



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MCPB
12.12.02
Item #1

MEMORANDUM

DATE: December 4, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief *JRD*
Michael Ma, Supervisor *ma*
Development Review Division
FROM: Mary Beth O'Quinn, Planner *mbog*
Planning Department Staff
(301) 495-4587
(301) 495-1322



REVIEW TYPE: Site Plan

APPLYING FOR: 2,368 square feet of office Space
PROJECT NAME: 5510 Edson Lane
CASE #: 8-03001
REVIEW BASIS: Site Plan Review required in the C-T Zone [59-D]
and Waiver of Perimeter Landscaping [59-E-2.72]

ZONE: C-T
LOCATION: Southeast quadrant, intersection of Edson Lane and Woodglen Drive,
approximately 800 feet west of Rockville Pike
MASTER PLAN: North Bethesda
APPLICANT: Melanie Dana, LLC
FILING DATE: November 5, 2002
HEARING DATE: December 12, 2002

STAFF RECOMMENDATION FOR SITE PLAN: Approval of Site Plan, up to 2,380 square feet of office space with the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated November 29, 2002.
2. Transportation
Conditions of MNCPPC Transportation Planning memo dated November 27, 2002, including:
 - a. Limit the site plan to the following land uses:

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1. **Stormwater Management**
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2. **Transportation**
Conditions of MNCPPC Transportation Planning memo dated November 27, 2002, including
 - a. Limit the site plan to the following land uses:
 - i. The existing one-family detached unit as a residence for the on-site caretaker;
 - ii. The new general office building of 2,368 square feet;
 - b. Coordinate with the Montgomery County Department of Transportation and Public Works regarding site access within the unimproved Woodglen Drive right-of-way without conflicting with the hiker-biker path.
3. **Signature Set**
Prior to signature set approval the following revisions and/or information shall be submitted:
 - a. **Site Plan:** Provide sidewalk connection between the office entrance and outdoor garden, using the matching stone paving;
 - b. **Landscape Plan:**
 - i. Substitute arborvitae for juniper along the east property line at the rear;
 - ii. Provide lirope ground cover at the east edge of the house foundation and along the east property line opposite the house foundation;
 - iii. Provide two or three maple trees clustered near the street frontage within the unimproved right-of-way line; match tree species to street trees on north side of Edson Lane; coordinate tree placement with staff and DPWT;
 - iv. Remove any dead or diseased trees along the rear property line and replace with similar species;
 - v. Provide all evergreen trees at 6 feet in height and hardwood trees at 2.5-inch caliper.
4. **Site Plan Enforcement Agreement**
Submit a Site Plan Enforcement Agreement and Development Review Program and for review and approval prior of the signature set as follows:
 - a. Development Program to include schedule as follows:
 - i. Clearing and grading to minimize soil erosion;
 - ii. Coordination of each section of the development and roads;
 - iii. Phasing of stormwater management, sediment/erosion control or other features;
 - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:

During the course of Site Plan Review, applicant and staff addressed pedestrian and vehicular access to the existing house and the to proposed office building. The existing horseshoe driveway (with two curb cuts on Edson Lane) that serves the front of the lot is supplemented by another driveway within the unimproved Woodglen right-of-way that wraps around the side of the lot. This driveway located in the right-of-way is the only means of access to a side load garage serving the house. For well over 40 years, the various owners of the property have been using this driveway to access the side load garage. As part of this Site Plan approval, DPW&T Staff expressed concern regarding the close proximity of this driveway entrance off of Edson Lane to the bike path located within the Woodglen and Trolley rights-of-way. Staff and the Applicant worked with DPW&T and DPS to resolve this issue by coordinating an alternate design for the driveway to eliminate the access directly from Edson Lane within the Woodglen right-of-way. Recognizing that the Applicant must be able to access the side load garage, DPS agreed to issue a right-of-way access permit to the Applicant to allow for the reconfiguration and use of the driveway over a portion of the right-of-way as reflected on the site plan. DPW&T and Staff both supported DPS's issuance of the permit upon the approval of this Site Plan. As a condition of approval of the permit, DPS will require the Applicant to post a bond based on the cost of construction within the right-of-way and record the standard Declaration of Covenants

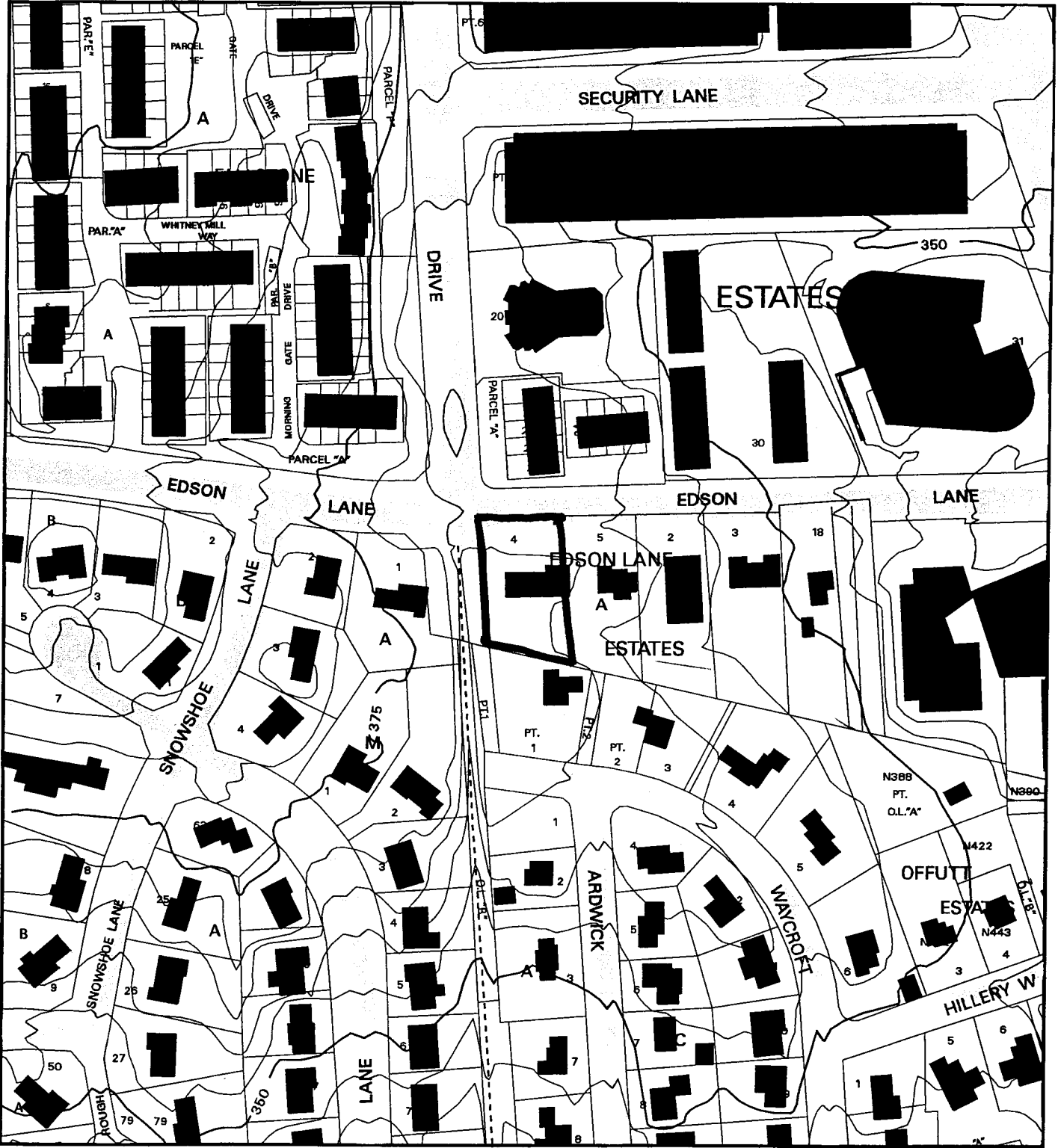
Montgomery County Fire and Rescue evaluated access to the office space. The agency requested the standard requirement for a 20-foot direct drive aisle to the office space, however, subject to later review. The applicant has requested a waiver for the required 4-foot landscaping strip along the east property line to accommodate the required 20-foot driveway. In the event that MC Fire and Rescue grants an exception to this requirement at a later date, the applicant has agreed to provide a 4-foot continuous landscaping screen of evergreen trees.

Other issues addressed during the review include landscaping and lighting along the street frontage, near the hiker-biker trail, and around the parking area.

At the time of staff report, applicant agrees with all conditions.

VICINITY MAP FOR

5510 EDSON LANE (8-03001)



Map compiled on September 13, 2002 at 12:23 PM | Site located on base sheet no - 214NW05

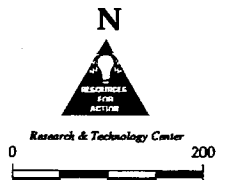
NOTICE

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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

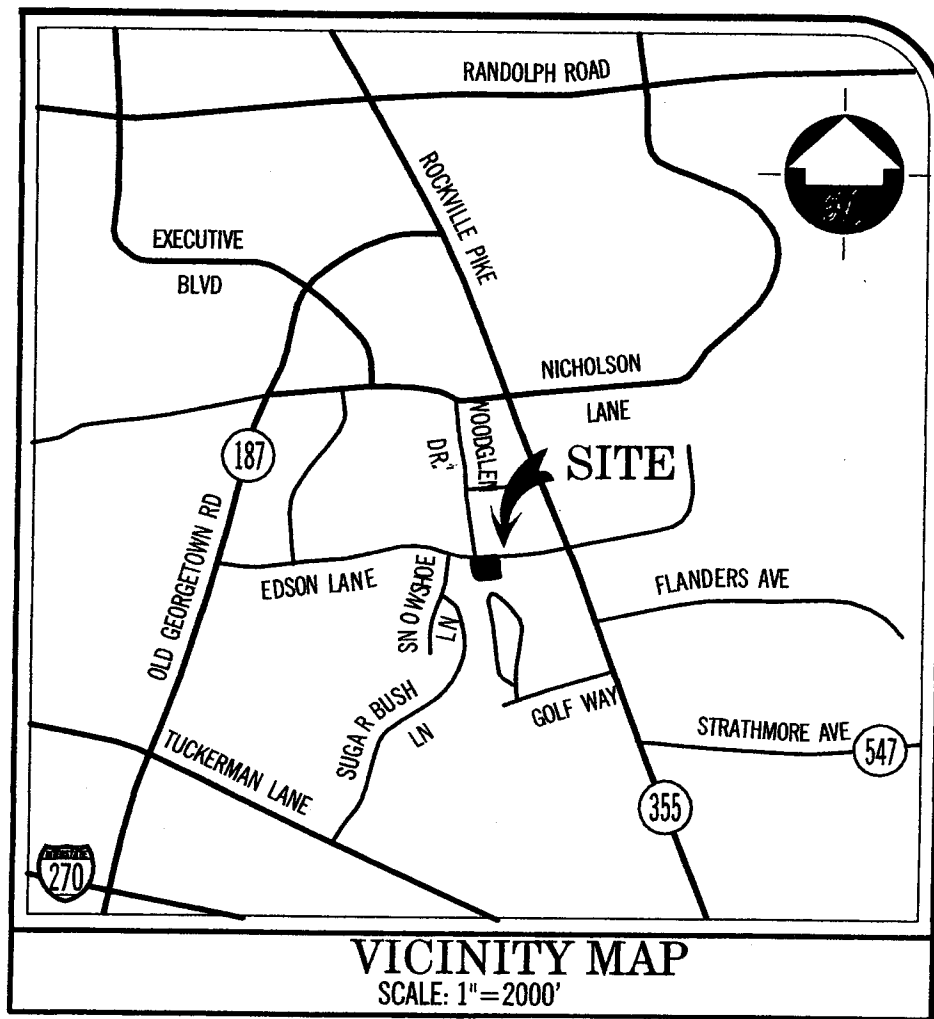


PROJECT DESCRIPTION: Surrounding Vicinity

The subject site is located at the southeast quadrant of the intersection of Edson Lane and Woodglen Drive. The lot, sited approximately 800 feet west of southbound Rockville Pike, is the westernmost of five lots zoned C-T on the south side of Edson Lane. These lots provide a transition between the office buildings in the O-M Zone on Rockville Pike and the one-family homes in the R-90 zone that occupy the continuation of Edson Lane to the west.

Attractive townhouses are located on the north side of the street within the R-90-TDR zone, forming an anchor for the northeast corner of the intersection. The neighborhood of 132 town homes on the northwest corner of the intersection was developed for the PD-11 zone. The sharpest contrast in development is created by massing of the 12-story office building 500 feet to the north within the C-O zone.

Adjacent to the site on its western boundary is the unimproved right-of-way for the southern extension of Woodglen Drive. The area features an asphalt Class I hiker-biker trail along the route of a former trolley line.



VICINITY - AERIAL PHOTOGRAPH
5510 EDSON LANE (8-03001)

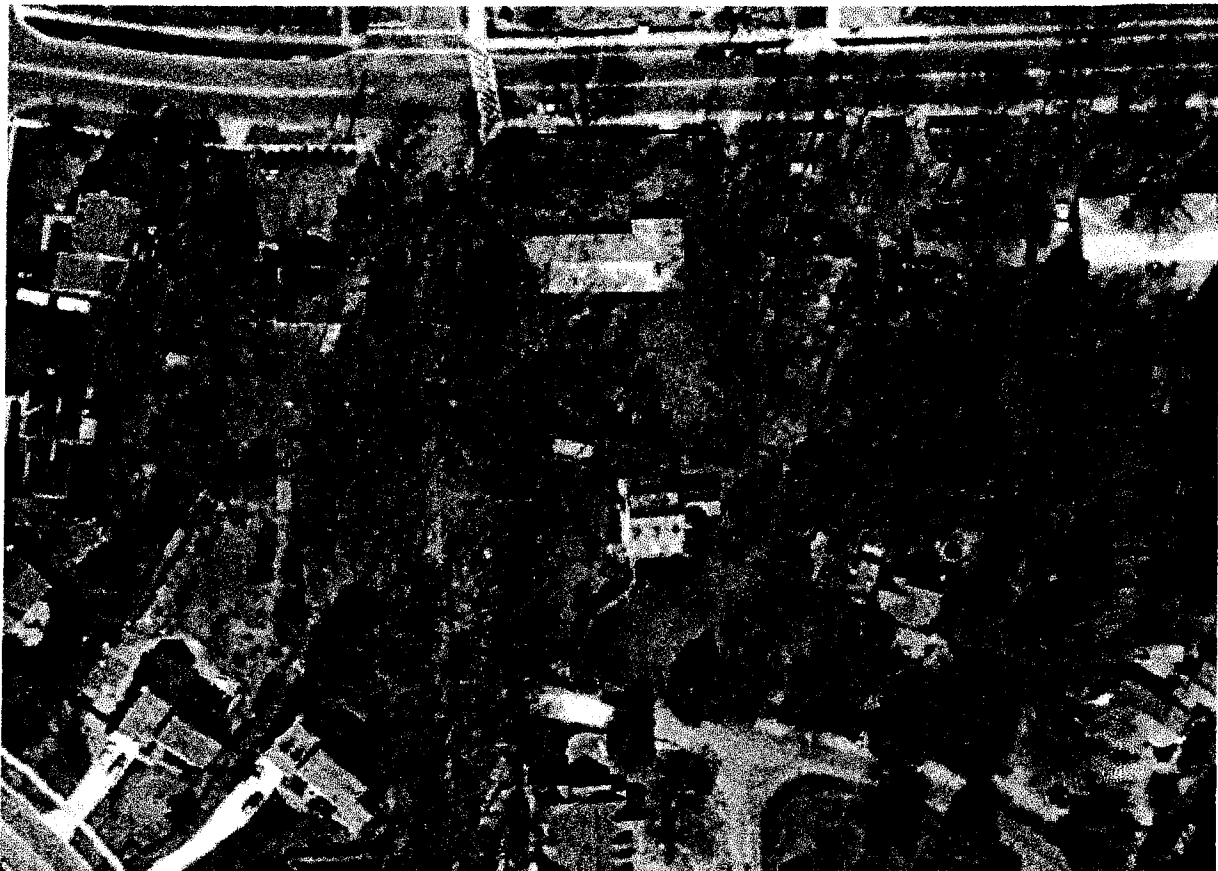


PROJECT DESCRIPTION: Site Description

The site, slightly trapezoidal in shape, provides approximately 120 feet of street frontage on Edson Lane, with vehicular access via a horseshoe drive. A brick screen wall marks the property line, an architectural element that is featured the length of the five-lot C-T zone frontage. The brick wall creates a cloistered effect on the street with limited visibility of activity from the street.

The lot is currently occupied by a one-family home constructed about 40 years ago that is set back 60 feet from the front property line. The lot to the east, within the C-T zone, remains in residential use. The site's western boundary is joined by the Woodglen Drive right-of-way. At the southern boundary is a residential lot accessed via Waycroft Way.

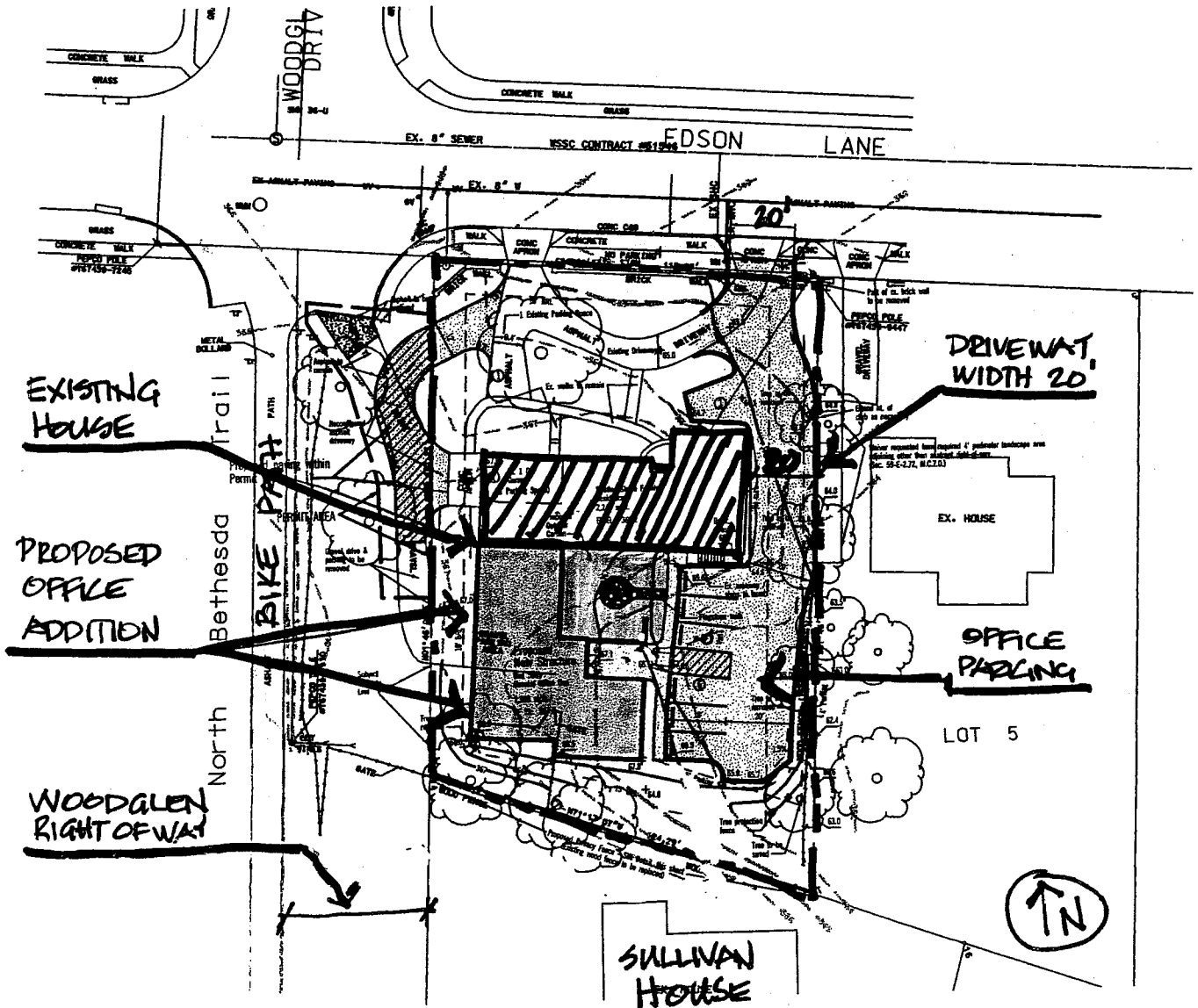
The site is generally flat, dropping from west to east at a 2% slope. The site contains seven mature trees, some of which are in compromised condition.



PROJECT DESCRIPTION: Proposal

The proposal features a small one-story office addition attached to the rear of the existing residence. The new structure, L-shaped in plan, will extend lengthwise from the rear of the house, creating a courtyard space between the house and office on the east side of the property. The applicant proposes an outdoor garden with hedges, a shade tree, and stone paving for this area, adjacent to the office entrance. Parking is supplied by a line of six head-in spaces that will face the building entrance and the courtyard. Vehicular access to the office will be provided via a 20-foot wide driveway extension that branches off from the existing horseshoe drive, and reaches to the rear of the site along the east property line.

The applicant proposes additional evergreen screening along the east property line at the street front and at the rear of the lot, with new wood fencing at the rear property boundary. The site design will also feature foundation plantings for the new addition and additional evergreen tree planting at the street frontage of the Woodglen Drive right-of-way along Edson Lane.



PROJECT DESCRIPTION: Prior Approvals

The subject lot has already been recorded, M-NCPPC Plat Number 156-56.

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The proposal conforms recommendations of the North Bethesda Master Plan approved and adopted in 1992. The existing Class I hiker-biker trail within the Woodglan Drive right-of-way is noted in the plan. A Class III on-road bike trail is recommended for Edson Lane. The Plan recommended in 1992 that "Parcel 10" on the south side of Edson Lane, including the subject property, be designated suitable for C-T zone to provide a transition between residential and commercial areas.

PROPOSED BIKEWAY PLAN



ANALYSIS: Conformance to Development Standards

Project name 5510 Edson Lane
Site Plan 8-03001 C-T Zone

Site Plan review required in the C-T Zone (59-D-3). Site Plan Review required for Development Procedures for new construction 59-C-4.309

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/Reqd</u>	<u>Proposed</u>
Gross Lot Area (ac)	N/A	0.4 acres (21,047 sf)
Net Lot Area	N/A	0.4 acres (21,047 sf)
Building Area (office)		2,368 sf
Green Space %	10%	47%
Building Coverage	35% (6,314 sf)	23% (4,616,sf)
Floor Area Ratio	0.50 FAR	0.23 FAR%
Lot Width		
Building Height	35 feet max	25 feet +/-
Setbacks (If)		
Front	10 feet	60 feet
Side	10 feet	48 feet
Rear	10 feet	15 feet
Façade with windows	15 feet	15 feet
Adjoining residential lot	15 feet	15 feet
Parking		
Standard	6 spaces - office 1 space residential	7 spaces - office 2 spaces - residential

59-C-4.302 For new construction and/or remodeling of an existing building, PB may approval expansion of the gross floor area if the expansion is compatible with the neighboring residential and commercial uses and does not exceed 40%

FINDINGS for Site Plan Review:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

Not applicable to this site plan.

2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Location of Buildings

The location of the new building achieves maximum efficiency in allocation of the site area. The placement of the new building provides safe and efficient access and creates an efficient relationship between the residence and the office.

b. Open Spaces

The open space is adequate, safe, and efficient. The outdoor garden proposed for the area between the house and the office provides an amenity for workers, clients, and residents.

c. Landscaping and Lighting

Landscaping and lighting provides an adequate level of safety and attractiveness. Staff recommends an additional cluster of maple trees at the street frontage to create a visual connection with the street trees on the north side of Edson Lane. The applicant proposes to provide supplementary planting for the Woodglen Drive right-of-way.

d. Recreation

The plan is exempt from recreation requirements.

e. Vehicular and Pedestrian Circulation

The vehicular and pedestrian circulation is adequate, safe, and efficient. The re-design of the side driveway on the west side of the house proposes efficient passage and will increase public safety by eliminating vehicular entry to the unimproved, forested Woodglen Drive right-of-way. The access driveway on the east property line provides adequate, safe vehicular passage to the office building, with the standard 20-foot driveway width for Fire and Rescue trucks. Alternately, a 16-foot driveway would be adequate, safe, and efficient for

vehicular passage to the office building, in the event that MC Fire and Rescue permits a lesser width at a later date.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed building is compatible in use, scale, and design with the existing house and with the surrounding residential structures. The placement of the office building, with its L-shape form allows sensitive use of the site that offers useful space and attractive visual amenity with the outdoor garden.

The rear setbacks, screening, and fencing provide additional buffers to the residences at the back.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is exempt from Forest Conservation requirements per Exemption 4-03011E.

APPENDIX

Correspondence referenced in report

11117 Waycroft Way
Rockville, Maryland, 20852
September 23, 2002

301 770-0319

Maryland-National
Capital Park and Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910

To Whom It May Concern:

Re: File Number 8-03001

We are located in the house directly behind this property. We have no objection to the plan. We question if it is necessary to take down the tree in the southeast corner. If it is important to the plan, we do not object. If it is not necessary, we would prefer it be left standing.

Our one concern pertains to the present owner's responsibility. We have a 60 foot+ tree hanging over our garage (totally dead) that is in his yard. We contacted him as far back as October 1999. We also notified his insurance company and ours. Mr. Zentner has not taken any responsibility for this matter. We would hope that the county requires him to remove this tree prior to settlement. It is the very least he could do. It is dangerous. I have included a couple of the letters we sent to Mr. Zentner.

If I have sent this to the wrong department, we would appreciate your rerouting it.

Thank you.

Sincerely,

Handwritten signatures of Barbara and Paul Sullivan in cursive script.

Barbara and Paul Sullivan

THE MAINS HOMEOWNERS' ASSOCIATION, INCORPORATED
c/o Zalco Realty, Incorporated
8701 Georgia Avenue
Silver Spring, Maryland 20910-3713



October 8, 2002

Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD.
20910

Attention: Development Review Division

Reference: 5510 Edson Lane; File Number 8-03001
With attendant requests for two (2) Waivers

Gentlemen:

We observe in your notice concerning the site plan for 5510 Edson Lane that it proposes a one-story addition to the present structure, for commercial use, with requests for two (2) waivers.

Of particular concern to us is the request that the requirement for an entrance driveway no less than 20 feet wide be waived.

It is our carefully considered opinion that this waiver should be denied for the following reasons:

Traffic congestion at the intersection of Edson Lane and Woodglen Drive is increasing, and we anticipate its worsening in the future as developments at I-270/Old Georgetown Road, on Rockville Pike, and along Tuckerman Lane are completed. We anticipate that increasing numbers of drivers will switch to Edson Lane to avoid the increased congestion on Tuckerman Lane.

Now, the proposed narrow entrance at 5510 Edson Lane will necessitate a driver's having to wait (in the street) to enter the premises whenever a car is simultaneously trying to exit. This will tie up Eastbound traffic on Edson Lane. We see it as a potential safety risk that can easily be avoided by having the required two-way traffic width at the entrance.

We see no objection to the waiver request for that part of the driveway abutting the current structure.

It would be appreciated if the Commission were also to ascertain the proposed commercial use of the new structure and insure that it meets current usage requirements.

Thank you for the opportunity to comment on this proposed site plan. We would appreciate being kept informed of developments as they occur.

Sincerely,

William Adler

William Adler, President,
The Mains Homeowners' Association