



**MONTGOMERY COUNTY PLANNING BOARD**  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUN - 3 2008

**MCPB No. 08-58**  
**Pre-Preliminary Plan No. 720060540**  
**Dufresne Property**  
**Date of Hearing: October 4, 2007**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review pre-preliminary plan applications; and

WHEREAS, on March 28, 2006, Ms. Shirley M. Dufresne ("Applicant"), filed an application for approval of a pre-preliminary plan of subdivision of property that would create three one-family detached residential lots on 44.55 acres of land in the RDT zone located on the west side of Georgia Avenue (MD 97), approximately 3,500 feet south of New Hampshire Avenue (MD 650) a.k.a. Damascus Road ("Property" or "Subject Property"), in the Olney Master Plan area ("Master Plan"); and

WHEREAS, Applicant's pre-preliminary plan application was designated Pre-Preliminary Plan No. 720060540, Dufresne Property ("Pre-Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated September 21, 2007, setting forth its analysis, and recommendation for denial of the Application ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on October 4, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

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<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
 Legal Sufficiency:

*DMC 5/20/08*

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