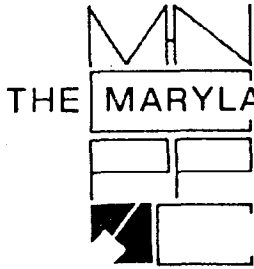


28/19 PLEASANT VIEW FARM

PROPOSED SUBDIVISIONS (NOT
REALIZED)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 23, 1994

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning and Preservation

SUBJECT: Preliminary Plan #1-91096, Robey Property

On June 22, 1994, the Historic Preservation Commission (HPC) met and reviewed several plans of subdivisions involving identified historic resources. This memo summarizes the Commission's concerns on a subdivision which affects Master Plan Site #28/19, Pleasant View Farm. The concerns are as follows:

Preliminary Plan #1-91096, the Robey Property, which involves Master Plan Site #28/19, Pleasant View Farm has been recommended by the HPC for approval with the following conditions:

1. The stormwater management pond, shown between Norwood Road and the new road, opposite of the historic site, should be relocated. The new location for the stormwater management pond should be in the vicinity of Lot #20. This may require the alteration or relocation of Lot #20.

2. Any change in plans to modify the lot configuration should locate new facilities and/or new structures no closer than those now indicated on the plan.

3. All of the conditions noted in the March 31, 1992 memo from historic preservation staff would still pertain to this subdivision (March 31, 1992 Staff Report included).

March 31, 1992

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

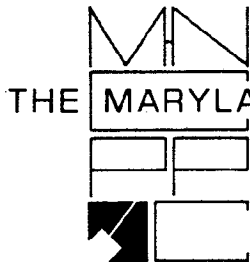
FROM: Gwen Marcus, Historic Preservation Coordinator
Mary Ann Rolland, Historic Preservation Planner
Urban Design Division

SUBJECT: Review of Preliminary Plan #1-91096, The Robey
Property

At the November 20, 1991 meeting of the Historic Preservation Commission, the Commission reviewed the subdivision proposal known as the Robey Property (M-NCPPC Preliminary Plan #1-91096) involving Master Plan Site #28/19, Pleasant View Farm, located at 410 Norwood Road, Olney.

The Commission recommended approval of the proposed subdivision with the following conditions:

1. The environmental setting for the historic site must be enlarged to include all designated outbuildings - including the small barn shown on the current plan as being just south of the setting. This change will require enlarging the environmental setting from 4.4 acres to approximately 5 acres.
2. The allee of mature trees and boxwoods must be preserved, with as few trees as possible removed in creating the new road. Also, the trees in the allee must be protected during the construction of the new road on the property.
3. Large trees near the historic house should be preserved as part of the environmental setting.
4. The record plat on this property must note that the final environmental setting for the historic house will not be reduced further in the future.
5. Areas on the property designated as open space should be left natural and unmanicured, without recreation trails.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 31, 1992

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Mary Ann Rolland, Historic Preservation Planner
Urban Design Division

SUBJECT: Review of Preliminary Plan #1-91096, The Robey
Property

At the November 20, 1991 meeting of the Historic Preservation Commission, the Commission reviewed the subdivision proposal known as the Robey Property (M-NCPPC Preliminary Plan #1-91096) involving Master Plan Site #28/19, Pleasant View Farm, located at 410 Norwood Road, Olney.

The Commission recommended approval of the proposed subdivision with the following conditions:

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2. The allee of mature trees and boxwoods must be preserved, with as few trees as possible removed in creating the new road. Also, the trees in the allee must be protected during the construction of the new road on the property.
3. Large trees near the historic house should be preserved as part of the environmental setting.
4. The record plat on this property must note that the final environmental setting for the historic house will not be reduced further in the future.
5. Areas on the property designated as open space should be left natural and unmanicured, without recreation trails.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Mary Ann Rolland

DATE: November 13, 1991

CASE NUMBER: #1-91096, Robey Property TYPE OF REVIEW: Subdivision
Review

SITE/DISTRICT NAME: Pleasant View Farm PROPERTY ADDRESS: 410 Norwood
Master Plan Site #28/19 Road, Olney

DISCUSSION:

This Preliminary Plan was reviewed by the HPC in February, 1991 as Pre-Preliminary Plan #7-91007, subdividing Master Plan Site #28/19 into 45 lots, of approximately two acres each. The current plan has been revised to take into consideration many of the recommendations of the HPC - creating a 4.4 acre setting for the historic resource, and creating 40 single family lots of approximately an acre each in a cluster development.

The "Cluster Open Space", as delineated on the plan, allows a buffer around the fringes of the development, and around the historic resource itself. It also allows for wetlands preservation and preservation of the view of the house from the original drive.

Three issues still remain:

1. Although the plan does not include a detailed tree survey, there are important trees which help create the setting for this Master Plan property. The new entrance drive bisects a fine alley of dogwood trees lining the original approach to the house. It is important to remove as few of these as possible in creating the new drive. The preservation of the original but abandoned section of this original drive is a significant part of the setting and should be maintained with a tree preservation plan and possible pedestrian walkway to Norwood Road.

Other large trees not included on this plan should also be noted as part of the setting for Pleasant View. They include the large maple trees north of the driveway, two large spruce trees on either side of the driveway, the mature boxwoods in the front yard, and a large black walnut tree south of the historic dwelling in the rear yard.

2. The second issue relates to the outbuildings included in the environmental setting. A small garage/outbuilding close to the house has been omitted on the plan, as has a small shed next to the driveway, near the house. Three outbuildings, a large barn, corncrib, and small barn are shown in the cluster open space. The large barn and corncrib were excluded from the historic designation at the time of placement on the Master Plan, but the small barn should be included in the setting by enlarging the proposed historic dwelling lot slightly. Any changes to these outbuildings may be reviewed at a later time with an Historic Area Work Permit.

3. Finally, the environmental setting at the time of designation included the entire property, (shown in 1986 as 99.65 acres, but shown on the subdivision plan as 100.06 acres) with the understanding that this setting would be reduced at the time of subdivision. The setting determined for Pleasant View Farm during this subdivision process should be the site's ultimate setting and should ^{NOT} be further reduced at any time in the future.

STAFF RECOMMENDATION:

Staff recommends approval of the subdivision with an environmental setting for the historic site that includes the allee of trees, the lot surrounding the historic house (with all designated outbuildings included on this lot), and the mature trees and boxwoods surrounding the house. All efforts must be made to preserve as many trees in the allee as possible, especially during construction of the new road on the property. In addition, the record plats on this property must note that the final setting for the historic house will not be reduced in the future.

NORTHWEST

NORWOOD

375

N.S.S.
10/16

Staff recommended
environmental setting →

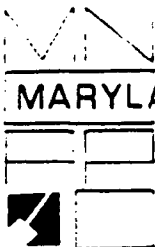
400

* 28/19 PLEASANT VIEW FARM

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The Maryland-National Capital

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

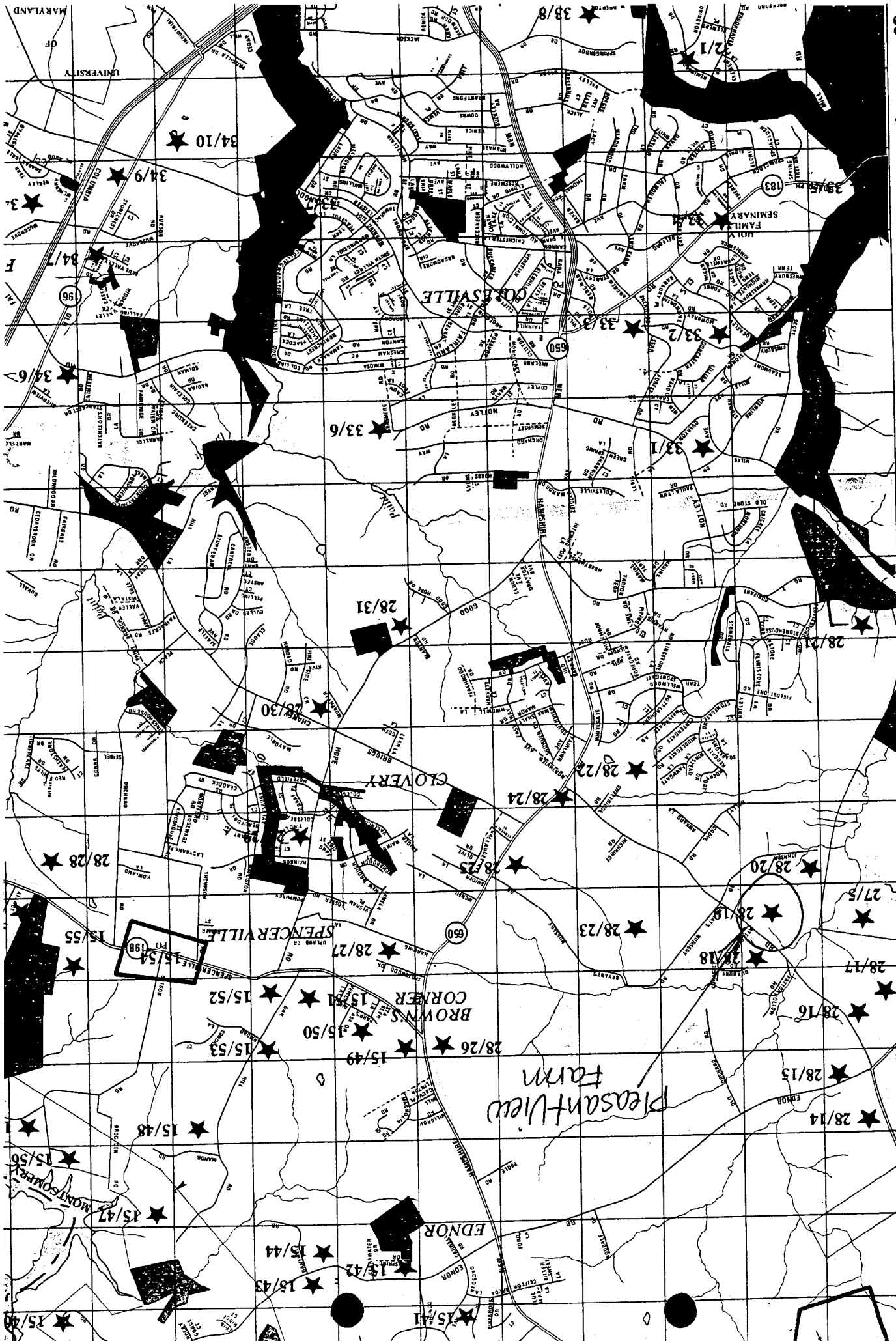


FROM: Subdivision Office - M-NCPPC

NAME: Robey Property
FILE NO.: 1-91096

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Oct. 28, 1991 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

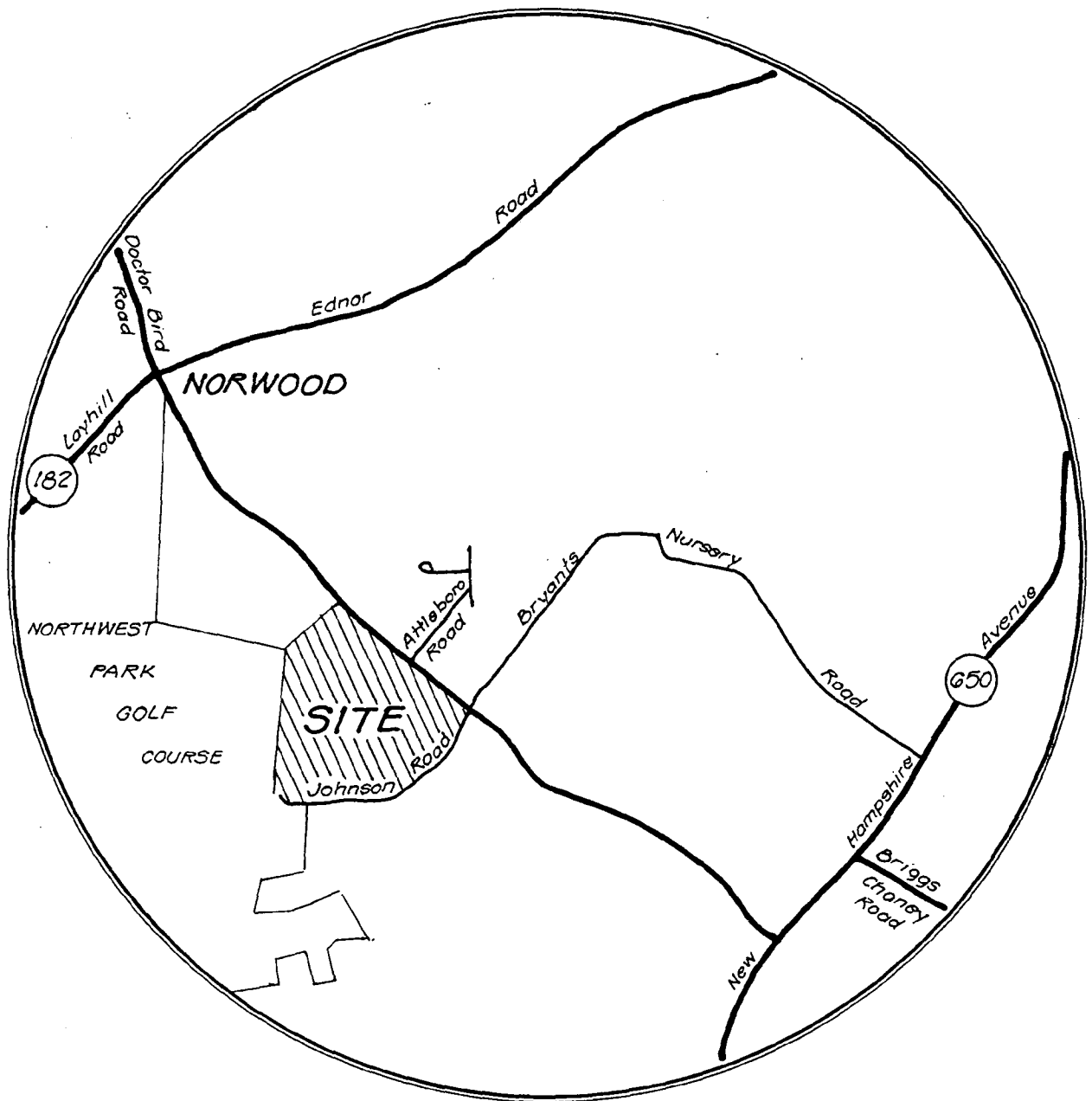


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MARYLAND
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COLLEGEVILLE
GLOVERSVILLE
SPENCERVILLE
BROWN'S CORNER
Pleasant View Farm
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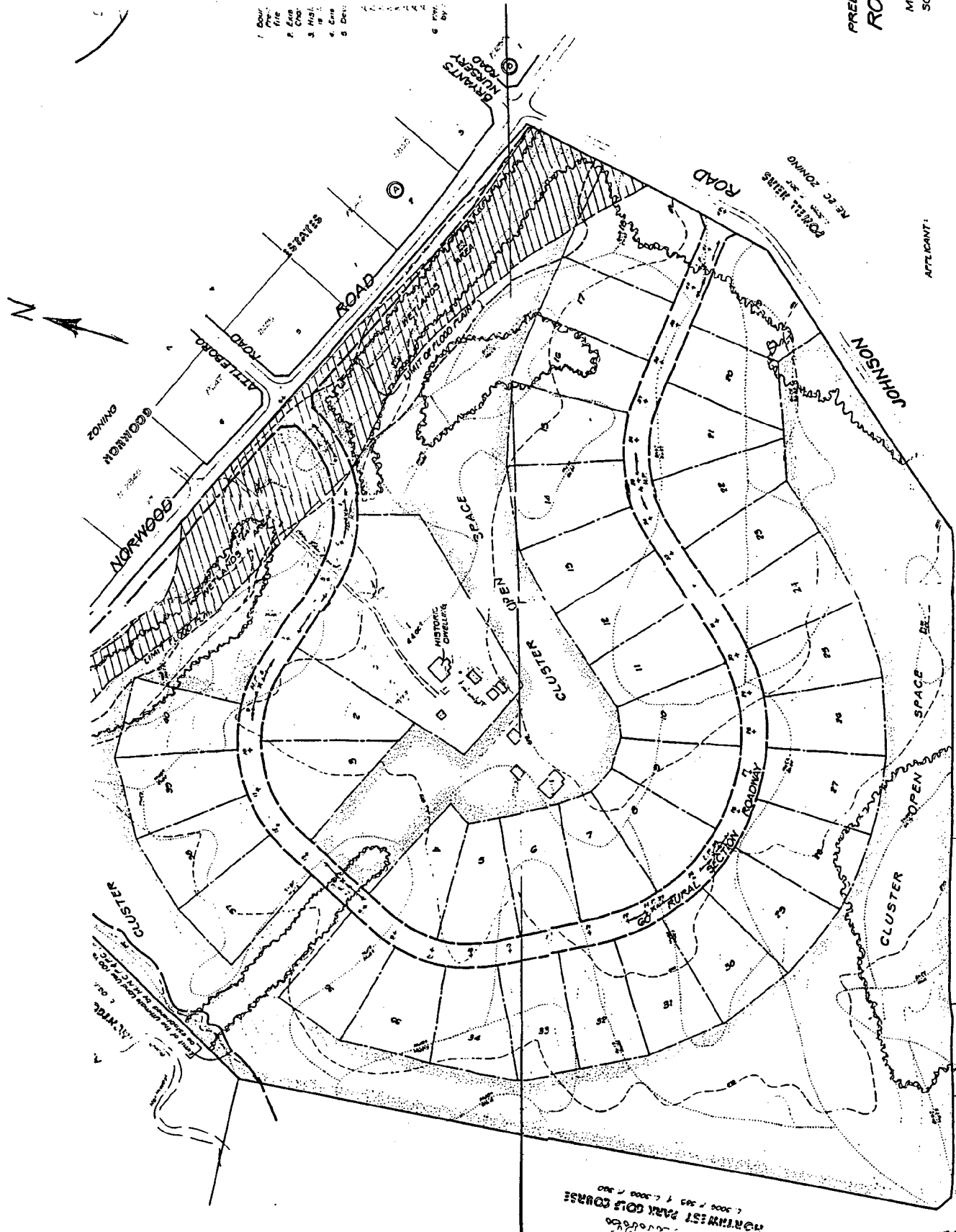
VICINITY MAP
SCALE 1" = 2000'

**#1-91096 ROBEY PROPERTY
NOTES**

1. Boundary, topography and soils, as shown are from a Pre-Preliminary Plan by Benning Associates, MNCP&PC file No. 7-91007.

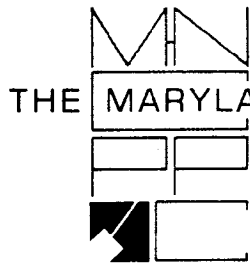
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 2. Pre-
 3. Final
 4. Date
 5. Date
 6. Date
 7. Date
 8. Date
 9. Date

PREL
 RO.
 M/L
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#28/19 Pleasant View Farm
 410 Norwood Road

Robey Property
 #1-91096



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 7, 1991

William G. Robey, Jr., et al
4113 Montpelier Road
Rockville, MD 20853-1960

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, November 20, 1991, in order to evaluate the proposed subdivision of the Robey Property, #1-91096, located at 410 Norwood Road, Silver Spring, which is identified on the Master Plan for Historic Preservation as Resource #28/19, Pleasant View Farm. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the subdivision proposal as it impacts the historic resource, and make recommendations to the Planning Board regarding its environmental setting.

As the property owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Gwen L. Marcus
Historic Preservation
Coordinator

enc.
evalnot.ws4
cc. Lanier/Witmer Associates

M E M O R A N D U M

TO: Joseph Davis, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

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

DATE: March 12, 1991

SUBJECT: Review of Prepreliminary Plan #7-91007

At the February 27, 1991, meeting of the Historic Preservation Commission, the four Commissioners present reviewed the subdivision proposal known as the Robey Property (M-NCPPC Prepreliminary Plan #7-91007), located on Master Plan Site #28/19, Pleasant View Farm.

The Commissioners raised several concerns over the proposed subdivision. In recognition of the amendment to the Master Plan for Historic Preservation for this property (attached), the Commissioners expressed their concern with the proposal's lack of preservation of the viewsheds of the existing farmhouse from the road, of the tree-lined allee, and of trees around the farmhouse. Having reviewed other subdivision plans for this property in the past, the Commissioners suggested that the developer review prior comments made by the HPC and take these, along with the concerns raised above, into account prior to submitting a preliminary plan for the property.

If you have any questions about the above, please feel free to contact me at 217-3625.

cc: Gwen Marcus, Historic Preservation Planner

Attachment

MEMORANDUM

TO: Joseph Davis, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

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

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If you have any questions about the above, please feel free to contact me at 217-3625.

cc: Gwen Marcus, Historic Preservation Planner

Attachment

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 20, 1991

CASE NUMBER: 7-91007

TYPE OF REVIEW: Subdivision -
Prepreliminary Plan

SITE/DISTRICT NAME: Pleasant View Farm PROPERTY ADDRESS: 410 Norwood Road,
Norwood

DISCUSSION:

A Prepreliminary Plan has been filed to subdivide Master Plan Site #28/19, Pleasant View Farm, into 45 lots, approximately 2 acres each. The existing house and several outbuildings are proposed to be preserved on Lot 37. The existing tree-lined drive will be abandoned; a new entrance will be created to the south of the drive and will cross the drive to provide access to rear lots. A house is also proposed to be constructed on part of the driveway on the proposed Lot 1.

According to the Master Plan amendment for Pleasant View Farm, (attached), the entire 99.65 acre parcel (excluding the barn and corn crib) was designated as the environmental setting. The amendment also stipulates that this setting could be reduced in the event of subdivision, but that the setting should consider the orientation and view of the site within a new development and should include the tree-lined drive, mature hardwoods and boxwoods in the front yard, and viable outbuildings to the rear of the yard.

STAFF RECOMMENDATION:

Based on the stipulations of the Master Plan amendment, staff has several major concerns with the proposed subdivision. Overall, the proposed treatment of the existing house does not take into consideration these guidelines. In particular, no provisions are made for preservation and protection of the tree-lined driveway or the mature vegetation in the front yard. It also appears that all original outbuildings except for two will be demolished. Finally, the proposed placement of the house on Lot 1 shows no regard for the tree-lined drive or the view of the existing house from Norwood Road.

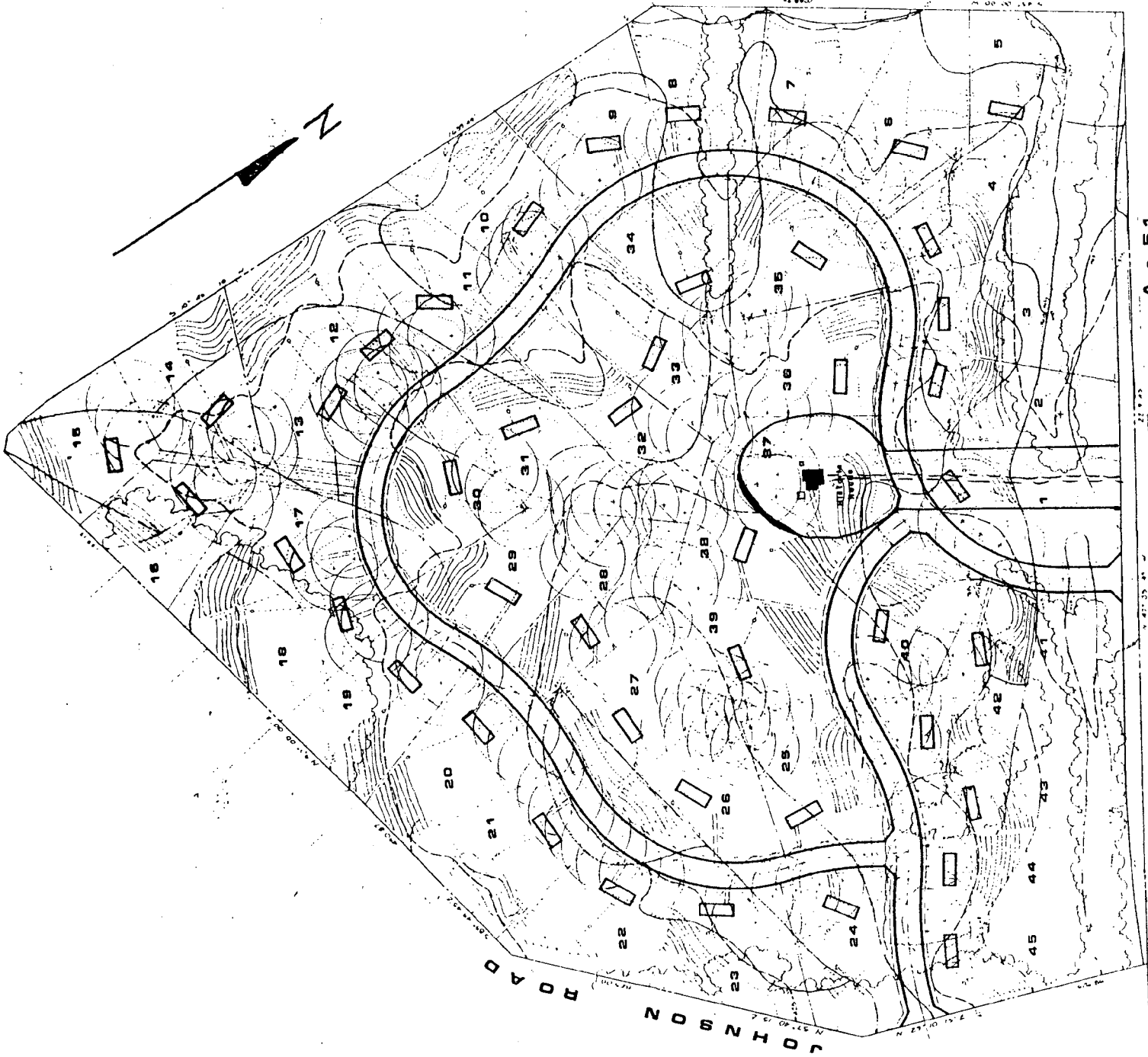
The Commission may recall review of a similar subdivision just to the north of this property, Llewellyn Fields, which also involved protection of a tree-lined driveway and view of the existing house. The proposed subdivision, however, was sensitive to the driveway and was able to incorporate access to the site while maintaining the driveway and allowing for its long-term preservation and maintenance through conservation easements. The environmental setting of the house also allowed for preservation of existing trees and shrubs. Thus, it is possible to accomplish subdivision objectives while ensuring preservation of existing resources.

Staff recommends that the Commission consider reducing the environmental setting to one similar to that of Llewellyn Fields - 100 feet on either side of the tree lined driveway and approximately 4 to 5 acres around the existing house (see attached map). This would serve to preserve the allee and the views of the existing house. As this is only a prepreliminary plan, staff also strongly recommends that the property owner/engineer reconsider the proposed subdivision design to respond to the concerns raised above and to conform to the stipulations made by the Master Plan and in light of a new environmental setting.

ATTACHMENTS:

1. Packet provided by M-NCPPC staff.
2. Proposed Environmental Setting
3. Llewellyn Fields Environmental Setting

2529E

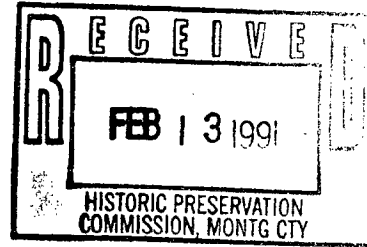


ROBEY PROPER

#7-91007

Pleasant View Farm -
 Recommended Environmental Setting
 (Not to Scale)

MN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907



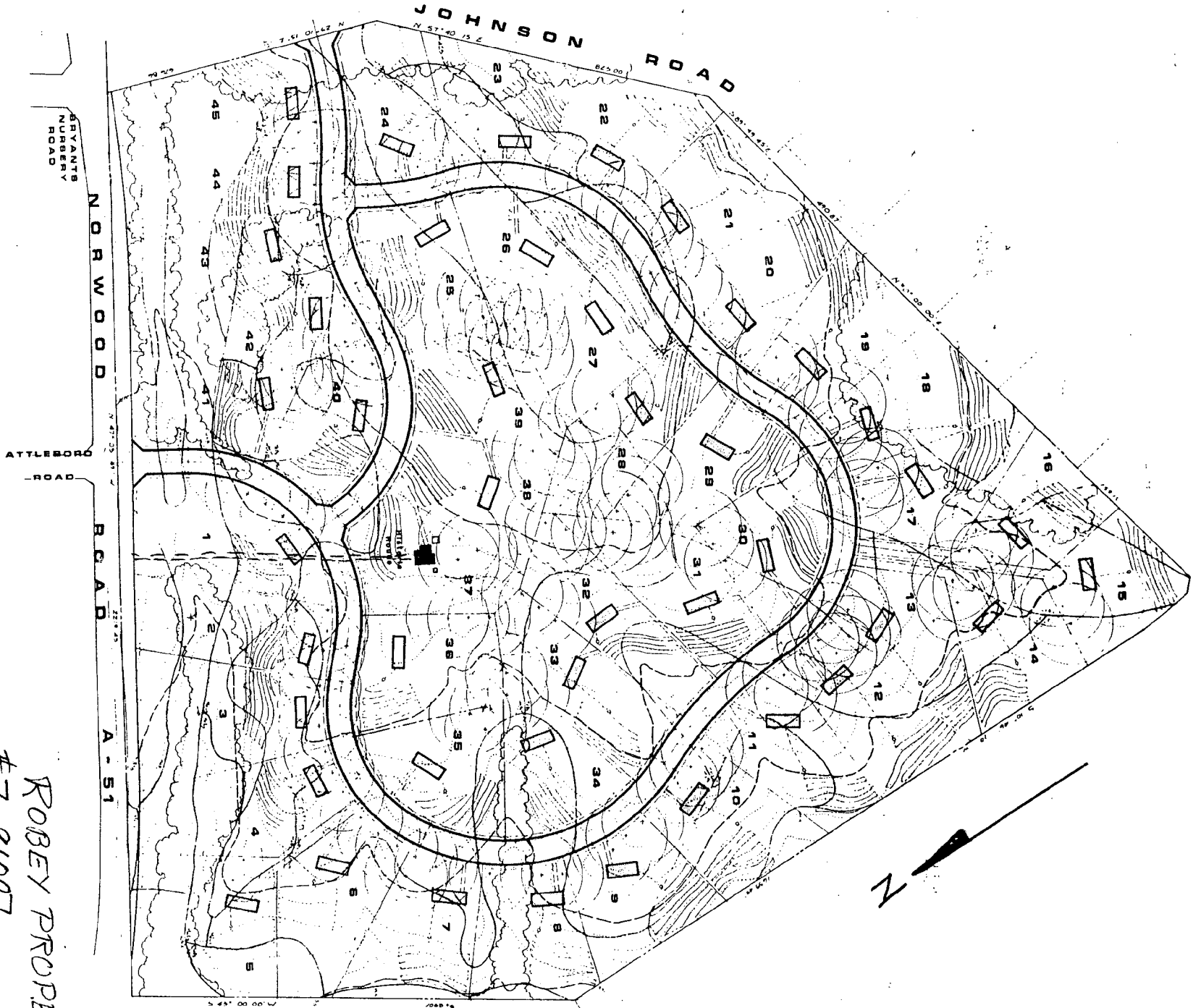
FROM: Subdivision Office - M-NCPPC

NAME: Rohay Property
FILE NO.: 7-91007

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of FEB. 4, 1991 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

ROBEY PROPERTY
#7-91007



Montgomery Land Co. Inc.
644 / 270
174.85 Ac.
P 225

E.C. & G. Patton et al

5081 / 243
51.47 Ac. tot
44.50 Ac.

6.97 Ac.

PARCEL "A"

DUXBURY DRIVE

P 216

R.F. & H.L. Nigg
2878 / 463
9.91 Ac.
P 222

Branch

NORWOOD ROAD

NORWOOD

ESTATE

NORWOOD

ATTLEBORO ROAD

*** 28/19 PLEASANT VIEW FARM**

Wm. G. Robey et al

4686 / 46

99.65 Ac.

P 620

M.N.C.P. & P.C.
3006 / 360
15.42 Ac.
P 662

JOHNSON

S.E. Powell Heirs et al
3295 / 352
28.01 Ac.
P 855

M.N.C.P. & P.C.
3006 / 585
10.19 Ac.
P 905

M. F. & Z.M.
Wagner
10.00 Ac.

NORWOOD

MANDOR

P 907

N 962

P 9

P 987

JS 341

J 3

Waste Plan Amendment

occur outside the natural tree line which will eventually delineate the rear boundary of the environmental setting.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
28/19	Pleasant View Farm	410 Norwood Road	99.65

- Built in several sections, the earliest believed to date from the 18th century, the main section of this two-story frame farmhouse built ca. 1879 features arched windows in the center bay and front gable, a central doorway with transom and side lights, and a one-story open porch.
- Significant example of the Gothic Revival Cottage style and representative of the rural, vernacular architecture prevalent in Montgomery County in the late 19th century.
- The environmental setting is the entire 99.65-acre parcel, excluding the corncrib and barn, to be reduced in the event of subdivision under the RE-2C zoning on the property. The reduced setting should consider the orientation and view of the site within any new development and include the tree-lined drive, mature hardwoods and boxwoods in the front yard, and viable out-buildings to the rear of the house.

FRI, JUN 27, 1986, 16 PM

ATLAS #: 28/019-000 HIST. NAME: PLEASANT VIEW FARM
ADDRESS: 410 NORWOOD ROAD LOCATION: NORWOOD
OWNER: WILLIAM G. ROBEY, ET AL PHONE: 301-384-9404
A: 410 NORWOOD ROAD CITY: SILVER SPRING ST: MD Z: 20904
TAX ACCT. #: 00276391 TAX MAP #: JS342 MAP COORD.: 221W01
LOT/BL/PARCEL: P620 ACREAGE: 99.650
AREA MASTER PLAN: EASTERN MONTGOMERY COUNTY 1981 CIVIC ASSOC.: 154 0 0
EX. ZONING: RE2C EX. USE: RESIDENTIAL/AGRICULTURAL

***** DESCRIPTION/SIGNIFICANCE *****

ORDINANCE CRITERIA 1A: X 1B: 1C: 1D: 2A: X 2B: 2C: 2D: 2E:
YEAR: C 1879 COND.: GOOD STYLE: GOthic REVIVAL COTTAGE
ENVIR. SETTING & APPURT.: 99 ACRES TO INCLUDE ALL OUTBUILDINGS

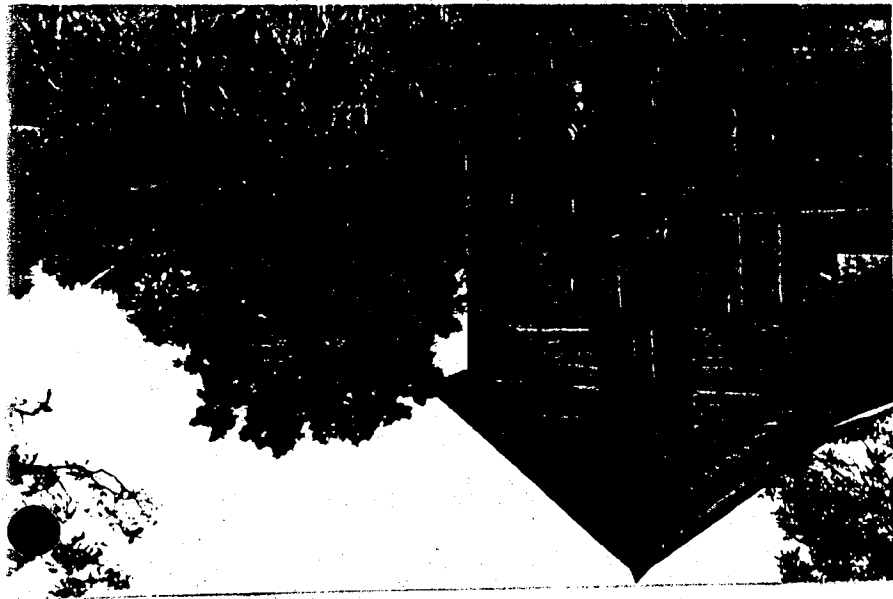
***** STATUS *****

SITE: X DISTRICT: RESOURCE: LATLAS: X MPLAN: REMOVE LA:
HISTORIC PRES. COMM. EVAL DATE: 12/01/83 HPC TRANS DATE: 12/15/83 HPC REC: PO
PLAN. BD. PUBLIC HEARING DATE: 04/21/86 PB ACTION DATE: 07/01/86
COUNTY COUNCIL PH DATE: CC ACTION DATE:
CC RESOLUTION NO.: PB RES. NO.: PB RES. DATE:
FULL COMM. RES. NO.: FC RES. DATE: ENTRY DATE: 06/24/86

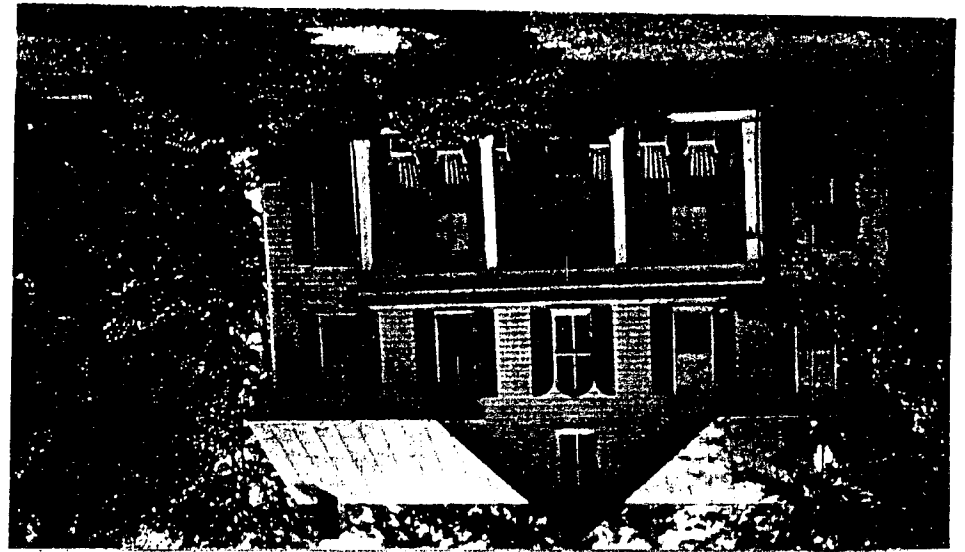
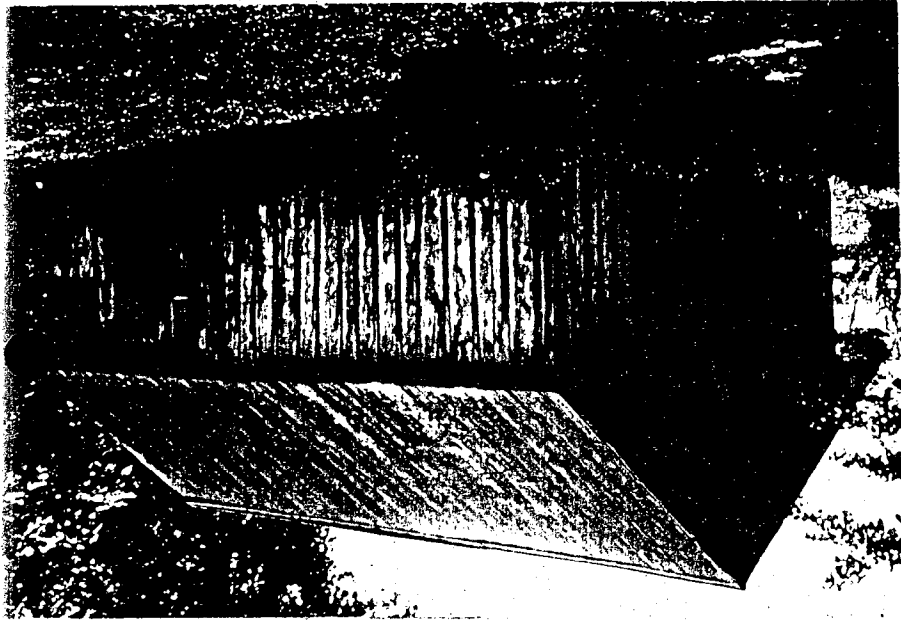
CRITERIA

- (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

- (2) *Architectural and design significance.* The historic resource:
 - a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)



FARM
PLEASANT VIEW
28/19



HPC Recommendation - December 15, 1983

The Commission recommends site # 28/19, Pleasant View Farm with an environmental setting of 99 acres including all outbuildings, for placement on the Master Plan based on criteria # 1A and # 2A. The decrepit condition of some of the outbuildings is to be noted. Pleasant View is a significant example of late 19th Century vernacular architecture in Montgomery County. The earliest part may date from the 18th Century, but the house was "turned around" in the 1870's with the addition of the front block. The clean lines and balance of the facade and the unusual, repeated round arch windows of the center bay make it a dignified example of the Gothic Revival Cottage style. Included on the property are four significant outbuildings: the 100-year old barn, the corn crib, the log smokehouse (now covered with board and batten), and the shed with battened door, rosehead nails, and old hinges.

HPC Minutes - Approved December 15, 1983

#28/19 Pleasant View Farm

The farm is a significant example of late 19th century vernacular architecture in Montgomery County. Although the earliest part may date from the 18th century, the house was 'turned around' in the 1870s with the addition of the front block. The clean lines and balance of the facade and the unusual, repeated round arch windows of the center bay make it a dignified example of the Gothic Revival Cottage style. The property also contains four significant 100-year-old outbuildings.

MOTION:

Mr. Patterson moved that Pleasant View Farm be recommended for placement on the Master Plan with an environmental setting of 99 acres and all outbuildings based on criteria #1A and 2A. The decrepit condition of some of the outbuildings is to be noted. The motion was seconded by Mr. Edson and passed unanimously.

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Amos Holland Farm

and/or common Pleasant View Farm

2. Location

street & number 410 Norwood Rd. not for publicationcity, town Silver Spring vicinity of congressional district 5thstate Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name William G. Robey, Sr.

street & number 410 Norwood Rd. telephone no.:

city, town Silver Spring state and zip code Maryland, 20904

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 4686

street & number folio 46

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title MNCPPC Historic Sites Inventory

date 1976 federal state county local

depository for survey records Park Historian's Office

city, town Rockville state Maryland

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The house is built in several sections and the earliest part, although obscured now, may date from the 18th Cen. This first section is an ell that extends to the SW rear. It is a low, two-story wing that has brick-nogged walls.

At some point ca. 1870 the house was "turned around" to form the present farmhouse that faces north. This main part is of 5 bays and has a one-story, open Victorian porch across the 3 center bays. The doorway, with its transom and sidelights, is in the center. Above this a peaked gable breaks the roofline, and there are 2/2, round-headed windows in this gable and in the second-story level, also. The rest of the sash here are normal, 2/2 windows. There is a newer, external chimney on the east end while an internal stack sits in the west wall. (A brick fireplace sits near midpoint in the SW ell.)

There are several, later porches and shed-roof sections to the rear, but the old house is basically the L-shaped part that includes a boxed staircase in the SW corner of the old wing. The entire house is covered with German siding.

The old barn supposedly burned about 100 years ago and at that time the present barn was rebuilt using the old foundation. There are several very interesting out-buildings on the farm, including a shed with a battened door and rosehead nails and old hinges. The log smoke-house (now covered with board-and-batten) is plastered on the south end, and hand-split lath can be seen where the plaster has crumbled.

SEE INSTRUCTIONS

Period	Areas of Significance—Check and Justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

The Pleasant View Farmhouse is significant as an example of vernacular architecture typical of that constructed in Montgomery County from the mid-nineteenth through the early twentieth centuries. The original section of the house (the section to the southwest rear) is quite old and may date from the 18th century. According to the land records and the 1850 census, this was the farm of Isaac Holland, a stonemason. The old house was built of hand hewn logs, later added to two or three times with frame additions.¹ In 1859, Isaac died and left the farm to his son, Amos Holland, who appears on the 1865 county map as the owner of the property.² Amos ran a farm of approximately 115 acres of a tract of land referred to as "Snowden's Manor Enlarged." Amos added the large, victorian style frame section that is the main block of the present day dwelling. This addition was probably made sometime before 1870 at which point the house was reoriented to the north. Later, porches and rear shed additions were added as well.

In 1902, Amos died. In his will he left the farm to Walter Holland, the son of his brother, James Holland.³ In 1937, Walter conveyed the property to E. Lodge Hill and his wife, Ada.⁴ The Hills sold it in 1945 to William and Doris Robey and the property has been in the Robey family ever since.⁵ The house is presently the property of Kenneth Robey and William Robey, Jr. and his wife, Elaine.⁶

¹Conversation with Mr. Robey, present owner, 10/82.
²Will JWS 1/27, Mont. Co. Register of Wills.
³Will GCD 12/45"
⁴Deed 681/99, Mont. Co. Land Records.
⁵Deed 985/176,"
⁶Deed 4686/46,"

10. Geographical Data

Acreeage of nominated property 99.65 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Historic Preservation Commission date 10/82

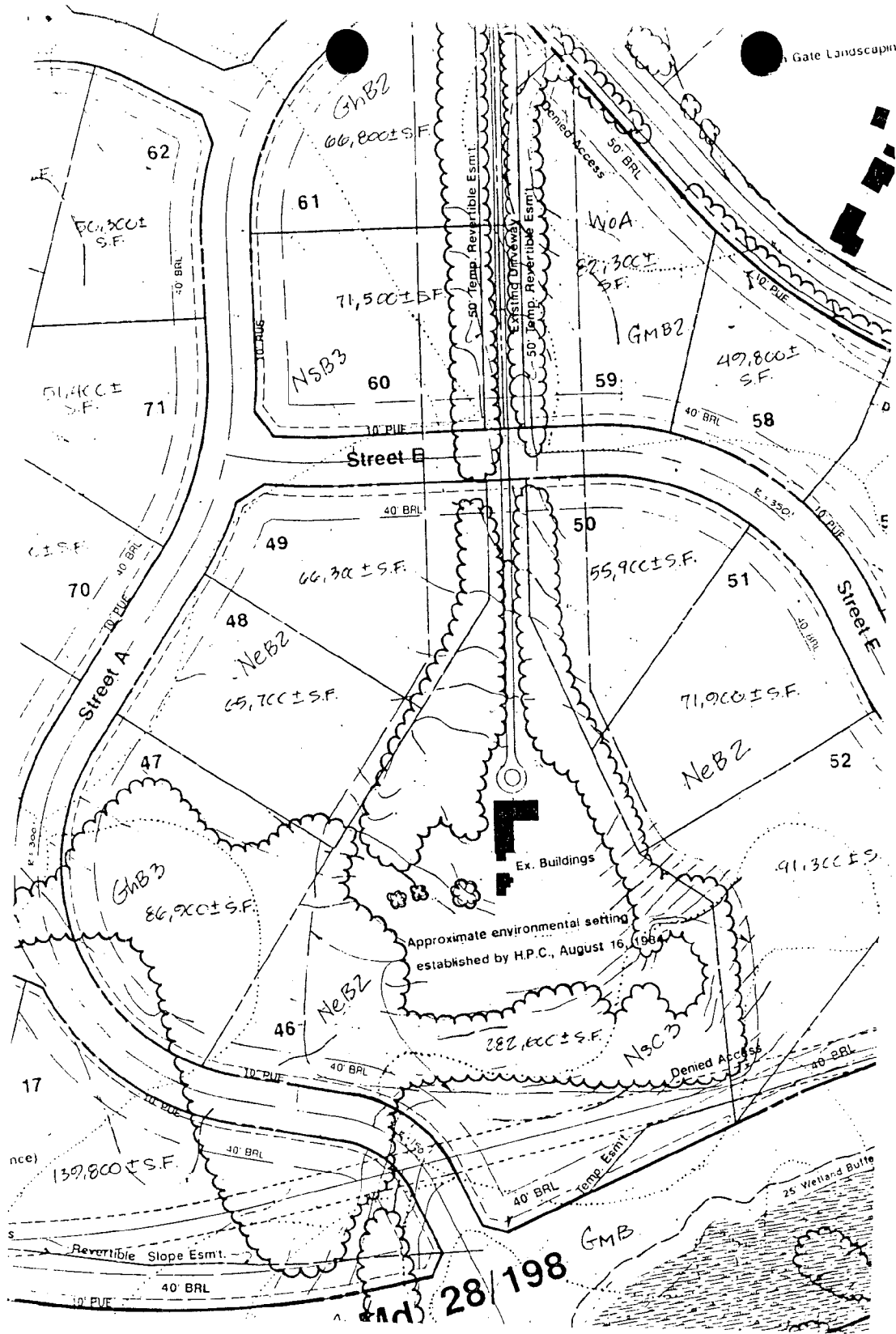
street & number _____ telephone _____

city or town Rockville state Maryland

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The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438



R&A
 LAND USE EVALUATION • PLANNING
 CIVIL ENGINEERING • SURVEYING
RODGERS & ASSOCIATES, INC.
 15900 CHERRY WALKWAY
 ROCKVILLE, MD 20850
 (301) 940 4700 HICKVILLE
 (301) 293 6609 FINE DICKER
 (301) 940 6256 FAX

Preliminary Plan 1-90186

LLEWELLYN FIELDS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 20, 1991

CASE NUMBER: 7-91007

TYPE OF REVIEW: Subdivision -
Prepreliminary Plan

SITE/DISTRICT NAME: Pleasant View Farm PROPERTY ADDRESS: 410 Norwood Road,
Norwood

DISCUSSION:

A Prepreliminary Plan has been filed to subdivide Master Plan Site #28/19, Pleasant View Farm, into 45 lots, approximately 2 acres each. The existing house and several outbuildings are proposed to be preserved on Lot 37. The existing tree-lined drive will be abandoned; a new entrance will be created to the south of the drive and will cross the drive to provide access to rear lots. A house is also proposed to be constructed on part of the driveway on the proposed Lot 1.

According to the Master Plan amendment for Pleasant View Farm, (attached), the entire 99.65 acre parcel (excluding the barn and corn crib) was designated as the environmental setting. The amendment also stipulates that this setting could be reduced in the event of subdivision, but that the setting should consider the orientation and view of the site within a new development and should include the tree-lined drive, mature hardwoods and boxwoods in the front yard, and viable outbuildings to the rear of the yard.

STAFF RECOMMENDATION:

Based on the stipulations of the Master Plan amendment, staff has several major concerns with the proposed subdivision. Overall, the proposed treatment of the existing house does not take into consideration these guidelines. In particular, no provisions are made for preservation and protection of the tree-lined driveway or the mature vegetation in the front yard. It also appears that all original outbuildings except for two will be demolished. Finally, the proposed placement of the house on Lot 1 shows no regard for the tree-lined drive or the view of the existing house from Norwood Road.

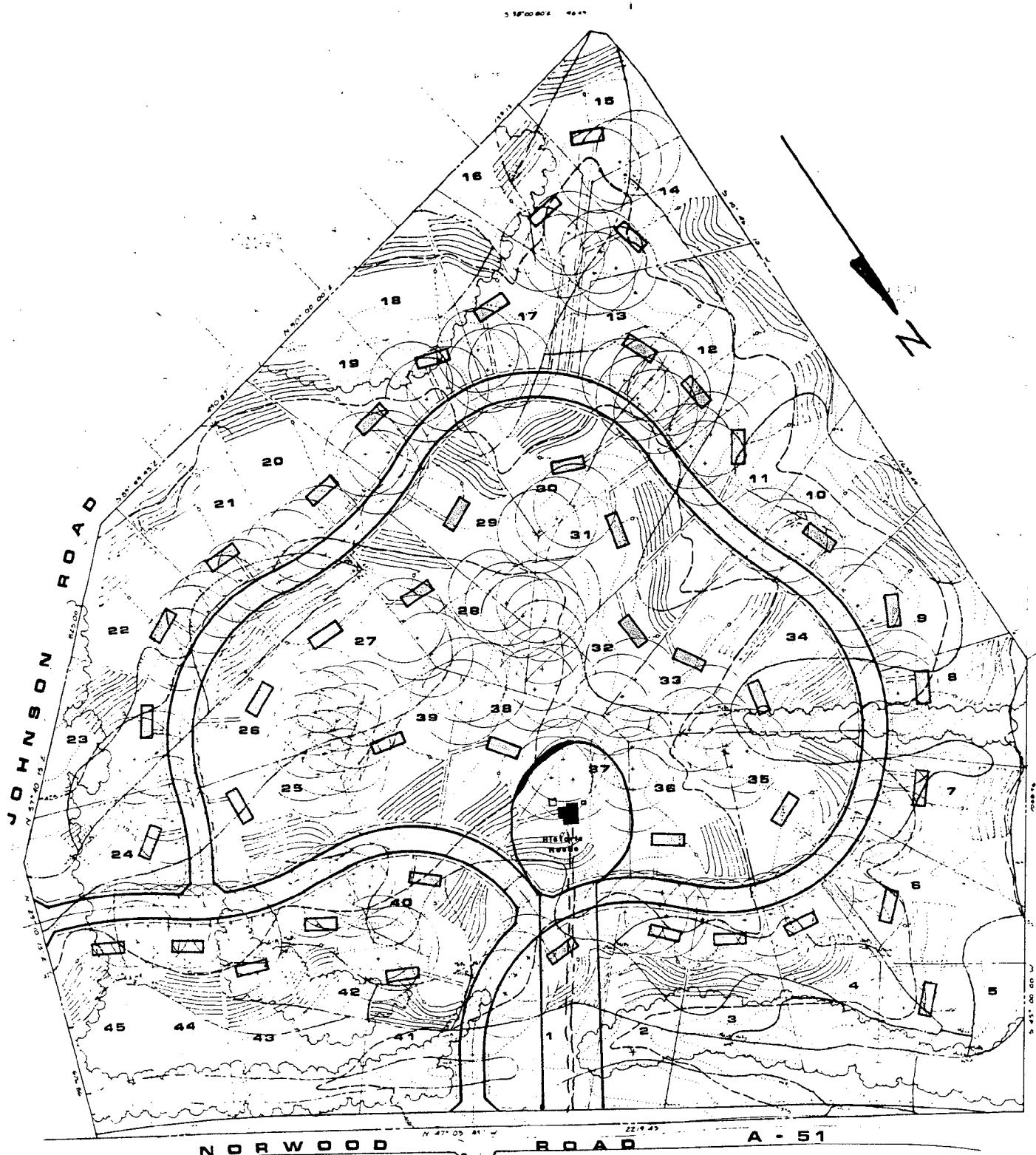
The Commission may recall review of a similar subdivision just to the north of this property, Llewellyn Fields, which also involved protection of a tree-lined driveway and view of the existing house. The proposed subdivision, however, was sensitive to the driveway and was able to incorporate access to the site while maintaining the driveway and allowing for its long-term preservation and maintenance through conservation easements. The environmental setting of the house also allowed for preservation of existing trees and shrubs. Thus, it is possible to accomplish subdivision objectives while ensuring preservation of existing resources.

Staff recommends that the Commission consider reducing the environmental setting to one similar to that of Llewellyn Fields - 100 feet on either side of the tree lined driveway and approximately 4 to 5 acres around the existing house (see attached map). This would serve to preserve the allee and the views of the existing house. As this is only a prepreliminary plan, staff also strongly recommends that the property owner/engineer reconsider the proposed subdivision design to respond to the concerns raised above and to conform to the stipulations made by the Master Plan and in light of a new environmental setting.

ATTACHMENTS:

1. Packet provided by M-NCPPC staff.
2. Proposed Environmental Setting
3. Llewellyn Fields Environmental Setting

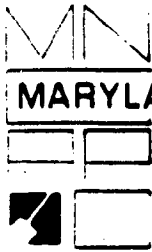
2529E



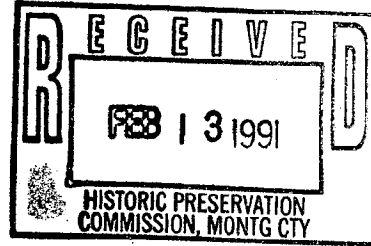
ROBEY PROPERTY

#7-91007

Pleasant View Farm -
 Recommended Environmental Setting
 (Not to Scale)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907



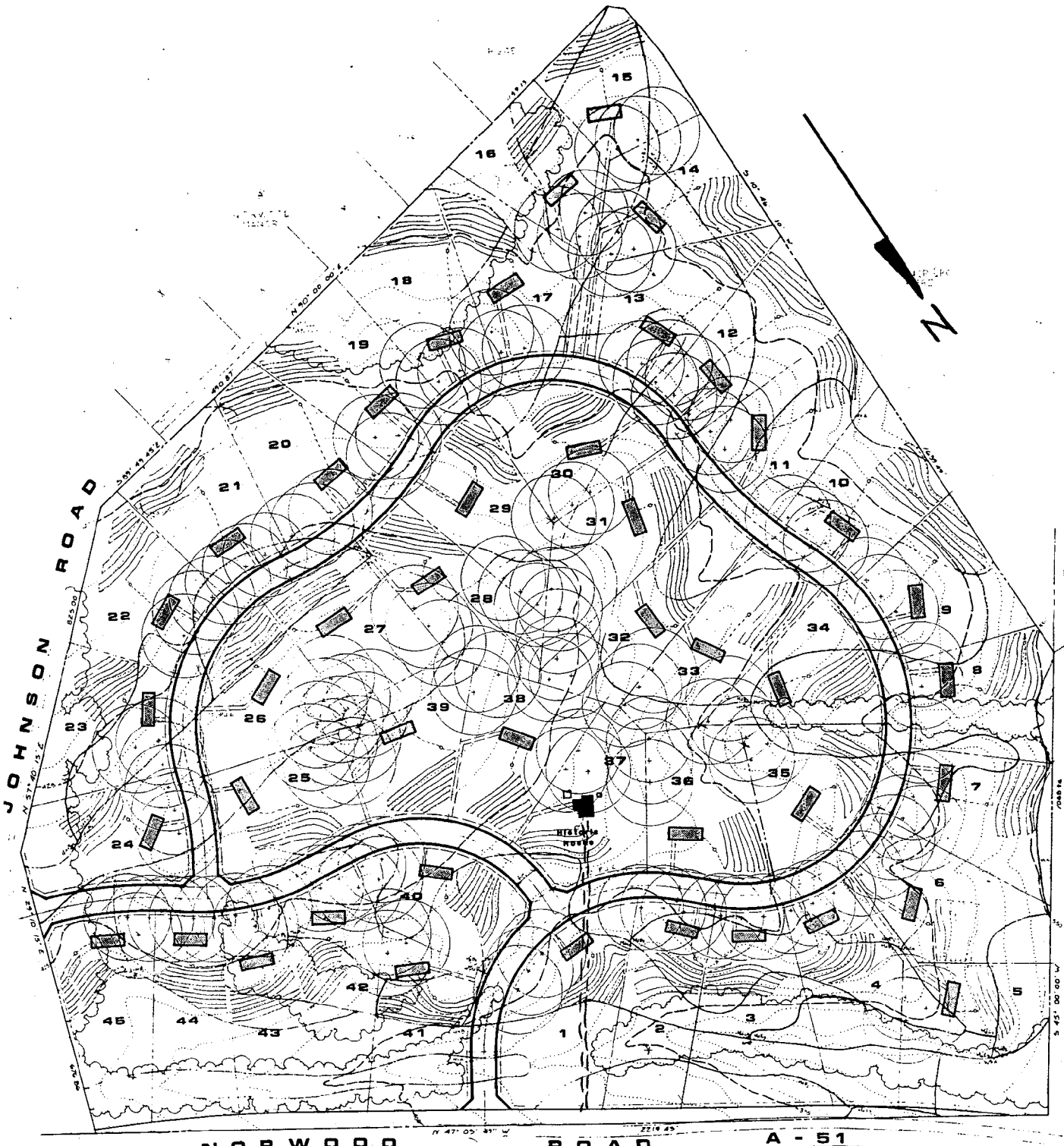
FROM: Subdivision Office - M-NCPCC

NAME: Rohay Property
FILE NO.: 7-91007

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of FEB. 4, 1991 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

3 38'00"00" 42 45



JOHNSON ROAD

NORWOOD ROAD A-51

BRYANTS NURSERY ROAD

ATTLEBORO ROAD

ROBEY PROPERTY
#7-91007

Montgomery Land Co. Inc.
 644 / 270
 174.85 Ac.
 P 225

E.C. & G. Patton et al

5081 / 243

51.47 Ac. total

44.50 Ac.

6.97 Ac.

PARCEL "A"

P 216

R.F. & H.L. Nine

2878 / 463

9.91 Ac.

P 222

Branch

NORWOOD

ESTATE

***28/19 PLEASANT VIEW FARM**

Wm. G. Robey et al

4686 / 46

99.65 Ac.

P 620

M.N.C.P. & P.C.

3006 / 360

15.42 Ac.

P 662

M.N.C.P. & P.C.

3006 / 585

10.19 Ac.

P 905

M. F. & ZM

Wagner

10.00 Ac.

NORWOOD

MANOR

JOHNSON

S.E. Powell Heirs et al

3295 / 352

28.01 Ac.

P 855

P 907

N 962

P 91

P 987

Master Plan Amendment

occur outside the natural tree line which will eventually delineate the rear boundary of the environmental setting.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
28/19	Pleasant View Farm	410 Norwood Road	99.65

- Built in several sections, the earliest believed to date from the 18th century, the main section of this two-story frame farmhouse built ca. 1879 features arched windows in the center bay and front gable, a central doorway with transom and side lights, and a one-story open porch.
- Significant example of the Gothic Revival Cottage style and representative of the rural, vernacular architecture prevalent in Montgomery County in the late 19th century.
- The environmental setting is the entire 99.65-acre parcel, excluding the corncrib and barn, to be reduced in the event of subdivision under the RE-2C zoning on the property. The reduced setting should consider the orientation and view of the site within any new development and include the tree-lined drive, mature hardwoods and boxwoods in the front yard, and viable out-buildings to the rear of the house.

FRI, JUN 27, 1986, 3:16 PM

ATLAS #: 28/019-000 HIST. NAME: PLEASANT VIEW FARM
ADDRESS: 410 NORWOOD ROAD LOCATION: NORWOOD
OWNER: WILLIAM G. ROBEY, ET AL PHONE: 301-384-9404
A: 410 NORWOOD ROAD CITY: SILVER SPRING ST: MD Z: 20904
TAX ACCT. #: 00276391 TAX MAP #: JS342 MAP COORD.: 221W01
LOT/BL/PARCEL: P620 ACREAGE: 99.650
AREA MASTER PLAN: EASTERN MONTGOMERY COUNTY 1981 CIVIC ASSOC.: 154 0 0
EX. ZONING: RE2C EX. USE: RESIDENTIAL/AGRICULTURAL

***** DESCRIPTION/SIGNIFICANCE *****

ORDINANCE CRITERIA 1A: X 1B: 1C: 1D: 2A: X 2B: 2C: 2D: 2E:
YEAR: C 1879 COND.: GOOD STYLE: GOthic REVIVAL COTTAGE
ENVIR. SETTING & APPURT.: 99 ACRES TO INCLUDE ALL OUTBUILDINGS

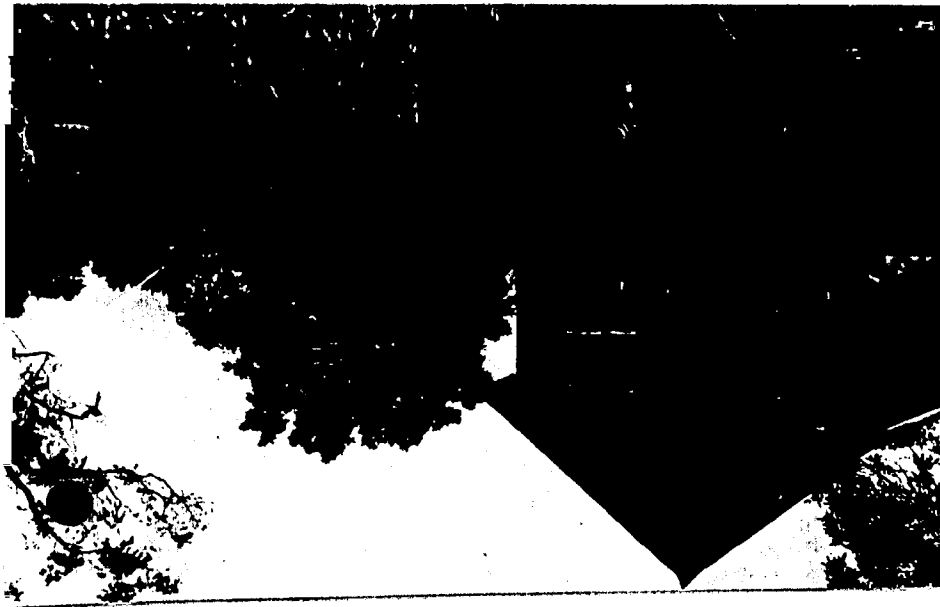
***** STATUS *****

SITE: X DISTRICT: RESOURCE: LATLAS: X MPLAN: REMOVE LA:
HISTORIC PRES. COMM. EVAL DATE: 12/01/83 HPC TRANS DATE: 12/15/83 HPC REC: PO
PLAN. BD. PUBLIC HEARING DATE: 04/21/86 PB ACTION DATE: 07/01/86
COUNTY COUNCIL PH DATE: CC ACTION DATE:
CC RESOLUTION NO.: PB RES. NO.: PB RES. DATE:
FULL COMM. RES. NO.: FC RES. DATE: ENTRY DATE: 06/24/86

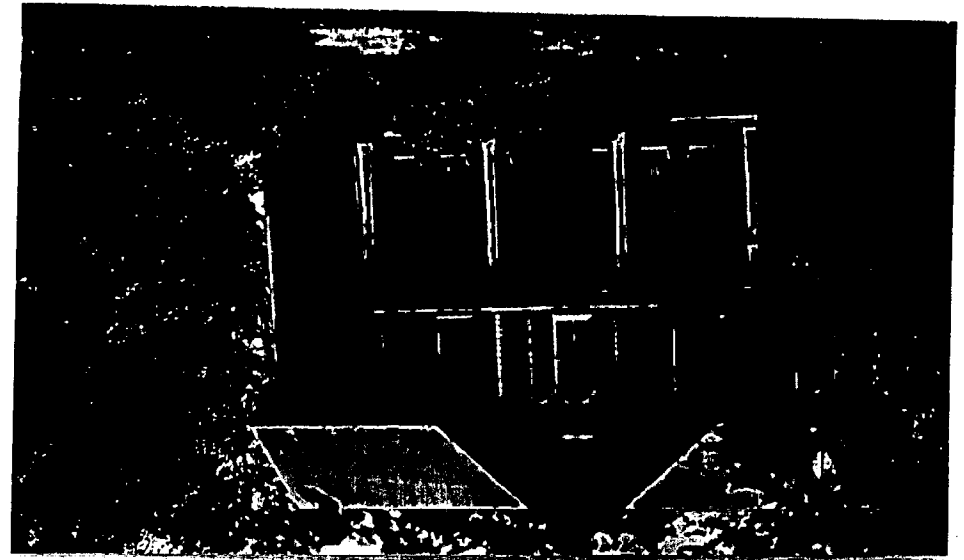
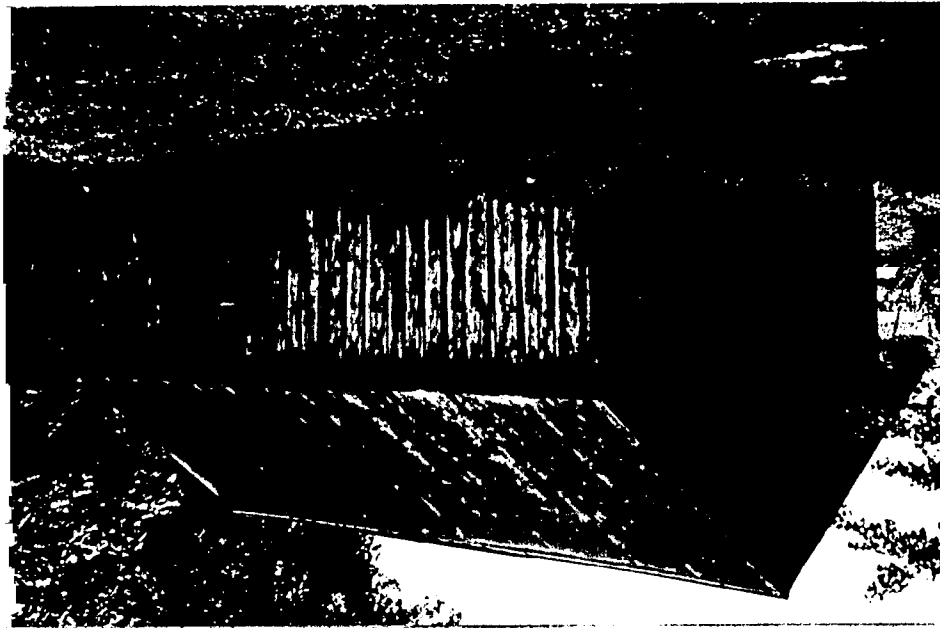
CRITERIA

- (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

- (2) *Architectural and design significance.* The historic resource:
 - a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)



FARM
PLEASANT
VIEW
28/19



HPC Recommendation - December 15, 1983

The Commission recommends site # 28/19, Pleasant View Farm with an environmental setting of 99 acres including all outbuildings, for placement on the Master Plan based on criteria # 1A and # 2A. The decrepit condition of some of the outbuildings is to be noted. Pleasant View is a significant example of late 19th Century vernacular architecture in Montgomery County. The earliest part may date from the 18th Century, but the house was "turned around" in the 1870's with the addition of the front block. The clean lines and balance of the facade and the unusual, repeated round arch windows of the center bay make it a dignified example of the Gothic Revival Cottage style. Included on the property are four significant outbuildings: the 100-year old barn, the corn crib, the log smokehouse (now covered with board and batten), and the shed with battened door, rosehead nails, and old hinges.

HPC Minutes - Approved December 15, 1983

#28/19 Pleasant View Farm

The farm is a significant example of late 19th century vernacular architecture in Montgomery County. Although the earliest part may date from the 18th century, the house was 'turned around' in the 1870s with the addition of the front block. The clean lines and balance of the facade and the unusual, repeated round arch windows of the center bay make it a dignified example of the Gothic Revival Cottage style. The property also contains four significant 100-year-old outbuildings.

MOTION:

Mr. Patterson moved that Pleasant View Farm be recommended for placement on the Master Plan with an environmental setting of 99 acres and all outbuildings based on criteria #1A and 2A. The decrepit condition of some of the outbuildings is to be noted. The motion was seconded by Mr. Edson and passed unanimously.

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Amos Holland Farm

and/or common Pleasant View Farm

2. Location

street & number 410 Norwood Rd. not for publication

city, town Silver Spring vicinity of congressional district 5th

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name William G. Robey, Sr.

street & number 410 Norwood Rd. telephone no.:

city, town Silver Spring state and zip code Maryland, 20904

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 4686

street & number folio 46

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title MNCPPC Historic Sites Inventory

date 1976 federal state county local

depository for survey records Park Historian's Office

city, town Rockville state Maryland

DESCRIPTION	
CONDITION	(Check One)
	<input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> (Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div> <div style="width: 45%;"> (Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div>
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
<p>The house is built in several sections and the earliest part, although obscured now, may date from the 18th Cen. This first section is an ell that extends to the SW rear. It is a low, two-story wing that has brick-nogged walls.</p> <p>At some point ca. 1870 the house was "turned around" to form the present farmhouse that faces north. This main part is of 5 bays and has a one-story, open Victorian porch across the 3 center bays. The doorway, with its transom and sidelights, is in the center. Above this a peaked gable breaks the roofline, and there are 2/2, round-headed windows in this gable and in the second-story level, also. The rest of the sash here are normal, 2/2 windows. There is a newer, external chimney on the east end while an internal stack sits in the west wall. (A brick fireplace sits near midpoint in the SW ell.)</p> <p>There are several, later porches and shed-roof sections to the rear, but the old house is basically the L-shaped part that includes a boxed staircase in the SW corner of the old wing. The entire house is covered with German siding.</p> <p>The old barn supposedly burned about 100 years ago and at that time the present barn was rebuilt using the old foundation. There are several very interesting out-buildings on the farm, including a shed with a battened door and rosehead nails and old hinges. The log smoke-house (now covered with board-and-batten) is plastered on the south end, and hand-split lath can be seen where the plaster has crumbled.</p>	

SEE INSTRUCTIONS

8. Significance

Survey No. _____

Period	Areas of Significance—Check and justify below			
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<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
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<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	Builder/Architect
----------------	-------------------

check: Applicable Criteria: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

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²Will JWS 1/27, Mont. Co. Register of Wills.
³Will GCD 12/445"
⁴Deed 681/99, Mont. Co. Land Records.
⁵Deed 985/176," "
⁶Deed 4686/46," "

9. Major Bibliographical References

Survey No. _____

Mont. Co. Land Records
Mont. Co. Register of Wills

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Acreege of nominated property 99.65 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Catherine Crawford

organization Mont. Co. Historic Preservation Commission date 10/82

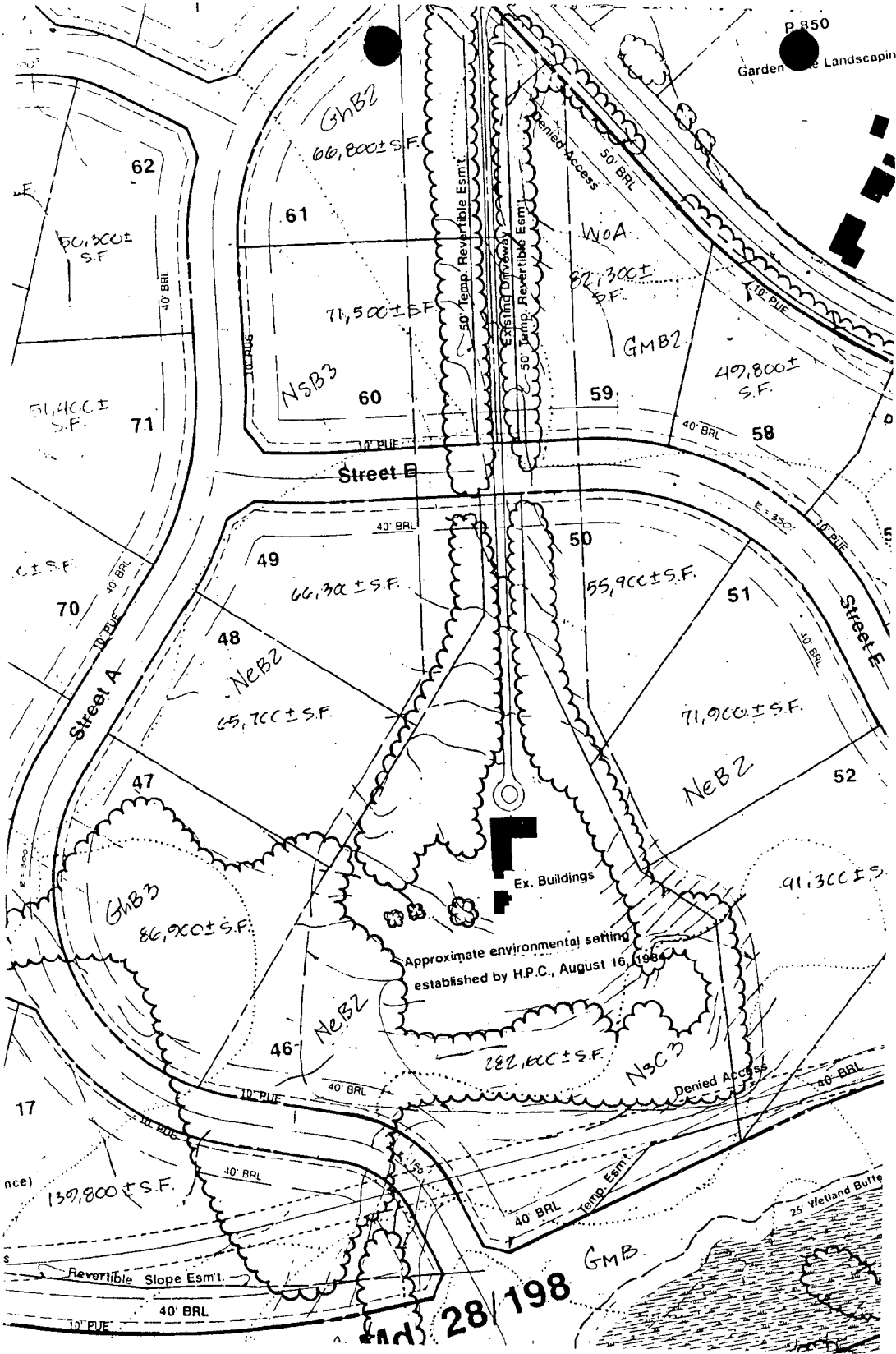
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city or town Rockville state Maryland

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return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438



P. 850
Garden and Landscaping

R&A
RODGERS & ASSOCIATES, INC.
 LAND USE EVALUATION • PLANNING
 CIVIL ENGINEERING • SURVEYING
 15900 CHANNING DR. #11 MAY (301) 948 4700 HUNTERVILLE
 ROCKVILLE, MD. 20850 (301) 253 8608 FREDERICK (301) 948 6256 FAX

Preliminary Plan 1-90186

LLEWELLYN FIELDS

28/198

for Oct 30th mtg.

A.

Mailed amendment to Blumberg.

Date 9/15 Hour 3:15

To Gwen

WHILE YOU WERE OUT

From Al Blumberg

Of _____

Phone () 840-9855

Telephoned	<input checked="" type="checkbox"/> Returned Call	Please Call	<input checked="" type="checkbox"/>
Please See Me	Will Call Again	Important	

Message

Strombridge
RUP SPECIAL
EXCEPTION.

12/3/97

AL
12/5

Signed Almy

AIGNER REOROER NO. 50-726

all Blumberg^g - planner Rockville
Robery tract ⁴¹⁰ Pleasant View Farm
Norwood Rd.

How to work with APC

Meet with me & Nellie

Friday - Oct 30th

Nellie - 10:00 A.M.

840-9855

Land Planning & Design Group
15861 Crabbs Branch Way
Rock 20855

000

034-10/00

Agenda No.: 6

Agenda Date: October 20, 1988

MONTGOMERY COUNTY PLANNING BOARD

The Maryland-National Capital Park and Planning Commission

October 17, 1988

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Development Review Division

SUBJECT: Board of Appeals Special Exception Petitions No. S-1583:
Housing For the Elderly; No. S-1584: Nursing Home; and
No. S-1585: Child Day Care Facility; Norwood Road,
Silver Spring.

Staff Recommendation: APPROVAL with Conditions.

The applicant, Strawbridge Run, Inc., has requested three special exception petitions to permit the construction and operation of Strawbridge Life Care Community. The project is proposed on the 99.6-acre Pleasant View Farm located at 410 Norwood Road, Silver Spring, in the RE-2C Zone.

The three special exception petitions are as follows:

S-1583: Housing for the Elderly consisting of 220 units;

S-1584: Nursing Home for 44 beds;

S-1585: Child Day Care for 12 children.

The subject property is located on the southwest side of Norwood Road approximately 3,250 feet east of Layhill Road and one mile west of New Hampshire Avenue. It is bounded on the east side by Johnson Road and directly opposite the Attleboro Road intersection with Norwood Road.

The site, known as Pleasant View Farm, is on the Master Plan for Preservation of Historic Resources. The Robey House

consists of a two and one-half story frame residence set back 600 feet from the road, with outbuildings behind it. The residence, built circa 1879, is near the high point of the land and is partially screened, particularly from Norwood Road, because of the mature trees around the complex of buildings and secondary growth along the road frontage. The farm is further characterized by a small stream parallel and along Norwood Road, and a stand of trees on its southern property line. Approximately 80 percent of the land is in crop or used for pasture.

The three special exception petitions have been reviewed by the Historic Preservation Commission, and their comments have been included in this report. The historic residence has been incorporated into the proposed Life Care Community.

Bounding the subject property on the west side is a portion of the 279-acre M-NCPPC Northwest Branch Golf Course and Stream Valley Park fronting on Layhill Road, and a 77-acre farm fronting on Norwood Road. Across Norwood Road are single-family residences along both Norwood and Attleboro Roads. To the east and across Johnson Road, the confronting 28-acre property is wooded and undeveloped. South of the property are six residences on Johnson Road. All surrounding properties are in the RE-2 and RE-2C, One-Family Residential, Zones as shown on the attached zoning map.

Strawbridge Run seeks approval of the requested special exceptions to establish a continuing care retirement community consisting of 220 units (96 attached patio units and 124 apartments), a 44-bed nursing home, and child day care for up to 12

children of Strawbridge Run employees. Strawbridge Run, Inc., has a development agreement with GHM, Inc., General Health Maintenance, Inc. of Connecticut, to provide development services necessary to bring the project to completion.

As shown on the attached plan, the development will be designed around a Town Square that will be the focal point of the community activities. Centered on the property and behind the historic residence, the Town Square will consist of an open courtyard flanked on three sides by a 40,506 square foot building containing a one-story, 44-bed nursing home (S-1584) on the east side, and a two- and three-story building containing 124 apartments and community space extending from the southeast side clockwise to the northwest side. A lower level on the south and southwest sides provides below-grade parking and additional community space. Along the northerly side (Norwood Road) of the Town Square, the courtyard is not closed by a building. At this location a covered walkway connects the nursing home on the east side with apartments on the west side behind the historic residence. Because of the change in grade, the Town Square building will appear as a 1-3 story structure from within the courtyard and a 3-story building from the southwest and west sides. All remaining views of Town Square will be of a 1-2 story structure.

The housing for the elderly element of the project (S-1583) consists of 124 apartments located in the Town Square and 96 patio homes. The apartments, all located at Town Square, range in size from a 550 square foot studio unit to a 1,070 square foot, two-

bedroom unit. Within the lower level of Town Square is a proposed 1,008 square foot child day care facility for up to 12 children of the Strawbridge Run employees (S-1585).

Extending from the Town Square at ground level are five radial pedestrian linkages to the first of two ring roads. Continuing outward, the radials provide both pedestrian and vehicular access to the proposed one-story patio homes clustered in five locations. The radials from the internal road to the outside ring road provide one-way traffic movement (away from Town Square), thereby reducing the amount of traffic and promoting their use by pedestrians. They are attractively designed with brick walkways, seating areas, and gazebos. The patio homes are attached one-story units in groups of three and four with varying front building lines. Consisting of two- and three-bedroom units, the three available type units vary in size from 1,250 square feet to 1,500 square feet. Each unit has its own kitchen, though meals are provided in the community dining facilities, and each unit has two patios: one facing the radial road and one facing the rear yard. At the intersection of each radial road with the outside ring road, carport parking is provided, as well as a transfer stop for a community-operated shuttle/van service.

There are 384 parking spaces provided, of which 249 spaces or 65 percent are protected or structured parking spaces. The building coverage is 7.1 percent and the green area is 83 percent. The setbacks are considerable. However, the development process for completion of this project requires approval of the special exception by the Board of Appeals; approval of the water

and sewer category changes by the County Council; certification by the State Office on Aging; and approval of a subdivision plan by the Montgomery County Planning Board.

In support of the proposal, the applicant states the following:

"Continuing care, or life care, communities are designed to meet the residential, personal, social and health care needs of the elderly through a comprehensive program of integrated services managed and delivered by a single provider at a single, community or neighborhood-like location. Services provided include housing, health and nursing care, meals, housekeeping and laundry services, routinely scheduled transportation, 24-hour security and a variety of other related personal, social and recreational activities and facilities. The financial structure for a continuing care retirement community requires that residents pay a one-time entrance fee and a monthly service fee, each of which varies with the size of the living unit selected.

"At the time the resident enters a continuing care retirement community, the resident signs a contract, referred to as a residence and care agreement. This agreement defines the services provided to the resident as well as the financial and other obligations the resident will have for the duration of the contract. The agreement also includes stipulations for the cancellation of the agreement by the residential and financial remuneration if applicable. This agreement is the vehicle which provides the resident the security of knowing that the resident will have a home and the necessary services in the future.

"The monthly service fee is based on the average cost of providing services including housekeeping, maintenance, meals, security, transportation and health care to all residents. The fee may rise with inflation. Operating costs are distributed over the total community population. Residents are protected from extraordinary health care costs which may be generated during later years.

"Strawbridge Run is a comprehensively planned, campus style, low density mixed use development designed to provide middle and above middle income elderly with a choice of living arrangements in a community environment that is secure, maintenance free, and supportive emotionally and socially.

"Strawbridge Run's population is expected to be characteristic of those of other life care communities: 80% of the residents will likely come from within a 15-mile radius of the site; 15% will be moving back to the area or moving

closer to their children who live in the area; the average age will be 75 to 78; 45% will be couples. Over time this will drop to 25%.

"Strawbridge Run will consist of a Town Square situated at the high point of the site, surrounded by 124 apartment units, a Community Center, a Health Center that will include skilled nursing and domiciliary care beds, and 96 patio homes grouped as clusters on five pedestrian lanes radiating from the Town Square. The Health Center will be situated adjacent to the Community Center. Community space, accessible to all residents, will provide space for dining rooms, lounges, a gift shop, a bank, a library, craft and hobby areas, and additional space for social and leisure opportunities. A swimming pool will be located in the area of the Community Center for the residents' use.

"The number and size of the apartments located in the Town Square will be as follows:

Type	Number	Size
Studio unit	10	550 square feet
1 bedroom/1 bath	33	750 square feet
1 bedroom/1.5 bath	33	900 square feet
2 bedroom/2 bath	48	1,000 square feet

"Beneath the Community Center and the apartments will be underground parking, maintenance areas, and storage areas.

"The patio homes, located in five clusters, will be single-story units available as follows:

Type	Number	Size
2 bedroom/2 bath	46	1,250 square feet
3 bedroom/2 bath	50	1,500 square feet

"The living units have been designed with special attention to the need for privacy, convenience, ease of maintenance, and safety of residents. Living units will be fully sprinklered and will include kitchen appliances consisting of a range with self-cleaning oven, refrigerator, garbage disposal, microwave, and dishwasher. A washer and dryer will be included in each unit. Bathrooms will contain strategically located assist bars for mobility and safety. Tubs and showers will have non-slip surfaces, and flooring in the bathrooms and kitchens will be installed in a manner to reduce the possibility of falls. An emergency call system signalling directly to the Health Center will be located in the bedrooms and bathrooms to summon assistance if needed.

Every effort will be made to work with the resident to allow personalization of the living unit either through approved modifications or interior design.

"Apartments in the two-story Town Square buildings will be accessible by elevator. Paved, clearly identified roads and walkways will connect the living areas to one another and will converge in the Town Square.

"The 44-bed Health Center will provide both domiciliary and skilled nursing care. A possible addition of 20 beds is proposed for the future if the community need for domiciliary care increases. [The 20-bed expansion is not requested at this time.]

"The grounds will be landscaped and designed to maintain a pleasant vista for residents and visitors and ample natural green space. Walking trails will be provided for exercise or leisurely strolls.

"The services and amenities included in the residence and care agreement for residential units include the following:

- "1. Lifetime use of the living unit. Lifetime use is defined as the duration of the contract, the residents' lifetime, or until the resident requires permanent placement in the Health Center.
- "2. Bi-weekly housecleaning and flat linen service. House-keeping will be done by staff employees and all flat linen will be processed in the on-site laundry.
- "3. Meals: One meal per day is included in the monthly service fee. Three meals will be available daily, and residents may choose two additional meals for a pre-published fee. A variety of selections will be offered for each meal. Tray service will be available if ordered by the Medical Director or the Director of Nursing.
- "4. Maintenance and repair will be available and timely to all Community-owned buildings, appliances, and equipment in the living units and common areas.
- "5. Groundskeeping will be done regularly, including grass cutting, pruning of shrubs, and snow removal.
- "6. All common areas will be available and accessible to the residents for their leisure and enjoyment.
- "7. Health care is perhaps the singularly most important aspect of this type of community. A Community physician will be regularly available for urgent and

immediate medical needs. Emergency response by a registered nurse will be available on a 24-hour basis.

- "8. Transportation will be provided to certain local shopping centers, banks, and other points of common interest on a scheduled basis for no additional charge. Transportation on-site will be provided on an as-needed basis, as determined by the Executive Director.
- "9. Utilities including water, sewage, trash collection, electricity, heat, air conditioning, and wiring for telephone service will be furnished at no additional charge.

"The Executive Director, appointed by GHM Inc. with the approval of the Board of Directors, will be responsible for the daily operation of Strawbridge Run. Reporting directly to the Executive Director will be five divisions: (1) Administration and Community Center, (2) Dietary, (3) Laundry and Housekeeping, (4) Maintenance and Security, and (5) Health Center.

"Sixty percent of the total work force will be full-time [equivalent] employees. This ratio will be affected by the needs of the Community and the availability of personnel. The staff will be increased incrementally as residency increases, ranging in numbers from 103 full-time employees at the start of operations to 121 full-time [equivalent] employees at full occupancy. [Staff has been informed that no more than 65-70 employees will be on the property in a 24-hour period, Monday through Friday.]

"The Community will provide three meals per day in the community dining room. Food service will be designed to accommodate the various dietary preferences and needs of the residents. Menus will be structured to allow the resident a number of selections. The monthly service fee entitles the resident to one meal per day, designated in advance by the resident.

"The primary conceptual design objective is a spatial focus for the community around a 'Town Square,' creating a unique 'Sense of Place,' and radiating outward in an easily identifiable pattern. This establishes a hierarchy of spaces, from the public (Town Square) to the private (patio home clusters), and will provide a clear perception of direction to assist wayfinding, a sense of ownership, control, and security. Coupled with the above is the intention to provide a residentially scaled community, traditional in basic character, and compatible with the existing neighborhood.

"Incorporated in the Town Square concept is the Robey House, which will be used as a reception and visitor center. The environmental setting of the Robey House on the Town Square

considers the orientation and view of the site within the proposed development, and includes the tree-lined drive, mature black walnut and boxwoods around the house, and viable outbuildings to the rear of the house.

"A partial list of the amenities contemplated for the Project include: lounges, community dining rooms, private dining room, gift shop, convenience store, fitness center, snack bar, library, club/meeting rooms, banking and postal facilities, swimming pool, and a variety of outdoor recreational areas.

"Strawbridge Run will have three fee models from which the resident may choose. In the endowment or traditional model, the resident will pay an entrance fee calculated upon the size of his unit for the right to occupy the unit for the duration of the contract and to help pre-pay the future cost of care in the Health Center. The fee will be amortized over a set period of time, and possible refunds will be calculated accordingly.

"In the refundable entrance fee model, 90% of the entrance fee will be returned at the termination of the contract. The refundable model entrance fee will be higher than the traditional model entrance fee for the same unit.

"The third entrance fee model is for direct admission to domiciliary care in the Health Center. This entrance fee will be amortized monthly.

"An additional monthly service fee related to the size of the unit will be required for all three options. This fee will not be increased without notice or if the resident enters the Health Center. This fee may increase with inflation or rising operating costs.

"To make the community affordable to the largest number of elderly, the Project will have two different entry fee programs. The first program will be a 'traditional' amortizing entrance fee program, and the second will be a 90% refundable program.

"The proposed unit mix, square feet, entry fee, and monthly fee are summarized in the following table.

Unit Type	Unit Mix	Square Feet	Entry Fee Amortized	Entry Fee 90% Refund	Monthly Fee	Income Needed
Studio	10	550	\$ 69,600	\$ 85,500	\$ 995	\$17,910
1 BR - A	33	750	\$ 94,750	\$116,300	\$1,358	\$24,444
1 BR - B	33	900	\$113,750	\$139,600	\$1,560	\$28,080

TOTAL - 76 UNITS AFFORDABLE FOR INCOMES (1991) OF \$28,000 OR LESS

2 BR - A	48	1,000	\$127,500	\$156,500	\$1,835	\$33,030
2 BR Patio	46	1,250	\$179,300	\$210,000	\$2,461	\$44,298
3 BR Patio	50	1,500	\$219,300	\$269,100	\$2,771	\$49,878

"As a continuing care retirement community, Strawbridge Run will offer residents an 'all inclusive' services package. A partial list of these services include: one meal per day, housekeeping, flat linens, activities, transportation, most utilities, security, and on-site nursing care services.

"The use of an on-site nursing home is a preferred alternative to off-site facilities since it is a natural extension of the continuum of services. The use of an on-site facility helps to reduce the trauma experienced by an elderly person facing nursing home admission by keeping the individual in a familiar setting surrounded by family and friends. It also allows for the early rehabilitation and discharge of patients since the patients will not be required to travel to receive services, and provides the retirement community with an effective way to control both the costs and quality of long-term care services.

"In the State of Maryland, a nursing home attached to a continuing care retirement center is exempt from the Certificate of Need Regulations and bed supply calculations, but the State does place restrictions on the number of beds and source of admissions. Based on the regulations, the nursing home component at Strawbridge Run may never exceed a ratio of one skilled or intermediate level bed for every five residential apartments. Admissions are also restricted solely to residents of Strawbridge Run. The nursing home is prohibited from ever accepting patient admissions from the general public.

"The development will not be phased and is expected to be constructed within an 18-month period. As currently contemplated, the Project is proposed to be operational in 1991."

ANALYSIS

Upon review of the proposal, the staff was initially concerned with the visibility of the Town Square from the perimeter of the property and the resultant effect of its bulk upon adjoining and confronting residents, and the amount of traffic that would result from this project.

The submitted plans show the location of the Town Square centered on the property behind the historic residence. The residence and its environmental setting incorporating the tree-lined driveway have been retained. The Historic Preservation Commission considered the plans in December 1987 and again in October 1988. Although written comments have not been received, it is staff's opinion that the HPC did not have any objections to the proposed development. The development has incorporated the historic resource effectively into the overall scheme. The new architecture is compatible with the historic residence. The technical staff has some concerns with the potential loss of a few trees, where the two new internal roads intersect the tree-lined driveway. Careful attention should be given to the review of the landscape plan to insure that the loss of trees is minimal and the historic setting is protected. Since the environmental setting for the historic residence has not been diminished in size, any building permit for the project must still be reviewed by the Historic Preservation Commission.

The requested special exceptions were referred to the Community Planning-South, Urban Design, Environmental Planning, and Transportation Planning Divisions for review and comment.

The Community Plans Division upon review recommended approval and stated in part:

Relationship to the Eastern Montgomery County Master Plan

"The Eastern Montgomery County Master Plan makes the following general comments for the Cloverly area.

'The land use plan attempts to preserve and protect the existing communities while integrating new development of appropriate densities and types....The underlying principle for the land use plan in Cloverly is watershed protection....The master plan responds by limiting development to relatively low densities. Moreover, the master plan has identified the difficulty of providing transit service to Cloverly. This further supports a reduction in density.' (p. 94)

"The language below addresses the Northwest Branch Watershed area of Cloverly.

'The Northwest Branch watershed is a suburbanizing area which still retains a 'rural' appearance. Most of the development has occurred south of Norwood Road. The master plan recommends residential development on the remaining land at a density of one dwelling unit for every two acres. The master plan recommends a combination of the RE-2 zone (standard development) and the RE-2C zone (cluster development).

'North of Norwood Road, the master plan recommends the RE-2 zone. The large-lot zoning is consistent with the zoning to the west and north in the Sandy Spring Special Study area. On land along the south side of Norwood Road, and on the north side of Norwood Road between Northwest Branch and Ednor Road, the master plan recommends the RE-2C zone. The use of this cluster zone here would offer better protection to the stream by allowing flexibility in site development. Also, it is possible with cluster zoning to gain parkland by dedication....' (p. 96)

"The subject site is located along the south side of Norwood Road. Staff points out that the master plan recommendation for low density in this area is a function of the desire to protect water quality rather than an explicit attempt to protect a rural ambiance for its own sake, as was the case

in the Sandy Spring Special Study Plan, for example. The Northwest Branch watershed is recognized as a 'suburbanizing' area (p. 96). Adjacent land to the south of the site is, in fact, zoned R-200.

"Staff believes that the intent of the master plan can be satisfied by assuring that water quality is protected and by assimilating the new development into the neighborhood with appropriate landscaping and generous setbacks.

Conclusion

"Staff believes that this proposal will be compatible with the existing community. The size of the site, the nature of the proposed buildings, the opportunity for supplemental landscaping and large setbacks, will all help to create an unobtrusive neighborhood feature. Assuming that environmental and transportation concerns can be addressed, this project will not compromise the intent of the master plan. For the reasons listed above, staff recommends approval."

The Urban Design Division recommended approval of the special exceptions stating:

"Urban Design was initially critical of the scale of the project in relation to the surrounding development and low density single-family detached category of zoning in the area. On close examination of the topography and surrounding development in the field, however, staff concludes that the project could be acceptable from a visual compatibility perspective with only two relatively modest modifications as follows:

- "1. The front entrance courtyard and double driveway system should be modified to avoid the axial relationship of the front of the project to the homes across Norwood Road. The grand vista that results from the driveways and landscape pattern at the project entrance exposes an open view of the main buildings, which are located on the topographical high point of the site. The entrance drive should be narrowed immediately inside the gateway to a two-lane road. It should continue up to the building entrance in a circuitous pattern in order to allow a more naturalistic landscape area in front of the building and to de-emphasize the grand entrance feature. The resultant entrance drive configuration should provide space for a major landscape screen between Norwood Road and the building. Alternately, a one-way drive system could be acceptable, provided it was designed with a much larger circular driveway and major plant and berm screen to hide the building.

→ "2. Staff is concerned that the most southerly of the 'spokes' of cluster units will be visible from adjoining properties along Johnson Road. The site area between should be forested to provide a natural buffer in the future. However, the topography rises toward the center of the site which will cause the cluster of units to be highly visible until the trees are several years old. Staff is sufficiently doubtful about reliance on screening alone to recommend a change in the design of the spoke as follows.

→ "The relationship of the axial driveway to the corner of the main building beyond should be dissolved by means of a less obviously symmetrical and centralized pattern. The units themselves should then be arranged in a less formal composition. This will help to reduce the apparent scale of the project. Alternatively, the spoke axis could be rotated in a way that removes the direct view up the driveway from adjoining property. In this way, a formal composition still satisfactory for the purposes of ultimately orienting the residents to the central 'town square' of the community could be achieved, while lessening the apparent super scale of the cluster and its relationship to the common buildings at the top of the hill."

The Transportation Planning Division, upon review of the submitted traffic analysis, recommended approval of the special exceptions. In their memorandum of October 12, 1988, the staff stated:

Transportation Analysis

"First, the Transportation Analysis of June, 1988, has several flaws but it provides sufficient evidence that transportation capacity could be available with a combination of (1) intersection improvements, (2) vanpool/share-a-ride programs, and (3) programmed capital improvement program projects. A Revised Analysis dated September 26, 1988, satisfied many of the unanswered questions - (1) what happens to local traffic with the MD 28/MD 198 Connector built or (2) the difference between the Transportation Analysis and Special Exception Application on the number of weekday peak period trips.

Staging Ceiling

"Even though there is no capacity remaining for additional housing units in the Cloverly Policy Area at this time, road projects are funded that could provide new capacity for more housing units. The widening of New Hampshire Avenue is tentatively scheduled to open to traffic in 1993. Besides

adding more lane miles of roadway, this project could expedite north-south through traffic through the area. The Intercounty Connector will be funded but not available to help relieve congestion on the east-west routes for at least five years. The schedule of construction for both the widening of New Hampshire Avenue and the Intercounty Connector is subject to change due to shifting funding priorities set by County and State authorities. It cannot be determined exactly when the additional staging ceiling will be available for the 220 retirement units and 44 bed nursing home without proper testing with the transportation planning model.

Local Area Transportation Review

"There are intersection improvements to increase capacity at failing intersections to satisfy local area transportation review requirements. At the intersection of Norwood Road and Layhill/Ednor Roads, an extra approach lane at Layhill Road is needed to increase capacity at this marginally failing intersection. There are 38 critical lane vehicles over 1,525 as the midrange level of service of 'E'. There are expensive engineering solutions to increase capacity at this intersection but it would involve obtaining right-of-way which would be costly to purchase. There is an historical property, the 'Red Door Store,' which is located where a critical eastbound right turn at Norwood Road would be desirable to ease intersection congestion. A more likely option is to extend the vanpool/share-a-ride programs to take 38 trips off the road.

"At the intersection of New Hampshire Avenue and Bonifant/Good Hope Roads, the intersection fails with 200 critical lane vehicles over 1,525. At this intersection, a feasible solution is available to increase capacity such that the critical lane volume is below 1,525.

"The intersections of (1) New Hampshire Avenue with Briggs Chaney Road and (2) Norwood Road with the future MD 28/MD 198 Connector were not analyzed initially in the Transportation Analysis of June, 1988. A Revised Analysis performed the critical lane volume calculation at these intersections and found them to be adequately below 1,525 critical lane vehicles or the midrange level of service of 'E'.

Vehicular Access

"As a safe, alternative access route for emergency vehicles, Johnson Road would require improvement between the site access point and Norwood Road. This would serve as a second site access besides the main entrance on Norwood Road if the main entrance were ever blocked.

Conclusion

"In conclusion, as a special exception, road capacity could be available in the future for (1) staging ceiling and (2) to satisfy local area transportation review requirements for adjacent intersections or for both (1) and (2) with acceptable vanpool/share-a-ride programs. Therefore, approval is recommended. As a preliminary plan, Strawbridge Run could NOT be approved without: (1) a revised transportation analysis and (2) a trip mitigation program guaranteed to exist for at least 10 years to compensate for residential site-generated trips. Since there is no available staging ceiling for additional housing units at this time, the trip mitigation programs are required."

The Environmental Planning Division upon review stated:

"The Environmental Planning staff has reviewed the request for special exceptions for Strawbridge Run, located at Norwood Road east of Northwest Park Golf Course. Staff recommends approval, subject to the following conditions.

- "1. Stormwater management concept to be reviewed and approved by staff at time of preliminary plan review.

Staff will review the stormwater management concept at the preliminary plan stage, taking into consideration the optimum best management practices for Class IV watersheds. Applicant should consider infiltration devices and grassed swales as the first choice in quality controls; if these prove infeasible, evidence of this must be supplied to staff. If a pond concept is shown to be the best water quality alternative, staff would be supportive of a two-stage, extended detention dry pond which could support a small artificial wetlands in the lower stage. A wet pond is generally discouraged in Class III or IV watersheds due to impacts of warm water releases on trout populations.

- "2. Applicant must provide an ultimate land use, 100-year floodplain study for stream along Norwood Road.

Floodplain study must show impact of proposed culvert under entrance driveway; if extent of flooding inundates Norwood Road due to backwater effects, this culvert should be oversized to pass the 100-year flood."

The Development Review Division, upon review of the plans and visiting the site, concurs with the comments and recommendations of the technical staff.

As submitted, the plan satisfies the development for each of the special exceptions. The development standards include: density, building coverage, parking, and setbacks. The housing for the elderly standards per Section 59-G-2.35 of the Zoning Ordinance would allow approximately 2,900 units (1 per 1,500 square feet of net lot area) on the subject property. The proposed 220 units are only 7.6 percent of the maximum allowable. The building coverage is 7.1 percent as compared to the allowable 25 percent. The proposed building is less than the 50-foot height limit of the RE-2C Zone, and the setbacks greatly exceed the minimum required for the special exception.

The proposed setbacks between the development and the edge of the property are a significant element of this proposal. As shown on the attached exhibits, the closest distance of a cluster of patio homes to the parcel boundary is 170 feet. The patio homes are one-story structures, and a group of three are comparable to a large house with garage now found in the neighborhood. This 170-foot setback is found between the cluster of patio homes and Johnson Road. Along Johnson Road there is a single row of trees on the property, and the applicant intends to reforest the area between the property line and dwellings. Considering the distance, the existing trees, and the proposal to reforest, the staff finds the cluster of one-story homes acceptable. The Urban Design Division in their analysis cites the need to rearrange the units in a less formal composition. The Development Review Division agrees with the comments and has asked the applicant to prepare a cross-section of the area between Johnson Road and Town

Square along this radial road. If as a result of the section, there is a need to redesign the cluster, then a redesign should take place. However, at this time the staff does not conclude that the cluster of one-family homes as proposed is unacceptable at this location.

The staff fully concurs with the need to redesign the driveway leading to the Town Square entrance. This perhaps is the most visible section of the development. Because of the range in elevation, residents on the north side of Norwood Road are nearly at grade with Town Square. With Norwood Road and the existing trees at a lower elevation, the formal entrance and horizontal building lines will be visible from the confronting property. This formality of driveways should be reduced and the central area between the driveways should be landscaped to reduce the view of the building and on-site activity. The staff finds the location of the Town Square acceptable at a distance of 590 feet from Norwood Road and an estimated 1,000 feet from the confronting residence. However, staff recommends a redesign of the front entrance to improve the appearance.

Based on field inspections and a review of the plans, staff concludes that the overall development will not have an adverse impact on the surrounding properties or the area because of extensive setbacks and landscaping. The view of a 1 - 2-1/2 story portion of the proposal from Norwood Road will be greatly reduced by trees along the protected stream running parallel to the road. Furthermore, the substantial setback of 590 feet alone reduces the perceived bulk of the proposed building.

Other adjoining residential properties will have views of the proposal, but views are mitigated by either existing vegetation on the adjoining property or on the subject property. The adjoining 77-acre farm to the northwest is across a floodplain running along the Northwest Branch. This area is densely wooded, and staff is anticipating that the stand of trees would remain.

Section 59-G-2.35(3) of the Zoning Ordinance requires adequate accessibility to public transportation, medical services, and shopping areas desired by the elderly. In this regard, there is no public transportation that provides direct access to the property. However, the applicant is providing a van/shuttle service as needed by the residents. This would supplement use of their own vehicles. The staff finds the van/shuttle service necessary in order to satisfy this special exception criteria.

Upon review of the criteria for the three special exceptions, the staff finds that the proposal satisfies the individual requirements found in Section 59-G-2.35, titled "Housing and Related Facilities for Elderly and Handicapped"; Section 59-G-2.37, titled "Nursing and Care Homes"; and Section 59-G-2.13, titled "Child or Elderly Day Care Facilities."

Upon review of the general conditions for granting a special exception found in Section 59-G-1.21 of the Zoning Ordinance, the staff notes the following:

The three special exceptions are individually and collectively allowed in the RE-2C Zone. All three requests comply with the development standards for the use when located in this zone.

The staff concludes the use is consistent with the Eastern Montgomery County Master Plan. The development, allowable in the RE-2C Zone, will provide a significant amount of open space which will aid in the protection of the watershed. Although the proposal allows 220 attached units and a 44-bed nursing home, the resultant development with extensive setbacks will not diminish the intent of the master plan to maintain a low density in this area.

The staff concludes that the proposed development will be in harmony with the general character of the neighborhood when considering the population, density, and bulk of buildings, intensity and character of activity, and traffic. The proposal allows more units, more residents, and more vehicles than would otherwise be anticipated on the property if developed under the RE-2C standards. This alone does not create an incompatible project. If that was the case, then the special exception should not be allowed at all in the zone.

The staff, upon review of the plan, finds that it is in harmony with the character of the neighborhood because of the low building height and extensive setbacks from property lines. The staff does suggest changes to the front driveway entrance area to reduce its formality and observance of vehicles at the project entrance. The staff concludes the landscape plan must be reviewed carefully so perimeter areas and areas on the slopes are supplemented with plantings.

The staff has reviewed previously approved special exceptions and concluded that this proposal does not in itself or in

conjunction with other special exceptions adversely affect the area or its predominantly residential nature. In this area there are very few special exceptions. Primarily, they consist of two horticultural nurseries on Norwood Road. They differ from this proposal not only in use but also their intensity and hours of operation. Other primary uses found in this area include a public golf course, a conference center, a nonconforming mulch operation, and a turf farm. They in themselves are not special exceptions and for the most part underscore the large amount of open space found within the area.

Evidence submitted by the applicant shows that the site can be served by public water and sewer. As cited earlier, the necessary category changes are required by the County Council.

With regard to traffic, the Transportation Planning Division cites the need for a more thorough traffic analysis at the time of subdivision plan review. The applicant must still address both staging ceiling for residential trips in the Cloverly Policy Area and local area review requirements for intersections. The staff cites that road improvements are programmed and that trip mitigation programs will be required to pass preliminary subdivision plan.

Because the property must have subdivision approval by the Montgomery County Planning Board, the adequacy of public facilities is determined by the Planning Board at the time of subdivision as cited in Section 59-G-1.21(a)(8) which reads in part:

"If the special exception use requires approval of a preliminary plan of subdivision in accordance with Chapter 50 of this Code, title 'Subdivision of Land,' the adequacy of public facilities will be determined by the Planning Board

at the time of subdivision approval. In that case, the Board of Appeals must include such Planning Board approval as a condition of the grant of the special exception. When making this finding for a special exception use that does not require Planning Board approval of a preliminary plan of subdivision, the Board of Appeals must take into account the Planning Board advice as stated in its report and recommendation in accordance with Section A-4.48(b)(2)."

With regard to the issue of need as required in Sections 59-G-1.25 and 59-G-2.35 of the Zoning Ordinance, the staff has not received written comments from the Division of Elder Affairs as of the date of this report. However, they have indicated a favorable recommendation. This is one of a few Life Care Communities proposed in Montgomery County, and the proposal will offer affordable alternative housing to many residents within the County.

In conclusion, the staff finds the three special exceptions satisfy the criteria allowing housing for the elderly, a nursing home, and a child day care facility. Further, these uses with conditions satisfy the general requirements for granting a special exception. For these reasons the staff recommends approval of the special exceptions with the following conditions:

1. The applicant is bound by the statement of operation limiting the use of the property to a 220-unit housing for the elderly, a 44-bed nursing home, and a child day care facility for a maximum of 12 children.
2. The submitted plan shall be revised to show a re-designed entrance from Norwood Road and an emergency entrance from Johnson Road.
3. Subdivision plan approval by the Montgomery County Planning Board.

4. Certification by the State Office on Aging.
5. Approval of an access permit by the Montgomery County Department of Transportation.
6. The operation of the Life Care Community is limited to a maximum of 70 employees within a 24-hour period, resulting in no more than 21 trips in the P.M. peak hour.
7. The applicant shall participate in the County's Van-pool/Share-A-Ride Program to reduce residential trips in the Cloverly Policy Area.
8. Approval of a landscape/lighting plan by the technical staff.

*By approval
doesn't have jurisdiction
over these. - Hwy
shouldn't be made requirements*

DDC:ds

Attachments

*Shouldn't be 2 diff groups administering traffic
the same condition. an updated traffic
study will point up specifics that should
be included. Restrictions should come at
time of subdivision.*



WOODLAWN
CULTURAL
PARK

EDNOR ROAD

RE-2C

RE-2

NORTHWEST
BRANCH
GOLF COURSE

SITE

ONE MILE

RE-2

RE-2

RE-2C

NORWOOD ROAD

ORTHWEST
REGIONAL
PARK

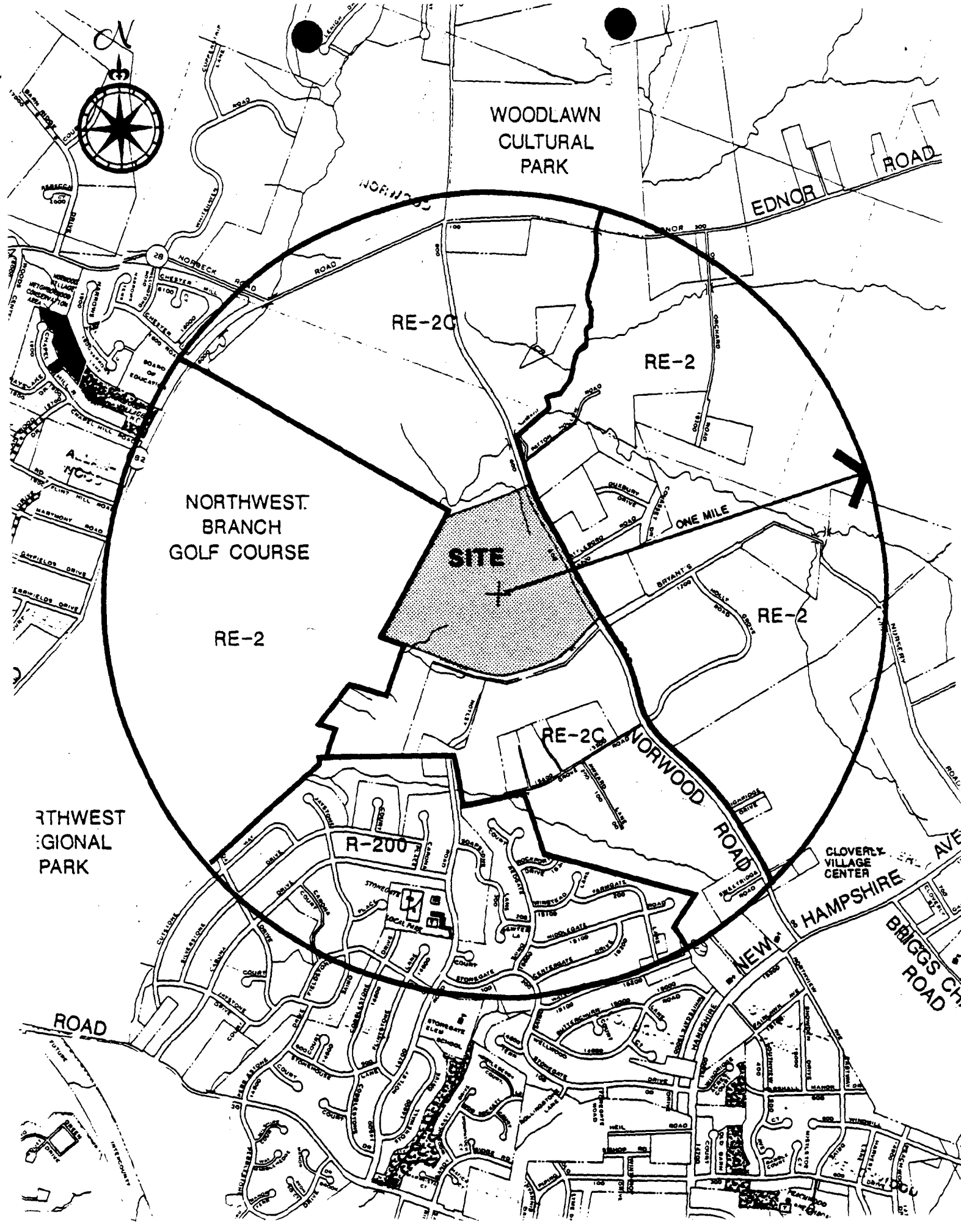
R-200

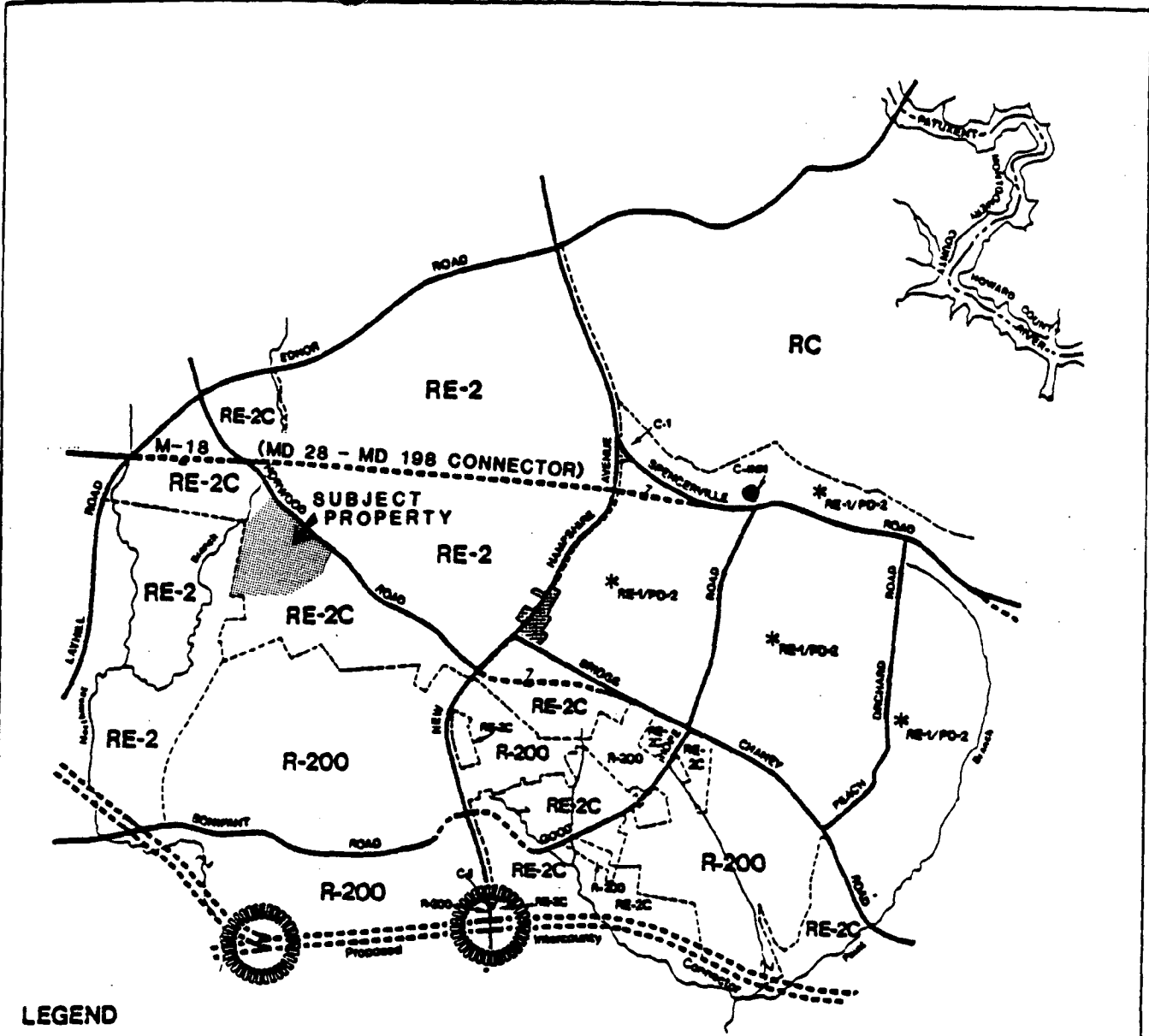
CLOVERLY
VILLAGE
CENTER

ROAD

NEW HAMPSHIRE

BRIGGS CH
ROAD





LEGEND

- SINGLE-FAMILY RESIDENTIAL**
- RC** RURAL CLUSTER 0.2 d.u./ac.*
 - RE-2** RE-2 0.4 d.u./ac.*
 - RE-2C** RE-2C 0.4 d.u./ac.*
 - RE-1** RE-1 1.0 d.u./ac.*
 - R-200** R-200 2.0-2.4 d.u./ac.*
- PLANNED DEVELOPMENT**
- PD-2** PD-2 2.0-2.4 d.u./ac.*
- COMMERCIAL**
- C-1** Convenience Retail
 - C-2** General Retail
 - C-INN** Country Inn

*See text for conditions applicable to PD-2.

*Residential density indicated is the range of density of the zone in dwelling units per acre, from base to maximum, using available options including moderately priced dwelling units.

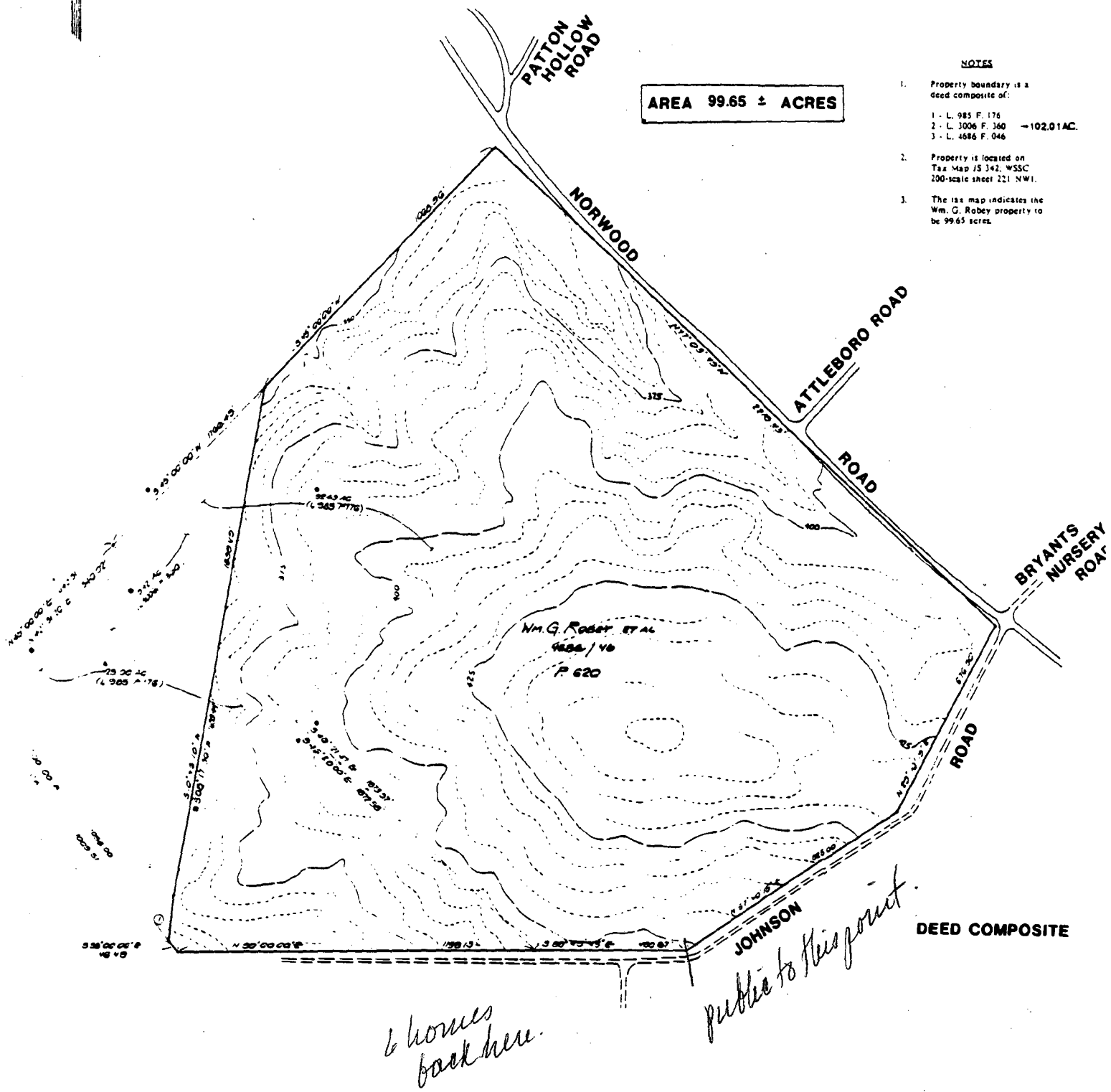


PATTON
HOLLOW
ROAD

AREA 99.65 ± ACRES

NOTES

1. Property boundary is a deed composite of:
 - 1 - L. 985 F. 176
 - 2 - L. 3006 F. 360 -- 102.01 AC.
 - 3 - L. 4686 F. 046
2. Property is located on Tax Map 15 342, WSSC 200-scale sheet 221 NW1.
3. The tax map indicates the Wm. G. Robey property to be 99.65 acres.



DEED COMPOSITE

UTIL. PLAN

EXISTING ZONING : RE-1C
 AREA OF SITE : 99.7 ACRES OR 4,336,576 SF.
 UNITS PROVIDED : 220 UNITS

RESIDENTIAL UNITS

PATIO HOMES
 : 48 2-BEDROOM UNITS
 : 50 3-BEDROOM UNITS

PARKING
 REQUIRED : 1.51/2 BEDROOMS OR MORE @ 56 = 111 SPACES
 : 129 COVERED
 : 30 UNCOVERED
 TOTAL PROVIDED (A,B,C,D,E) : 149 SPACES

APARTMENTS
 : 20 STUDIO UNITS
 : 32 1-BEDROOM/1 BATH
 : 32 1-BEDROOM/1.5 BATHS
 : 48 2-BEDROOM/2 BATHS

PARKING
 REQUIRED : 2.51/2 BEDROOM UNITS @ 78 = 64 SPACES
 : 1.75/2 BEDROOM OR MORE @ 44 = 36 SPACES
 TOTAL REQUIRED : 121 SPACES
 PROVIDED : 91 COVERED = 93 SPACES

TOWN SQUARE STAFF PARKING

REQUIRED : 1 SPACE/2 EMPLOYEES @ 33 = 17 SPACES
 PROVIDED : 10 COVERED = 33 SPACES

NURSING HOME

WING 1 : 16 PRIVATE ROOMS : 16 BEDS
 : 4 SEMI-PRIVATE ROOMS : 4 BEDS

WING 2 : 12 PRIVATE ROOMS : 12 BEDS
 : 4 SEMI-PRIVATE ROOMS : 8 BEDS

WING 11E : 20 PRIVATE ROOMS : 20 BEDS (FUTURE)

TOTAL ROOMS : 50 TOTAL BEDS : 34

PARKING
 REQUIRED : 1 SPACE/4 BEDS @ 84 = 16 SPACES
 : 1 SPACE/2 EMPLOYEES @ 14 = 7 SPACES
 TOTAL REQUIRED : 23 SPACES
 TOTAL PROVIDED : 8 UNCOVERED @ 2

CHILD CARE

CHILDREN : 1 SPACE/5 CHILDREN @ 12 = 3 SPACES
 STAFF : 1 SPACE/EMPLOYEE @ 3 = 1 SPACES

PARKING
 REQUIRED : 1 SPACE/5 CHILDREN @ 12 = 3 SPACES
 : 1 SPACE/EMPLOYEE @ 3 = 1 SPACES
 TOTAL REQUIRED : 4 SPACES
 PROVIDED : 4 UNCOVERED = 4 SPACES

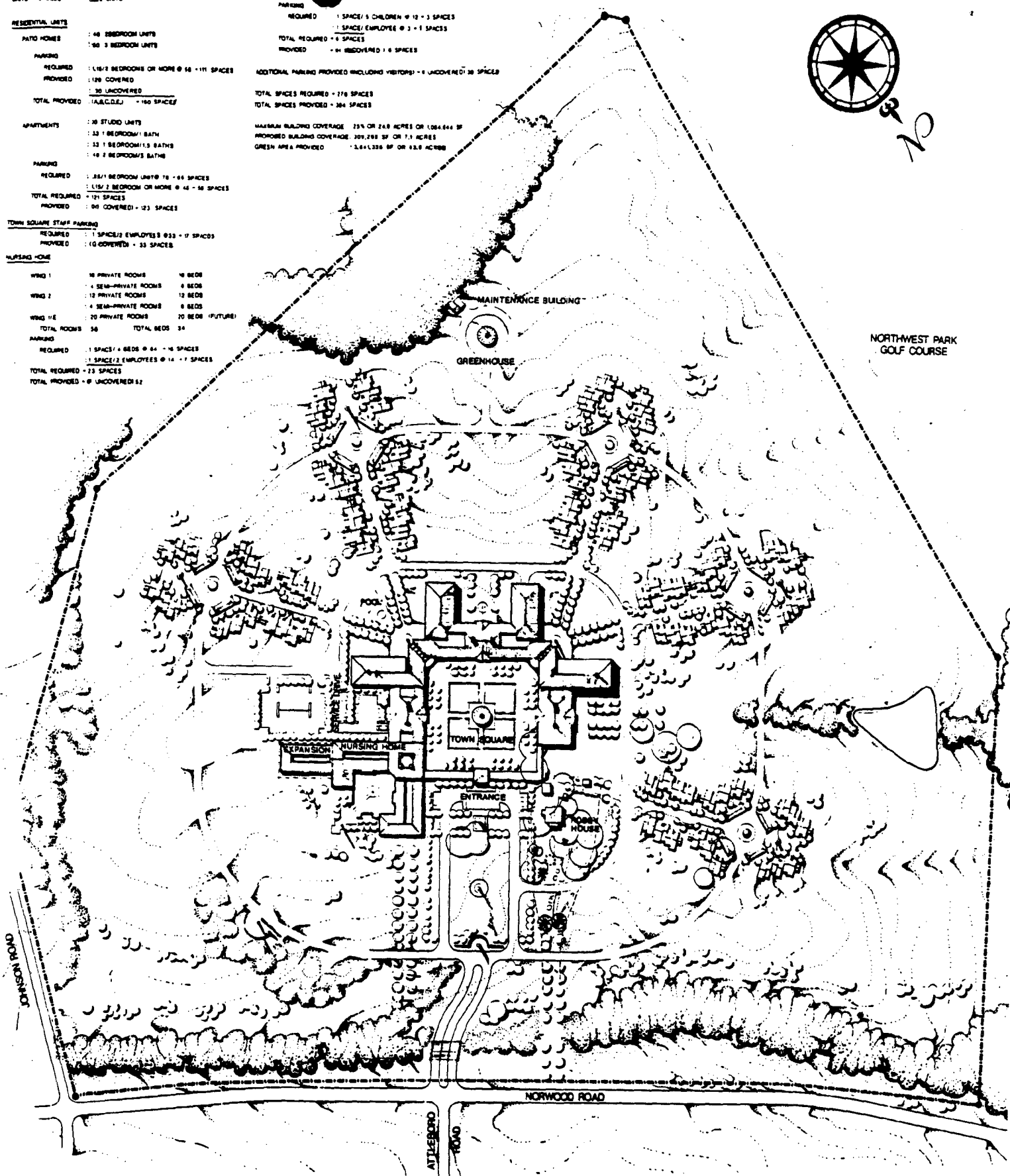
ADDITIONAL PARKING PROVIDED (INCLUDING VISITORS) = 1 UNCOVERED = 36 SPACES

TOTAL SPACES REQUIRED = 176 SPACES
 TOTAL SPACES PROVIDED = 264 SPACES

MAXIMUM BUILDING COVERAGE : 25% OR 249 ACRES OR 1,084,644 SF
 PROPOSED BUILDING COVERAGE : 209,288 SF OR 7.1 ACRES
 GREEN AREA PROVIDED : 2,641,288 SF OR 43.6 ACRES









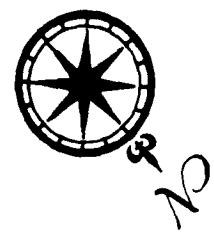
20



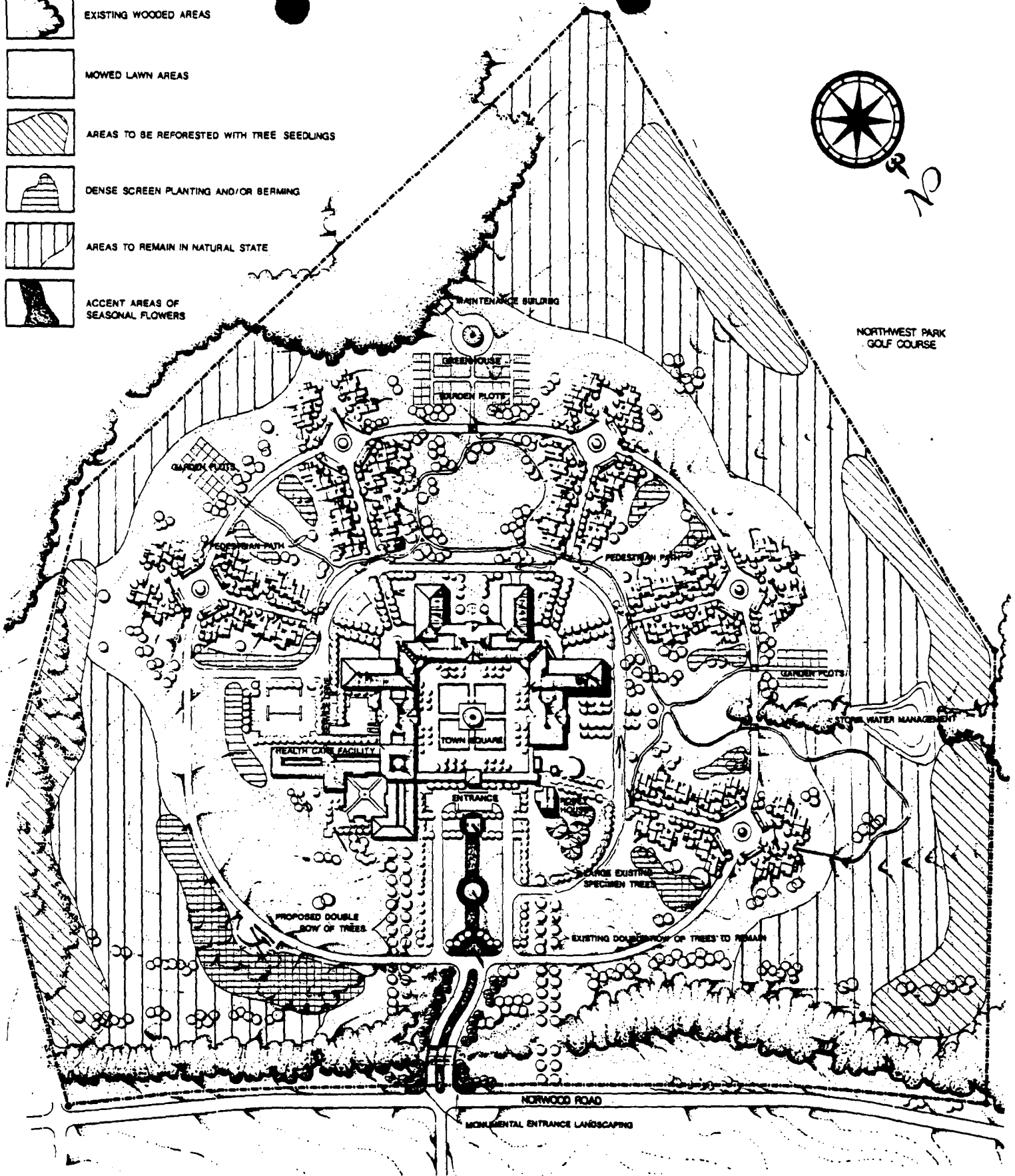
NORTHWEST PARK GOLF COURSE

SITE PLAN

-  EXISTING WOODED AREAS
-  MOWED LAWN AREAS
-  AREAS TO BE REFORESTED WITH TREE SEEDLINGS
-  DENSE SCREEN PLANTING AND/OR BERMING
-  AREAS TO REMAIN IN NATURAL STATE
-  ACCENT AREAS OF SEASONAL FLOWERS

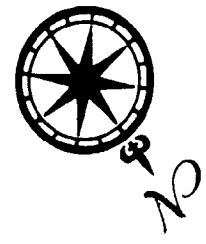


NORTHWEST PARK GOLF COURSE



CONCEPTUAL LANDSCAPE PLAN

-➔ PEDESTRIAN & ONE-WAY TRAFFIC
- ➔ ONE-WAY TRAFFIC
- ◄■■■■■■■■➔ TWO-WAY TRAFFIC



NORTHWEST PARK GOLF COURSE

GREENHOUSE

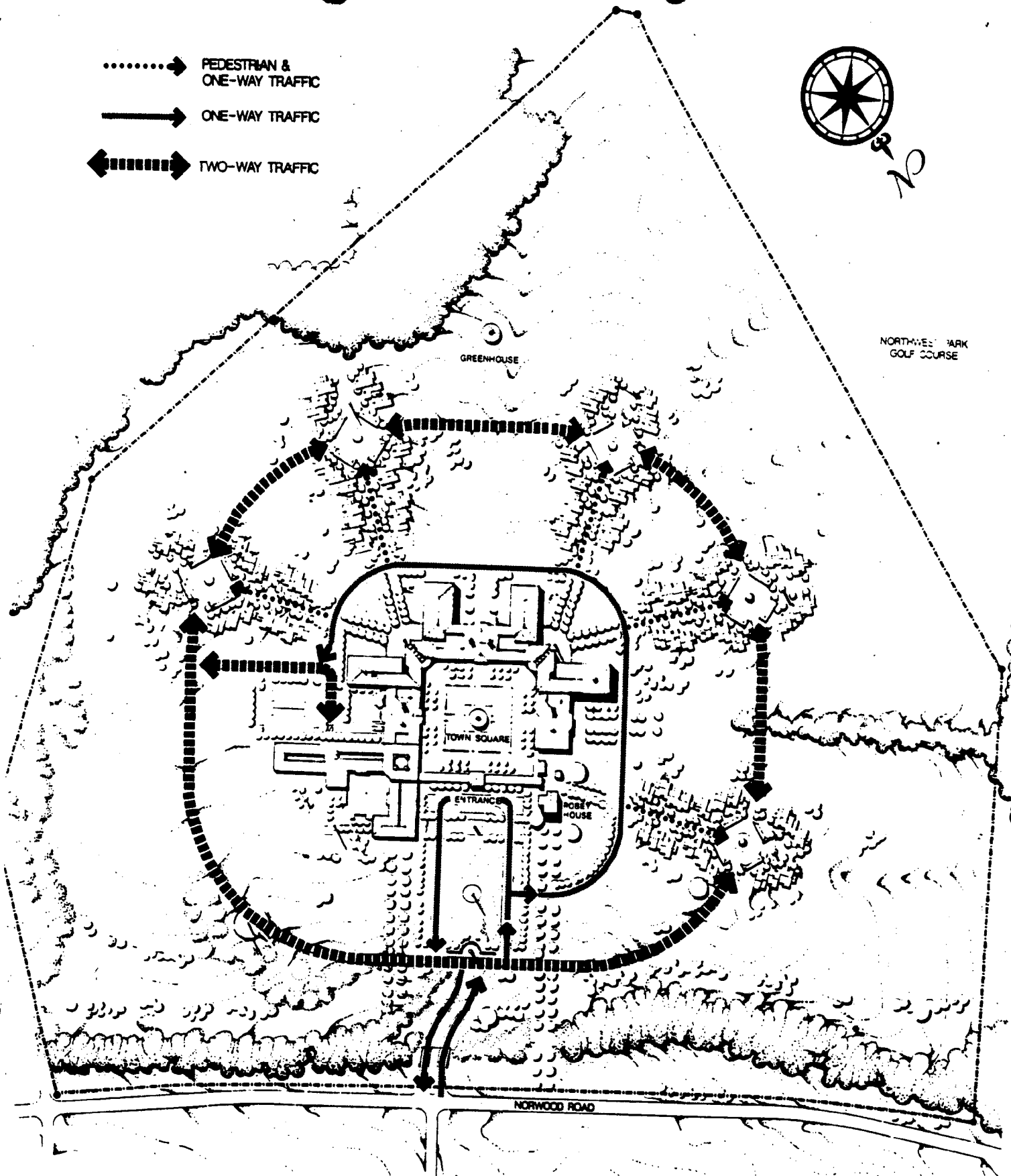
TOWN SQUARE

ENTRANCE

BOBEY HOUSE

NORWOOD ROAD

PEDESTRIAN & VEHICULAR TRAFFIC



UNCOVERED
PARKING

COVERED
PARKING

A
B
C
D
E
F
G
H
I

6
6
6
6
6
52
23
-

24
24
24
24
24
-

30
135

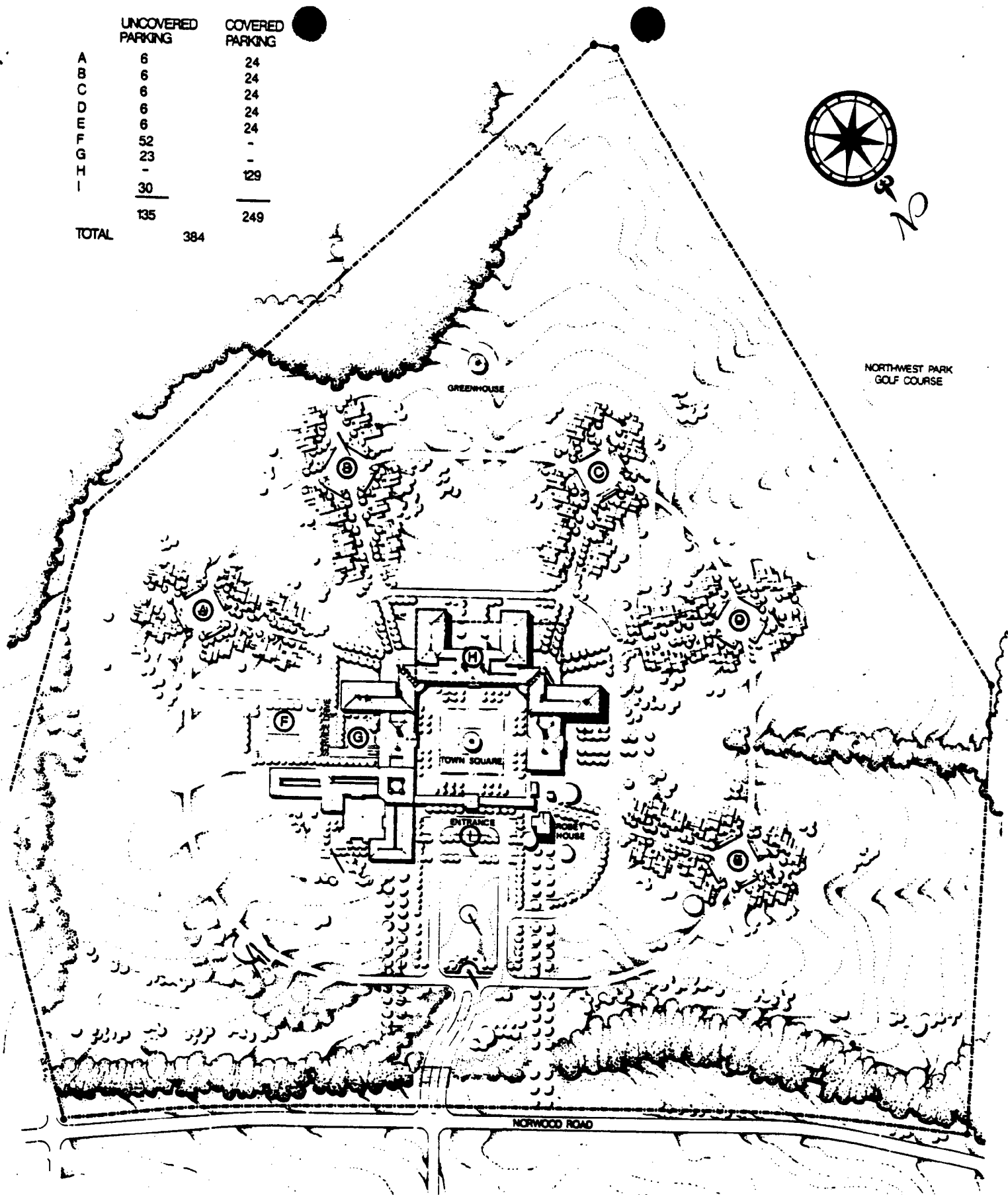
129
249

TOTAL

384



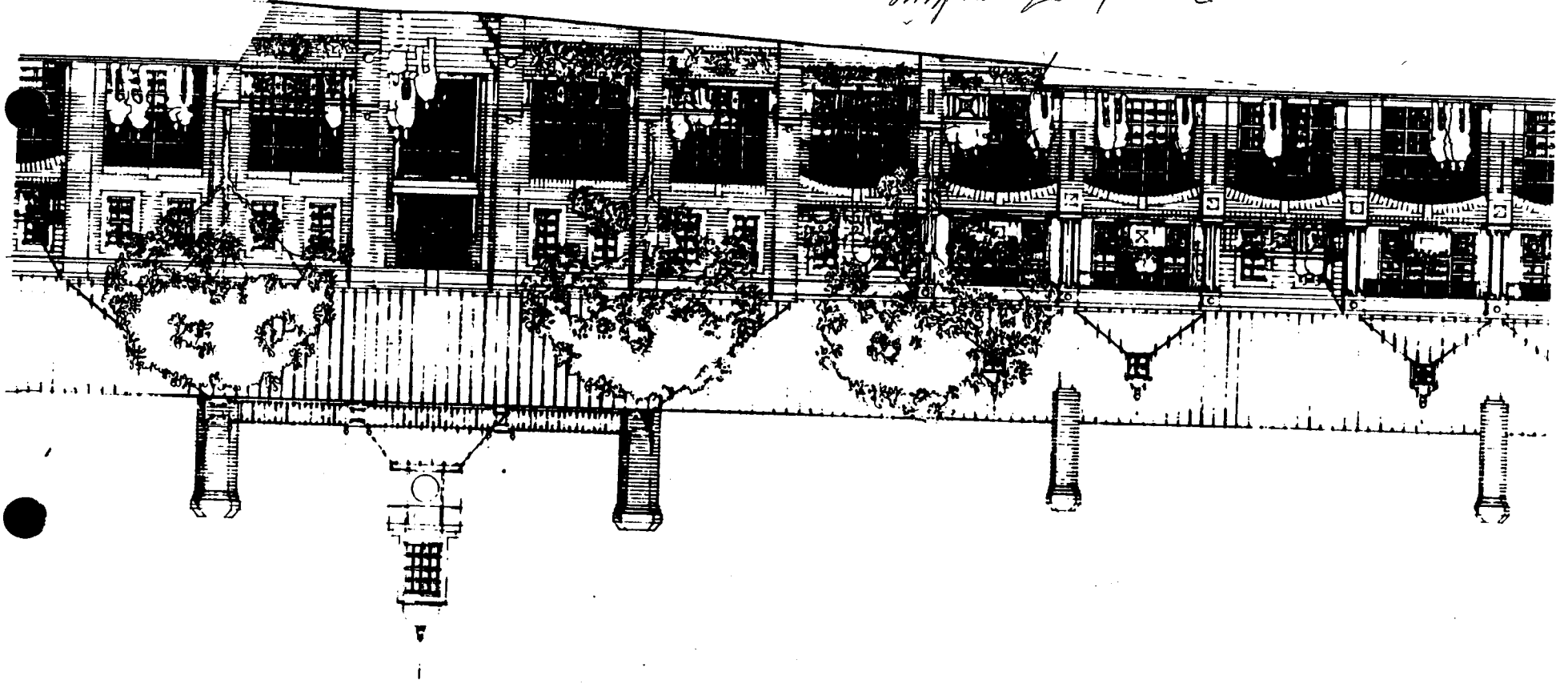
NORTHWEST PARK
GOLF COURSE



PARKING

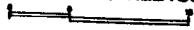
ELEVATION AT TOWNSQUARE

2 grade of parking
at this elevation
(not seen)





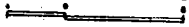
PATIO HOME STREETSCAPE



Brick, Clapboard.

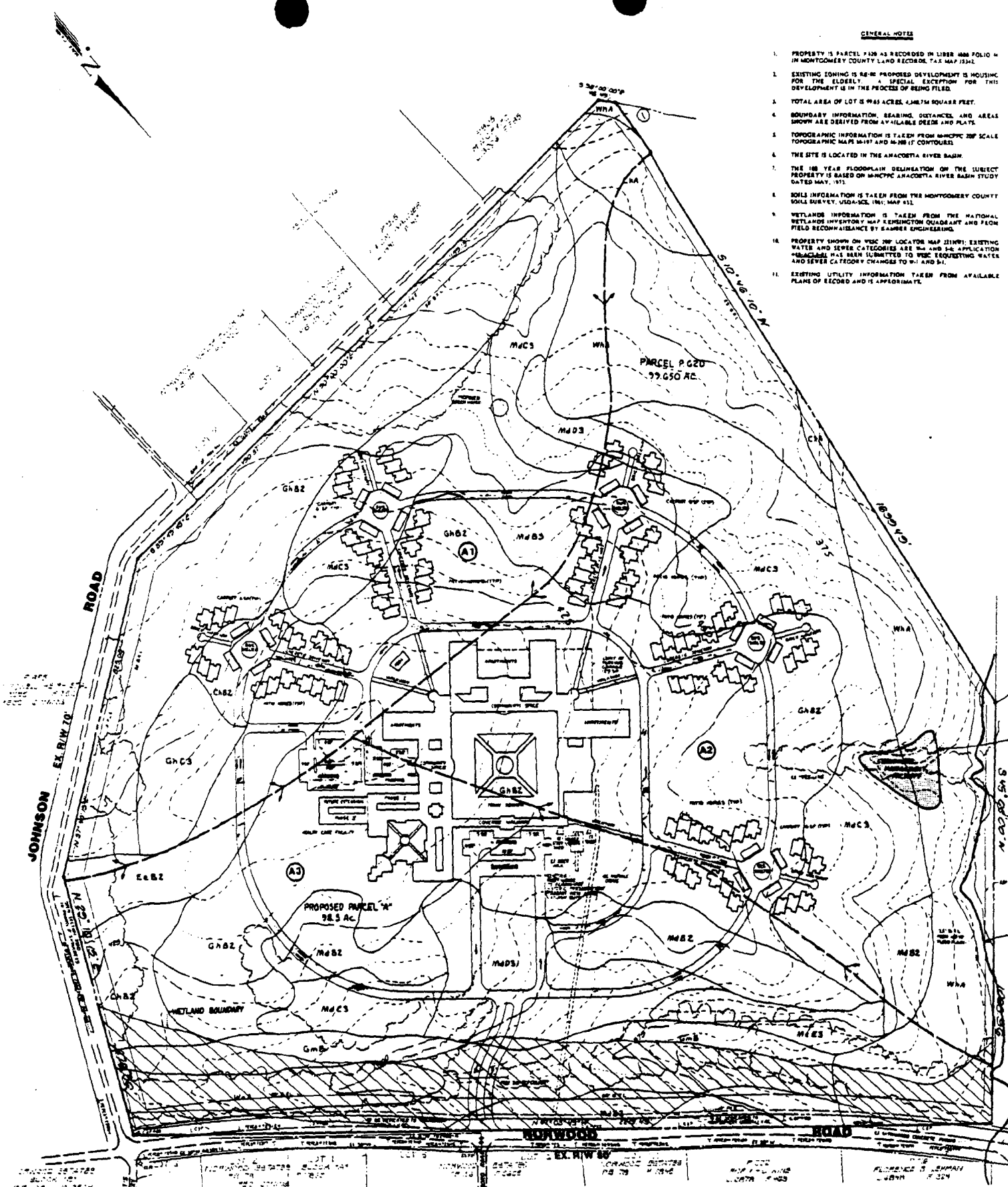


TYPICAL PATIO HOME ELEVATIONS



GENERAL NOTES

1. PROPERTY IS PARCEL #20 AS RECORDED IN LIBER 188 FOLIO 4 IN MONTGOMERY COUNTY LAND RECORDS, TAX MAP 13342.
2. EXISTING ZONING IS RE-REPROPOSED DEVELOPMENT IS HOUSING FOR THE ELDERLY. A SPECIAL EXCEPTION FOR THIS DEVELOPMENT IS IN THE PROCESS OF BEING FILED.
3. TOTAL AREA OF LOT IS 945 ACRES, 4,146,174 SQUARE FEET.
4. BOUNDARY INFORMATION, BEARING, DISTANCES, AND AREAS SHOWN ARE DERIVED FROM AVAILABLE DEEDS AND PLATS.
5. TOPOGRAPHIC INFORMATION IS TAKEN FROM MHCPC 200 SCALE TOPOGRAPHIC MAP R 1017 AND W-108 IF CONTAINED.
6. THE SITE IS LOCATED IN THE ANACOSTIA RIVER BASIN.
7. THE 100 YEAR FLOODPLAIN DELINEATION OF THE SUBJECT PROPERTY IS BASED ON MHCPC ANACOSTIA RIVER BASIN STUDY DATED MAY, 1975.
8. SOIL INFORMATION IS TAKEN FROM THE MONTGOMERY COUNTY SOIL SURVEY, USDA-SCS, 1981, MAP #11.
9. WETLANDS INFORMATION IS TAKEN FROM THE NATIONAL WETLANDS INVENTORY MAP KENNEDY QUADRANT AND FROM FIELD RECONNAISSANCE BY 6-11-81 ENGINEERING.
10. PROPERTY SHOWN ON WDC 100 LOCATION MAP (1970); EXISTING WATER AND SEWER CATEGORIES ARE W-1 AND S-1. APPLICATION #248468 HAS BEEN SUBMITTED TO WDC REQUESTING WATER AND SEWER CATEGORIES CHANGES TO W-1 AND S-1.
11. EXISTING UTILITY INFORMATION TAKEN FROM AVAILABLE PLANS OF RECORD AND IS APPROXIMATE.



**PRELIMINARY SUBDIVISION PLAN/
STORMWATER MANAGEMENT CONCEPT PLAN**

MEMORANDUM

October 17, 1988

TO: Gwen Marcus, Historic Preservation Planner
Montgomery County Planning Board

FROM: Christina Miller *cm*
HPC Staff

SUBJECT: Strawbridge Run/
File #1-88203

At its October 6, 1988 meeting, the Historic Preservation Commission reviewed the plans for the proposed elderly housing development "Strawbridge Run," which is on the site of Master Plan site #28/19, "Pleasant View".

The Commission believes that the proposed project, as presented, has no adverse impact on the historic site and is working with the contract purchasers and developer to this end.

CSM:gk:0894E

URBAN DESIGN DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RECEIVED
OCT 17 1988
RECEIVED
SILVER SPRING, MD

June 25 - 86

Montgomery County Planning Board Staff.

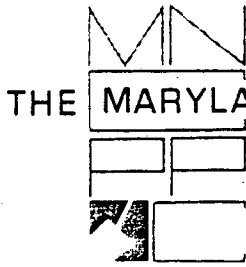
Re - 28/19 Pleasant View Farm.

With development of the farm likely in the future in two acre lots. The Barn and Corn Crib are to far back to be included with the house, smoke house and shed.

The barn and Corn Crib are not in use and are deteriorating.

Sincerely,

William G. Rabey



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 10, 1988

MEMORANDUM

TO: Denis Canavan
Development Review Division

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

SUBJECT: Strawbridge Run Special Exception Case

This special exception case involves an historic resource which is on the Master Plan for Historic Preservation. The resource in question is #28/19, Pleasant View Farm, and the environmental setting of the site is the entire 99.65 acre parcel.

The proposed development on this site was reviewed by the Historic Preservation Commission (HPC) in December of 1987 and again on October 6, 1988. It is staff's understanding from speaking with the HPC's temporary staffperson, Christina Miller, that the HPC did not have any objections to the proposed development. Written confirmation of the HPC's finding on Strawbridge Run should be forthcoming.

The Strawbridge Run development does incorporate the historic resource effectively into the overall scheme. Staff, however, has some concerns about the impact of the two roads which intersect with the tree-lined drive. If these roads require the removal of too many existing trees, it could have a detrimental effect on the appearance of the tree-lined drive/walkway.

The new architecture seems to be compatible with the existing historic resource. Continued attention should be given to making sure that the new buildings are not of a scale and height that will overwhelm the historic house.

Wed afternoon October 26th

Tom Warrman, office of Economic Development
(Agricultural Sect.)
interested in Bams in the County - impact
of ordinance.
217-2345

wants a list of other Bams older than 20th century

Public Hearing, Special Exception, not Public Hearing.

S-1583, S 1584, S 1585 Shawbridge Run Special Exception
Life Care.

Exhibits - detail of analysis.

Memorandum fr. Dept of Elder Affairs - approval
H-PC. " approval.

Citizen Comments (150 form letters - serial)

Topographic - entrance opposite Dble bar Rd.

Tweelined driveway will be "protected" but not used as a
driveway.

Johnson Rd - 70ft Rt. of way - access to 6 homes.

RE 2 - + RE 2-C are zones around the property

Entrance - new entrance to the left of the historic driveway

Historic entrance goes up a grade

124 apartments - 4 stories
1 Day care
1 historic Structure.

3 stories only
visible from the
golf course -
the west

Ring Road linking garden clusters (patiohomes)

question does it constitute excessive paving? No because
of need for emergency equipment. - campus style
lay out - nodes are 400ft from the center
there is a channel or grade: center is highest

Stream is 11 to Norwood Rd. Johnson Rd runs along edge of property, but is downplayed - entrance is for emergency purposes only.

Location of intercounty connector - S. of Bonifant Rd.
lowest level has structured parking.

Patio homes - 3500 sqft for 3 house
attached 1 story townhouses

no parking adjacent to units

Reforest + plantings + benches throughout the property
no reason to screen this property, but it can be done.

Norwood is at elevation 400' -

Robby Hs is at 420'

Norwood is at a low point. House across Norwood on N. side is at 420' elevation. - could they see apartments in the background? only the upper portion would be visible - elevation 430'

Length of front Building
would be about 340 ft.

Question about materials - Carol Henry.
"Fucky" after board is shown beautiful drawings.

Traffic as a concern -

Traffic ^{vans} condition for special exception when traffic study has been done - should be done at site plan review. (long discussion) in staff report
but it is not germane to the Bd of Appeals.

Steve

Shawbudge Rundus - owner
GMH, etc - manager of facility

Sheldon Bostow
Lynn Schakowitz (Hwab)
Rev Armitage - Good Shepherd
Lew Slade - traffic analysis

Meeting w/ Elderly Citizens Assn + other community groups
over a year ago.

Concern about special exception process in Mt/C. - enforcement
is not adequate.

Community wants a member on Bd of Strawbridge Run - owner has offered
a pending water/sewer change coming up this, but not
accepted.

Rev. Melitobal - ^{now} Damascus United Methodist

Church's interest in care of elderly

Arlaws, raised 5 children, moved to apartment, but required nursing
care, and during

lived together, until he needed nursing care, then only 2 blocks
away. - went to church to look for similar facility
in Montgomery Co. - 2 others - Baltimore + Asbury Village

formed non-profit corporation - people with a concern
for elderly in community.
found a developer - willing to operate it as a ministry
to the community

Safe environment, close to shopping, roads, etc.
wants to do it on basis to succeed financially.

65% committed before breaking ground.

Non-profit - good neighbors, good employers.

Determination of need. - 8 yr. waiting list at one facility

Differences between Life Care and

"either or" facility - assisted living or independent living
but neither had health care

Continuing Care

State has 24 C.C. communities + 9 more have applied
all elderly projects with upfront fees

definition of health care varies.

Some offer independent + nursing care - but nothing in-
between.

Continuing Care is like Maplewood Park

fee does not go up when nursing care is needed

resident able to move in & out as needed.

State has formula that they mandate of ratio of independ
to nursing facilities

Level of fees should be adequate to meet projected cost of offering services.

advertise + market 15

Life Care are usually purchasers by nature
to avoid burden on children
to protect life savings for children.
desire to cover health costs.

Desire option for

lower entrance rate higher entrance ft.
with lower 2nd refund ~~with~~ 90% refund

P. 10 of staff report

35% of total would be "affordable" unit.

\$26,000 - is required income for MPD

75 average age.

mostly with accumulated capital from their homes.

995,000 a unit - monthly fee of \$12,000 a yr.

will be difficult for seniors to accept.

Change in elderly housing ordinance
The

There is a need in the 15 mile Radius -

Dunn - Landscaping & Benching.

- 100 acres

- allow areas to "grow back to nature" - now cow fields
- areas of plantings along Johnson Rd. (benching, screening)

Landscaping - formal entrance

retain all of trees to Robbie H.

replicate on other side of entrance

Landscaping fits site - needed within the site

close proximity to create sense of community.

17-20 Park homes creates little neighborhoods

What does the square

Refer to connected by covered walkway

Waiting house

Running ball

Pedestrian paths to house are straight, slight rise (5% grade)

Not in the same

Admin. post on SE corner.

largest structure for swimming in E side to prevent houses from seeing the large building.

RE-2-C. Chert made

— rock lot no need for site plan, but check cert. Requir. site plan review

What needs to be forward on at site plan

a. size of lots

b. siting of surrounding ground.

are not committed to alternatives.

willing to provide upgrading - Johnson Rd up to Co. Shadown

on site bus service

do with a site bus service.

2 blocks of parking could be used by residents - 100 parking spaces

Community

Administration of Residents against Shadown Rd. Johnson Rd from Johnson Rd.

County Wide Area

large special exception could effect whole area.

effort low density character. 150 paragraphs

in viability. abundant brownie units.

study report - argument of change building

negotiations agree that planning not enough

reestablishment of zoning precedent.

(special exception doesn't allow precedent)

likely to be the study. 500-900 parking spots

Johnson Rd may be from Service Rd. - residents of the

to make.

Read description subject to change in compact with mutual interests of area. Johnson project's impact on community. Johnson's wants didn't consider employment.

39 homes in that area is zoned for

neighbors fear

Mabel Thomas

200 Norwood Rd. Cloverleaf Civic Assn.

requests denial.

Voted unanimously

Holly brook Residents opposed.

predominantly black community.

1800's Quakers sold land to black individuals.

work on own farms, and lands of others.

families attracted by rural nature of area

Master Plan - RE2 + RE2-C is preferred zoning.

will more than double the no. of residents of the community.

traffic - getting in & out of driveway already diff. on Norwood.

apartments are apartments regardless of who lives in them.

Cluster Zoning doesn't allow attached housing.

3 special exceptions on Norwood Rd within a mile.

other undeveloped property owners are set back because of the number of traffics

Staff reports is how to forecast into the community?

+ visibility

- traffic

- change of character

- history of the community

nobody said anything about the historic house.

See Reed. New Hampshire Ave. SS.

Alliance of Local Associations

special exceptions - localized - not effectively a re-zoning.

Community has grown but all of low density residential nature.
220 additional dwelling units.

- 20 other special exceptions within 2 miles. - mostly rural

- another retirement community on Randolph Rd home occupation

- meadows farms under investigation within 5 miles.

by special exempt. Bd. of Appeals.

- Garden Gate Nursery - numerous violation - now in Md. Ct. of Appeals

100% failure rate for special exceptions in this area by Bd. of Appeals - overworked

Request denial.

Buses. Fld. Ambulances. - Be sure conditions are met.

Realtor - sold lot on Rt 44 was based on rural nature of the area allowing land to be overdeveloped.

Carol Henry goes down the road a lot,
worried about the height of the bldg.
and 600 ft length - because it is on a hill.

Nancy - sd keep right of sight plan review. subject to
more approval of application. traffic study at
subdivision

Concern with traffic in the
subdivision - a big question
landscape lighting
review

S-1384 Manor Care -

will have to come back to special exception.
site plan approval for Phase II - future Assisted Living
Center.
no Bldg Permit for Phase II

The Nursing Home is Phase I

still don't know grade elevations from Musgrove Rd.
amendment for special exception later as it is
revised.

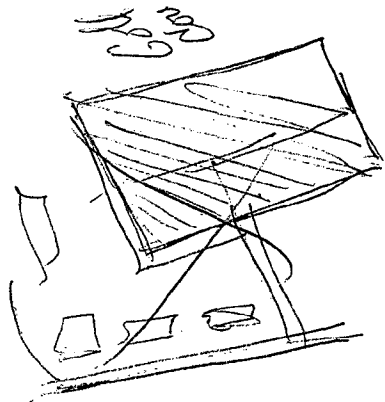
P.3 screening issue.

- Stream as undisturbed areas
- 220 feet between Bldgs.
adjacent historic property

surrounded by Residential land. except for C+P telephone.

Service Drive - issue. Bldg would have to be modified substantially
in order to change the drive.
need minimal footprint - means higher bldg

2 properties affected - major screening needed along service drive.



Board - 100 ft. Kennedy
w/ staff on cost

working for deferral
operational situation in being abandoned
marking up site plan in perimeter
surveying along all property lines
#3 rate plan appears

she has examined for wooded area behind the house
applicant is asking a zone of rezoning for buffering
Mary Kennedy would have to be changed

Do not need an easement - street front
But when road is widened, trees would go

Mr. Mason - maintenance of the site

2 spaces
staff is recommending a change, plan left out of 88 -
not been told there was to be a cost set back

Have to be careful of precedent along Rt 29.

Requirement in 52 spaces, shown in 56 spaces.

Parking could be removed from Rt 29 by Benning +
buried track from NID.
noise impact

M E M O R A N D U M

November 24, 1987

TO: HPC Commissioners
FROM: Bobbi Hahn **BH**
SUBJECT: Agenda Item I

This is a preliminary review of a scheme for elderly housing on the 99 acre site of Pleasant View, Master Plan site #28/19, 410 Norwood Road, Sandy Spring. The required special exception has not yet been obtained. Al Blumberg, representing the owners, met with me several weeks ago to discuss the general plan and asked me for comments on a version of the plan labelled plan A attached.

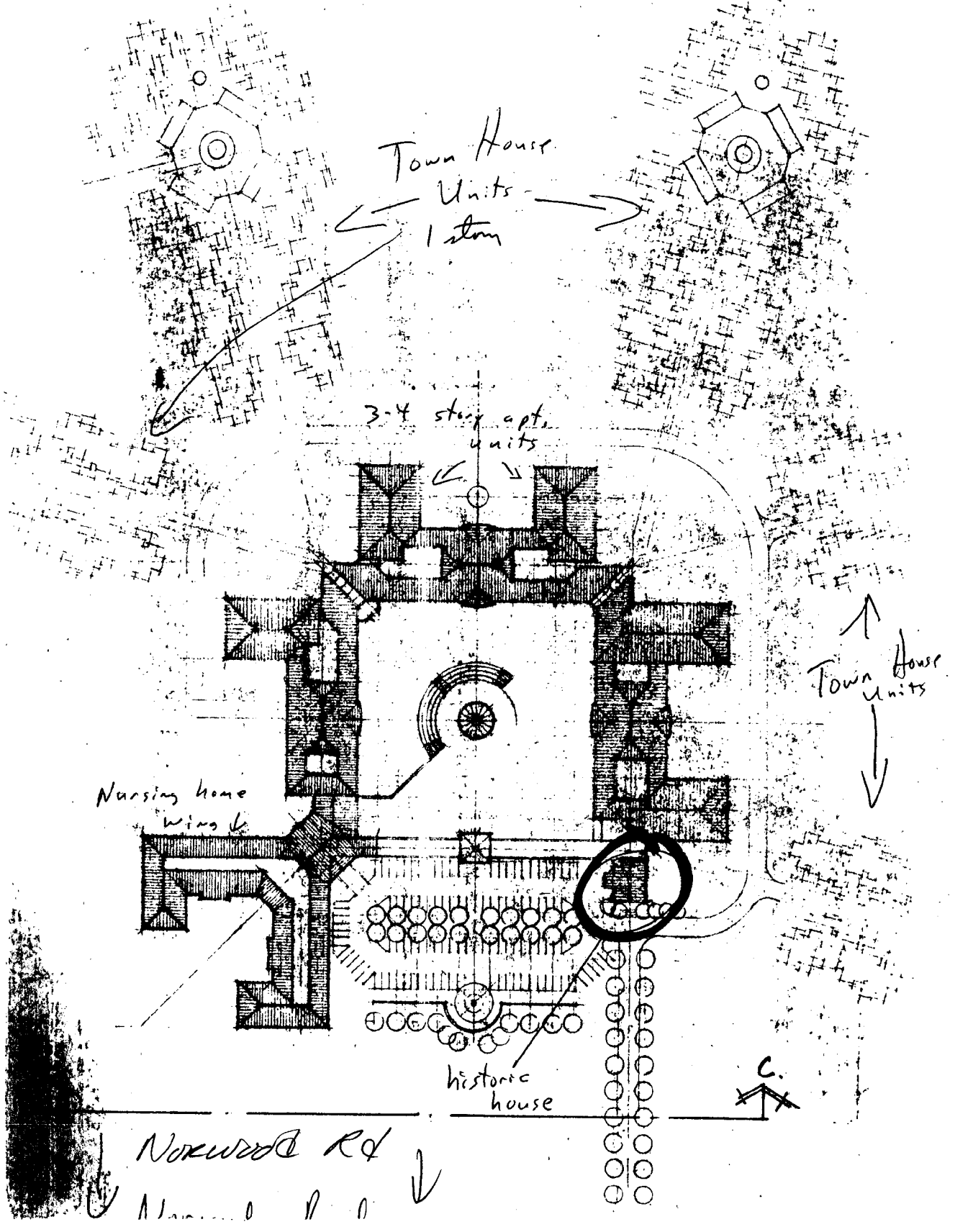
I identified for him the following areas which I thought would be of concern to the Commission in attempting to preserve the integrity of the historic resource:

- The closeness of the new construction to the house.
- The removal of all existing outbuildings.
- The massiveness of the building behind the historic resource.
- The excessive parking area in front of the historic resource.
- The possibility of the intrusion of the nursing home wing into the site line from the public right-of-way to the house.
- The possible (probable) necessity of destroying the allee of trees leading to the house if that drive is retained as the main entrance to the project.

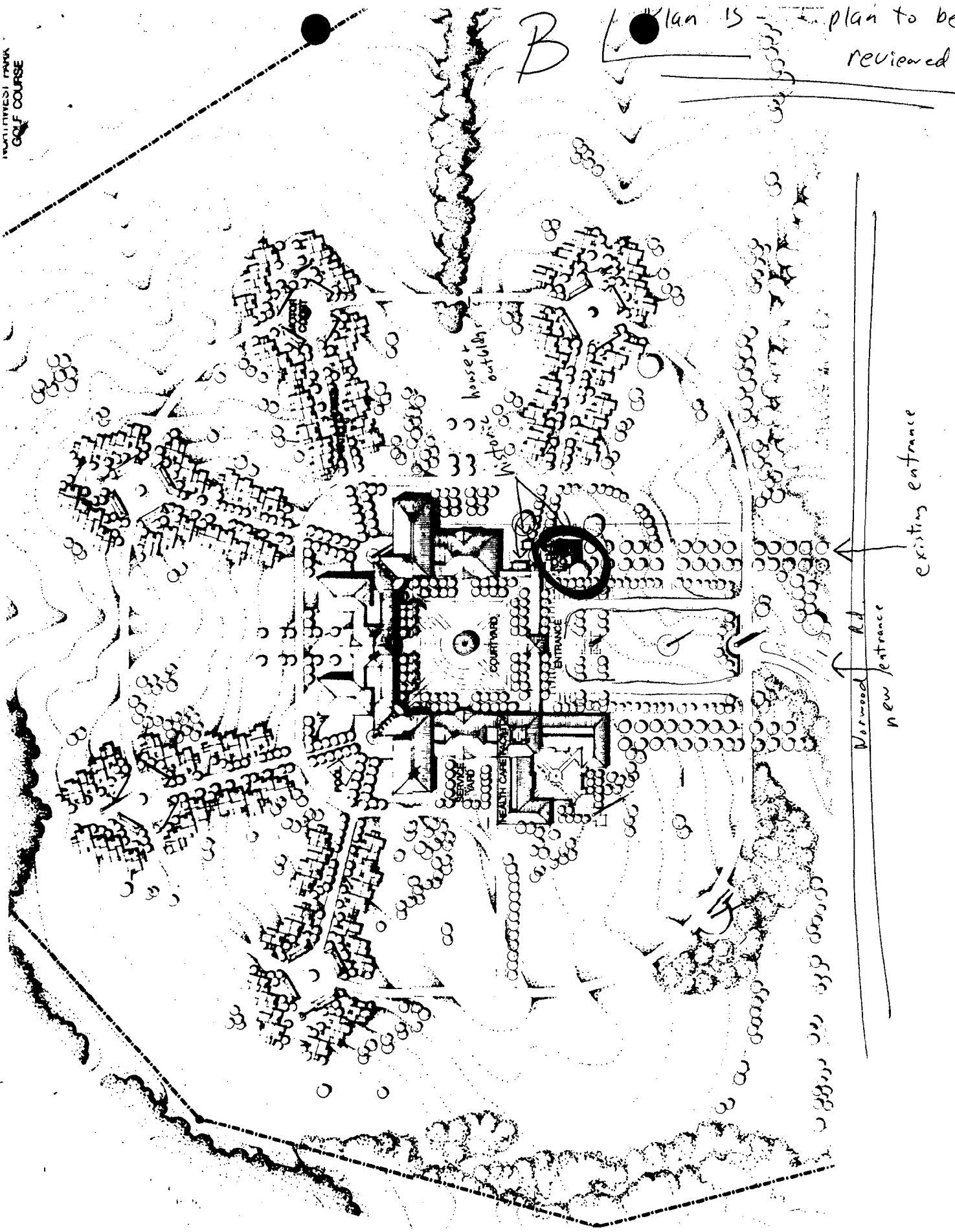
Several revisions which address these concerns are reflected in the current plan (B) which is being submitted for your review.

BH: gk: 0499E

A - first plan - subsequently altered



B L plan 15 plan to be reviewed



M E M O R A N D U M

November 24, 1987

TO: HPC Commissioners
FROM: Bobbi Hahn **BH**
SUBJECT: Agenda Item I

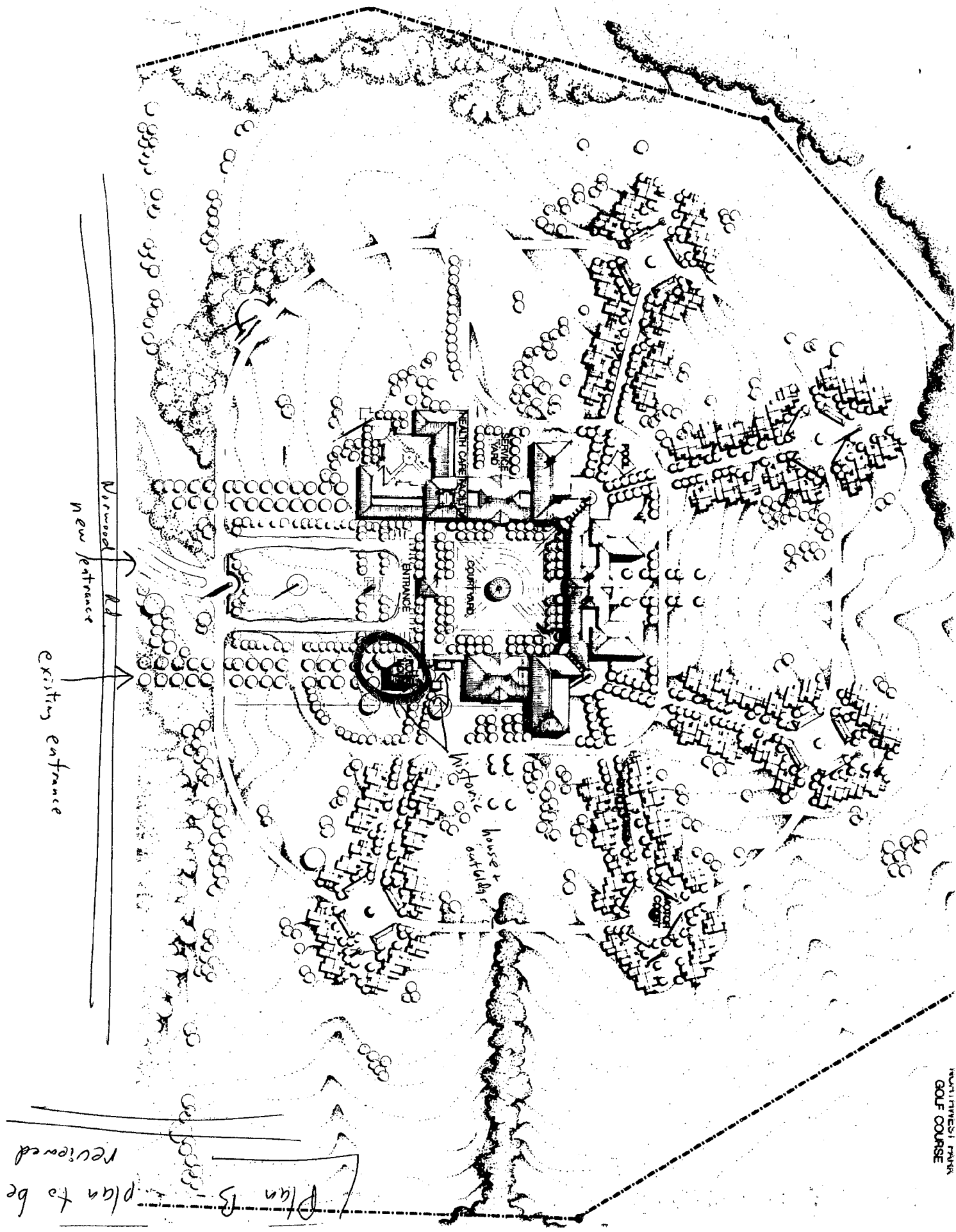
This is a preliminary review of a scheme for elderly housing on the 99 acre site of Pleasant View, Master Plan site #28/19, 410 Norwood Road, Sandy Spring. The required special exception has not yet been obtained. Al Blumberg, representing the owners, met with me several weeks ago to discuss the general plan and asked me for comments on a version of the plan labelled plan A attached.

I identified for him the following areas which I thought would be of concern to the Commission in attempting to preserve the integrity of the historic resource:

- The closeness of the new construction to the house.
- The removal of all existing outbuildings.
- The massiveness of the building behind the historic resource.
- The excessive parking area in front of the historic resource.
- The possibility of the intrusion of the nursing home wing into the site line from the public right-of-way to the house.
- The possible (probable) necessity of destroying the allee of trees leading to the house if that drive is retained as the main entrance to the project.

Several revisions which address these concerns are reflected in the current plan (B) which is being submitted for your review.

BH:gk:0499E



Plan B
plan to be reviewed

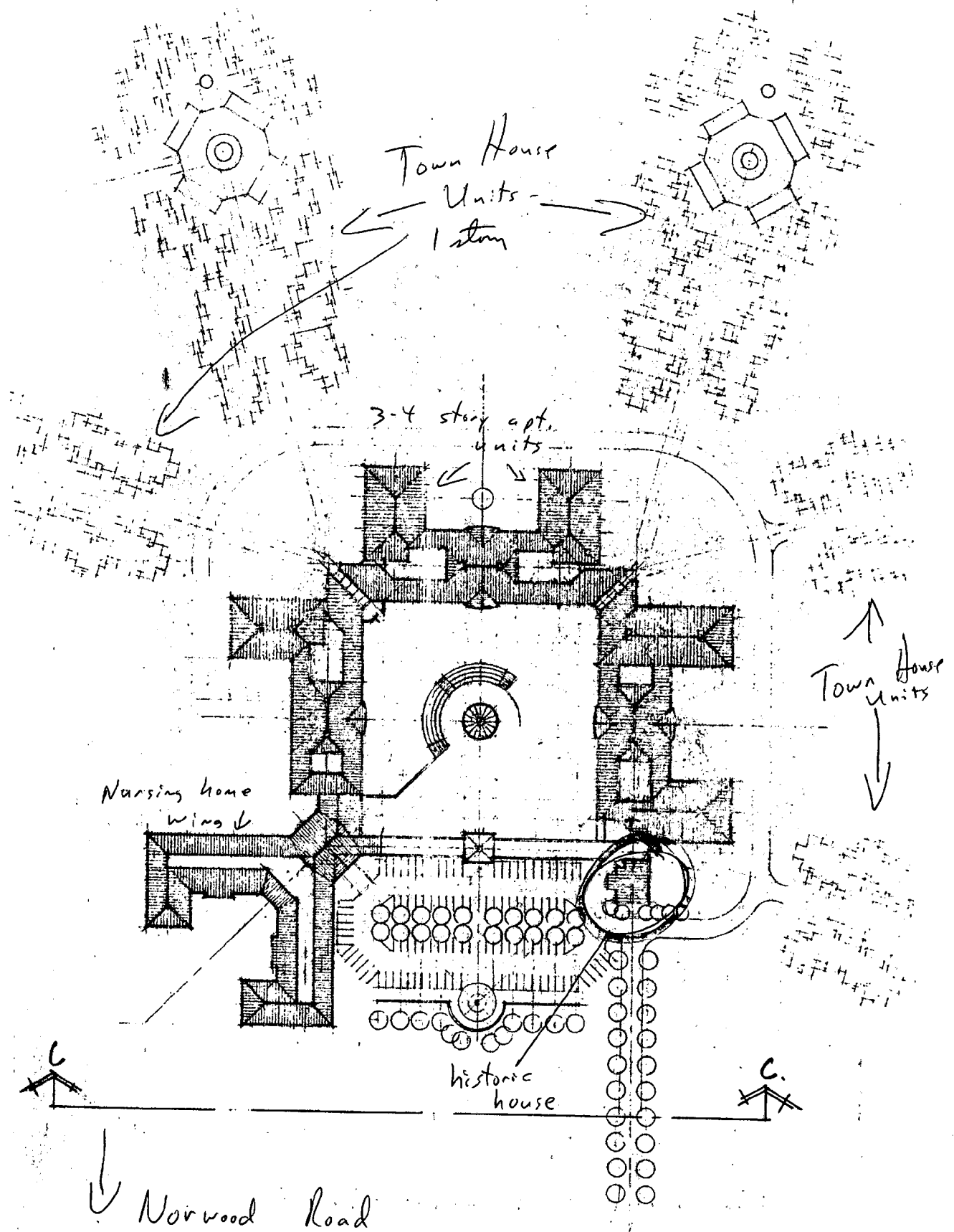
existing entrance

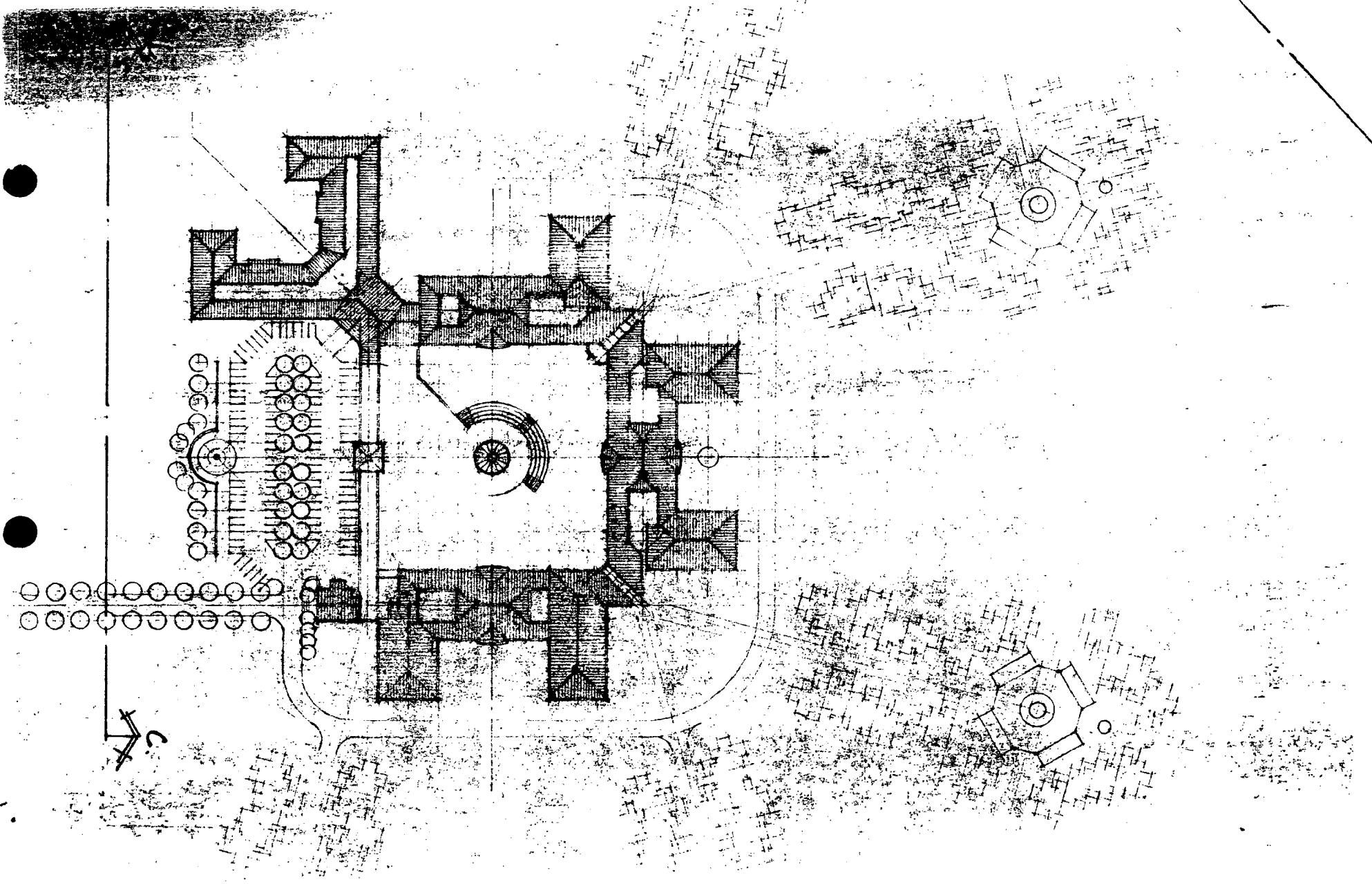
Norwood
New Entrance

NORTH COURSE
RESTAURANT
CLUBHOUSE
SOUTH COURSE
NEW ENTRANCE

HOUSE &
OUTLET
WATER

A - first plan - subsequently altered





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

FROM: Subdivision Office - M-NCPPC

NAME: Robey Property
FILE NO.: 1-91096

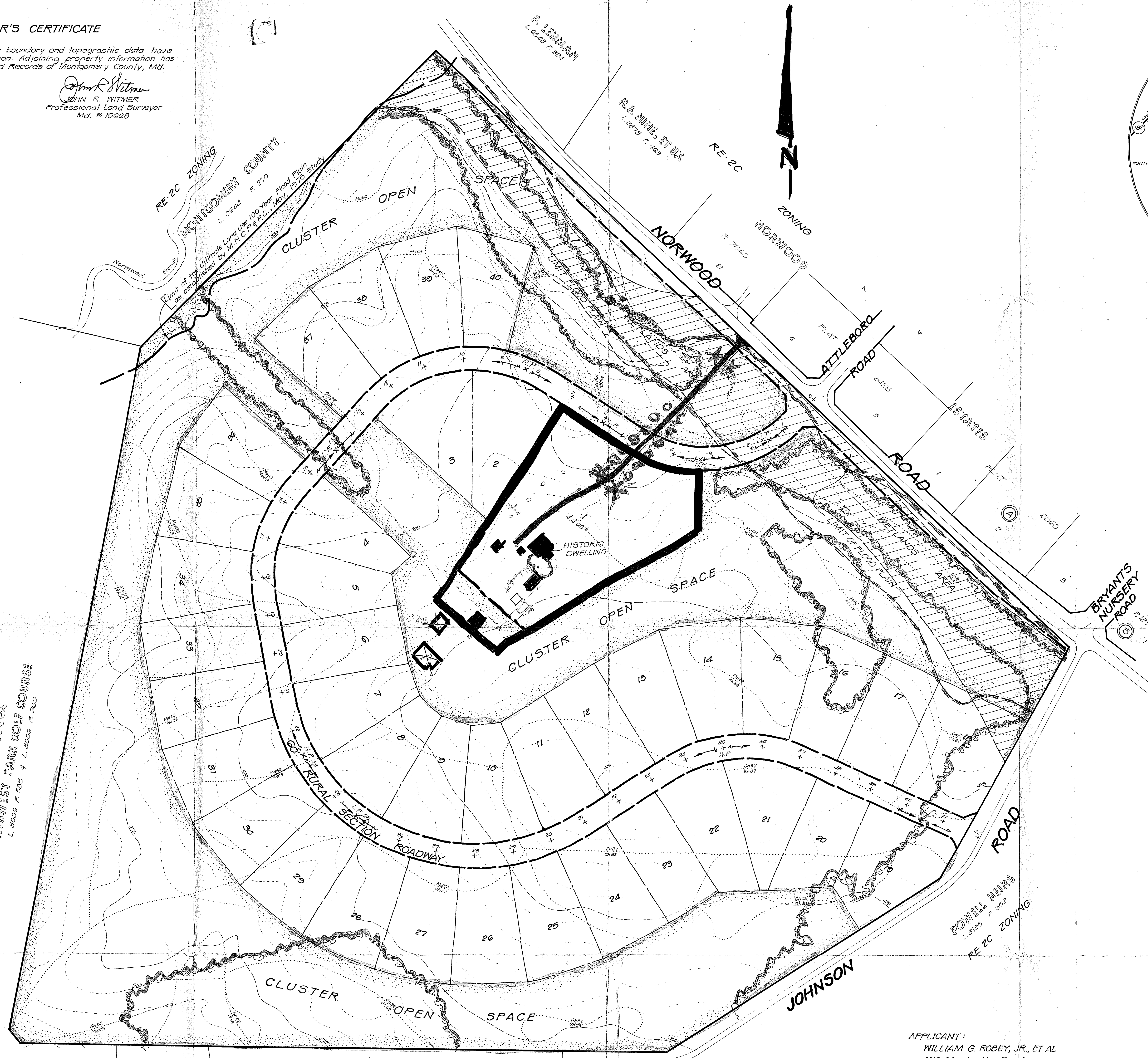
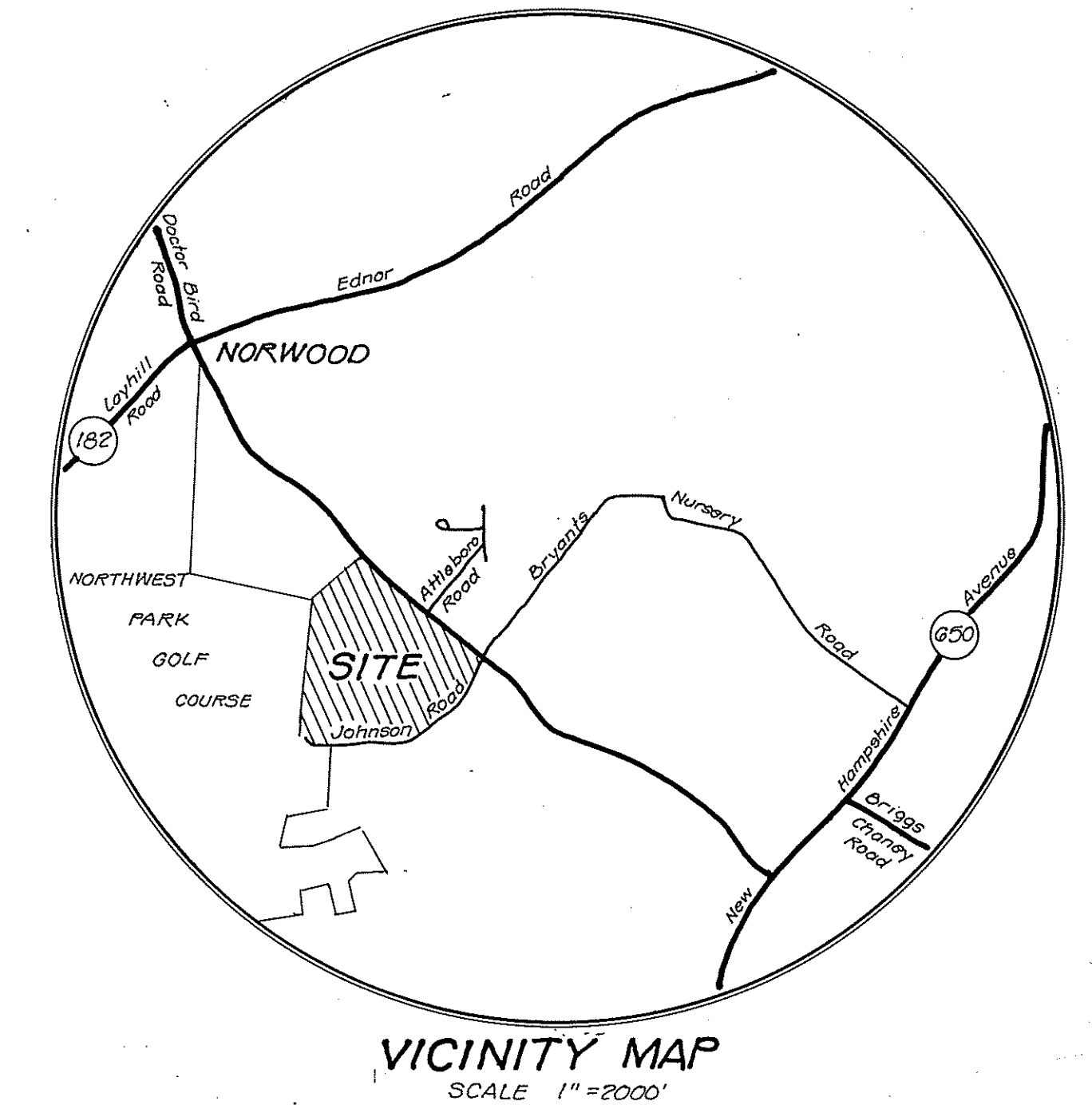
Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Oct. 28, 1991 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary and topographic data have been compiled as noted hereon. Adjoining property information has been obtained from the Land Records of Montgomery County, Md.

John R. Witmer
JOHN R. WITMER
 Professional Land Surveyor
 Md. # 10668



NOTES

1. Boundary, topography and soils, as shown are from a Pre-Preliminary Plan by Benning Associates, MNCF&PC file No. 7-9/007.
2. Existing water category W-6; sewer category S-6. Category Change Request # 90-D-CLO-05 pending.
3. Historic Master Plan Site # 28/19, Pleasant View Farm is located on the subject property.
4. Existing Zoning = RE-2C.
5. Development Tabulation: Proposal utilizing the cluster option.
 Area of Site = 100.06 acres (L. 9400 P. 749)
 Number of Lots Permitted = $(100.06 \times 0.4) = 40$
 Number of Lots Proposed = 40
 Minimum Lot Area Permitted = 25,000 sq ft
 Minimum Lot Area Shown = 42,000 sq ft
 Area of Street Dedication = 7.1 acres ±
 Area of Lots = 45.2 acres ±
 Area of Cluster Open Space = 47.7 acres ±
6. Wetland Area as shown is from a plan of Strawbridge Run by KDJ Architects, Inc., Jacksonville, Fla.

**PRELIMINARY SUBDIVISION PLAN
 ROBEY PROPERTY**

5TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' AUGUST, 1991

LANIER/WITMER ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 224 NORTH ADAMS ST.
 ROCKVILLE, MARYLAND 20850
 (301) 251-6730

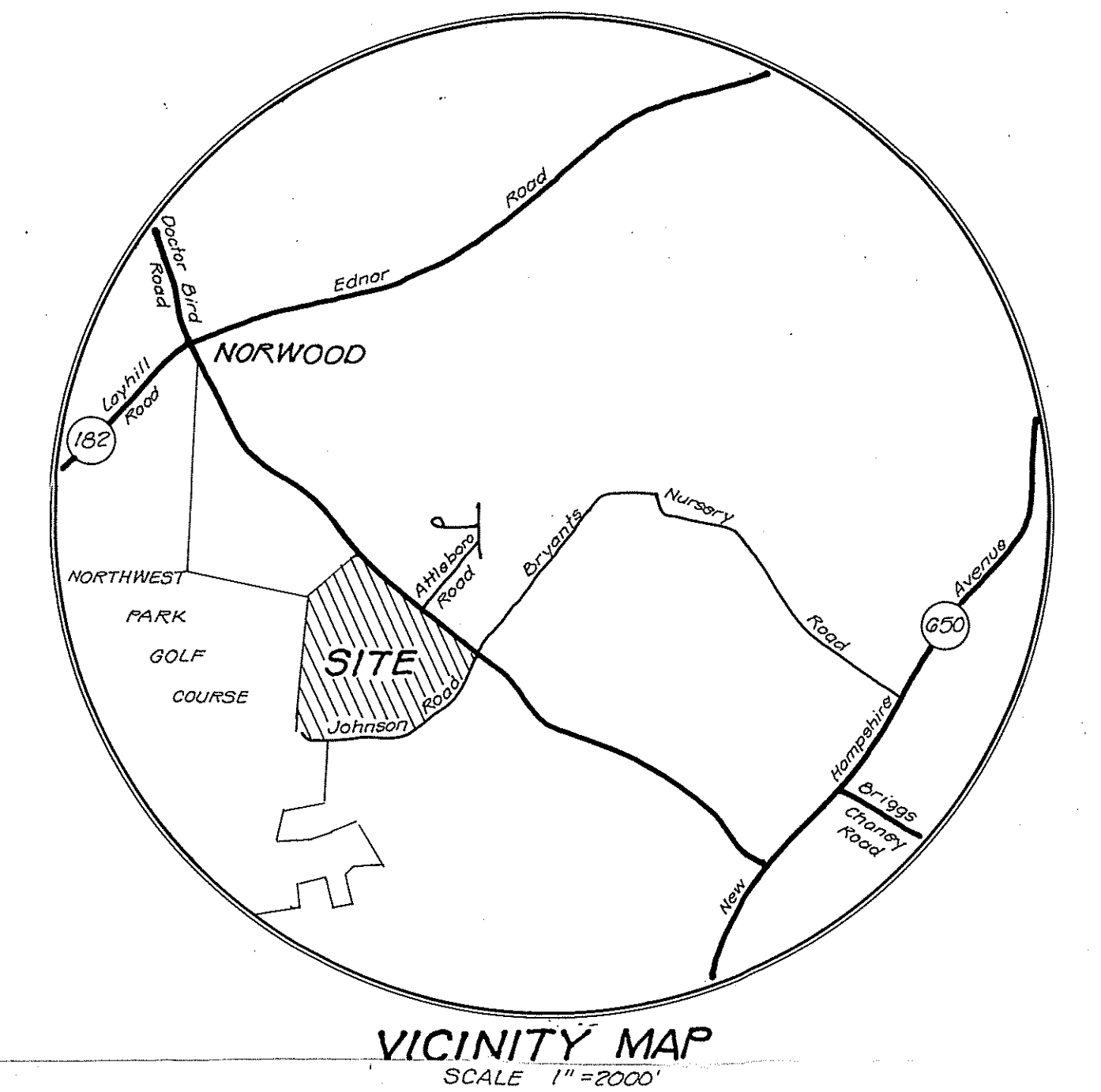
APPLICANT:
 WILLIAM G. ROBEY, JR., ET AL
 4113 Montpelier Road
 Rockville, Maryland 20853-1960
 460-6537

NORWOOD MANOR
 RE-2C ZONING
 TAX MAP JS 342, W.S.S.C. SHEET 221 NW 1

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary and topographic data have been compiled as noted hereon. Adjoining property information has been obtained from the Land Records of Montgomery County, Md.

John R. Witmer
 JOHN R. WITMER
 Professional Land Surveyor
 No. 10228



NOTES

1. Boundary, topography and soils, as shown are from a Pre-Preliminary Plan by Benning Associates, MNCPPC File No. 7-91007.
2. Existing water category W-6; sewer category S-6. Category Change Request # 90-B-CLO-05 pending.
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4. Existing Zoning = RE-2C.
5. Development Tabulation: Proposal utilizing the cluster option.
 Area of Site = 100.06 acres (L. 2400 F. 742)
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 Number of Lots Proposed = 40
 Minimum Lot Area Permitted = 25,000 sq ft
 Minimum Lot Area Shown = 42,000 sq ft
 Area of Street Dedication = 7.1 acres ±
 Area of Lots = 45.2 acres ±
 Area of Cluster Open Space = 47.7 acres ±
6. Wetland Area as shown is from a plan of Strawbridge Run by K&J Architects, Inc., Jacksonville, Fla.



RE-2 ZONING
 MNCPPC
 NORTHWEST PARK GOLF COURSE
 L. 5006 F. 285 of L. 5008 F. 280

RE-2C ZONING
 MONTGOMERY COUNTY
 L. 0624 F. 270
 Limit of the Ultimate Land Use 100 Year Flood Plain as established by M.N.C.P. & P.C. May, 1978 Study

POWELL HENS
 L. 5222 F. 202
 RE-2C ZONING

PRELIMINARY SUBDIVISION PLAN
ROBEY PROPERTY
 5TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100' AUGUST, 1991

APPLICANT:
 WILLIAM G. ROBEY, JR., ET AL
 4113 Montpelier Road
 Rockville, Maryland 20853-1960
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NORWOOD MANOR
 RE-2C ZONING