
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: February 13, 2008

SUBJECT: AFP-08-002

TITLE: Oakey Residence

REQUEST: **CONSENT APPROVAL
AMENDMENT TO FINAL PLAN**
Enclosing carport, addition of front porch, and
a 478 square foot addition above garage.

ADDRESS: 1 Glazebrook Court

ZONE: R-90C (Medium Density Residential)

APPLICANT: Paul Davis Restoration

ARCHITECT: ANG Visuals

STAFF LIAISON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibits

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Relda Square Homeowners Association approval letter
(January 5, 2008)

Exhibit 4: Adjacent property owners notification

Exhibit 5: Aerial photos

Exhibit 6: House location plat

Exhibit 7: Floor plans

Exhibit 8: Elevations

STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting an amendment to an approved final plan to permit an addition to a single family dwelling. This amendment proposes to enclose a carport, add a front porch, and add a 478 square foot addition above the garage (reference exhibit number 2). The property is zoned R-90C (Medium Density Residential) and is located at 1 Glazebrook Court (reference exhibit number 1) in the Relda Square Subdivision.

II. SCOPE OF REVIEW:

This plan is coming before the Planning Commission because the setbacks in the Cluster zone were originally established by site plan approval for this subdivision. Accordingly, any modifications to the approved setbacks require review and approval by the Planning Commission.

This addition meets all of the requirements of the Cluster Development zone.

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

Zoning District.

The setbacks in the Cluster zone were established at the time of final site plan approval and are established by the footprints of the existing structures. The proposed garage enclosure of will bring the front setback to twenty-one feet, an eight foot decrease in setback. No other setback will be disturbed. This addition meets all requirements of the Cluster Development zone. The proposed setbacks are consistent with other established setbacks on the surrounding properties.

Surrounding Land Use and Zoning.

The subject and surrounding properties are all zoned R-90C (Medium Density Residential) and were developed as a single-family detached residential neighborhood. The proposed addition is consistent with the existing trend of development within the surrounding area.

Architectural design.

The proposed addition will have a gable roof that matches the existing roofline. The entire roof and siding will be replaced due to a recent fire with the style and color of these materials to match the existing materials. A porch will be added to the front elevation and will be supported by columns. A new small shingled canopy will cover the existing doors of the remodeled den on the rear elevation.

Summary of Findings.

The proposed modifications are consistent with the existing trend of the surrounding neighborhood and will not adversely affect the characteristics of development within the surrounding area. This addition has been approved by the Relda Square Homeowners Association.

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-08-002, OAKEY RESIDENCE, 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.**



Oakey Residence
1 Glazebrook Court

800-831-6889
1
AFP-08-002 2-13-08

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-08-002
Date Filed	1-7-08
Total Fee	

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

1. SUBJECT PROPERTY

Project Name Oakey
 Street Address 1 Glazebrook CT Gaithersburg Md 20878
 Zone _____ Historic area designation Yes No
 Lot 34 Block A Subdivision 226
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Paul Davis Restoration
 Street Address 7913-D Cessna Ave Suite No. _____
 City Gaithersburg State Md Zip Code 20879
 Daytime Telephone 301 948-8008

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name ANC Visuals Andrew Galkin
 Architect's Maryland Registration Number _____ Telephone 203-898-4430
 Street Address 8610 34TH Suite Number _____
 City College Park State MD Zip Code 20740

Engineer's Name

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

Developer's Name

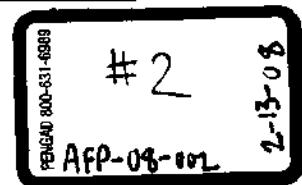
Paul Davis Restoration Telephone 301 948 8008
 Street Address 7913-D Cessna Ave Suite Number _____
 City Gaithersburg State Md Zip Code 20879
 Contact Person Paul Sumpter Telephone 301-674-3486

4. PROPERTY OWNER

Name TED Oakey
 Street Address 1 Glazebrook CT Suite No. _____
 City Gaithersburg State Md Zip Code 20878
 Daytime Telephone 301-208-1770

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.

Change Carport to garage, ADD Second Level To garage and Family Room, New Front Porch.

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)			
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 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) Paul Sumpter
 Applicant's Signature Paul Sumpter Date 1/6/08
 Daytime Telephone 301-674-3456

**Relda Square Homeowners Association
P. O. Box 3022
Gaithersburg, MD 20878**

To: City of Gaithersburg, Permits & Code Office
Montgomery County, Permits & Code Office

Via: Mr. & Mrs. W. Ted Oakey
1 Glazebrook Court
Gaithersburg, MD 20878

Re: Relda Square HOA approval to re-build & extend second floor, enclose carport to create a garage, and add on front porch.

Date: January 5, 2008

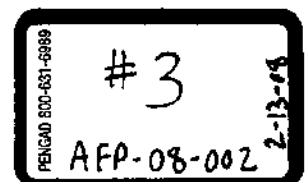
To Whom It May Concern:

The Relda Square Homeowners Association has reviewed the architectural plans that Mr. & Mrs. Oakey have presented to us. It was decided by our Board that the plans are approved, as drawn (see drawings attached); and that all new siding, roofing, garage door, windows, and trim shall match or blend as closely as possible with colors as described to us, that fit community norm.

Any changes or modifications to the plans, as presented, will have to go through an additional approval process before being allowed.

If you have additional questions, please feel free to contact us.

Sincerely yours,
Frances Winter, President
301-208-0562 (fgw@rcn.com)
Relda Square Homeowners Association



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 Glazebrook Ct.
LOT 34 BLOCK A SUBDIVISION Relda Square
CHANGES REQUESTED Replace Carport With Garage and add 2nd Story
[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 Paul Davis Restoration [name of applicant/builder] to the City on 12/17/07 [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.

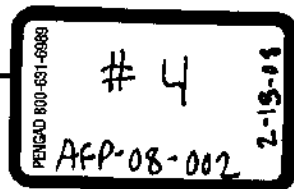
Given to owners of abutting and confronting properties(see Section 24-172(b) of the City Code) on _____ (date).

Address: 16 Pavilion DR Gaithersburg Md.

Lot: 19 Block: B Subdivision: _____

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

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

To be completed by applicant:

ADDRESS OF SUBJECT SITE 1 Glaze Brook Ct
LOT 34 BLOCK A SUBDIVISION Relda Square
CHANGES REQUESTED Replace Carport with Garage and add two story
[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 _____ (date).

Address: 12 Pavilion Dr.
Lot: 29 Block: B Subdivision: Relda Square

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MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

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

To be completed by applicant:

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

Address: 7 Pavilion Dr.

Lot: 63 Block: C Subdivision: West Riding

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FOR STAFF APPROVAL

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

Address: 14 Glaze Brook Ct
Lot: 21 Block: A Subdivision: Relda Square

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

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

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

Address: 2 Glaze Brook Ct
Lot: 33 Block: A Subdivision: Relda Square

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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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)



800-831-6989
#5
AFP-08-002
2-13-08



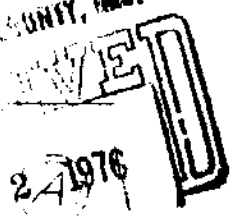
Microsoft
Virtual Earth™

© 2007 Microsoft Corporation © 2007 Pitagony Inc. & Microsoft Corp.

Montgomery County, MD. 20760

576°21'49"W 95.00

MONTGOMERY COUNTY, MD.



AUG 24 1976

DEPT. OF ENVIRONMENTAL PROTECTION

LOT 34
5764 #

20' B.R.L.

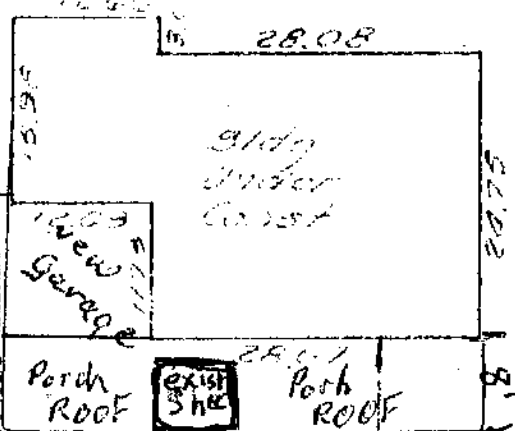
DAVILION DRIVE
(20' wide)

P. 2200.35 4.28.94

31.6

31.1

30' E.R.L.



N13°38'11"E 100.05

576°21'49"E 95.00

GLAZEBROOK COURT
(10' wide)

Playbook out.

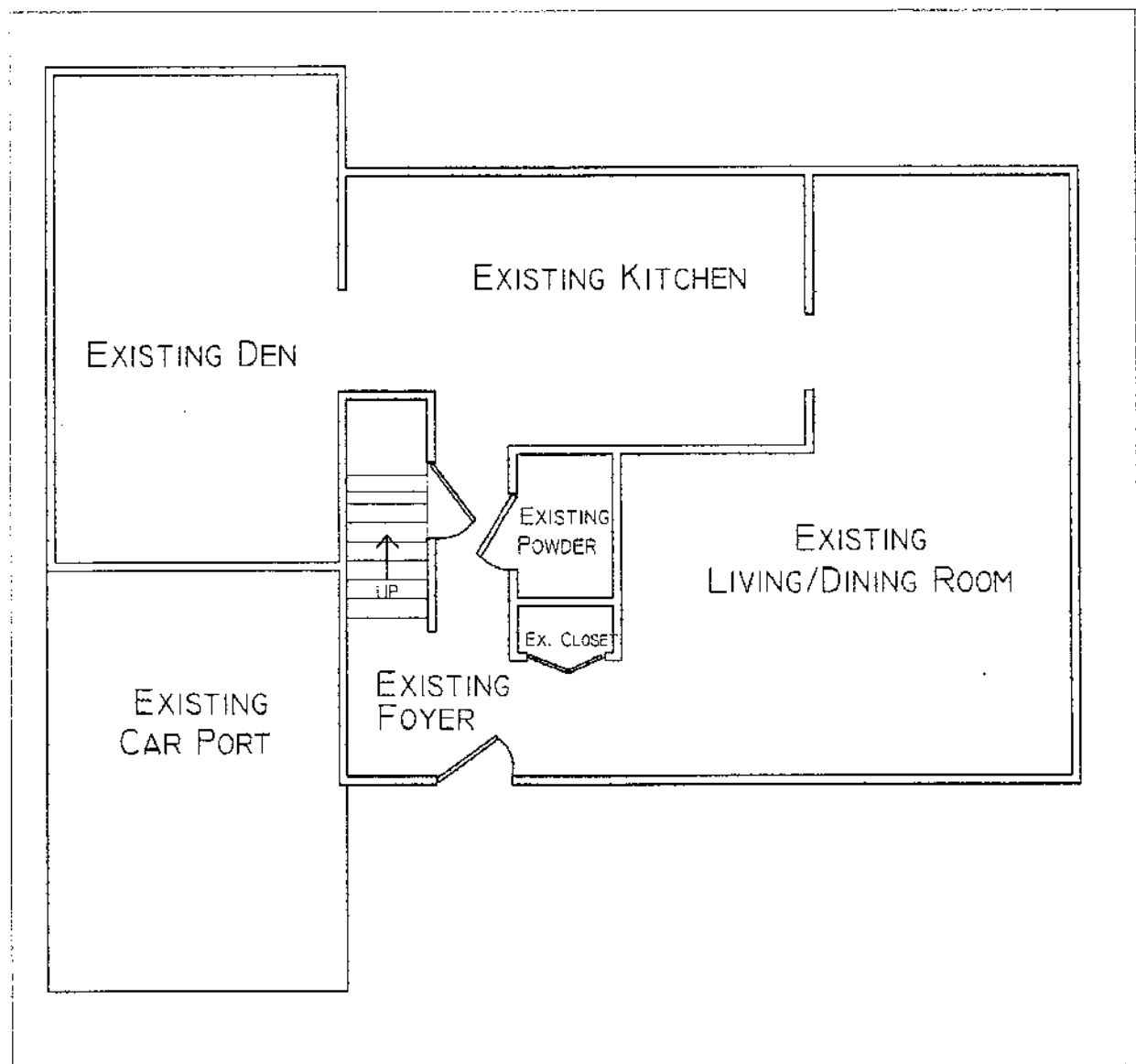
HOUSE LOCATION
LOT 34, BLK. A, PLAT 2
REIDA SQUARE
CITY OF GAITHERSBURG
MONTGOMERY COUNTY, MD.

Scale: 1" = 20' Date: Well Check: 7-24-76
Final Check:

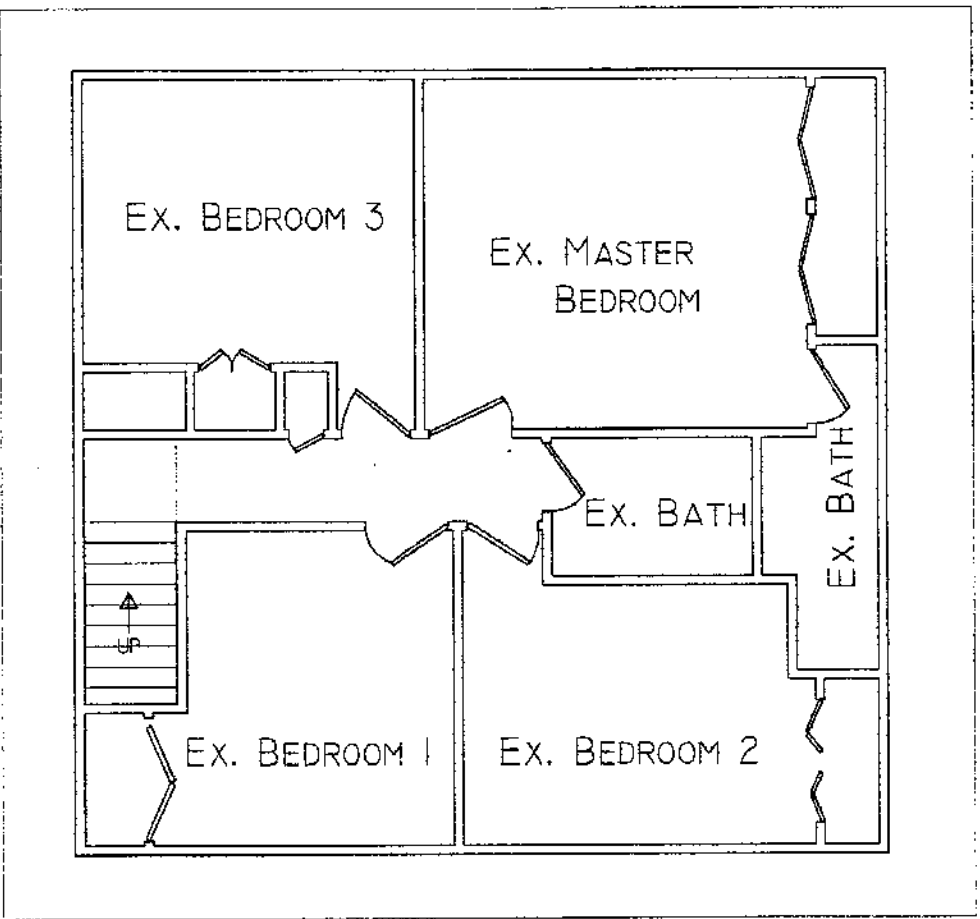
DEWBERRY, NEALON & DAVIS

ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
19201 MONTGOMERY VILLAGE AVE., GAITHERSBURG, MD. 20760

#6
AFP-08-012
2-15-09
PERIGAO 800-631-6989



FIRST FLOOR PLAN
 EXISTING PLAN SCALE 1/4" = 1'



SECOND FLOOR PLAN
 EXISTING PLAN SCALE 1/4" = 1'

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 (301) 948-8008

RESIDENTIAL REMODEL - ADDITION

OAKLEY RESIDENCE

1 GLAZE BROOK CT.

GAITHERSBURG, MD 20878

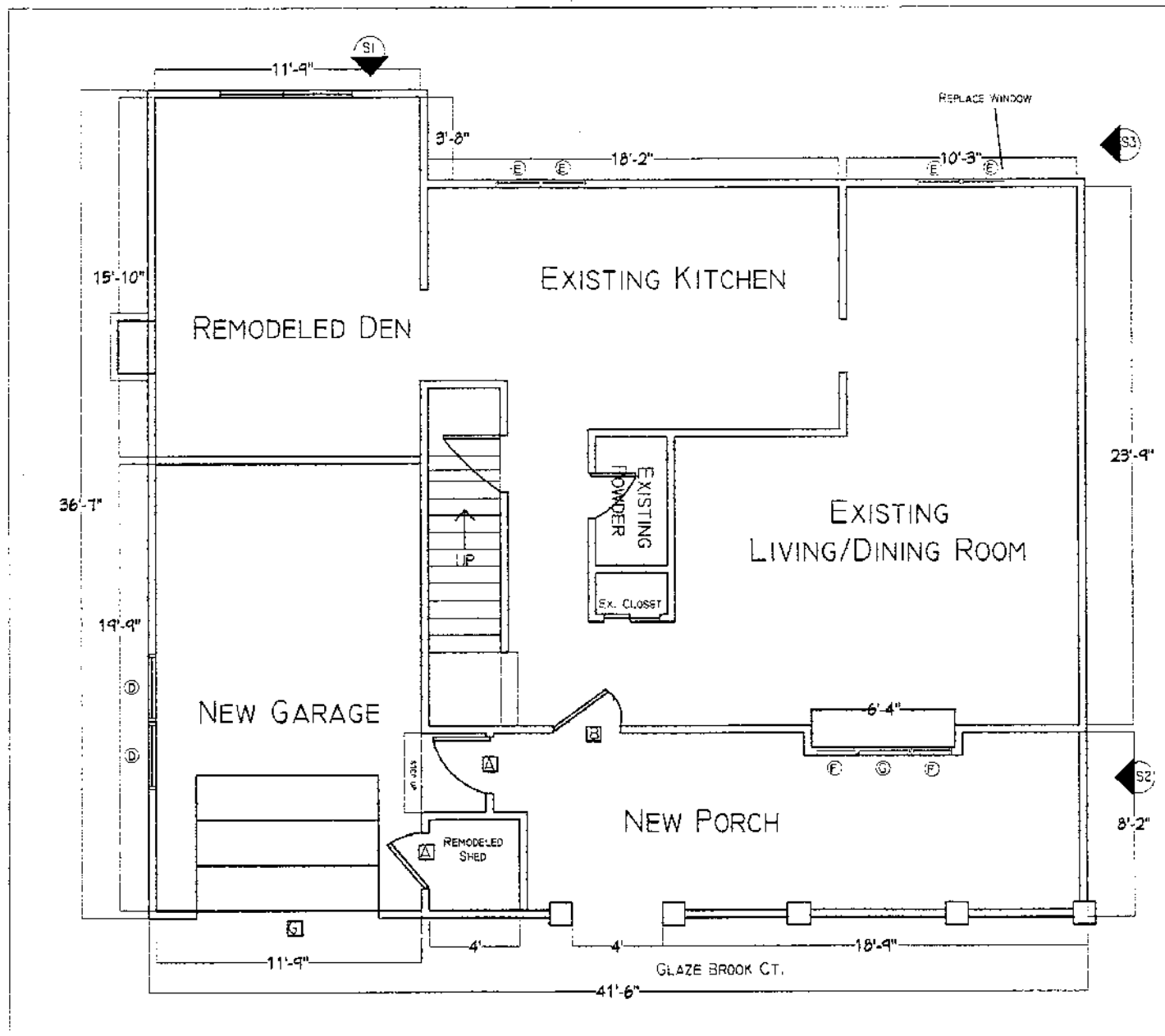
SCALE 1/4" = 1'
 UNLESS OTHERWISE NOTED
 REVISIONS

PERCAD 800-651-6808

#7

AFP-08-002

2-15-09



FIRST FLOOR PLAN

PLAN SCALE 1/4" = 1'

SYMBOL	DOOR DIMENSIONS	DOOR TYPE	NO. USED
A	2' 6" W x 6' 8" H	SNGL SWING	5
B	3' 0" W x 6' 8" H	SNGL SWING	1
C	2' 4" W x 6' 8" H	SNGL SWING	3
D	2' 0" W x 6' 8" H	SNGL SWING	2
E	2' 8" W x 6' 8" H	SNGL SWING	1
F	1' 6" W x 6' 8" H	SWING	2
G	8' 0" W x 7' 0" H	AUTO GARAGE	1
H	3' 0" W x 6' 8" H	POCKET	1
I	6' 0" W x 6' 8" H	BYPASS	1
J	2' 0" W x 6' 8" H	SNGL SWING	2
K	1' 6" W x 6' 8" H	SNGL SWING	1

WINDOW SCHEDULE			
SYMBOL	WINDOW DIMENSIONS	WINDOW TYPE	NO. USED
A	3' 0" W x 2' 0" H	AWNING	1
B	4' 8 1/2" W x 4' 3" H	TWIN - CASEMENT	4
C	2' 4 3/8" W x 4' 3" H	CASEMENT	3
D	3' 0" W x 2' 0" H	AWNING	2
E	2' 0" W x 4' 0" H	DBL HUNG	4
F	1' 9" W x 4' 6" H	DBL HUNG	2
G	2' 4" W x 4' 6" H	FIXED GLASS	1

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GAITHERSBURG, MD 20879
(301) 948-8008

RESIDENTIAL REMODEL - ADDITION
OAKLEY RESIDENCE
1 GLAZE BROOK CT.
GAITHERSBURG, MD 20878

SCALE 1/4" = 1'
UNLESS OTHERWISE NOTED
REVISIONS

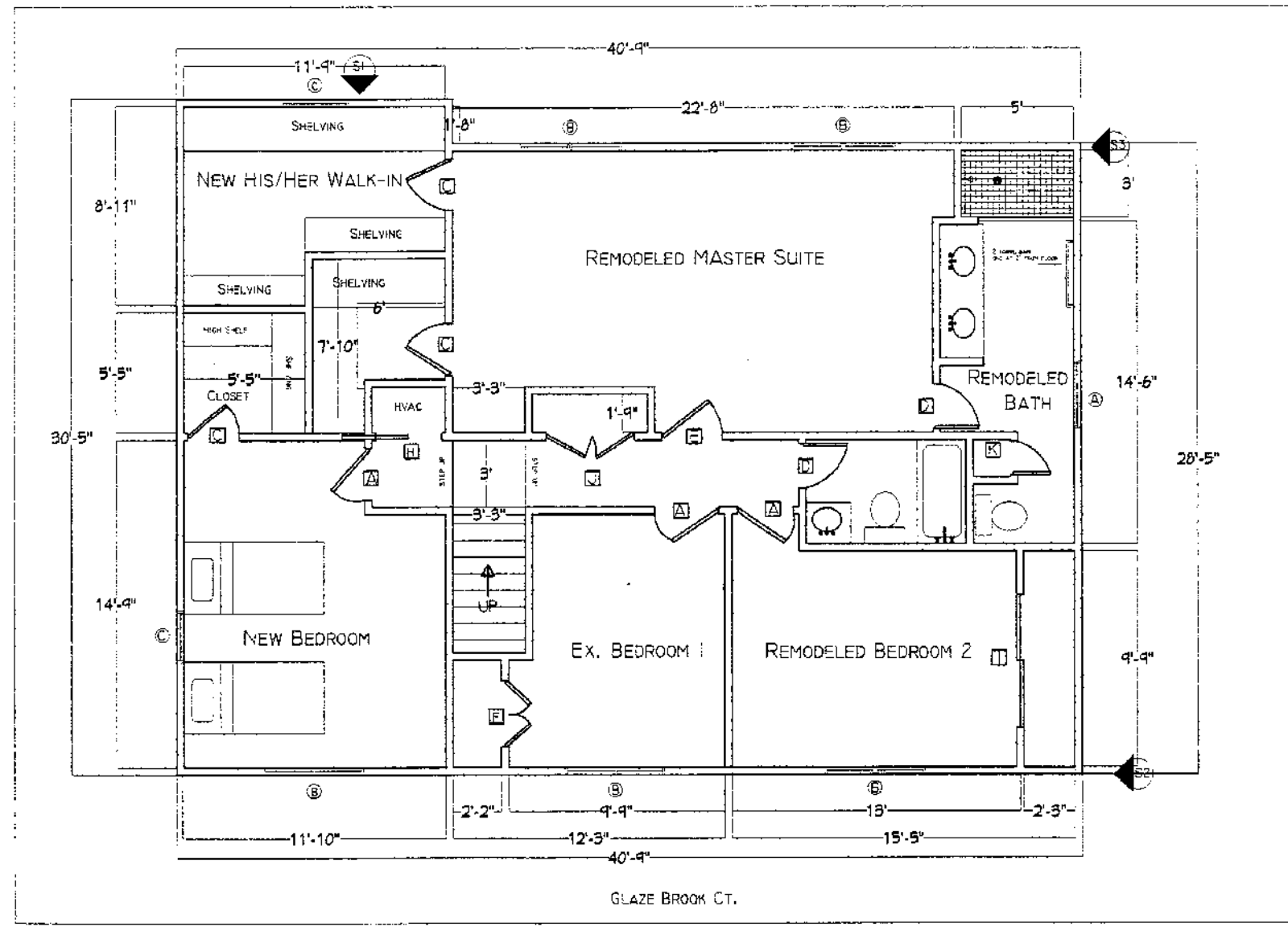
9/27/2007

10/28/2007

11/4/2007

11/20/2007

11/29/2007



SECOND FLOOR PLAN

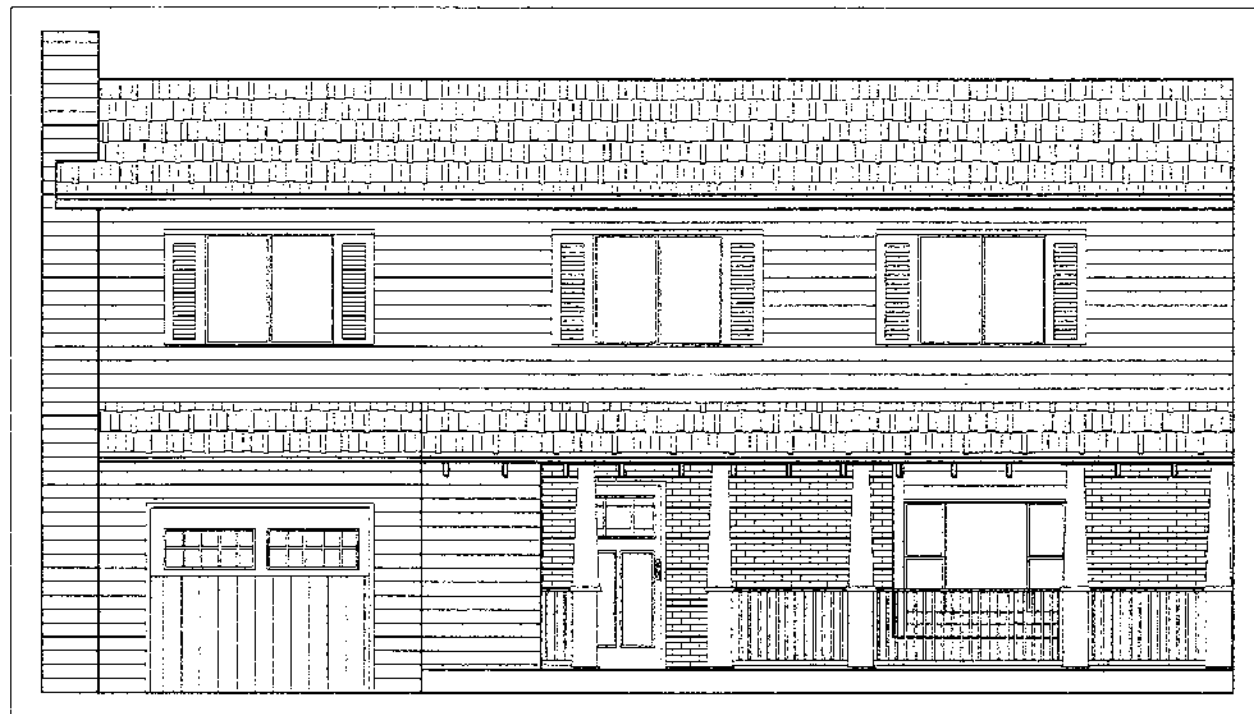
PLAN SCALE 1/4" = 1'

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D	2' 0" W x 6' 8" H	SNGL SWING	2
E	2' 8" W x 6' 8" H	SNGL SWING	1
F	1' 6" W x 6' 8" H	SWING	2
G	8' 0" W x 7' 0" H	AUTO GARAGE	1
H	3' 0" W x 6' 8" H	POCKET	1
I	6' 0" W x 6' 8" H	BYPASS	1
J	2' 0" W x 6' 8" H	SNGL SWING	2
K	1' 6" W x 6' 8" H	SNGL SWING	1

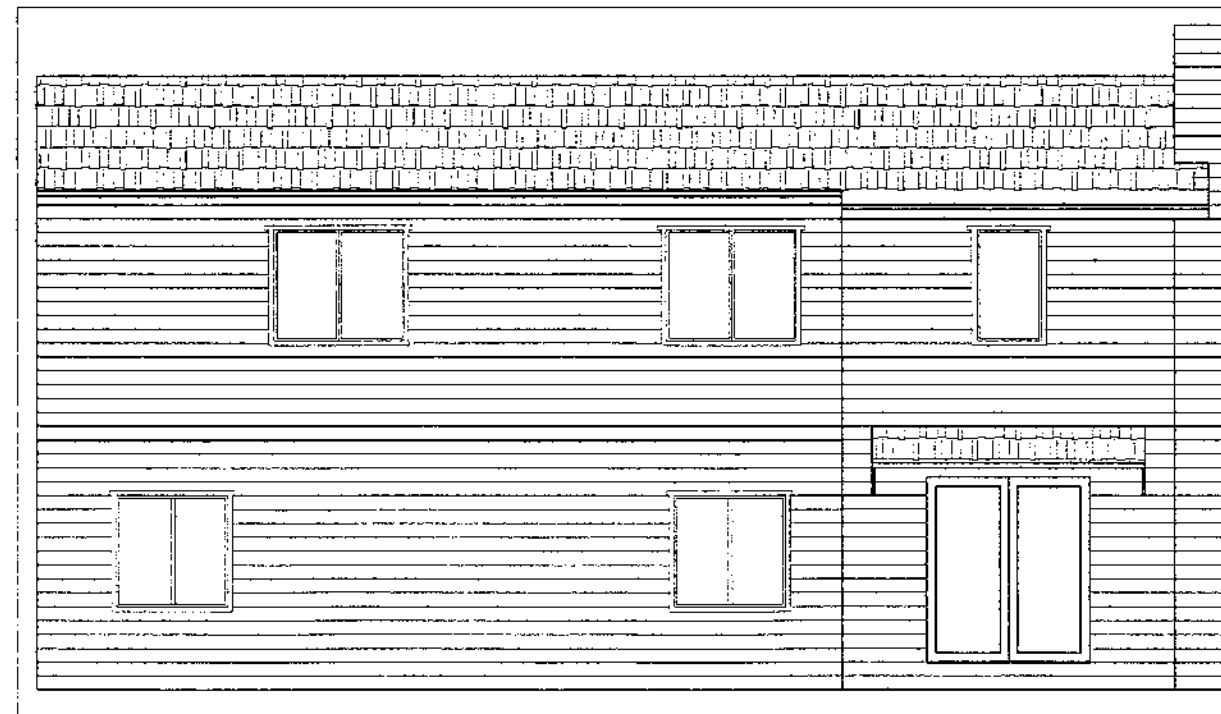
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SCALE	REVISIONS
SCALE 1/4" = 1'	
	UNLESS OTHERWISE NOTED
	REVISIONS
	9/27/07
	10/28/2007
	11/4/2007
	11/20/2007
	11/29/2007



FRONT ELEVATION
ELEVATION SCALE 1/4" = 1'



REAR ELEVATION
ELEVATION SCALE 1/4" = 1'

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GAITHERSBURG, MD 20879
(301) 948-8008

RESIDENTIAL REMODEL - ADDITION

OAKLEY RESIDENCE
1 GLAZE BROOK CT.
GAITHERSBURG, MD 20878

SCALE 1/4" = 1'
UNLESS OTHERWISE NOTED
REVISIONS

11/4/2007

11/20/2007

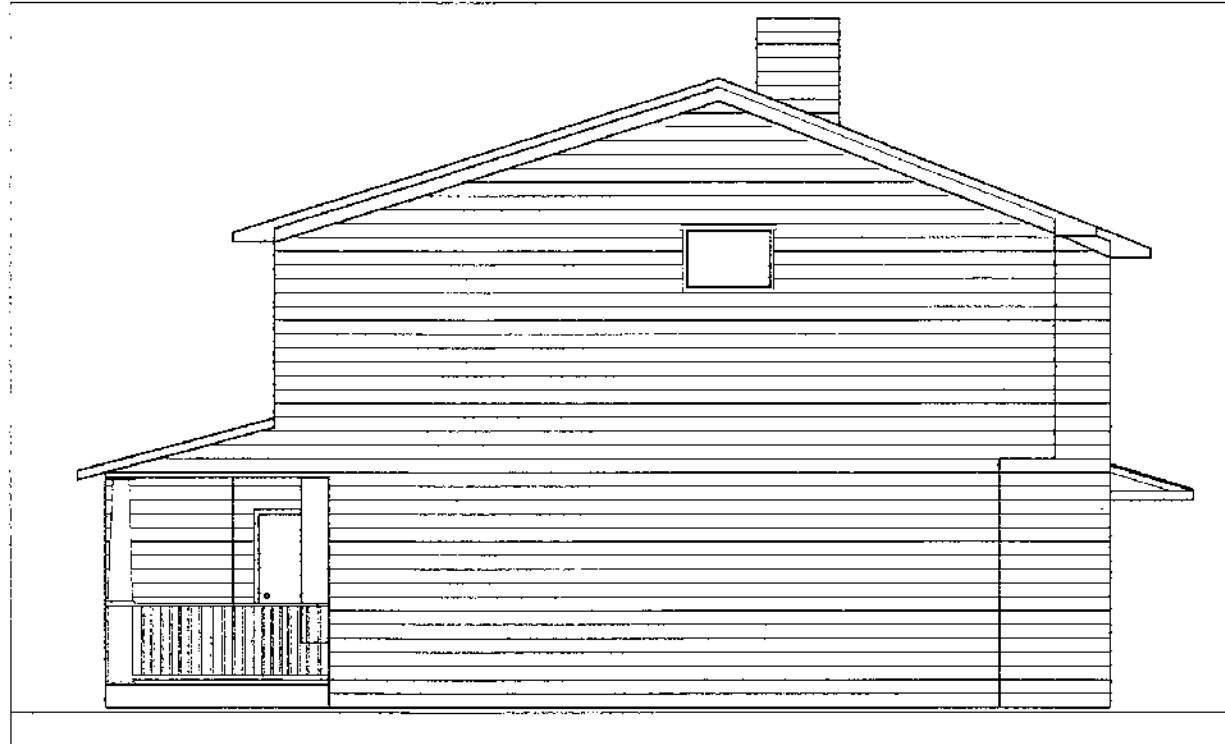
11/29/2007

REVISION 600-601-6088

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AFP-08-002

2-13-01



RIGHT ELEVATION

ELEVATION

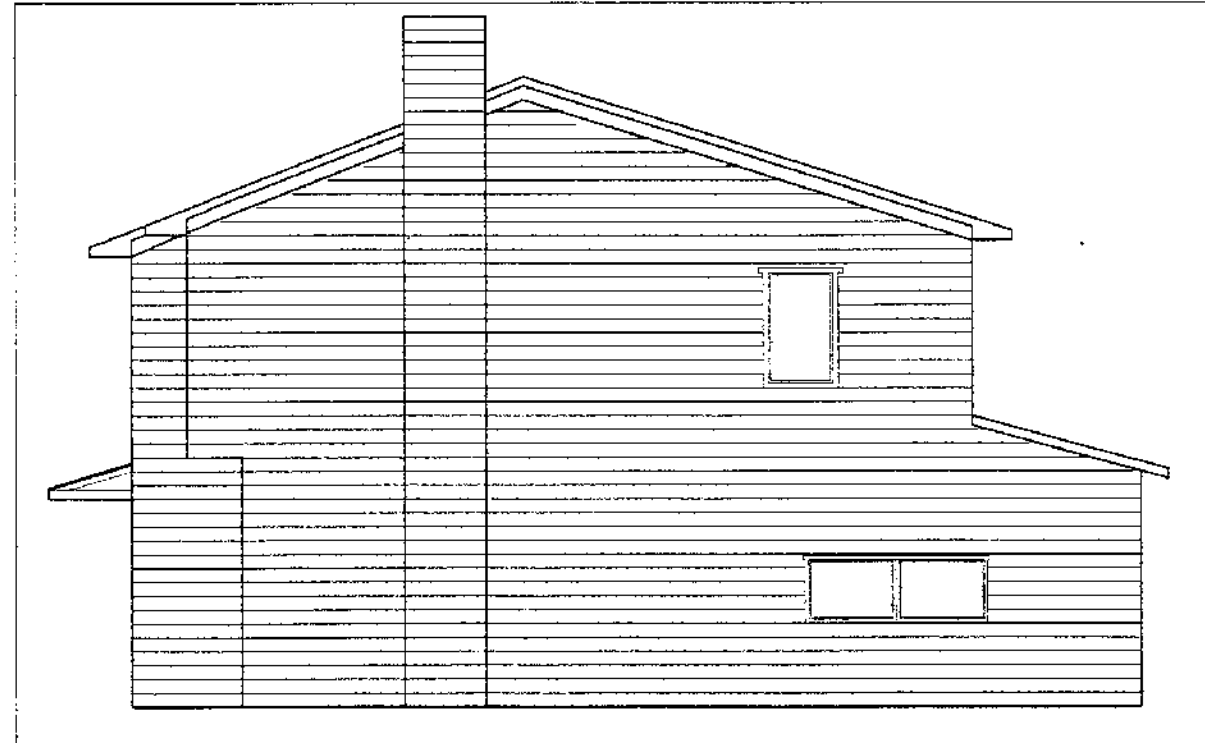
SCALE 1/4" = 1'



LEFT ELEVATION

ELEVATION

SCALE 1/4" = 1'



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PAUL DAVIS RESTORATION AND REMODELING

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GAITHERSBURG, MD 20879
(301) 948-8008

RESIDENTIAL REMODEL - ADDITION

OAKLEY RESIDENCE

1 GLAZE BROOK CT.

GAITHERSBURG, MD 20878

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11/20/2007

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