Foot Commercial/Retail Building

Community Water and Community Sewer

Located in the Southwest Quadrant of the Intersection of Greentree Road and Old Georgetown Road (MD 187)

Policy Area: Bethesda – Chevy Chase

Applicant: Greentree Associates L.L.C.

Engineer: Ben Dyer and Associates

Attorney: Shulman, Rogers, Gandal, Pordy, and Ecker, P.A.

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Bethesda-Chevy Chase Master Plan unless otherwise designated on the preliminary plan
- 2) Prior to issuance of land disturbance permit, applicant to submit a tree save and grading plan for technical staff review and approval
- 3) Record plat to provide for an easement for future full width dedication of Old Georgetown Road right-of-way at such time as the building is removed
- 4) Compliance with the conditions of MCDPS stormwater management approval dated August 27, 2002
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat and MDSHA prior to issuance of access permits
- 6) Prior to recordation of plat a landscape and lighting plan, if applicable, must be submitted for review and approval by technical staff
- 7) Prior to issuance of a building permit for the single family house, or any change to the historic structure of setting, Historic Preservation Commission to review and approve construction drawings
- 8) 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
- 9) 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
- 10) Other necessary easements

**10. Preliminary Plan No. 1-03001 – Huntington Terrace - Continued**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



11. **Preliminary Plan No. 1-02070 – Goshen Estates**

R-200 Zone; 49,223 Square Feet, One (1) Lot Proposed, Single Family Detached Dwelling Unit

Private Well and Private Septic

Located on the South Side of Warfield Road, Approximately 550 Feet South and West of the Intersection of Plum Creek Road

Policy Area: Rural (Goshen-Woodfield)

Applicant: Crystal Frazier-Addison

Engineer: P.G. Associates

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Prior to issuance of land disturbance permits, applicant to submit a tree save and grading plan to technical staff for review and approval
- 2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Agricultural and Opens Space Master Plan unless otherwise designated on the preliminary plan
- 3) Record plat to provide for dedication of seventy (70) foot right-of-way for Warfield Road
- 4) Compliance with the conditions of MCDPS stormwater management approval dated, January 15, 2002
- 5) Compliance with conditions of MCDPS (Health Dept.) septic approval dated, August 19, 2002
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 7) 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
- 8) 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
- 9) Other necessary easements

11. Preliminary Plan No. 1-02070 – Goshen Estates - Continued

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

12. Pre-Preliminary Plan No. 7-02053 – Addition to Hollinridge

RE-1 Zone; 44,070 Square Feet, One (1) Lot Requested, Single Family Detached Dwelling Unit

Community Water and Community Sewer

Located on the North Side of Lloyd Road, Approximately 2200 Feet North and East of the Intersection With Glen Mill Road

Policy Area: Potomac

Applicant: Richard and Gail Forman  
Engineer: Site Solutions, Inc.

**Staff Recommendation:** Objection to the submission of a preliminary plan pursuant to Section 50-33A of the Montgomery County Subdivision Regulations

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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13. **Preliminary Plan No. 1-02018 – Randolph Farms (Resubdivision)**

R-90 Zone; 39,467 Square Feet; Two (2) Lots Proposed (One (1) Existing); Single Family Detached Dwelling Units

Community Water and Community Sewer

Located on the South Side of Randolph Road, Approximately 420 Feet East of Hunters Lane

Policy Area: North Bethesda

Applicant: Gerry Donohue

Engineer: Landmark Engineering

**Staff Recommendation:**

**\*\*\*\*\* See Discussion and Conditions Enumerated in Staff Report \*\*\*\*\***

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

14. **Preliminary Plan No. 1-03012 (Previously 1-88184) – Silver Spring Metro Center**

CBD-2 Zone; 32,653 Square Feet; One (1) Lot Proposed; Two Hundred Twenty-Three (223) Multi-Family Residential Dwelling Units

Community Water and Community Sewer

Located on the North Side of East West Highway (MD 410), Approximately 100 Feet East of Colesville Road (MD 29)

Policy Area: Silver Spring CBD

Applicant: SSMC V LC

Attorney: Linowes and Blocher

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to two hundred twenty-three (223) multi-family dwelling units as prescribed in the Transportation Planning memorandum dated, September 13, 2002
- 2) Record plat to reflect dedication fifty-five (55) feet from centerline of East West Highway (MD 410) as mandated by the Silver Spring CBD Master Plan
- 3) Provide and eight (8) foot Class I bikeway and sidewalk along East West Highway (MD 410)
- 4) Enter into an agreement for the common access with the adjacent Silver Spring Metro Center project on the southwest side of the subject property
- 5) Applicant is bound by the prior conditions of approval of Preliminary Plan No. 1-88184 dated, August 4, 1988 and conditions of approval of the Site Plan No. 8-89052 dated, October 12, 1989 and as amended July 19, 1990
- 6) 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
- 7) 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
- 8) Other necessary easements
- 9) Approval under this preliminary plan is limited to two hundred twenty-three (223) multi-family dwelling units as prescribed in the Transportation Planning memorandum dated, September 13, 2002
- 10) Record plat to reflect dedication fifty-five (55) feet from centerline of East West Highway (MD 410) as mandated by the Silver Spring CBD Master Plan
- 11) Provide and eight (8) foot Class I bikeway and sidewalk along East West Highway (MD 410)
- 12) Enter into an agreement for the common access with the adjacent Silver Spring Metro Center project on the southwest side of the subject property

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**14. Preliminary Plan No. 1-03012 (Previously 1-88184) – Silver Spring Metro Center - Continued**

- 13) Applicant is bound by the prior conditions of approval of Preliminary Plan No. 1-88184 dated, August 4, 1988 and conditions of approval of the Site Plan No. 8-89052 dated, October 12, 1989 and as amended July 19, 1990
- 14) 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
- 15) 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
- 16) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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15. The FOLLOWING **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

**NOT AVAILABLE FOR TIME OF PRINTING**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

16. **Mandatory Referral No. 02502- MCPS-1 Kensington Parkwood Elementary School**

R-60 Zone, intersection of Saul Road and Franklin Street, Kensington

**Staff Recommendation:** Approval with comments.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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17. **Mandatory Referral No. 02808-DPWT-1**

Maryknoll Avenue Sidewalk from Beech Tree Road to Wilson Lane, Besthesda, Project No. 506747

**Staff Recommendation:** Approval with conditions **Note:** Public testimony will be limited to 30 minutes.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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18. **MD 97 Brookeville Transportation Study Recommendations**

**Staff Recommendation:** Transmit comments to SHA.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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19. **Facility Plan for Cherry Avenue Connection to Sligo Creek Trail**

Cherry Avenue and Sligo Creek Parkway –

**Staff Recommendation:** Approval of facility plan option 4e.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

