

Item #5



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

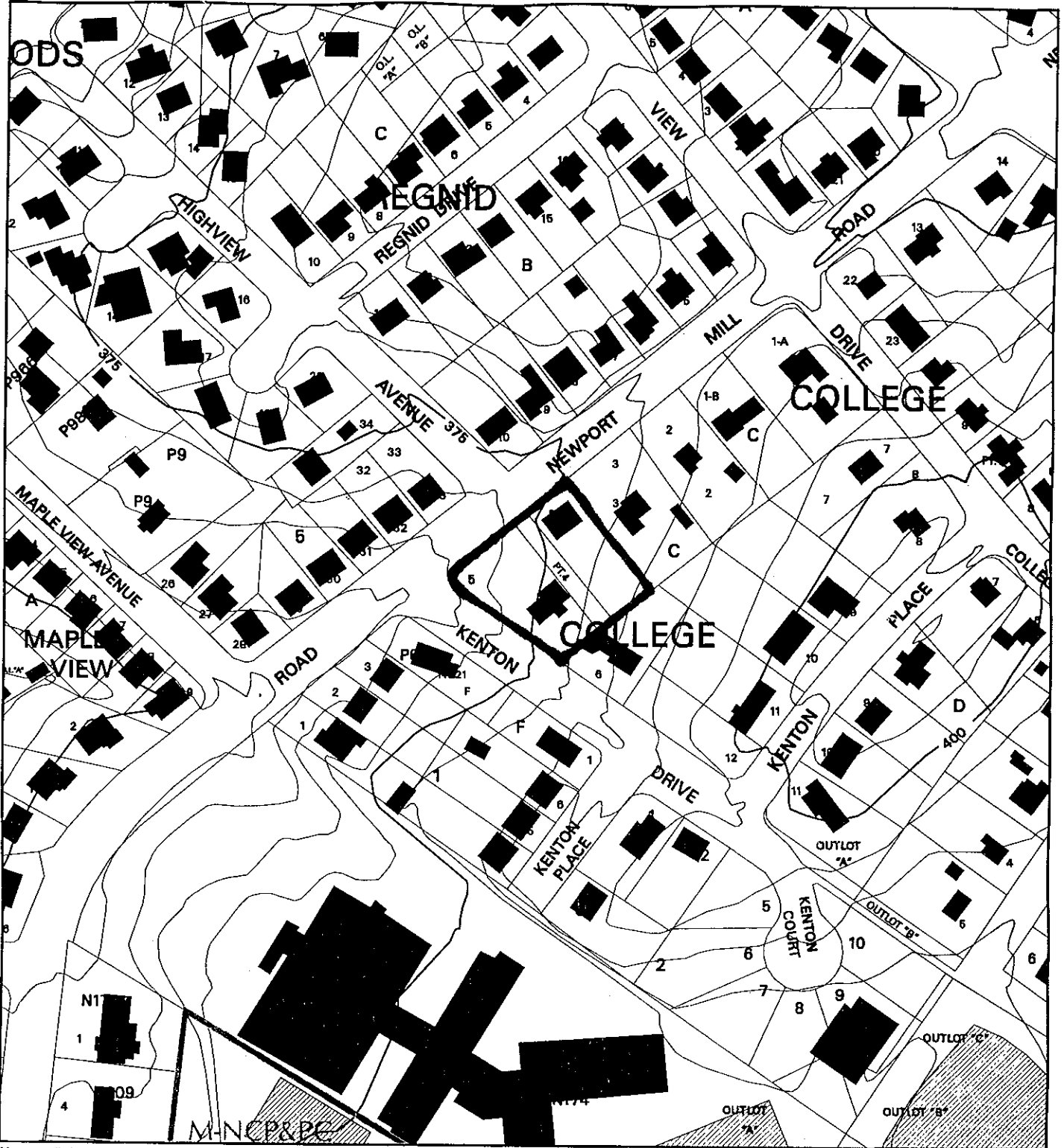
DATE: November 29, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for December 06, 2001.

Attached are copies of plan drawings for Items #04, #05, #06, #07, #08, #09. These subdivision items are scheduled for Planning Board consideration on December 06, 2001. The items are further identified as follows:

- Agenda Item #04 - Preliminary Plan 1-02036
Dailey Tract
- Agenda Item #05 - Preliminary Plan 1-02013
College View
- Agenda Item #06 - Preliminary Plan 1-01060
Spencer Farm
- Agenda Item #07 - Preliminary Plan 1-87012E
North Village
- Agenda Item #08 - Preliminary Plan 1-02012
Morrison Property
- Agenda Item #09 - Pre Preliminary Plan 7-02010
Huntington Terrace

Attachment

VICINITY MAP FOR
COLLEGE VIEW (1-02013)



Map compiled on September 17, 2001 at 12:07 PM | Site located on base sheet no - 214NW03

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.

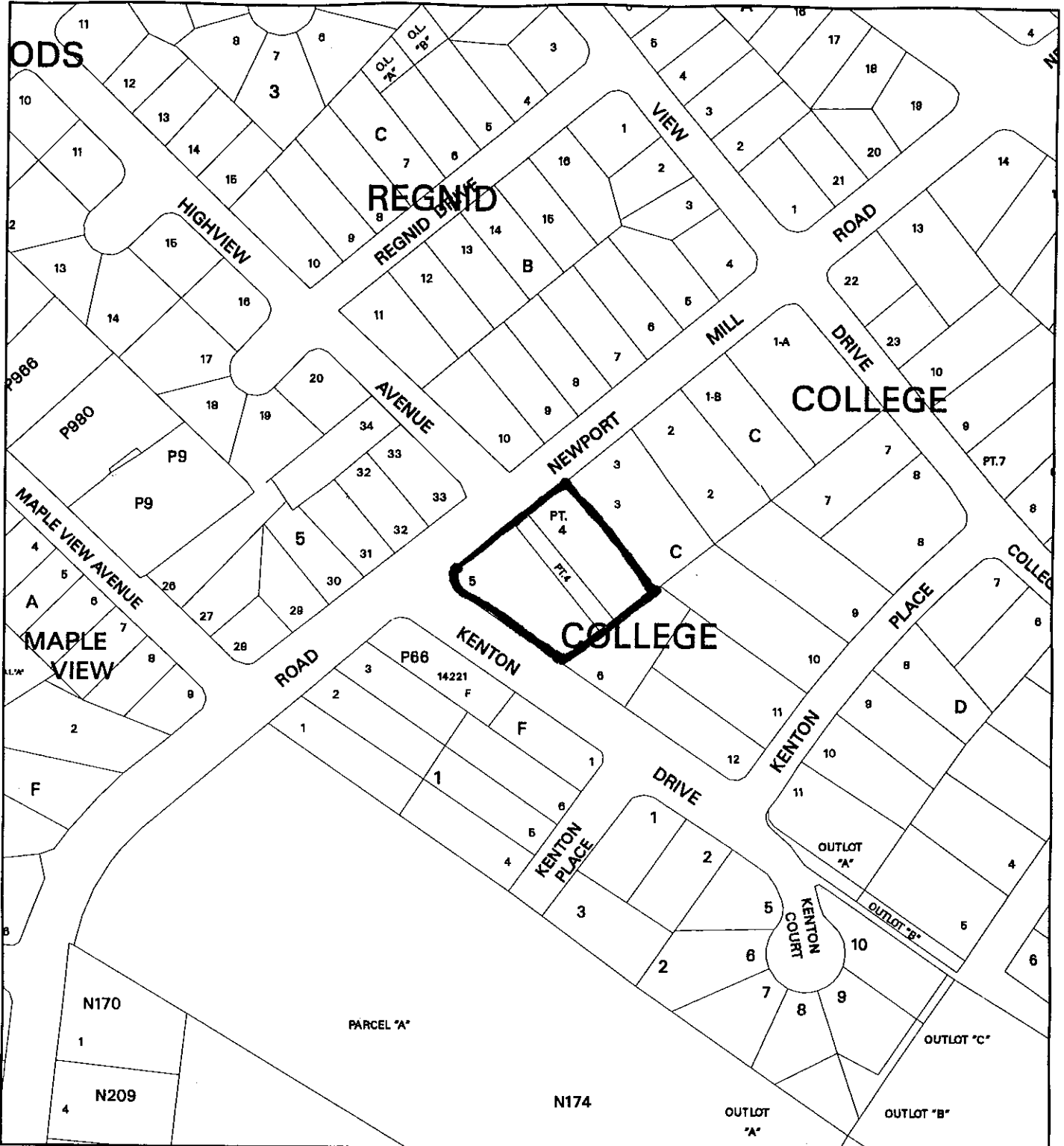
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Key Map



1 : 2400

VICINITY MAP FOR
COLLEGE VIEW (1-02013)



Map compiled on September 17, 2001 at 1:01 PM | Site located on base sheet no - 214NW03

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Key Map



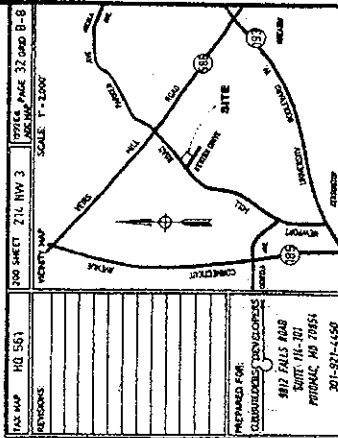
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1 : 2400

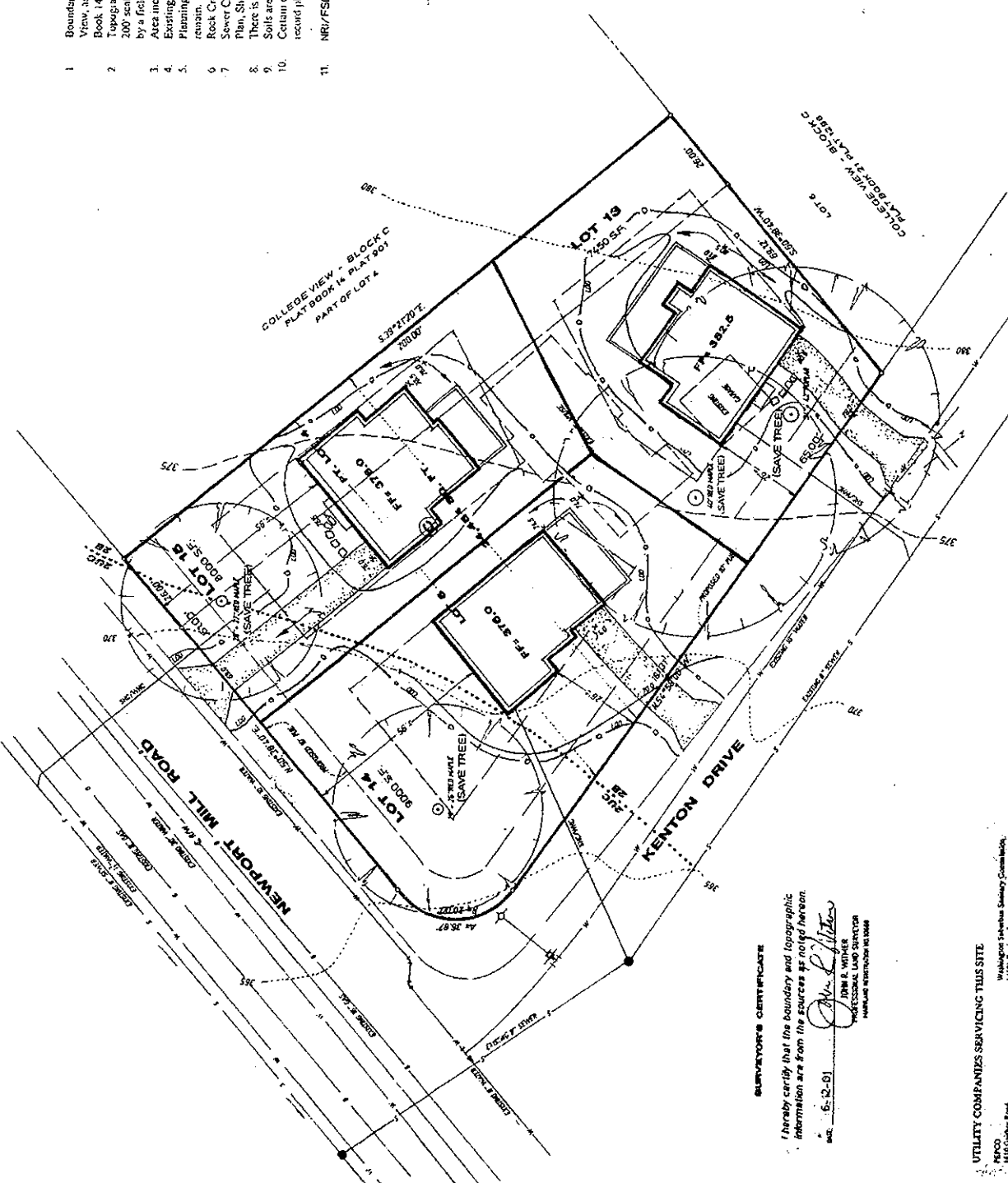
NOTES

1. Boundary, as shown, from a record plan which includes Lots 4 & 5 Block C, College View, as recorded among the Land Records of Montgomery County, Maryland in Plat Book 14 as Plat 901
2. Topography, as shown, from MNCR&PC aerial photography, MCMAPS No. 714 NW 1, 200' scale, 5' contour interval with the existing house, garage and trees located by a field survey by this office dated July 2000.
3. Area included in this plan is 24,453 sq. ft.
4. Existing zoning is R-40 (6,000 sq. ft. minimum lot size).
5. Planning area 31-Kensington-Wheaton Master Plan which indicated the R-40 zoning to remain.
6. Rock Creek Watershed Hydrologic Area 8
7. Sewer Category is S-1, water category W-1 as shown on the 10 year Sewer and Water Plan, Sheet D
8. There is no flood plain on the site.
9. Soils are from Montgomery County Soils Survey Sheet 24
10. Certain elements shown hereon are subject to change at time of a final survey and a record plat.
11. NR/FSD 4-01032 Approved 8-25-00



PRELIMINARY SUBDIVISION PLAN LOTS 13, 14 & 15 - BLOCK C COLLEGE VIEW THIRTEENTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	W WITNER ASSOCIATES, LLC Land Surveying, Land Planning & Design 114-A Ringgold Drive, Rockville, MD 20850 Tel: (301) 306-4400 Fax: (301) 306-4407
TITLE: PRELIMINARY SUBDIVISION PLAN DATE: JUNE 2001 SCALE: 1" = 20' SHEET NO. 1 OF 1	PROJECT NO. 00546 A

102018
 THE MOUNTAIN
 JUL 31 2001
 WITNER ASSOCIATES, LLC



SURVEYOR'S CERTIFICATE

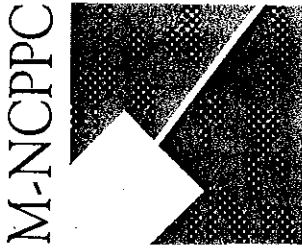
I hereby certify that the boundary and topographic information are from the sources as noted hereon.

JUNE 12, 2001
 JOHN R. WITNER
 SURVEYOR

UTILITY COMPANIES SERVICING THIS SITE

- PECO
 1110 Goshop Road
 Rockville, MD 20850
- Washington Electric Supply Commission
 1400 Sunkist Lane
 Lanham, MD 20787
- Comcast
 20 West Goshop Drive
 Rockville, MD 20850
- Verizon
 Distribution Services - Stationing
 10000 Rockville Pike
 Rockville, MD 20850

- BUILDING SETBACKS: FRONT: 95'
 SIDE: 85' (BY MINIMUM 1)
 REAR: 20'
 FRONTAGE: 60' AT BUILDING LINE or 25' AT STREET
 * OR ESTABLISHED BUILDING LINE



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

ITEM# 5

DATE: 12/4/01

MEMORANDUM

DATE: November 30, 2001

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief *JRD*
Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587 *AMS*
Richard A. Weaver, Senior Planner (301) 495-4544
Planning Department Staff

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Existing Lot 5 and Part of Lot 4 – Block C, College View
Subdivision Into Three (3) lots

PROJECT NAME: College View

CASE #: 1-02013

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations, and
Resubdivision Criteria

ZONE: R-60

LOCATION: Southeast Corner Newport Mil Road and Kenton Drive

MASTER PLAN: Kensington-Wheaton

APPLICANT: GB Builders - Developers

FILING DATE: August 23, 2001

HEARING DATE: December 4, 2001



STAFF RECOMMENDATION: Approval of Two (2) Lots Only, Pursuant to Section 50-29 (b)(2),
Montgomery County Subdivision Regulations, and Subject to the Following Conditions:

Conditions Cont.

- (1) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (2) Coordinate with the technical staff for the purpose of providing tree protection and preservation measures prior to, during, and after construction
- (3) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (4) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (5) Necessary easements

CONFORMANCE TO CHAPTER 50-29(b)(2)

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

"Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff has provided a description of the area analyzed under the resubdivision criteria and has also provided an illustration which delineates the neighborhood.

PREVIOUS PLANNING BOARD ACTION:

On February 1, 2001, staff presented the same preliminary plan to the Planning Board (1-01024). At that hearing, the Board recommended denial of the three-lot layout. The Board discussed the neighborhood identified by staff and supported the defined neighborhood provided for comparison. Reasons cited by Board members for their denial recommendation included: proposed lots too narrow; proposed lots were too small, given large lots adjacent to the property along Newport Mill Road; and that the possibility that approval of this resubdivision would set a precedent for others in the immediate area.

PROJECT DESCRIPTION:

This is a request to resubdivide an existing lot and part of a lot, totaling 24,453 square feet, into three lots. The property is zoned R-60 which requires a minimum lot of 6,000 square feet. The proposal would create lots of 9,000, 8,000 and 7,500 square feet and requires the removal of the existing house

and garage. Two lots would have frontage on Newport Mill Road with one lot fronting Kenton Avenue. Some mature trees could be saved with careful grading; a number, however, will need to be removed to accommodate the three lots.

SITE DESCRIPTION:

The subject property is located in the College View subdivision, originally recorded by plat in 1938. Lots across Newport Mill Road from the subject site were recorded in 1958. The neighborhood subdivisions are well established with existing homes and mature trees. A single-family residence with a detached garage currently occupies the site. Newport Mill Road is a primary residential road, which provides interconnection between Veirs Mill Road and Connecticut Avenue. Kenton Drive is a secondary residential road that terminates in a cul-de-sac approximately 600 feet to the southeast of the subject property. As such, the vehicular access to this property is primarily via Newport Mill Road.

NEIGHBORHOOD DELINEATION:

In defining the neighborhood, staff gave consideration to vehicular access to the overall neighborhood. The neighborhood includes those recorded, whole lots along Newport Mill Road from Maple View Avenue and extending two lots past the subject property to the east. The neighborhood includes lots along Kenton Drive to the south of the subject property. With vehicular access to this site provided mainly from Newport Mill Road, staff and the Board were comfortable with the neighborhood being skewed towards lots fronting on Newport Mill and including those lots that abut and confront the subject property on Kenton Avenue.

DISCUSSION:

Applicant's Proposal

This request is to create three lots that staff has examined for consistency with the subdivision criteria. Within this neighborhood lot patterns vary. In the immediate vicinity of the subject property, the lots are more consistent in size. The smallest lot being Lot 28, Blk 5 at 6,429 square feet and located on the north side of Newport Mill Road at the intersection with Maple View Avenue. To the north and east of the subject property along Newport Mill Road, the lots sizes, widths, areas, and frontages tend to increase. The largest lot, at 20,000 square feet (Lots 3 Blk. C), is one lot removed from the subject property to the east. The narrowest lot widths and frontages occur on Lots 1, 2 and 3 Blk. 1 (50ft.) on the south side of Newport Mill Road at the intersection of Veirs Mill Road. The largest lots, (Lots 3 and 6 Blk.C), have the greatest dimensions (frontage, area and width) of all lots in the neighborhood.

In its deliberations on February 1, 2001, the Planning Board was concerned that the proposed lots did not meet the resubdivision criteria due to their relative small size when compared to the defined neighborhood. The Board discussed the larger lots within Block C, south and east of Newport Mill Road. Lots 3 and 6 Blk. C, with sizes of 20,000, and 14,761 square feet respectively and frontages of 100 and 110 feet respectively are considerably larger than the lots in Block 1 and 5. The final decision of the Board to deny the application was based, in part, on the premise that the proposed three-lot layout did not substantially meet the resubdivision criteria. Rather, the three lots were significantly in the lower end of the range of dimensional characteristics of the defined neighborhood, especially when compared to those lots within the same Block as the subject property.

Staff's Proposal

Staff has prepared a two-lot proposal for which it is recommending approval. The staff proposal would create one lot fronting on Newport Mill Road and one lot on Kenton Avenue. The lot sizes are 15,600 square feet for the lot on Newport Mill Road and 8,850 square feet for the lot on Kenton Avenue. Useable area, frontage, widths, alignments and shapes (see tabular summary) of the two lot proposal are consistent with the dimensional characteristics of the larger lots found in Block C. Given the guidance of the Planning Board at the February 1 hearing, the staff proposal attempts to provide an alternative that allows better transition of lot sizes from the smaller lots in Blocks 1 and 5 to the larger lots within Block C.

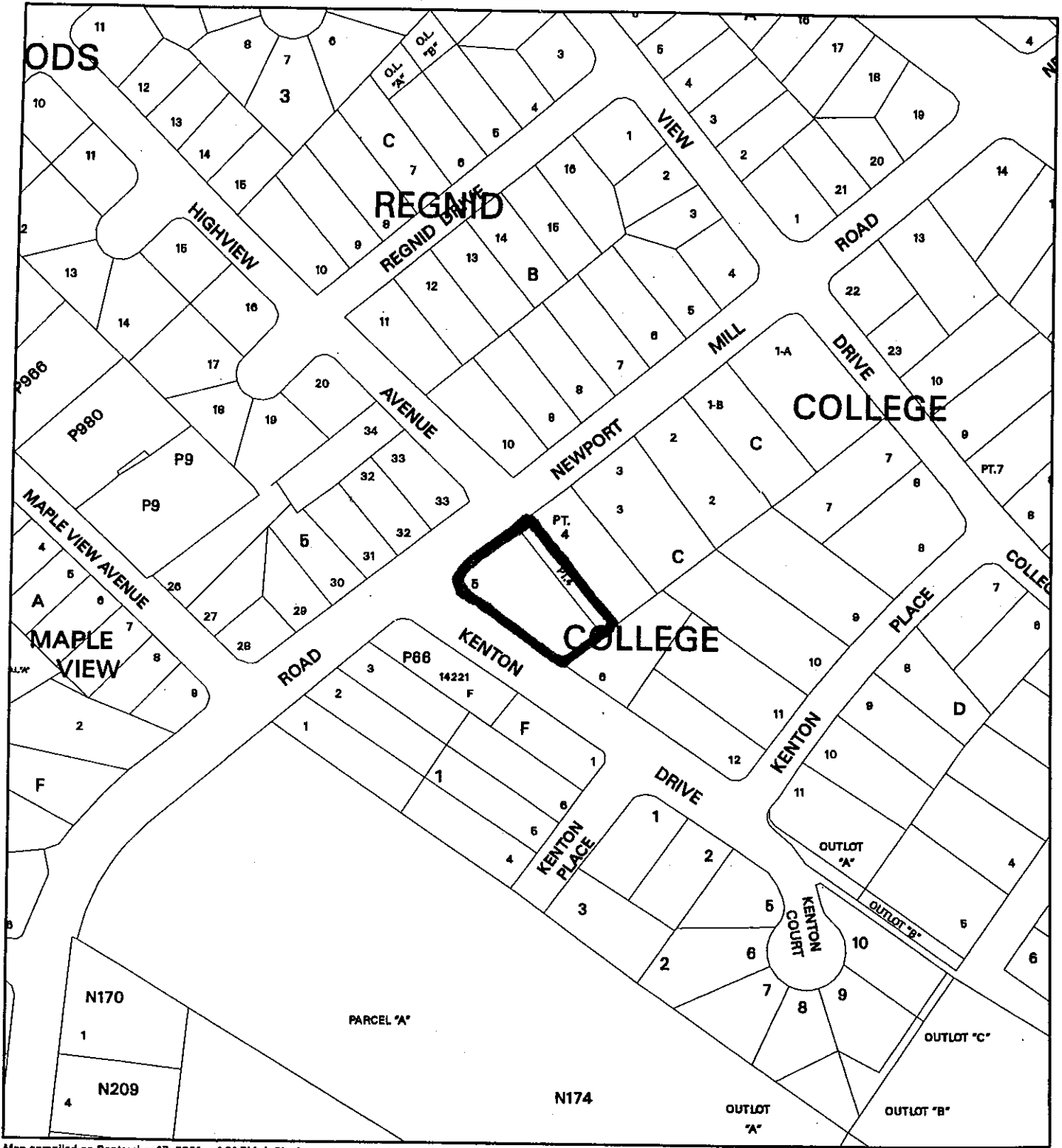
CONCLUSION:

The staff recommendation for two lots for this resubdivision meets the criteria outlined in Section 50-29(b)(2) and is consistent with the direction of the Planning Board from the previous hearing on preliminary plan 1-01024. Staff recommends approval of this application with the conditions cited above.

Attachments

Vicinity Development Map	5
Neighborhood Delineation Map	6
Applicant's Three (3) Lot Development Plan	7
Staff's Two (2) Lot Development Plan (Vicinity)	8
Staff's Two (2) Lot Development Plan	9
Tabular Summary	10 - 11

VICINITY MAP FOR
COLLEGE VIEW (1-02013)



Map compiled on September 17, 2001 at 1:01 PM | Site located on base sheet no - 214NW03

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NEIGHBORHOOD

VICINITY MAP FOR

COLLEGE VIEW (1-01024)



Map compiled on November 15, 2000 at 2:32 PM | Site located on base sheet no - 214NW03

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Key Map



N



Research & Technology Center



1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

4787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR
COLLEGE VIEW



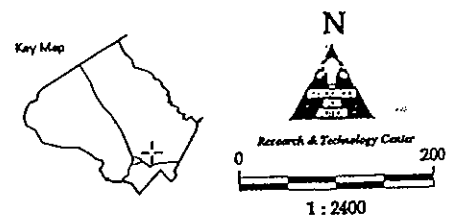
Map compiled on November 16, 2000 at 2:32 PM | Site located on base sheet no - 214NW03

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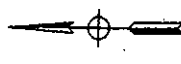
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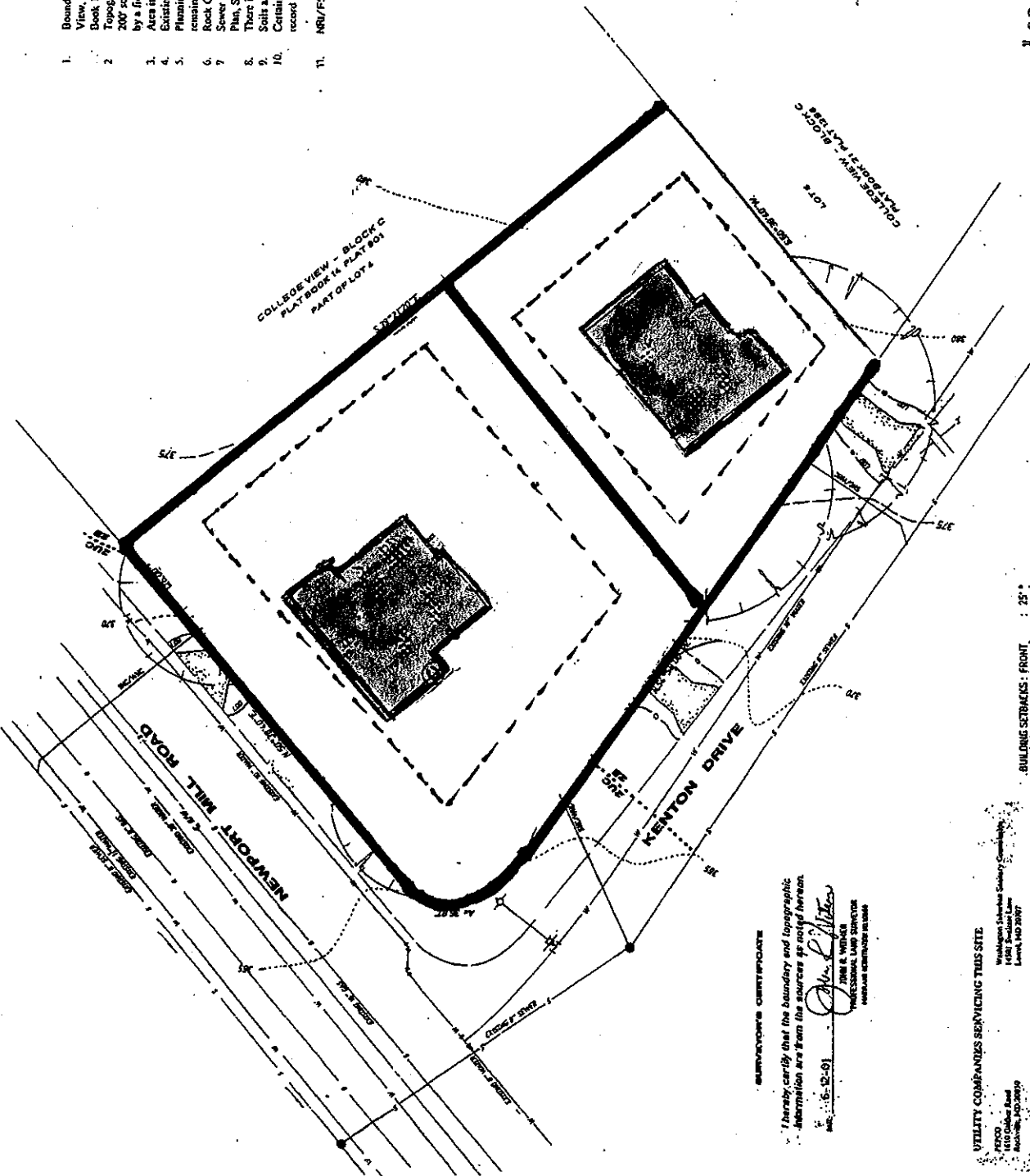
NOTES

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2. Topography, as shown, from MNC&PC aerial photography, MCMAIPS No 214 NW 1, 2007 scale, 5' contour interval with the existing house, garage and trees located by a field survey by this office dated July 2000.
3. Area included in this plan is 24,453 sq. ft.
4. Existing zoning is R-60 (6,000 sq. ft. minimum lot size).
5. Planning area 31-Kensington-Wheaton Master Plan which indicated the R-60 zoning to remain.
6. Rock Creek Watershed-Hydrologic Area 8.
7. Sewer Category is S-1, water category W-1 as shown on the 10 year Sewer and Water Plan, Sheet D.
8. There is no flood plain on the site.
9. Soils are from Montgomery County Soils Survey Sheet 24.
10. Certain elements shown herein are subject to change at time of a final survey and/or record plat.
11. NRI/FSD 4-01032 Approved 8-25-00



<p>100 ACRES 214 NW 3 MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 200'</p>	<p>100 ACRES 214 NW 3 MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 200'</p>
<p>PREPARED FOR: COLLEGE VIEW DEVELOPERS 9817 TAILS ROAD SUITE 101-201 PINEBLISS, MD 21135 301-571-4150</p>	<p>PRELIMINARY SUBDIVISION PLAN COLLEGE VIEW THIRTEENTH ALLECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>
<p>DATE: JUNE, 2001 SHEET NO. 1 of 1</p>	<p>SCALE: 1" = 20'</p>

102013
DATE: JUL 31 2001
WITMER ASSOCIATES



WITMER ASSOCIATES
102013
DATE: JUL 31 2001

BUILDING SETBACKS:
FRONT: 25'
SIDE: 41' (IF MINIMUM)
REAR: 10'
FRONTAGE: 55' AT STREET
OR ESTABLISHED BUILDING LINE

UTILITY COMPANIES SERVICING THIS SITE
Potomac Electric Power Co.
Washington Suburban Safety Company
Annapolis, MD 21401
Crescent
Rockville, MD 20850
Montgomery County
Annapolis, VA 21417
Washington Suburban Safety
Annapolis, MD 21401

Subdivision	Block No.	Lot No.	Plat Book & Plat No.	Date Recorded	Original Subdivision	Resubdivision	Frontage	Alignment	Size	Shape	Width	Area
College View	C	3	14/901	1938	Yes	No	100' Newport Mill Rd.	Parallel w/Street	20,000	Rectangular	100'	11,250 sf
"	C		51/8342	1944	No	Yes	100' Newport Mill Rd.	Parallel w/Street	14,430	Rectangular	74'	7,500 sf
"	C	6	21/1298	1940	Yes	No	110' Kenton Dr.	Parallel w/Street	14,761	Pic	80'	5,500 sf
"	F	1	66/5979	1960	Yes	No	Corner Lot 155' Kenton Dr. 70' Kenton Place	Parallel w/Street	10,874	Rectangular	70' Kenton Place 155' Kenton Dr.	3,500 sf
"	1	1	44/3268	1952	Yes	No	57' Newport Mill	angled from street	11,750	Trapezoidal	57'	5,600 sf
"	1	2	44/3268	1952	Yes	No	57' Newport Mill	angled from street	10,916	Trapezoidal	57'	5,200 sf
"	1	3	44/3268	1952	Yes	No	57' Newport Mill	angled from street	10,085	Trapezoidal	57'	4,800 sf
Hammond Wood	5	28	61/5227	1958	Yes	No	Corner Lot 72' Mapleview Drive 84' Newport Mill Rd.	parallel with street	6,429	Rectangular	90'	1,400 sf
"	5	29	61/5227	1958	Yes	No	60' Newport Mill Rd.	parallel with street	6,861	semi-pic	60'	2,500 sf
"	5	30	61/5227	1958	Yes	No	60' Newport Mill Rd.	Parallel w/Street	8,955	Rectangular	63'	4,500 sf
"	4	31	61/5227	1958	Yes	No	60' Newport Mill Rd.	Parallel w/Street	8,113	Rectangular	60'	4,050 sf
"	4	32	61/5227	1958	Yes	No	60' Newport Mill Rd.	Parallel w/Street	8,144	Rectangular	60'	4,050 sf
"	4	33	61/5227	1958	Yes	No	Corner Lot 73' Newport Mill Rd. 135' Highview Ave.	Parallel w/Street	9,033	Rectangular	65'	3,500 sf

