

Introduced by: Councilmember Male

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2017-32

**Resolution Providing Comment on the Subdivision of Ethan Allen / Jackson Avenue
(Parcel 952)**

WHEREAS, the owner of the property located at the north east quadrant of the intersection of Ethan Allen and Jackson Avenues (Plan #120170120) has submitted an application to the Montgomery County Planning Board for the subdivision of an existing parcel for the purpose of creating two new residential lots; and

WHEREAS, an illustrative site plan detailing the placement of two single family homes, with frontage on Jackson Avenue, has been simultaneously submitted by the property owner for purposes of development; and

WHEREAS, the Takoma Park City Council plays an important role in the review of development applications by considering the intent and application of zoning and subdivision provisions and formally commenting on the impacts on the environment, the built environment and the community; and

WHEREAS, the Takoma Park City Council supports residential development of the subject property; and

WHEREAS, Montgomery County development review staff have stated that the proposed subdivision plan and the site plan for the Ethan Allen / Jackson Avenue Property (Parcel 952) conform to technical requirements put forth in the Takoma Park Master Plan (2000) and the Montgomery County Zoning Code; and

WHEREAS, approval of the placement of the proposed structures illustrated by the site plan falls under the purview of the Montgomery County Permitting Services (MCP), and is not under consideration with this sub-division application; and

WHEREAS, the proposal illustrated in the site plan is not compatible with the surrounding built environment in terms of the placement of the Ethan Allen Avenue façade of the proposed corner home at a location markedly closer to the pavement of Ethan Allen Avenue than the visible line of the five homes to the east of the property along Ethan Allen Avenue; and

WHEREAS, the subject property is located along Ethan Allen Avenue, a Maryland State Highway, which serves as a gateway to the historic heart of the City of Takoma Park, and is visible to thousands of roadway users passing on a daily basis; and

WHEREAS, the City Council believes that the placement of the corner house closer to the Right-of-Way of Ethan Allen Avenue than the line of houses to the east of it would be visually jarring for those traveling on Ethan Allen Avenue; and

WHEREAS, the City Council understands that the applicable minimum standard lot width is 60 feet and that, in this case, lot width also affects the placement of the proposed corner house by not allowing Lot 2 on Jackson Avenue to be narrower; and

WHEREAS, many single-family lots in Takoma Park have lot widths between 50 and 60 feet, including the lots immediately adjacent to the subject property on Ethan Allen Avenue and Jackson Avenue, and the resulting density of development is a characteristic of Takoma Park; and

WHEREAS, neighborhood residents have expressed strong opposition to the proposed placement of the house to be constructed on the corner lot, citing their concerns for its lack of visual consistency with other residential structures sited along Ethan Allen Avenue; and

WHEREAS, the City Council believes that a creative approach to the subdivision and site plan applications by the developer and/or the Planning Board can result in the development of two single family homes on the subject property in locations that maintain the visible building lines along Ethan Allen and Jackson Avenues and are appropriate for the built environment in this prominent location.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park, opposes the project as proposed because of the placement of one proposed structure close to Ethan Allen Avenue in the illustrative site plan; and

BE IT FURTHER RESOLVED that the City Council requests the developer and the Montgomery County Planning Board work together to modify the proposed subdivision and site plan applications to place the corner house more in line with properties to the east of the subject property so as to better conform to the built environment in this highly visible location along Ethan Allen Avenue.

Adopted this 3rd day of May, 2017.

Attest:

Jessie Carpenter, CMC
City Clerk