

Introduced by: Councilmember Smith

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2021-23

**PROVIDING COMMENT ON THE SUBDIVISION OF
7402 GARLAND AVENUE (LOT 25)**

WHEREAS, the owner of the property located at 7402 Garland Avenue, Habitat for Humanity Metro Maryland, Inc., 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 (Plan #120210220); and

WHEREAS, a site plan detailing the subdivision and renovation of a three-unit rental property into a duplex, with frontage on Garland Avenue, has been 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 this project as a means of expanding “missing middle housing”; and


WHEREAS Montgomery County development review staff have stated that the proposed subdivision plan and the site plan for the 7402 Garland Avenue Property (Lot 25) conform to technical requirements put forth in the Takoma Park Master Plan (2000) and the Montgomery County Zoning Code; and

WHEREAS, the Montgomery County Planning Board is expected to review the Site Plan (Plan #120210220) on September 7, 2021.

NOW, THEREFORE BE IT RESOLVED that the Takoma Park City Council recommends that the Montgomery County Planning Board approve the proposed subdivision and site plan for 7402 Garland Avenue (Plan #120210220).

Adopted this 21st day of July, 2021.

Attest:


Jessie Carpenter, CMC
City Clerk