

Updated 01/13/20 10:00 p.m.

Ordinance No:	<u>2019-18</u>
Accepted by Planning Commission:	<u>11/06/2019</u>
Introduced by Town Council:	<u>11/11/2019</u>
Two Newspaper Advertisements:	<u>12/26/2019</u> <u>01/02/2020</u>
Public Hearing:	<u>01/13/2020</u>
Enacted:	<u>xx/xx/2019</u>
Effective:	<u>xx/xx/2020</u>

ORDINANCE
AMENDING THE WASHINGTON GROVE ZONING ORDINANCE
TO MODIFY THE MINIMUM LOT SIZE STANDARDS FOR THE RR-3 ZONE

PART 1. Background:

- A. Michael D. Schank and Marisel Schank, are owners of the property at 302 Ridge Road (“Property”) also known as Parcel 291 on Tax Map GT11 in the 9th Election District of Montgomery County, Maryland, Tax Account Number 09-00769166. The Property is a single parcel comprising approximately 0.95 acres of land that was annexed into the Town of Washington Grove (“Town”) in 1995 and classified in the RR-3 Zone. The Property is the only parcel in the RR-3 Zone.
- B. The owners of the Property have submitted a request dated September 9, 2019, to the Town’s Planning Commission asking the Planning Commission to consider a zoning text amendment that would allow a subdivision of the Property into two lots without removing any of the current structures. The owners state they would not seek to further split the Property or remove any current structure.
- C. The Planning Commission filed an application for a zoning text amendment to reduce the RR-3 minimum lot size area from 20,000 to 13,900 square feet, and to reduce the RR-3 width at building line from 100 to 75 feet. The Planning Commission concludes this combination of standards would allow a straight dividing line between the two lots, parallel to and 76 feet from the western property boundary line, and would limit subdivision of the Property to two buildable lots. The existing home on the Property is 91 feet 3 inches from this boundary line, according to prior building permit records, and would comply with the required 15-foot side setback.
- D. The Town’s Master Plan includes a recommendation to promote new and renewed development to be in physical scale with surroundings and neighbors. The Planning Commission notes the proposed RR-3 Zone lot size standards are between those of the neighboring RR-1 and RR-4 Zones, and concludes the proposed zoning text amendment is consistent with this Master Plan recommendation.
- E. The existing home on the Property (ca. 1880-95) has been identified as a contributing structure to the Washington Grove Historic District. ***The Historic Preservation Commission (HPC) recommends that the historic features of the existing home be retained as part of subdivision of the property and that new construction be conditioned on several reasonable features consistent with the historic character of the Town.***

CAPS	: Indicate matter added to existing law as Introduced.
[Brackets]	: Indicate matter deleted from law as Introduced.
Asterisks * * *	: Indicate matter remaining unchanged in existing law but not set forth in Ordinance
<i>Italics (bold)</i>	: Indicate matter added after Introduction.
<i>[Brackets-Italics-bold]</i>	: Indicate matter deleted after Introduction.

TOWN OF WASHINGTON GROVE

Mayor

ATTEST:

Town Clerk

Date

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