



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

MCPB No. 15-135
Preliminary Plan No. 11999034E
Alvermar Woods
Date of Hearing: November 12, 2015

NOV 16 2015

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, by Opinion dated February 4, 1999, the Planning Board, approved Preliminary Plan No. 119990340, creating two lots on 4.17 acres of land in the RE-2 Zone, located at the southwest corner of the intersection of River Road and Riverwood Drive, in the Potomac Subregion Master Plan ("Master Plan") area; and

WHEREAS, on December 16, 2008, Kambiz Kazemi ("Mr. Kazemi"), filed an application for approval of an amendment to the previously approved preliminary plan to remove onsite Category I conservation easement from Lot 17, Alvermar Woods known as 10410 Riverwood Drive, one of the lots created by Preliminary Plan No. 119990340, and mitigate offsite outside the watershed, which was designated Preliminary Plan No. 11999034A; and

WHEREAS, on October 21, 2010 the Planning Board held a public hearing on Preliminary Plan No. 11999034A, which it denied by resolution MCBP No. 10-148, dated July 28, 2011; and

WHEREAS, on July 31, 2011, Mr. Kazemi filed another application for approval of an amendment to the previously approved preliminary plan to remove onsite Category I conservation easement from Lot 17 and mitigate partially onsite and partially offsite within the same watershed, which was designated Preliminary Plan No. 11999034B, Alvermar Woods, Lot 17 ("Preliminary Plan", "Amendment", or "Application"); and

WHEREAS, on October 3, 2013 the Planning Board held a public hearing on Preliminary Plan No. 11999034B, which it approved by resolution MCBP No. 13-148, dated October 16, 2013; and

WHEREAS, on April 2, 2014, Mr. Kazemi filed another application for approval to amend the previously approved preliminary plan to remove all onsite Category I

Approved as to
Legal Sufficiency:

 11/5/15

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
M-NCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

conservation easement from the Lot 17 and mitigate offsite outside the watershed, which was designated Preliminary Plan No. 11999034C; and

WHEREAS, on July 17, 2014 the Planning Board held a public hearing on Preliminary Plan No. 11999034C, which it denied by resolution MCPB No. 14-63, dated November 6, 2014; and

WHEREAS, on October 31, 2014, Mr. Kazemi filed another application for approval to amend the previously approved preliminary plan to remove all onsite Category I conservation easement from Lot 17 and 1,008 square feet of Category I conservation easement from Lot 16 and mitigate offsite outside the watershed, which was designated Preliminary Plan No. 11999034D; and

WHEREAS, on December 4, 2014, the Planning Board held a public hearing on Preliminary Plan No. 11999034D, which it approved by resolution MCPB No. 14-117, dated December 10, 2014; and

WHEREAS, on July 29, 2015, Mehdi Mirzaie ("Applicant") filed an application for approval to amend the previously approved preliminary plan to remove all remaining onsite Category I conservation easement, 13,442 square feet, from Lot 16 ("Subject Property") and mitigate offsite, which was designated Preliminary Plan No. 11999034E; and

WHEREAS, following review and analysis of the Application by the Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October 30, 2015, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 12, 2015, the Planning Board held a public hearing on the Application, at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 11999034E to remove a total of 13,442 square feet of Category I Conservation Easement from the Subject Property subject to the following conditions:¹

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successors in interest to the terms of this approval.