

Current Project - Department Review Status

820200050

Rev Cycle	Group Name	Reviewer Name	Review Status	Review Comments
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	AREA SUBDIVISION	Marco Fuster marco.fuster@montgomeryplanning.org	PendingResubmit	Please see/address the interrelated comments under FCP82005024H, 12005054A, & 820200050.
	SEDIMENT & STORMWATER	Andrew Kohler andrew.kohler@montgomerycountymd.gov	PendingResubmit	285417. Must obtain an approved SWM concept. Denied in 2021. Nothing has been resubmitted since.
	WATER & WASTEWATER POLICY	George Dizelos george.dizelos@montgomerycountymd.gov	Authorized	Consistent with existing plans.
	ROW PERMITTING	Sam Farhadi sam.farhadi@montgomerycountymd.gov	Authorized	
	PLANNING DESIGN	Paul Mortensen paul.mortensen@montgomeryplanning.org	OnHold	
	AREA TRANSPORTATION	Katie Mencarini katherine.mencarini@montgomeryplanning.org	OnHold	
	AREA SITE PLAN	Tsaiquan Gatling Tsaiquan.Gatling@montgomeryplanning.org	OnHold	See comments. Please provide further detail in SOJ that address the plan in a descriptive manner. Please coordinate with MHT and Planning Staff to provide adequate updates to the required historic review component. Sufficient time for this review will be needed, which may impact Site Plan and Preliminary Plan review schedule.
	HISTORIC PRESERVATION	Dan Bruechert dan.bruechert@montgomeryplanning.org	Denied	The project is within the boundaries of the National Park Seminary Historic District. All work including construction and building additions, new parking lots, new roads, etc. require a Historic Area Work Permit (HAWP) before permitting. The Maryland Historical Trust (MHT) holds a preservation easement on the property. The Historic Preservation Commission (HPC) needs an approval letter from the MHT easements committee before considering a HAWP application. The submitted elevation drawings in the Site Plan application note the project area is covered by a preservation easement and states the applicant received approval for the site plan concept. Historic preservation requests more information about that review including, the exhibits evaluated, the timing of the review, and any other relevant details.

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				<p>County historic preservation supports the project objectives and the proposed placement for the townhouses and the Villa addition. HP also supports the proposed location for the new paved areas for parking and circulation because those areas are adjacent to the new construction, not the historic buildings.</p> <p>Historic preservation does not find the proposed Villa addition meets the Secretary of the Interior's Standards primarily because of its massing and fenestration. Recommended revisions include narrowing the connection between the historic and new construction so the connector is inset from the historic wall planes; the addition's mass needs to be broken up and less monolithic; and the fenestration needs to provide a better balance between windows and wall.</p> <p>Historic preservation does not recommend the project proceed until the requested information has been submitted and reviewed.</p>
	ZONING & ENFORCEMENT	Melissa Goutos Melissa.Goutos@montgomerycountymd.gov	PendingResubmit	<p>Missing the BHMP. If a building is set back from the street line 35 feet or more, then the building height is measured from the average elevation of finished ground surface along the front of the building. Height can be addressed in the SOJ.</p> <p>Development Standards/ Zoning Data Table missing with setbacks needed for each building type. Include height information for each building type. Include Accessory structure setbacks proposed for the towns.</p>
	FIRE & RESCUE	Marie LaBaw marie.labaw@montgomerycountymd.gov	PendingResubmit	<p>12005054A 820200050 FCP82005024H NATIONAL PARK SEMINARY</p> <ol style="list-style-type: none"> 1) Label pavement widths and curb radii, both existing and proposed. 2) Dimension firefighter walking distance from edge of compliant FD vehicular access to main front door of each proposed unit. Maximum allowable walking distance is 50ft unless units are height restricted as per MCFRS. If appropriately height restricted, maximum firefighter walking distance increases to 150 feet. 3) Detail traffic circle including pavement width, curb radii, and island specifics. 4) Locate fire department connection(s). 5) If any townhouse units are 4 stories, locate FDCs and serving

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	HOUSING & COMMUNITY AFFAIRS	Maggie Gallagher Margaret.Gallagher@montgomerycountymd.gov	PendingResubmit	The development is planned to provide 17 new units (23 units planned minus 6 existing multifamily units). This plan is subject to Section 25A-5(b) which states an applicant for an approval or permit identified in subsection (a) who proposes development of between 11 and 19 dwelling units is not required to provide MPDUs, but must make a payment to the Housing Initiative Fund, as provided by regulation. According to Section 25A-5(b) this development will have to make a payment to the HIF because it plans to provide between 11 - 19 units.
	AREA ENVIRONMENTAL	Marco Fuster marco.fuster@montgomeryplanning.org	PendingResubmit	Please refer to the interrelated comments under FCP82005024H, 12005054A, & 820200050).
	AREA MASTER PLAN	Tsaiquan Gatling Tsaiquan.Gatling@montgomeryplanning.org	PendingResubmit	See comments on documents.
	WASHINGTON GAS		OnHold	
	COUNTY TRANSPORTATION		OnHold	
	PEPCO	Francis Azebaze Francis.Azebaze@exeloncorp.com	OnHold	Please show the 10' PUE on the utility print
	AREA DESIGN	Atul Sharma atul.sharma@montgomeryplanning.org	OnHold	
	PARK PLANNING	Henry Coppola Henry.Coppola@montgomeryparks.org	Authorized	No Parks impacts or comments.
	WSSC		OnHold	