

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

July 22, 2025

MCPB No. 25-085
Site Plan No. 820250060
Sangfroid Distilling
Date of Hearing: July 17, 2025

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 19, 2025, 6950 Carroll Avenue LLC (“Applicant”) filed an application for approval of a site plan 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 on 0.38 acres of land in the 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, located at 6950 Carroll Avenue and the intersection of Willow Avenue (“Subject Property”), in the Silver Spring/Takoma Park Policy Area and 2000 *Takoma Park Master Plan* (“Sector Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820250060, Sangfroid Distilling (“Site Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Subdivision Waiver Request No. 202502; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 7, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 17, 2025, the Planning Board held a public hearing on the Application and approved the Application subject to certain conditions, by the vote certified below.

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Approved as to
Legal Sufficiency: /s/ Allison Myers
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves 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 on the Subject Property, subject to the following conditions:¹

Density & Height

1. Density

The Site Plan is limited to a 987-square-foot 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.

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

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 adequate public facilities (“APF”) findings and it is approved by Planning Staff.

Transportation & Circulation/Adequate Public Facilities (APF)

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.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 820250060, Sangfroid Distilling, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

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

- 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:***
 - a) 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.

- b) 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.

- c) 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.

- d) 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	Approved
Tract Area	n/a	16,822 sq ft
Tract Area - Prior Dedication	n/a	0 sq ft
Tract Area - Proposed Dedication	n/a	0 sq ft
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)	12,616.5 sq 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 spaces ²
Loading Requirement (Section 59-6.2.8.B.3)		
Retail, Manufacturing, Warehouse	Up to 15,000 sq ft of GFA – none	None

¹ The 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.

² Section 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.

³ The 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.

⁴ The NR zone requires 10% amenity open space, and the CRT zone requires 10% public 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 trees, with a focus on native species 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.

e) 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 square feet 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.

f) 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.

- g) 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.

- h) 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 the Application, the Board finds that the 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 Growth and Infrastructure Policy 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 (HPA) 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.

- i) 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.

- j) 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 987-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.***

This section is not applicable, as 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.***

This section is not applicable, as the Subject Property was not zoned C-1 or C-2 on October 29, 2014.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

July 22, 2025

(which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution approved and adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, July 17, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board