

long signs can be displayed as allowed by the proposed ordinance. In response to Chair Bauer, Director Ossont noted that all other current signage stipulations remain unchanged. The Commission voiced no concerns and moved as follows:

Commissioner Kaufman moved, seconded by Commissioner Hopkins, to recommend to the City Council ADOPTION of Text Amendment T-388.

Vote: 5-0

IV. SITE PLANS

SP-08-0011 -- Qasar Residence - Observatory Heights R-90 Zone
9 Cedar Avenue
636-Sq.Ft. Addition
FINAL PLAN REVIEW

Planner Voigt introduced the proposed plan, noting it is the first application based on a recently-adopted text amendment (T-385) for development standards on R-90-zoned lots that have no existing site plans. She located the property on an aerial photograph and introduced the applicant.

Co-applicant/property owner Nadine Qazar, 9 Cedar Avenue, presented the house location plat, and, noting the long depth of the lot, indicated the area of the proposed expansion, in between the back of the house and the rear garage. She added that the addition would have limited visibility from the street and that the expansion would end four feet away from the garage.

Ms. Qasar stated the plan was in compliance with stipulations of the City Inspectors. She reported the Historic Preservation Advisory Committee (HPAC) had courtesy-reviewed the proposal, since Observatory Heights is a potential historic district. She pointed out, however, that the Maryland Historic Trust Inventory lists the property as a non-contributing resource. Ms. Qasar noted that although HPAC had made some suggestions for the roof and width of the addition, the applicants had opted not to revise the design accordingly because they intend to upgrade the house in the future.

Contractor for the applicants, Jose Aleman, indicated the foundation of the addition would be concrete and the vinyl siding would continue as on the existing residence.

There was no testimony from the public.

Ms. Voigt stated the plan meets the approval criteria and recommended approval. In response to Chair Bauer, she indicated the materials would match those of the existing home. In response to Vice-Chair Levy's inquiry about the applicants' declining to incorporate HPAC's suggestions, Ms. Voigt pointed out that HPAC's comments were based on a courtesy review and are not requirements for approval.

Commissioner Kaufman suggested the applicants reconsider following HPAC's recommendations as their purpose is to upgrade the property in the context of the neighborhood with a historic perspective. Commissioner Hopkins added that staff could advise the applicants on the advantages of following HPAC's recommendations; citing, in particular, the one about slightly off-setting the façade in order to track the changes on the property over the years. Staff agreed to work further with the applicants. Chair Bauer thanked the applicants for submitting their application to HPAC although the house is not a contributing historic resource, adding that the proposal is a good addition to the neighborhood in terms of scale and compatibility with the home.

Commissioner Winborne moved, seconded by Commissioner Kaufman, to grant SP-08-0011 - Qasar Residence, Observatory Heights, finding it in compliance with Zoning Ordinance §§ 24-168A and 24-170.

Vote: 5-0

AFP-08-035 -- Lee Residence - Kentlands MXD Zone
506 Chestertown Street
1,416-Sq.Ft. 2-Story Rear Addition
AMENDMENT TO FINAL PLAN REVIEW

Planner Seiden located the property on an aerial photograph and introduced this application, noting it is before the Commission because the proposed addition increases the original square footage of the house by more than the 15 percent limit for a staff approval [Zoning Ordinance § 24-172A(b)(3)(e)].

Contractor for the applicant, David Merrick, Merrick Design and Build, Inc., presented the proposed site plan for a two-story addition to the back of the house. He also presented the elevations of the existing house with the proposed L-shape addition, noting the addition would improve the roofline. He reported the Kentlands Architectural Review Committee had made comments, which were incorporated in the proposed design. He answered floor plan questions asked by Commissioner Winborne.

There was no testimony from the public.

Ms. Seiden indicated the plan meets the approval criteria and voiced staff's recommendation for approval with a condition as listed in the Staff Comments.

Chair Bauer and Commissioner Kaufman commented favorably on the proposal.

Commissioner Kaufman moved, seconded by Commissioner Winborne, to grant AFP-08-035 - Lee Residence, Kentlands, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172, with the following condition:

1. In accordance with the Kentlands Historical Trust Approval Letter, the applicant is to use true cedar shake roof to match the existing material.

Vote: 5-0

V. FROM THE COMMISSION

Vice-Chair Levy

Expressed the Commission's wishes for HPAC Chair Richard Arkin's prompt recovery and extended condolences to David Shayt's family on his passing.

VI. FROM STAFFPlanning and Code Administration Director Ossont

1. Referenced Planner Robinson's December Memorandum to the Commission regarding the Municipal Growth Element of the Master Plan and briefly reviewed the amendment process. He noted the process for this particular Master Plan Element must include a review by Montgomery County Government (Maryland-National Capital Park and Planning Commission), resulting in a longer timeline than usual. Mr. Ossont announced that a joint work session with the City Council is scheduled for February 9, 2009.
2. Referenced Planner Robinson's Memorandum to the Commission on the Draft Olde Towne Guidelines, noting this item would be scheduled for discussion at the Commission's next regular meeting on January 21.
3. Provided a status report on the process for providing paperless packages for meetings, noting that the process has begun for the City Council. He added that the Commission would not begin switching to paperless packages until the process is finalized.

Community Planning Director Schwarz

Listed upcoming joint public hearings on February 2 and March 2, 2009, and noted that the Commission would be electing its officers at the January 21 meeting.

VII. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:15 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary