
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: July 25, 2007

SUBJECT: AFP-07-026

TITLE: Dunn Residence

REQUEST: **CONSENT APPROVAL
AMENDMENT TO FINAL PLAN APPROVAL**
Construction of a two-story addition and deck with stairs

ADDRESS: 505 Kent Oaks Way

ZONE: MXD (Mixed Use Development)

APPLICANT: Robyn Renas

STAFF LIAISON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibits

- Exhibit 1: Application
- Exhibit 2: Site location map
- Exhibit 3: Adjacent property notification
- Exhibit 4: House location plat with proposed addition
- Exhibit 5: Photographs of existing building
- Exhibit 6: Kentlands Citizens Assembly letter, dated May 7, 2007
- Exhibit 7: Proposed elevations

STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting a two-story addition, a new deck with stairs, and window replacement (Exhibit #1). The property is located at 505 Kent Oaks Way, east of Chestertown Street and west of Little Quarry Road in the Kentlands Subdivision, and is zoned MXD (Mixed Use Development).

II. SCOPE OF REVIEW:

The amended site plan proposes to construct a two-story addition and a new deck with stairs on the rear of the house and replace windows. This application comes before the Planning Commission because of the recently adopted Text Amendment T-372, which requires additions above 15% of the originally constructed dwelling, to be approved by Planning Commission.

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety and welfare. Section 24-170 outlines the findings for the approval of the site plan and architectural drawings within an MXD-zoned development.

Architectural Design.

The two-story addition to be built on the rear of the house will have horizontal hardie-woodgrain siding and smooth cedar shingles, both of which will match that of the existing house. The new construction also features gable vents and eave details that will align with the existing eaves.

The Kentlands Historical Trust approved the proposed addition and deck on May 7, 2007 (Exhibit #6).

Site Design.

The addition is proposed to be approximately 30% of the original building footprint.

§24-172A(b)(3)(e) states:

“Minor revisions to a single family detached, semi-detached, or attached dwelling that do not increase the square footage of a dwelling as originally constructed on any/or all floors by more than fifteen percent (15%) and that have been approved by the homeowners association of the subject property, if applicable.”

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-07-026, DUNN RESIDENCE, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE, WITH NO CONDITIONS.**

AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP 07-026
Date Filed 7.25.07
Total Fee 3000

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

1. SUBJECT PROPERTY

Project Name Bonita Dunn Residence
Street Address 505 Kent Oaks Way
Zone MKD Historic area designation Yes No
Lot 43 Block QQ Subdivision Kentlands - Hill District
Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Robyn Renas Architect
Street Address 211 Briscoe Street Suite No. _____
City Gaithersburg State MD Zip Code 20878
Daytime Telephone 301 548 1845

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Robyn Renas Architect
Architect's Maryland Registration Number MD-12395 Telephone 301 548 1845
Street Address 211 Briscoe Street Suite Number _____
City Gaithersburg State MD Zip Code 20878

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

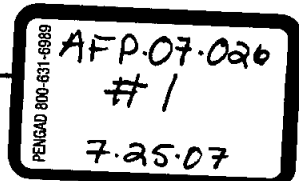
Developer's Name N/A Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Bonita Dunn
Street Address 505 Kent Oaks Way Suite No. _____
City Gaithersburg State MD Zip Code 20878
Daytime Telephone 301 990 8174

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.

- Demolition Existing Rear yard Deck
- Construction 2 story + Bsm^t addition @ rear residence - frame
- construct New one Story Deck @ 1st flr level @ rear yard to garage
- construct New Steps to grade from New Deck

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

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)		3145 sq
2.	Site Area (acres)		.072 acres
3.	Total Number of Dwelling Units/Lots		one
4.	Height of Tallest Building		32 feet @ partial walkout
5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre		N/A
7.	Lot Coverage (Percent) 136.7 sq		43.7%
8.	Green Area (Percent) 1778 sq		56.9%
9.	Residential		
a.	Single Family Detached # Units		one
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		one garage / one space off street
15.	Shared Parking/Waiver		-
16.	Other		-
17.	Total		-

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. 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) Robyn Renas - Architect

Applicant's Signature Robyn Renas
 Daytime Telephone 301 548 1845

Date July 13, 2007

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

- Demolition Existing Rear yard Deck
- Construction 2 story + Bsm.f addition @ rear residence - frame
- construct New one story Deck @ 1st flr level @ rear yard to garage
- construct New Steps to grade from New Deck

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Changes in population estimated due to amendment.

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)			3145 #
2. Site Area (acres)			.072 acres
3. Total Number of Dwelling Units/Lots			one
4. Height of Tallest Building			38 feet @ walkout
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			N/A
7. Lot Coverage (Percent) 1367 #			43%
8. Green Area (Percent) 1778 #			56%
9. Residential			
a. Single Family Detached	# Units		one
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			one garage/one space off street
15. Shared Parking/Waiver			-
16. Other			-
17. Total			-

SUBMISSION REQUIREMENTS

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

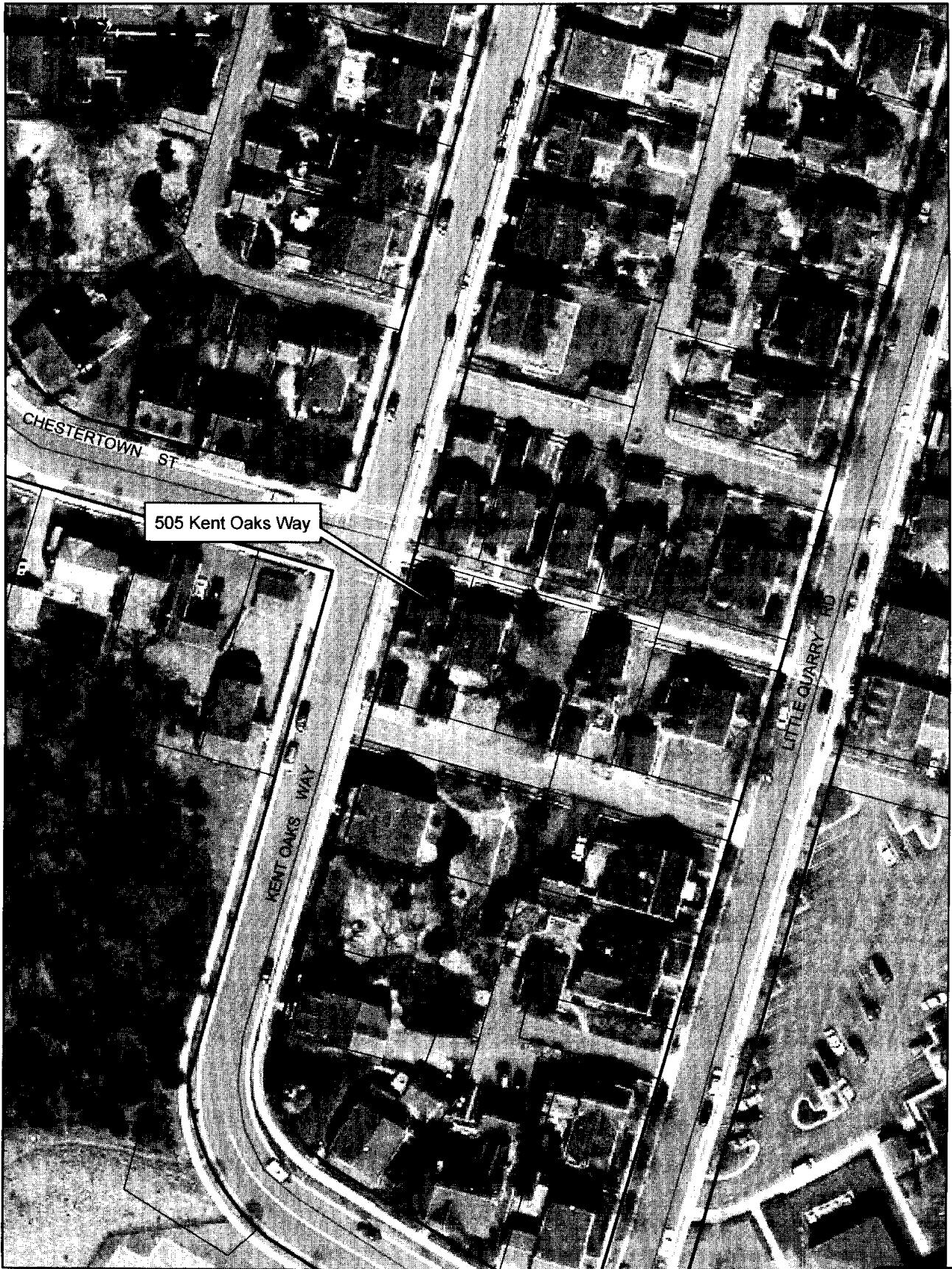
Applicant's Name (please print) Robyn Renas - Architect

Applicant's Signature Robyn Renas

Date July 13, 2007

Daytime Telephone 301 548 1845

AFP-07-026 505 Kent Oaks Way



AFP.07.026
#2
7.25.07
PENGAD 800-631-6983

MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 505 Kent Oaks Way
LOT 43 BLOCK QA SUBDIVISION Kentlands - Hill District
CHANGES REQUESTED 2 story addition @ rear exist. residence w/ New Deck
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Robyn Renas Ach, *[name of applicant/builder]* to the City on July 13, 2007 *[date]*. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed the Planning and Code Administration within **7 days** of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will **not** be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8AM to 5PM, Monday through Friday.

The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties(see Section 24-172(b) of the City Code) on July 13, 2007 (date).

Address: 509 Kent Oaks Way
Lot: Block QA Subdivision: Kentlands - Hill District

NOTE: Any reproduction of this form **must** include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance **will not be accepted** as proper notification.

continued on reverse side

AFP-07-026
3
7-25-07
PENGAD 800-631-6080

C. Minor amendment requests.

1. Requests for minor amendments shall be filed with and acted upon by the planning director or his/her designee. Requests for minor amendment include:
 - a. Resiting or relocation of buildings or structures including, but not limited to, garages and accessory structures on not more than three (3) contiguous lots, including moving or rotation of a building or structure's footprint, provided such moving or rotation does not shift a building or structure's footprint more than ten (10) feet in any direction.
 - b. Resiting of a lot with a house type previously approved by the City Planning Commission.
 - c. Approval of retaining walls/fences and other enclosures.
 - d. Minor revisions to building elevation and site plan details which do not add onto buildings or expand footprints of previously approved buildings (other than item b above).
 - e. Minor signage changes or additions.
 - f. Minor landscaping or pedestrian and sidewalk access revisions.
 - g. Addition of easements and parking areas or correction of easement and parking area location.
 - h. Revision to forest conservation plan.
 - i. Revisions or amendments delegated by the City Planning Commission.
2. Public hearings of the Planning Commission are not required for a minor amendment, provided, however, the planning director or his/her designee shall, upon request, meet with the applicant and interested parties or consider written comments on the amendment.
3. A minor amendment can only be granted if:
 - a. The amendment does not violate the development standards of the property's zoning or increase the lawful nonconformity of any lot or building; and
 - b. The amendment is in general harmony with the architectural and site design characteristics of the approved site development plan; and
 - c. The amendment will not substantially impair the intent, purpose or integrity of the neighborhood or the planning documents for the applicable area.
4. The decision of the planning director (or designee) may be appealed to the City Planning Commission if filed with the Planning and Code Administration, in writing, within fifteen (15) days after the decision is mailed by the planning director. The Planning Commission, in its discretion, may hold a public hearing on the decision of the planning director, or order written statements and oral argument in lieu of public hearing. The Planning Commission may approve, approve with modifications, or disapprove the requested amendment(s) and shall state the reasons for its action. (Res. No. R-19-66; Ord. No. O-15-93, 11-1-93)

MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 505 Kent Oaks Way
LOT 43 BLOCK QQ SUBDIVISION Kentlands - Hill District
CHANGES REQUESTED 2 Story addition @ rear exist residence w/ New Deck.
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on July 13, 2007 *(date)*.

Address: 415 Kent Oaks Way
Lot: _____ Block: _____ Subdivision: Kentlands - Hill District

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CHANGES REQUESTED 2 story addition @ rear exist residence w/ New Deck
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Given to owners of abutting and confronting properties(see Section 24-172(b) of the City Code) on July 13, 2007 *[date]*.

Address: 521 Kent Oaks Way
Lot: 47 Block: QQ Subdivision: Kentlands - Hill District

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MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 505 Kent Oaks Way
LOT 43 BLOCK QQ SUBDIVISION Kentlands - Hill District
CHANGES REQUESTED 2 story addition @ rear exist residence w/ New Deck
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

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Given to owners of abutting and confronting properties(see Section 24-172(b) of the City Code) on July 13, 2007 *(date)*.

Address: 501 Kent Oaks Way
Lot: 42 Block QQ Subdivision: Kentlands - Hill District

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LOT 47

EX. 30' WSSC ESMT.
PB 169 P#19004

59.5' TO ϕ INTX. W/
KENT OAKS WAY

PARCEL "P"

S 74°24'36" E 37.00'

WSSC DATUM

85.00'

116.4'

CONC.
S/W

10.0'

PORCH

85.00'

BRICK LEDGE

LOT 42

24.0'

2 STORY
FRAME

34.4'

34.2'

BRICK
CHIMNEY

PARCEL "O"

THIS NON CONSTRUCTION ESMT.
RECORDED IN MONTGOMERY
COUNTY CIRCUIT COURT
JULY 13, 1994.
(NO PLAT BOOK ASSIGNED
AS OF 7/28/94)

7.0'

24.1'

6.9'

2 STORY
EXPOSITION

DECK

3.1'

12.2'

12.2'

20.2'

20.2'

12.2'

12.2'

3.0'

1 STY. FRM.
GARAGE

ASPH. D/W

43
3145

N 15°35'24" E

S 15°35'24" W

0.9' N 74°24'36" W 37.00'

PARCEL "N"

SITE PLAN - NEW WORK

SCALE 1"=20'

2 STORY EXPOSITION
144.5 sq ft

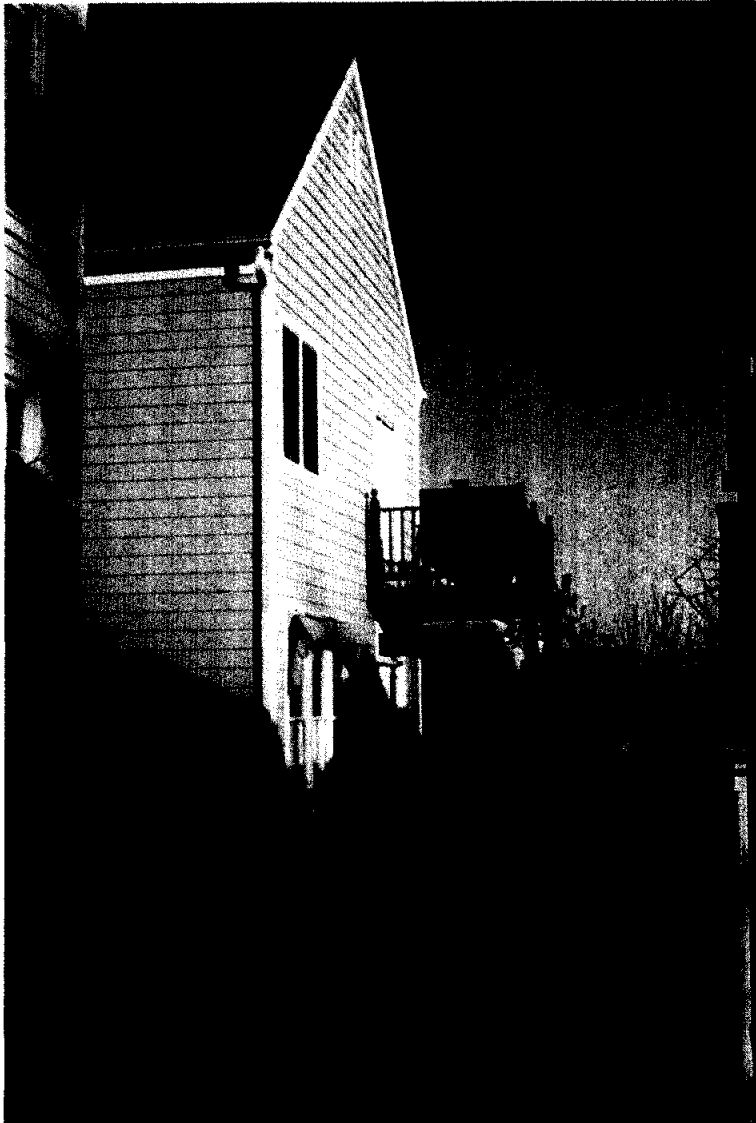
AFP.07026
#4
7.25.07

HOUSE LOCATION SURVEY	LOT	BLOCK	HOUSE NO
SUBDIVISION NAME PLAT 73	43	QQ	505 KENT OAKS WAY 932044
KENTLANDS HILL DISTRICT ELECTION DISTRICT NO: CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND			
BASED ON EXAMINATION OF THE RECORD SUBDIVISION PLAT AND FEDERAL EMERGENCY MANAGEMENT			



PENNSAID 800-631-6989
AFP-07-026
#5
7-25-07

EXISTING CONDITIONS - REAR + EAST ELEVATION



EXISTING CONDITIONS - REAR + WEST



EAST SIDE ELEVATION

 **Associa**[®]
Community Management Corporation

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

May 7, 2007

Bonita Dunn
505 Kent Oaks Way
Gaithersburg, MD 20878

Reference: 505 Kent Oaks Way - 00117-6250
Architectural Control Application # 07-1077

Dear Bonita Dunn:

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

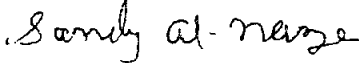
- 1) House Addition: two story addition in rear.**
- 2) Deck and Stairs.**
- 3) Windows: replace all windows with Windsor Legend Series.**

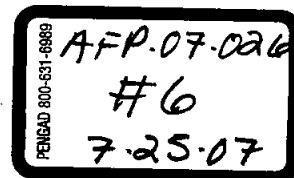
The use of muntins shall be consistent with the style of the building and consistent throughout the building. Muntins in new or replacement windows, if used, shall create true-divided lights or have a milled face applied to the exterior surface and painted to match the sash. "Sandwich" muntins are prohibited.

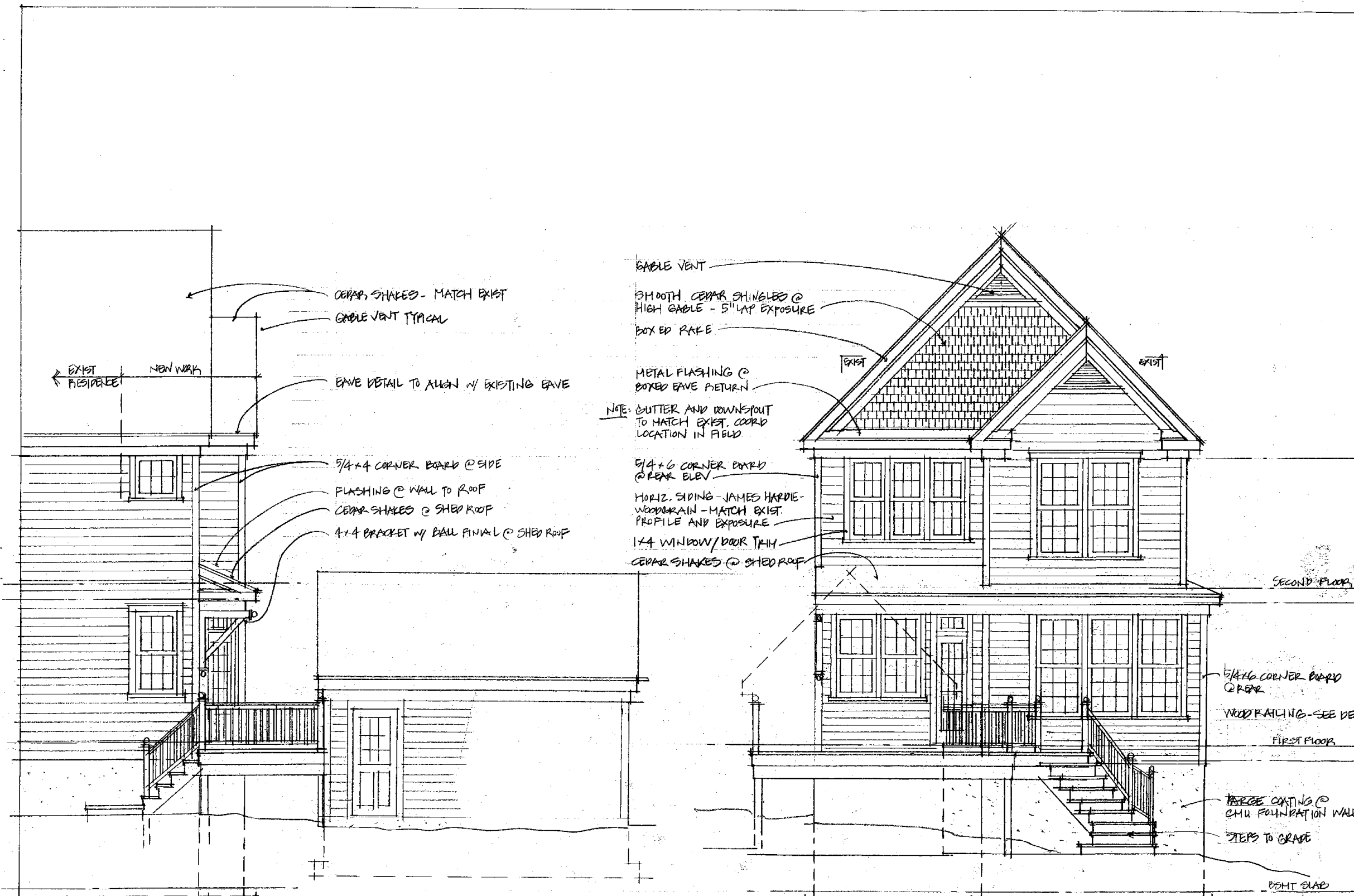
The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a city permit, it must be obtained before construction.

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, CMCA
Assistant Community Manager





① SIDE ELEVATION - WEST
SCALE 1/4" = 1'-0"

② REAR ELEVATION
SCALE 1/4" = 1'-0"

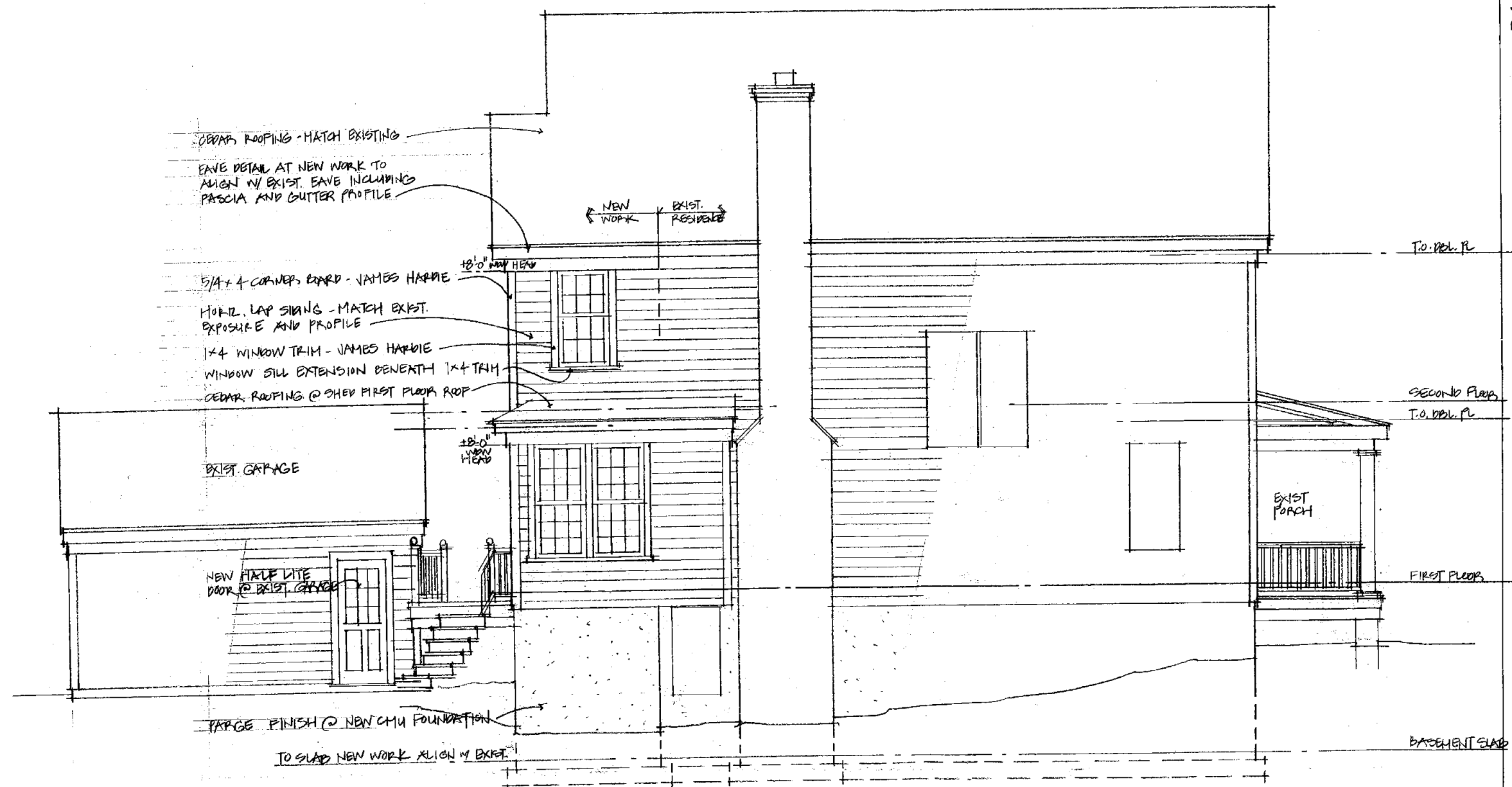
Robyn Renas Architect
Studio
211 Briscoe Street
Gaithersburg, Maryland 20878
Phone 301-568-1845 Fax 301-926-0519

Dunn Residence
505 Kent Oaks Way
Gaithersburg, MD 20878

DATE:
JULY 10, 2007

A-5

PENCAD 800-631-8989
AFP.07.026
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7.25.07



NOTE: PROVIDE BLIND METAL FLASHING AT ALL WINDOW AND DOOR HEADS.

① SIDE ELEVATION - EAST
 SCALE 1/4" = 1'-0"

Dunn Residence
 505 Kent Oaks Way
 Gaithersburg, MD 20878

DATE
 JULY 10 2007