



MONTGOMERY COUNTY PLANNING BOARD AGENDA

Thursday, July 6, 2006, 9:00 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760
301-495-4600, www.mc-mncppc.org

Important! For a variety of reasons, the **following agenda may change**, items may be postponed or added, and items may be heard later than the time indicated. The items are listed in the order to be heard. **For a recorded message on the meeting in progress to help time your arrival, please call 301-495-1333.** For the latest updated Planning Board agenda, please call 301-495-4600 or check the website, www.mcparkandplanning.org. The Planning Board encourages public testimony on individual agenda items unless noted otherwise and welcomes the participation of individuals with disabilities. *Italics* indicate staff's recommendation for Board action. Generally, government officials have seven minutes to testify, organizations have five minutes and individuals have three minutes. The Chairman may extend these time limits if necessary to assist the Board's deliberations.

9:00 A.M. PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

9:00 A.M. REGULATORY ITEMS

- R. Kronenberg Item *1 **Consent Item: Site Plan Review No. 82002024A (formerly 8-02024A), Hunt Miles, PD-2 zone; 48.19 acres; amendment to remove pathway between lots 29 & 30; on Fairdale Road, approximately 200 feet northeast of Bradshaw Drive; Fairland – *Staff Recommendation: Approval.***
- R. Kronenberg Item *2 **Consent Item: Site Plan Review No. 82003028A (formerly 8-03028A), Fogel/Bar-Levav Property, CT zone; 0.16 acres; amendment extend handicap ramp and change landscaping; on Old Georgetown Road, approximately 150 feet north of Del Ray Avenue; Bethesda CBD – *Staff Recommendation: Approval.***
- D. Kinney Item *3 **Preliminary Plan No. 120060800, Four Corners Estates (Resubdivision): R-60 zone; 0.87 acres; 5 lots requested; 5 one-family detached dwelling units; located at the southwest quadrant of the intersection of University Boulevard (MD 193) and Brunett Avenue; Four Corners – *Staff Recommendation: Approval with conditions***
- D. Kinney Item *4 **Preliminary Plan No. 120061030, Fanning Property: R-60 zone; 0.50 acres; 2 lots requested; 2 one-family detached lots; located on the south side of River Road, approximately 200 feet west of the intersection with Goldsboro Road; Bethesda-Chevy Chase – *Staff Recommendation: Approval with conditions***
- C. Conlon Item *5 **Preliminary Plan No. 120060690, Leewood – Lots 1 & 2: RC zone; 10.38 acres; 2 lots requested; 2 one-family detached dwelling units; located on the east side of New Hampshire Avenue (MD 650), approximately 680 feet north of Brighton Knolls Road; Olney – *Staff Recommendation: Approval with conditions***

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- R. Weaver Item *6 **Preliminary Plan No. 120020560, Burdoft Property – Extension:** C-1 zone; 24,049 square feet; 1 lot; 10,192 square feet of commercial office and retail uses; request to extend the preliminary plan validity period; located on the south side of Randolph Road at the intersection with Vital Way; Cloverly – *Staff Recommendation: Grant Extension.*
 - 10:00 A.M.** Item *7 **Preliminary Plan No. 120060930, Commerce Bank – Silver Spring:** CT zone; 0.89 acres; 1 lot requested; 4,100 square foot bank with 4 drive-through lanes; located at the northwest quadrant of the intersection of Briggs Chaney Road and Castle Boulevard; Fairland/White Oak – *Staff Recommendation: Approval with conditions.*
 - D. Kinney
 - C. Nelson Item *8 **Site Plan Review No. 820060320, Commerce Bank - Silver Spring:** CT zone; 0.89 acres; 4100 gross square feet of commercial; northeast quadrant of the intersection of Briggs Chaney Road and Castle Boulevard; Silver Spring - *Staff Recommendation: Approval with conditions.*
 - M. Clemens Item *9 **Site Plan Review No. 820060360, 8400 Wisconsin Avenue:** CBD-1 zone; 1.99 acres; 199 single-family dwelling units, including 25 MPDUs; northwest quadrant of the intersection of Wisconsin Avenue and Battery Lane; Bethesda CBD - *Staff Recommendation: Approval with conditions.*
 - L. Srinivas Item *10 **Site Plan Review No. 8-20060160, Danshes Property:** RNC zone; 92.0 acres; 34 one-family dwelling units, including 6 MPDUs; on Brooke Road, approximately 650 feet northwest of Olney Sandy Spring Road (Rt. 108); - *Staff Recommendation: Approval with conditions.*
(Chairman Berlage will Recuse himself)

12:30 P.M. LUNCH

1:30 P.M. PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

- K. Nelson Item *11 **Site Plan Review No. 820050400 (formerly 8-05040), Leaman Farm:** R-200 zone; 29.39 acres; 69 dwelling units; located at the northeastern quadrant of the intersection with Schaeffer Road and Leaman Farm Road; Germantown – *Staff Recommendation: Approval with conditions.*
- R. Weaver Item *12 **Preliminary Plan Amendment No. 11996015A, 5420 Edson Lane:** C-T zone; 0.68 acres; 1 lot; 13,150 s.f. general office use; located on the south side of Edson Lane, approximately 400 feet west of Rockville Pike (MD 355); North Bethesda/Garrett Park – *Staff Recommendation: Approval with conditions.*
- R. Kronenberg Item *13 **Site Plan Review No. 8-06005, 5420 Edson Lane:** C-T zone; 0.68 acres; 13,150 gross square feet office; on Edson Lane, approximately 400 feet west of Rockville Pike; North Bethesda/Garrett Park – *Staff Recommendation: Approval with conditions.*
- R. Weaver Item *14 **Record Plats and Adoption of Opinions/Resolutions**

Resolution # MCPB 06-05-- Kensington Heights
R-60 Zone; 2 Lots; Located on the south side of University Boulevard (MD 193) approximately 1,300 feet west of Veirs Mill Road (MD 586); Kensington-Wheaton-- *Staff Recommendation: Approval.*

Record Plats Continued –

Subdivision Plat No. 220061020, Lutheran Church of Saint Andrew

RE-2 zone; 1 lot; located in the northwest quadrant of the intersection of Norwood Road and New Hampshire Avenue; Cloverley – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061050, Redland Estates

RT-12.5 zone; 21 lots and 1 parcel; located on Muncaster Mill Road, approximately 200 feet west of Redland Road; Upper Rock Creek – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061220, Spring House at Norbeck

R-200 zone; 2 lots; located on Baileys Road, approximately 465 feet southeast of Norbeck Road; Aspen Hill – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061870, Travilah Acres

RE-2 zone; 3 lots, 1 parcel; located on Turkey Food Road, approximately 1000 feet south of High Meadow Road; Potomac – *Staff Recommendation: Approval*

Subdivision Plat No. 220062050, Chevy Chase Sec. 4

R-60 zone; 1 lot; located on Thornapple Street, approximately 360 feet west of Connecticut Ave.; Bethesda-Chevy Chase – *Staff Recommendation: Approval*

3:30 P.M.

OTHER BUSINESS

Item 15 **Approval of Minutes**

G. Russ Item 16 **Zoning Text Amendment No. 06-17** Introduced by the District Council at the request of the County Executive; amend the Zoning Ordinance to define accessibility improvements; to exempt minimum accessibility improvements from setback and lot coverage limits; and generally to amend exemptions from standards for accessibility improvements – *Staff Recommendation: Transmit Comments to the County Council*
(Action required for public hearing of 07/11/06)

Item 17 **ROUNDTABLE DISCUSSION** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

(No public testimony will be taken at this time.)

- Commissioners’ Report
- Director’s Report
- Park Houses
- Rules and Procedures

ADJOURN

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

July

- 25 - 4:00 p.m., Concord Local Park - New Playground Dedication, 7216 Hidden Creek Road, Bethesda
- 29 - 9:00 a.m., Montgomery County Planning Board Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 29 - 1:30 p.m., Montgomery County Planning Board meeting continues - Rockville High School Auditorium, 2100 Baltimore Road, Rockville
- 29 - 5:30 p.m., Montgomery County Planning Board Meeting continues, - County Council , 7th Floor Hearing Room, 100 Maryland Avenue, Rockville
- 4 - **OFFICE CLOSED – Independence Day**
- 5 - 7:15 p.m., East County Citizens Advisory Board, Eastern Montgomery Regional Services Center, 3300 Briggs Chaney Road, Silver Spring
- 6 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring
- 10 - 7:00 p.m., Silver Spring Citizens Advisory Board, Gwendolyn Coffield Community Center, 2450 Laytonsville Road, Silver Spring
- 11 - 10:00 a.m., Retirement Board of Trustees, MRO Conference Room, 8787 Georgia Avenue, Silver Spring
- 11 - 4:30 p.m., Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 12 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 13 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring
- 17 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda
- 18 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
- 19 - 9:30 a.m., Full Commission Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 20 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring
- 20 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring

**You're Invited to Testify on the Intercountry Connector
Thursday, July 13**

Montgomery County Planning Board will hold a public hearing on the **Intercountry Connector (ICC) on Thursday, July 13** at 8787 Georgia Avenue, Silver Spring. **Public testimony will be strictly limited to Two hours**, and speakers are encouraged to sign up in advance by calling 301-495-4600. An approximate Time for the hearing on the ICC, Mandatory Referral #068109-SHA – 1 will be announced June 30.

Copies of the Staff Recommendations to the Planning Board will be available June 3rd online at www.mcparkandplanning.org or at the transportation planning office, located at 8787 Georgia Avenue, Silver Spring in room 105.

For more information on the Planning Board's mandatory referral, those interested may call Dan Hardy at 301-495-4525 or email dan.hardy@mncppc-mc.org. Details on the ICC project are available by contacting Melinda Peters of the State Highway Administration at 866-462-0020 or submitting comments via the Project website at www.iccstudy.org.

**IMPORTANT NOTICE TO CIVIC AND HOMEOWNERS ASSOCIATION LEADERS
HELP US UPDATE OUR DATABASE!**

The Planning Board's Development Review Division is updating our extensive database of more than 1,200 civic and homeowners associations in Montgomery County. You can help us by calling 301-495-4603, any time of day or night, with the current president's name, address, phone number and e-mail address. Thank you for your cooperation. This information will help us to keep you informed of Park and Planning issues concerning your community.