

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

July 22, 2025

MCPB No. 25-084

Subdivision Waiver Request No. SRW202502

Sangfroid Distilling

Date of Hearing: July 17, 2025

RESOLUTION

WHEREAS, on March 19, 2025, 6950 Carroll Avenue LLC (“Applicant”) filed a Subdivision Waiver Request pursuant to Division 50.9 of the Montgomery County Code in order to waive 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 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, Applicant’s request was designated Subdivision Waiver Request No. SRW202502, Sangfroid Distilling (“Subdivision Waiver” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Site Plan No. 820250060; 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Subdivision Waiver Request No. SRW202502 to waive 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

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Approved as to

Legal Sufficiency: /s/ Allison Myers

M-NCPPC Legal Department

Preliminary Plan on the Subject Property, subject to the following conditions:¹

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.

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. *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 Planning Board finds that the Subdivision Waiver is warranted 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

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.

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 subject to 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 findings of Site Plan No. 820250060 reviewed and approved concurrently with the Subdivision Waiver.

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 Planning Board finds that the intent is being met. As described above, all agency requirements typically reviewed during Preliminary Plan review 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 Planning Board finds that the Subdivision Waiver is consistent with the purposes and objectives of the General Plan.

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