

SANGFROID DISTILLING

SUBDIVISION WAIVER NO. SRW202502 & SITE PLAN NO. 820250060

Description

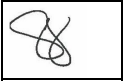
The Applicant requests two approvals, 1) a Subdivision Waiver of the requirements of Section 50.8.2.C.1 of the Subdivision Ordinance to allow a record plat to be approved without the approval of a Preliminary Plan, and 2) a Site Plan to allow an increase in building height from 30 feet to 35 feet for an existing historic building and a 987-square-foot, one-story addition in the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone.

COMPLETED: 7/7/2025

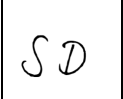
PLANNING BOARD HEARING DATE: 7/17/2025

MCPB ITEM NO. 5

Planning Staff



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LOCATION/ADDRESS

6950 Carroll Avenue, Takoma Park

MASTER PLAN

2000 *Takoma Park Master Plan*

ZONE

NR-0.75, H-50' & CRT-0.75, C-0.75, R-0.25, H-50' and the Takoma Park East Silver Spring Overlay Zone

PROPERTY SIZE

0.38 acres

APPLICANT

6950 Carroll Avenue, LLC

ACCEPTANCE DATE

March 19, 2025

REVIEW BASIS

Chapter 50 & Chapter 59

Summary:

- Staff recommends approval of the Subdivision Waiver request and Site Plan with conditions.
- The Subdivision Waiver is submitted pursuant to Division 50.9 of the Subdivision Ordinance and was reviewed by the Development Review Committee.
- The Subdivision Waiver would allow the Applicant to record one lot (totaling 9,360 square feet) reflecting the consolidation of two existing record lots to allow an existing building and proposed one-story addition to be located on one lot of record.
- The Property is located within the City of Takoma Park and limits of the Historic District and contains an existing historic structure that was constructed in 1927, with all necessary infrastructure in place. The Historic Preservation Commission has reviewed and approved the proposed addition.
- The Takoma Park East Silver Spring Overlay Zone restricts building height to 30 feet, and the existing historic building is nonconforming at 35 feet in height, requiring Site Plan approval by the Planning Board.
- No community correspondence has been received.

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SECTION 1: EXECUTIVE SUMMARY

The Applicant for the proposed Subdivision Waiver and Site Plan intends to adaptively reuse a historic bank building in Takoma Park for a distillery production and tasting room on property located at 6950 Carroll Avenue (the “Property”). The historic bank building was originally constructed in 1927, in its original form which still exists today, the bank building extends over the existing lot lines. The Applicant was approved for a Historic Work Area Permit by the Historic Preservation Committee in June of 2023 for an expansion to the rear of the building. Subsequently, the Applicant submitted for a building permit to the Department of Permitting Services (DPS) for the one-story, 987-square-foot expansion of the structure in the rear of the Property. DPS notified the Applicant that the development is within the Takoma Park East Silver Spring (TPESS) Overlay Zone which requires approval of a Site Plan from the Planning Board given that the existing historic bank exceeds the maximum height allowed within the TPESS Overlay Zone. Additionally, the existing historic bank and proposed addition would extend over existing lot lines, requiring a preliminary plan of subdivision to consolidate the lots.

Per Section 50.3.2 of the Subdivision Ordinance, a “building permit may only be issued for a building located on a lot or parcel shown on a plat recorded in the County Land Records ... in a manner that does not result in the building or structure crossing a lot line.” Accordingly, the building must be on a lot of record that does not cross lot lines, so a resubdivision to consolidate the existing lots is needed.



Figure 1 – Existing Site Conditions for 6950 Carroll Avenue

The Subdivision Ordinance contains three levels of process for subdivisions: Preliminary Plans, Administrative Plans, and Minor Plans. These levels of review are based on the scale and complexity of the proposed development, and the criteria for each are identified in Chapter 50. While there are allowances in Chapter 50 for residential properties to expedite the review process with a Minor Subdivision, they do not extend to commercial properties with existing structures, such as this one.

Section 50.9 of the Subdivision Ordinance allows the Planning Board to grant a waiver from a requirement of Chapter 50 after making the required findings. The Applicant is requesting a waiver of Section 50.8.2.C.1, Approval Procedure for Record Plats, that requires plats to have an approved preliminary plan prior to record plat approval, to allow the existing lots to be consolidated into one record lot, thereby allowing the structure and addition to be located on one lot of record. The Subdivision Waiver request was sent to the Development Review Committee and the City of Takoma Park, and all agency comments have been incorporated into the Staff Report including recommended conditions.

SECTION 2: RECOMMENDATIONS AND CONDITIONS

SUBDIVISION WAIVER SRW2025002

Staff recommends approval of Sangfroid Distillery, Subdivision Waiver No. SRW202502, to waive Section 50.8.2.C.1 of the Subdivision Ordinance which requires approval of a Preliminary Plan prior to approval of a record plat, on the Property zoned NR-0.75 H-50' & CRT-0.75, C-0.75, R-0.25, H-50' and the Takoma Park East Silver Spring Overlay Zone, in the 2000 *Takoma Park Master Plan*. This approval is subject to the following conditions:

1. This Subdivision Waiver is limited to one (1) lot totaling 9,360 square feet (0.21 acres).
2. The Subdivision Waiver will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Subdivision Waiver must be recorded in the Montgomery County Land Records or a request for an extension filed.
3. The Planning Board has reviewed and accepts the emails from the City of Takoma Park dated April 10, 2025, relieving the Applicant of the requirement to dedicate right-of-way along Willow Avenue, a City-owned roadway, to achieve the minimum prescriptive right-of-way width for a secondary residential roadway, as outlined in Section 49-32-(d)(4) of the County Code.
4. The Planning Board has reviewed and accepts the recommendations of the Maryland State Highway Administration ("MDOT SHA") in its letter dated June 4, 2025, and incorporates them as conditions of the Subdivision Waiver approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MDOT SHA if the amendment does not conflict with any other conditions of the Subdivision Waiver approval.

SITE PLAN 820250060

Staff recommends approval of Site Plan No. 820250060, for the construction of a 987-square-foot addition to an existing commercial building for a maximum gross floor area of 6,274 square feet and 4,552 square feet of cellar space. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.¹

DENSITY & HEIGHT

1. Density

The Site Plan is limited to a 987 square feet addition to the existing nonconforming building on the Subject Property for a total density of 6,274 square feet with 4,552 square feet of cellar space, for artisan manufacturing and production and tasting room².

2. Height

The development is limited to a maximum height of 35 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

OPEN SPACE, FACILITIES AND AMENITIES

3. Amenity Open Space

- a) The Applicant must provide a minimum of 1,625 square feet of amenity space (10% of net lot area) on-site.
- b) Before the issuance of final use and occupancy permit for the commercial development, all public amenity space areas on the Subject Property must be completed.

4. Historic Preservation

The Planning Board has reviewed and accepts the recommendations of the Historic Preservation Commission (HPC) and Staff in its approval memo dated May 30, 2024, for the Historic Area Work Permit (HAWP), and incorporates them as conditions of Site Plan approval. The Applicant must comply with work proposed in the HAWP. Any alterations to the work proposed in the HAWP will require review and approval by HPC. The HPC can amend the HAWP permit without a Site Plan amendment so long as the amendments do not conflict with other conditions of this Site Plan approval.

TRANSPORTATION & Circulation/Adequate Public Facilities (APF)

¹ 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.

² The artisan manufacturing and production and tasting room space can be changed to other uses allowed within the zone and TPESS Overlay Zone if there is no adverse impact on the Site Plan and the APF findings and it is approved by Staff.

5. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated March 31, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

6. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated August 1, 2024, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the City of Takoma Park Department of Public Works (DPW) in its stormwater management concept letter dated February 20, 2025, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by the City of Takoma Park DPW provided that the amendments do not conflict with other conditions of the Site Plan approval.
8. Before issuance of the first building permit, the Applicant must submit written approval from Washington Suburban Sanitary Commission (WSSC) to Planning staff for the Hydraulic Planning Analysis for the Project.

SITE PLAN

9. Lighting

- a) Before Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

10. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan.

11. 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 and other applicable resolutions on the approval or cover sheet(s).
- b) Add the following notes:
 - i. “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.”
 - ii. “The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- c) Include approved Fire Department Access Plan.
- 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.
- f) Update the Landscape Planting Plan species list to focus on native plants and trees as listed in the Trees Technical Manual and Native Trees and Shrubs.

SECTION 2: SITE DESCRIPTION

VICINITY

The Property is located on Carroll Avenue within the City of Takoma Park, approximately 150 feet east of the District of Columbia boundary. Carroll Avenue is lined with 1-2 story commercial retail buildings on the north and south side, with a church directly across the street from the Subject Property. Single family residential neighborhoods begin to the north of the Subject Property. The Subject Property and single-family neighborhood bound by Willow Avenue is within the National Register of Historic District.



Figure 2 – Vicinity Map

PROPERTY DESCRIPTION

The Subject Property totals 16,822 square feet and is comprised of Lots 1, 2 and 4 of “Lipscomb and Earnest Trustees Addition to Takoma Park” in the Montgomery County Land Records Plat Book 46, recorded in 1902. The Property is located at the corner of Carroll Avenue and Willow Avenue, with an existing historic bank building occupying the southeast corner and a parking lot to the north fronting on Willow Avenue, with access from Carroll Avenue and Willow Avenue. The existing bank building crosses the existing lot lines separating Lot 1 and Lot 2. This structure is considered an outstanding resource within the Takoma Park Historic District as a Beaux Arts Style, constructed in 1927, approximately 35 feet in height.



Figure 3 – View of Subject Property from the corner of Carroll Avenue and Willow Avenue

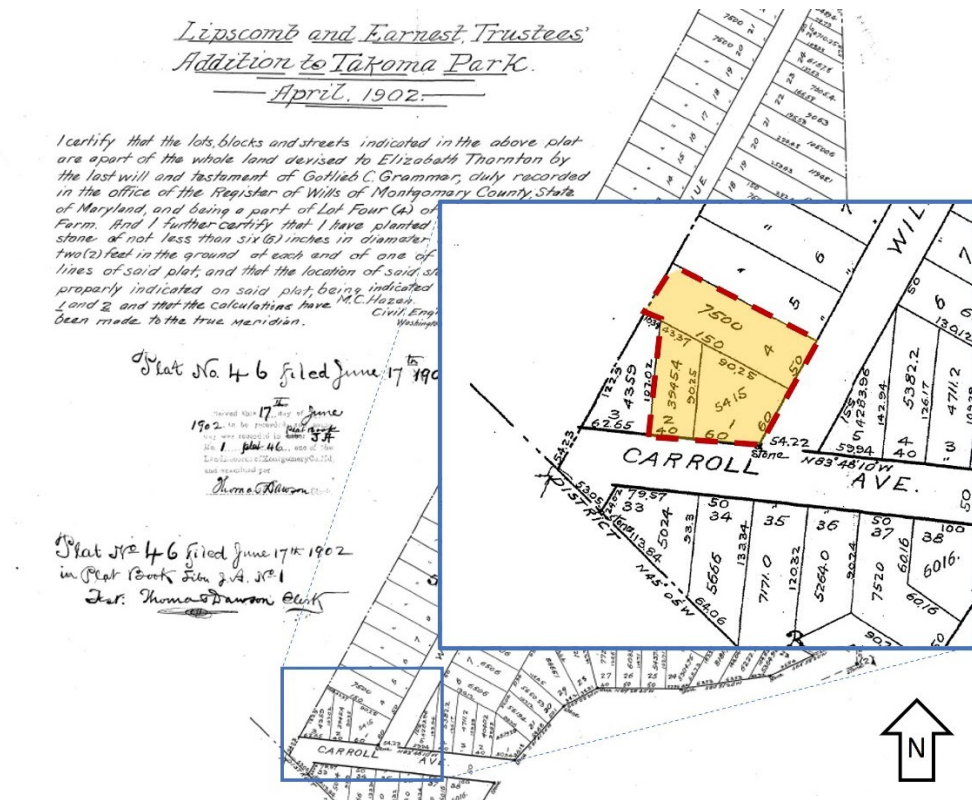


Figure 4 – Record Plat showing creation of Lots 1, 2, and 4

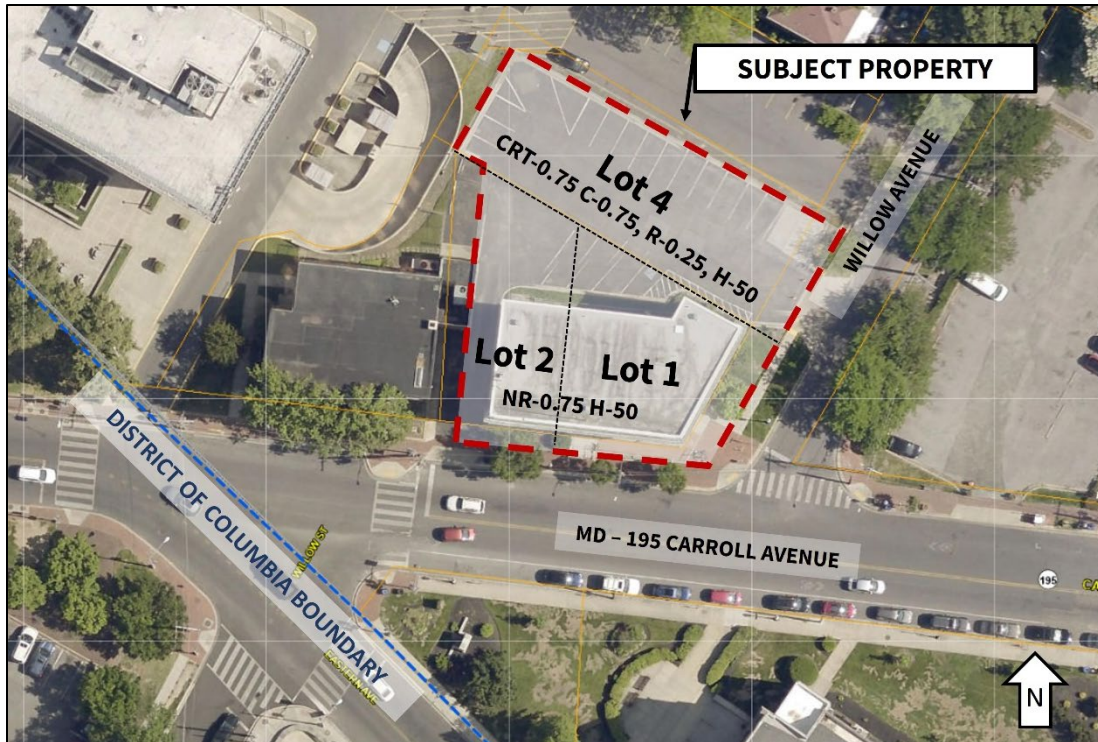


Figure 5 – Aerial of Subject Property showing existing lot lines and zoning

The Property is split zoned with the southeast corner encompassing Lots 1 and 2 zoned NR-0.75, H-50' and the northern parking lot, Lot 4, zoned CRT-0.75, C-0.5, R-0.25, H-50', with the entire Property located within the Takoma Park/East Silver Spring Commercial Revitalization (TPSS) Overlay Zone. The TPSS Overlay Zone limits building height to 30 feet, but buildings may increase in height to 42 feet with Planning Board approval.

The Property is within the Sligo Creek Watershed, which is a Use-Class I.³ The Site is not associated with any forest, significant or specimen trees or environmentally sensitive areas such as steep slopes, 100-year flood plains, streams, wetlands, or associated buffers. There are no hydric or highly erodible soils on or near the site.

³ WATER CONTACT RECREATION & PROTECTION OF NONTIDAL WARMWATER AQUATIC LIFE

Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply, and industrial water supply.

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

HISTORIC AREA WORK PERMIT, HAWP NO. 1025550

On May 10, 2023, the Historic Preservation Commission approved a HAWP to allow the rehabilitation of the building for a distillery, including fenestration alterations, relocation of HVAC to the roof, and construction of an addition to the existing historic building (Attachment F).

PROPOSAL

SUBDIVISION WAIVER

The Applicant proposes a waiver from the requirement of a Preliminary Plan to consolidate existing Lots 1 and 2, to remove the interior lot line that the existing building crosses. This will result in one new lot that totals 9,038 square feet, with the remaining portion of Lot 4 not part of the Subdivision Waiver. The Applicant proposed dedicating five (5) feet along the Willow Avenue frontage as Master planned right-of-way; however, the City of Takoma Park has noted that they have no need for additional dedication (Attachment C). This will increase the lot size to approximately 9,360 square feet.

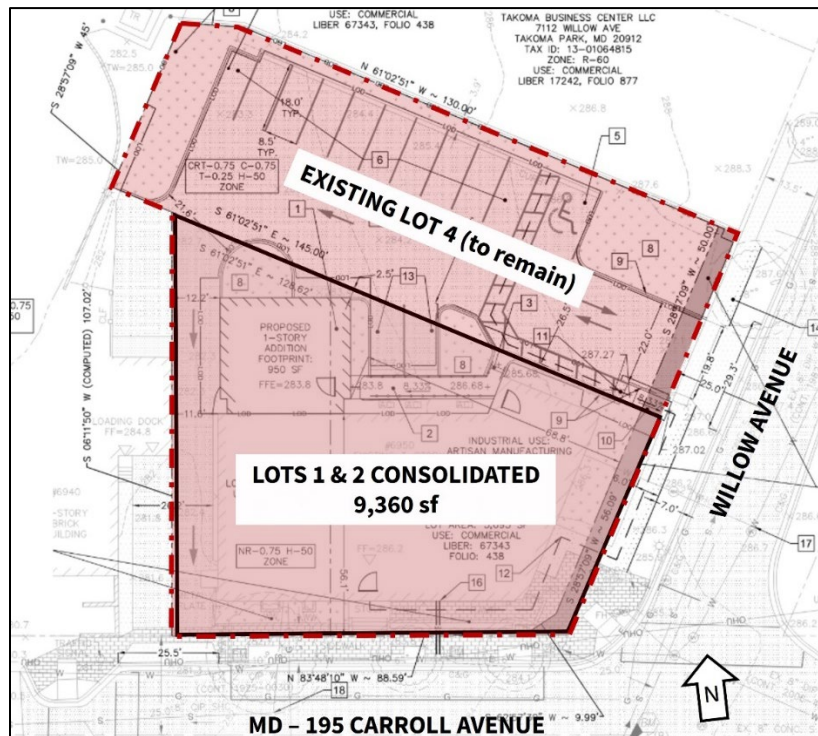


Figure 6 – Proposed Subdivision Waiver Plan SRW202502 showing consolidations of Lots 1 and 2 in black outline

SITE PLAN

The Applicant proposes a 987-square-foot, one-story addition and interior renovation to the existing building to rehab the bank space into a distillery with a tasting room. The existing building is approximately 9,618 square feet in size, with 4,331 square feet of the building defined as cellar space. Per the definitions contained in the Zoning Ordinance, cellar space is not counted towards gross floor area. With the addition and interior renovation, the building will total 10,926 square feet with a slightly expanded cellar space totaling 4,552 square feet.

Section 59.4.9.17.D1.c, standards for the TPESS Overlay Zone, requires that an expansion of a building by 1,000 square feet or less that does not conform to the standards of the overlay zone requires approval of a Site Plan. The TPESS Overlay Zone limits building heights to 30 feet, and the existing building height is approximately 35 feet, therefore a Site Plan is required.

The one-story addition will be located behind the existing historic bank building, largely out of view from the street frontage along Carroll Avenue and Willow Avenue. Along with the addition, the Applicant proposes to make improvements throughout the site for accessibility purposes, including adding ramps and expanding the sidewalk along Willow Avenue to be six (6) feet in width.

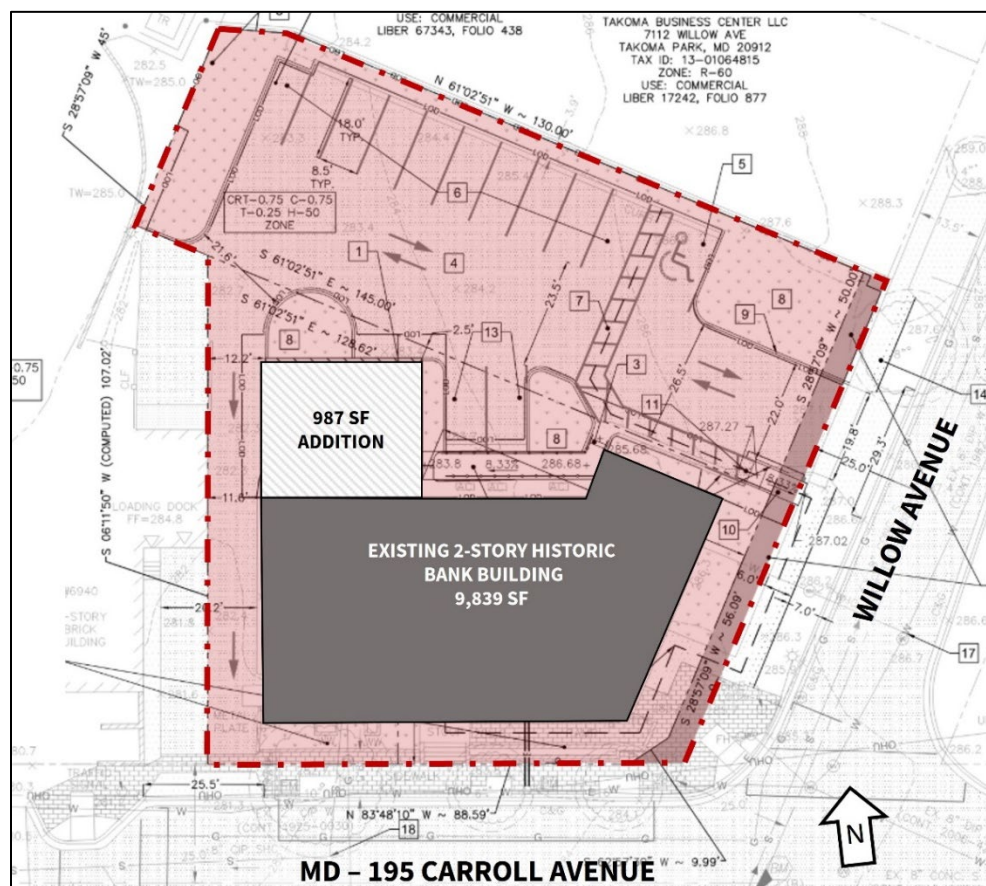


Figure 6 – Site Plan No. 820250060 showing proposed addition

ENVIRONMENT

The Proposal will implement multiple techniques to positively contribute to the local environment. As a significant environmental enhancement, the plan includes removing 1,992 square feet of impervious surface within the existing parking lot and converting it into new green space. This new area will feature enhanced stormwater management and be planted with native shrubs, perennials, and additional trees in the rear parking lot. These plantings will provide new ecological benefits to an area that is currently fully paved. Furthermore, the four existing young street trees will not be impacted by the development and will remain.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and a pre-submittal public meeting was held on October 24, 2024. There was one attendee that asked questions relating to operations including what uses will be accommodated by the building addition, hours of operation, American Disabilities Act (ADA) accessibility and any changes to access points. The building addition will accommodate truck loading and storage, the hours of operation are anticipated to be 12pm-10pm, the building revisions are being reviewed for ADA compliance with the Montgomery County Department of Permitting Services, and no change to existing access points is proposed with the Site Plan.

Staff received no further correspondence throughout the review of the Project.

SECTION 5: SUBDIVISION WAIVER NO. SRW202502 FINDINGS AND ANALYSIS

To grant a waiver from a requirement of Chapter 50, the Board must find pursuant to Section 50.9.3 that:

- 1. due to practical difficulty or unusual circumstances of a plan, the application of a specific requirement of the Chapter is not needed to ensure the public health, safety, and general welfare;***

The Subdivision Waiver is requested given the practical difficulty of the existing layout and physical improvements onsite. The Property is comprised of three lots of record, for which the existing structure crosses the interior lot lines of two lots (Lots 1 and 2). The structure and interior lot lines have existed in this condition since the 1920s, with existing improvements for access to public roads and utilities in place. Section 50-C-8.2.C provides that “with the exception of a minor subdivision, as defined in this Chapter, no plat may be approved unless it complies with an approved preliminary plan.” In this instance, the Property does not fit

under any of the criteria within Chapter 50 for Minor Subdivisions, because they generally apply to residential properties and/or uses. However, the nature of the Property and existing building, including its historic designation and adaptive reuse, warrant its ability to proceed without a preliminary plan. Otherwise, the Property would be subject to a detailed preliminary plan, where there is little benefit to such a review and approval given the existing improvements.

A building permit for the minor 987-square foot addition is under review with the Montgomery County Department of Permitting Services (MCDPS) for compliance with various health, safety, building code, and accessibility regulations. No other physical improvements or public infrastructure are necessary to ensure public health, safety, and general welfare will be met.

The Applicant's proposal demonstrates conformance with the use and development standards in Chapter 59 as a lot within the NR and TPESS Overlay zone, and proposes a commercial use and density allowed within the standard method of development, which is further documented in the Site Plan findings below.

2. *the intent of the requirement is still met; and*

The intent of the requirements of Chapter 50 are still met, as the Subdivision Waiver was reviewed by the Development Review Committee to ensure the proposed lot consolidation is in keeping with the necessary requirements of various agencies. The intent of a Preliminary Plan is to coordinate facilities with existing and planned facilities such as dedication of right-of-way, make a determination of adequate public facilities, and ensure the protection of natural resources. Based on the existing conditions and unique circumstances of the Subject Property, the intent is being met. As described in Finding 1 above, all agency requirements typically reviewed during Preliminary Plan are either not required based on the level of development or will be reviewed during the site plan and building permit process, such as adequate public facilities, forest conservation, and stormwater management. The City of Takoma Park has reviewed the Application and is supportive of the waiver and has stated that any master planned right-of-way located on Willow Avenue is not necessary. The master planned right-of-way along Carroll Avenue has been achieved, and no further dedication is required. The Subdivision Waiver will allow the Applicant to record a plat establishing one lot of record, formally reflecting how the Property has functioned throughout the decades to allow the existing building and proposed addition on one lot of record, and the parking remaining on the existing lot of record. With the creation of one lot of record the intent of Section 50.3 is fully being met, which states that "a building permit may only be issued for a building located on a lot shown on a plat recorded in the County Land Records... in a manner that does not result in the building or structure crossing a lot line."

3. *the waiver is:*

a) *the minimum necessary to provide relief from the requirements; and*

The proposed Subdivision Waiver is the minimum necessary to provide relief from the requirements, as it remains in conformance with the remaining criteria found in Section 50-8.2.C for Record Plat Approvals. The Subdivision Waiver was reviewed by the Development Review Committee and the City of Takoma Park. The waiver only includes consolidation of Lots 1 and 2, as it is the minimum necessary to allow the existing building to be located on one lot of record, and Lot 4 will remain a separate lot of record.

b) consistent with the purposes and objectives of the General Plan.

Thrive Montgomery 2050 General Plan (“Thrive”, “General Plan”) encourages concentrated growth in centers of activity through compact, infill development and redevelopment to maximize efficient use of land (page 73 of the General Plan). *Thrive* also encourages Complete Communities and identification of elements necessary to complete centers to make 15-minute living a reality, allowing flexible approaches to accommodate infill and redevelopment that improves access to amenities at a neighborhood scale (page 87 of the General Plan). The General Plan sets forth overarching objectives for development that include (i) strengthening Montgomery County’s economic competitiveness by attracting and retaining employers and employees; (ii) promoting environmental health and resilience through a range of strategies aimed at reducing the impact of climate change and limiting pollution; and (iii) encouraging urbanism as an organizing principle that emphasizes compact development and a mix of uses and building types. (pages 8, 19, 21 of the General Plan).

The Applicant for this Subdivision Waiver is a small business owner that intends to grow an active commercial use in the City of Takoma Park’s downtown area where environmentally friendly transportation options and public infrastructure exist. The adaptive reuse of the former bank building into a distillery and tasting room will enhance the Historic District and offer economic benefits. The distillery and tasting room also will support job creation in the artisan manufacturing and hospitality sectors, industries that contribute to local employment diversification and appeal to Montgomery County’s educated, entrepreneurial workforce. This kind of adaptive reuse aligns with broader trends in economic development that prioritize creative, experience-based commercial spaces, particularly those that celebrate local culture, craft production, and community engagement. The Project reflects the type of innovative redevelopment that positions Montgomery County as a competitive and attractive location for businesses, workers, and consumers alike. The limited scope of the Project, both in scale and footprint, further minimizes disruption to the surrounding environment. The Project will comply with all applicable regulations and incorporate best practices to manage stormwater runoff and maintain site stability,

and the proposed improvements associated with the Project will have a low environmental impact. At the same time, the Project will create new open space and landscaped areas, so as to help improve onsite permeability, encourage walkability, and enhance the surrounding public realm. These improvements, though limited in scope, reflect an intentional effort to modernize infrastructure in a resilient and climate-conscious manner consistent with the General Plan. Therefore, the Subdivision Waiver request is consistent with the purposes and objectives of the General Plan.

SECTION 7: SITE PLAN NO. 820250060 FINDINGS AND ANALYSIS

A Site Plan is necessary due to the Property being located within the Takoma Park East Silver Spring Commercial Revitalization Overlay Zone (TPSS) and the existing building height is 35 feet. The TPSS Overlay Zone restricts building height to 30 feet. Building height may be increased to 42 feet with Planning Board approval of a Site Plan.

- 1. *When reviewing an application, the approval findings apply only to the site covered by the application.***

The findings herein apply only to the Subject Property.

- 2. *To approve a Site Plan, the Planning Board must find that the proposed development:***

- c) *satisfies any previous approval that applies to the site;***

The Site Plan is in conformance with the Subdivision Waiver being considered concurrently and is consistent with the HAWP approved by the Historic Preservation Commission for the existing historic structure.

- d) *satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;***

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

- e) *satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;***

This section is not applicable as the Subject Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

f) satisfies applicable use standards, development standards, and general requirements under this Chapter;

i. Division 59-4.6.3 NR Zone and 4.5 CRT Zone

Table 1: Sangfroid Distillery Site Plan Data Table for NR-0.75, H-50' & CRT-0.75, C-0.75, R-0.25, H-50' and the Takoma Park East Silver Spring Overlay Zone, Standard Method

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	16,822 sq ft
Tract Area - Prior Dedication	n/a	0 sf
Tract Area - Proposed Dedication	n/a	0 sf
Site Area	n/a	16,822 sq ft
Mapped Density		
Residential (GFA/ FAR)	12,616.5 sq ft / 0.75	0 sq ft
Commercial (GFA/FAR)	12,616.5 sq ft / 0.75	6,274 sq ft / 0.37
Total Mapped Density (GFA/FAR)	12,616.5sq ft / 0.75	6,274 sq ft ³ / 0.37
Building Height (TPESS Overlay Zone)	30 ft ¹	35 ft ¹
Amenity Open Space (% of site area)⁴	10% (1,625 sq ft)	17% (2,766 sq ft)
Principal Building Setbacks (ft)		
Front	0 ft	8 ft
Side Street	0 ft	8 ft
Side	0 ft	11 ft
Sum of Sides	0 ft	25 ft
Rear	0 ft	52 ft
Vehicle Parking Requirement (Section 59.6.2.4.B)		
6,274 sq ft historic building	n/a	13 ²
Loading Requirement (Section 59-6.2.8.B.3)		
Retail, Manufacturing, Warehouse	Up to 15,000 sq ft of GFA – none	None

¹The Takoma Park East Silver Spring Overlay Zone restricts building height to 30 feet; however, buildings may increase in height up to 42 feet with Planning Board approval.

²Section 59-6.2.2.A.1 of the Zoning Ordinance states that the parking ratios of Division 6.2 do not apply to any structure listed on the National Register of Historic Places.

³The historic building totals 10,826 square feet, however 5,287 square feet is defined as cellar space, which is not considered gross floor area, as defined in Section 59-1.4.2 of the Zoning Ordinance and is not counted towards density.

⁴The NR zone requires 10% amenity space and CRT zone requires 10% open space, given the use is located on the NR zoned portion of the Site, the Application has been reviewed according to the Amenity Open Space provisions of Section 59.6.3

ii. Division 59-6 General Development Standards

(1) Division 6.1 Site Access

The Application is served by two existing vehicular access points from Carroll Avenue and Willow Avenue. Vehicles may enter from and exit to Willow Avenue and exit only onto Carroll Avenue. The Applicant will be expanding the sidewalks along Willow Avenue to be six (6) feet in width.

(2) Division 6.2 Parking, Queuing and Loading

There is an existing parking lot at the rear of the building. The Applicant proposes to remove a limited amount of impervious area within the existing parking lot to improve stormwater management conditions, resulting in 13 vehicular parking spaces to serve the Site. Given that the existing building is listed on the National Register of Historic Places, the parking ratios contained within Section 59-6.2 do not apply to the Project, per Section 59-6.2.2.A.1 of the Zoning Ordinance. While loading is not required for a Project under 25,000 square feet, such as this one, the Applicant intends to conduct any loading and deliveries from the rear parking lot, where ramps into the building will be constructed.

(3) Division 6.3 Open Space and Recreation

As a standard method project in the NR and CRT zone, the Application is required to provide 10% of the site area, or 1,625 square feet, as amenity open space subject to the requirements of Section 59-6.3.7 of the Zoning Ordinance. The Applicant proposes this amenity space to be located in the newly landscaped area that begins along the frontage of Willow Avenue that extends into the Site's parking lot.

(4) Division 6.4 General Landscaping and Outdoor lighting

The Applicant proposes to remove 1,992 square feet of impervious area to be replaced with new landscaping. These areas will be planted with shrubs, an herb garden and native trees, as conditioned. There is existing landscaping along the building frontage on Carroll Avenue and Willow Avenue that the Applicant will replant with perennials. As conditioned, the Application will satisfy the lighting requirements of Section 59-6.4 of the Zoning Ordinance.

(5) Division 6.5 Screening

Per the Standards of Section 59-6.5 of the Zoning Ordinance, screening is required for standard method projects that abut a zone that is vacant or

improved with an agricultural or residential use. The Subject Property is adjacent to a residential zone, R-60, however the adjacent property is improved with a parking lot, therefore no screening is required. Nonetheless, the Project proposes to provide landscape plantings along the Property line adjacent to the parking lot.

g) Satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The City of Takoma Park issued a Stormwater Management Concept approval letter on February 20, 2025. The Project is meeting requirements by removing approximately 1,992 sf of impervious area, resulting in a reduction of peak flow rate for 2-year and 10-year storm events.

ii. Chapter 22A, Forest Conservation

This Application is subject to Chapter 22A Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan. Forest Conservation Exemption No. 42025073E was confirmed under Section 22A- 5(S)(1) as the proposed development is occurring on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, the Property is not located in the CR zone, and the afforestation requirements would not exceed 10,000 square feet. With the approval of the Exemption, and recommendations included herein, all Chapter 22A Forest Conservation requirements have been met.

h) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Site Plan provides safe, well integrated parking and circulation as well as building, open space and site amenities. In its existing condition, the building is located at the corner of Carroll Avenue and Willow Avenue, framing the street, with parking located in the rear of the building and vehicular access from Carroll Avenue and Willow Street. The Applicant will be improving the existing parking lot by replacing existing asphalt with landscaping and open space. The existing sidewalks along the street frontages meet the standards and provide sufficient access.

i) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The Project substantially conforms to the recommendations of the 2000 *Takoma Park*

Master Plan. The Master Plan recommends integration of new and existing development within the historic district into the community with compatible design, massing, and materials. The Project has been reviewed and approved by the Historic Preservation Commission for the one-story addition. The Master Plan also reconfirmed the commercial zoning within the Takoma Old Town area, where this Project is located. The rehabilitation of a vacant, historic building, into a distilling and tasting room will activate this small commercial center within Takoma Old Town as envisioned by the Master Plan.

- j) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;***

As described in the Traffic Exemption Statement prepared by the Applicant's transportation engineer and included with this Site Plan application, the proposed Project will not have an adverse effect on existing traffic conditions. Per the submitted analysis, the redevelopment generates fewer than 30 person trips during the AM and PM peak hours. The analysis complies with the Local Area Transportation Review (LATR) guidelines, effective January 2025, as the Application was filed after the current GIP became effective.

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property and the Applicant has submitted a Hydraulic Planning Analysis to Washington Suburban Sanitary Commission (WSSC) for review. The Project has been conditioned to receive approval of the HPA prior to issuance of a building permit.

Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the 2024-2028 Growth and Infrastructure Policy currently in effect.

- k) on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and***

The Application is not within a rural residential or residential zone.

- l) on a property in all other zones, is compatible with existing, approved or pending adjacent development.***

The proposal is compatible with existing, approved, or pending adjacent development. The existing building was constructed in 1927 and is part of the historic context of the area, and the modest 937-square-foot, one-story addition will remain compatible with the surrounding area.

- 3. To approve a Site Plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.***

Not applicable. This Site Plan does not include a restaurant with a drive-thru.

- 4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.***

Not applicable. The Subject Property was not zoned C-1 or C-2 on October 29, 2014.

SECTION 9: CONCLUSION

As conditioned, the Subdivision Waiver and Site Plan applications satisfy the findings under Sections 59-7.3.4 and the applicable standards of the Zoning Ordinance, substantially conform to the recommendations of the 2000 *Takoma Park Master Plan* and satisfy the findings of Section 50-9 of the Subdivision Regulations. Therefore, Staff recommends approval of the Subdivision Waiver No. SRW202502 and Site Plan No. 820250060 with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Subdivision Waiver Plan

Attachment B: Site Plan

Attachment C: Agency Letters

Attachment D: Applicant's Statement of Justification

Attachment E: Affidavit Regarding Community Meeting and Meeting Minutes

Attachment F: Historic Preservation Commission approval memo