



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED  
MINUTES**

Following a scheduled Planning Board tour of Washington Grove, the Montgomery County Planning Board met in regular session on Thursday, May 28, 2015, at 12:14 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:51 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González.

Items 1A, 1C, 1D, Items 2 through 5, and Items 7, 6, and 8, discussed in that order, are reported on the attached agenda.

Items 1B and 9 were postponed.

There being no further business, the meeting was adjourned at 2:51 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 4, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, May 28, 2015**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Kingswell Preliminary Plan No. 120110270 - MCPB No. 15-50

**BOARD ACTION**

**Motion: PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Adopted the Resolution cited above, as submitted.**

**\*B. Record Plats**

~~Subdivision Plat No. 220150950, Cabin Branch  
MXPB zone, 3 lots and 2 parcels; located in the southwestern quadrant of the Clarksburg Road and I-  
270 interchange; Clarksburg Master Plan. —~~ **POSTPONED**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**        **This Item was postponed.**

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**        **There were no Other Consent Items submitted for approval.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of May 14, 2015

**BOARD ACTION**

**Motion:**                **PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea:**                **5-0**

**Nay:**

**Other:**

**Action:**        **Approved Planning Board Meeting Minutes of May 14, 2015, as submitted.**

**2.        Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

**Parks Director's Report** – Parks Department Director Michael Riley briefed the Board and discussed the following Parks Department events and activities: the upcoming dedication of Evans Parkway Neighborhood Park scheduled for Saturday, June 6; the Wednesday, May 27 bi-monthly meeting of the Montgomery Parks Foundation Board, and the status of the search for a new Executive Director; the status of the ongoing Josiah Henson Capital Campaign; the recent hire of Suchi Vera as the new Management Services Division Chief; the pending implementation of Active Montgomery, a consolidated program registration system for the use of public facilities, parks, and recreation facilities, which is scheduled to go live in July; the Dig and Draw event scheduled for Saturday, June 6 at Ellsworth Urban Park in Silver Spring; the Taste of Wheaton event scheduled for Sunday, June 7 at Grandview Avenue and Reddie Drive; a day-use area environmental art installation event at Little Bennett Regional Park scheduled for Saturday, June 13; and the Transit Day event scheduled for Saturday, June 13 at the National Trolley Museum.

There followed a brief Board discussion.

### **3. FY15 Budget Transfer Request from the Department of Parks**

*Staff Recommendation: Approval*

#### **BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to approve the Budget Transfer Request cited above.**

Parks Department staff briefed the Board regarding a requested FY15 Budget transfer of \$857,100 from the Personnel budget category to the Supplies and Materials category. Any budget transfer request over \$50,000 requires Planning Board approval. According to staff, Department of Parks is expecting an estimated FY15 Personnel Budget savings of \$857,100 due to delays in filling

vacancies. The funds will be utilized for fleet management and repair, unexpected renovations to the Parkside building, and a Capital Improvements Program lead paint abatement project.

There followed a brief Board discussion with questions to staff.

**4. FY15 Budget Transfer Request from the Planning Department**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to approve the Budget Transfer Request cited above.**

Planning Department staff briefed the Board regarding a requested FY15 Budget transfer of \$1,542,000 from the Personnel Services budget category to the Services, Supplies, and Capital Outlay budgets categories. Any budget transfer request over \$50,000 requires Planning Board approval. According to staff, the Planning Department is expecting an estimated FY15 Personnel Budget savings of \$1,900,000 due to delays in filling vacancies. The funds will be utilized to address maintenance, security, safety, and energy-efficiency issues at the Montgomery Regional Office.

There followed a brief Board discussion with questions to staff.

**\*5. Ingleside, Preliminary Plan 120140140 --** Request to create three (3) lots from 1 un-platted parcel; located at 17720 New Hampshire Avenue on the south side of New Hampshire Avenue 0.20 miles south of Ashton: the property is surrounding by detached single family residential development on all sides; 6.17 acres; R-200 zone; Sandy Spring/Ashton Master Plan

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action:        **Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.****

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to create three lots from one unplatted parcel. The 6.17-acre parcel is located on the south side of New Hampshire Avenue (MD 650), approximately 0.2 miles southeast of the intersection with Olney-Sandy Spring Road (MD 108), and is zoned Residential in the 1998 Sandy Spring/Ashton Master Plan area. The applicant proposes to create three lots for single-family dwelling units, lot 1 at 0.87 acres, lot 2 at 1.23, and lot 3 at 3.93 acres, which is currently improved with an existing single-family dwelling unit that will remain on the lot. All three lots will be served by public water and sewer. The applicant plans to retain lots 2 and 3 and sell lot 1. Lot 1 currently fronts and has vehicular access to MD 650. Lots 2 and 3 will share access through a proposed extension of Crystal Spring Terrace that will connect Crystal Spring Drive to the western boundary of the property. The proposed extension is currently platted as a 50-foot, unconstructed right-of-way. Crystal Spring Terrace extended will terminate on the property in a T-turnaround. According to staff, an agreement between Montgomery County Department of Transportation (MCDOT) and the previous owner of the property allowed the right-of-way to remain unconstructed. In return, the previous owner entered into a covenant with Montgomery County requiring any owner of the property to pave the unconstructed right-of-way upon subdivision of the property. Staff noted that although MCDOT would prefer proposed Crystal Spring Terrace extended to terminate in a cul-de-sac, the applicant revised the original plan and submitted the current design exception, which MCDOT has deemed acceptable. Staff added that any additional lots proposed through future subdivision may require additional dedication and road construction.

Mr. David Gardner, attorney representing the applicant, Ms. Jacqueline McGroarty, also present, offered comments and concurred with the staff recommendation.

Ms. Jacqueline McGroarty also offered comments.

There followed extensive Board discussion with questions to staff and Mr. Gardner.

**7.        Sectional Map Amendment for the Sandy Spring Rural Village Plan** —Request for written comments from the Planning Board to the District Council on the SMA that will be part of the public record

*Staff Recommendation: Approval of Sectional Map Amendment*

**BOARD ACTION**

**Motion:                WELLS-HARLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea:                5-0**

**Nay:**

**Other:**

**Action: Received briefing and approved staff recommendation for approval to file a Sectional Map Amendment for the Adopted Sandy Spring Rural Village Plan with the District Council.**

**6. Silver Spring Retirement Residence Preliminary Forest Conservation Plan and Special Exception**

**\*A. Preliminary Forest Conservation Plan S-2882:** Request for a domiciliary care facility consisting of 148 units (161 beds) for seniors in the R-200 zone on 4.6 acres; located at 13716 New Hampshire Avenue, Silver Spring, within the 1997 White Oak Master Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Board of Appeals S-2882:** Special Exception Request for a domiciliary care facility consisting of 148 units (161 beds) for seniors in the R-200 zone on 4.6 acres; located at 13716 New Hampshire Avenue, Silver Spring, within the 1997 White Oak Master Plan area.

*Staff Recommendation: Denial*

**(Note: Hearing Examiner Public Hearing scheduled for June 15, 2015)**

**BOARD ACTION**

**Motion: PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Action: Approved the applicant's request for a deferral.**

Planning Department staff offered a multi-media presentation and discussed a Special Exception request and an associated Preliminary Forest Conservation Plan request regarding the proposed construction of a retirement residence. The 4.46-acre property is located on New Hampshire Avenue (MD 650), approximately 275 feet north of the intersection with Notley Road, and zoned Residential within the 1997 White Oak Master Plan area. The site is currently improved with a two-story single-family dwelling unit and a detached two-car garage.

Staff noted that the Planning Board is required to make a recommendation to the Hearing Examiner prior to a hearing scheduled for June 15, 2015. According to staff, the property contains no onsite existing forest or environmental features. The applicant is requesting a variance for the removal of two trees, which the applicant proposes will be mitigated with six onsite tree plantings.

The applicant is requesting the Special Exception in order to construct a 148-unit, four-story residential senior-care facility to provide minor services and support to residents 55 years and older. Two points of vehicular access to MD 650 will be provided by a circular driveway. The proposed 48-foot structure will be approximately 165 feet wide and 420 feet long. Staff noted that although the use proposed by the project is in compliance with the current Master Plan, the bulk of the proposed structure, particularly the 48-foot height and the 420-foot length, is incompatible with the existing

surrounding development. For this reason, staff recommended that the Planning Board transmit a recommendation of denial to the Hearing Examiner.

**6. Silver Spring Retirement Residence Preliminary Forest Conservation Plan and Special Exception**

CONTINUED

Mr. Bob Harris, attorney representing the applicant, offered comments and disagreed with the staff recommendation, arguing that the proposed plan does meet current Master Plan requirements and should be approved as is.

Mr. Dan Roach, member of the applicant’s team, offered a multi-media presentation and discussed the proposed project, noting that the size of the proposed building allows for the critical mass necessary to support the facility financially. Mr. Roach also noted that the applicant has added additional plantings for screening, and that 140 feet to 290 feet of buffer exists between the facility and the nearest residences. Mr. Roach added that the applicant is willing to reduce a portion of the proposed building to three stories.

The following speakers offered testimony: Mr. Daniel Wilhelm, representing the Greater Colesville Civic Association; Mr. Ed French of Orchard Way; Mr. Charles Lazar of Orchard Way; and Mr. Zachary Parzow of Notley Road.

Following extensive Board discussion with questions to staff and Messrs. Harris and Roach, Mr. Harris requested a deferral and stated that the applicant would withdraw from the June 15 scheduled Hearing Examiner meeting.

**\*8. Washington Science Center, 6000 Executive Boulevard, Limited Site Plan Amendment No. 81973005B** -- Limited Site Plan Amendment to increase floor area on the top floor of an existing building. Located at 6000 Executive Boulevard in White Flint; 6.78-acre site zoned Employment Office (EOF) in the North Bethesda Garrett Park Master Plan area.

*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/WELLS-HARLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Limited Site Plan Amendment cited above, and adopted the attached Resolution.**



Planning Department staff offered a multi-media presentation and discussed a proposed Limited Site Plan Amendment request to add 12,857 square feet to the top floor of an existing building and to modify the current minimum parking requirement. The 141,429 square-foot building is located on a 6.78-acre site on Executive Boulevard and zoned Employment/Office in the North Bethesda-Garrett Park Mater Plan area. The applicant proposes to expand the floor area of the seventh floor, which is currently setback approximately 24 feet from the sixth floor, by extending the seventh floor walls to the outer façade. The applicant is also requesting to replace two existing parking spaces with lockers for long-term bicycle parking.

Mr. Joshua Sloan, member of the applicant’s team, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

**9. ~~Subdivision Regulations Rewrite~~ ~~Worksession No.1~~ **POSTPONED****

*~~Staff Recommendation: Discuss and Provide Guidance to Staff~~*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This Item was postponed.**