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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** January 2, 2008

**SUBJECT:** AFP-07-041

**TITLE:** Sneeringer Property

**REQUEST:** **CONSENT APPROVAL  
AMENDMENT TO FINAL PLAN**  
Construction of a 600 square foot addition  
above a two-car garage

**ADDRESS:** 1 Driscoll Court

**ZONE:** MXD (Mixed Use Development)

**APPLICANT:** Tom & Bonnie Sneeringer

**ARCHITECT:** Tirtanadi Architects

**STAFF LIAISON:** Allen Meyer, Planning Intern

**Enclosures:**

Staff Comments

Exhibits

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Washingtonian Woods Homeowners Association approval letter  
(November 14, 2007)

Exhibit 4: Adjacent property owners notification

Exhibit 5: House location plat

Exhibit 6: Photo of front elevation

Exhibit 7: Front, side and rear elevation

Exhibit 8: Floor plan

## **STAFF COMMENTS**

### **I. BACKGROUND:**

An application has been filed requesting an amendment to an approved final plan to permit a 600 square foot addition above an attached garage (Exhibit #2). The property is located at 1 Driscoll Court (Exhibit #1) in the Washingtonian Woods Subdivision in the MXD zone.

### **II. SCOPE OF REVIEW:**

The subject property is located in the MXD zone and proposes to add 600 square foot addition above existing attached garage. This is coming before the Planning Commission because it is not a minor revision to a sit plan. Section 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".*

This addition will increase the square footage of the existing garage by 23.27 percent. The size of the addition is larger then what Staff is allowed to approve and the plan must be reviewed by the 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. Staff provides the following comments and findings for the Planning Commissions consideration:

#### **Site Characteristics**

##### **General.**

The setbacks in the MXD Zone are established at the time of final site plan approval and are the footprints of the structures. The proposed addition of 600 square feet will not encroach into the existing setbacks and will not increase the total height of the residence.

### **Surrounding Land Use and Zoning.**

The subject property is zoned MXD (Mixed Use Development) and was developed as a single-family detached residential neighborhood in the RP-T zone prior to it being rezoned to MXD

### **Architectural design.**

The 600 square foot (20 foot x 30 foot) addition will have a dormer over the garage that matches the existing one over the main roofline. The front facade will be covered in brick to match the existing house and the proposed double hung windows are similar in design, minus the shutters. The new asphalt shingles are to match the existing shingles. The left elevation will have vinyl siding to match the existing elevation with four double hung windows. The additions roof pitch will match the existing roofs pitch. The rear elevation will have a single double hung window, a decorative oval window, and vinyl siding to match the existing rear facade. The chimney will be increased in height to meet code requirements with the cap being replicated.

### **Summary of Findings.**

Planning Commission is receiving this application because the proposed modifications are required to be reviewed by Planning Commission. Staff believes that these modifications are consistent with the existing architecture of the building and will not adversely affect the characteristics of the surrounding area. This addition has been approved by the Washingtonian Woods Homeowners Association.

### **IV. CONCLUSION:**

Staff recommends **TO GRANT AFP-07-041, Sneeringer Property, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE, WITH NO (0) CONDITIONS.**



1 Driscoll Ct

1  
PENGD 800-631-8699  
AFP-07-041  
01/02/08

# AMENDMENT TO FINAL PLAN APPLICATION

Application # **AFP-07-041**  
Date Filed **11/27**  
Total Fee

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

### 1. SUBJECT PROPERTY

Project Name **SNEERINGER HOUSE ADDITION**  
Street Address **1 DRISCOLL CT**  
Zone \_\_\_\_\_ Historic area designation  Yes  No  
Lot **J** Block **22** Subdivision **WASHINGTONIAN WOODS**  
Tax Identification Number (MUST BE FILLED IN) **02827638**

### 2. APPLICANT

Name **TOM & BONNIE SNEERINGER**  
Street Address **1 DRISCOLL CT** Suite No. \_\_\_\_\_  
City **GAITHERSBURG** State **MD** Zip Code **20878**  
Daytime Telephone **BONNIE (301) 332-3780**  
**TOM (301) 346-4250**

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name **TIRTANADI ARCHITECT**  
Architect's Maryland Registration Number **7067** Telephone **(301) 921-9388**  
Street Address **348 TSCHIFFELY SQUARE ROAD** Suite Number \_\_\_\_\_  
City **GAITHERSBURG** State **MD** Zip Code **20878**

Engineer's Name \_\_\_\_\_  
Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name **THOMAS J. & BONNIE S. SNEERINGER**  
Street Address **1 DRISCOLL CT** Suite No. \_\_\_\_\_  
City **GAITHERSBURG** State **MD** Zip Code **20878**  
Daytime Telephone **BONNIE (301) 332-3780**  
**TOM (301) 346-4250**

### 5. CITY PROJECT NUMBER - UNKNOWN

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
Name of previously approved Final Plan \_\_\_\_\_

PENCAD 300-681-6889  
**2**  
**AFP-07-041**  
10/29/07  
MXC

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

DESCRIPTION OF THE CHANGES ARE IN THE HIGHLIGHTED PORTION ON THE NOTICE OF APPROVAL FROM OUR HOA ASSOCIATION.

TOTAL SQ. FT. OF HOME PER MD. DEPT. ASSESSMENTS & TAXATION = 2,578,  
 TOTAL ADDITIONAL SQ. FT. BEING ADDED = 600, % OF ADDITIONAL SQ. FT. BEING ADDED TO THE EXISTING HOME = 23.27%

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any) **N/A**  
 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)		
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

1. Set of plans per the respective checklist. Plans must be rolled 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) **BONNIE SNEERINGER**

Applicant's Signature 

Date **11/24/2007**

Daytime Telephone **(201) 332-3780**

**Washintonian Woods Homeowners Association**

C/o IKO Real Estate, Inc.  
3416 Olandwood Court, Suite 210  
Olney, MD 20832  
(301) 924-4050

**NOTICE OF APPROVAL**

November 14, 2007

Thomas & Bonnie Sue Sneeringer  
1 Driscoll Court  
Gaithersburg MD 20878

RE: 1 Driscoll Court

Dear Owner:

Your Architectural Change Request has been *approved*. Specifically, you have approval to proceed with the following:

**Oct. 22, 2007- A 30ft. by 20 ft. addition over the garage and family room. The addition will have a dormer over the garage that will match the peak along the top edge of the main roof line. There will be five windows in the proposed addition, three on the side and two in the back. The current window on the corner back of the house will move a few feet and an additional window will be added along the back of the currently existing house. The front face of the house will be the same color brick as it is now, the side will be sided with the same color (or as close as possible) to the existing vinyl siding which is a almond/ivory color. The chimney will have to be raised in height to conform to code which will be done using the same color brick and capped off in the same manner that is currently there.**

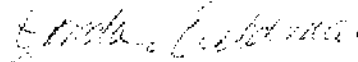
We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

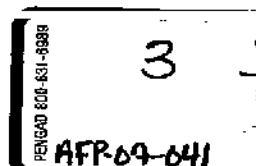
You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

  
Linda Wildman  
Community Manager  
IKO Real Estate, Inc.



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 1 DRISCOLL CT GAITHERSBURG, MD 20878  
LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS  
CHANGES REQUESTED Addition of master bedroom, bathroom and closets over garage and family room.  
*(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 BONNIE SNEERINGER *[name of applicant/builder]* to the City on 11/27/2007 *[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 to 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 fronting properties (see Section 24-172(b) of the City Code) on 11/27/2007 *(date)*.

Address: 4 DRISCOLL CT  
Lot: 16 Block: J Subdivision: WASHINGTONIAN WOODS

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*

RENSAID 800-631-6689  
4  
AFP-09-041  
01/27/08

MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

**ADJACENT PROPERTY OWNERS NOTIFICATION**

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11/21/2007 (date).

Address: 3 DRISCOLL CT  
Lot: 21 Block: J Subdivision: WASHINGTONIAN WOODS

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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 1 DRISCOLL CT. GAITHERSBURG, MD 20878  
 LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS  
 CHANGES REQUESTED Addition of master bedroom, bathroom and closets over garage and family room.  
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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11/27/2007 (date).  
 Address: 402 MIDSUMMER DRIVE  
 Lot: 12 Block: E Subdivision: WASHINGTONIAN WOODS

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MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

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ADDRESS OF SUBJECT SITE 1 DRISCOLL CT. GAITHERSBURG, MD 20878

LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS

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Given to owners of abutting and confronting properties( see Section 24-172(b) of the City Code) on 11/27/2007 *(date)*.

Address: 401 MIDSUMMER DRIVE

Lot: 23 Block: J Subdivision: WASHINGTONIAN WOODS

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*continued on reverse side*

MINOR AMENDMENT TO FINAL PLAN  
FOR STAFF APPROVAL

**ADJACENT PROPERTY OWNERS NOTIFICATION**

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LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11/27/2007 (date).

Address: 400 MIDSUMMER DRIVE

Lot: 11 Block: E Subdivision: WASHINGTONIAN WOODS

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*

MINOR AMENDMENT TO FINAL PLAN  
 FOR STAFF APPROVAL

**ADJACENT PROPERTY OWNERS NOTIFICATION**

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To be completed by applicant:

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 LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS  
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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11/27/2007 (date).

Address: 318 MIDSUMMER DRIVE  
 Lot: 10 Block: E Subdivision: WASHINGTONIAN WOODS

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.

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MINOR AMENDMENT TO FINAL PLAN  
 FOR STAFF APPROVAL

**ADJACENT PROPERTY OWNERS NOTIFICATION**

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LOT 22 BLOCK J SUBDIVISION WASHINGTONIAN WOODS

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Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on 11/27/2007 (date).

Address: 317 MIDSUMMER DRIVE

Lot: 15 Block: J Subdivision: WASHINGTONIAN WOODS

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.

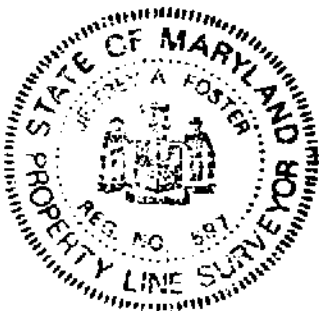
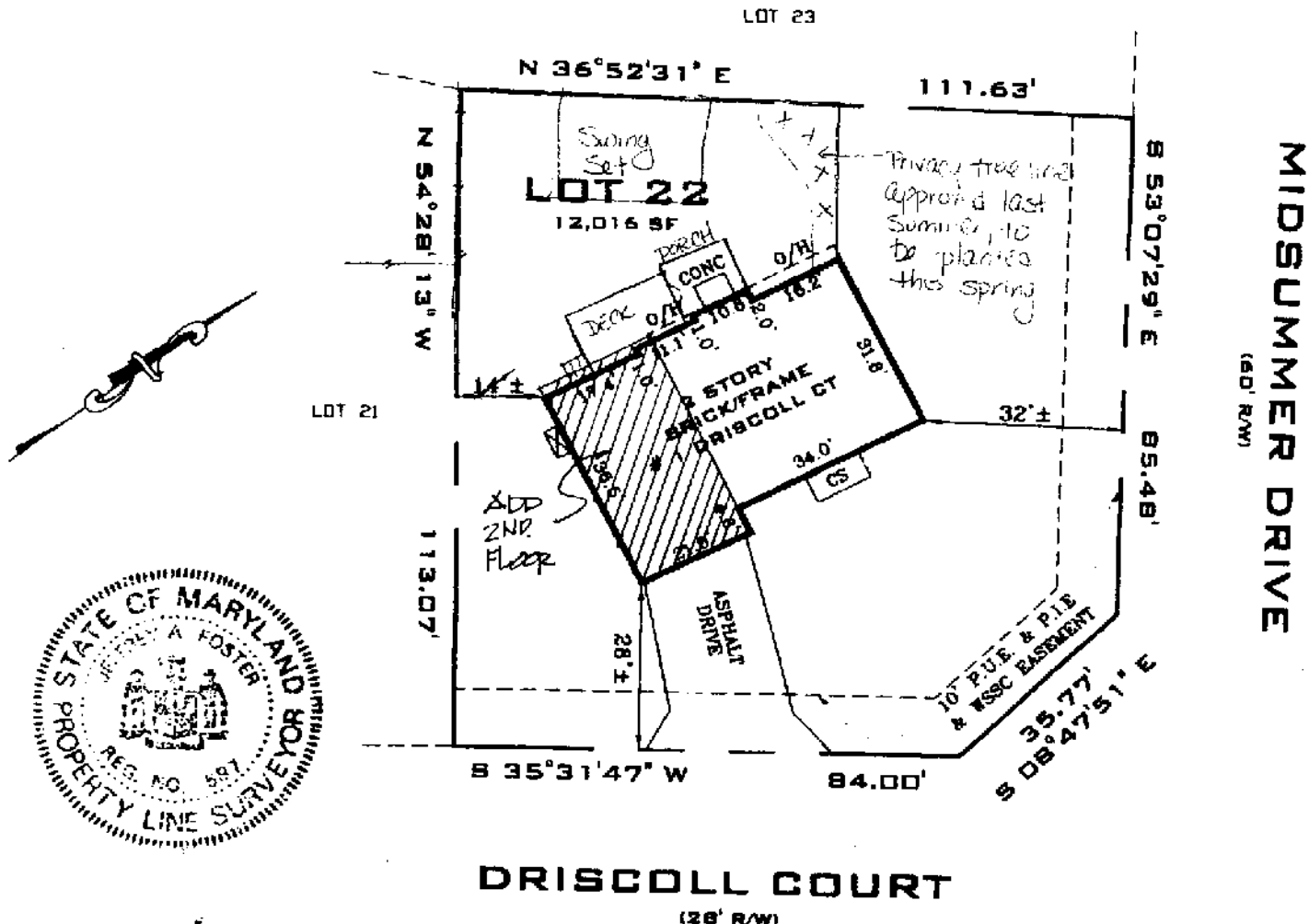
*continued on reverse side*

**CONSUMER INFORMATION NOTES.**


1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus

Flood Zone "C" per H.U.D. Flood Panel No. 0007B



LOCATION DRAWING  
LOT 22, BLOCK J.  
PLAT 10  
**WASHINGTONIAN  
WOODS**  
MONTGOMERY COUNTY, MARYLAND

<b>SURVEYOR'S CERTIFICATE</b> THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND SURVEYING AND MAPPING ACT OF 1996. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED ON MEASUREMENTS FROM PROPERTY MARKERS FOUND FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	<b>REFERENCES</b> PLAT BK. 157 PLAT NO. 17277	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-5101	<b>DATE OF LOCATIONS</b> WALL CHECK:	SCALE: DRAWN BY:
	LIBER FOLIO		DATE OF LOCATIONS HSE. LOC.: 08-30-99	JOB NO.:

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

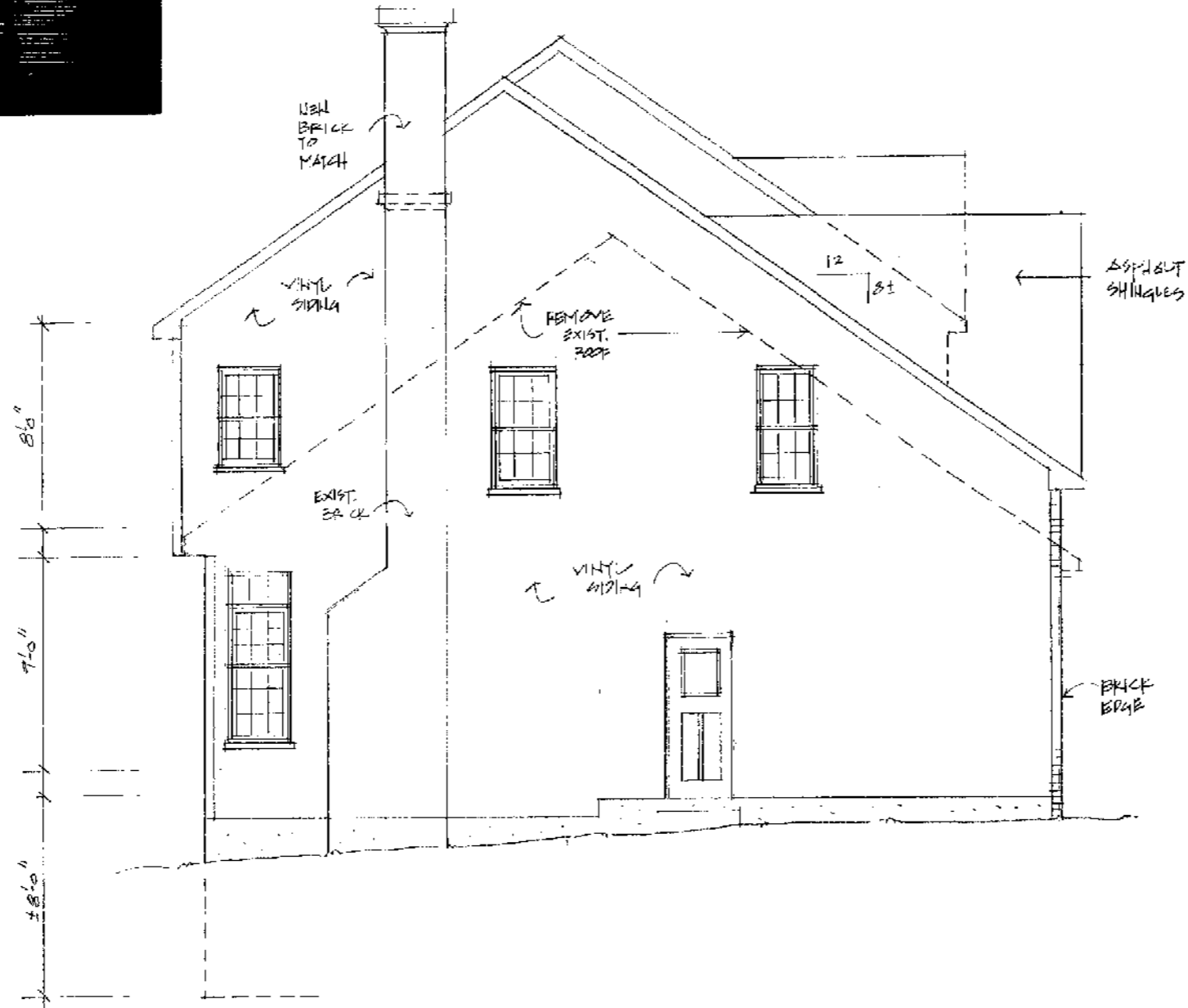
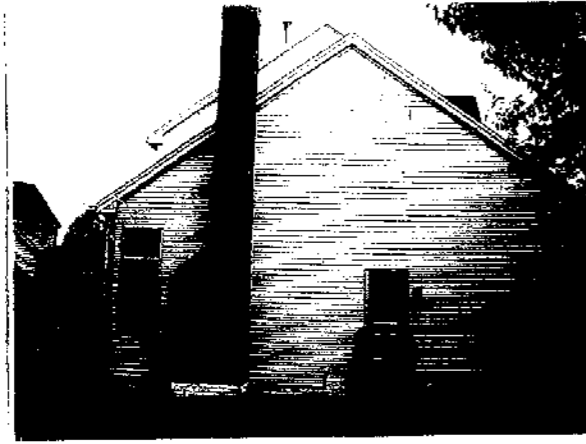
5  
 AFP-07-041



PHOTO 800-631-6989

APR-07-04  
6  
10/2/02





LEFT SIDE ELEVATION

1/4" = 1'-0"

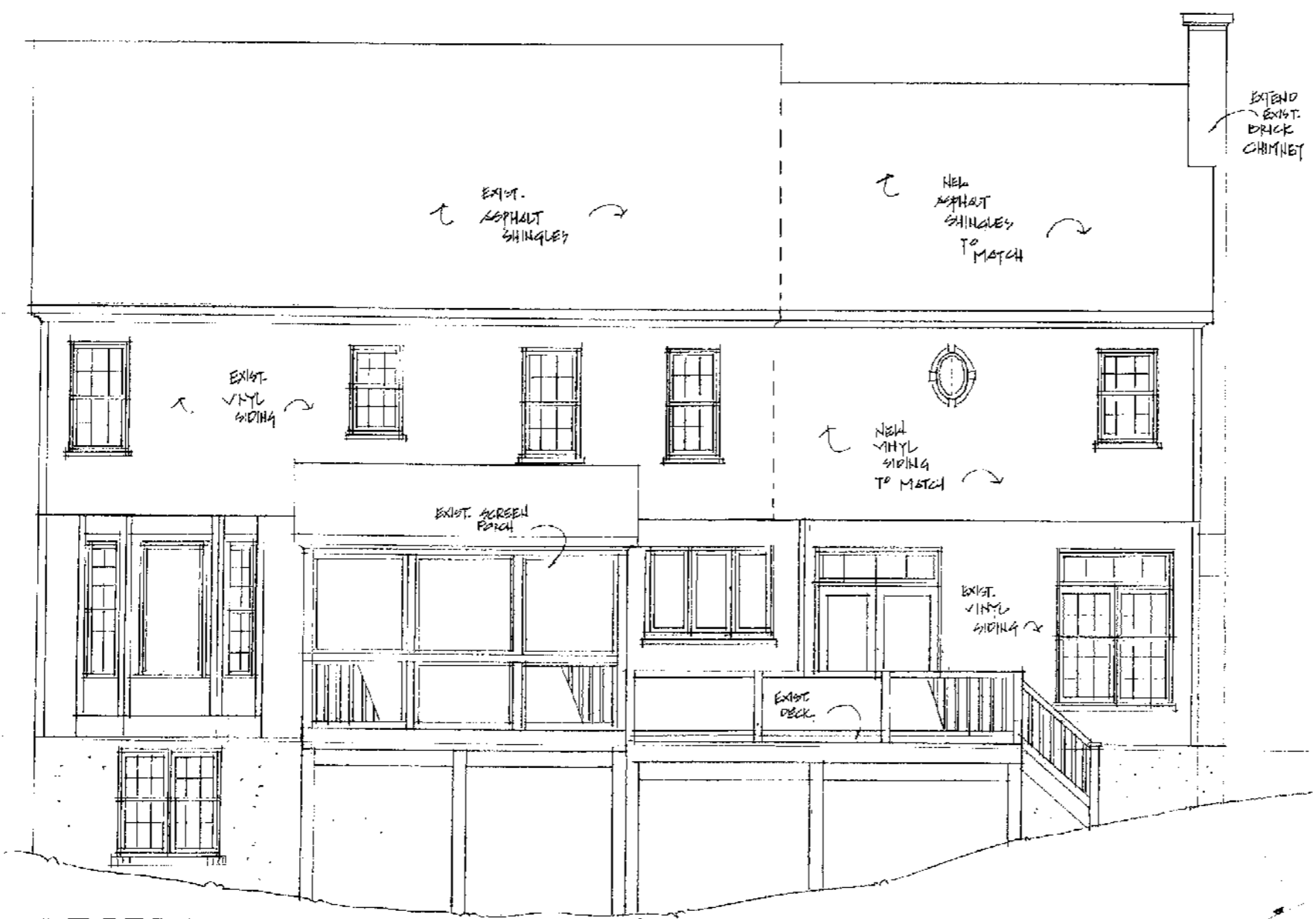
REVISIONS	BY

TIRTANADI ARCHITECT  
 348 TSCHIFFELY SQUARE ROAD  
 GAITHERSBURG, MD. 20878  
 301-921-9388

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ADDITION AND RENOVATION  
**1 DRISCOLL COURT**  
 GAITHERSBURG, MARYLAND

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS



REAR ELEVATION  
 $\frac{1}{4}'' = 1'-0''$



REVISIONS	BY

TIRTANADI ARCHITECT  
 348 TSCHIFFELY SQUARE ROAD  
 GAITHERSBURG, MD 20878  
 301 921 9388

---

ADDITION AND RENOVATION

**1 DRISCOLL COURT**

GAITHERSBURG, MARYLAND

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

