
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: October 18, 2006

SITE PLAN: **AFP-06-041**

TITLE: Shaw Residence

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
924 s.f. addition over detached garage

ADDRESS: 340 Tschiffely Square Road

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Owner: Elli Shaw
Applicant: William Wygant
Architect: Tirtanadi

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments
Exhibit 1: Site Location map
Exhibit 2: Application
Exhibit 3: Mailing list
Exhibit 4: Plat
Exhibit 5: Kentlands Citizens Assembly approval letter
Exhibit 6: Front elevation
Exhibit 7: Left elevation
Exhibit 8: Rear elevation
Exhibit 9: Right elevation
Exhibit 10: Garage level
Exhibit 11: Studio level
Exhibit 12: Loft level

STAFF COMMENTS

The subject property, 340 Tschiffely Square Road, is located in the Kentlands subdivision (Exhibit 1) and is located in the MXD (Mixed Use Development) Zone. The application (AFP-06-041) proposes to add a 1 ½ story studio addition above an existing detached garage (Exhibit 2). The original square footage of the main house is 1,714 s.f. The square footage of the addition is 924 s.f. or a 54% increase in floor area.

The 1 ½ story studio is to have a screened porch on the ground level behind the garage with an exterior staircase entrance to the second floor addition on the side. The building materials used on the addition will match those on the existing house (Exhibits 6-9). All conditions by the Kentlands Citizens Assembly have been met.

Staff recommends granting **AFP-06-041 - 340 Tschiffely Square Road, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with zoning ordinance §§24-170, and 24-172, with no conditions.**

AFP-06-041

Shaw Residence

AFP-06-041.mxd • 18-Oct-2006 • AM



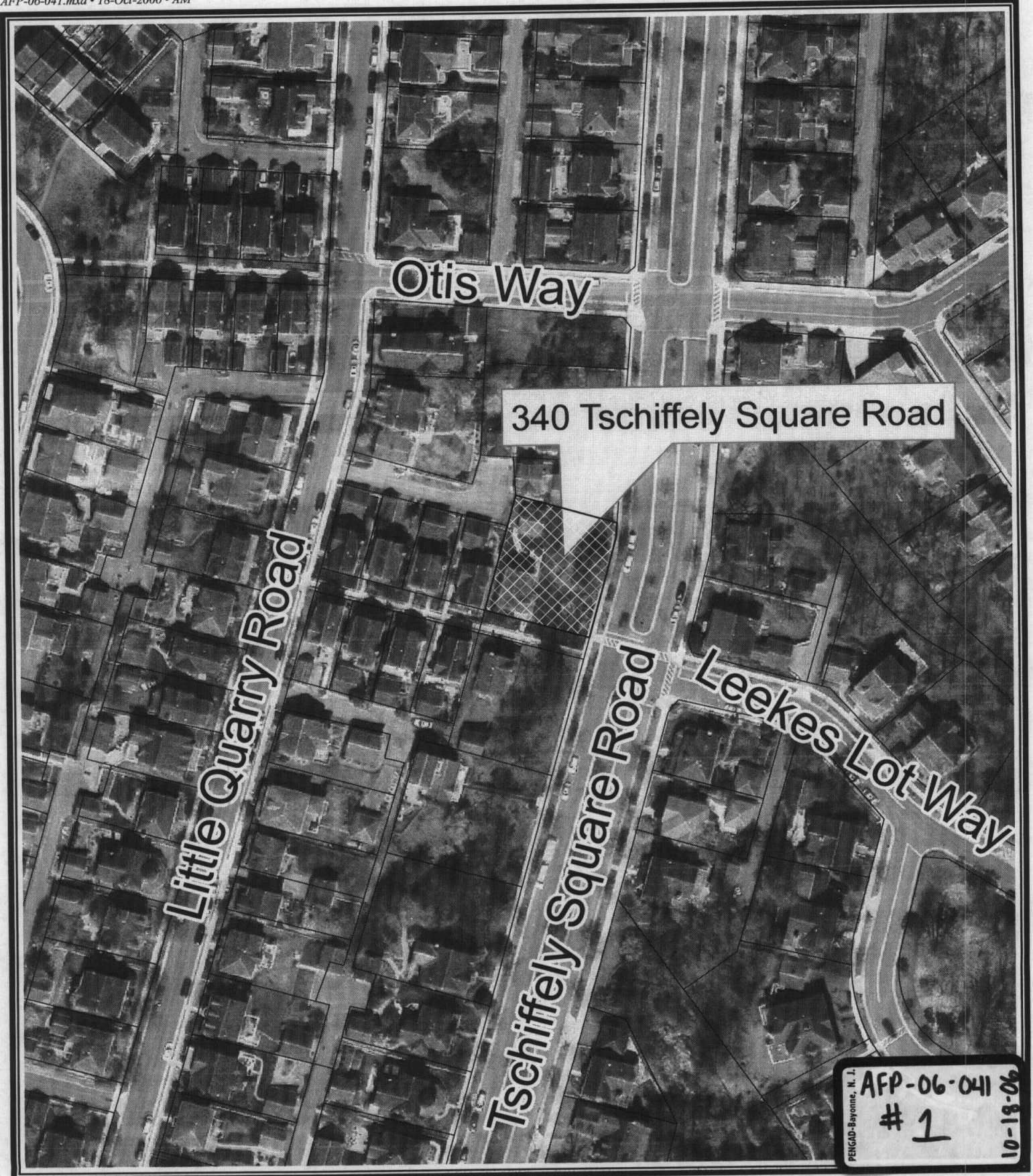
MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



PENGAD-Bayonne, N. J.
AFP-06-041
1
10-18-06

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-041
Date Filed	9/18/06
Total Fee	\$300.00

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name SHAW RES.
 Street Address 340 TSCHIFFELY SQ. RD
 Zone _____ Historic area designation Yes No
 Lot 1 Block D-D Subdivision KENTLANDS
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name William WYGANT / WYGANT CONST.
 Street Address 1425 GROUSE CT. Suite No. _____
 City FREDERICK State MD Zip Code 21703
 Daytime Telephone 301 748 3266

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name TIRTANADI
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address 348 TSCHIFFELY SQ. RD. Suite Number _____
 City GAITHERSBURG State MD Zip Code 20878

Engineer's Name NA
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

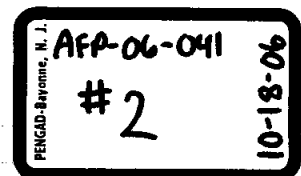
Developer's Name NA
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name ELLI SHAW
 Street Address 340 TSCHIFFELY SQ. RD Suite No. _____
 City G-DRG State MD Zip Code 20878
 Daytime Telephone 301 216 9549

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

ADD 1 1/2 STORY TO EXISTING GARAGE w/ OUTSIDE STEPS & PORCH

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment. *NA*

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1.	Site (square feet)		
2.	Site Area (acres)		
3.	Total Number of Dwelling Units/Lots		
4.	Height of Tallest Building		
5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre		
7.	Lot Coverage (Percent)		
8.	Green Area (Percent)		
9.	Residential		
a.	Single Family Detached # Units		
b.	Single Family Attached # Units		
c.	Multi-Family Condo # Units		
d.	Multi-Family Apartment # Units		
e.	Other		
10.	Retail/Commercial Sq. Ft.		
11.	Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12.	Office/Professional Sq. Ft.		
13.	Warehouse/Storage Sq. Ft.		
14.	Parking		
15.	Shared Parking/Waiver		
16.	Other		
17.	Total		

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) *William D WYCANT*

Applicant's Signature *William D Wycant*

Date *9/8/06*

Daytime Telephone *CEW 301-748-3266*

AFP-06-041 Shaw Res.

CHING-JEN LIU
MAN-SHIA WU
351 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

CORP OF THE PRE BISHOP OF
THE CHURCH J/C OF L/DAY ST
50E NORTH TEMPLE RE:537-5932
SALT LAKE CITY UT 84150

ELLI SHAW
340 TSCHIFFELY SQUARE ROAD
GAITHERSBURG MD 20878

KENTLANDS CITIZENS ASMLY INC
8401 CONNECTICUT AVE 5TH FLR
CHEVY CHASE MD 20815

KENTLANDS CITIZENS ASSEM INC
8401 CONNECTICUT AVE
8TH FLOOR
CHEVY CHASE MD 20815

KENTLANDS CITIZENS ASSEMBLY INC
C/O CMC
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
16 KENT GARDENS CIR
GAITHERSBURG MD 20878

OCCUPANT
102 TREEHAVEN ST
GAITHERSBURG MD 20878

OCCUPANT
207 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
106 TREEHAVEN ST
GAITHERSBURG MD 20878

OCCUPANT
332 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
336 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
340 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
344 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
348 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
206 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
210 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
214 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
302 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
331 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
335 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
339 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
343 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
347 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
351 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

OCCUPANT
241 LITTLE QUARRY MEWS
GAITHERSBURG MD 20878

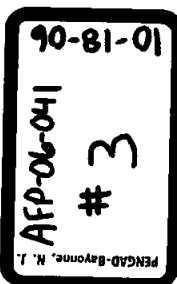
OCCUPANT
245 LITTLE QUARRY MEWS
GAITHERSBURG MD 20878

OCCUPANT
203 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
211 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
215 LITTLE QUARRY RD
GAITHERSBURG MD 20878

PC Tent Agenda for PC Mtg 18-Oct-06



OCCUPANT
219 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
223 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
227 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
231 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
237 LITTLE QUARRY RD
GAITHERSBURG MD 20878

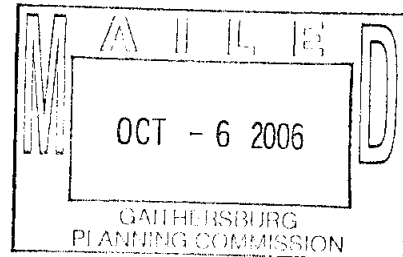
OCCUPANT
147 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
151 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
202 LITTLE QUARRY RD
GAITHERSBURG MD 20878

OCCUPANT
243 LITTLE QUARRY RD
GAITHERSBURG MD 20878

WILLIAM WYGANT
1425 GROUSE CT
FREDERICK MD 21703



**CERTIFIED MAIL / FIRST CLASS
RETURN RECEIPT REQUESTED**

**Kentlands Citizens Assembly
485 Tschiffely Square Road
Gaithersburg, MD 20878
301-948-2071
301-948-9730 (Fax)**

October 6, 2006

Lofti & Eleanor Belblidia
340 Tschiffely Square Rd.
Gaithersburg, MD 20878

Re: 340 Tschiffely Square Rd. – 00117-9105
Architectural Control Application # 06-996-A

Dear Lofti & Eleanor Belblidia:

I am pleased to inform you that the Kentlands Historical Trust of the Kentlands Citizens Assembly has approved your application for the listed item(s) with the following stipulation(s):

Item(s): Garage Addition

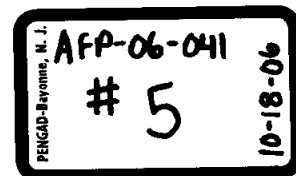
Stipulation(s): Approved with the condition that: 1) the dormers are made narrower and are vertically proportioned, 2) crown molding must be replaced with bed molding and 3) materials to match existing home materials.

The approval is contingent upon compliance with the specifications set forth in the approved application to include the above stated stipulation(s). If your change or addition requires a city permit, it must be obtained before construction.

Please retain this letter in your files. If you should have any questions, please feel free to contact me at the number above.

Sincerely,

Sandy Al-Nazer
Sandy Al-Nazer, CMCA
Assistant Community Manager



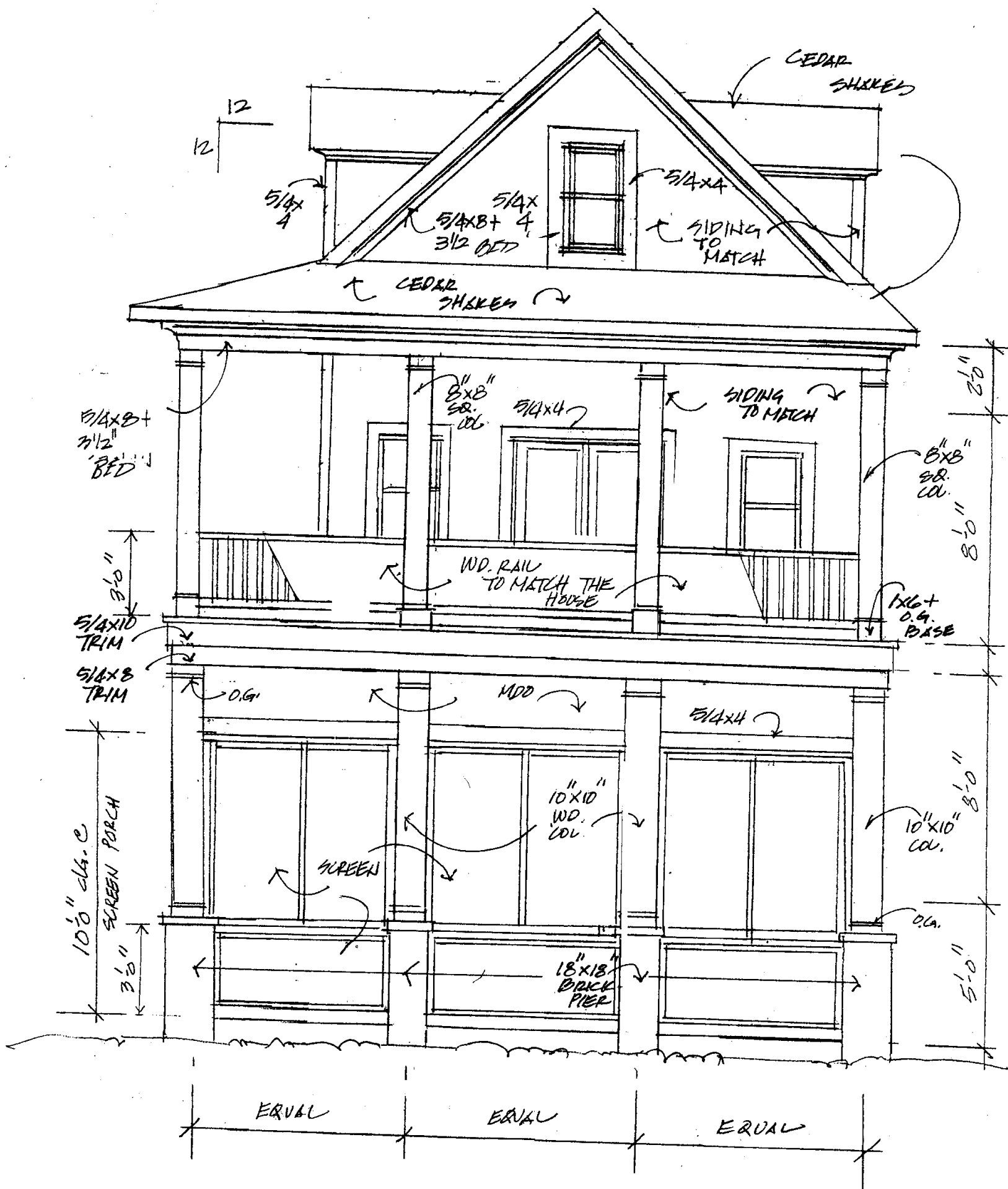
Virginia
12701 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033
Post Office Box 10821, Chantilly, VA 20153
(703) 631-7200 FAX (703) 631-9786

Community Management Corporation



www.cmc-management.com

Maryland
19650 Club House Road
Suite 103
Gaithersburg, MD 20886
(301) 926-2911 FAX (301) 926-1608



FRONT ELEVATION

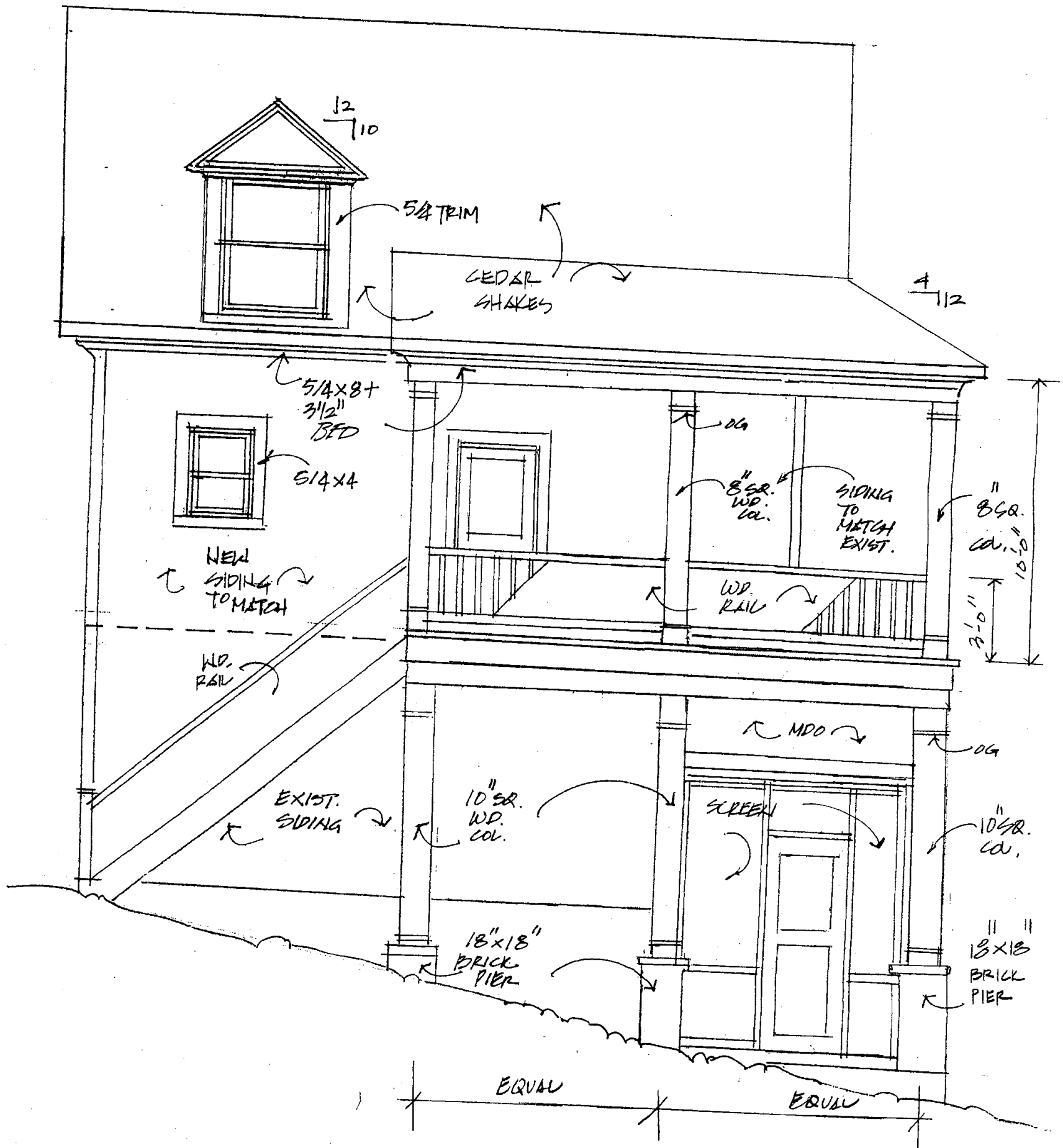
1/4" = 1'-0"

9.12.06
9.19.06

340 TSCHIFFELY SR. RD.

Tirtanadi Architect
348 Tschiffely Square Road
Gaithersburg, MD 20878

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AFP-06-041
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LEFT SIDE

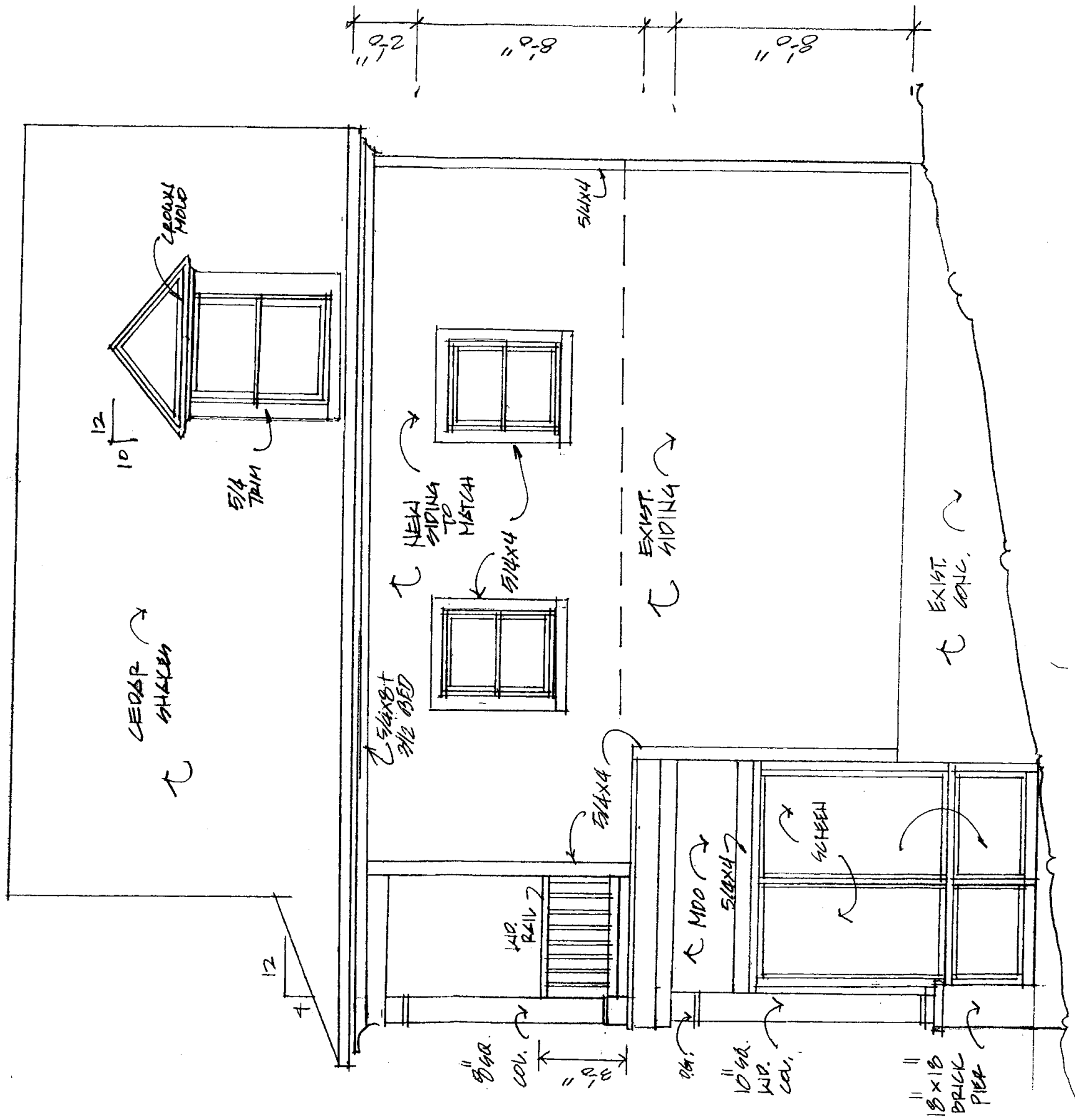
1/4" = 1'-0"

9.12.06
9.19.06

340 TSHIFFELY SQ. RD.

Tirtanadi Architect
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Gaithersburg, MD 20878

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RIGHT SIDE

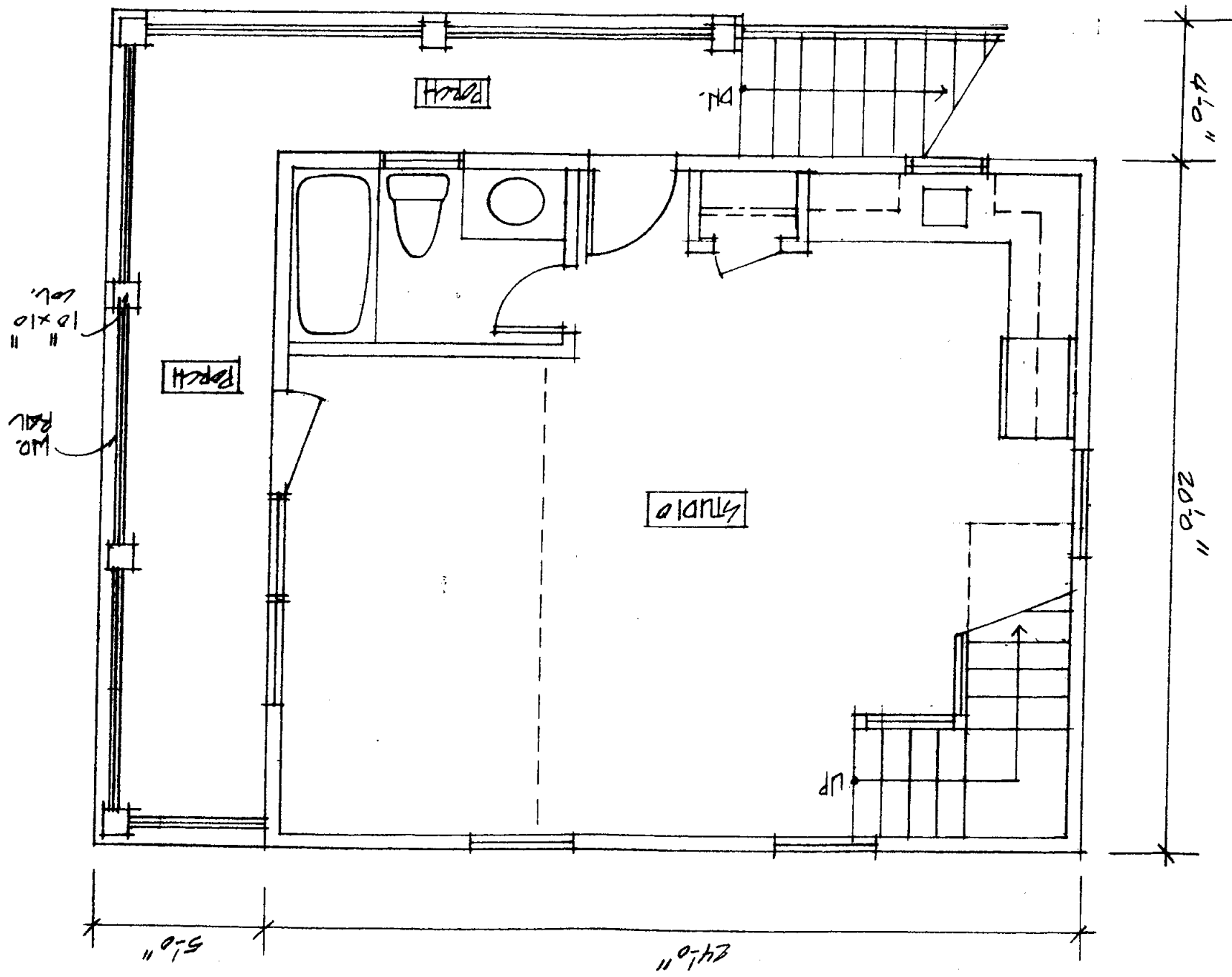
1/4" = 1'-0"

340 TSHIFFELY SQ. RD.

Tirnanadi Architect
 348 Tschiffely Square Road
 Gaithersburg, MD 20878

9.12.06
 9.19.06

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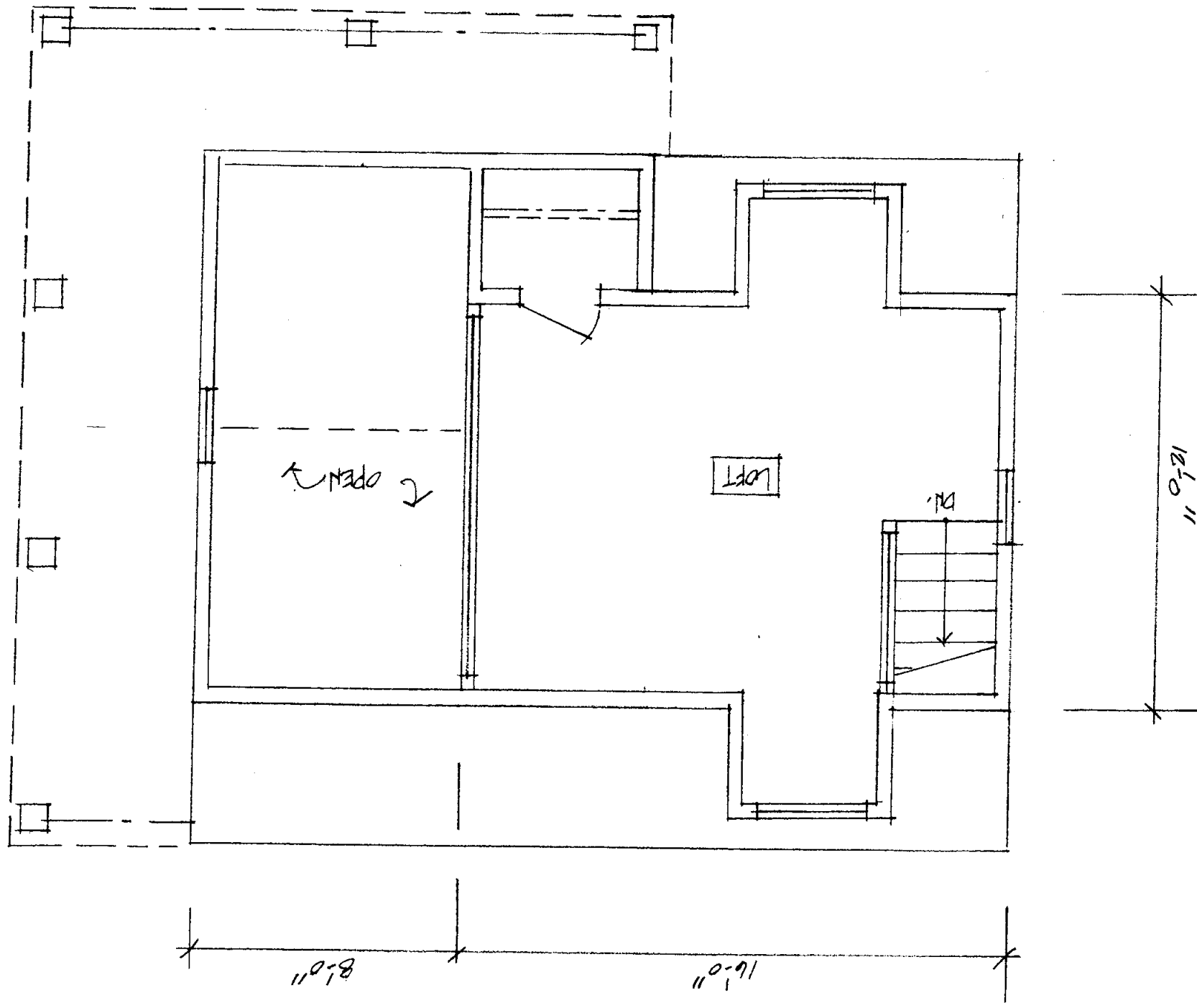


STUDIO LEVEL

PENNSYLVANIA, N. J.
 # AFP-06-041
 # 11
 10-18-06

8.19.06

Tirtanadi Architect
 348 Tschiffely Square Road
 Gaithersburg, MD 20878



LOFT LEVEL

1/4" = 1'-0"

340 TSCHIFFELY 4R, RD.
 Tirtanadi Architect
 348 Tschiffely Square Road
 Gaithersburg, MD 20878

8.19.06
 PENNSYLVANIA, N. J.
 AFP-06-041
 # 12
 10-18-06