
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: April 2, 2008

SUBJECT: AFP-08-012

TITLE: McGowan Property

REQUEST: **CONSENT APPROVAL
AMENDMENT TO FINAL PLAN**
Construction of a two-story, 646 square foot rear
yard addition

ADDRESS: 935 Linslade Close

ZONE: MXD (Mixed Use Development)

APPLICANT: Edwin J. McGowan, Property Owner

STAFF LIAISON: Julia Boone, Planning Intern

Enclosures:

Staff Comments

Exhibits

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Lakelands Community Association's Design Review Committee approval letter
(March 5, 2008)

Exhibit 4: Adjacent property owners notification

Exhibit 5: House location plat

Exhibit 6: Photos of the existing rear of the house

Exhibit 7: Vixen Hill Porch System

Exhibit 8: East elevation

Exhibit 9: South and north side elevation

Exhibit 10: Existing basement footprint

Exhibit 11: Proposed basement and first floor footprint

STAFF COMMENTS

I. BACKGROUND:

The applicant, Edwin J. McGowan, has filed an application requesting an amendment to final plan to permit a two-story, 646 square foot rear yard addition (reference exhibit number 2). The property, 935 Linslade Close (reference exhibit number 1), is located within the Lakelands Subdivision in the MXD (Mixed Use Development) zone.

The applicant's proposed two-story, 646 square foot addition will be located behind the existing garage and will attach to the rear of the existing single family detached dwelling (reference exhibit number 5). The plans indicate a 323 square foot basement level workshop and a 323 square foot first floor screen porch/sunroom (reference exhibit number 11). The existing floor area of the house is 2,960 square feet.

II. SCOPE OF REVIEW:

This plan is presented before the Planning Commission because it exceeds the requirements of a minor amendment. 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 floor area by 21.8 percent. The size of the addition is larger than what Staff is allowed to approve, therefore 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 646 square feet will not encroach into the existing setbacks and is consistent with the existing buildings heights in the neighborhood.

Surrounding Land Use and Zoning.

The subject and surrounding properties are zoned MXD (Mixed Use Development) and developed with single-family dwellings.

Architectural design.

The 646 square foot rear yard addition is divided into two floors, one at the basement level and one at the first floor level. The facade of the basement level will consist of vinyl siding that will match the existing house (reference exhibit number 8). The basement level windows will include five vinyl windows to match the existing house, two on the south side elevation, and three on the east side elevation. There will be one French door providing ingress/egress from the new addition's north side elevation into the backyard.

The facade of the first floor level will consist of the Vixen Hill Porch System painted white to match the existing house (reference exhibit number 7). The first floor level will consist of nine transformable windows; screens will be used in the summertime, and glass and solid panels will be used in the wintertime. The first floor addition will have a gable roof to match the existing house. The roof will also include a 24" by 30" skylight.

Summary of Findings.

Staff believes that the proposed modifications are consistent with the existing architecture of the main residence and will not adversely affect the character of the surrounding area. This addition has been approved by the Lakelands Community Association's Design Review Committee.

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-08-012, McGowan 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.**

AFP-08-012

McGowan Residence

ProjectName.mxd • 11-Jan-2008 • zzz



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

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935 Linslade Close

PEMGAD 800-631-6888
Ex. 1
AFP-08-012
4/2/08

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP08012
Date Filed	3/20/08
Total Fee	0

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

1. SUBJECT PROPERTY

Project Name _____
 Street Address 935 LINSLADE CLOSE
 Zone _____ Historic area designation Yes No
 Lot 9 Block A Subdivision LAKELANDS
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name EDWIN J. MCGOWAN
 Street Address 935 LINSLADE CLOSE Suite No. _____
 City GAITHERSBURG State MD Zip Code 20878
 Daytime Telephone 301-519-1388

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name OWNER Telephone _____
 Architect's Maryland Registration Number _____ Suite Number _____
 Street Address _____ State _____ Zip Code _____
 City _____

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

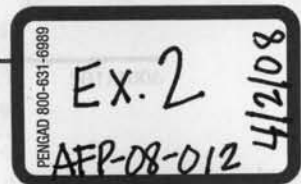
Developer's Name OWNER Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name EDWIN J. & IBENE MCGOWAN
 Street Address 935 LINSLADE CLOSE Suite No. _____
 City GAITHERSBURG State MD Zip Code 20878
 Daytime Telephone 301-519-1388

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.

ADDITION TO REAR OF HOME. A 323 SQ. FT. ROOM AT THE WALKOUT BASEMENT LEVEL. A 323 SQ. FT. SCREENED PORCH AT THE 1ST FLOOR LEVEL. A GABLE END ROOF CLAD WITH SHINGLES.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____
Resident estimate: Total number N.C.

Total number per shift _____
Total number per dwelling unit N.C.

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) EDWARD J. MCGOWAN

Applicant's Signature Edward J. McGowan Date 4-20-08

Daytime Telephone 301-519-1388



ComSource Management, Inc

www.lakelands.org

Lakelands Community Association
960 Main Street
Gaithersburg, MD 20878
P. 240-631-8338
F. 240-631-8311

March 5, 2008

Ned McGowan
935 Linslade Close
Gaithersburg, MD 20878

Dear Mr. McGowan

Please note that the Lakelands Community Association's Design Review Committee has reviewed your recent request for the following exterior additions and/or modifications:

Change(s) Addition on rear of home

Approved with the following stipulations:

- **Drainage: Any adverse drainage requirements which might result from construction of a deck, patio, or screened porch must be considered and remedied**

You may commence construction of the exterior additions/modifications immediately after securing all appropriate permits. Please note in accordance with the Community Constitution and your application, "all work must commence within six (6) months of the date of approval and be substantially complete within twelve (12) months or the approval will be deemed withdrawn."

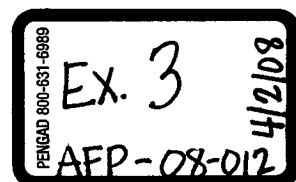
Upon completion, the change may be inspected by the Committee to insure compliance with the original design submitted; as the attached Association permit must be displayed as required by the Committee.

On behalf of the Design Review Committee, let me thank you for your cooperation with, and support of, of the Community Constitution. Should you have any additional questions, feel free to contact this office at the number above or via e-mail at Paula@lakelands.org

Sincerely,

Paula Covington
Community Property Manager
Lakelands Community Association

cc: UNIT FILE



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 935 LINSLADE CLOSE
LOT 9 BLOCK A SUBDIVISION LAKELANDS
CHANGES REQUESTED ADD ROOM AT REAR ON BASEMENT
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]
LEVEL AND SCREENED PORCH ABOVE
ON 1ST FLOOR LEVEL

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 EDWIN J. MCGOWAN [name of applicant/builder] to the City on 3-18-08 [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: 929 LINSLADE CLOSE
Lot: 8 Block: A Subdivision: LAKELANDS

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 INCLUDED

REC'D 800-631-6969
EX. 4
4/2/08
AFP-08-012

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 935 LINSLADE CLOSE
LOT 9 BLOCK A SUBDIVISION LAKELANDS
CHANGES REQUESTED ADD ROOM AT REAR ON BASEMENT
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]
LEVEL AND SCREENED PORCH ABOVE
ON 1ST FLOOR LEVEL

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

Address: 939 LINSLADE CLOSE
Lot: 10 Block: A Subdivision: LAKELANDS

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 INCLUDED

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 935 LINSLADE CLOSE
LOT 9 BLOCK A SUBDIVISION LAKELANDS
CHANGES REQUESTED ADD ROOM AT REAR ON BASEMENT
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]
LEVEL AND SCREENED PORCH ABOVE
ON 1ST FLOOR LEVEL

To Whom It May Concern:

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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: 932 GENTLEWOOD ST
Lot: 15 Block: A Subdivision: LAKELANDS

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 INCLUDED

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 935 LINSLADE CLOSE

LOT 9 BLOCK A SUBDIVISION LAKELANDS

CHANGES REQUESTED ADD ROOM AT REAR ON BASEMENT LEVEL AND SCREENED PORCH ABOVE ON 1ST FLOOR LEVEL
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

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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: 944 GENTLEWOOD ST

Lot: 17 Block: A Subdivision: LAKELANDS

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 INCLUDED

FINAL LOCATION PLAT

LOT 9 BLOCK A

Plat 13

LAKELANDS

Montgomery County, Maryland

Scale: 1"=30'

October 19, 1999

Plat Book 191

Plat # 20887

MACRIS, HENDRICKS and GLASCOCK, P.A.

ENGINEERS * PLANNERS * SURVEYORS

9220 WIGHTMAN ROAD, MONTGOMERY VILLAGE, MD. 20886

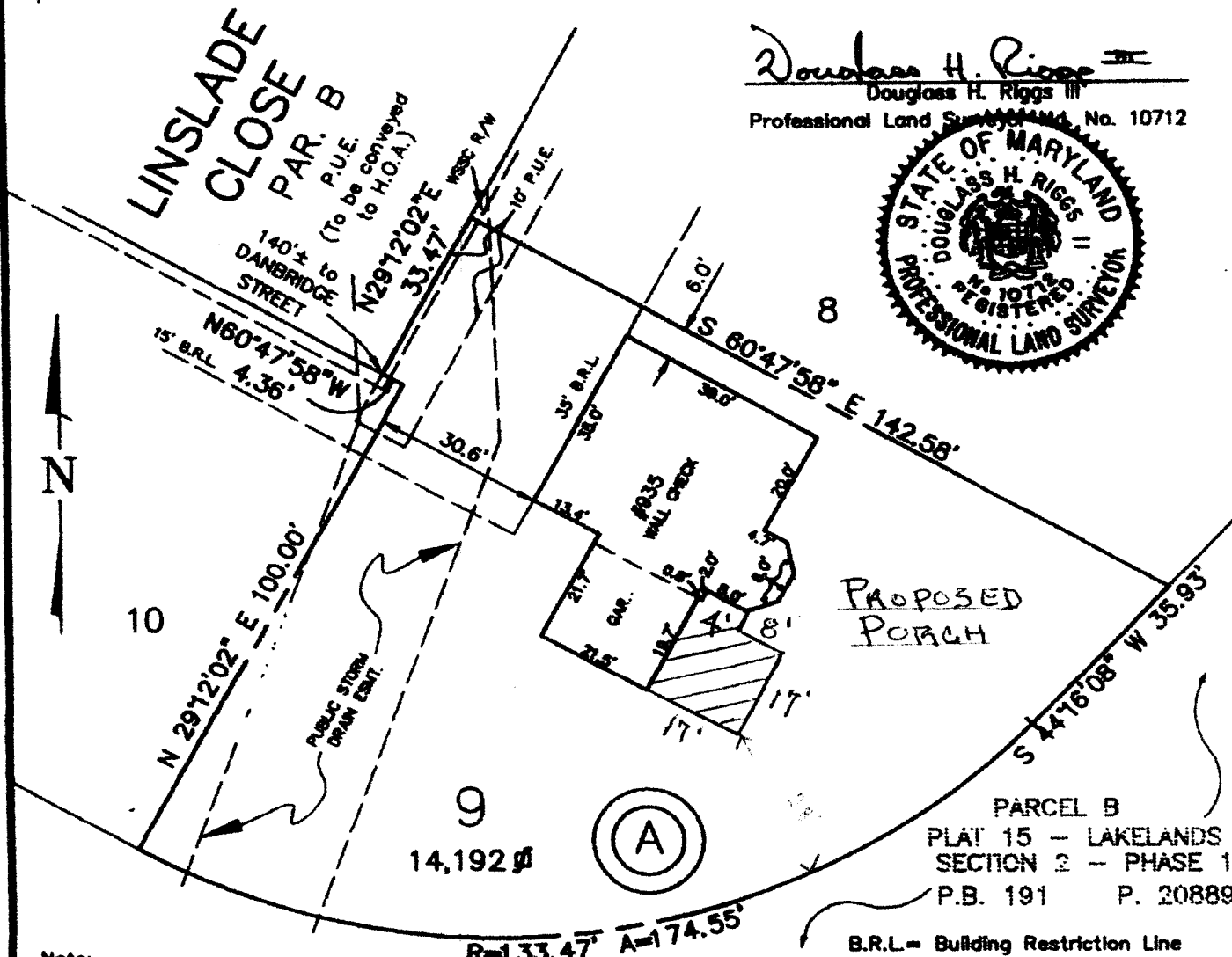
(301) 670-0840

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, MD. The improvements were located by acceptable surveying practices made on October 14, 1999. Unless shown hereon, there are no visible encroachments. I further certify that no portion of the property lies within the designated 100 year flood plain as reflected on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency.

Douglas H. Riggs III

Douglas H. Riggs III

Professional Land Surveyor, Md. No. 10712



PROPOSED PORCH

PARCEL B
PLAT 15 - LAKELANDS
SECTION 2 - PHASE 1
P.B. 191 P. 20889

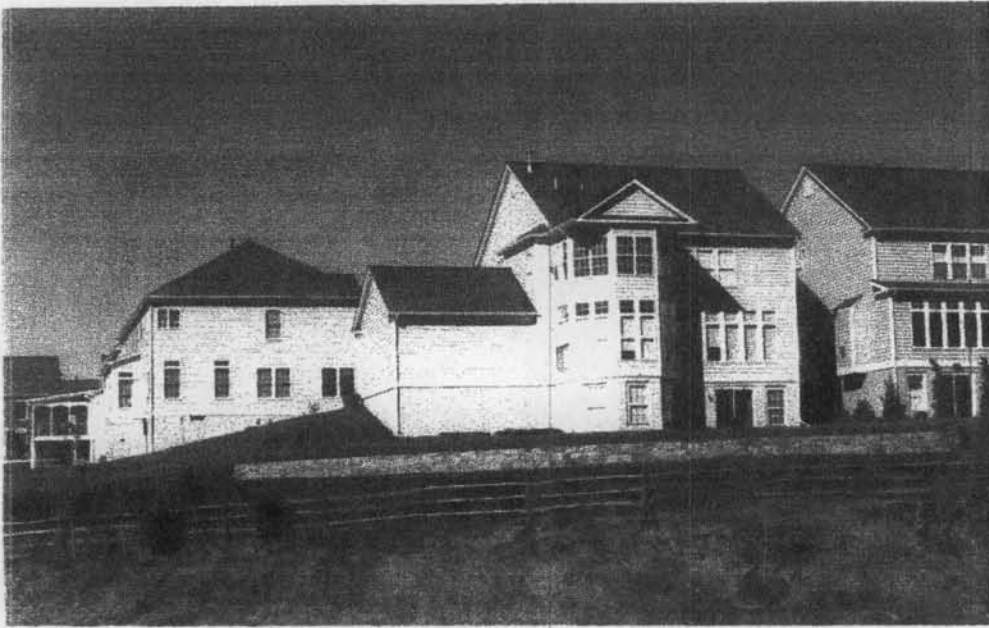
B.R.L. = Building Restriction Line

Note:

Extinguishable slope easement along street frontage granted on record plat. Existence of property corner markers not guaranteed by this survey, unless indicated hereon. No title report furnished. Not to be used for the construction of fences or other improvements. This plat is of benefit to a consumer only 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. All distances shown are plus or minus 0.3 of a foot (±).

WC	F
Field	ML
Draft	MK
Check	CK
MH&G # 98-377	

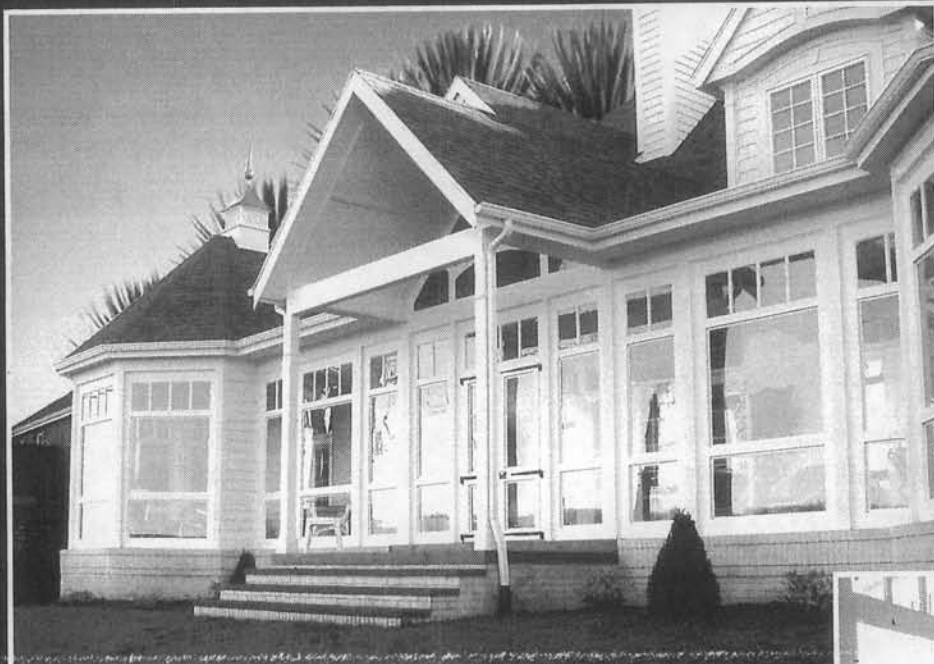
Ex. 5
4/2/08
AFP-08-012
PENGAD 800-631-6989



PENICAD 800-631-6989
Ex. 6
AFP-08-012 4/2/08

Extra Space For 3-Seasons

VixenHill.com
800-423-2766



New Construction

Retain the feeling and look of a traditional porch while enjoying 3-Season use. Screens and tempered glass inserts are interchangeable.



Porch Retrofit

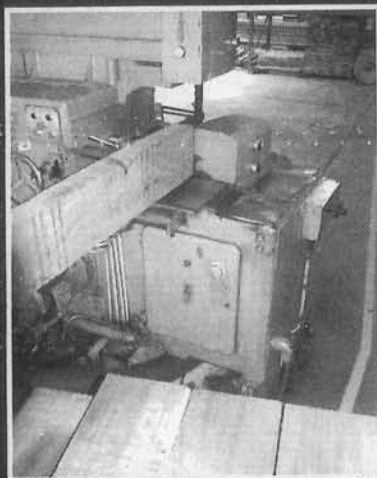
Existing porches can be retrofitted with panels and posts, making your porch usable throughout 3-Seasons. Install a variety of architectural inserts to reflect the architectural style of your home.



Transom panels shown with tempered glass inserts, but without architectural inserts (see pg. 5).

Vixen Hill's Cedar Mill

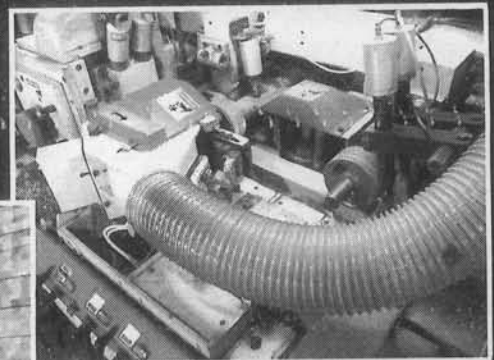
The world's finest cedar is processed "in house." Rough cants are sawed, air-dried then milled into precision components. We are the only manufacturer that mills in-house to ensure quality, grain and durability.



Rough-sawed



Air-dried

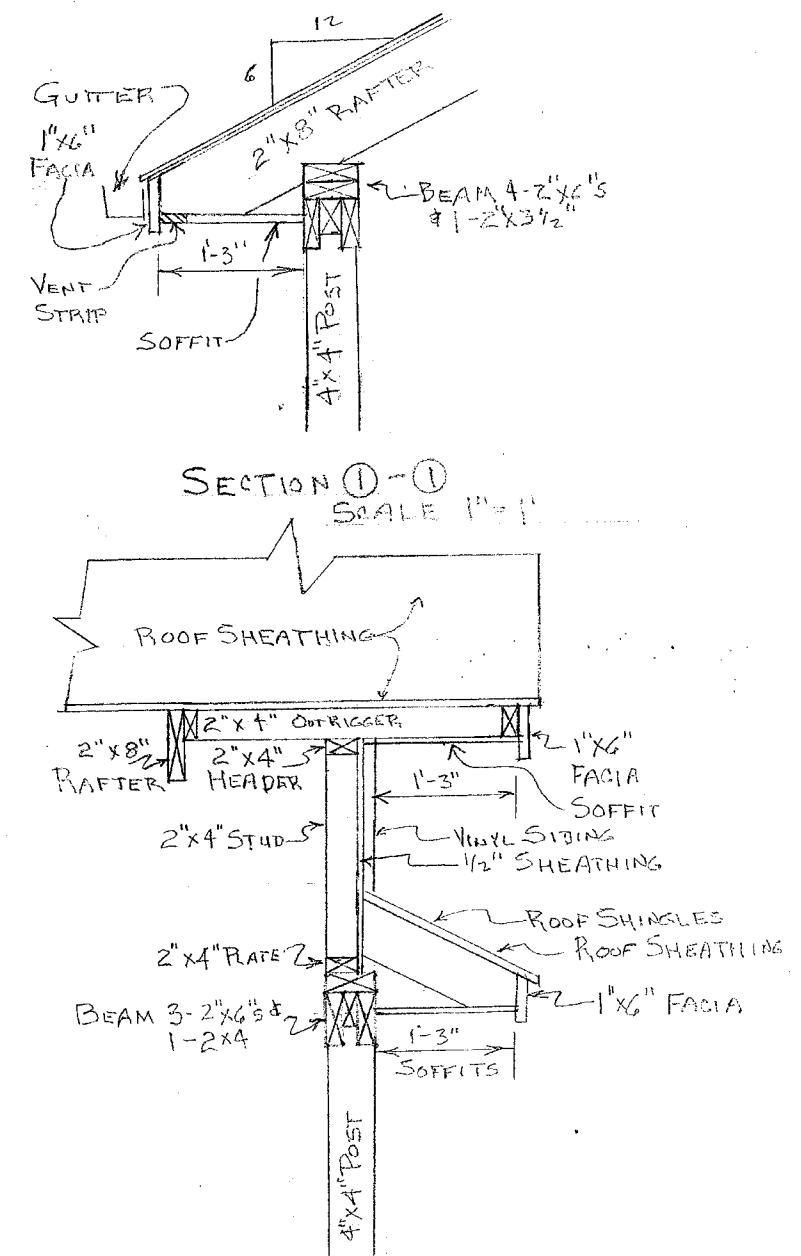
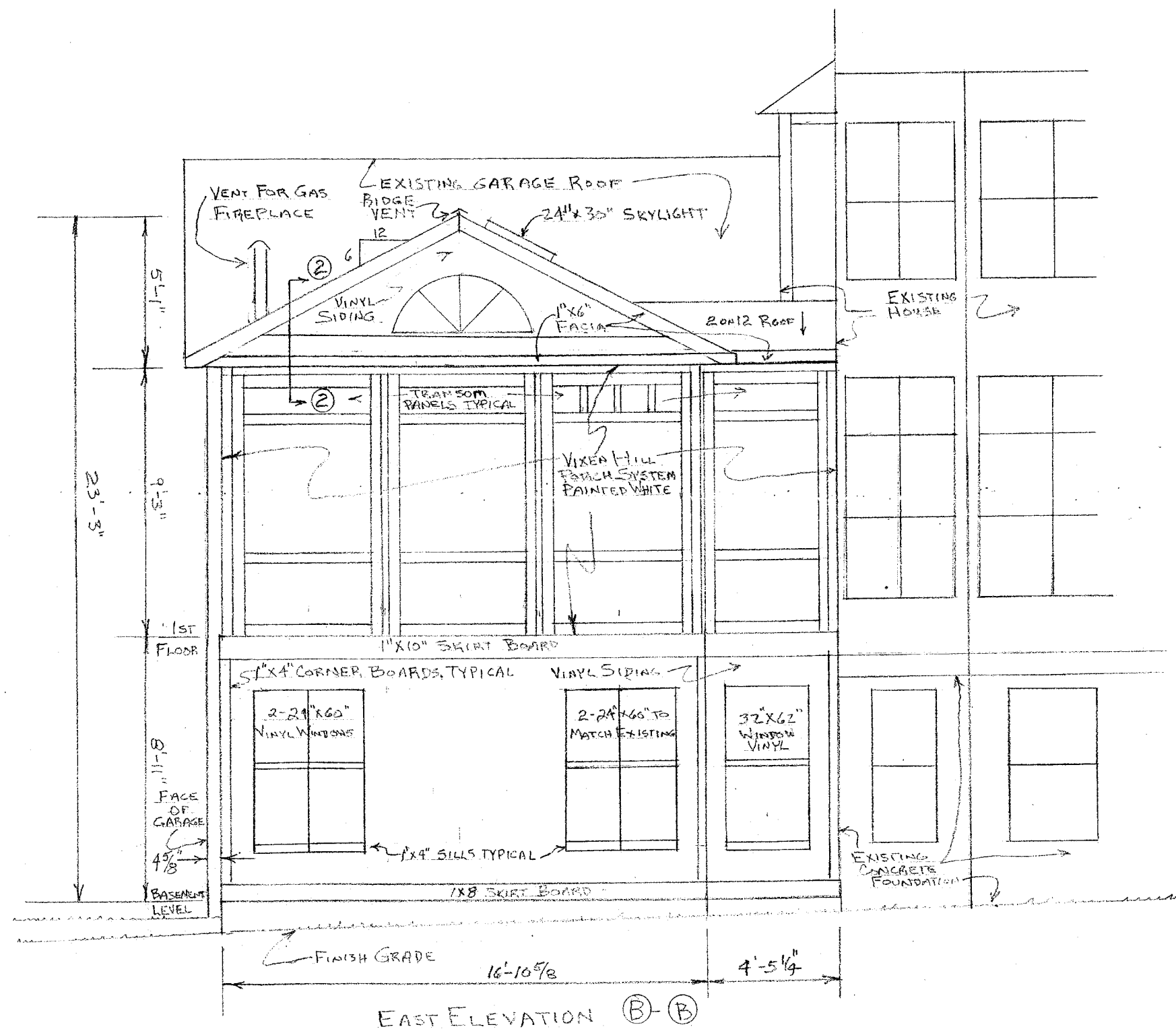


Milled



PEIGAD 800-631-6689

EX. 7
AFP-08-012
4/2/08

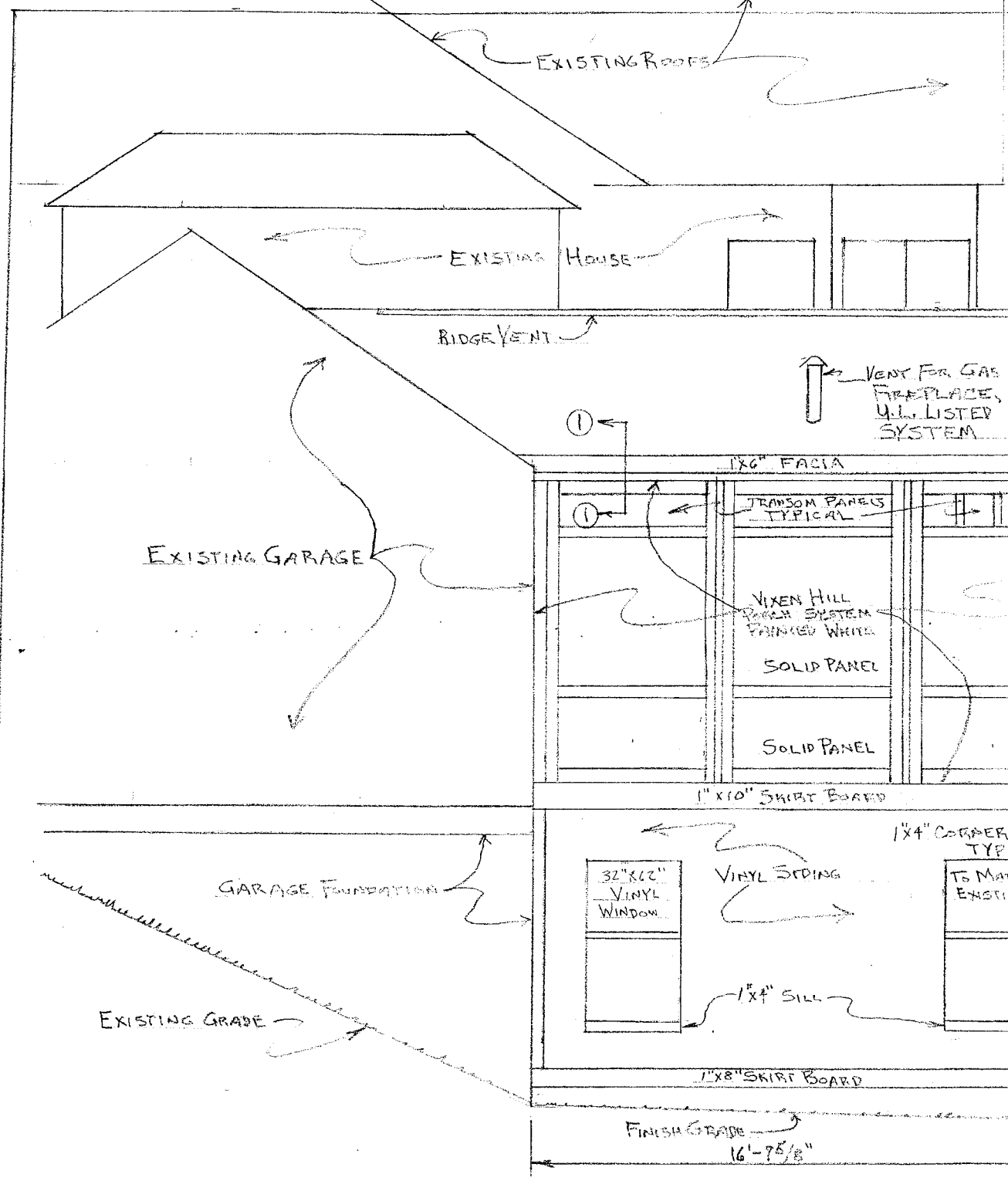


SECTION ② - ②
SCALE 1" = 1'

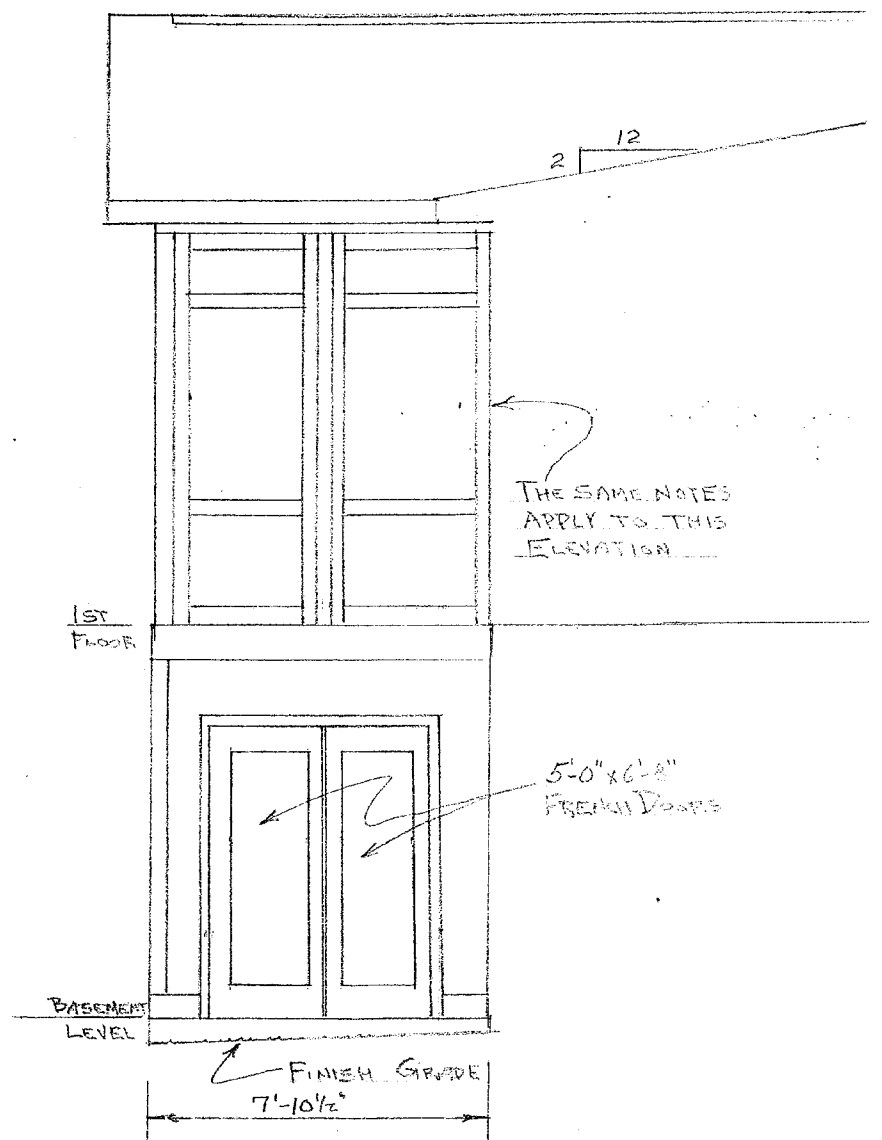
SHEET 3 OF 10

E. J. MCGOWAN
 935 LINSLADE CLOSE
 LOT 9A LAKELANDS
 GAITHERSBURG, MD
 SCALE: 3/8" = 1' MARCH 14, 2008

Ex. 8
 4/2/08
 AFR-08-012



- NOTES - ROOFING WILL BE CERTAINTED LANDMARK 25, COLOR "DRIFTWOOD" OR EQUAL TO MATCH EXISTING
- VINYL SIDING WILL BE USED MATERIAL REMOVED FROM EAST FACE OF GARAGE.
 - EXTERIOR PAINTED SURFACES WILL BE WHITE MATCHING THE BUILDER COLORS.
 - SCREENS WILL BE USED IN SUMMER, GLASS AND SOLID PANELS WILL BE USED IN WINTER.

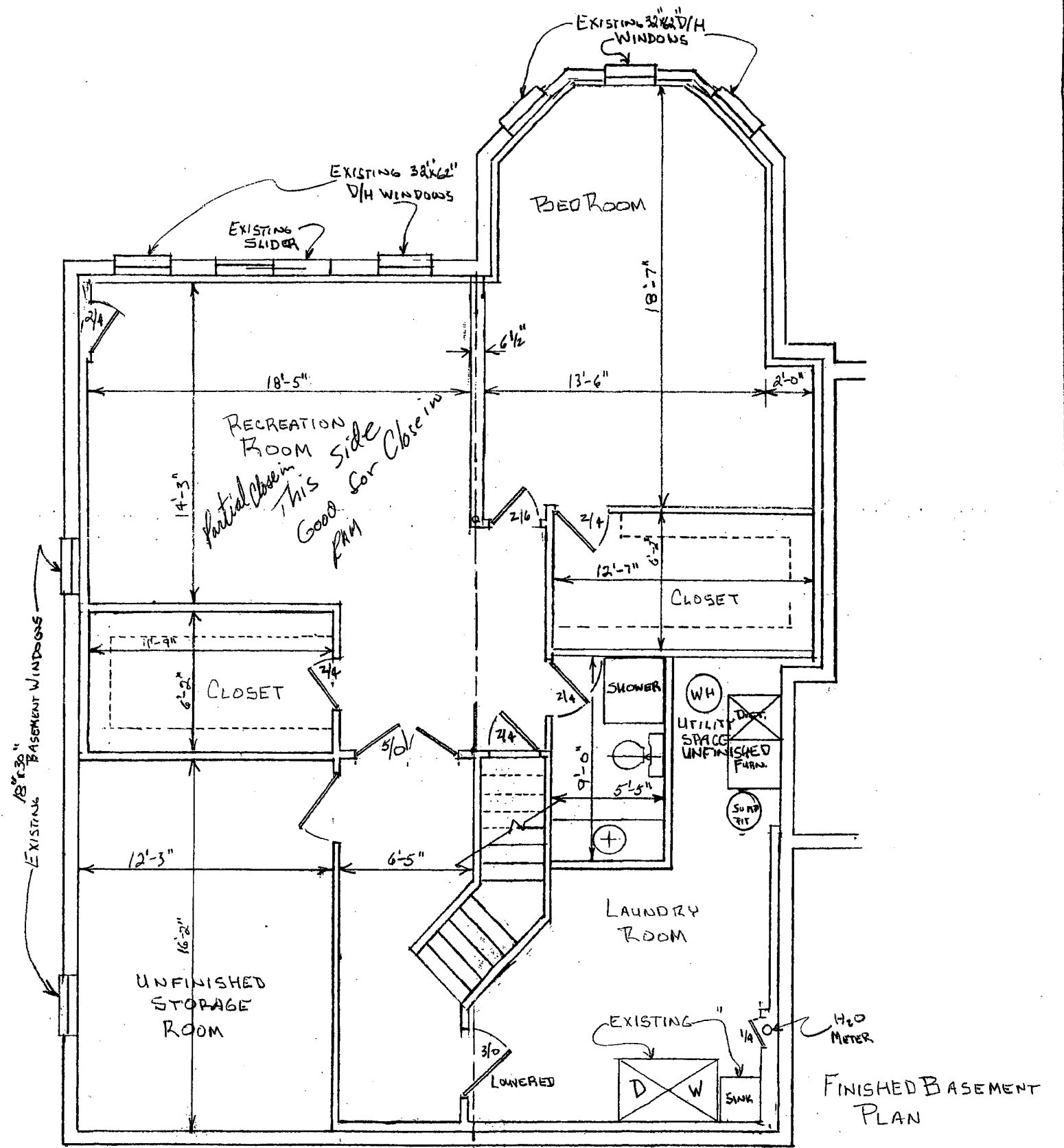


SOUTH ELEVATION (A)-(A)

NORTH ELEVATION (C)-(C) SHEET 2 OF 10

E. J. MCGOWAN
 935 LINSLADE CLOSE
 LOT 9A LAKELANDS
 GAITHERSBURG, MD
 SCALE: 3/8" = 1' MARCH 14, 2008

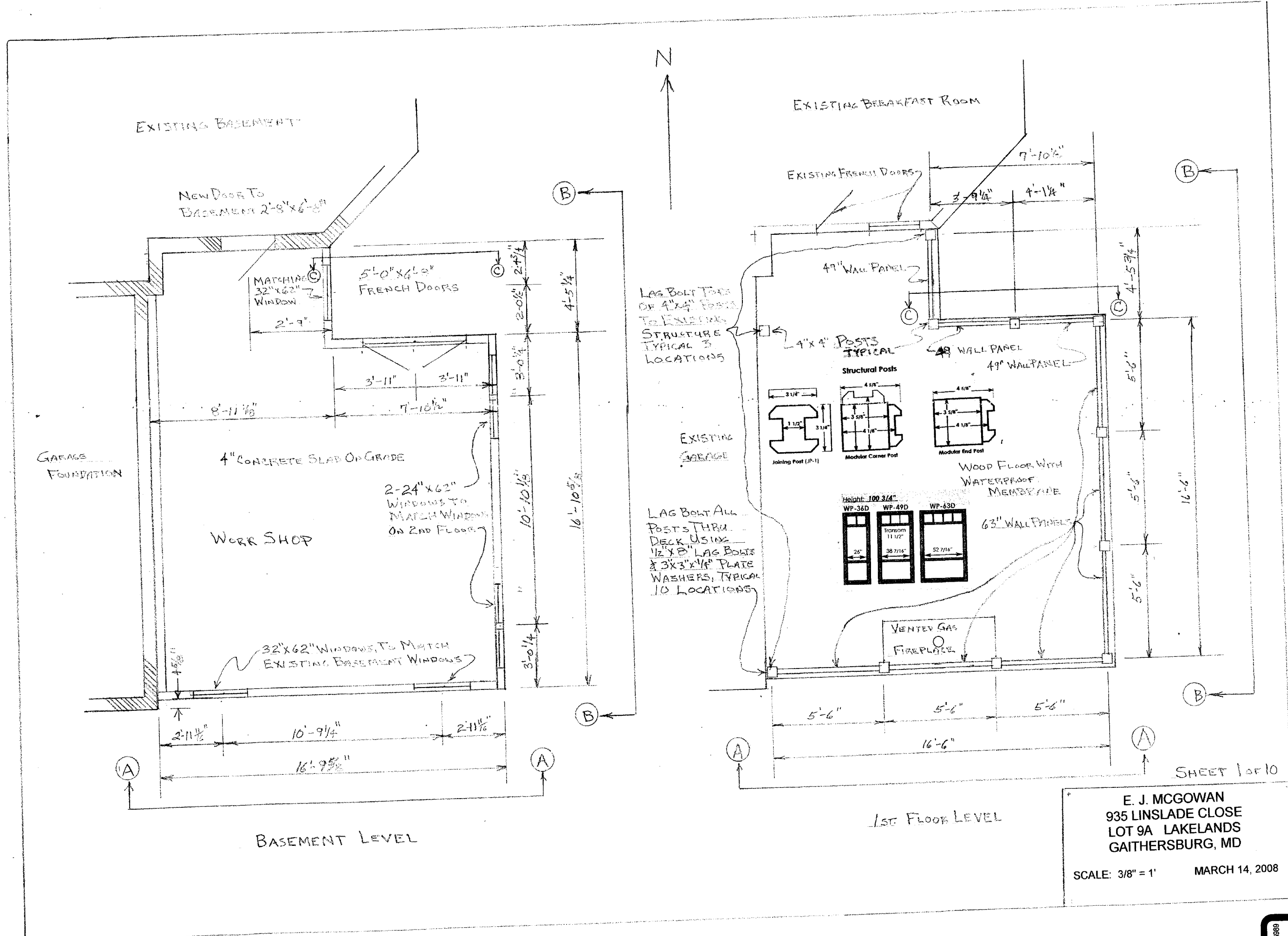
Ex. 9
 4/2/08
 AFR-08-012



NO INSPECTION WILL BE CONDUCTED BY THIS OFFICE WITHOUT THIS APPROVED SET OF PLANS ON SITE.

E. J. McGOWAN
 935 LINSLADE CLOSE
 LOT 9A LAKE LANDS
 GAITHERSBURG MD.
 SCALE 1/4" = 1' MAR. 17, 2001

80/2/h
 Ex. 10
 AFP-08-012
 888-131-000 (V)NED



E. J. MCGOWAN
 935 LINSLADE CLOSE
 LOT 9A LAKELANDS
 GAITHERSBURG, MD
 SCALE: 3/8" = 1' MARCH 14, 2008

Ex. 11
 APR-08-012
 4/2/09