



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: September 13, 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 September 19, 2002.

Attached are copies of plan drawings for Items #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on September 19, 2002. The items are further identified as follows:

Agenda Item #10 - Preliminary Plan 1-03001
Huntington Terrace

Agenda Item #11 - Preliminary Plan 1-02070
Goshen Estates, Parcel 646

Agenda Item #12 - Pre-Preliminary Plan 7-02053
Addition Hollinridge

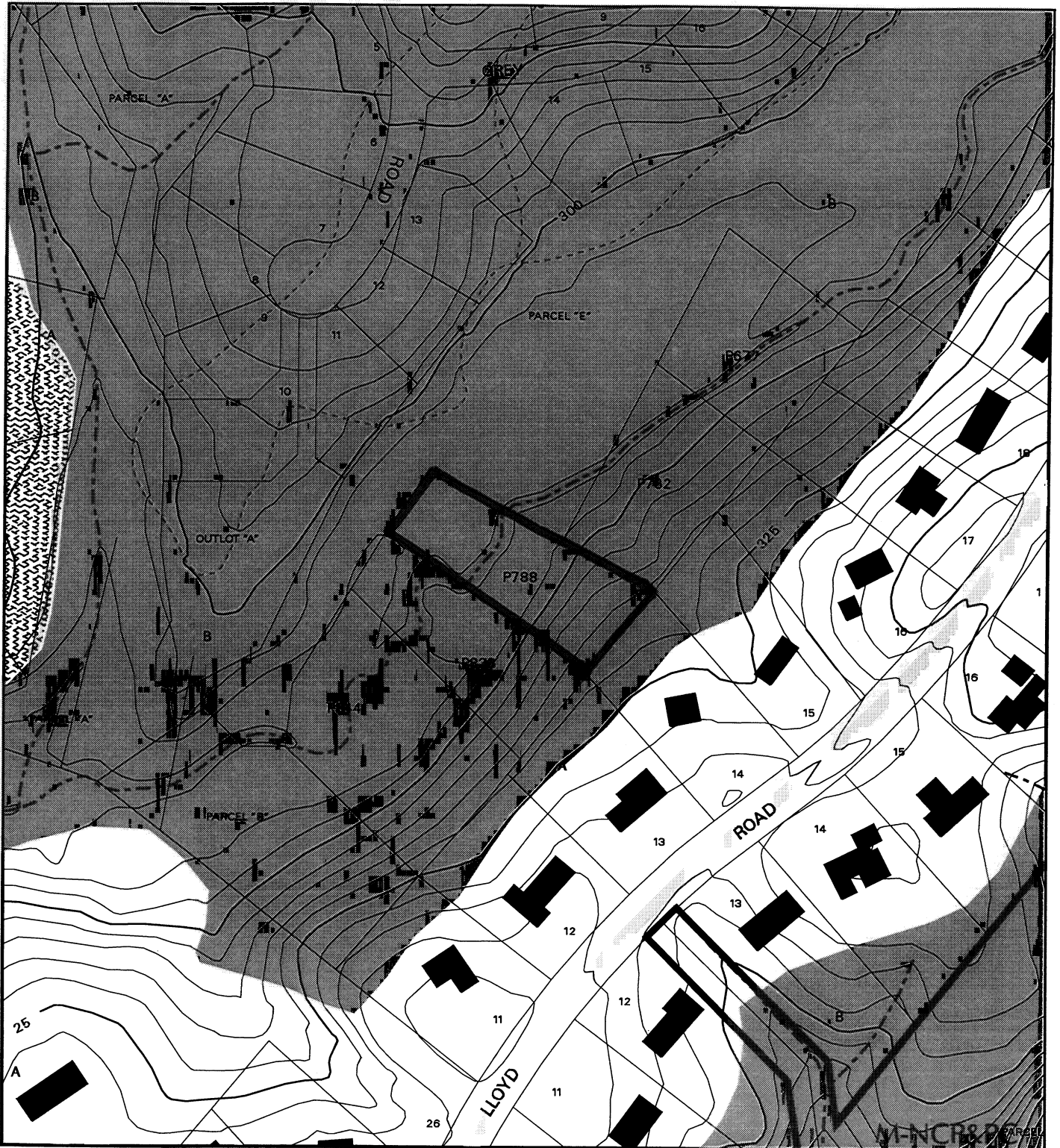
Agenda Item #13 - Preliminary Plan 1-02118
Randolph Farms

Agenda Item #14 - Preliminary Plan 1-03012
Silver Spring Metro Center

Attachment

VICINITY MAP FOR

HOLLINRIDGE (7-02053)



Map compiled on September 13, 2002 at 9:18 AM | Site located on base sheet no - 216NW10

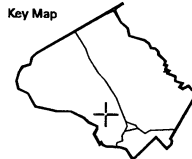
NOTICE

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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.

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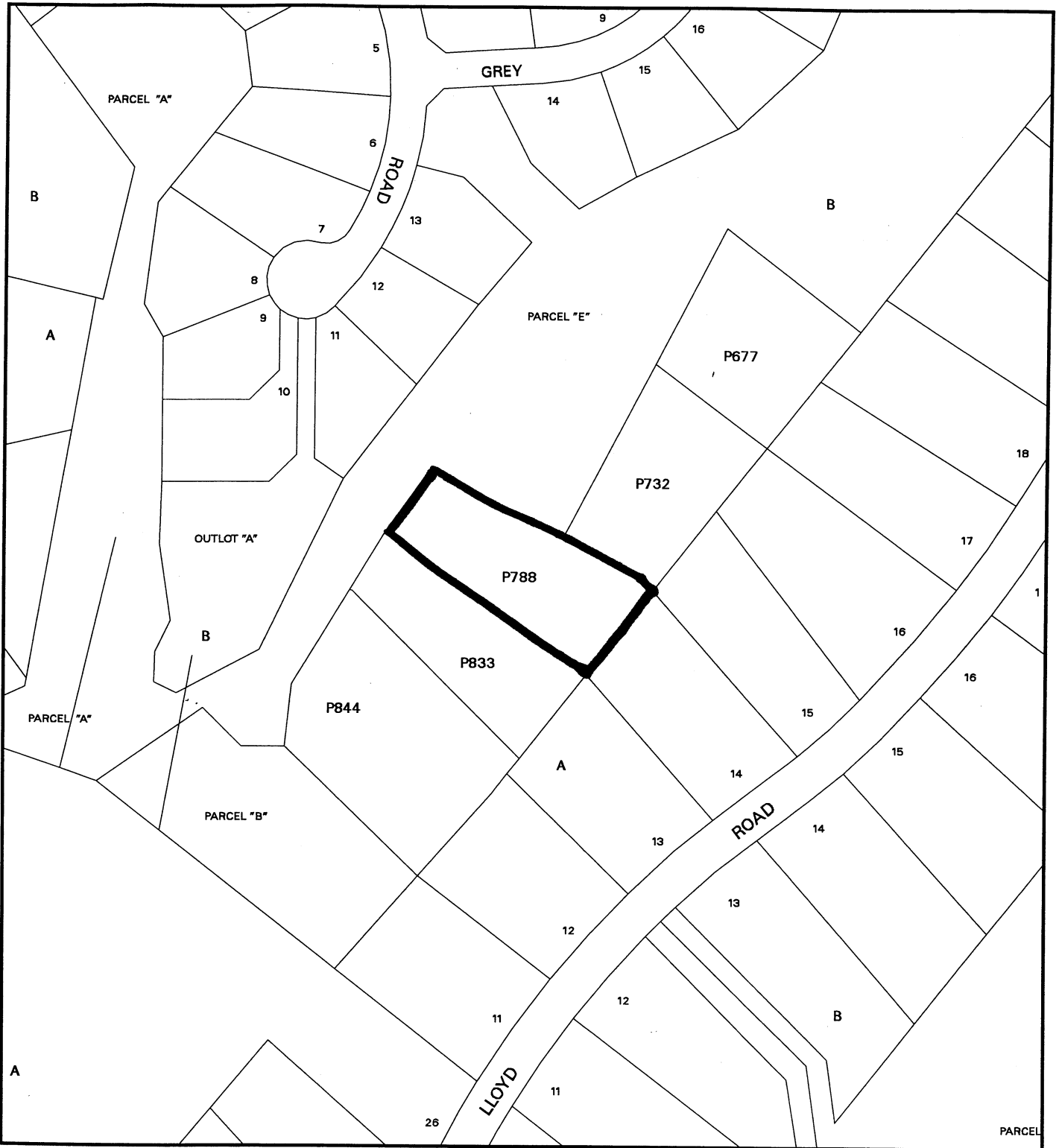
Key Map



1 : 2400

VICINITY MAP FOR

HOLLINRIDGE (7-02053)



Map compiled on September 13, 2002 at 9:15 AM | Site located on base sheet no - 216NW10

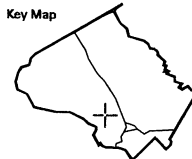
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Key Map



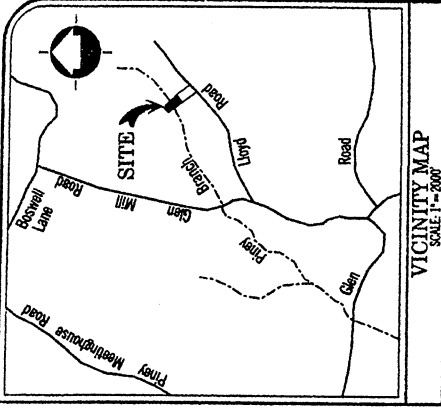
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Research & Technology Center



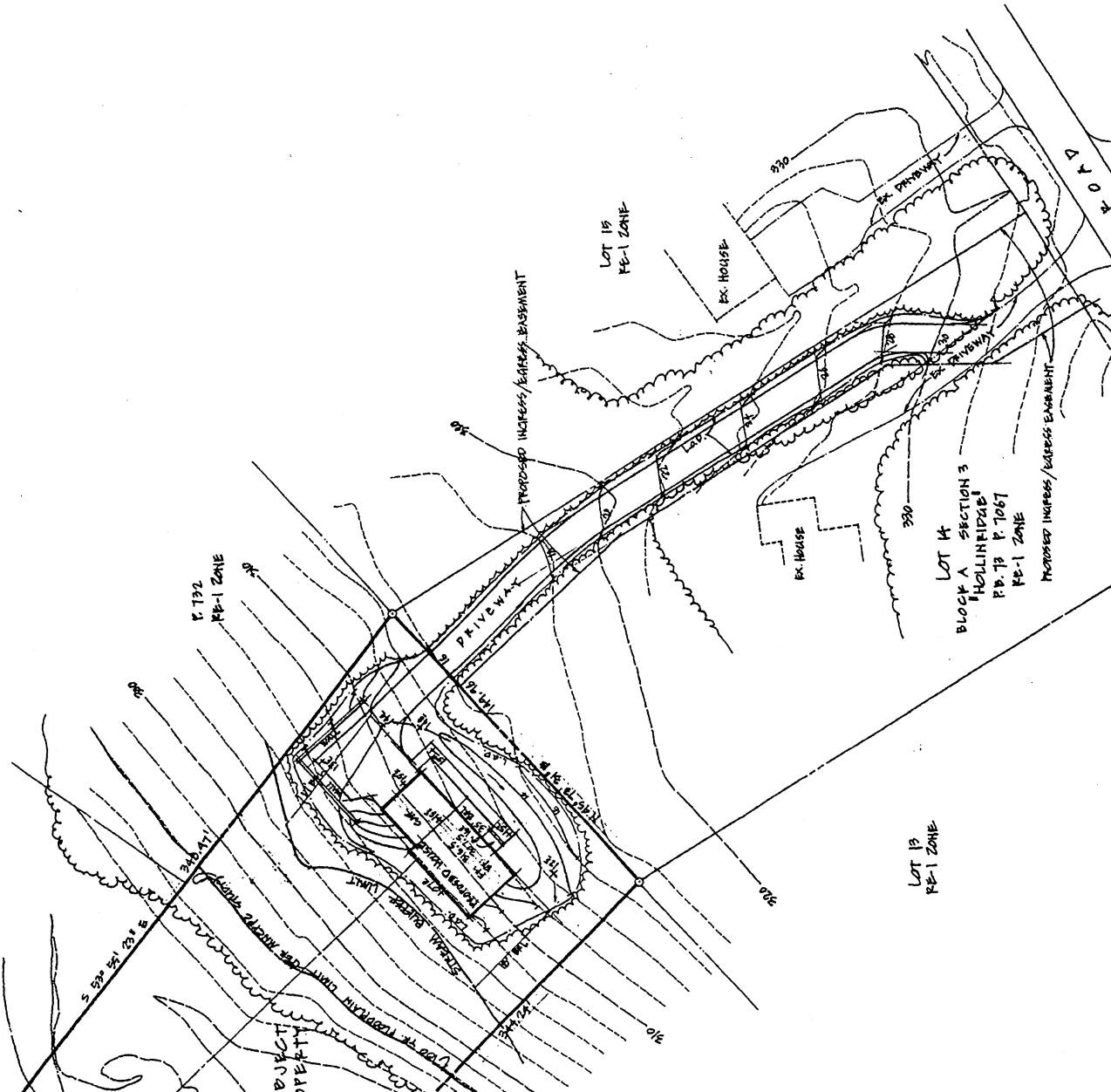
1 : 2400



SITE DATA

1. This property subject of previous Preliminary Plan Application #1-96061
2. Zoning: RE-1
3. Gross Tract Area: 44,070 sq.ft.
4. Proposed Development: Subdivision of 1 lot
5. Minimum Lot Area Required: 40,000 sq.ft. / Proposed: 44,070 sq.ft.
6. Proposed public water and sewer
7. Minimum Lot Frontage Required: 25 feet
8. Lot Frontage Proposed: None - Per Section 50-29(a)(2), Montgomery County Subdivision Regulations - Access proposed by creating Ingress / Egress Easement on Lot 14, Block A, Section 3, "Hollinridge"

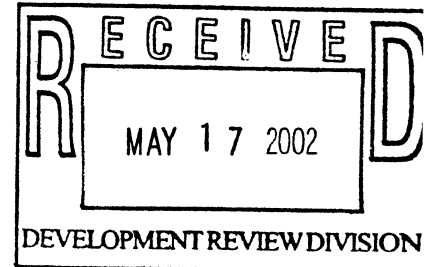
PARCEL #1
OPEN MEADOWS
RE-1 ZONE



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Gaithersburg, Maryland 20886-3039
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May 13, 2002

Arthur Holmes, Chairman
Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD. 20910



Re: Forman Property, Pre-application number 7-02053

Dear Mr. Holmes:

The subject application was filed on March 26, 2002 and the DRC met to discuss the application on April 22, 2002. At that time, it was suggested that we write to explain the reason for this application.

You may recall that this property was subject to a previous Preliminary Plan application in 1996, number 1-96061. A hearing was held on March 6, 1997, in which you were a participant. At that time Staff recommended denial of the application and the Board voted unanimously to support the staff recommendation, effectively rejecting the subdivision.

The current applicants, Richard and Gail Forman, had sold the subject property to the previous applicants of 1-96061, Mr. & Mrs. Lee. Subsequent to the Boards' denial of that Preliminary Plan, the Lee's sued the Forman's, essentially complaining that the Forman's sold the Lee's an undevelopable property. Irrespective of the merits of the case, the parties entered into a settlement agreement, one condition of which was that the Forman's must submit a subdivision application to the Montgomery County Planning Board for consideration. This application is made in compliance with that condition.

Of course, if the Planning Board can see it's way clear to recommend that subdivision *is* possible and that the Board would entertain a Preliminary Plan application, the applicant will be more than happy to comply and prepare the necessary analyses. However, last month the DRC indicated that the staff will again recommend denial.

Chairman Holmes
May 13, 2002
Page Two

While we are confident that the platting of this property and construction of one residence with a single sewer house connection on the lot would not have a significant adverse impact on the environment or the neighborhood, the applicant will accept the decision of the Planning Board and "move on" if the Board determines that the subdivision is not reasonable or feasible.

Before reaching its decision, however, we should point out that several of the conditions referenced in 1997 that mitigated against the subdivision have been rectified and there have been some changes in the neighborhood of which you should be aware:

- ◆ The drainage problem alleged to cause water runoff to flow onto the neighbor's property has been alleviated by removal of several fallen trees between the properties.
- ◆ The development of a large adjacent property to the west and the related stream stabilization has resulted in the clearing of a wide swath of trees in the stream valley, including on the subject property (by accident, without the owner's permission, I should add).
- ◆ The other parcels located "behind" the lots fronting on Lloyd Road (configured similarly to the subject property) have been sold and reconfigured in a manner that eliminates the potential "domino" effect of subdividing the subject property.
- ◆ During deliberations on 1-96061, one of the Staff's major objections to development of the subject property was the potential environmental damage that might be caused by a sewer connection to this property. It should be noted that since that time, the 9 unit "The Landing" development and the 30 unit "Glen Meadows" subdivision have been approved and constructed. Those developments are situated at the top of the slope, above Piney Branch, on the other (northwest) side of the stream at an elevation similar to the subject property. Those developments not only have cleared a large area of trees and scrub, but "improved" the stream by clearing an area approximately 15 feet wide and 1,000 feet long immediately adjacent to the stream and stabilizing

Chairman Holmes
May 13, 2002
Page Three

the stream banks with rip-rap and other stream bank stabilization materials. In our opinion the impacts of that adjacent development and related stream modifications are much greater than would be the impact from a single sewer house connection.

Thank you for your consideration of this matter and we look forward to discussing this matter with the Planning Board in the near future.

Very truly yours,
Site Solutions, Inc. by

A handwritten signature in cursive script that reads "Al Blumberg". The signature is written in dark ink and is positioned above the printed name and title.

Alfred Blumberg, AICP
Principal

cc: Mr. & Mrs. Richard Forman
Malcolm Shaneman

**ADDITION TO HOLLINRIDGE
Lot 27, Block A**

WAIVER REQUEST JUSTIFICATION

Applicant hereby requests a waiver from Montgomery County Subdivision standard for frontage on a public street, contained at Sec. 50 - 29 (a) (2), Lot design. That section requires that every lot shall abut a street or road that has been dedicated to public use. The subject property lies behind Lot 14 of the Hollinridge Subdivision, Block A. It does not have frontage on Lloyd Road.

That same Section of the Montgomery County Subdivision Regulations permits the Planning Board to approve up to two lots on a private driveway, in exceptional circumstances. The exceptional circumstances in this case are that the lots fronting on Lloyd Road are already subdivided and recorded. They utilize the entirety of the frontage on Lloyd Road. There is no "extra" land available to utilize for access.

Adequate access will be provided via an easement across the eastern side of Lot 14, the applicant's property, between Lloyd Road and proposed lot 27. Such access easement will at least partially utilize the existing driveway near Lloyd Road. No new driveway apron will be necessary onto Lloyd Road. The combination existing and new driveway will be adequate to accommodate emergency vehicles, for installation of public utilities and will be accessible for other public services. In addition, such driveway will not be detrimental to the future subdivision of adjacent lands. The addition of one additional driveway to Lloyd Road and the neighborhood will not have any discernible impact on the surrounding community.

The applicant therefore requests that the frontage requirement be waived and that the subdivision be approved as requested.