

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

September 10, 2001

Mr. Donald Spence, Jr. Chairman
Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Special Exception Petition No. S-2476

Dear Mr. Spence and Board Members:

At the regular meeting of the Planning Board on September 6, we reviewed the special exception application of Safeway Automobile Filling Station located at 15421 New Hampshire Avenue, Cloverly, in the C-1 Zone. After discussion with staff, the applicant and lengthy testimony from the community, including members of the Cloverly Citizen Advisory Committee, the Planning Board recommends that this special exception application be DENIED.

In addition to the motion, members of the Planning Board expressed additional reasons for recommending denial of this special exception: the inappropriateness of having a gas station at the gateway to the Cloverly Town Center; the proposal's inappropriate size and intensity at this location; and the inherent circulation problems of the site.

On a motion by Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Bryant and Wellington, and Chairman Holmes in agreement with the motion to support the staff recommendation, and Commissioner Perdue absent, the Planning Board recommends that this special exception application be DENIED for the following reasons:

1. The proposed special exception use is not consistent with the spirit, intent, goals and recommendations of the 1997 *Approved and Adopted Cloverly Master Plan*.

Mr. Donald Spence, Jr., BOA
September 10, 2001 S-2476
Page two

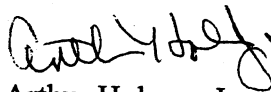
2. The proposed special exception is not in harmony with the general character of the neighborhood considering "...design, scale, bulk of any proposed new structures, intensity, character of activity, traffic, parking conditions..."

3. The proposed special exception use has non-inherent adverse effects on the adjacent Cloverly Town Center development.

a. The physical and operational characteristics associated with the proposed gas station, will not enhance the proposed street-oriented and pedestrian character of projects already approved around the subject site.

b. There are unusual circumstances within and surrounding the subject site such that the proposed use will have adverse effects on overall vehicular and pedestrian circulation between the existing uses and approved development in the adjacent Cloverly Town Center.

Sincerely,



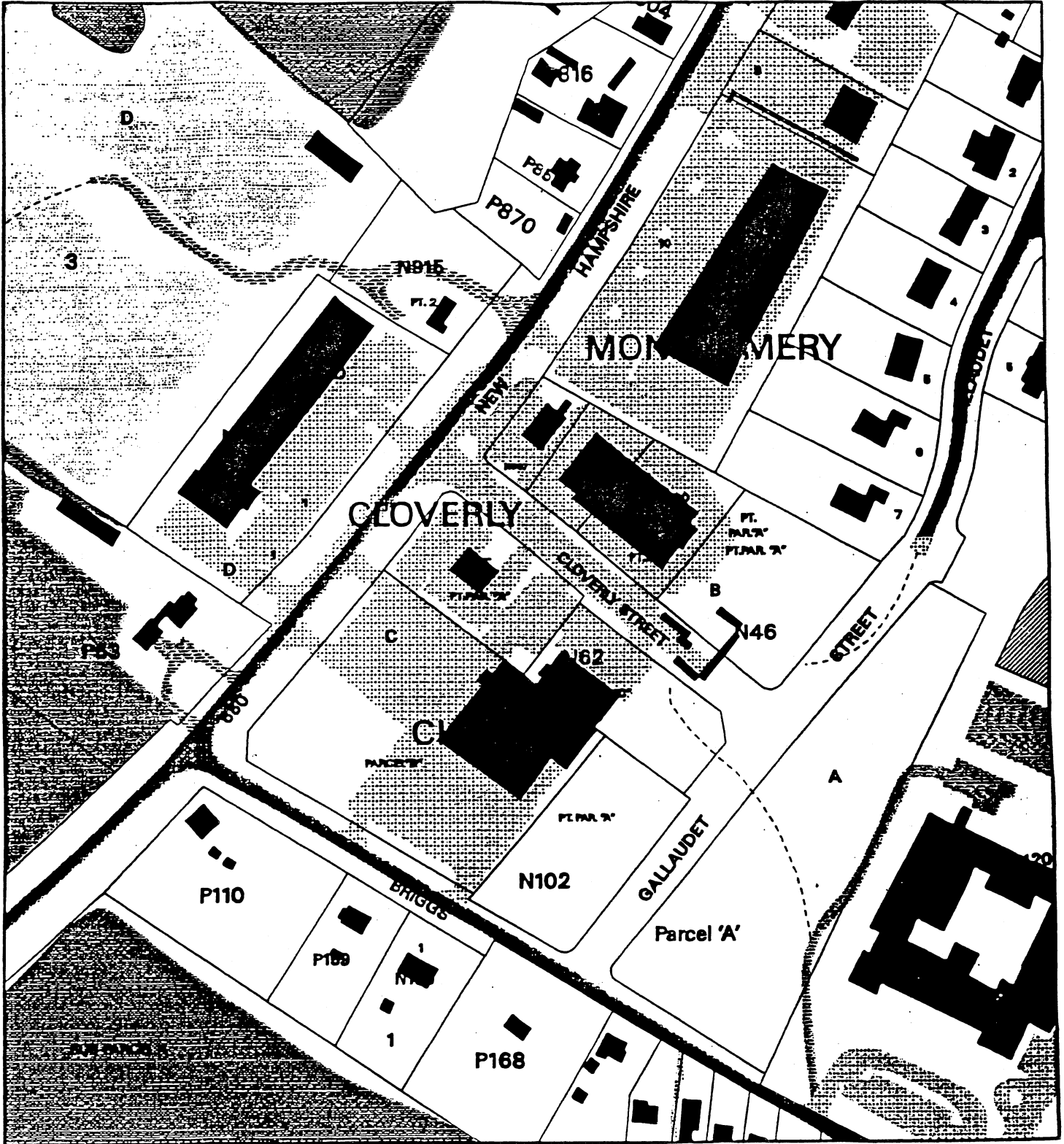
Arthur Holmes, Jr.
Chairman

AH:MWF:CN

VICINITY MAP FOR

SAFETYWAY GAS STATION - S-2476

Vicinity Map



Map compiled on August 29, 2001 at 10:21 AM | Site located on base sheet no - 220NE01

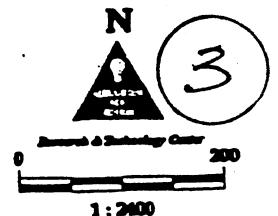
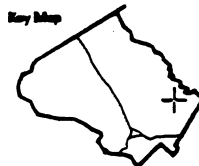
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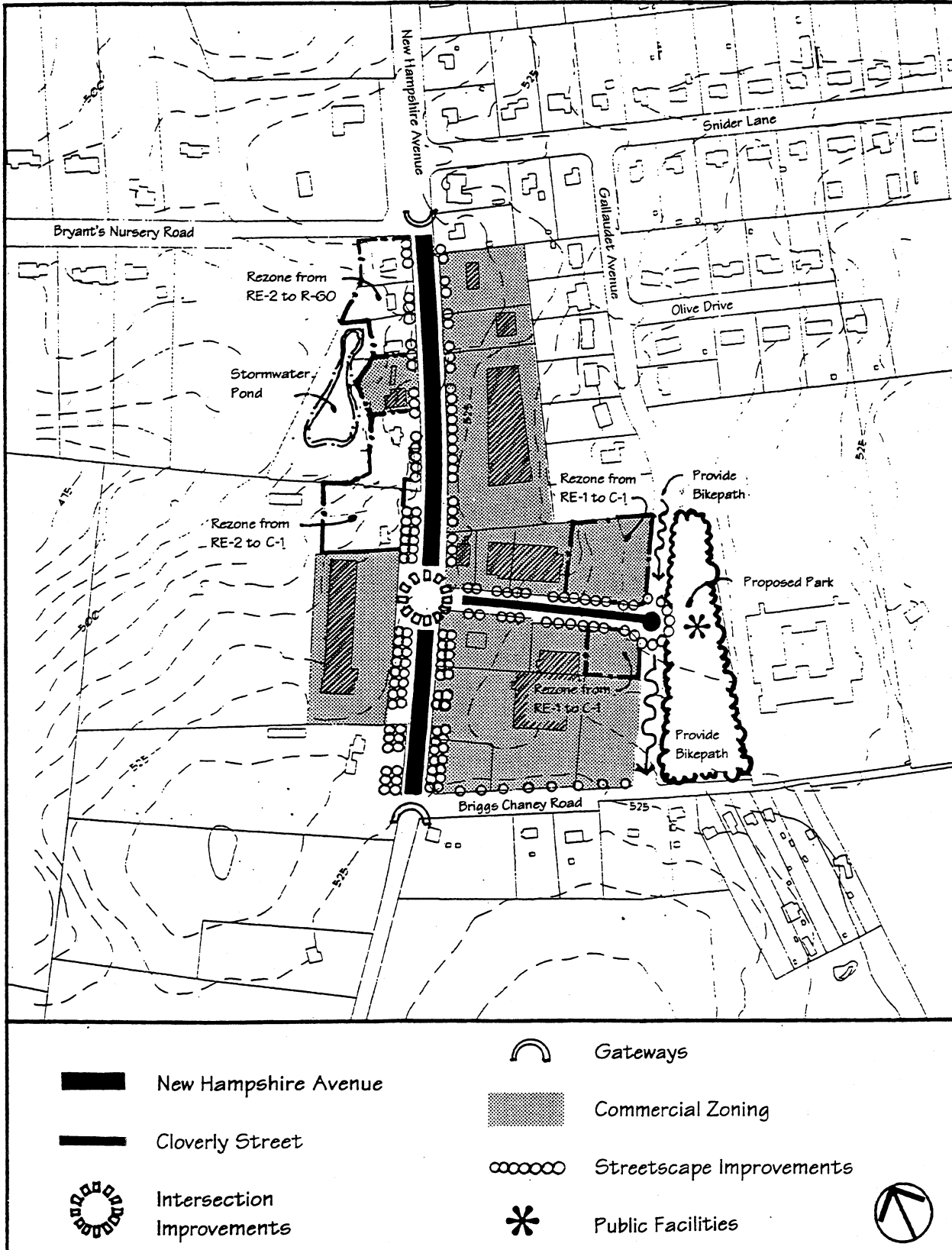
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Key Map

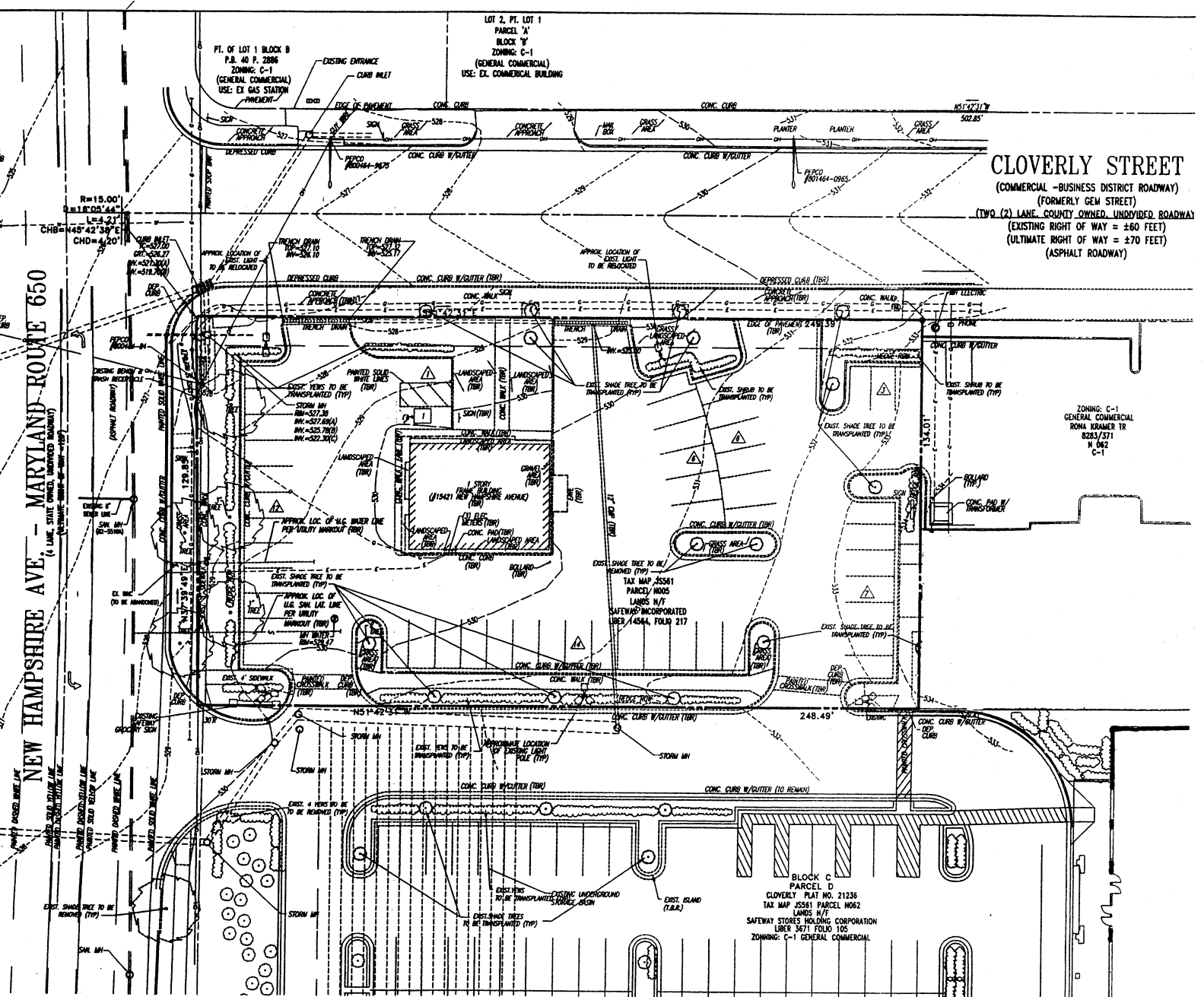


CLOVERLY COMMERCIAL AREA

FIGURE 12



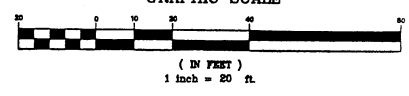
Existing Conditions



CLOVERLY STREET
 (COMMERCIAL - BUSINESS DISTRICT ROADWAY)
 (FORMERLY GEM STREET)
 (TWO (2) LANE COUNTY OWNED UNDIVIDED ROADWAY)
 (EXISTING RIGHT OF WAY = ±60 FEET)
 (ULTIMATE RIGHT OF WAY = ±70 FEET)
 (ASPHALT ROADWAY)

ZONING: C-1
 GENERAL COMMERCIAL
 ROMA KRAMER TR
 8283/371
 N 062
 C-1

GRAPHIC SCALE



NEW HAMPSHIRE AVE. - MARYLAND RD

Landscape Plan

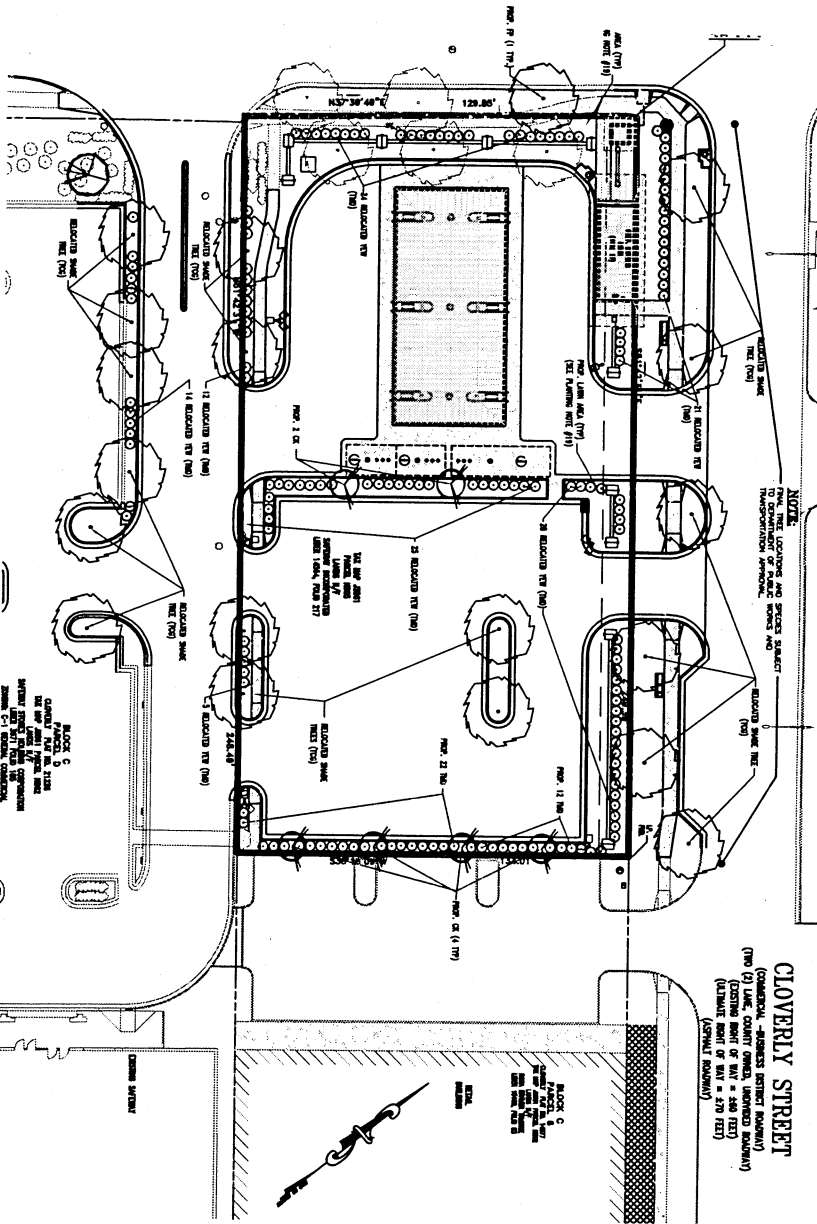


FIG. 1 - LAYOUT OF CONSTRUCTION WORK
 FIG. 2 - LAYOUT OF CONSTRUCTION WORK
 FIG. 3 - LAYOUT OF CONSTRUCTION WORK

NOTE: THE LOCATION AND SPACING SUBJECT TO CONSULTATION APPROVAL.

CLOVERLY STREET
 (CONCRETE - 24" DEEP UNFINISHED DRAINAGE)
 (NO. 2) LANE, COUNT DOWN, UNFINISHED DRAINAGE
 (UNFINISHED ASPHALT - 2" DEEP UNFINISHED DRAINAGE)
 (UNFINISHED ASPHALT - 2" DEEP UNFINISHED DRAINAGE)

PLANTING NOTES:

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. ALL PLANTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORNER CUTOFFS AND ALLEYS.
3. PLANTS SHALL BE SPECIES OF PROVEN PROVENANCE FROM THE INSTALLED.
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20. PLANTS SHALL BE SPECIES OF PROVEN PROVENANCE FROM THE INSTALLED.

TRANSPLANTING NOTES

CONTRACTOR TO OBTAIN AND PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THE TRANSPLANTING OF TREES AND SHRUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TRANSPLANTED PLANTS THROUGHOUT THE CONSTRUCTION PERIOD.

GRAPHIC SCALE



COMPLIANCE CHART

SECTION	REVISIONS	DATE	DESCRIPTION
1	1	1/15/10	ISSUE FOR PERMITTING
2	2	2/10/10	REVISED PER PERMITTING COMMENTS
3	3	3/10/10	REVISED PER PERMITTING COMMENTS
4	4	4/10/10	REVISED PER PERMITTING COMMENTS
5	5	5/10/10	REVISED PER PERMITTING COMMENTS
6	6	6/10/10	REVISED PER PERMITTING COMMENTS
7	7	7/10/10	REVISED PER PERMITTING COMMENTS
8	8	8/10/10	REVISED PER PERMITTING COMMENTS
9	9	9/10/10	REVISED PER PERMITTING COMMENTS
10	10	10/10/10	REVISED PER PERMITTING COMMENTS
11	11	11/10/10	REVISED PER PERMITTING COMMENTS
12	12	12/10/10	REVISED PER PERMITTING COMMENTS
13	13	1/10/11	REVISED PER PERMITTING COMMENTS
14	14	2/10/11	REVISED PER PERMITTING COMMENTS
15	15	3/10/11	REVISED PER PERMITTING COMMENTS
16	16	4/10/11	REVISED PER PERMITTING COMMENTS
17	17	5/10/11	REVISED PER PERMITTING COMMENTS
18	18	6/10/11	REVISED PER PERMITTING COMMENTS
19	19	7/10/11	REVISED PER PERMITTING COMMENTS
20	20	8/10/11	REVISED PER PERMITTING COMMENTS
21	21	9/10/11	REVISED PER PERMITTING COMMENTS
22	22	10/10/11	REVISED PER PERMITTING COMMENTS
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98	98	2/10/18	REVISED PER PERMITTING COMMENTS
99	99	3/10/18	REVISED PER PERMITTING COMMENTS
100	100	4/10/18	REVISED PER PERMITTING COMMENTS

NOTE: THE LOCATION AND SPACING SUBJECT TO CONSULTATION APPROVAL.

A.J. VOLANTH

D.M. DUKE

BOHLER ENGINEERING, P.C.

PROPOSED SAFEWAY GASOLINE
 NEW HAMPSHIRE AVE. & CLOVERLY ST.
 CLOVERLY, MONTGOMERY CO., MD
 STORE #588

SAFEWAY INC.
 4551 FORBES BOULEVARD
 LANHAM, MD 20706

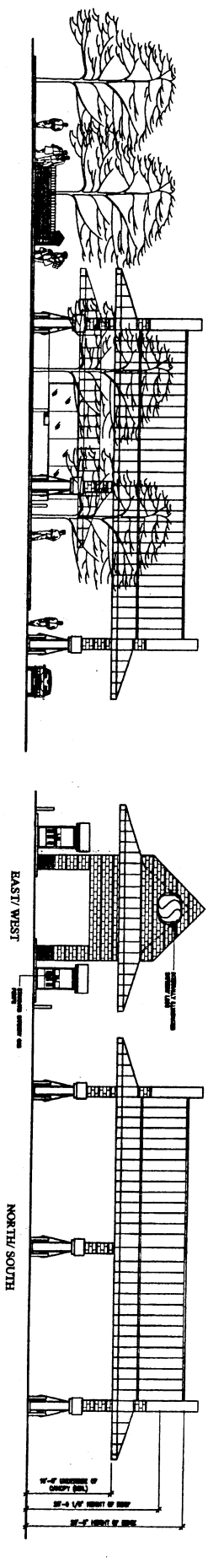
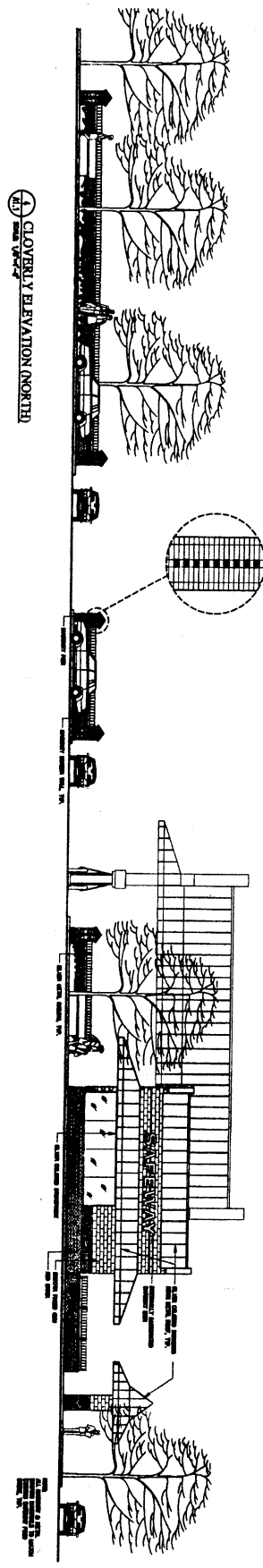
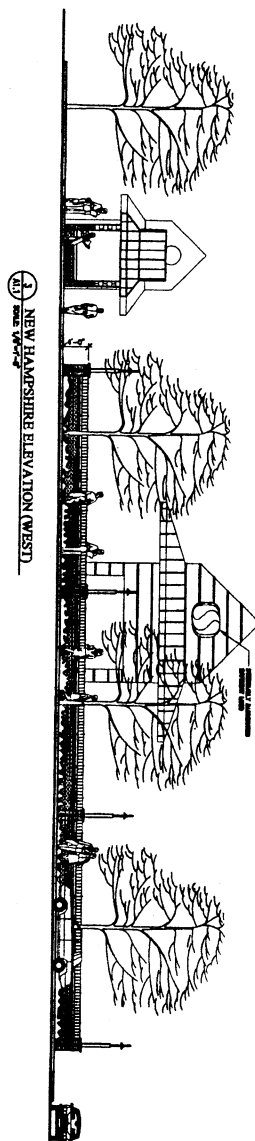
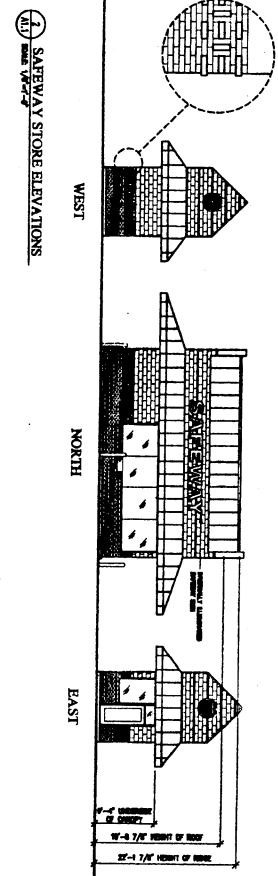
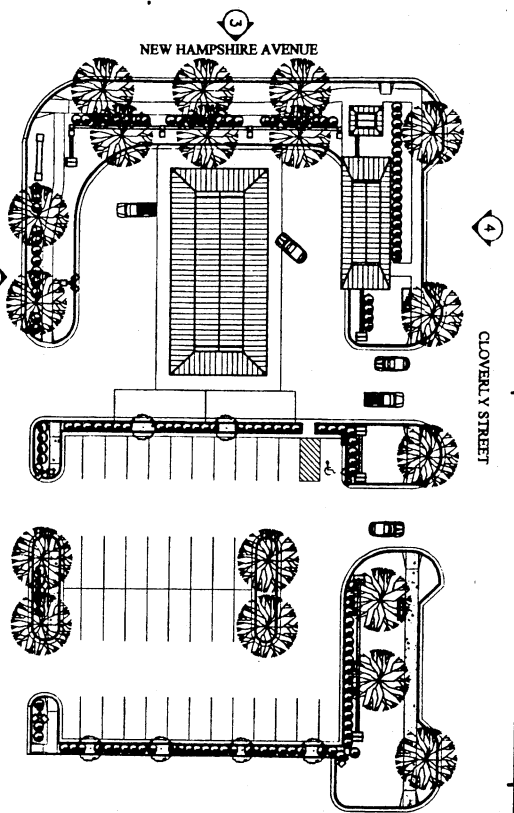
LANDSCAPE PLAN

PROJECT TITLE
 SHEET NUMBER
 2

DATE
 4/23/10

9

Elevations



9 DRIVEWAY ELEVATION (SOUTH)

11

SAFeway GASOLINE AT CLOVERLY

CLOVERLY, MARYLAND

CONCEPT SKETCHES

MRA
ARCHITECTS

A1-1