

10415 Armory Avenue - Proposed  
Rezoning

M E M O R A N D U M

TO: Pam Johnson, Development Review Division  
Maryland-National Capital Park and Planning Commission

FROM: Laura McGrath, Planning Specialist LM  
Division of Community Planning and Development  
Department of Housing and Community Development'

SUBJECT: Proposed Rezoning at 10415 Armory Avenue, Kensington  
(Application #G68)

DATE: February 15, 1991

At its February 13, 1991, meeting, the Historic Preservation Commission reviewed the application for rezoning at 10415 Armory Avenue, Kensington. This property is located within the Kensington Historic District (Master Plan District #31/6).

Although the Commission has no purview over use, it agreed that the proposed rezoning from R-60 to O-M with subsequent use of the existing structure as general office space would be consistent with other commercial use in the immediate area of the property. The Commission further found that this change in use may actually enhance the long-term preservation of the site because general commercial use is more appropriate for the immediate area in which the property is located.

The Commission chose not to comment on the proposed site plan or improvements, reserving comment until an official Historic Area Work Permit application has been filed for review.

Please feel free to call me at 217-3625 with any further questions regarding this matter.

2519E

For 2/13/91  
mtg.

MEMORANDUM

TO: Historic Preservation Commission  
FROM: Laura McGrath, Planning Specialist *LM*  
SUBJECT: Commission Review of Proposed Rezoning in Kensington  
Historic District

Gwen Marcus, M-NCPPC, has brought to my attention the proposed rezoning of a property at 10415 Armory Avenue in the Kensington Historic District from R-60 to O-M. She suggested that the Commission review and provide comments to the Planning Board on the rezoning application prior to the Planning Board's hearing on February 28. The Commission may also want to provide comments to the Hearing Examiner. Gwen has suggested Commission review for two reasons. First, as part of the rezoning application, the applicant must present a site plan. Any alterations required by the site plan must, of course, also be approved by the HPC. Thus, it would be advantageous to the applicant to receive preliminary HPC comments so that the final site plan will be appropriate to the historic district while meeting other requirements as well. Second, although the Commission has no purview over use, it may want to comment on the appropriateness of this use in relationship to the character of the historic district.

The applicant is requesting rezoning from R-60 to O-M for use of the existing structure as an office. (The O-M category allows general office use for professionals or general business offices.) The property is identified as a primary resource in Kensington and is currently a private dwelling. The proposed site plan (attached) shows proposed ingress and egress, installation of 7 parking spaces to the rear of the property, and a variety of shrub and tree plantings. The site is bordered to the north by two commercial lots (zoned C-2), to the east by multi-family residential lots, to the west by a grocery store parking lot, and to the south by a church parking lot. The applicant has also included a proposed addition to the rear of the house as part of the site plan.

Attachments

1. Site Map
2. Rezoning Application
3. Proposed Site Plan

# LOCAL KENSINGTON HISTORIC DISTRICT


## Primary Resources:

1880-1910  
(Revival Styles)

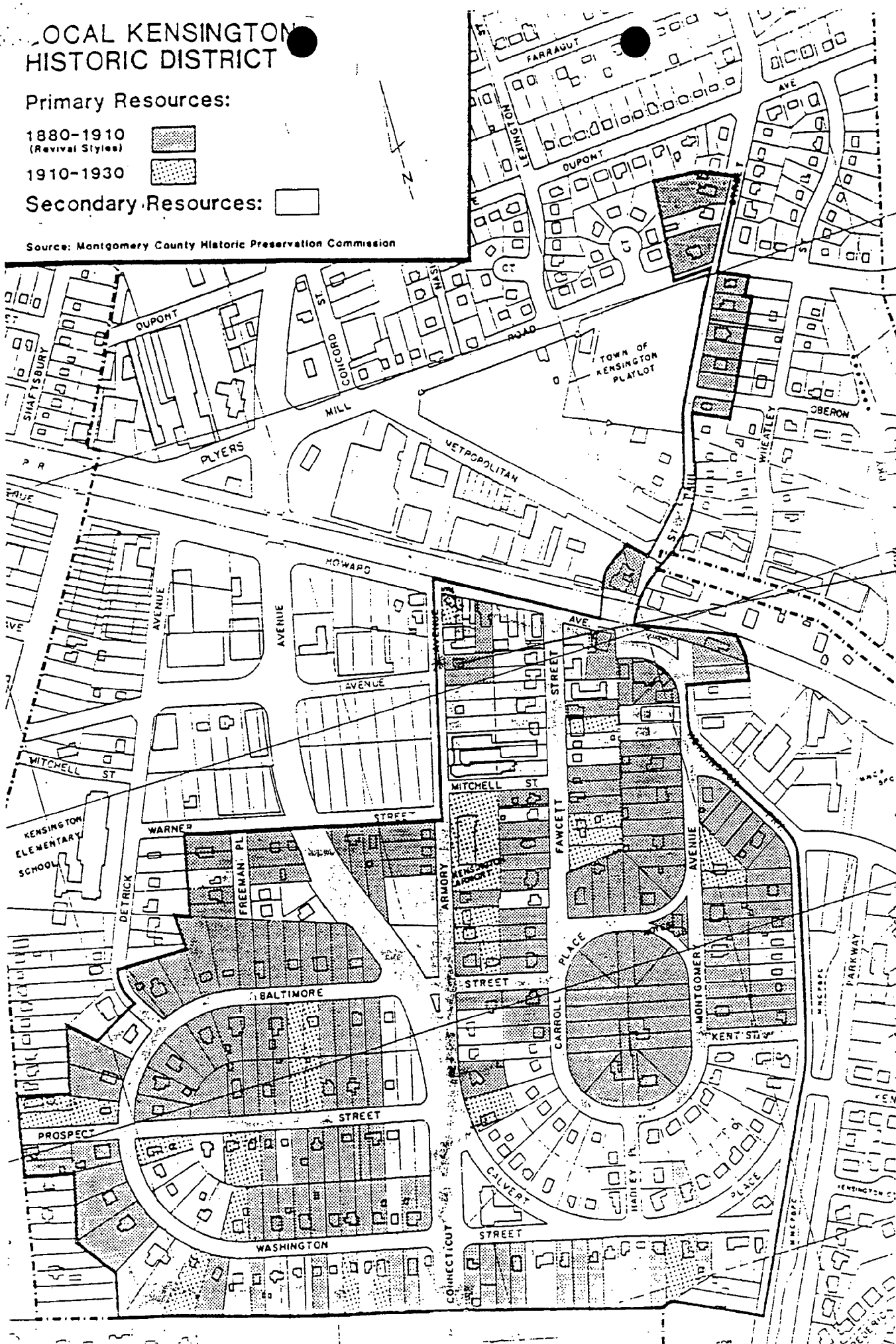


1910-1930



Secondary Resources: 

Source: Montgomery County Historic Preservation Commission



# Application for Local Map Amendment to the Zoning Ordinance Montgomery County, Maryland

Daniel N. Steven, Attorney for  
Carole Crandon, 515 New York Ave., Takoma Park, Maryland 20912

301-656-6300  
SILVER SPRING, MD

To be filled in by the Office of The Hearing Examiner

Application No. 2580  
 Filed 11/15/90 DEVELOPMENT REVIEW DIVISION  
 HEARING AND ZONING DIVISION  
 PARK AND PLANNING COMMISSION  
 Hearing \_\_\_\_\_  
 Decision \_\_\_\_\_  
 Date \_\_\_\_\_  
**RECEIVED**  
**DEC 04 1990**

Name of Applicant or Contract Purchasers \_\_\_\_\_ Address \_\_\_\_\_ Tel. No. \_\_\_\_\_

hereby makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the reclassification of property located in the 13 Election District of Montgomery County and known as

Lot 1, Block 2, and part of Lot 2, R.B. Detrick's Subdivision, Plat Book B, Plat 30

Lot, Block and Subdivision if boundaries conform to lot boundaries within a subdivision for which a plat is recorded among the land records, or a description by metes, bounds, courses and distances, and plat references, account number as recorded on the tax docket.

Tax Account No. 13/01019254

10415 Armory Avenue, Kensington, Maryland 20895

located at Town of Kensington  
City, town, village or community and street number, or if none, the location with respect to nearby public roads in common use

consisting of 9,825 Square Feet  
Area in square feet if less than 1 acre, or in acres if one acre or more

from the R-60 Zone to the O-M (optional method) Zone  
Present classification Requested classification

or the \_\_\_\_\_ Zone.  
Alternative classification

Name and address of owner, if other than applicant N/A

List all persons having at least a 5% interest in property, including those holding mortgages, liens, etc., and all contract purchasers, optional purchasers and persons holding mortgages, etc.

Sole Owner: Carole Crandon, First Lien, Purchase money deed of trust: Estate of Bessie F. Carter

Listed below are the Application numbers and date of filing of, and action taken on all applications filed within 3 years prior to this date on any land lying anywhere within the same larger lot, parcel or tract of land in which the above described land is located.

APPLICATION NUMBER	DATE	ACTION TAKEN
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPENDIX TO APPLICATION NO. 6882 FOR LOCAL MAP AMENDMENT TO ZONING ORDINANCE

Pursuant to Ordinance No. 7-51, adopted on the 23rd day of October, 1973 by the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County and further pursuant to the order of the Administrative Hearing Examiner the following inquiries are to be answered and information is to be supplied by the Applicant for local map amendment to the Zoning Ordinance:

I. PROPOSED USE

A. Residential

- 1.  One-family detached  
-Total number of units proposed \_\_\_\_\_
- 2.  Town House  
-Total number of units proposed \_\_\_\_\_
- 3.  Multiple-family  
-Total number of buildings proposed \_\_\_\_\_  
-Total number of apartment units proposed \_\_\_\_\_
- 4.  Other - Specify \_\_\_\_\_

B. Non-Residential

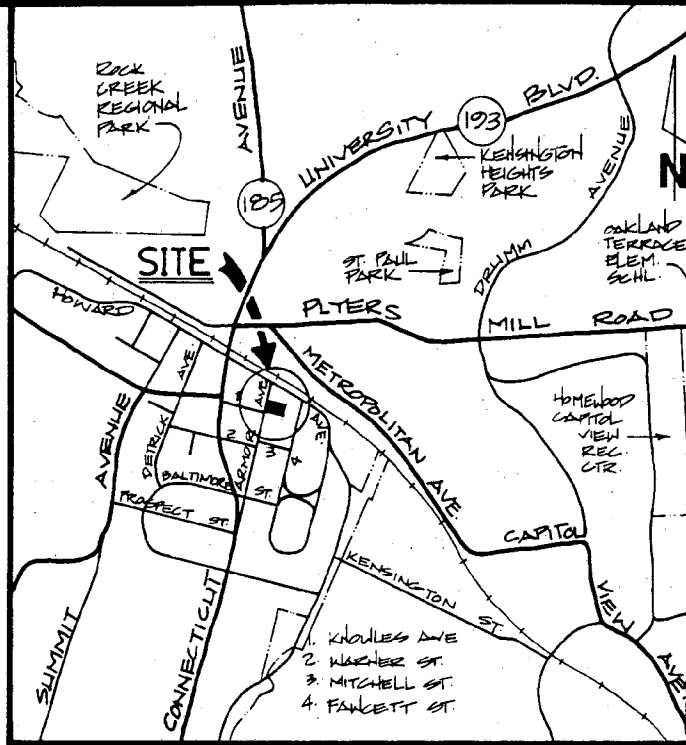
- 1.  Commercial Office
- 2.  Industrial
- 3.  Other - Specify \_\_\_\_\_
- 4. Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use.

Conversion of existing dwelling to commercial office use with addition to rear of existing building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. TYPE OF IMPROVEMENT

- A.  New Structure
- B.  Addition
- C.  Alteration of Existing Structure

= CORPORATION  
 201 F.117  
 HE: C-2  
 : COMMERCIAL



**VICINITY MAP**

SCALE: 1" = 2000'

OT 4  
 S. PAVOLI  
 206 F.112  
 E: R-20  
 MULTI-FAMILY





# PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME / COMMON NAME
------	------	------------------------------

## TREES

AP	3	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE
CF	3	CORNUS FLORIDA 'RUBRA'	RED DOGWOOD
CL	23	CUPRESSO CYPARIS LEYLANDII	LEYLAND CYPRESS
PN	6	PINUS HIGRA	AUSTRIAN PINE
PK	3	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY
TC	5	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
PS	6	PINUS STROBUS	WHITE PINE

## SHRUBS

AK	4	AZALEA EXBURY KLODYKE	YELLOW AZALEA
AC	7	AZALEA HELEN CURTIS	WHITE AZALEA
AH	12	AZALEA HERSHEY RED SCARLET LI	RED AZALEA
CS	12	COTONEASTER SALICIFOLIIS 'SCARLET LEADER'	SCARLET LEADER COTONEASTER
IC	3	ILEX CRENATA 'CHEROKEE'	CHEROKEE HOLLY
IG	20	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY
IH	24	ILEX CRENATA 'HIGHLANDER'	HIGHLANDER HOLLY
IF	2	ILEX FOSTERI	FOSTERS HOLLY
JP	80	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIFER
JB	41	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIFER
PL	25	PRUNUS LAUROCERASUS 'OTTO LUTKEN'	OTTO LUTKEN LAUREL
SV	18	SPIRAEA VANHOLTTI	VANHOLTTI SPIREA

METHODIST CHURCH  
L 4787 F 001  
ZONE: R-60  
USE: PARKING LOT

LTC

LTC

IPN

6

## BINDING ELEMENTS

<u>ELEMENTS</u>	<u>PERMITTED/REQUIRED WITHIN O-M ZONE</u>	<u>BINDING ELEMENTS BY THIS PLAN</u>
BUILDING COVERAGE	60% MAXIMUM	25% MAXIMUM
FLOOR AREA RATIO (FAR)	1.5 MAXIMUM	0.5% MAXIMUM
BUILDING HEIGHT	5 STORIES MAXIMUM, 60' MAXIMUM	3 STORIES MAXIMUM, 35' MAXIMUM
BUILDING SETBACKS		
FRONT (STREET RIGHT-OF-WAY)	15' MINIMUM	15' MINIMUM
SIDE (NORTH) C-2 ZONE	1' FOR EACH 3' BUILDING HEIGHT (REQUIRED 12' MINIMUM)	13' MINIMUM
REAR (EAST) R-20 ZONE	1' FOR EACH 3' BUILDING HEIGHT (REQUIRED 12' MINIMUM)	90' MINIMUM
SIDE (SOUTH) R-60 ZONE	1' FOR EACH 3' BUILDING HEIGHT (REQUIRED 12' MINIMUM)	14' MINIMUM
GREEN AREA	10% MINIMUM	25% MINIMUM

BOUNDING ELEMENTS  
BY THIS PLAN

- MAXIMUM
- % MAXIMUM
- STORIES MAXIMUM,  
MAXIMUM
- MINIMUM
- MINIMUM
- MINIMUM
- MINIMUM
- MINIMUM

SITE SUMMARY (NOT BINDING ELEMENT)

EXISTING ZONING	R-60
PROPOSED ZONING	O-M (OPTIONAL METHOD)
SITE AREA	9,825 SQ. FT.
PROPOSED BLDG. GROSS FLOOR AREA	2,592 SQ. FT. MAXIMUM
PROPOSED BUILDING FOOTPRINT	1,180± SQ. FT.
PARKING REQUIRED	7 SPACES (2.7/1,000 SQ. FT. G.F.A.)
PARKING PROVIDED	7 SPACES

GENERAL NOTES

1. BOUNDARY INFORMATION FROM DEED AND PLAT BOOK B, PLAT 30, R.B. DETRICK'S SUBDIVISION. TOPOGRAPHY FROM 1" = 200' MNCPPC TOPOGRAPHIC MAPS, CONTOUR INTERVAL 5'.
2. THERE ARE NO BODIES OF WATER, WATERCOURSES, WETLANDS, OR 100-YEAR FLOODPLAINS ON THIS PARCEL ACCORDING TO AVAILABLE RECORDS.
3. SUBJECT PROPERTY IS LOCATED IN KENSINGTON HISTORIC DISTRICT. DESIGN OF BUILDING ADDITION WILL BE SUBJECT TO REVIEW BY MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
4. INGRESS & EGRESS TO PROPERTY FROM ARMORY AVENUE AS SHOWN.
5. STORMWATER MANAGEMENT WAIVER TO BE REQUESTED.

OWNER: CAROLE CRANDON  
 10415 ARMORY AVENUE  
 KENSINGTON, MARYLAND 20895

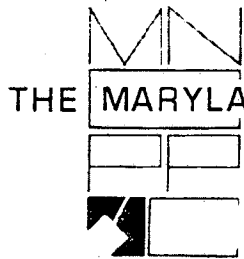
DEVELOPMENT REVIEW DIVISION  
 THE MARYLAND NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION  
**RECEIVED**  
 DEC 04 1990  
 SILVER SPRING, MD.

THIS PRINT MADE  
 NOV 29 1990

DESIGNED BY WEWERKA & CRISPIN DESIGN GROUP, INC

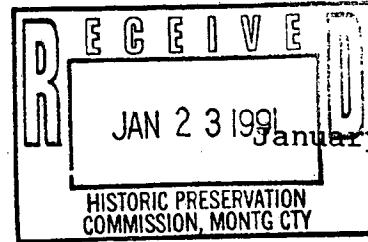


ENGINEER'S SEAL & SIGNATURE



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



January 18, 1991

MEMORANDUM

TO: Laura McGrath, Acting Historic Preservation Specialist  
Historic Preservation Commission

FROM: Gwen Marcus, Historic Preservation Planner *Gwen*  
Urban Design Division

SUBJECT: Proposed Rezoning in Kensington Historic District

---

I just received a copy of the attached zoning application from our Development Review Division.

The property being proposed for rezoning from R-60 to O-M is located within the designated Kensington Historic District. The zoning application makes reference to an addition to the rear of the structure, that is proposed as part of its conversion to office use.

It is unclear to me as to whether the owners of this property have conferred with you or the HPC on the proposed exterior alterations. In addition, the change from residential zoning to commercial may be an issue on which the HPC would like to provide some advisory comments to either the Planning Board or the Hearing Examiner.

The Planning Board will be considering this case on February 28, 1991. Any comments that the HPC would like to include in the Board's packet on this item should be received by February 22nd. I do not currently have a date for when this case will be reviewed by the Hearing Examiner. You may want to contact his office directly to find out more about the schedule and how to transmit formal comments to him.

If you have questions on this matter, please feel free to contact me or Pamela Johnson in our Development Review Division (495-4585).



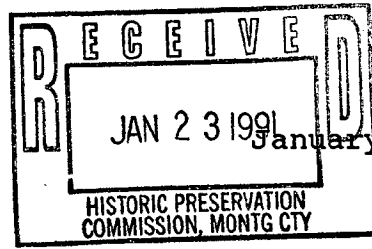


31/6



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



JAN 23 1991 January 18, 1991

MEMORANDUM

TO: Laura McGrath, Acting Historic Preservation Specialist  
Historic Preservation Commission

FROM: Gwen Marcus, Historic Preservation Planner  
Urban Design Division *Gwen*

SUBJECT: Proposed Rezoning in Kensington Historic District

I just received a copy of the attached zoning application from our Development Review Division.

The property being proposed for rezoning from R-60 to O-M is located within the designated Kensington Historic District. The zoning application makes reference to an addition to the rear of the structure, that is proposed as part of its conversion to office use.

It is unclear to me as to whether the owners of this property have conferred with you or the HPC on the proposed exterior alterations. In addition, the change from residential zoning to commercial may be an issue on which the HPC would like to provide some advisory comments to either the Planning Board or the Hearing Examiner.

The Planning Board will be considering this case on February 28, 1991. Any comments that the HPC would like to include in the Board's packet on this item should be received by February 22nd. I do not currently have a date for when this case will be reviewed by the Hearing Examiner. You may want to contact his office directly to find out more about the schedule and how to transmit formal comments to him.

If you have questions on this matter, please feel free to contact me or Pamela Johnson in our Development Review Division (495-4585).

# Application for Local Map Amendment to the Zoning Ordinance Montgomery County, Maryland

To be filled in by the Office of The Hearing Examiner

Application No. C 580

Filed 11/11 DEVELOPMENT REVIEW DIVISION  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Hearing 11/11

Decision DEC 04 1990

Date 11/11/90

SILVER SPRING, MD  
301-656-6300

Daniel N. Steven, Attorney for  
Carole Crandon, 515 New York Ave., Takoma Park, Maryland 20912

Name of Applicant or Contract Purchasers

Address

Tel. No.

hereby makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the reclassification of property located in the 13 Election District of Montgomery County and known as

Lot 1, Block 2, and part of Lot 2, R.B. Detrick's Subdivision, Plat Book B, Plat 30

Lot, Block and Subdivision if boundaries conform to lot boundaries within a subdivision for which a plat is recorded among the land records, or a description by metes, bounds, courses and distances, and plat references, account number as recorded on the tax docket.

Tax Account No. 13/01019254

10415 Armory Avenue, Kensington, Maryland 20895

located at Town of Kensington

City, town, village or community and street number, or if none, the location with respect to nearby public roads in common use

consisting of 9,825 Square Feet

Area in square feet if less than 1 acre, or in acres if one acre or more

from the R-60 Zone to the O-M (optional method) Zone

Present classification

Requested classification

or the \_\_\_\_\_ Zone.

Alternative classification

Name and address of owner, if other than applicant N/A

List all persons having at least a 5% interest in property, including those holding mortgages, liens, etc., and all contract purchasers, optional purchasers and persons holding mortgages, etc.

Sole Owner: Carole Crandon, First Lien, Purchase money deed of trust: Estate of Bessie F. Carter

Listed below are the Application numbers and date of filing of, and action taken on all applications filed within 3 years prior to this date on any land lying anywhere within the same larger lot, parcel or tract of land in which the above described land is located.

APPLICATION NUMBER

DATE

ACTION TAKEN

APPLICATION NUMBER	DATE	ACTION TAKEN

APPENDIX TO APPLICATION NO. G 880 FOR LOCAL MAP  
AMENDMENT TO ZONING ORDINANCE

Pursuant to Ordinance No. 7-51, adopted on the 23rd day of October, 1973 by the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County and further pursuant to the order of the Administrative Hearing Examiner the following inquiries are to be answered and information is to be supplied by the Applicant for local map amendment to the Zoning Ordinance:

I. PROPOSED USE

A. Residential

1.  One-family detached  
-Total number of units proposed \_\_\_\_\_
2.  Town House  
-Total number of units proposed \_\_\_\_\_
3.  Multiple-family  
-Total number of buildings proposed \_\_\_\_\_  
-Total number of apartment units proposed \_\_\_\_\_
4.  Other - Specify \_\_\_\_\_

B. Non-Residential

1.  Commercial Office
2.  Industrial
3.  Other - Specify \_\_\_\_\_
4. Describe in detail proposed use of buildings. If use of existing building is being changed, enter proposed use.

Conversion of existing dwelling to commercial office  
use with addition to rear of existing building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. TYPE OF IMPROVEMENT

- A.  New Structure
- B.  Addition
- C.  Alteration of Existing Structure

(COMPLETE REVERSE SIDE)



NOVEMBER 28, 1990

ADJACENT AND CONFRONTING  
PROPERTY OWNERS  
10415 ARMORY AVENUE  
KENSINGTON, MARYLAND  
(LOT 1 & PART OF LOT 2, DETRICK'S SUBDIVISION)

TAX MAP REFERENCE	SUBDIVISION/ LOT/BLOCK	PROPERTY OWNER AND ADDRESS
HP43	R.B. Detrick's Subdivision Lot 9, Block 2	Robert W. McChesney, Jr. T/A Olde Towne Office Venture 3 c/o Realty Investments 3702 Perry Avenue Kensington, MD 20895
HP43	Parcel N464	Hyster Corporation 3760 Howard Avenue Kensington, MD 20895
HP43	Wood & Paul Subdivision Lot 1	Hyster Corporation 3760 Howard Avenue Kensington, MD 20895
HP43	Wood & Paul Subdivision Lot 4	Jane S. Davoli 2501 E. Meredith Street Vienna, VA 22180
HP43	Wood & Paul Subdivision Lot 2	Jane S. Davoli 2501 E. Meredith Street Vienna, VA 22180
HP43	R.B. Detrick's Subdivision Part of Lot 2, Block 2	St. Paul's Methodist Church 10401 Armory Avenue Kensington, MD 20895
HP43	R.B. Detrick's Subdivision Outlot F, Block 6	Town of Kensington 3710 Mitchell Street Kensington, MD 20895
HP43	R.B. Detrick's Subdivision Lot 7, Block 1	Safeway Stores, Inc. 6000 Columbia Park Road Landover, MD 20785

DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS, made this \_\_\_ day of \_\_\_\_\_, 199\_, by CAROLE CRANDON, (Grantor) the record owner of a certain parcel of property situate, lying and being in Montgomery County, Maryland, and known as Lot No. One (1) and the North 10 feet by the full depth of 163 feet of Lot Numbered Two (2), in Block numbered Two (2) in R.B. Detrick's subdivision of KENSINGTON, as per plat recorded in Plat Book B, Plat No. 30, in the land records of Montgomery County, Maryland, and being more particularly described in a metes and bounds description prepared by the engineering firm of Dewberry and Davis, designated "Exhibit A" which is attached hereto and incorporated herein, and which is hereafter referred to as the "Land."

W I T N E S S E T H:

WHEREAS, the Grantor is the applicant for a local map amendment in Montgomery County, Maryland, under the optional method of development, for the reclassification of the Land from the R-60 zone to the O-M zone in Zoning Application No. \_\_\_\_\_; and

WHEREAS, the Grantor desires to create a covenant which will restrict the use of said Land to the uses specified herein and to restrict the development standards of said Land to the Schematic Development Plan, submitted as a part of the said application for a local map amendment, prepared by Dewberry and Davis, dated \_\_\_\_\_; and

WHEREAS, the said covenant is to run with the Land for the benefit of the Montgomery County Planning Board of the Maryland-

National Capital Park and Planning Commission.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor, on behalf of herself and her heirs, personal representatives, successors or assigns, hereby declares, covenants and agrees that in the event the Grantor's application for a local map amendment for the reclassification of the said Land to the O-M zone is granted and so long as the Land remains in the O-M zoning classification, that the real property (and all its parts and subparts) described in Exhibit "A" which is attached hereto and incorporated herein shall be held, transferred, sold, conveyed and occupied subject to the conditions, covenants and restrictions hereinafter set forth:

1. The said Land will be restricted in its use to general offices as presently defined in Section 59-A-2.1 of the Montgomery County Code, to wit:

"Office, general. An office for the use of (a) professional persons such as doctors, lawyers, accountants, etc., or (b) general business offices such as insurance companies, trade associations, manufacturing companies, investment concerns, banks and trust companies, real estate companies, etc., but not including any kind of retail or wholesale store or warehouse, except as provided herein."

and other land uses listed in Section 59-C-4.1 of the Montgomery County Code, and signs in accordance with the provisions of Section 59-F-1.1 of the Montgomery County Code.

2. The said Land will be restricted to the development standards as set forth in the Schematic Development Plan prepared



personally appeared Carole Crandon, known to me to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing to be her act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official Seal the date above written.

---

Notary Public

My Commission Expires: