



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 18-010  
Preliminary Plan No. 12012010A  
Glen Echo Heights  
Date of Hearing: February 1, 2018

**MAR 22 2018**

**RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on April 17, 2013 the Planning Board, by Resolution MCPB No. 13-14, approved Preliminary Plan No. 120120100, creating two lots on 0.58 acres of land in the R-90 zone, located approximately 400 feet northwest of the intersection of Dahlonga Road and Wiscasset Road ("Subject Property"), in the Bethesda-Chevy Chase master plan ("Master Plan") area; and

WHEREAS, on August 18, 2017, Todd Wood ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan(s) to revise the limits of disturbance for the construction of two proposed single-family dwellings on the Subject Property; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan No. 12012010A, Glen Echo Heights ("Preliminary Plan," "Amendment," or "Application"); and

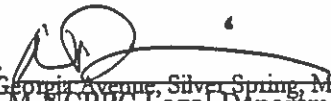
WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated January 22, 2018, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 1, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, February 1, 2018, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Fani-González, seconded by Commissioner Patterson, with a vote of 4-0, Commissioners Anderson, Dreyfuss, Fani-González, and Patterson voting in favor, and Commissioner Cichy absent.

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Approved as to  
Legal Sufficiency:

8/8/18   
M. R. C. P. C. Legal Department  
www.montgomeryplanningboard.org Phone: 301.495.4605 Fax: 301.495.1320  
E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 12012010A to revise the limits of disturbance for the construction of two proposed single-family dwellings on the Subject Property by adding the following conditions:<sup>1</sup>

- 1) The Category II Conservation Easement as shown on the submitted plans must be recorded by deed prior to any demolition or onsite land disturbing activity.
- 2) Prior to certification of the Preliminary Plan, the Tree Save Plan must be revised to address the following items:
  - a. Protect any offsite minor trees occurring along the western property line and provide minor LOD adjustments as applicable to preserve the affected offsite trees.
  - b. Confirm the accuracy of trees along eastern property line and finetune the LOD and tree save measures as necessary.
  - c. Revise general notes to specify deadwood pruning for any applicable trees.
  - d. Coordinate with Staff on the final locations of the soil restoration areas. Provide an inset or other graphics to map the extent of the soil restoration work.
  - e. Include a provision to remove tree 186 (with consent of the affected neighbor) if there is further decline within the tree save plan's 3-year maintenance & monitoring period.

BE IT FURTHER RESOLVED that all other preliminary plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

*Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan and all findings not specifically addressed remain in effect.*

1. *The Preliminary Plan substantially conforms to the Master Plan*

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

The Application continues to substantially conforms to the *Bethesda-Chevy Chase Master Plan*. The Amendment proposes LOD expansions beyond the original Planning Board approval. The increased disturbance is largely due to the proposed demolition and reconstruction of a home which was to remain under the approved plans. Although there is increased tree clearing over the previous approval, the revised plans now include a Category II Conservation Easement protecting existing and supplemental trees. The easement area will perpetuate mature trees and their associated character and therefore continue the project's conformance with the Master Plan recommendations for the Palisades, which has a heavy emphasis on the protection of environmental features such as mature trees and their associated character.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 22 2018 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, March 15, 2018, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board