
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: June 4, 2008

SUBJECT: AFP-08-016

TITLE: Allmond Residence

REQUEST: **CONSENT APPROVAL
AMENDMENT TO FINAL PLAN**
Construction of 2-story addition

ADDRESS: 435 Bostwick Lane

ZONE: R-90 Cluster (Medium Density Residential)

APPLICANT: Alan Kinny

STAFF LIAISON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibits

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: Longdraft Estates Homeowners Association approval letter
- Exhibit 4: Adjacent property owners notification
- Exhibit 5: House location plat
- Exhibit 6: Floor plans
- Exhibit 7: Elevations (left, rear, right)

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. The applicant proposes to construct a 624-square foot two-story addition and a 48-square foot deck with stairs (Exhibit #2). The property is zoned R-90 Cluster (Medium Density Residential) and is located at 435 Bostwick Lane (Exhibit #2) in the Fernshire Farms 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.

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 two story and deck additions will alter the rear and side yard setbacks. 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-90 Cluster (Medium Density Residential) and are developed with single-family detached dwellings. The proposed addition is consistent with the existing trend of development within the surrounding area.

Architectural design.

The applicant is proposing to add a two-story addition that is of a design that is consistent with the existing single family house (Exhibit #7). The roof shingles, siding, painted trim, and window styles will be made to match those of the original

structure.

Summary of Findings.

The proposed modifications are consistent with the existing trend of the surrounding neighborhood and will not adversely affect the character of the surrounding area. This addition has been approved by the Longdraft Estates Homeowners Association. Further, this addition meets all requirements of the Cluster Development zone.

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-08-016, ALLMOND 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.**

AFP-08-016 435 Bostwick Lane



PEINGAD 800-637-6889
AFP-08-016
1

AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP 08 016
Date Filed 4/29/08
Total Fee ?

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

1. SUBJECT PROPERTY

Project Name Almond Residence
Street Address 435 BOSTWICK LANE
Zone _____ Historic area designation Yes No
Lot 29 Block C Subdivision FERNSHIRE FARMS
Tax Identification Number (MUST BE FILLED IN) 02356368

2. APPLICANT

Name MARILYN ALMOND
Street Address 435 BOSTWICK LANE Suite No. _____
City GAITHERSBURG MO 20877 State MO Zip Code 20877
Daytime Telephone _____

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name ALAN KINNEY
Architect's Maryland Registration Number _____ Telephone 301-351-5929
Street Address 20 EAST DIAMOND #300 Suite Number _____
City GAITHERSBURG State MO Zip Code 20877

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

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

4. PROPERTY OWNER

Name MARILYN ALMOND
Street Address 435 BOSTWICK LANE Suite No. _____
City GAITHERSBURG State MO Zip Code 20877
Daytime Telephone _____

5. CITY PROJECT NUMBER

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

PEACAD 800-631-6989
AFP-08-016
#2

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

2 story Addition - 12' x 26'10" 6' x 8' Deck w/ STAIR

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number N/A

Resident estimate: Total number N/A

Total number per shift _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		9,790.00 SF	
2. Site Area (acres)		1	
3. Total Number of Dwelling Units/Lots		1	
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre		1	
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) A. Hankensley

Applicant's Signature [Signature]

Date _____

Daytime Telephone 301-351-5929

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

2 STORY ADDITION - 12' x 26'10" 6' x 8' Deck w/ STAIR

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number N/A
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Total number per shift _____
 Total number per dwelling unit _____

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2.	Site Area (acres)		
3.	Total Number of Dwelling Units/Lots	1	
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5.	Green Area (square feet)		
6.	Number of Dwelling Units/Acre	1	
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.

Applicants Name (please print) Al Harkness

Applicants Signature [Signature]

Date _____

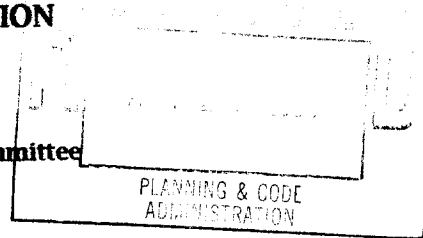
Daytime Telephone 301-351-5429

LONGDRAFT ESTATES HOMEOWNERS ASSOCIATION
EXTERIOR ALTERATION APPLICATION

AFP 08016

Please mail or deliver to:

Longdraft Estates Architectural Control Committee
8 Bradenton Ct.
Gaithersburg, MD 20878
Phone: 301-869-4772



Warning: Exterior Alterations commenced without prior approval of the Architectural Control Committee are in violation of the covenants and are at the applicants own risk.

(Please print in ink or type)

Name: MARILYN ALLMOND
Section and Lot#: 'C' - LOT 29

House #: 435 Bostwick Ln.
Phone #: 301-963-1971

Instruction to the Applicant: Give purpose and full details of change as required by the Longdraft Estates Covenants, Article V, Sections 1-5. If any change in paint or siding color is required, include brand and color of paint or siding. All structural changes require a plot plan or if unavailable, a scaled drawing. Where applicable, include clipping, photo or architectural plans.

Description of the changes proposed:

12'0" ~~wide~~^{DEEP} X 28" wide 2 story
addition AT REAR OF HOME. EXTERIOR TO BLEND W/
EXISTING-

ACKNOWLEDGEMENT: Please obtain four signatures of adjacent and/or visually affected neighbors, wherever possible.

Name: [Signature]

Address: 437 Bostwick Lane
Gaithersburg, MD 20878

Name: Christy Ann Clarke

Address: 446 Bostwick Lane

Name: Carol Mayer

Address: 14 Allenhurst Ct.
Gaithersburg, MD 20878

Name: W.T. SULLIVAN

Address: 16 ALLENHURST CT.

(Acknowledge indicates AWARENESS of intent, NOT necessarily approval or disapproval)

PENGAD 800-631-6989
AFP-08-016
#3

NOTES: PLEASE CALL THE CITY OF GAITHERSBURG TO DETERMINE WHETHER THE CHANGE REQUIRES A BUILDING PERMIT.

THE CITY OF GAITHERSBURG DOES NOT NORMALLY ISSUE A PERMIT FOR EXTERIOR ALTERATIONS WITHOUT THE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL APPROVAL.

IT IS SUGGESTED THAT THE APPLICANT REVIEW ARTICLES V AND VI OF THE LONGDRAFT COVENANTS.

APPLICATIONS USUALLY TAKE NO LONGER THAN 15 DAYS FOR REVIEW.

OWNER'S SIGNATURE Marilyn F Allmond DATE: 4-20-08

LONGDRAFT ARCHITECTURAL CONTROL COMMITTEE ACTION:

- Application approved as submitted
- Application approved with the following provisions:

- 1- addition doesn't increase in size w/o approval
- 2- siding and shingles to match existing house
- 3- all painted trim to match existing house
- 4- addition to harmonize with existing house & neighborhood

- Application denied for the following reasons:

SIGNED: Maria P. Lee DATE: 4-24-08

NOTES:

PLEASE CALL THE CITY OF GAITHERSBURG TO DETERMINE WHETHER THE CHANGE REQUIRES A BUILDING PERMIT.

THE CITY OF GAITHERSBURG DOES NOT NORMALLY ISSUE A PERMIT FOR EXTERIOR ALTERATIONS WITHOUT THE HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL APPROVAL.

IT IS SUGGESTED THAT THE APPLICANT REVIEW ARTICLES V AND VI OF THE LONGDRAFT COVENANTS.

APPLICATIONS USUALLY TAKE NO LONGER THAN 15 DAYS FOR REVIEW.

OWNER'S SIGNATURE *Wendy F. Allmond* DATE: *4-20-08*

LONGDRAFT ARCHITECTURAL CONTROL COMMITTEE ACTION:

- Application approved as submitted
- Application approved with the following provisions:

- 1- addition doesn't increase in size w/o approval*
- 2- siding and shingles to match existing house*
- 3- all painted to match existing house*
- 4- addition to harmonize with existing house & neighborhood*

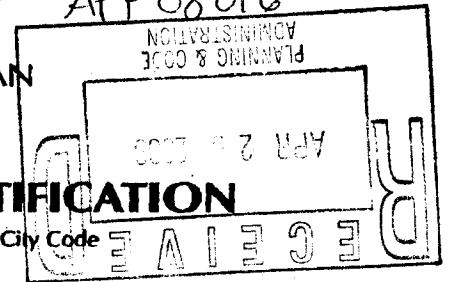
- Application denied for the following reasons:

SIGNED: *Maria C. Lee* DATE: *4-24-08*

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 435 BOSTWICK LANE
LOT 29 BLOCK C SUBDIVISION FERNSHIRE FARMS
CHANGES REQUESTED APPROVAL OF NEW ADDITION
[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 MARILYN ALLMOND [name of applicant/builder] to the City on April 29 '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.

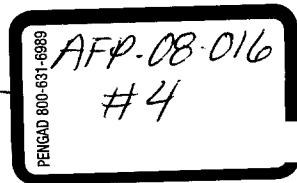
The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

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

Address: 16 ALLENHURST COURT
Lot: 22 Block: C Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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





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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: 437 BOSTWICK LANE
Lot: 28 Block: C Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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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 _____ (date).

Address: 433 BOSTWICK LANE
Lot: 30 Block: C Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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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

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

Address: 446 BOSTWICK LANE
Lot: 23 Block: D Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

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LOT 29 BLOCK C SUBDIVISION FERNSHIRE FARMS
CHANGES REQUESTED APPROVAL OF NEW ADDITION

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Address: 14 ALLENHURST COURT

Lot: 23 Block: C Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

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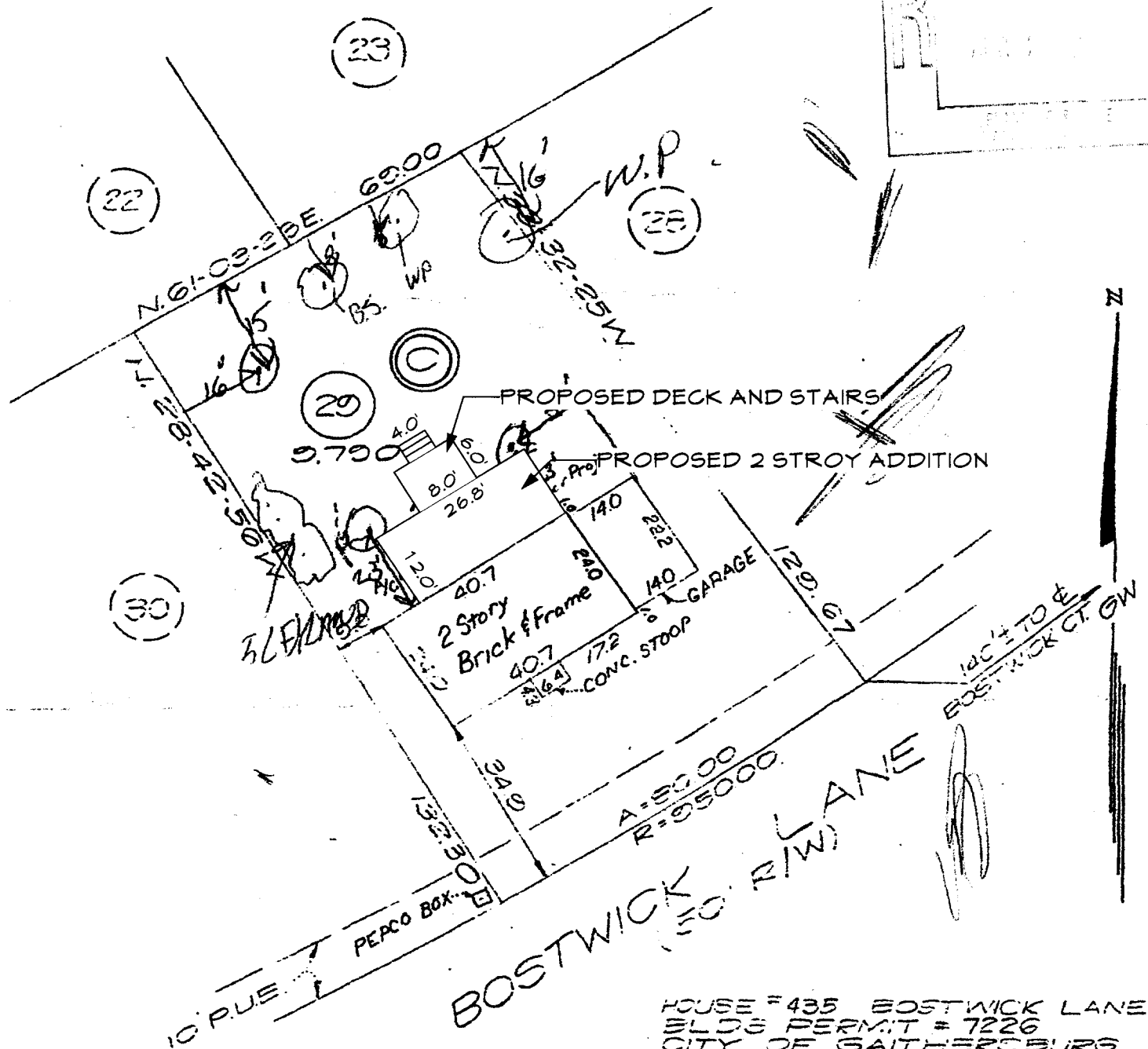
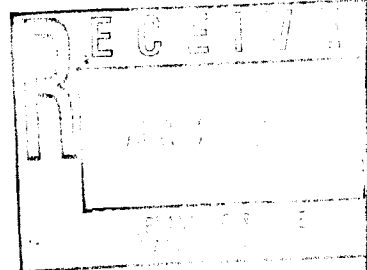
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Lot: 22 Block: D Subdivision: FERNSHIRE FARMS-(Longdraft H.O.A.)

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continued on reverse side



HOUSE # 435 BOSTWICK LANE
 ELDS PERMIT # 7226
 CITY OF GAITHERSBURG

HOUSE LOCATION SURVEY
Lot 29 Block C Section PLAT 7
FERNSHIRE FARMS
 Montgomery County, Maryland

J. Kin Ripley
 Recertified 3/25/88

PLAT BOOK 124 PLAT NO. 14565

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF EXISTING IMPROVEMENTS SHOWN HEREON HAS BEEN CAREFULLY ESTABLISHED USING ACCEPTED FIELD PRACTICES AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS OTHERWISE SHOWN.
 NO TITLE REPORT FURNISHED.

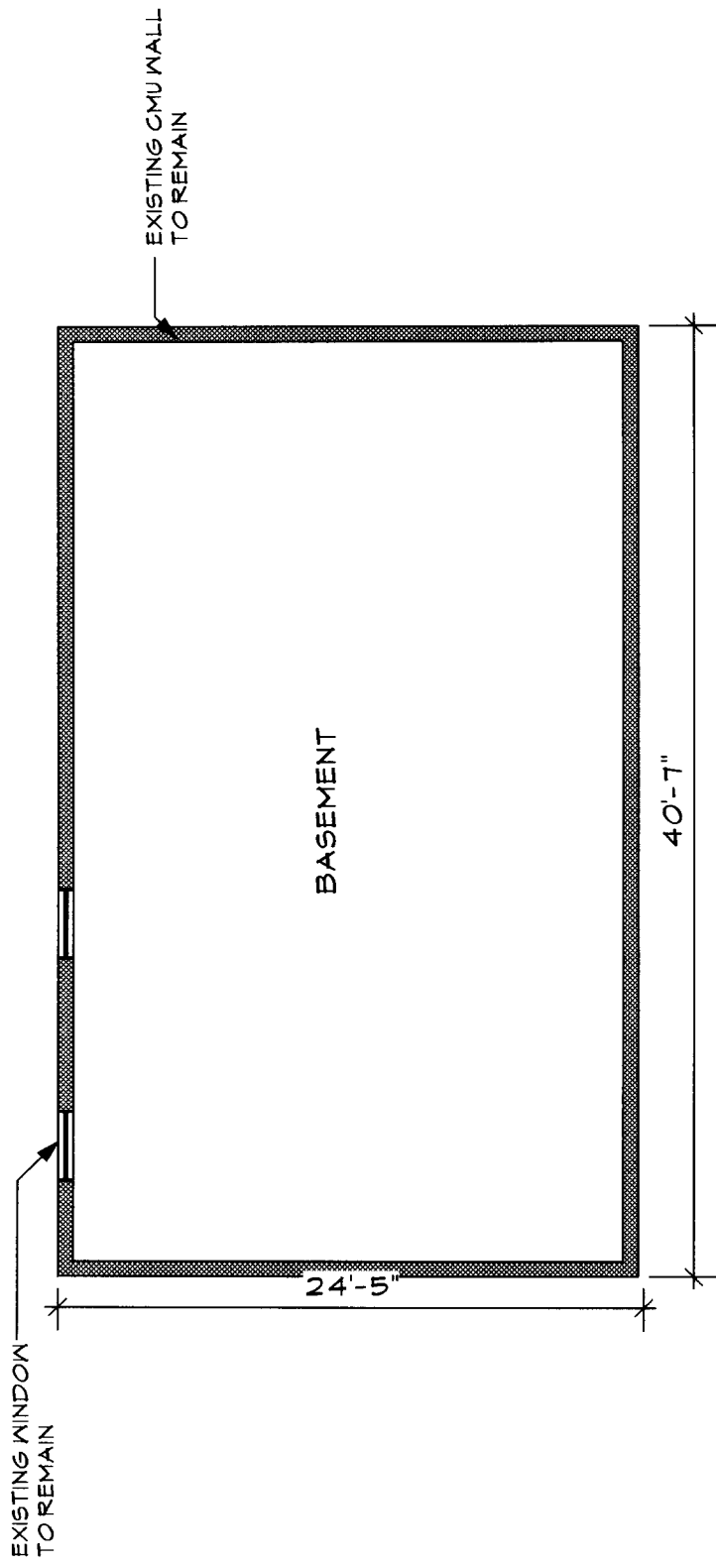
J. Kin Ripley
 J. KIN RIPLEY, REGISTERED PROPERTY LINE SURVEYOR, MARYLAND NO. 147

NOTE: This survey is not to be used for determining property lines, and should not be used for locating or placing additional improvements. Existence of property corner markers is not guaranteed by this survey.

RODGERS AND ASSOCIATES, INC.
 Box 1632
 Rockville, Maryland 2086C
 301-948-4700

SCALE: 1 IN. = 30 FT.	DATE OF SURVEY 12-	LOT 29	BLK C
--------------------------	-----------------------	-----------	----------

APP-08-016
 #5
 PENGAD 900-631-6688



○ Existing Basement
 Scale: 1/8" = 1'-0"

PENGAD 800-631-6989
 AFP-08-016
 #6

Allmond Residence
 435 Bostwick Lane
 Gaithersburg, MD 20878

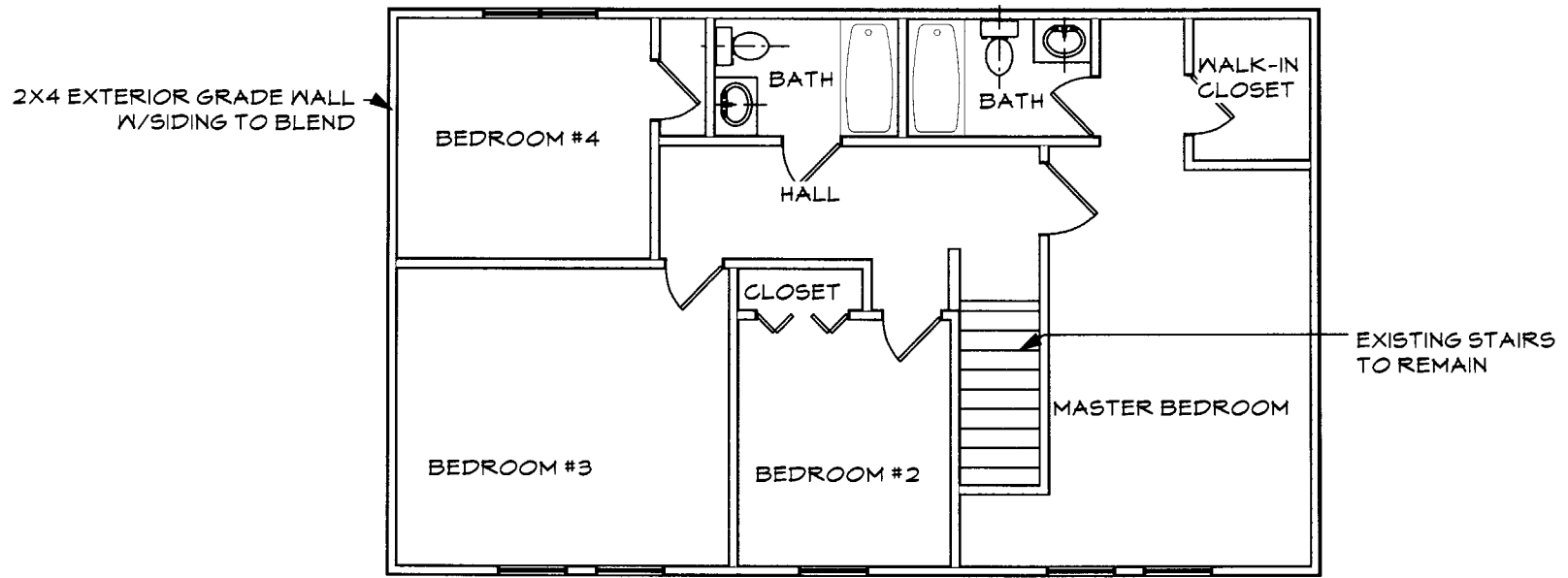
Date: 04.29.08
Scale: 1/8" = 1'-0"
Drawn By: AK & RS

Sheet:
01
 Of:
 12

Allmond Residence
 435 Bostwick Lane
 Gaithersburg, MD 20878

Date: 04.29.08 Scale: 1/8" = 1'-0"
 Drawn By: AK & RS

Sheet: **02**
 Of: 12

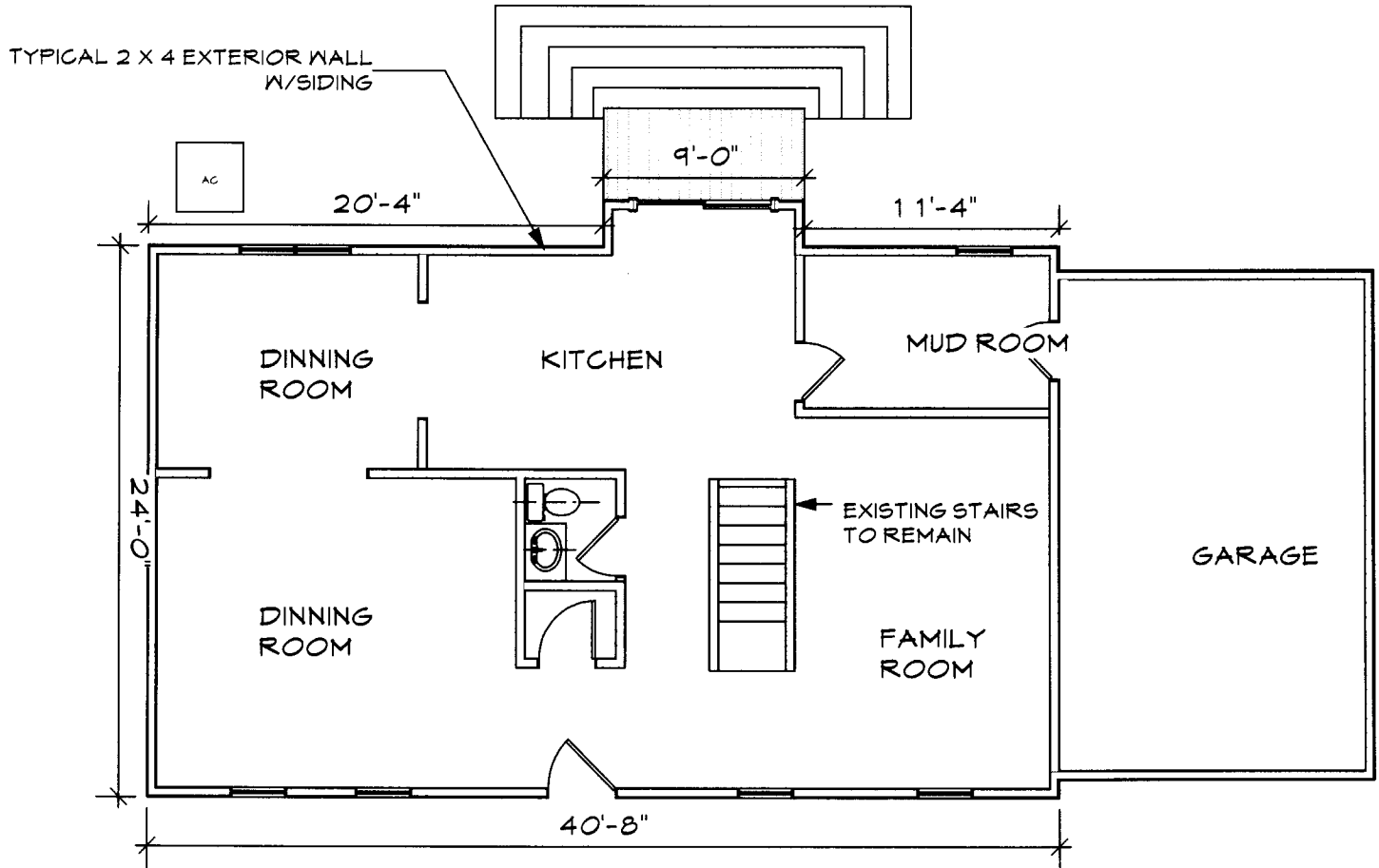


○ Existing First Floor
 Scale: 1/8" = 1'-0"

Allmond Residence
 435 Bostwick Lane
 Gaithersburg, MD 20878

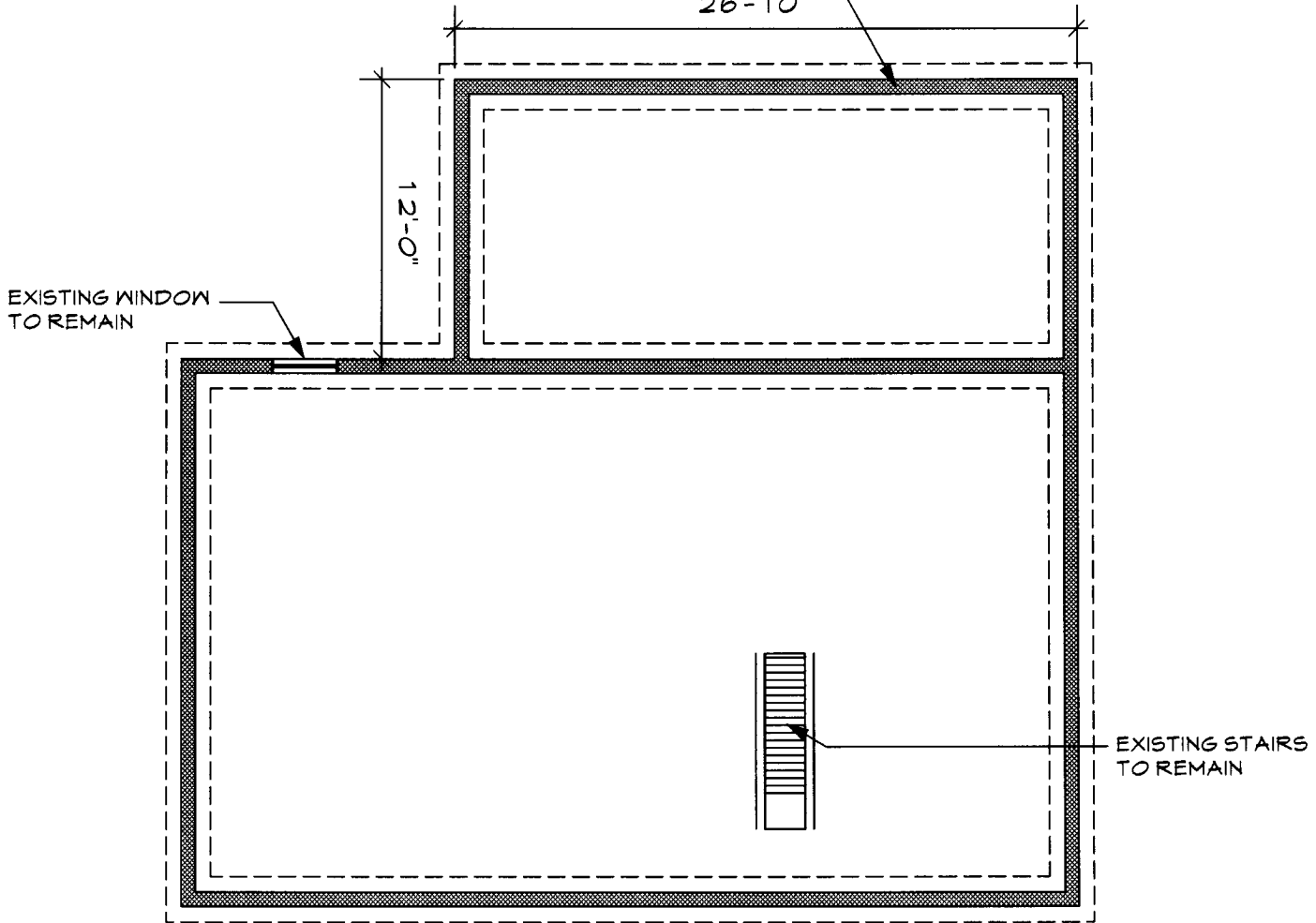
Date: 04.29.08
 Scale: 1/8" = 1'-0"
 Drawn By: AK & RS

Sheet: **03**
 Of: 12



○ Existing Second Floor
 Scale: 1/8" = 1'-0"

24" X 12" CONTINUOUS CONCRETE FOOTER
W/8" CMU FOUNDATION WALL



○ Proposed Basement
Scale: 1/8" = 1'-0"

Allmond Residence
435 Bostwick Lane
Gaithersburg, MD 20878

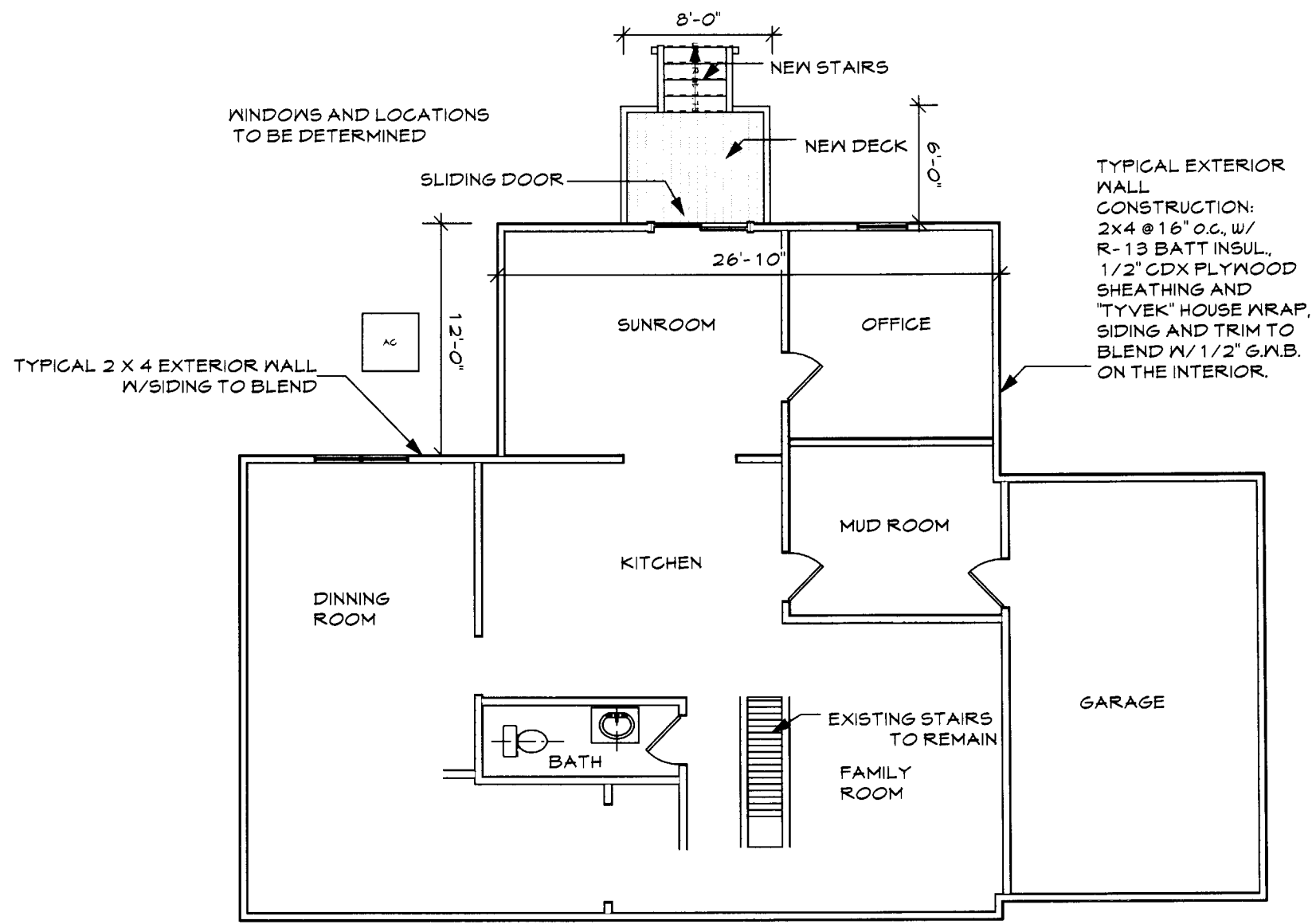
Date: 04.29.08
Scale: 1/8" = 1'-0"
Drawn By: AK & RS

Sheet: **04**
Of: 12

Allmond Residence
 435 Bostwick Lane
 Gaithersburg, MD 20878

Date: 04.29.08
 Scale: 1/8" = 1'-0"
 Drawn By: AK & RS

Sheet: **05**
 Of: 12

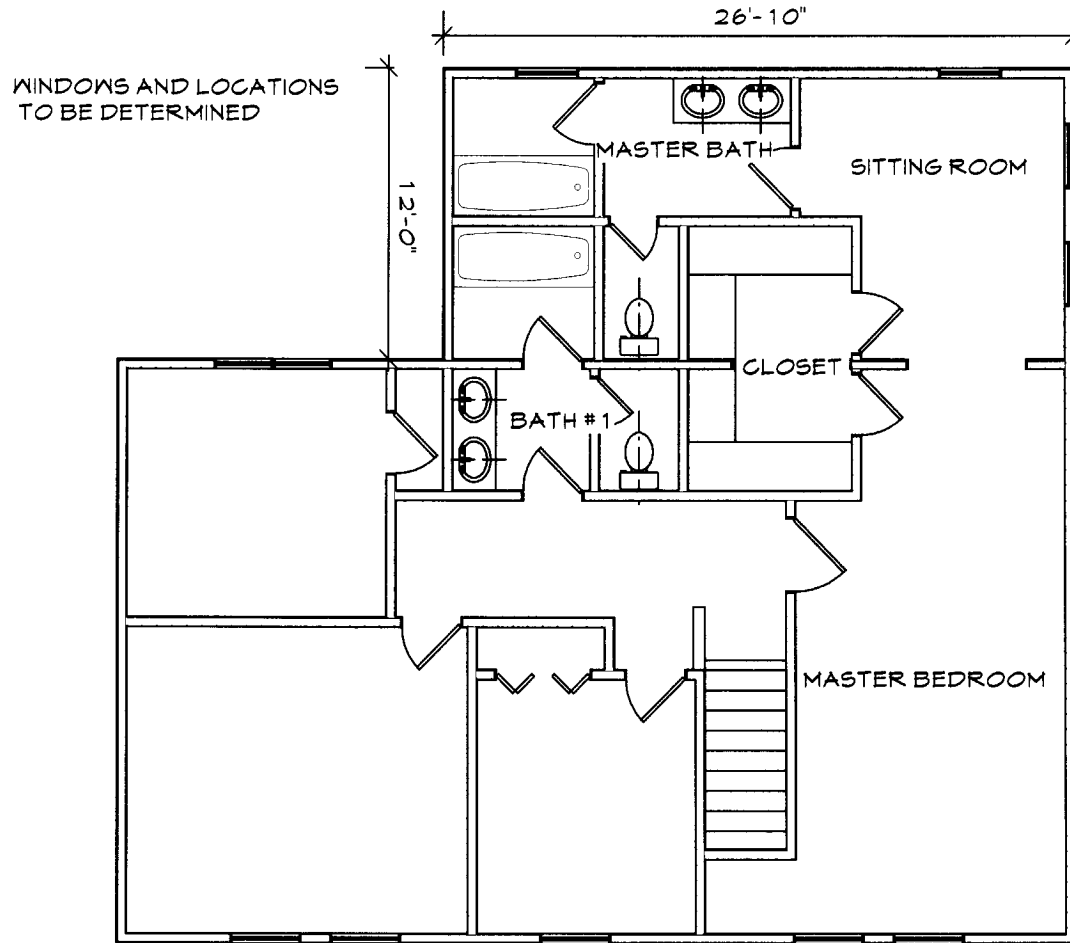


○ Proposed First Floor
 Scale: 1/8" = 1'-0"

Allmond Residence
 435 Bostwick Lane
 Gaithersburg, MD 20878

Date: 04.29.08
Scale: 1/8" = 1'-0"
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○ Proposed Second Floor
 Scale: 1/8" = 1'-0"



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Date: 04.29.08
Scale: 1/8" = 1'-0"
Drawn By: AK & RS

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25 YEAR 3-TAB SHINGLES TO BLEND
 W/ 30 LB FELT
 1/2" CDX PLYWOOD SHEATHING,
 PRE-MANUFACTURED ROOF TRUSSES @24"O.C.,
 R-30 INSULATION.

STANDARD SIZE AND COLOR GUTTERS
 AND DOWNSPOUTS TO BLEND.

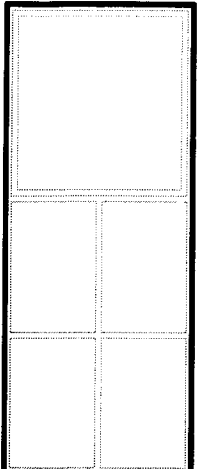
TYPICAL EXTERIOR WALL
 CONSTRUCTION:
 2X4 @ 16" O.C., W/ R-13 BATT
 INSUL., 1/2" CDX PLYWOOD
 SHEATHING AND "TYVEK" HOUSE
 WRAP, SIDING AND TRIM TO BLEND
 W/ 1/2" G.W.B. ON THE INTERIOR.

NEW DECK W/STAIRS
 TO BLEND W/EXISTING



○ Left Elevation
 Scale: 1/8" = 1'-0"

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 #7



Allmond Residence
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Date: 04.29.08
 Scale: 1/8" = 1'-0"
 Drawn By: AK & RS

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25 YEAR 3-TAB SHINGLES TO BLEND
 W/ 30 LB FELT
 1/2" CDX PLYWOOD SHEATHING,
 PRE-MANUFACTURED ROOF TRUSSES @24"o.c.,
 R-30 INSULATION.

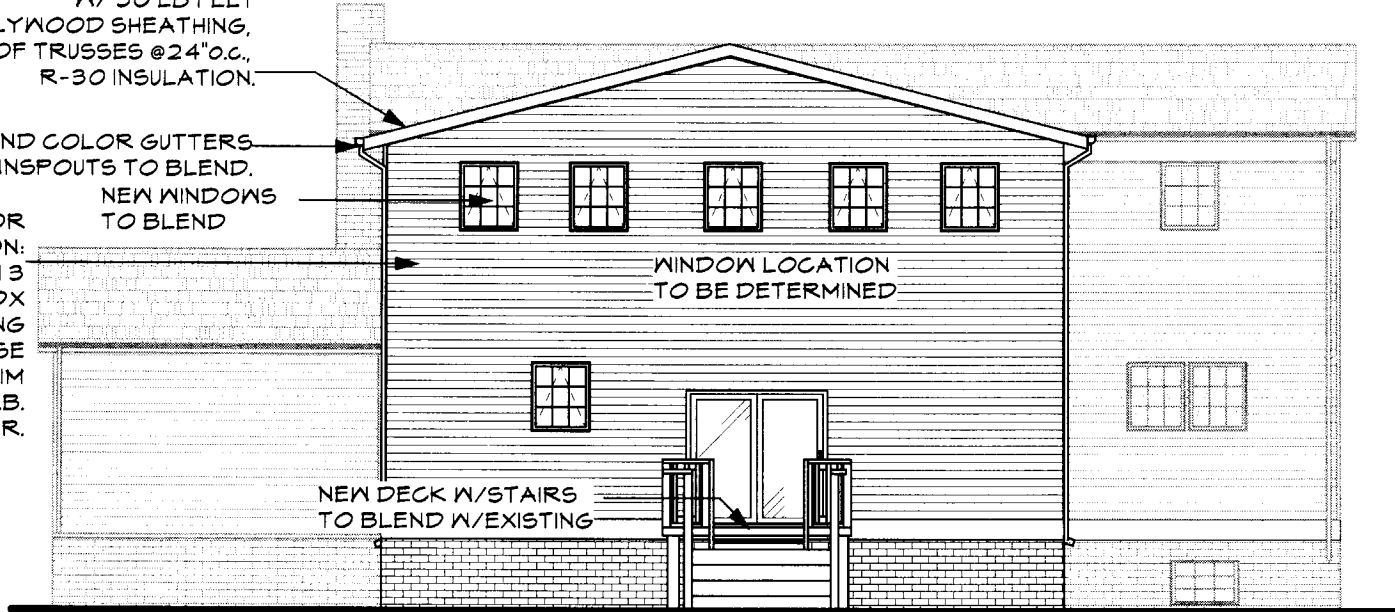
STANDARD SIZE AND COLOR GUTTERS
 AND DOWNSPOUTS TO BLEND.

NEW WINDOWS
 TO BLEND

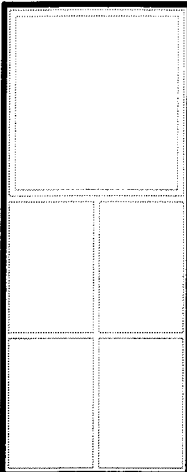
TYPICAL EXTERIOR
 WALL CONSTRUCTION:
 2x4 @16" o.c., w/ R-13
 BATT INSUL., 1/2" CDX
 PLYWOOD SHEATHING
 AND "TYVEK" HOUSE
 WRAP, SIDING AND TRIM
 TO BLEND W/ 1/2" G.W.B.
 ON THE INTERIOR.

WINDOW LOCATION
 TO BE DETERMINED

NEW DECK W/STAIRS
 TO BLEND W/EXISTING



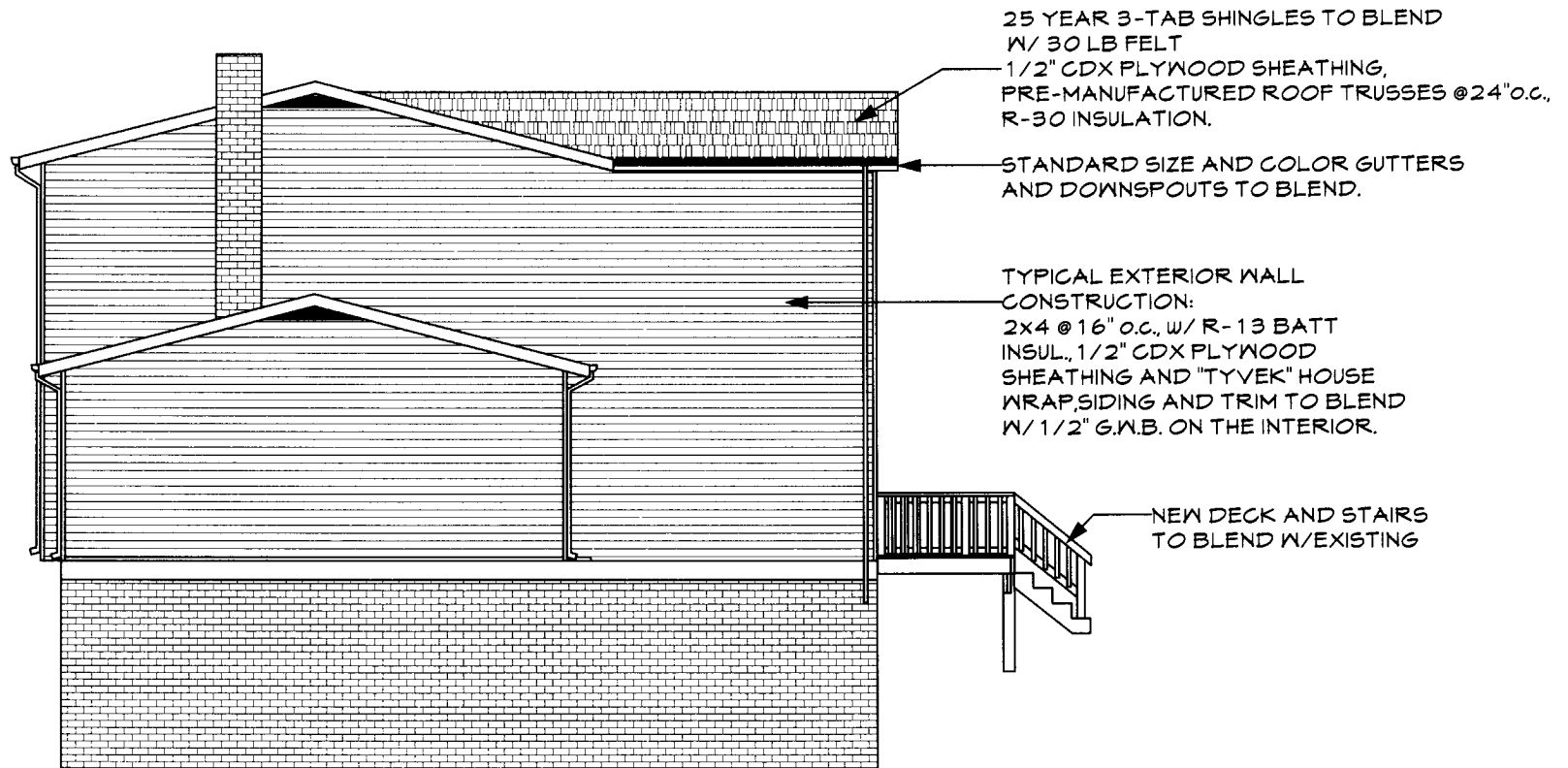
○ Rear Elevation
 Scale: 1/8" = 1'-0"



Allmond Residence
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Date: 04.29.08
Scale: 1/8" = 1'-0"
Drawn By: AK & RS

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○ Right Elevation
Scale: 1/8" = 1'-0"