

**MEMORANDUM**

DATE: July 14, 2006  
 TO: Montgomery County Planning Board  
 VIA: Rose Krasnow, Chief *RK*  
 Development Review Division  
 FROM: Michael Ma *Ma*  
 Planning Department Staff  
 (301) 495-4523



REVIEW TYPE: **Site Plan Amendment Review**  
 PROJECT NAME: **Brookdale**  
 CASE #: **8-96026B**  
 APPLYING FOR: Approval site plan amendment to revise  
 the window size and location and to remove a section of the existing two-  
 foot-high terrace in the rear yard home  
 REVIEW BASIS: Required by Preliminary Plan 1-92091 approval condition # 4  
 ZONE: R-60  
 LOCATION: Southwest side of the intersection of Harrison Street and Murray Road,  
 approximately 500 feet north of Western Avenue, in Chevy Chase  
 MASTER PLAN: Bethesda-Chevy Chase  
 APPLICANT: Dale Shields  
 FILING DATE: December 12, 2005  
 HEARING DATE: July 27, 2006

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**STAFF RECOMMENDATION:** Approval of the proposed amendments to Site Plan  
81996026A.

**BACKGROUND**Original Site Plan Approval

Site Plan 8-96026 was approved by the Planning Board with conditions in November 1997 for a one-family detached home on a R-60 zoned lot. The site plan approval requires a site plan amendment for any changes to the approved house location, building footprint, and setbacks.

The Brookdale community expressed a great deal of concern regarding the proposed house when the proposal was reviewed by the Planning Board in 1997. They were concerned that the proposed house

would not be compatible with the existing character of the neighborhood. The Planning Board determined that the compatibility issue was adequately addressed by the placement and size of the house.

#### Site Plan Amendment A

The applicant acquired the property in July 2004 and filed a site plan amendment application in September proposing a larger house with a smaller front yard setback and no garage. The amendment was approved by the Planning Board with conditions on December 16, 2004. The approved site plan includes architectural design of the facades of the proposed house. Any changes to the design would require a site plan amendment.

#### Subject Site Plan Amendment B

The applicant filed the subject site plan amendment 81996026B on December 12, 2005. The amendment proposes several changes to the window sizes and placement and removing a portion of the existing two-foot-high terrace behind the dwelling. A detailed list of the proposed modifications is attached.

#### **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the applicant on December 12, 2005 (attached). It gave the interested parties 30 days to review and comment on the revised plans. Staff received only one inquiry regarding this amendment. Mr. Lewis Junior (4609 Harrison Street) called Michael Ma to make sure that the house will not violate any building setback restriction. Mr. Junior had no problems with the proposed changes to the house.

#### **STAFF RECOMMENDATION**

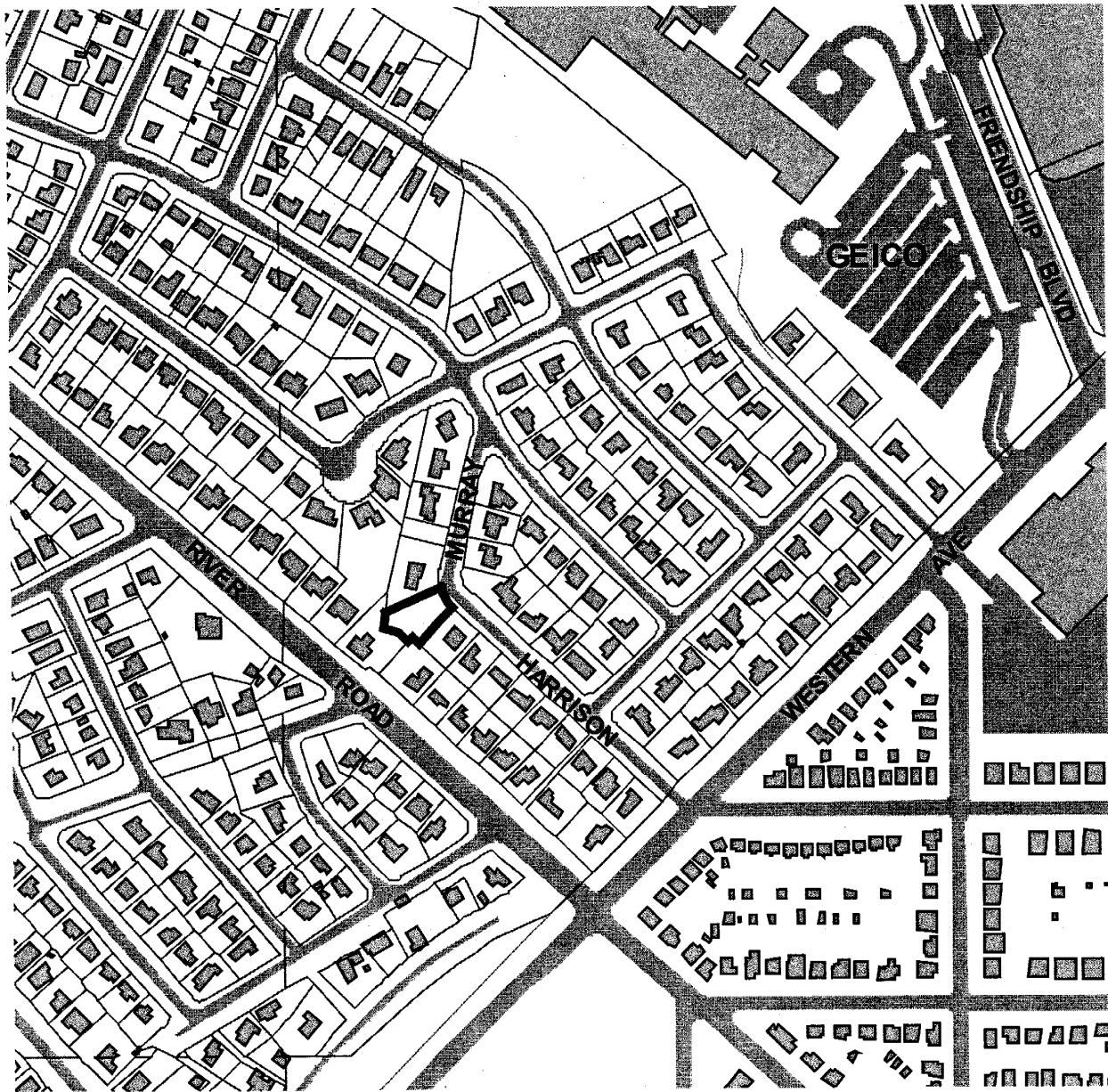
The proposed minor modifications to the house façade design and to the existing terrace wall do not alter the overall design character of the development and do not affect the compatibility of the house and its surrounding neighborhood. Staff, therefore, recommends approval of the site plan amendment 81996026B.

#### **ATTACHMENT**

- A. Vicinity Map
- B. List of the proposed changes

**Surrounding Vicinity**

The subject property is located in the Brookdale neighborhood of Chevy Chase, approximately 500 feet north of Western Avenue and 110 feet east of River Road. It is served by Murray Road and Harrison Street, which form the east boundary of the site. The site is surrounded by a number of R-60 zoned single-family detached homes.



EXPLANATION OF PROPOSED CHANGES—4618 HARRISON STREET,  
CHEVY CHASE, MD**1. Window Changes:****a. Front Elevation:**

NO CHANGES

**b. Left Elevation:**

(i) First Floor: Removed transom window (three  $2^4 \times 1^4$ )  
Added Bay Window (one  $4^0 \times 6^0$  and two  $2^8 \times 5^2$ )

(ii) Second Floor: Added transom window (three  $2^4 \times 1^4$ )  
Added one  $2^8 \times 4^2$  window  
Added one  $2^4 \times 1^4$  window

**c. Right Elevation:**

(i) First Floor: Removed two  $1^0 \times 3^0$  transom windows  
Added three  $2^8 \times 6^2$  windows with elliptical arches  
Added 5ft French door w/1ft transom  
Added fireplace chase, or cantilever firebox ( $4^0 \times 2^0$ )

(ii) Second Floor: Removed one  $2^8 \times 5^2$  window

**d. Rear Elevation:**

(i) First Floor: Removed two  $2^8 \times 6^2$  windows  
Added two  $2^8 \times 6^2$  windows w/elliptical arches

(ii) Second Floor: Removed  $4^0 \times 2^0$  transom window  
Added two  $2^8 \times 5^2$  windows

**2. Landscape Plan Changes:**

Rear Yard: Approximately 5ft from right rear corner of house a portion of 2 foot high stone terracing to be removed, roughly six feet long, for the purpose of creating an access point to rear yard.

NOTICE OF APPLICATION  
ADJACENT AND CONFRONTING PROPERTY OWNERS  
APPLICATION TO BE CONSIDERED BY  
THE MONTGOMERY COUNTY PLANNING BOARD

**SITE PLAN AMENDMENT 8-96026A**

Sent to: Adjacent and Confronting Property Owners and All Parties of Record for approved Site Plan 8-96026A.  
Name of Plan: Brookdale  
Current Zoning: R-60  
Area/Lot included: 1  
Address: 4618 Harrison Street

Dear Property Owner:

The above-referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code.

The intent of the amendment is to 1) correct an architectural error with regard to window size and placement and 2) to delete a portion of 2ft tall terracing directly behind the dwelling as shown on the accompanying plans.

Several of these changes are a direct result of both the agreed upon brick to grade on all sides, which required brick-arches on a few windows for support; and 2) the reduction of the second floor from 9ft ceiling heights to 8ft ceiling heights, necessitating a change in window type and placement. Attached is a letter explaining and listing the proposed changes.

A copy of the proposed plan is enclosed. You are asked to present any comments on or before **January 14th, 2006**. Please direct questions, concern or comments to **Mr. Michael Ma** in the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910. Mr. Michael Ma may also be contacted by phone at 301-495-4523.

Sincerely,

Dale Shields