



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #12
5/5/05



MEMORANDUM

DATE: April 28, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Richard Weaver, Planner Coordinator, (301) 495-4544 *RAW*

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Two (2) one-family detached dwelling units, 1 existing to remain

PROJECT NAME: Chevy Chase Section 5

CASE #: 1-05072

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

ZONE: R-60

LOCATION: On the east side of Brookeville Road opposite the intersection with Underwood Street

MASTER PLAN: Bethesda/Chevy Chase

APPLICANT: Dr. & Mrs. Thomas E. Conley

ENGINEER: Macris, Hendricks and Glascock, P.E.

ATTORNEY: Linowes and Blocher, LLP

FILING DATE: February 17, 2005

HEARING DATE: May 5, 2005

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) one-family detached dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan, including invasive species control within the forest retention area. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect common ingress/egress and utility easements over shared driveway.
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval.
- 5) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 6) The Applicant shall dedicate Brookeville Road right-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan of Highways.
- 7) Other necessary easements.

SITE DESCRIPTION:

The subject property consists of existing Parcel 485 which contains 1.41 acres of land located on the east side of Brookeville Road in Chevy Chase (Attachment A). The property contains an existing residential dwelling and an associated tennis court with access to Brookeville Road via a private driveway. The eastern half of the property is forested and contains the headwaters of a stream and its associated stream buffer.

PROPOSED DEVELOPMENT:

The subject application proposes to create two lots on the property, one associated with the existing structure and a second lot behind it (Attachment B). The one-family dwelling unit to be constructed on the second lot would be located over the existing tennis court. The two dwellings will share the existing driveway access to Brookeville Road. The eastern portion of the second lot will be placed in a conservation easement to protect forest and preserve the stream valley.

RELATIONSHIP TO THE MASTER PLAN:

The property is located within the Town of Chevy Chase. The plan does not specifically identify this property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one family detached homes. The proposed subdivision complies with the recommendations adopted in the plan in that it is a request for residential development.

ENVIRONMENTAL:

Forest Conservation

The plan meets forest conservation requirements through the preservation of 0.41 acres of existing forest onsite within the environmental buffer. Approximately 0.23 acre of the environmental buffer is bamboo, preventing the growth of natural forest. A control plan for the bamboo is a part of the forest conservation plan approval.

Environmental Guidelines

The plan proposes two lots within an area on the property that currently contains an existing house and extensive backyard recreational uses which results in a nearly total impervious area. The proposed rear lot shows the house up against but outside the buffer, which will result in buffer disturbance. To offset the slight encroachment, staff and applicant have agreed in principle to the eradication of a significant stand of bamboo and any invasive species (English ivy) within an ~ 0.23 acre area of the buffer, with supplemental forest replanting. With this agreement, the plan is consistent with the Environmental Guidelines, and provides forest enhancement above and beyond the forest requirements for the site.

CONCLUSION:

Staff finds that Preliminary Plan #1-05072, Chevy Chase Section 5, meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to compliance with the above conditions. recommends approval of the subject application.

Attachments

Attachment A Vicinity Development Map
Attachment B Neighborhood Delineation Map

CHEVY CHASE, SECTION 5 (1-05072)

Attachment B



Map compiled on March 15, 2005 at 9:47 AM | Site located on base sheet no - 209NW03

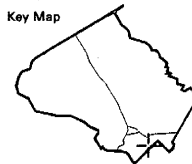
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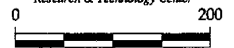
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Key Map



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1 inch = 200 feet
1 : 2400