

**JNP CHESTNUT LODGE LLC (Applicant)**  
**500 West Montgomery Avenue, Rockville**



**PRE-APPLICATION MEETING (PAM) REQUEST FOR PROJECT PLAN  
AMENDMENT APPLICATION**

**PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE**

The subject property consists of 1.68 acres of land in the Planned Development-Chestnut Lodge (PD-CL) Zone located at 500 West Montgomery Avenue and also known as Parcel "I", Block A of the Chestnut Lodge Subdivision. The property is currently improved with only an asphalt private driveway, but at one time was the site of the historic Main Lodge building at Chestnut Lodge. The original Chestnut Lodge Exploratory Application approval (PRU2005-00022) contemplated the rehabilitation and conversion of the historic Main Lodge structure into seven (7) multi-family luxury condominium units with an underground garage. The rehabilitation/conversion plan included an addition to the Main Lodge that would have housed three of the seven multi-family units designed as "one-level flats". The other four units were to be two-story townhouses configured as two-over-twos within the existing Main Lodge structure.

The original Exploratory Application covering the entire Chestnut Lodge property approved a total development density of 44 residential dwelling units. The total density approved by the Mayor and Council was based on the level of development afforded by the then-applicable RS zoning classification on the property and was consistent with the recommendations of the Comprehensive Master Plan, which also recommended application of R-90 development standards as it related to minimum lot size, maximum lot coverage and minimum setback requirements. (See pages 2-14 and 2-15, City of Rockville Comprehensive Master Plan, Adopted November 12, 2002) The project's total density of

44 units was calculated by dividing the property's total acreage by the minimum lot size in the RS Zone, which was 20,000 square feet, resulting in a density of 44.4 units (20.4 x 43,560/20,000). Accordingly, the Mayor and Council approved development of 44 residential dwelling units on the Chestnut Lodge property as follows: 36 new single family detached homes, the rehabilitation and sale of the Little Lodge as the 37<sup>th</sup> single family detached residence, and the rehabilitation and addition to the historic Main Lodge building to a create seven (7) luxury condominiums with underground parking.

The single family detached portion of the Chestnut Lodge project has been completed. Unfortunately, however, due to the loss of the historic Main Lodge structure in a catastrophic fire in 2009, it has become infeasible to achieve the seven (7) remaining multi-family condo units as originally contemplated. Accordingly, the current property owner of Parcel "I" seeks to file a Project Plan Amendment application that proposes to construct a total of six (6) townhouse units on Parcel "I" in a configuration similar to what the original Main Lodge and addition would have occupied on the site. Careful attention has been given to the proposed architectural design of the new structure. As evidenced by the Preliminary Building Elevation provided with this Pre-Application Meeting submission, the proposed design exudes a refined Victorian-era style that is not only reminiscent of the historic Main Lodge that once graced the site, but specifically incorporates certain architectural elements, such as the tower and wrap-around porch, that had made the Main Lodge so visually distinct.