



ITEM # 7
DATE: 12/18/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



MEMORANDUM

DATE: December 18, 2003

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587 *AMS*
Richard A. Weaver, Senior Planner (301) 495-4544 *RAW*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Lot 10 and 11, Block 6 - Ridgewood Village

PROJECT NAME: Ridgewood Village

CASE #: 1-04034

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

ZONE: R-60

LOCATION: On the east side of Pinehurst Parkway, approximately 200 feet south of Greenvale Street

MASTER PLAN: Bethesda-Chevy Chase

APPLICANT: Ms. Barbara Tennenbaum

FILING DATE: November 17, 2003

HEARING DATE: December 18, 2003

STAFF RECOMMENDATION: Approval, pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Applicant to submit a detailed tree save and grading plan for staff review and approval prior to recordation of plats
- 2) Compliance with conditions of MCDPWT letter dated December 5, 2003, unless otherwise amended
- 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) Other necessary easements

PREVIOUS PLANNING BOARD ACTION

The Planning Board reviewed a pre-preliminary (7-03057) for the same subject property at their July 31, 2003 hearing. At that hearing the Planning Board reviewed a tabular summary and neighborhood delineation identical to the ones submitted with this preliminary plan application and included in this memo. The Planning Board supported the application and did not object to the submission of a preliminary plan subject to full compliance with Chapter 50 including Section 50-29 (b) (2), the resubdivision criteria.

DISCUSSION OF ISSUES

Conformance to Chapter 50-29(b)(2)

In order to support an application for Resubdivision, the Planning Board must find that the proposed lot(s) substantially comply with all seven of 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 that delineates the neighborhood.

Defined Neighborhood

Under the resubdivision criteria the neighborhood used to evaluate the application can only include lots within the same zoning (R-60) classification as the subject property. The neighborhood as defined by staff includes two blocks, Block 6 of the Ridgewood Village Subdivision and Block 9 of the Pinehurst Village Subdivision. Block 6, Ridgewood Village, is comprised of the lots in the northern half of the neighborhood, and Block 9, Pinehurst Village is comprised of the lots in the southern half of the neighborhood. All lots surrounding the subject

property are zoned R-60. For this application, staff included all “whole” lots within Block 6 and Block 9. Staff excluded the properties identified as Parts of Lots 2 and Parts of Lot 3 and an outlot (O.L.) abutting the subject property to the east.

Master Plan Compliance

The property is located within the *Approved and Adopted Bethesda- Chevy Chase Master Plan* area. The master plan does not make specific recommendations for this property but does give general guidance and recommendations regarding zoning and land use. The master plan recommends that the area including this property be maintained as a medium density (R-60) residential area. If a preliminary plan were approved for this application, it is staff’s conclusion that they would comply with the general guidelines adopted in the master plan.

DESCRIPTION

Vicinity

The initial lots within this portion of Ridgewood Village subdivision were recorded by plat in 1948-1949. The Pinehurst Village subdivision completed the lots within the neighborhood in 1953 and 1955. The original lots have remained relatively unchanged, except for one lot line adjustment between lots 10 and 11, Block 9 in the year 2000. The neighborhood is well established with existing homes.

Proposal

This application for resubdivision proposes to shift the dividing lot line between the two subject lots 28 ft. to accommodate the necessary area and setback for an addition to an existing single family residence on proposed Lot 15. Had this lot line shift involved less than 5% of the total area of the two lots, this would have qualified as a minor lot line adjustment. However, in order to shift the lot line to gain the necessary area and setback for the addition, the “5% rule” for a minor lot line adjustment was not possible. This lot line shift does not create additional lots; rather, it results in two lots with modified sizes, areas, frontages and widths. Shape, alignment and suitability remain unchanged from existing conditions.

ANALYSIS

As stated above, the approval of this subdivision application would not result in the creation of new lots. The proposed lots differ from the existing lots only in relation to size, area, width, and frontage. Shape, alignment and suitability remain relatively unchanged. The new lots will have the following characteristics (*Respective to proposed Lots 15 and 14*): **Size** – 12,808 sq. ft. and 8,007 sq. ft.; **Area** – 6,190 sq. ft. and 3,398 sq. ft.; **Width** –122.78 ft. and 86.6 ft.; **Frontage** – 125.26 ft. and 89.38 ft. Staff has reviewed the new lots for consistency with the neighborhood characteristics and has shown these relationships in the attached tabular summary.

CONCLUSION

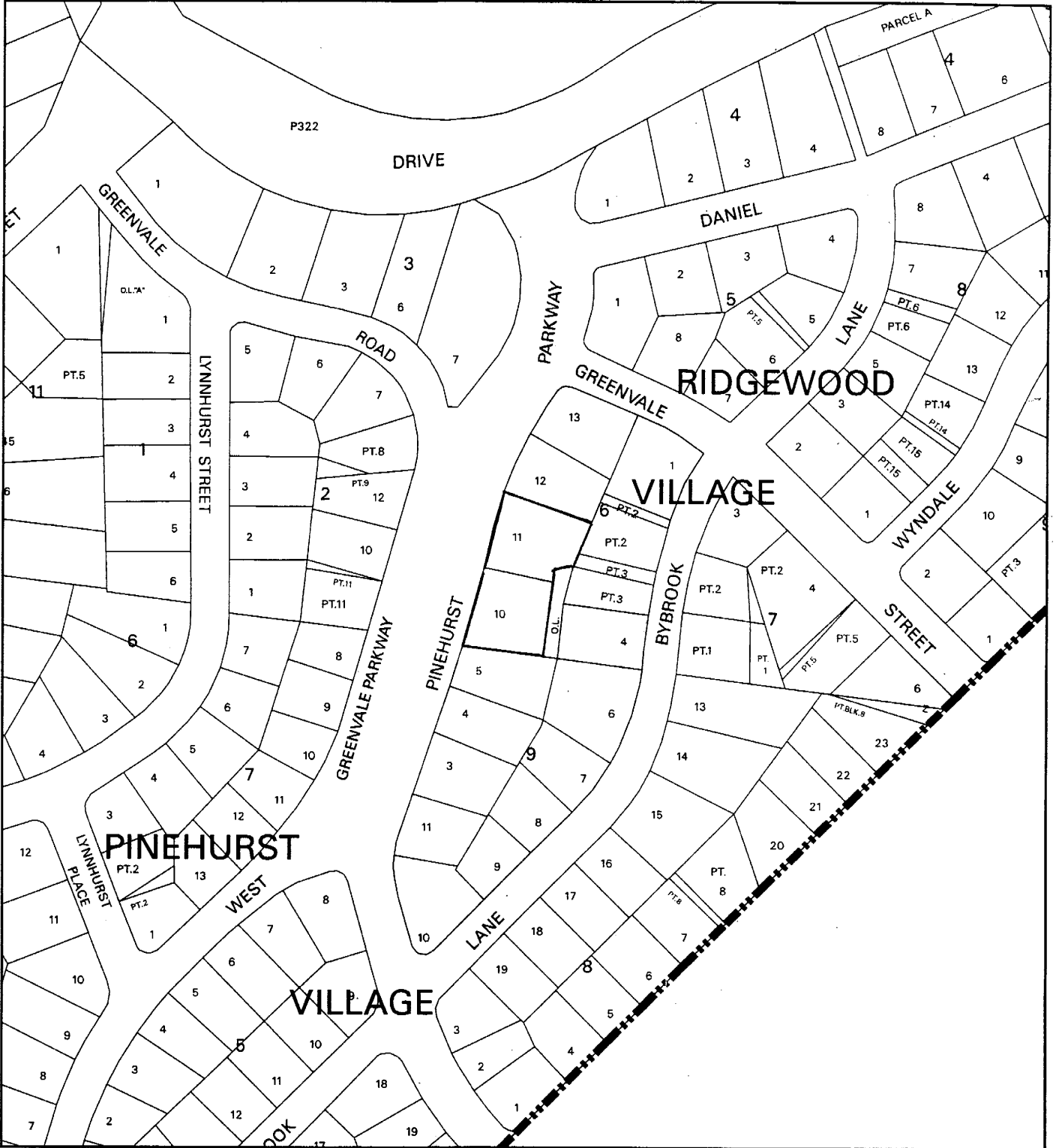
The proposed lots substantially comply with all seven of the resubdivision criteria pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. Further, staff finds there to be a high correlation with the seven criteria. Specifically, the application proposes two lots that are generally of the same dimensional characteristics in comparison to all lots in the defined neighborhood. Staff recommends approval of the application subject to the conditions cited above.

Attachments:

Neighborhood Delineation Map	pg. 5
Neighborhood Development Map	pg. 6
Tabular Summary	pg. 7
Preliminary Plan	pg. 8

No citizen correspondence has been received to date

RIDGEWOOD VILLAGE (1-04034) Neighborhood Delineation



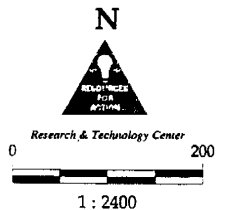
Map compiled on November 05, 2003 at 11:54 AM | Site located on base sheet no - 209NW03

NOTICE

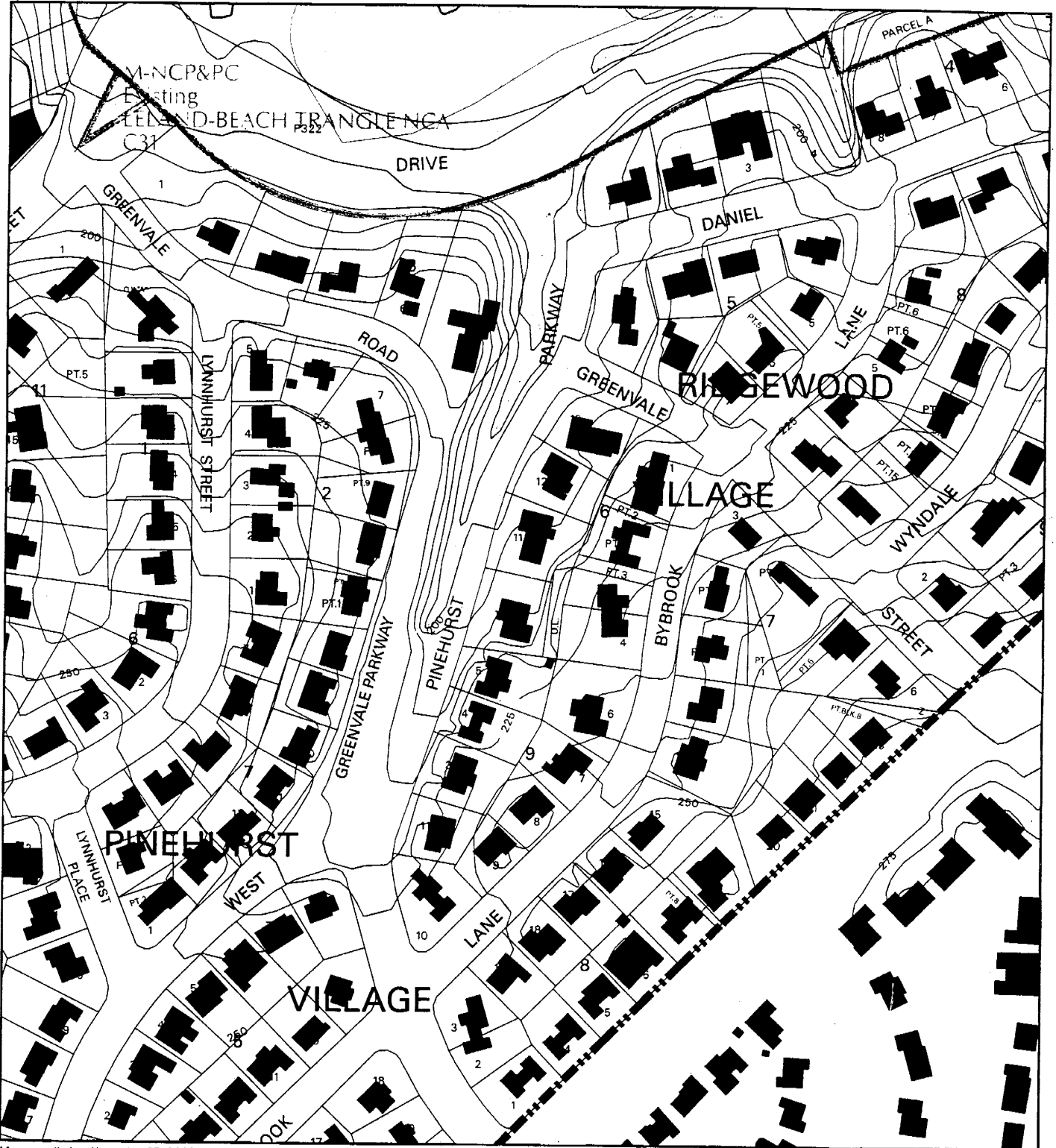
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RIDGEWOOD VILLAGE (1-04034)



Map compiled on November 05, 2003 at 11:48 AM | Site located on base sheet no - 209NW03

NOTICE

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Key Map



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Research & Technology Center

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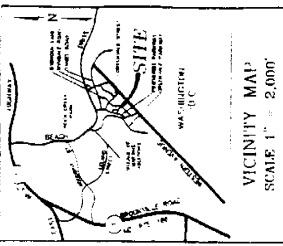
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 4787 Georgia Avenue - Silver Spring, Maryland 20910-3760

**Tabular Summary
Ridgewood Village 7-03057**

Lot #	Block	Frontage	Alignment	Size sq. ft.	Shape	Width	Lot Area sq. ft.	Suitability
14	6	89	perpendicular	8,007	Rectangular	87	3,398	Yes
15	6	125	perpendicular	12,809	Irregular	122	6,190	Yes
6	9	134	perpendicular	14,006	Irregular	126	6,735	Yes
10	9	152	perpendicular	11,352	Irregular	209	4,448	Yes
5	9	70	perpendicular	10,319	Rectangular	75	5,217	Yes
13	6	109	perpendicular	10,209	Rectangular	113	3,986	Yes
1	6	105	perpendicular	9,995	Rectangular	102	3,364	Yes
4	6	80	perpendicular	9,777	Rectangular	80	4,789	Yes
12	6	91	perpendicular	9,740	Rectangular	86	4,753	Yes
7	9	95	perpendicular	8,964	Rectangular	87	4,174	Yes
4	9	70	perpendicular	8,667	Rectangular	70	4,059	Yes
3	9	80	perpendicular	8,595	Rectangular	80	3,806	Yes
8	9	83	perpendicular	8,555	Irregular	83	3,713	Yes
11	9	98	perpendicular	8,080	Irregular	94	3,124	Yes
9	9	100	perpendicular	7,988	Irregular	87	2,742	Yes

Proposed lots



VICINITY MAP
SCALE 1" = 2,000'

DEVELOPER'S STATEMENTS (If any, in alignment)

Project Name: **PROPOSED DEVELOPMENT**
 Project No.: **14 & 15**
 Date: **08/14/2013**
 City: **ROCKVILLE, MD**
 State: **MD**
 County: **MONTCOMERY**
 Zoning: **R-1**
 Sublot: **14 & 15**
 Acreage: **1.14**
 Assessed Value: **\$1,100,000**
 Tax Map No.: **14 & 15**
 Block: **6**
 Lot: **14 & 15**
 Survey: **14 & 15**
 Plat No.: **14 & 15**
 Plat Date: **11/11/11**
 Plat No.: **14 & 15**
 Plat Date: **11/11/11**
 Plat No.: **14 & 15**
 Plat Date: **11/11/11**

AREA REGULATIONS

Area: **R-1**
 Max. Lot Area: **10,000 sq. ft.**
 Max. Lot Coverage: **30%**
 Max. Building Height: **35 ft.**
 Max. Building Coverage: **40%**
 Max. Setback: **10 ft.**
 Max. Side Setback: **5 ft.**
 Max. Rear Setback: **10 ft.**

NOTES

- Boundary from Plat Entitled Part of Block 6, "RidgeWood Village", recorded in the Office of the Clerk of the Circuit Court of Montgomery County, Maryland on 11/11/11, and amended by Plat No. 14 & 15, recorded in the Office of the Clerk of the Circuit Court of Montgomery County, Maryland on 11/11/11.
- Building location and improvements on Lot 14, Block 6, shown on Plat No. 14 & 15, by the same building location for Lot 14 from P.L. 11, 11/11/11, and Block 6, LLC.
- Zone: **R-1** Sublot: **14 & 15**
 a. Min. Use Side
 b. Max. Use Side
 c. Min. Front Setback
 d. Max. Front Setback
- Existing lot 14, Block 6 has an approved variance case No. A-3176 for front yard setback.
- All adjacent lots are zoned **R-1**.

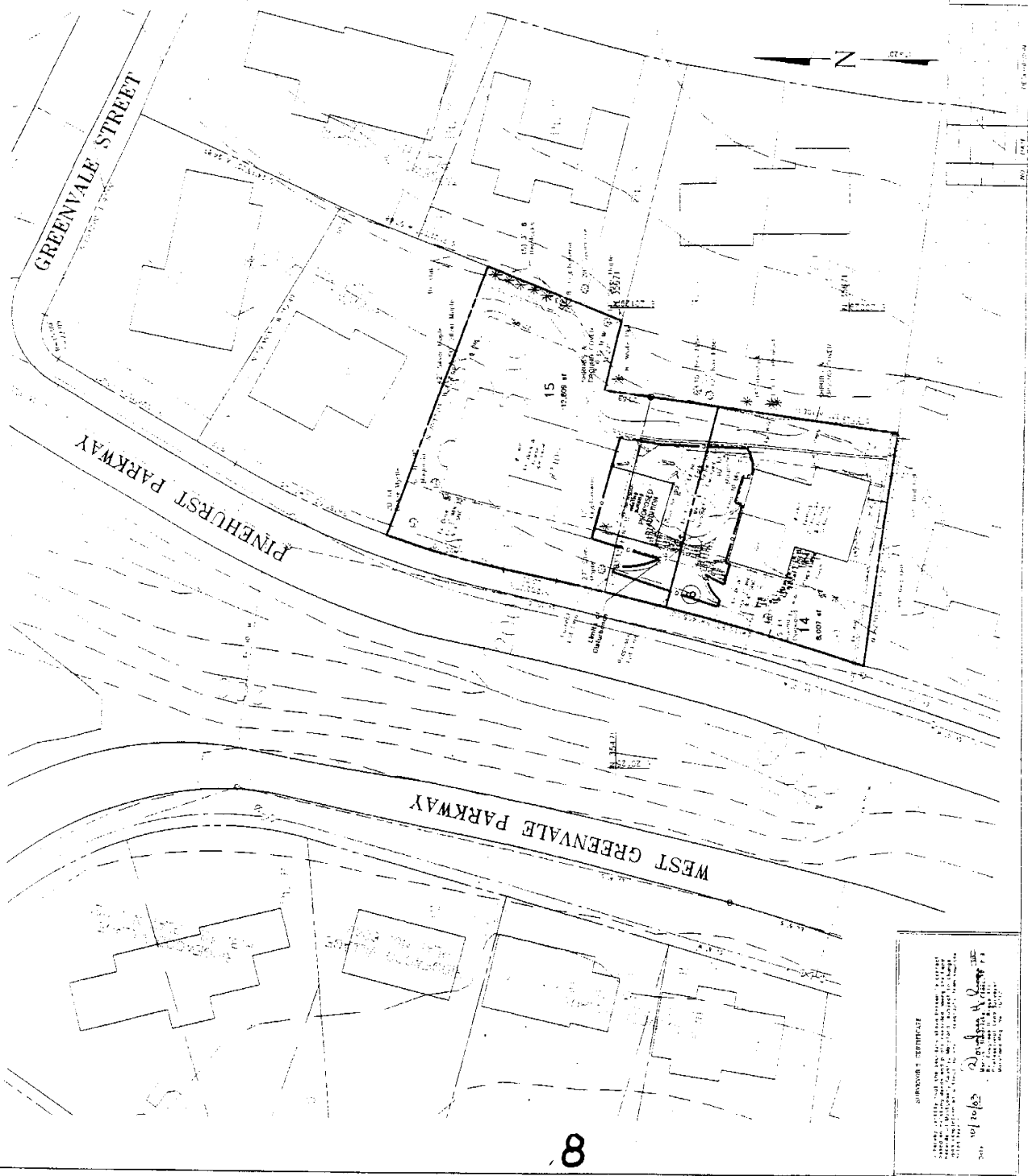
PREPARED FOR:
 Ms. Barbara Tompkins
 7405 Pinehurst Parkway
 Chevy Chase, Md. 20815
 (301) 913-0160

TAX MAP 14 & 15
 WSC 208 NW 01

PRELIMINARY PLAN
PROPOSED LOTS 14 & 15, BLOCK 6
RIDGEWOOD VILLAGE

7TH ELECTION DISTRICT - MONTGOMERY COUNTY MARYLAND

MIIG
 Matis, Mandick & Chiswick, P.A.
 Engineers, Planners & Architects
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 Phone: (301) 913-0160
 Fax: (301) 913-0161



SUPPLIER'S CERTIFICATE

DATE: **08/14/2013**

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