



## Snowden's Mill Section 7: Limited Major Site Plan Amendment No. 81979014A

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Completed: 09/18/20

### Description

#### Limited Major Site Plan Amendment No. 81997014A:

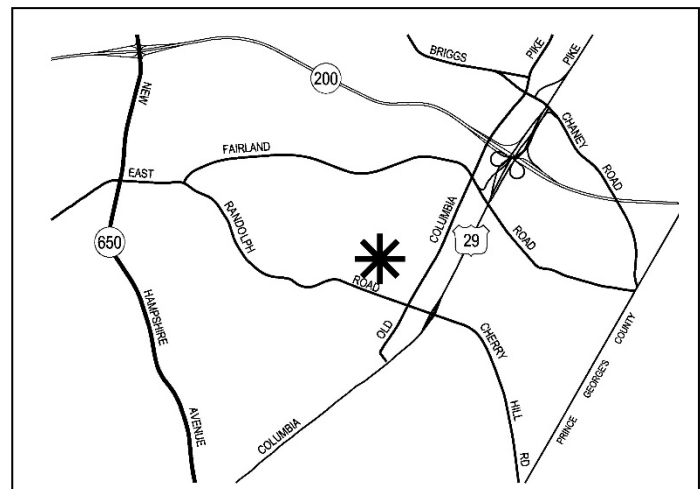
Amendment to add a two-story community center building including a leasing office; provide additional ADA accessible parking; and provide new trash enclosures; located at 2000 Harlequin Terrace; 5.57 acres zoned R-90; 1997 Fairland Master Plan.

*Recommendation – Approval with conditions*

**Applicant:** APAH Snowden LP

**Submittal Date:** 05/14/20

**Review Basis:** Chapter 22A, Chapter 59



### Summary

- Staff recommends Approval of the Limited Major Site Plan Amendment, with conditions.
- This Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 and is subject to the grandfathering provisions of Section 59.7.7.1.B.3 of the Zoning Ordinance.
- This Application proposes to add a two-story building, containing a community center and leasing offices, to support the existing affordable housing development.
- No community correspondence received to date.

## SECTION 1: RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 81979014A. The development must comply with the conditions of approval for Preliminary Plan No. 119771710 and conditions of approval for Site Plan No. 819790140, or as amended.

All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.<sup>1</sup>

### Site Plan

1. Site Design
  - a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, or as determined by M-NCPPC Staff.

### Environment

2. Forest Conservation & Tree Save

The Applicant must comply with the following conditions of approval for the Preliminary/Final Forest Conservation Plan No. 81979014A, approved as part of this Site Plan:

  - a) The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
  - b) The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Preliminary/Final Forest Conservation Plan.
  - c) The Applicant must comply with all tree protection and tree save measures shown on the approved Preliminary/Final Forest Conservation Plan. Tree save measures not specified on the approved Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
  - d) Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting, and portions of the environmental buffers as specified on the approved Preliminary/Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed.
  - e) Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must submit financial surety, in a form approved by Staff, to the M-NCPPC Planning Department for the new forest planting credited toward meeting the requirements of the approved Preliminary/Final Forest Conservation Plan.
  - f) Prior to the start of any demolition, clearing, grading, or construction for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Anacostia River watershed to satisfy the off-site reforestation requirement for a total of 0.55 acres of mitigation credit. The off-site

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<sup>1</sup> For the purposes 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.

requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest is unavailable for purchase within the Anacostia River watershed.

- g) Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must submit a Maintenance and Management Agreement (“MMA”) approved by the M-NCPPC Office of the General Counsel. The MMA is required for all forest planting areas credited towards meeting the requirements of the approved Preliminary/Final Forest Conservation Plan.
- h) Prior to the pre-planting inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must remove any existing unnatural debris located within the proposed Category I Conservation Easement area.
- i) Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage along the perimeter of the Category I Conservation Easement as shown on the approved Preliminary/Final Forest Conservation Plan or as determined by the M-NCPPC Forest Conservation Inspection Staff. The M-NCPPC Forest Conservation Inspection Staff is authorized to determine the timing of sign installation.
- j) The Applicant must provide invasive species management control measures within the proposed Category I Conservation Easement at the direction of the M-NCPPC Forest Conservation Inspection Staff. All proposed measures should be chosen with consideration of the proximity to the off-site stream and the sensitive nature of this watershed. The use of herbicides should be avoided where possible.
- k) The Applicant must install the on-site plantings as shown on the approved Preliminary/Final Forest Conservation Plan, within the first planting season following the release of the Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff.

3. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated August 17, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

4. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 30, 2020, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

5. Site Plan Surety and Maintenance Agreement

Prior to issuance of the first above ground building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel

that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to new landscaping, trash enclosures, rear deck, associated infrastructure (sidewalks, private utilities, and storm drainage facilities). The surety must be posted before the first above ground building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

6. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.

## SECTION 2: SITE DESCRIPTION

### Site Vicinity and Analysis

#### Site Vicinity

The Subject Property is located at 2000 Harlequin Terrace, which is due north of the intersection of Serpentine Way and Aventurine Way in Silver Spring (“Property” or “Subject Property”). The area around the Subject Property is developed primarily with single-family residential uses, both attached and detached, with a mix of R-90 and R-200 zoned properties. Looking northwest of the Subject Property is West Fairland Local Park and due west is the Paint Branch trail and watershed. Moving to the south and west of the Subject Property is a mix of churches, schools, and commercial development.

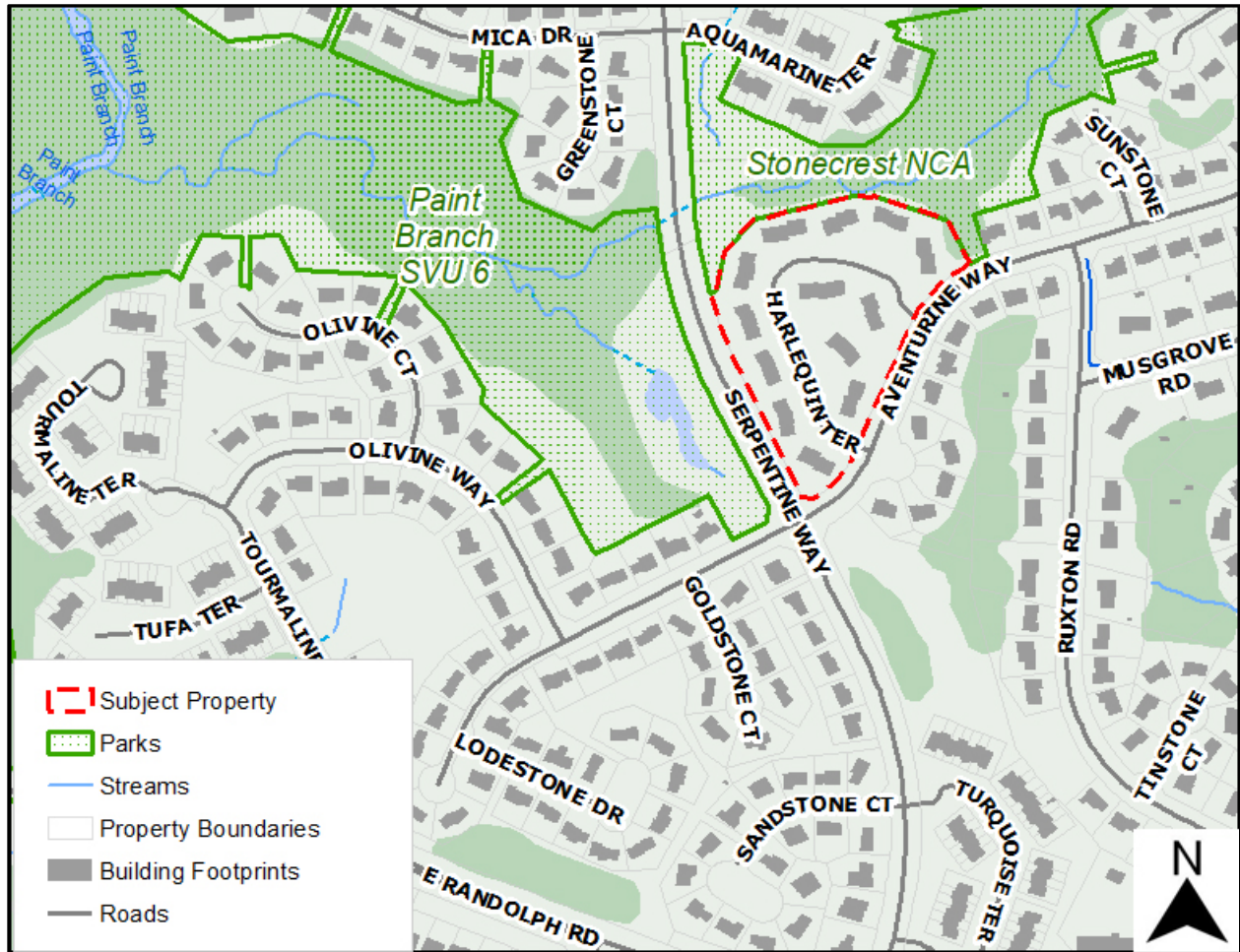


Figure 1: Vicinity Map

#### Subject Property

The Subject Property totals 5.57 acres in size and is located well within the 1997 Fairland Master Plan area. As illustrated below, the entirety of the Subject Property is zoned R-90.

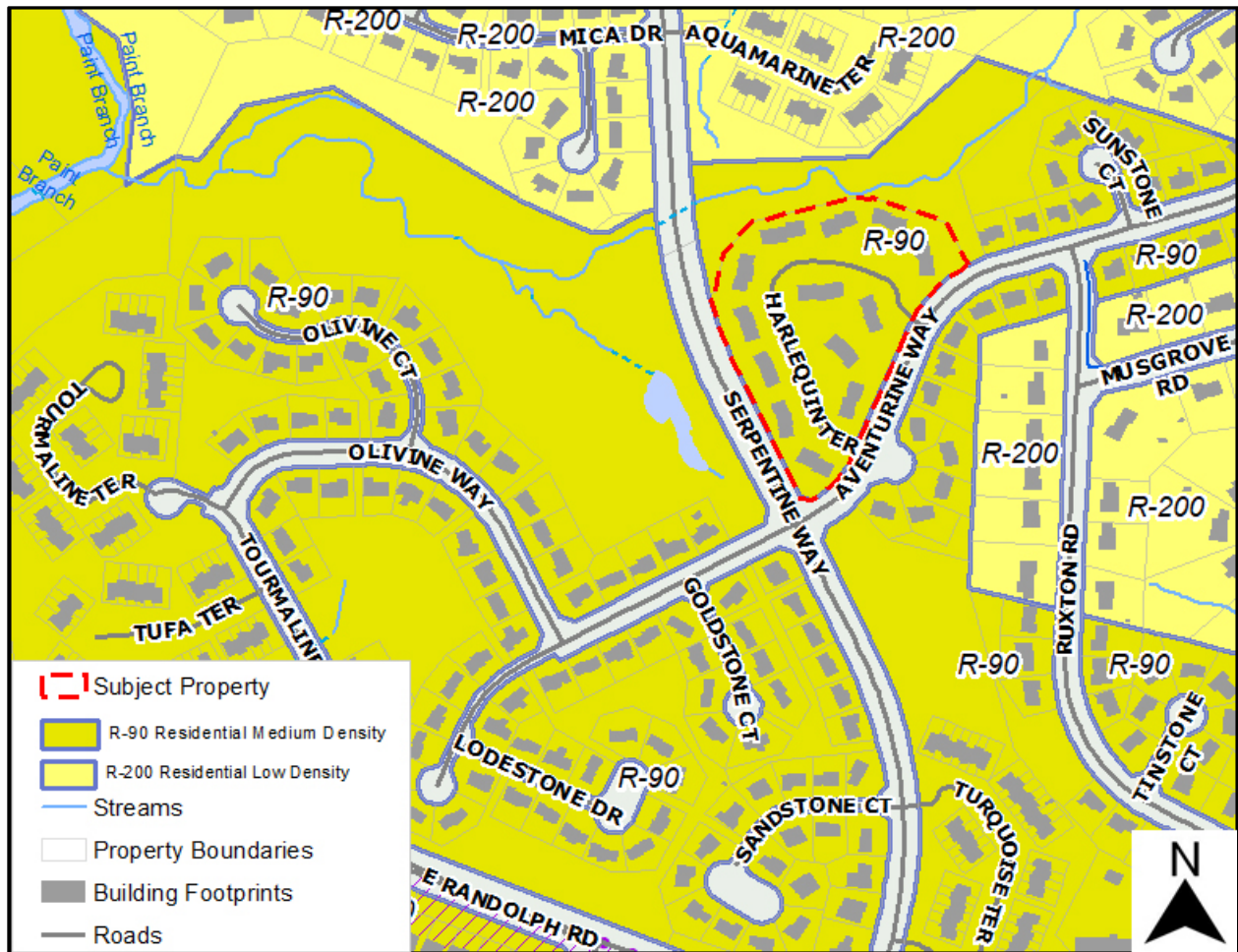


Figure 2: Zoning Map

*Site Analysis*

Currently, the Property is developed with 87 affordable multi-family townhouse dwelling units, surface parking along private loop road Harlequin Terrace, infrastructure, and associated site improvements, such as trash enclosures.

The 5.57-acre Property is located within the Paint Branch watershed, which is classified by the State of Maryland as Use Class III waters and is currently developed with existing buildings and parking lots. There is approximately 0.11 acres of forest on the Property as well as several large trees, including one specimen tree. A stream flows in a westerly direction through M-NCPPC park property located adjacent to and north of the Subject Property. The northern portion of the Property, including existing buildings and parking areas, is located within the stream buffer associated with the off-site stream.

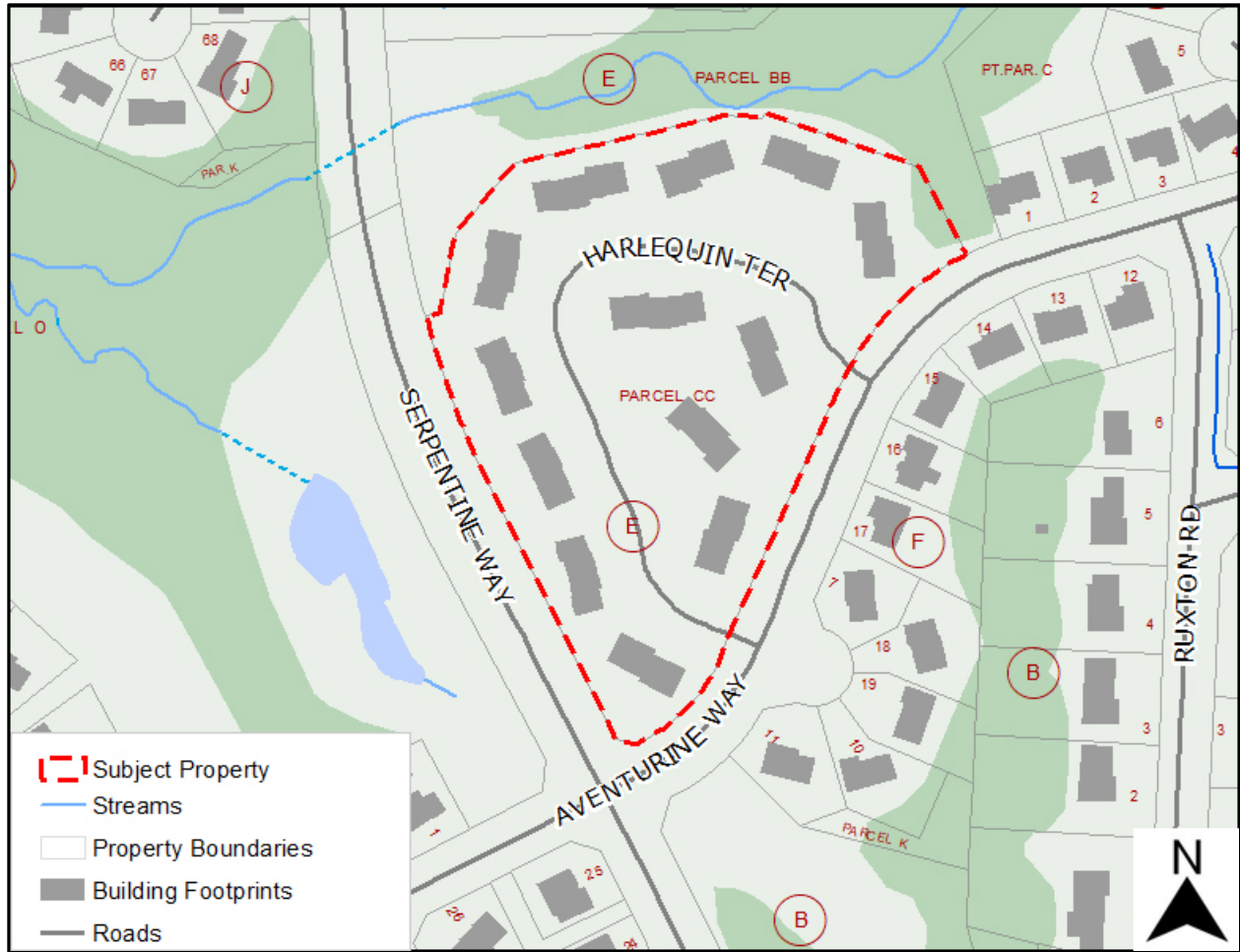


Figure 3: Property Boundary

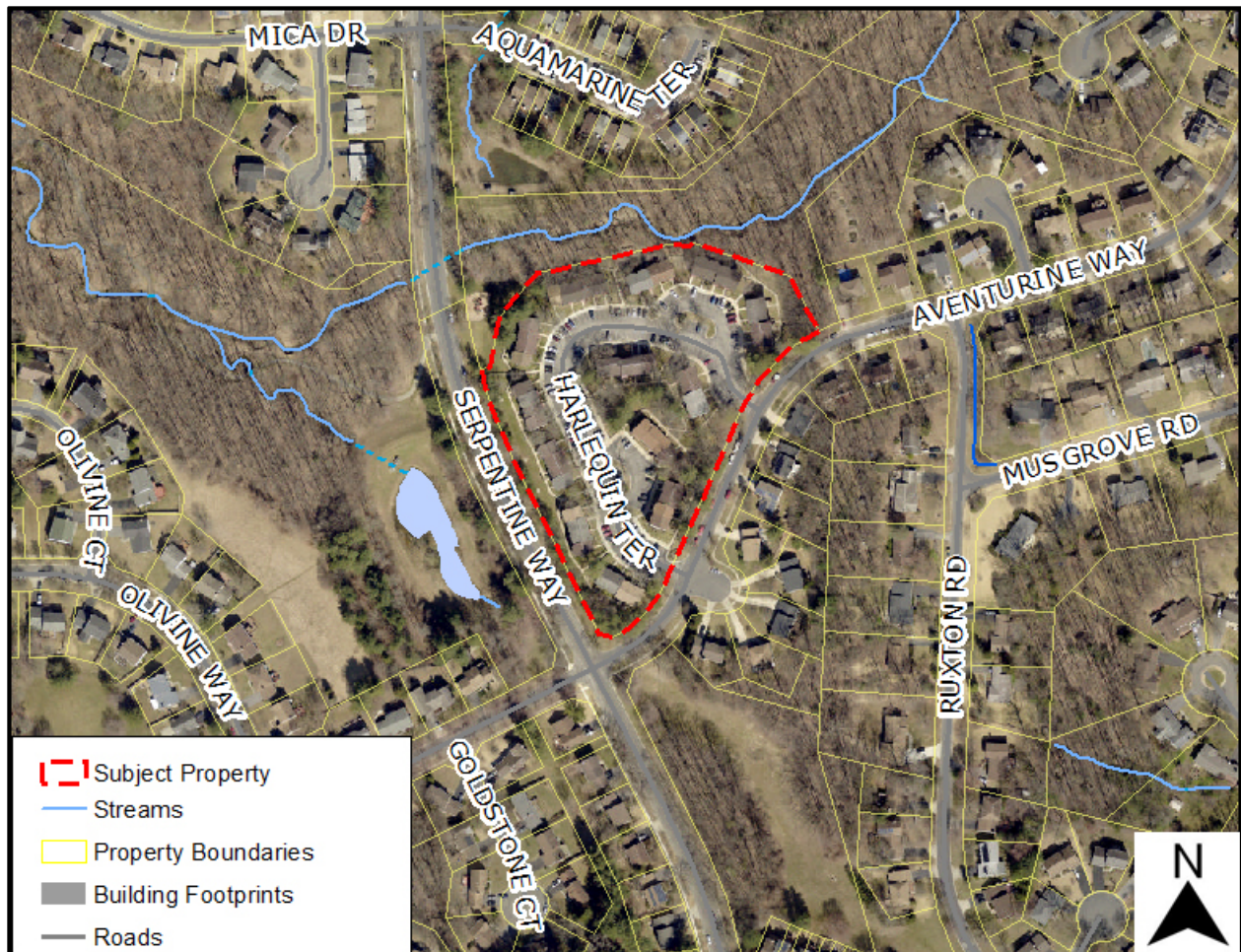


Figure 4: Aerial Photo

### SECTION 3: PROJECT DESCRIPTION

#### Previous Approvals

The Subject Property was included as a part of a larger multi-phase development constructed in the early 1980's. The Subject Property is located at 2000 Harlequin Terrace and is also referred to Parcel CC within the Snowden's Mill subdivision and on Plat 12393 (Attachment F).

#### Preliminary Plan No. 119771710

The Preliminary Plan was approved by the Planning Board on July 21, 1977 for the subdivision of over 157 acres into four neighborhoods. The development would be under the Cluster Optional Method of Development. The Preliminary Plan required Site Plan approval for the neighborhoods with townhouse units.

#### Site Plans

Site Plans were approved on March 1, 1979 for Site Plan No. 819790010 (Section VI) for 24 townhouse units, Site Plan No. 819790140 (Section VII) for 87 townhouse units, Site Plan No. 819790020 (Section VIII) for 46 townhouse units, and Site Plan No. 819780580 (Section IX). Section VII was developed to satisfy the MPDU requirement for the overall Snowden's Mill development.



Proposal

The Applicant proposes to add a new two-story building that would provide both a community center and of leasing offices for the existing affordable housing development on the Subject Property, and make the following changes:

- add six additional handicap spaces, with associated ADA access aisles, sidewalks, and ramps, resulting in a decrease of two parking spaces from 172 to 170 total parking spaces;
- replace the seven existing trash enclosures with new wood and chain-link enclosures.

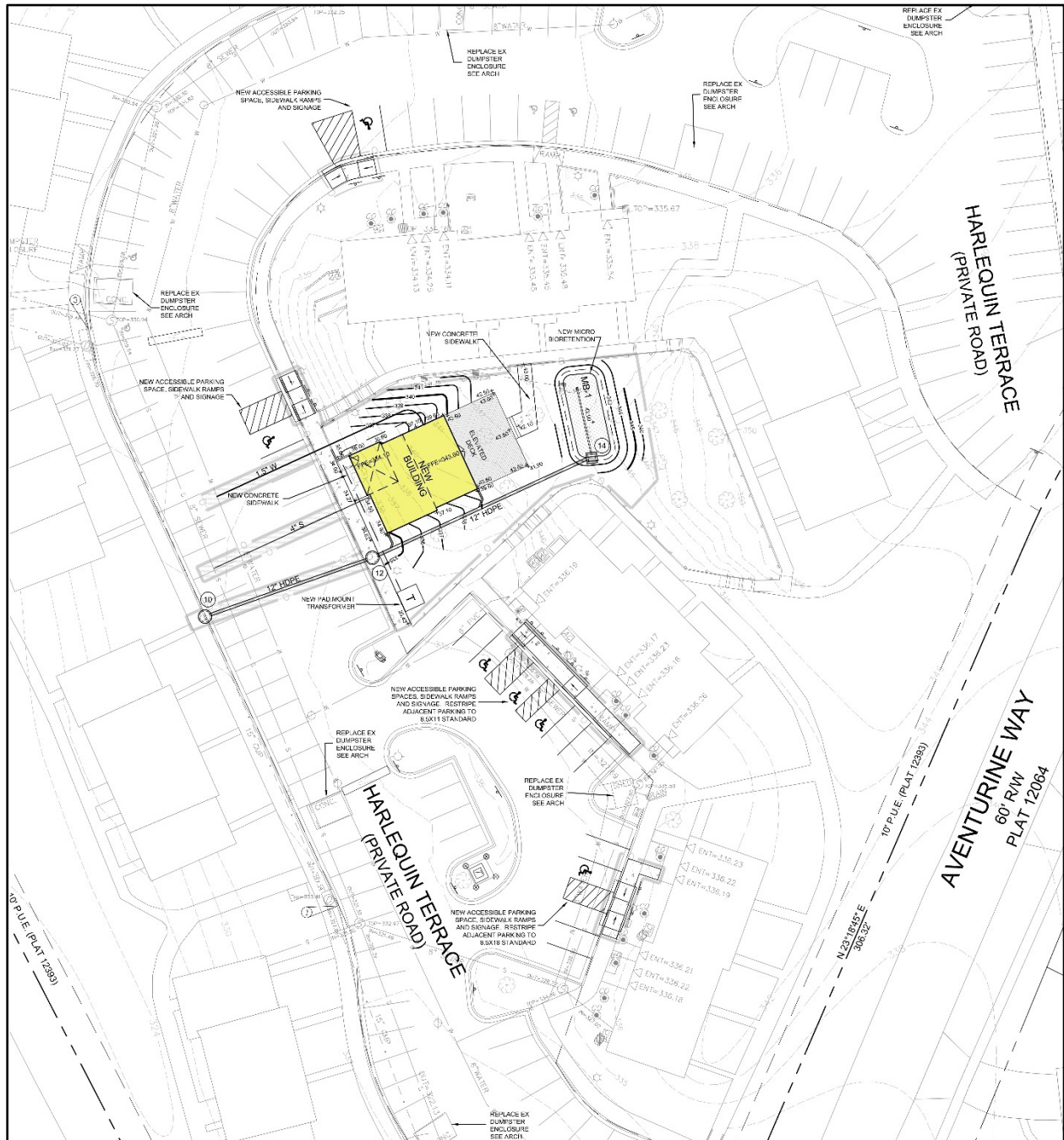


Figure 5: Site Plan 81979014A

## Building

The new two-story community building will be approximately 2,184 square feet in size. The building will accommodate office space, for leasing and property management, and provide a community center for new and existing residents of the development. The proposed community building will be located between two existing townhouse buildings on an area with a steep grade change of approximately seven feet. The steep change in grade allows for a deck at the rear and provides 'at-grade' entrances for both the first and second levels of the community building.

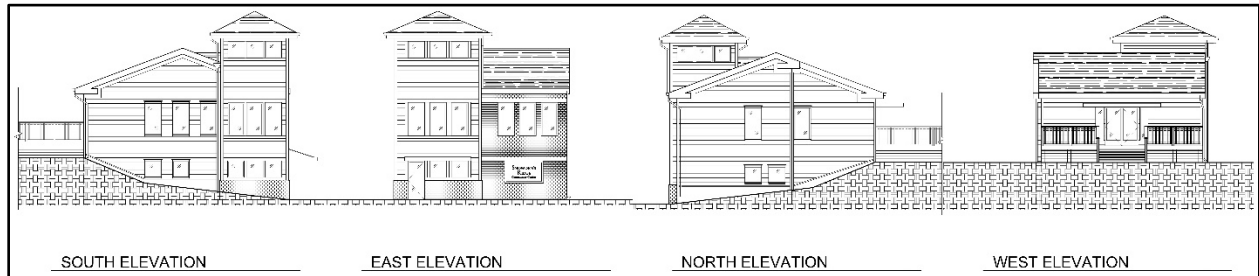


Figure 6: Community Building Elevations

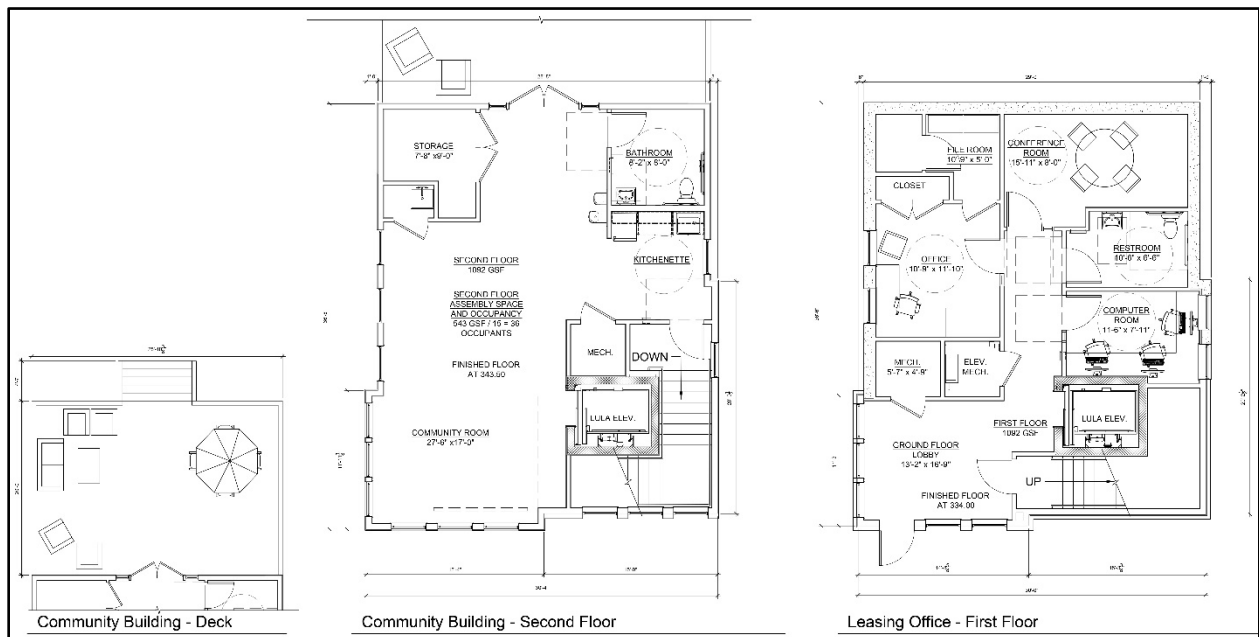


Figure 7: Community Building Floor Plans

## Landscaping and Open Space

The proposed landscaping and open space are primarily located along the sides and to the rear of the community building, surrounding the deck and near the storm water management area. The new sidewalks connecting to the community building are also located within the proposed landscaped areas. The plant materials are a mix of ornamentals, shrubs, and groundcover.

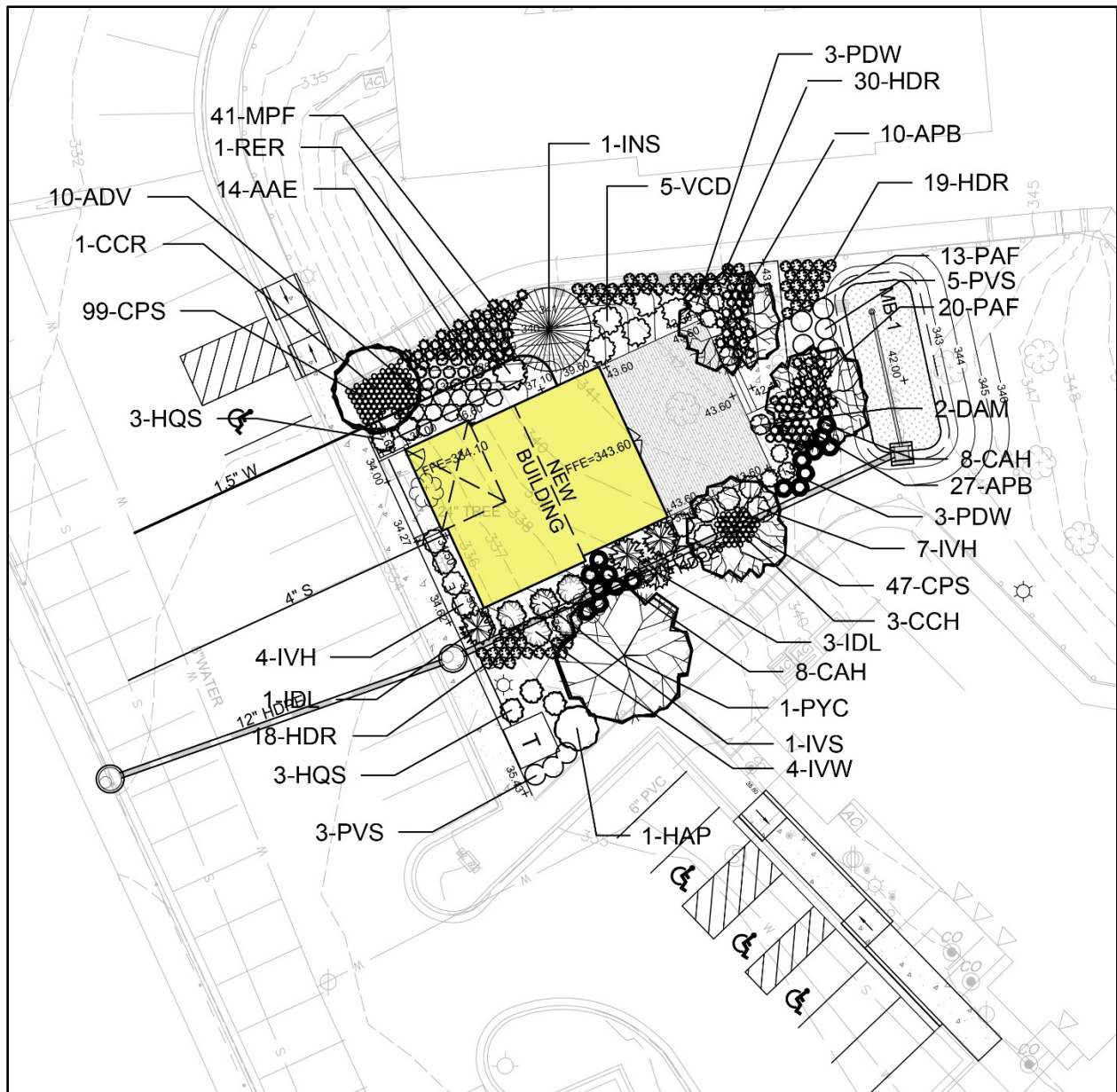


Figure 8: Planting Plan at the Proposed Community Building

**Circulation**

The proposed layout for pedestrians and vehicles does not make any substantial changes to the existing conditions. The parking is proposed to include six new handicap-accessible parking stalls, with associated striping and ramps, thus reducing the parking count from 172 spaces to 170 spaces. The parking and drive lanes will continue to function as it currently exists. There are two sidewalks being added to the front and the rear of the proposed community building to provide access from the parking areas and existing townhouse buildings.

**Community Outreach**

The Applicant has complied with all submittal and noticing requirements, and Staff has not received correspondence from any citizens or community groups as of the date of this report.

## SECTION 4: ANALYSIS AND FINDINGS

The Site Plan Amendment is being reviewed under the old Zoning Ordinance in effect on and prior to October 29, 2014 because it is subject to grandfathering under Section 7.7.1.B.1. Unless explicitly discussed below, all previous Planning Board findings from the previous Site Plan approvals remain in full force and effect.

### Findings – Chapter 59 D 3.4(C)

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Subject Property is located within the R-90 zone and the proposed building is an accessory use, to the existing residential use, and is allowed within the zone. The proposed building would provide much needed community space for existing and future residents, while also providing a small leasing office for the development. As discussed below, the Application continues to comply with the development standards of the R-90 zone.

### Development Standards

The following Project Data Table indicates the proposal’s compliance with the Zoning Ordinance. Only the standards that are affected by this Amendment are listed; a comprehensive modified data table will be included on the Certified Site Plan. In accordance with Zoning Ordinance Sections 59-E-3.7 and 59-C-1.32, the modifications are shown below.

*Table 1: Project Data Table for the R-90 Zone, Optional Method Cluster Development*

Development Standard <sup>2</sup>	Zoning Ordinance Permitted / Required	Previously Approved / Built	Proposed for Approval by Site Plan
Community Building Size	NA	NA	2,184 SF
Accessory Building Setbacks			
– Front	Determined at Site Plan	NA	182 ft. min.
– Side			188 ft. min.
– Rear			283 ft. min.
Building height	35 ft. max.	35 ft. max.	35 ft. max.
<b>Parking (Sec. 59-E)</b>			
Parking Spaces			
- Standard	NA	166 spaces (exist.)	160 spaces
- Accessible	NA	6 spaces (exist.)	10 spaces
- Total	155 spaces <sup>3</sup>	172 spaces (exist.)	170 spaces

<sup>2</sup> There was not an increase to the previously approved residential density or building height, as well as retaining the approved minimum setbacks. Additionally, the property was originally developed under a cluster method which included properties that are currently subdivided. The previously approved development standards are taken from the staff report for Site Plan No. 819790140 and the existing as-built conditions.

<sup>3</sup> Per Staff Report for Site Plan No. 819790140, dated February 26, 1979.

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

#### Location of Buildings and Structures

The proposed community building is centrally located within the Subject Property. The centralized location provides convenient access for the public and residents. The community building is oriented so that the front façade faces out to Harlequin Terrace, while the rear façade faces out to existing open space/amenity area internal to the block. The proposed building would have direct access from Harlequin Terrace, as well as from the rear deck. The two proposed lead walkways improve visibility and wayfinding for the proposed building. In addition, it provides a circulation pattern that safely balances the accessibility of pedestrians walking on the Property or from the parking and handicap parking areas. The locations of the buildings and structures are adequate, safe, and efficient.

#### Open Spaces, Landscaping, and Lighting

The open space and landscaping will remain safe, adequate, and efficient. The Amendment proposes landscaping around the perimeter of the proposed community building and rear deck. The landscaping provides adequate screening and visual interest for the existing buildings, transformer, and stormwater management facility located behind the community building. Additionally, the landscaping helps to improve the open space around and behind the proposed community building as they increase the amount and variety of plantings and are a response to the new pedestrian paths and new building footprint.

#### Pedestrian and Vehicular Circulation

The pedestrian and vehicular circulation will remain safe, adequate, and efficient. Vehicular access to the Subject Property will remain unchanged via Aventurine Way. The Amendment proposes minor modifications to parking and the addition of two lead sidewalks to connect with the proposed community building. The parking modifications are focused on providing six handicap-accessible parking stalls, with associated striping and ramps, which reduces the total parking count from 172 spaces to 170 spaces. The loss of the two parking spaces is *de minimis* as the parking is still adequate and well above what was required for the original approval. To connect with the existing pedestrian network, new concrete sidewalks will be installed, including a direct exterior, at-grade entrance from the rear of the building. The new lead walkways serve to provide adequate pedestrian connections for the public and residents to the proposed community building at the front and rear entrances. The Fire Marshall's office has reviewed and recommended approval of the modifications.

### **Transportation**

#### Master Plan Transportation Facilities

Aventurine Way is an unclassified residential street road with a 60-ft right-of-way. Harlequin Terrace is a private road. There are no bicycle facilities recommended. Transportation access is safe and adequate for the proposed use. This application is consistent with the 2018 *Master Plan of Highways and Transitways*, the 2018 *Bicycle Master Plan* and the 1997 Fairland Master Plan.

#### Local Area Transportation Review (LATR)

The proposed application is for a new two-story building that will provide needed office space for leasing and property management activities, as well as a community center to serve existing and new residents (ITE code 495, Recreational Community Center). This amendment will not change the approved residential use or density. According to the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Manual adjusted for the Fairland/Colesville Transportation Policy Area, this

project will result six (6) AM peak-hour person trips and seven (7) PM peak-hour person trips. As a result, this project is exempt from additional Local Area Transportation Policy Review (LATR) because the proposed land use generates fewer than 50 peak-hour net new person trips within the weekday morning and evening peak periods. The Applicant included a Transportation Statement as part of this Application. Access and circulation will be adequate for the proposed use.

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

The proposed community building is compatible with the existing structures on-site, as well as the existing developments adjacent to the Property. The proposed community building would be two levels and designed to match the scale and architectural character of the existing buildings on-site. The site for the proposed community building includes steep grades, which the building would incorporate by providing direct access to each floor with a front and rear entrance. The front entrance would be directly accessible from the parking area for the first level, while the second level would be accessible via the rear entrance from the deck. The proposed community building would incorporate a mix of brick masonry and wood lap siding to visually connect it with the existing development. The roofline would be varied with a mix of gables and hipped roofs to provide visual interest and reinforce the existing residential architectural aesthetic. The proposed landscaping and setbacks are compatible with the existing development. The landscaping provides adequate screening and visual interest to connect the proposed building and architecture with the surrounding residential townhouse units and existing plant materials. Additionally, the landscaping accentuates the centralized location of the proposed community building, while the setbacks provide compatibility by allowing adequate distance between the existing residential buildings.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable laws.*

## **Forest Conservation**

### Natural Resource Inventory/Forest Stand Delineation

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420201850 for the Property was approved on May 22, 2020. The NRI/FSD identifies the environmental features and forest resources on the Property. The Property contains approximately 0.11 acres of forest, including approximately 0.10 acres of forested stream valley buffer associated with an off-site stream located on the adjacent park property to the north. There are no wetlands, 100-year floodplain, or highly erodible soils on the Property. There are several areas on the Property that contain slopes greater than 25 percent. There are nine trees greater than or equal to 24" Diameter at Breast Height (DBH) that were identified on or adjacent to the Subject Property, one of which is 30" DBH and greater.

### Forest Conservation Plan

The Application meets the requirements of the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). A combined Preliminary and Final Forest Conservation Plan ("FCP") was submitted for review as part of the Site Plan Amendment application (Attachment B). The previous development plan approvals pre-date the Forest Conservation Law, therefore, the FCP is not amending a prior plan. The FCP includes 0.11 acres of existing forest located on the northern side of the Property. The existing forest is contiguous with forest located on the adjacent M-NCPPC park property. The Application proposes to retain the 0.11 acres of forest, the majority of which is located

within the stream buffer. The Applicant proposes to meet the 0.72-acre afforestation planting requirement by reforesting 0.17 acres on-site within the unforested portion of the stream buffer and the remaining 0.55 acres off-site at an M-NCPPC approved forest bank. The on-site retained and planted forest will be protected in a Category I conservation easement (Figure 9). There are existing encroachments with the on-site stream buffer which include buildings and parking lots that will remain and will not be included within a conservation easement. Three significant trees (24-29.9 inches in Diameter at Breast Height), identified as Trees #1, 2, and 3 of the FCP will be removed for the proposed development activity. The Application does not propose to impact or remove any trees subject to Section 22A-12(b)(3), including any trees  $\geq 30$  inches in diameter at breast height, so a tree variance is not required.

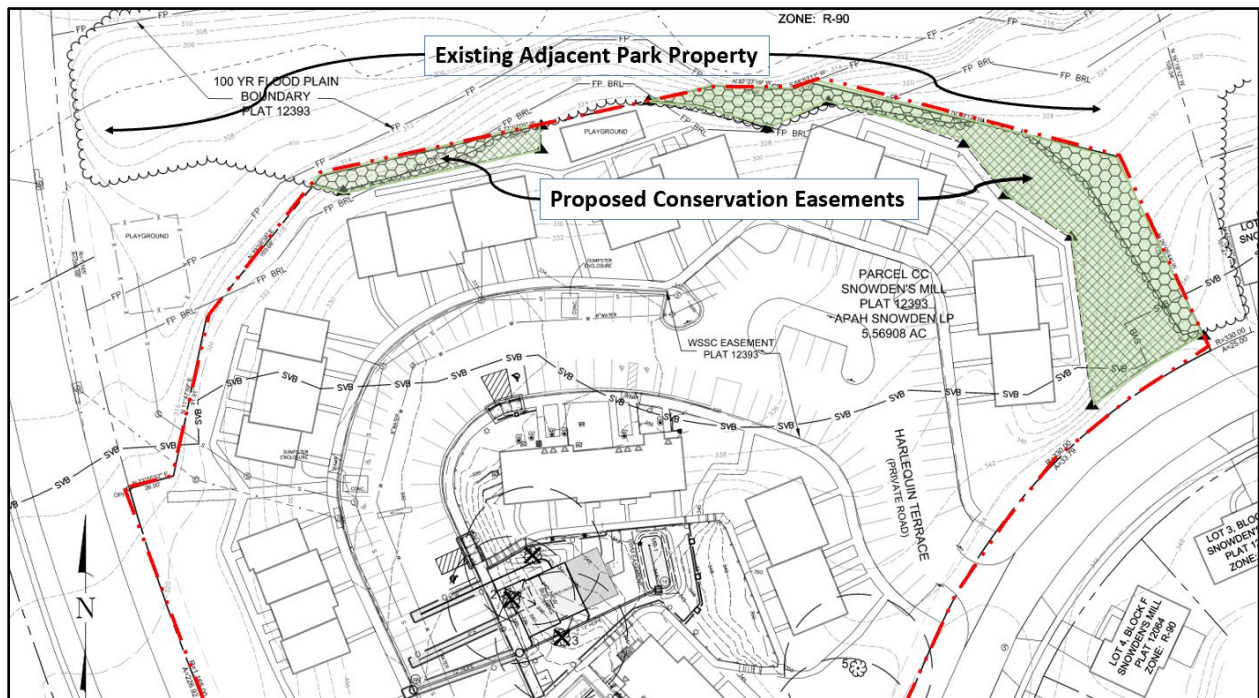


Figure 9: Conservation Easements (green shading) Adjacent to Park Property

**CONCLUSION**

The Application meets all development standards and findings established in the Zoning Ordinance for the R-90 zone. The locations of buildings and structures, open spaces, landscaping, and pedestrian and vehicular circulation systems are adequate, safe, and efficient. Therefore, Staff recommends approval of this Limited Major Site Plan Amendment subject to the conditions contained at the beginning of this report.

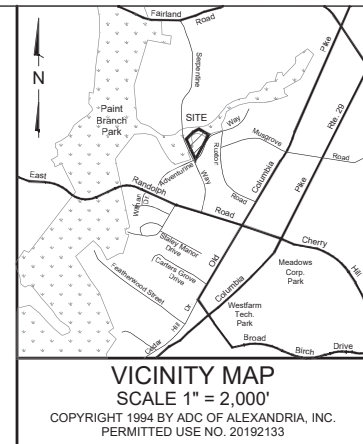
**ATTACHMENTS**

- Attachment A – Site Plan Composite
- Attachment B – Forest Conservation Plan Composite
- Attachment C – MC Fire and Rescue Approval
- Attachment D – Stormwater Management Concept Approval
- Attachment E – Statement of Justification
- Attachment F – Previous Approval

# SNOWDEN'S MILL SECTION 7

## COMMUNITY CENTER / LEASING OFFICE

### SITE PLAN # 81979014A



**MHG**  
Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

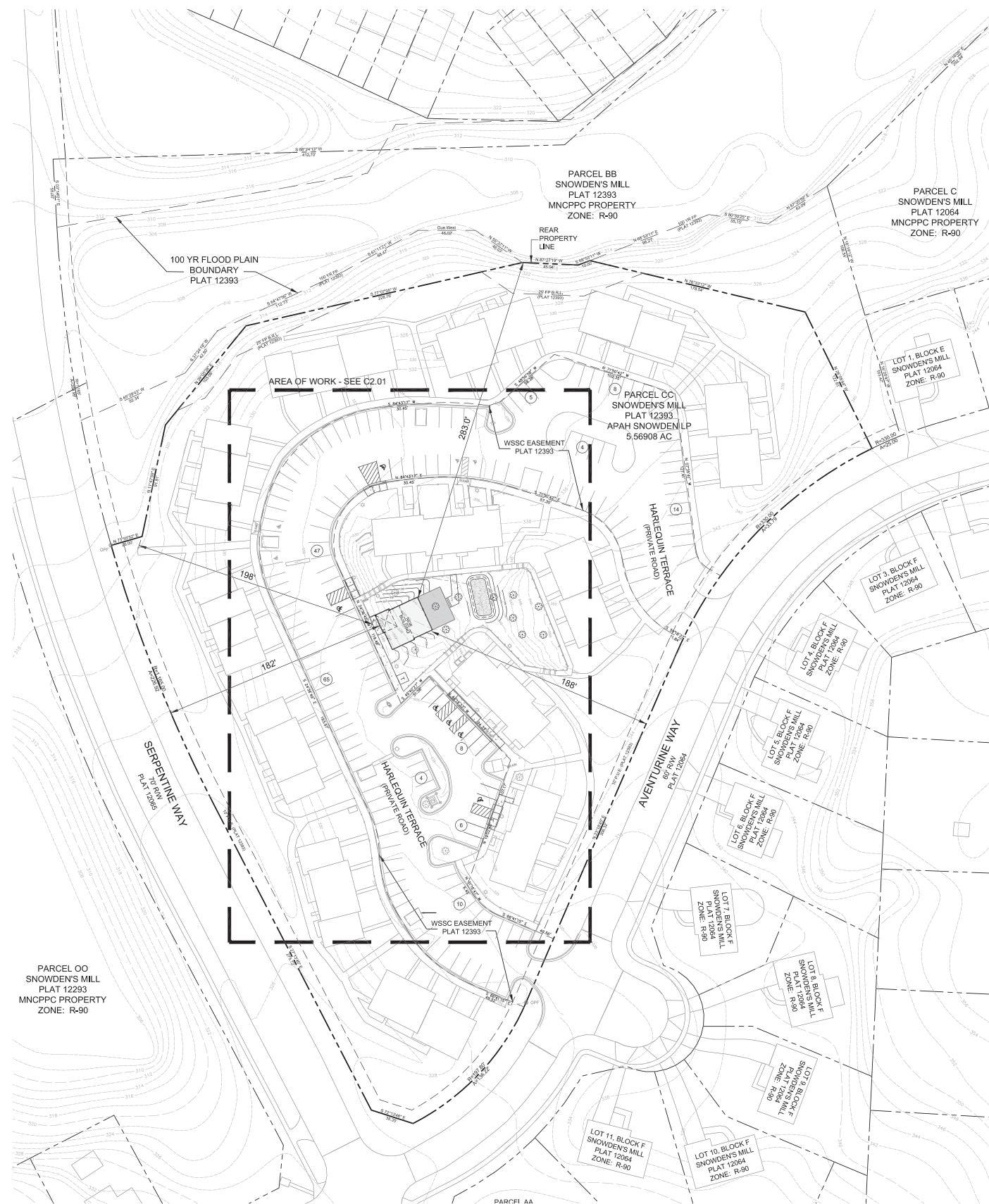
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**Professional Certification**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04.21.2022

**OWNER / APPLICANT:**  
APAH SNOWDEN, L.P.  
4318 N CARLIN SPRINGS ROAD  
ARLINGTON, VA. 22203  
CO: MR. CHARLES SIMS  
PHONE: 571.800.6467  
EMAIL: csims@apah.org

**SHEET INDEX**

- C0.01 COVER SHEET
- C2.01 SITE PLAN
- L2.01 LANDSCAPE PLAN
- L2.02 LANDSCAPE DETAILS
- A0.4.1 SITE DETAILS
- A2.2.0 ENLARGED PLANS



**R-90 ZONE DEVELOPMENT STANDARDS<sup>1</sup>**  
(OPTIONAL METHOD CLUSTER DEVELOPMENT, TOWNHOUSE UNITS)

	PERMITTED/REQUIRED	APPROVED BY 819790140 <sup>2</sup>	PROVIDED BY 81979014A
MAXIMUM BUILDING HEIGHT (TOWNHOUSE) 59-C-1.531	35 FT	N/A <sup>3</sup>	UNCHANGED
MINIMUM AREA OF DEVELOPMENT 59-C-1.532	5 AC	5.57 AC <sup>2</sup>	UNCHANGED
MAXIMUM DENSITY (UNITS/ACRE) 59-C-1.533	3.6	N/A <sup>3</sup>	UNCHANGED
MINIMUM NET LOT AREA 59-C-1.536	2,000 SF	242,589 SF <sup>4,7</sup>	UNCHANGED
MINIMUM WIDTH OF EACH TOWNHOUSE 59-C-1.536	18 FT	N/A <sup>4</sup>	UNCHANGED
MINIMUM FRONTAGE OF A TOWNHOUSE GROUP 59-C-1.538	20 FT	N/A <sup>4</sup>	UNCHANGED
MINIMUM SETBACK FROM BOUNDARY OF SUBDIVISION 59-C-1.538	50 FT	N/A <sup>3</sup>	UNCHANGED
MINIMUM VEHICLE PARKING REQUIREMENTS 59-6.2.4.B	155 SPACES <sup>5</sup>	169 SPACES <sup>5</sup>	170 SPACES <sup>5</sup>
MINIMUM NUMBER OF ACCESSIBLE SPACES: 59-6.2.3.B / COMAR 05.02.02	6 SPACES	6 SPACES <sup>7</sup>	10 SPACES

- FOOTNOTES:**
- THIS AMENDMENT DOES NOT PROPOSE AN INCREASE TO THE PREVIOUSLY APPROVED RESIDENTIAL DENSITY OR BUILDING HEIGHT AND RETAINS THE APPROVED MINIMUM SETBACKS, THEREFORE IN ACCORDANCE WITH SECTION 59-7.7.B.3 OF THE CURRENT ZONING CODE, THIS AMENDMENT IS BEING PROCESSED UNDER THE DEVELOPMENT STANDARDS OF THE PROPERTY'S ZONING IN EFFECT ON OCTOBER 29, 2014.
  - COUNTY STAFF AND THE APPLICANT WERE UNABLE TO LOCATE ORIGINAL APPROVED SITE PLANS AND THE PROPERTY WAS DEVELOPED UNDER A CLUSTER DEVELOPMENT INCLUDING ADDITIONAL PROPERTIES THAT ARE NOW SUBDIVIDED. THEREFORE, THE PREVIOUSLY APPROVED DEVELOPMENT STANDARDS ARE TAKEN FROM THE STAFF REPORT FOR SITE PLAN 819790140 TO THE EXTENT POSSIBLE, AS WELL AS AS-BUILT CONDITIONS.
  - UNABLE TO LOCATE A PREVIOUSLY APPROVED STANDARD.
  - ALTHOUGH THE EXISTING RESIDENTIAL UNITS ARE TOWNHOUSE STYLE, THEY ARE NOT LOCATED ON INDIVIDUAL FEE SIMPLE LOTS.
  - PER STAFF REPORT FOR SITE PLAN 819790140, DATED FEBRUARY 26, 1979.
  - EXISTING SITE CONTAINS 172 PARKING SPACES, TWO OF WHICH WILL BE CONVERTED TO ADA ACCESS AISLES FOR A NEW TOTAL OF 170 PARKING SPACES.
  - AS-BUILT CONDITION.



**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 81979014A INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.  
DEVELOPER: APAH SNOWDEN, LP COMPANY NINA JANOPAIL CONTACT PERSON  
ADDRESS: 4318 N CARLIN SPRINGS ROAD, ARLINGTON, VA 22203  
PHONE: (703) 278-7444  
EMAIL: NJANOPAIL@APAH.ORG  
SIGNATURE: \_\_\_\_\_

**REVISIONS**

NO.	DESCRIPTION	DATE

TAX MAP KR21 WSSC 217NE02  
PLAT 12393  
5TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**PARCEL CC, BLOCK E  
SNOWDEN'S MILL**

PROJ. MGR PGL  
DRAWN BY PGL  
SCALE AS NOTED  
DATE 08.14.2020

**COVER SHEET  
SITE PLAN 81979014A**

**C0.01**  
PROJECT NO. 2020.108.11  
SHEET NO. 1 OF 1



REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP KR21 WSSC 217NE02

PLAT 12393  
5TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**PARCEL CC, BLOCK E  
SNOWDEN'S MILL**

PROJ. MGR PL

DRAWN BY FCJ

SCALE 1" = 30'

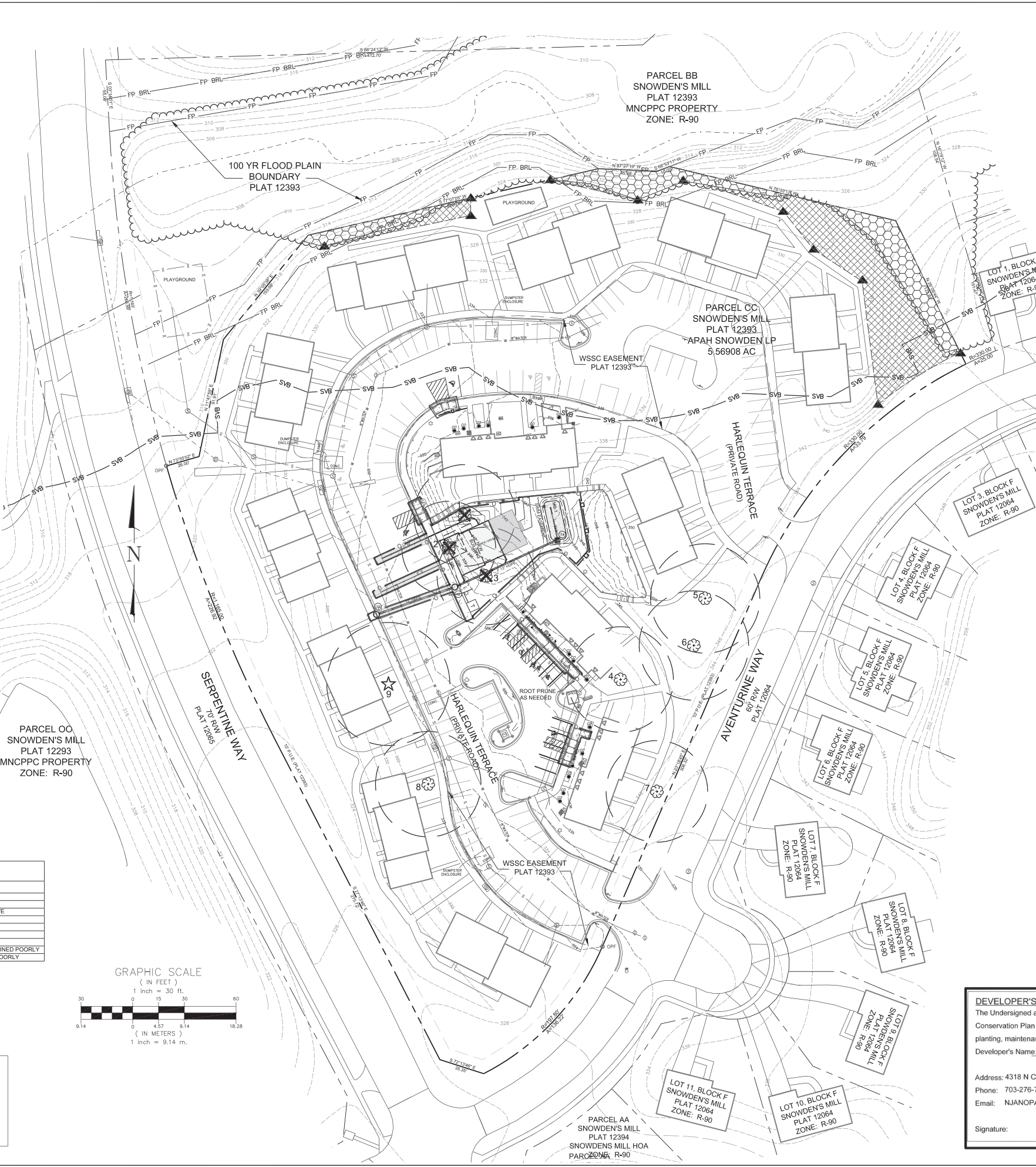
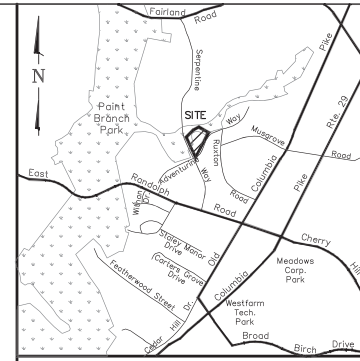
DATE 07.06.2020

**PRELIMINARY/FINAL  
FOREST CONSERVATION  
PLAN #81979014A**

**L1.01**

PROJECT NO. 20.108.11

SHEET NO. 1 OF 2



**LEGEND**

- ☆ SPECIMEN TREE
- ⊙ SIGNIFICANT TREE
- TREE CANOPY
- FP FLOODPLAIN
- FP BRL FLOODPLAIN BRL
- SVB SVB STREAM VALLEY BUFFER
- OVERHEAD WIRES
- STREAM
- ▨ FOREST PLANTED FC EASEMENT
- ▩ FOREST SAVE FC EASEMENT
- ⊗ TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- PROPERTY BOUNDARY
- 320 EXISTING CONTOUR
- CRITICAL ROOT ZONE
- ▲ PERMANENT FOREST CONSERVATION SIGNS
- TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 81979014A, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: APAH SNOWDEN, LP  
Company: NINA JANOPAUL  
Contact Person

Address: 4318 N CARLIN SPRINGS RD, ARLINGTON, VA 22203  
Phone: 703-276-7444  
Email: NJANOPAUL@APAH.ORG

Signature:

**FOREST CONSERVATION WORKSHEET**  
Snowden's Mill #81979014A

**NET TRACT AREA:**

A. Total tract area ...	5.57
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) .....	0.00
G. Net Tract Area .....	5.57

**LAND USE CATEGORY:** (from Chapter 22A-3. Definitions)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

G. Afforestation Threshold ... 15% x G = 0.84  
H. Conservation Threshold ... 20% x G = 1.11

**EXISTING FOREST COVER:**

I. Existing forest cover .....	0.11
J. Area of forest above afforestation threshold .....	0.00
K. Area of forest above conservation threshold .....	0.00

**BREAK EVEN POINT:**

L. Forest retention above threshold with no mitigation .....	0.00
M. Clearing permitted without mitigation .....	0.00

**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared .....	0.00
O. Total area of forest to be retained .....	0.11

**PLANTING REQUIREMENTS:**

P. Reforestation for clearing above conservation threshold .....	0.00
Q. Reforestation for clearing below conservation threshold .....	0.00
R. Credit for retention above conservation threshold .....	0.00
S. Total reforestation required .....	0.00
T. Total afforestation required .....	0.72
U. Credit for landscaping (may not exceed 20% of "S") .....	0.00
V. Total reforestation and afforestation required .....	0.72

worksheet date 5/13/2019

0.72 ACRES FOREST CONSERVATION TO BE MET WITH 0.17 ACRES OF ON-SITE FOREST PLANTING AND 0.55 ACRES TO BE MET IN A FOREST MITIGATION BANK.

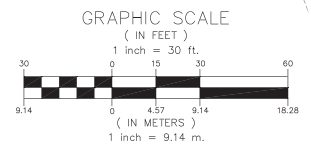
**FOREST CONSERVATION DATA TABLE**

DESCRIPTION	SIZE
Property Area	5.57 Acres
Off-site Disturbance	0.00 Acres
Total Tract Area	5.57 Acres
Tract remaining in Ag use	0.00 Acres
Road & Utility ROW (Unimproved)	0.00 Acres
Existing Forest	0.11 Acres
Total Forest Retention	0.11 Acres
Total Forest Cleared	0.00 Acres
Land Use Category	R-90
Afforestation Threshold	15%
Reforestation Threshold	20%
Stream(s) Length: 318	Average Buffer Width: 180

Acres of Forest in:	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100yr Floodplain	0.00	0.00	0.00
Stream Buffers	0.10	0.00	0.14
Other Priority Areas	0.00	0.00	0.00

**TREE TABLE**

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	PIN OAK	QUERCUS PALUSTRIS	26"	GOOD - REMOVE
2	PIN OAK	QUERCUS PALUSTRIS	24"	FAIR - DW - REMOVE
3	WHITE PINE	PINUS STROBUS	25"	GOOD - GIRDLING, DW - REMOVE
4	SILVER MAPLE	ACER SACCHARINUM	27"	GOOD - DW
5	RED OAK	QUERCUS RUBRA	28"	GOOD
6	RED OAK	QUERCUS RUBRA	28"	GOOD
7	PIN OAK	QUERCUS PALUSTRIS	26"	GOOD - DW
8	AM. SYCAMORE	PLATANUS OCCIDENTALIS	27"	FAIR/GOOD - LEANS, ROOT SCARS, DW, PRUNED POORLY
9	AM. SYCAMORE	PLATANUS OCCIDENTALIS	31.5"	GOOD - ROOT SCAR, DW, PRUNED POORLY



Call "Miss Utility" at 1-800-257-7777,  
48 hours prior to the start of work.  
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 38A of the Montgomery County Code.

**FOREST CONSERVATION NOTES:**

SUBJECT PROPERTY: PARCEL CC, SNODEN'S MILL, PLAT 12393  
2000 HARLEQUIN TERRACE SILVER SPRING  
TAX ACCOUNT #05-01890986

ZONING CLASSIFICATION: R-90  
WATERSHED: PAINT BRANCH  
SPECIAL PROTECTION AREA: NA  
PRIMARY MANAGEMENT AREA: NA



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 30-Jun-20  
**TO:** Stephen Crum - [scrum@mhgpa.com](mailto:scrum@mhgpa.com)  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** Snowden's Mill - **New Community Clubhouse** (Parcel CC, Block E)  
2000 Harlequin Terrace

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **25-Jun-20** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



## MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: \_\_\_\_\_

### Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION:      2000 Harlequin Terrace, Silver Spring, MD  
(Snowden's Ridge Community)

Delineate all areas where indicated by signs and/or paint.

- SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

\_\_\_\_\_  
Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section  
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: Snowden's Mill Section 7 (Snowden's Ridge)

FIRE LANE LOCATION/ADDRESS: 2000 Harlequin Terrace, Silver Spring, MD

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

NAME: Nina Janopaul TITLE: President, APAH Snowden Limited Partnership

SIGNATURE: 

PHONE: (703) 276-7444 DATE: 6/15/20

ADDRESS (where processed order will be mailed):

4318 N. Carlin Springs Road, Arlington, VA 22203

-----  
The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

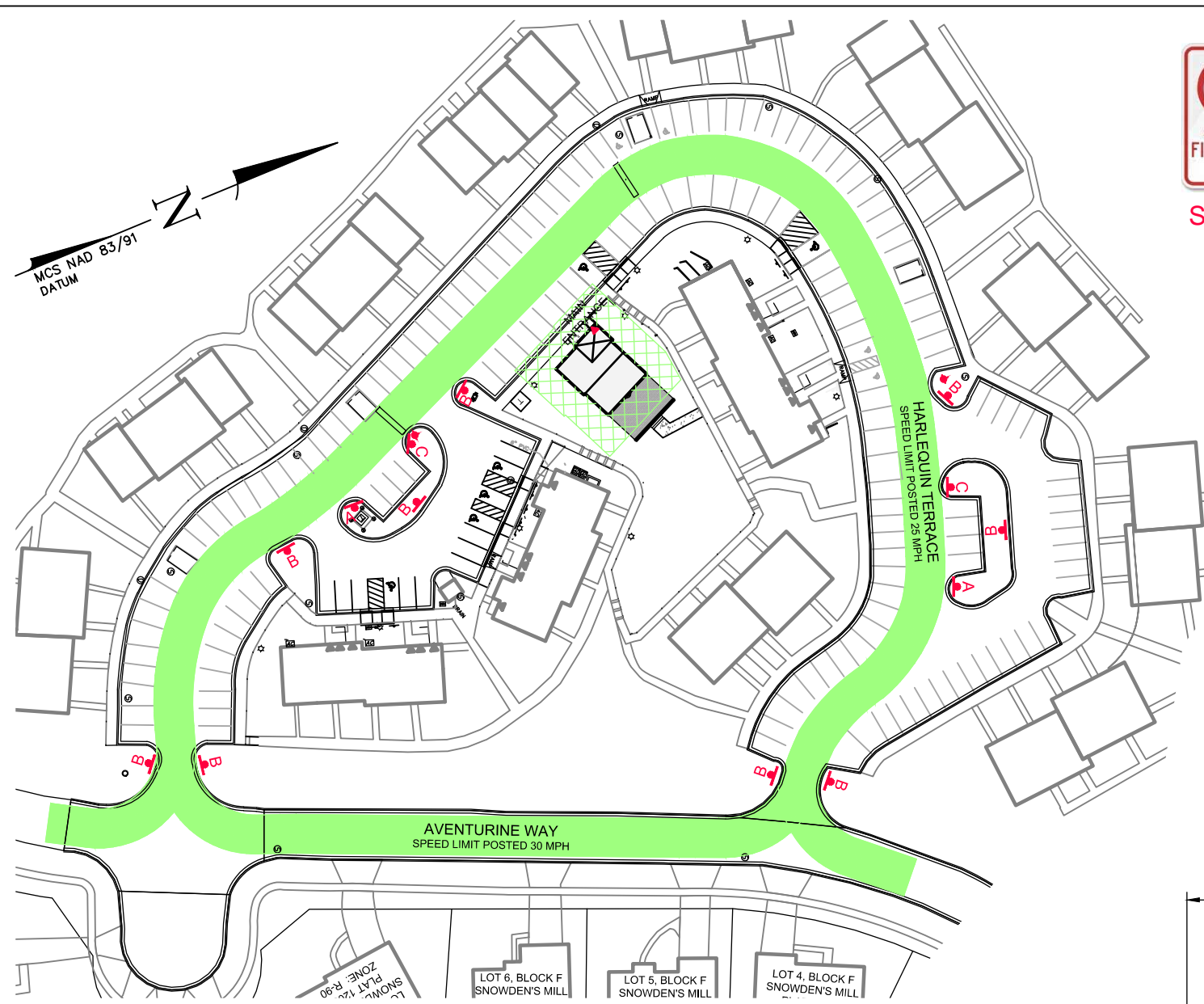
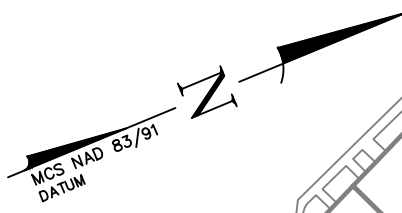
NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

STA.#: \_\_\_\_\_ I.D.#: \_\_\_\_\_ DATE: \_\_\_\_\_

Comments: \_\_\_\_\_  
-----

Fire Lane Installed Per Order

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_



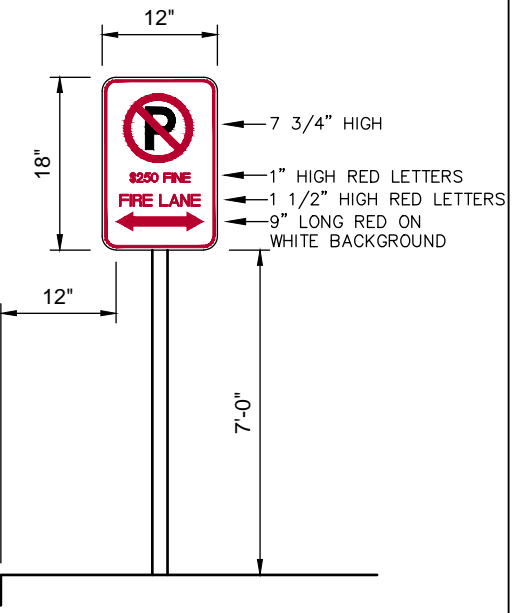
SIGN A



SIGN B



SIGN C



FIRE SIGN DETAIL

N.T.S.

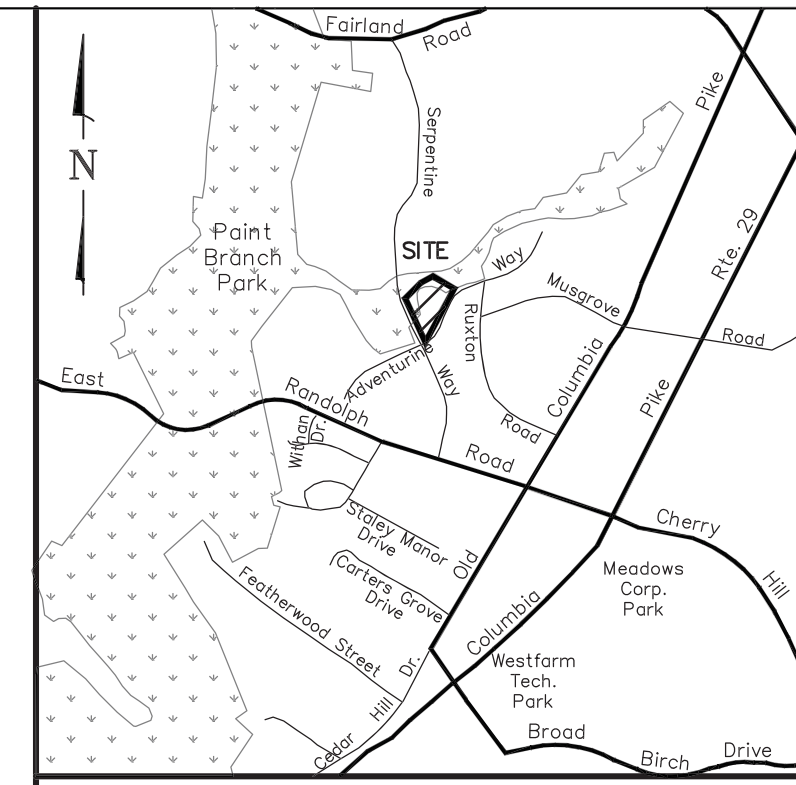
Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors  
www.mhgapa.com

FIRE LANE SIGNAGE PLAN  
SNOWDEN'S MILL

PARCEL CC, BLOCK E  
MONTGOMERY COUNTY, MARYLAND

SHEET 1 OF 1

PLAT NO. 12393  
SCALE 1"=80'  
DATE 04.20.2020  
JOB NO. 20.108.11



VICINITY MAP  
SCALE 1" = 2,000'  
COPYRIGHT 1994 BY ADC OF ALEXANDRIA, INC.  
PERMITTED USE NO. 20192133



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04/21/2022

APAH SNOWDEN L.P.  
4318 N. CARLIN SPRINGS ROAD  
ARLINGTON, VA. 22203

ATTN. MR. CHARLES SIMS

571-800-6467  
csims@apah.org

**LEGEND**

- FIRE DEPARTMENT ACCESS PATH
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING
- MAIN EXTERIOR DOORS

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP KR21 WSSC 217NE02

PLAT 12393  
5TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

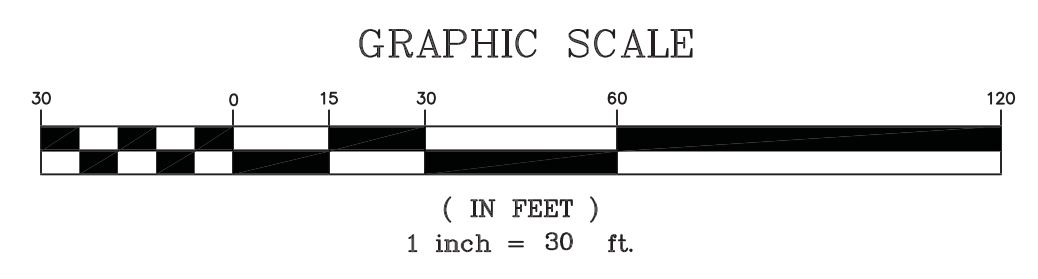
**PARCEL CC, BLOCK E  
SNOWDEN'S MILL**

PROJ. MGR PGL  
DRAWN BY JDP  
SCALE 1"= 30'  
DATE 06.22.2020

**FIRE APPARATUS  
ACCESS PLAN  
81979014A**

PROJECT NO. 20.108.11  
SHEET NO. 1 OF 1

N  
MCS NAD 83/91  
DATUM



**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: SML\* PM: 43 DATE: 6/30/2020

12/01/2019 DWG: 81979014A\_1.dwg, 6/23/2020 10:53:25 PM, Copyright © 2020 Macris, Hendricks & Glascock, P.A., Copyright © 2020 Macris, Hendricks & Glascock, P.A.



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

August 17, 2020

Mr. Mark Hollida  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Snowden's Ridge  
Preliminary Plan #: N/A  
SM File #: 286001  
Tract Size/Zone: 5.57 acres/R-90  
Total Concept Area: 0.15 acres  
Lots/Block: Block E  
Parcel(s): CC  
Watershed: Lower Paint Branch

Dear Mr. Hollida:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via a micro bioretention facility.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Mark Hollida*  
*August 17, 2020*  
*Page 2 of 2*

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

*Mark Etheridge*

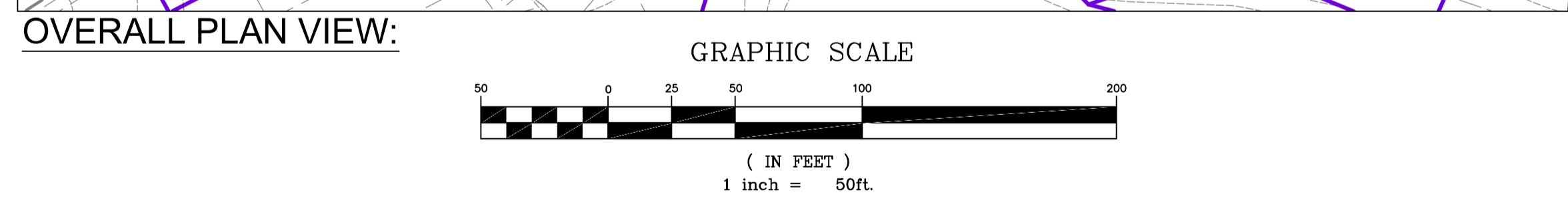
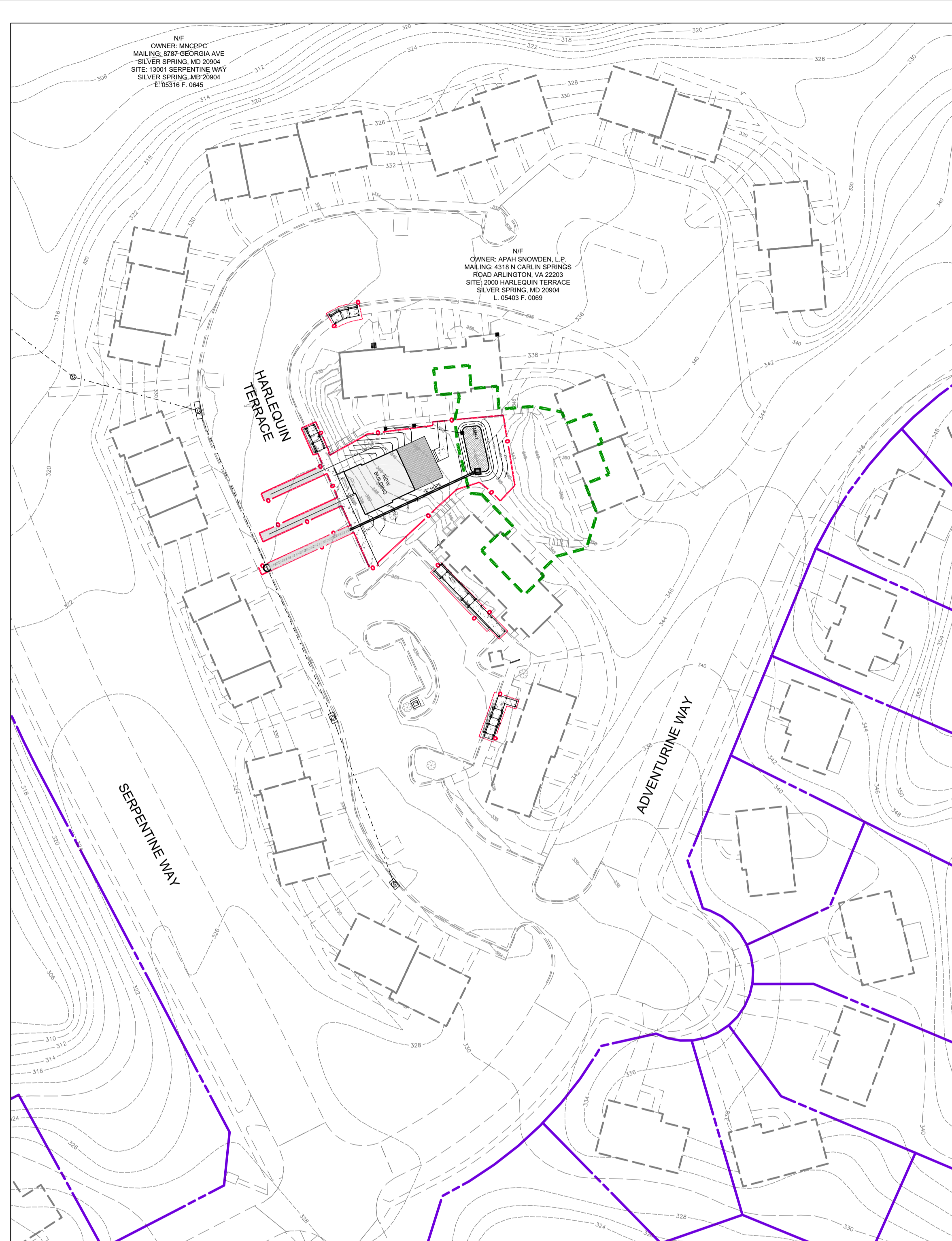
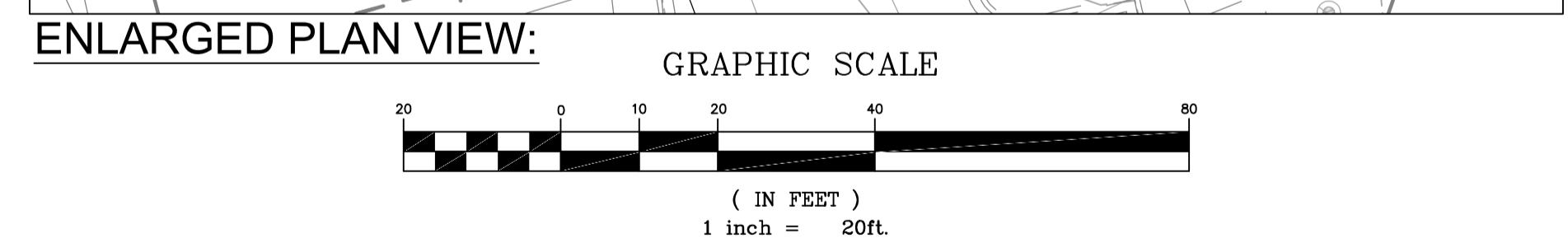
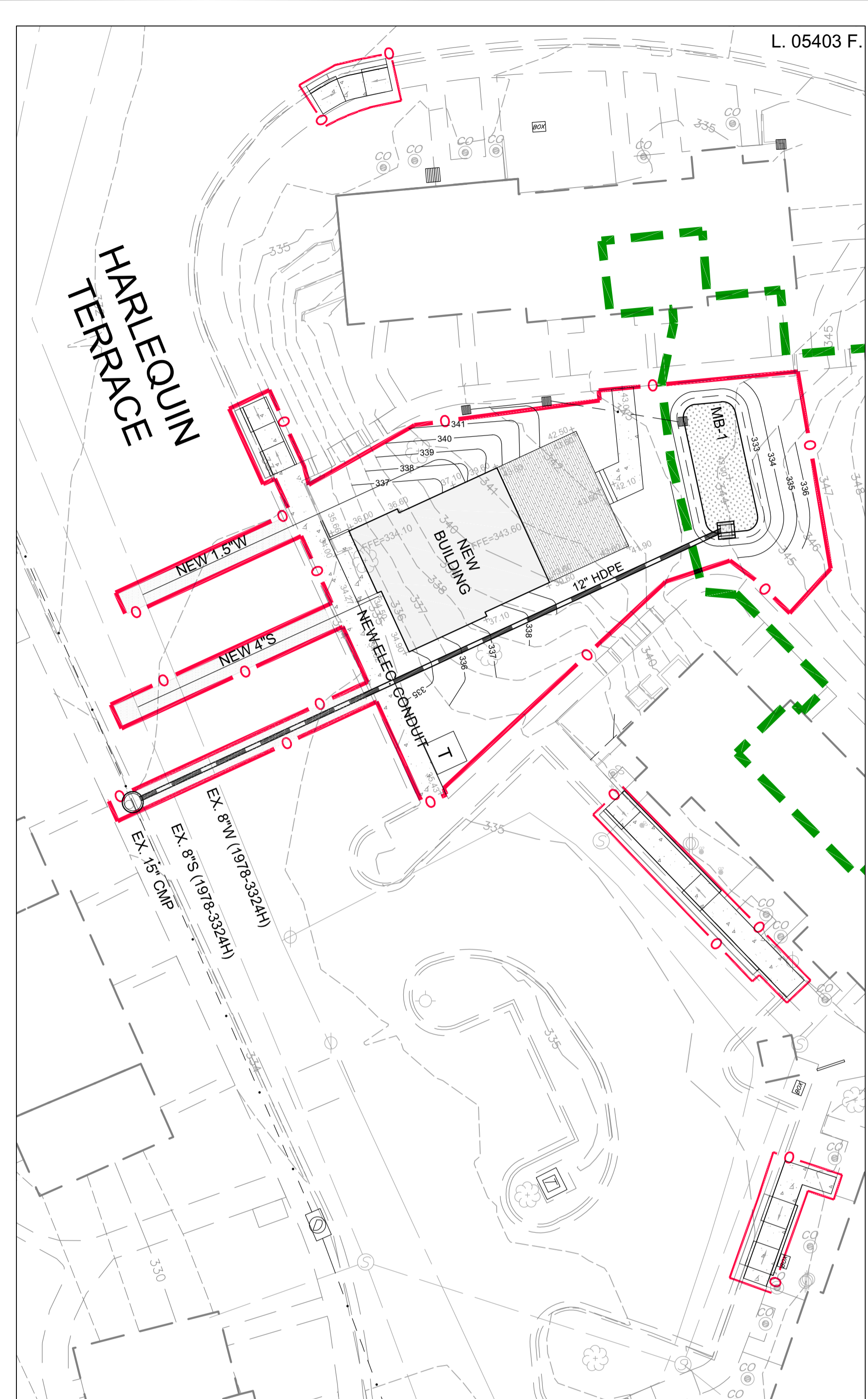
Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: lmg

cc: N. Braunstein  
SM File # 286001

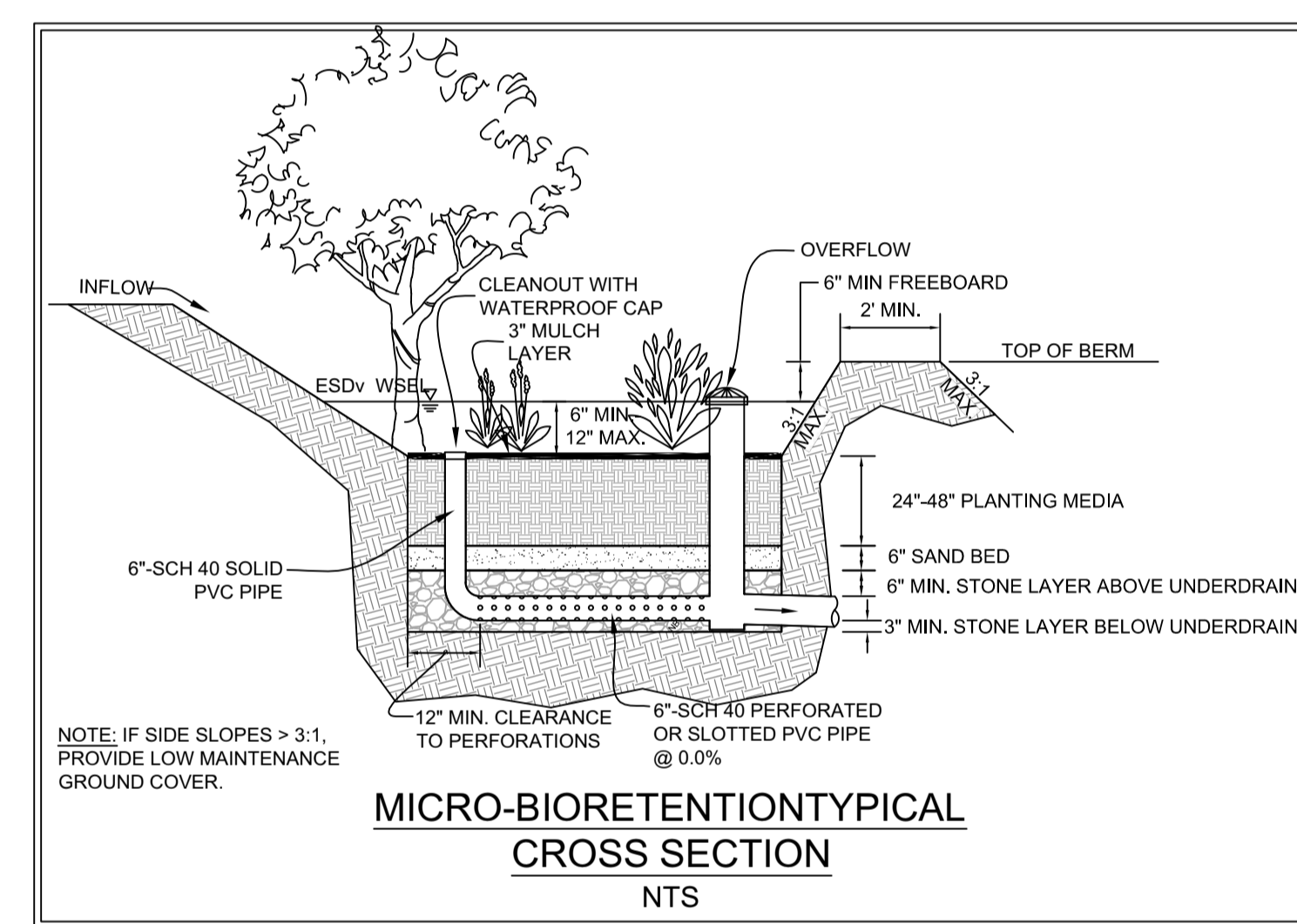
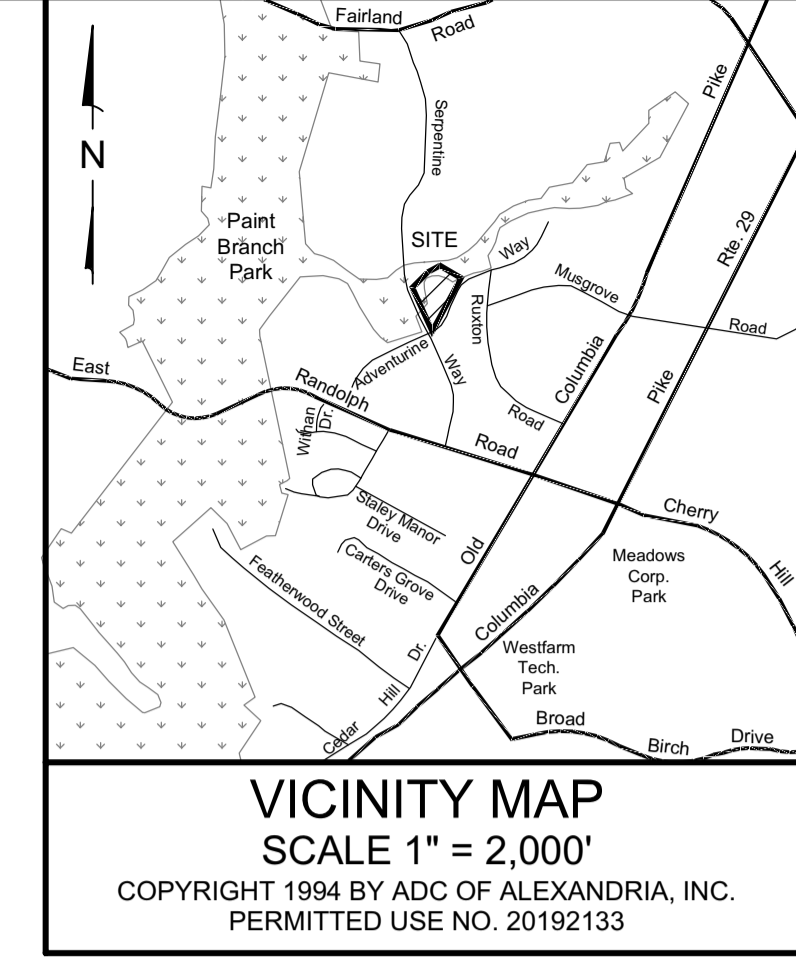
ESD: Required/Provided 665 cf / 693 cf  
PE: Target/Achieved: 1.8"/1.87"  
STRUCTURAL: 0 cf  
WAIVED: 0 sf





**LEGEND**  
 NOT TO SCALE

LIMITS OF DISTURBANCE	— 0 —
ROW LINE	— 0 —
EX. CONTOUR	— 320 —
EX. CURB & GUTTER	— 320 —
EX. STORM DRAIN	— 320 —
EX. SEWER	— 320 —
EX. WATER	— 320 —
NEW CONTOUR	— 320 —
NEW WATER	— 320 —
NEW SEWER	— 320 —
NEW ELEC. CONDUIT	— 320 —
NEW DRAINAGE DIVIDE	— 320 —
NEW SWM (MB)	— 320 —
MICRO BIORETENTION	— 320 —



**SWM CONCEPT SUMMARY TABLE** DATE: 08.11.2020

**GENERAL PROPERTY INFORMATION:**

SM#	286001
TYPE OF CONCEPT	COMBINED SWM CONCEPT PLAN
MNCPPC PROCESS / NO.	81979014A - SITE PLAN AMENDMENT
PROPERTY ADDRESS	2000 HARLEQUIN TERRACE SILVER SPRING, MD 20904
LEGAL DESCRIPTION	PARCEL CC, BLOCK E SNOWDEN'S RIDGE
PROPERTY SIZE (AC/SF)	5.57 AC / 242,589 SF
TOTAL CONCEPT AREA (AC/SF)	0.18 AC / 7,890 SF
ZONING	R-90
WATERSHED & STREAM CLASS	PAINT BRANCH CLASS III
SPECIAL PROTECTION AREA	N/A
100 YEAR FLOODPLAIN	N/A
EX. % IMPERVIOUS / REDEVELOPMENT OR NEW DEVELOPMENT	52.5% / REDEVELOPMENT
<b>SWM SUMMARY:</b>	
TARGET Pe / PROVIDED Pe	1.80" / 1.87"
TARGET ESDv / PROVIDED ESDv	665 CF / 693 CF
ESD MEASURES	ONE MICRO BIO-RETENTION FACILITY
STRUCTURAL STORAGE REQUIRED / PROVIDED	NA
STRUCTURAL MEASURES	N/A
WAVIER REQUEST / QL / QN / BOTH	NA
PROVIDED EDSv + STRUCTURAL STORAGE PROVIDED + WAIVED REQUEST	NA

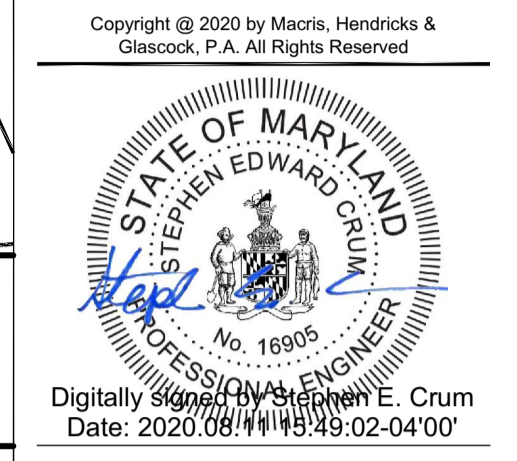
(SEE <http://websoilsurvey.nrcs.usda.gov/app/>)

SOIL BOUNDARIES HAVE BEEN GRAPHICALLY REPRODUCED FROM MONTGOMERY COUNTY SOILS MAP, FROM THE WEB SOIL SURVEY INTERNET SITE, DATED 2020-03-17.

MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING
1C	Gaia Silt Loam, 3 to 8 percent slopes.	B



9220 Wightman Road, Suite 120  
 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com



Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 19395 Exp. Date: 04/21/2022

**OWNER / APPLICANT:**  
 APAH SNOWDEN, L.P.  
 4318 N CARLIN SPRINGS ROAD  
 ARLINGTON, VA 22203  
 CO: MR. CHARLES SIMS  
 PHONE: 571.800.6467  
 EMAIL: csims@apah.org

**SNOWDEN'S RIDGE COMMUNITY BUILDING**  
 2000 HARLEQUIN TERRACE, SILVER SPRING, MD

**REVISIONS**

NO.	DESCRIPTION	DATE

TAX MAP KR21 WSSC 217NE02  
 PLAT 12393

5TH ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND

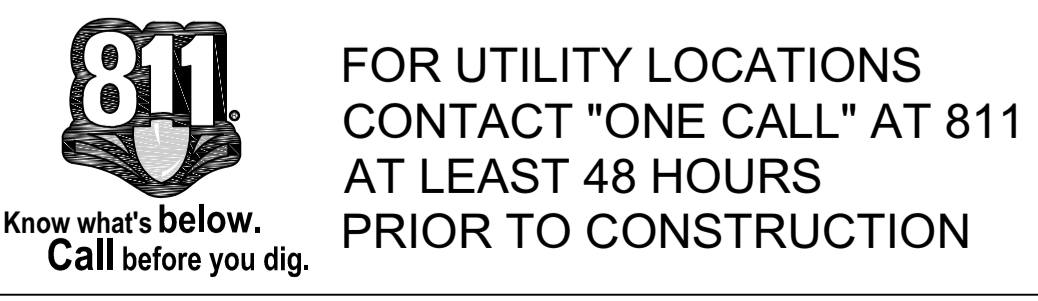
**PARCEL CC, BLOCK E SNOWDEN'S MILL**

PROJ. MGR	PGL
DRAWN BY	MSH
SCALE	AS NOTED
DATE	08.11.2020

**COMBINED CONCEPT / SITE DEVELOPMENT SWM PLANS**

**C4.01**  
 PROJECT NO. 2020-108.11  
 SHEET NO. 1 OF 1

**Approved Concept Plan**  
**Leo M. Galanko 8/17/2020**





7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • [lerchearly.com](http://lerchearly.com)

**Steven A. Robins**  
301-657-0747  
[sarobins@lerchearly.com](mailto:sarobins@lerchearly.com)

**Elizabeth Rogers**  
301-841-3845  
[ecrogers@lerchearly.com](mailto:ecrogers@lerchearly.com)

April 24, 2020

**BY ELECTRONIC DELIVERY**

The Honorable Casey Anderson, Chair  
And Members of the Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3670

Re: Letter of Explanation/Justification  
2000 Harlequin Terrace (the "Property")  
Consent Agenda Site Plan Amendment No. 81979014A

Dear Chairman Anderson and Members of the Planning Board:

On behalf of Arlington Partnership for Affordable Housing (the "Applicant"), we are submitting this application for a Consent Agenda Amendment to the previously approved Site Plan 819790140 (the "Amendment") for consideration by the Montgomery County Planning Board (the "Planning Board"). This Amendment proposes to add a two-story building, containing a community center and leasing offices, to support the existing, affordable housing development on the Property. Minor site modifications also are proposed to accommodate additional ADA accessible parking and needed trash enclosures. This Amendment will not change the approved residential use or density but merely seeks to better support the existing and future residents. This letter serves to meet the various requirements contained in the Development Review Procedures Manual for the submission of a Consent Agenda Plan Amendment.

**I. Prior Approvals**

The Property is part of a significantly larger, multi-phase development, originally constructed in the early 1980's.<sup>1</sup> On July 21, 1977 the Planning Board approved

---

<sup>1</sup> There are limited records available given the age of the development. We have reviewed the records available in DAIC and compiled this summary of the Prior Approvals to the best of our ability.

Preliminary Plan No. 119771710 for the subdivision of over 157 acres of land into four primary neighborhoods, under the Cluster Optional Method of Development. The Preliminary Plan was amended on December 14, 1976 to allow for an “expansion of the proposed development.”<sup>2</sup> The Preliminary Plan required Site Plan approval for the townhouse areas. As such, the Planning Board approved site plans for Section VI, VII, VIII, and IX of the project in 1979. The Property falls within Section VIII which was approved for 87 piggy-back townhouse units, and satisfied the Moderately Priced Dwelling Unit (MPDU) requirements for the overall Snowden’s Mill development (those MPDU rent controls have long since expired).

## **II. Property Background and Zoning**

The Property is located at 2000 Harlequin Terrace and is more particularly known as Parcel CC in the “Snowden’s Mill” subdivision, as shown on Plat No. 12393. The Property has a net lot area of approximately 5.57 acres and is currently zoned R-90. The Property was originally developed under the standards of Cluster Optional Method of Development in the R-90 Zone. The Property is currently improved with 87 piggy-back townhouse units, associated surface parking, and site improvements (the “Existing Development”). Townhouse Living is permitted as a Limited/Conditional Use in the R-90 Zone. No change is proposed to the approved residential use of the Property.

## **III. Proposed Modification**

The Applicant is an affordable housing provider committed to developing and preserving affordable housing throughout the Washington D.C. Metropolitan region. While the Property was originally subject to the County’s MPDU ordinance, the control period for the MPDU rental restrictions has long since expired. As such, the Applicant’s investment in this Property will ensure the existing housing stock will remain affordable for the long-term.

The Applicant is in the process of implementing certain site modifications intended to modernize and improve the Existing Development. As part of this “refresh” of the Property, the Applicant is proposing to construct a new two-story building that will provide needed office space for leasing and property management activities, as well as a community center to serve existing and future residents. The Applicant also is implementing certain site modifications to improve ADA accessibility to the Property including new handicap parking spaces and associated ADA sidewalks/ramp improvements. None of the proposed changes will impact the approved use, density of

---

<sup>2</sup> This Amendment was referenced in the Site Plan Staff Report, but no other details were provided or could be obtained.

development, or development standards on the Property, which remain grandfathered under the standards of the prior zoning ordinance (pursuant to Section 7.7.1.B of the Zoning Ordinance).<sup>3</sup>

The proposed two-story building has been designed to blend harmoniously with the scale and architectural character of the existing buildings on-site. The proposed building will be built into the existing hill given the substantial grade change in this portion of the Property (spanning approximately seven feet from the front of the building to the back). As such, the second story will have a direct exterior, at-grade entrance from the rear. The architectural design also incorporates both wood siding and brick masonry, and includes traditional residential elements like gable and pyramid hip roofs. The addition will provide a wood-framed deck at the rear of the building and substantial landscape improvements around the perimeter.

#### **IV. Parking and Loading**

The parking provided on-site will remain largely unchanged by the Proposed Amendment. The prior approval required 155 parking spaces be provided (*see* Site Plan Staff Report dated February 26, 1979, page 3). There currently are 172 parking spaces provided on-site. The Applicant is proposing to add six (6) additional handicap parking spaces, which will bring the overall total number of parking spaces provided on-site down to 170 spaces (*i.e.* two parking space will be lost due to the new ADA access aisles proposed). With these proposed modifications, adequate parking will continue to be provided on-site to accommodate the proposed residents, visitors and guests.

#### **V. Conclusion**

The Project will facilitate the preservation of affordable housing in the County, while allowing for minor site modification that are intended to modernize and enhance the existing residential community. No changes are proposed to the existing residential use, approved density of development or development standards. As the Site Plan demonstrates, the Project will continue to comply with the parking requirements of prior approval.

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<sup>3</sup> No additional residential density is proposed by this Amendment and the maximum approved building height will remain unchanged. Additionally, the proposed two-story building will be constructed in the approximate center of the Property. As such, the Project will retain the approved setbacks from surrounding properties.

Chairman Casey Anderson  
and Members of the Montgomery County Planning Board

April 24, 2020

In support of the Consent Agenda Site Plan Amendment, we are submitting the following items in addition to five copies of this letter of explanation:

1. Application form and checklist;
2. Certificate of Compliance;
3. Filing fee (when requested);
4. Application Notice Letter prepared by the Applicant (draft copy);
5. Adjoining and confronting property owner list, and HOA/ Civic list;
6. Signage information; and
7. Original Certified Plans and Resolution (to the best of the Applicant's ability, based on records available).

We look forward to working with you to obtain approval of this Amendment. Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,



Steven A. Robins



Elizabeth C. Rogers

Enclosures

cc: Mr. Richard Weaver  
Ms. Sandra Pereira  
Mr. Charles Sims  
Mr. Pat La Vay



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 279-1000

March 6, 1979

Mr. James Dougherty  
P.R.C. - Toups  
1370 Piccard Drive  
Rockville, MD 20850

Re: Snowdens Mill, Sections  
VI, VII, VIII & IX

Dear Mr. Dougherty:

The Montgomery County Planning Board at its regular meeting of March 1, 1979, reviewed your proposals for Snowdens Mill, Sections VI, VII, VIII & IX pursuant to the requirements of the Montgomery County Zoning Ordinance for Site Plan Review.

The Planning Board approved the staff recommendation of "approval, with conditions" by a unanimous vote of five in favor, none opposed.

Enclosed for your information is a copy of the staff report. Please send us a set of the grading, stormwater management, landscape and site lighting plans for our files.

Sincerely,

*[Signature]*

Royce Hanson  
Chairman

RH:DR:jas  
Enclosure

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 589-1480

February 26, 1979

TO: Montgomery County Planning Board

FROM: Staff, Urban Design Division

SUBJECT: Site Plan Review Nos. 8-79001, 8-79014, 8-79002,  
and 8-78058; Snowdens Mill Sections VI, VII, VIII,  
and IX; East Randolph Road, Fairland.

**Staff Recommendation:** Approval of site plans for Sections VI, VII, VIII, and IX with condition that final site lighting and landscape plans be approved by staff prior to approval of building permits. Also, approval of final stormwater management and sediment control plans of Section IX by Park Engineering & Design.

Background

These four (4) site plans are part of the Snowdens Mill combined cluster development. The combined cluster development was approved by the Montgomery County Planning Board July 21, 1977. An expansion of the proposed development was approved by the Montgomery County Planning Board December 14, 1978. A condition of approval by the Planning Board was that the site plans for the townhouse areas be submitted to and approved by the Planning Board prior to recording of lots. These submissions are in compliance with that condition.

Project Location

The Snowdens Mill development is located on East Randolph Road between Old Columbia Pike and Paint Branch Park (Figure 1).

Project Description

The approved combined cluster plan included moderate price dwelling units within each townhouse area. The developer has subsequently proposed that the moderate price dwelling units are provided by utilizing Section 8 Housing and Urban Development Funding and developing Section VII of Snowdens Mill as a rental townhouse project. As a result of this proposal the number of townhouse units in Section VII has been increased and the number of townhouse units in Sections VI, VIII and IX have been correspondingly reduced.

#### Section VI

This section is proposed to be developed with twenty-four (24) townhouse units and one single-family unit. Twenty-eight (28) townhouse units were originally proposed for this Section. The site plan of this Section has been improved as a result of the reduction in units by reducing the impact of the development on the steeper slopes and adjacent flood plain. The proposed density of this site plan is 5.41 dwelling units per acre. Building coverage is 11.4% and open space provided is 74.5%. Parking spaces required is 48 spaces and 48 spaces have been provided.

#### Section VIII

This Section is proposed to be developed with forty-six (46) townhouses, fifty-eight (58) townhouse units were originally proposed for this Section. The site plan for this Section has been improved as a result of the reduction in units by reducing the visual impact of this Section from East Randolph Road. The proposed density of this site plan is 5.46 dwelling units per acre. Building coverage is 10.8% and open space provided is 79.6%. Parking spaces required is 92 spaces and 92 spaces have been provided.

#### Section IX

This Section is proposed to be developed with seventy-six (76) townhouses. Ninety-four (94) townhouse units were originally proposed. The site plan for this Section has been improved as a result of the reduction of the number of units in this Section by lessening the impact of development on the adjacent park. The proposed density of this site plan is 5.86 dwelling units per acre. Building coverage is 11.6% and open space provided is 79.9%. Parking spaces required is 152 spaces and 158 spaces are proposed.

#### Section VII

This Section is proposed to be developed with eighty-seven (87) piggy-back townhouse units. This Section is proposed to be developed as a Section 8 rental project and will satisfy all the moderate price dwelling unit requirements for this Snowdens Mill development. The site plan for this Section is not substantially different from the original site plan that proposed fifty-two (52) units in this location. The difference between the currently proposed site plan and the original site plan is the utilization of piggy-back units. The proposed overall density



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Page Three

for this Section is 9.92 dwelling units per acre. However, the on-ground density is 6.17 dwelling units per acre - not substantially different from the other three proposed site plans. Building coverage is 9.8% and open space proposed is 76.5%. Parking spaces required is 155 spaces and 169 spaces are proposed.

Staff recommend that the site plans for Sections VI, VII, VIII, and IX be approved subject to approval of the final site lighting and landscape plans by the Urban Design Division and final approval of sediment control and stormwater management of Section IX by Park Engineering and Design.