

MEMORANDUM

July 9, 2010

TO: County Council 

FROM: Marlene Michaelson, Senior Legislative Analyst

SUBJECT: Sectional Map Amendment for the White Flint Sector Plan

The Council approved the White Flint Sector Plan on March 23, 2010. Attached is the application for the White Flint Sector Plan Sectional Map Amendment (SMA) submitted by the Planning Board (© 9 to 15) and the technical staff report (© 16 to 43). The SMA implements recommendations of the recently Approved and Adopted White Flint Sector Plan by putting into effect zoning changes recommended in the Sector Plan. In addition, it makes slight adjustments to zoning boundaries to complete the transition from hand-drawn to digital zoning maps. **The Planning, Housing, and Economic Development (PHED) Committee recommends approval of the White Flint SMA with one change recommended below.** An opinion approving the SMA is attached at © 1 to 5.

The total area within the SMA is approximately 430 acres, of which approximately 265 acres are proposed for new zoning classifications (including less than one acre proposed for corrective technical adjustments). The SMA proposes to reconfirm the remaining acreage with existing zoning. The SMA recommended rezonings are listed in the tables on © 4 to 5 and Attachment B (© 22 to 36).<sup>1</sup>

A public hearing on the Sectional Map Amendment was held on May 18, 2010. The Council received testimony from one property owner who supported the SMA as submitted and two property owners who requested changes. The Planning Board also recommended a change. The requested changes and Committee recommendations are described below. Corrective technical adjustments described on Table 2 (© 5) are not addressed in this memorandum, and the Committee recommends approval of all technical adjustments.

**Councilmembers should remember that consideration of an SMA is subject to the ex parte rule and, therefore, the Council may only consider information that is part of the public record. Staff recommends against allowing any member of the audience, other than Staff, to participate in the worksession discussion, since their comments would not be a part of the official record.**

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<sup>1</sup> Note that Table 1 has been updated to correct errors in the original application that were brought to the Committee's attention. Circles 6 to 8 have the new table with a cover memo indicating the changes.

## **FRIT PROPERTY**

Barbara Sears, representing Federal Realty Investment Trust (FRIT), expressed concern that the acreage for their property in the SMA (all of SMA Index Area 3 and the portion of SMA Index Area 2 not owned by the State Highway Administration) is less than the size of their property as calculated by surveys prepared by FRIT engineers. Planning Department staff have indicated that their estimate of acreage is only an estimate and that they would defer to detailed engineering surveys for a more precise calculation of acreage, **provided that the boundaries of the area are the same as shown in the SMA.** There is no reference in the ordinance as to the amount of zoning, only boundaries. Planning Department staff indicate the following:

It has been the practice of the Planning Department to prepare a list of the affected properties and the property owners as part of the SMA Technical Staff Report. This list takes the form of a table, entitled List of Properties. The table contains the property address, the property identification number, the property owners, the land area and the existing and proposed zoning. The list is keyed to the Index of Parcels Map that is part of the proposed Zoning Maps as required by Sec H-2.6. The property information in the table is compiled from the tax records and should contain a reference to the data source. **The acreage amounts in the SMA application and Technical Staff Report are provided for informational purposes only.**

An issue has been raised regarding discrepancies between the land area contained in the tax records and listed in the table and the amount of land measured from a property owner's survey. The issue is would the property in question be zoned in its entirety if there were a discrepancy. The Zoning Maps are to show zoning boundaries, not acreage amounts. In approving the Zoning Maps, the District Council is approving the boundary lines, not an acreage amount.

**The Committee does not believe any change in the SMA is needed,** but recommends including a reference to this issue in the opinion (see © 1 to 2) to prevent any future misinterpretation.

## **GREENBERG AND ROCKVILLE PIKE PARTNERSHIP PROPERTY**

The Council also received testimony from Todd Brown, representing Leonard Greenberg and the Rockville Pike Partnership (the "Partnership"). The Sector Plan recommends CR-4, **C-3.5**, R-3.5, H-300, and the SMA-recommended zoning is consistent with the Master Plan recommendation. The Partnership requested a change in zoning to CR-4, **C-4**, R-3.5, H-300, which would enable them to build the entire property as a commercial development, instead of requiring mixed-use development to achieve the total density.

During its consideration of the Sector Plan, the Council received several requests to allow properties to develop as entirely residential or entirely commercial. In each case, the Council did not support the request and concurred with the Sector Plan recommendation to have every property be mixed-use (or, at the property owner's option, develop as a single use at less than the maximum density). Staff does not believe there is rationale for exempting this property owner from the requirement that has been placed on all other properties recommended for Commercial-Residential (CR) zoning. Moreover, it is Council practice not to change the zoning recommended in the Sector Plan unless there is new information that was not available for consideration during the review of the Sector Plan. **The Committee recommends against any change to the SMA.**

## **Morrison Property**

The Sector Plan recommends changing the zoning on a few properties to the Residential Townhouse (RT) zone. The RT zone may be applied by Local Map Amendment or by Sectional Map Amendment only if the property owner requests the change in zoning as part of the SMA process. The Planning Board received a letter from Mr. Morrison, owner of Outlot A, Parcel N388 in the Hillery Way Block, requesting the change to the RT zone **after** they submitted the SMA to the Council. Planning Department staff indicated that had the letter been received earlier, they would have had no substantive reason to deny the request. Staff notes that the remaining Hillery Way properties recommended for rezoning to RT-12.5 in the Sector Plan are all rezoned in the SMA. **Since the rezoning was recommended in the Sector Plan, the Committee believes the SMA should be revised to allow this rezoning.**

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Resolution No.: \_\_\_\_\_  
Introduced: July 13, 2010  
Adopted: \_\_\_\_\_

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Application No. G-889 for Amendment to the Zoning Map, County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, Opinion and Resolution on Application

**OPINION**

Sectional Map Amendment G-889 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted White Flint Sector Plan. The SMA application covers approximately 430 acres. The area proposed for reclassification consists of approximately 265 acres proposed for new zoning classifications. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the White Flint Sector Plan on March 23, 2010. The Sector Plan sets forth the specific land use and zoning objectives for the development of the White Flint area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the White Flint Sector Plan by the County Executive, the District Council held public hearings on October 20 and 22, 2009 wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-889 was filed on May 14, 2010 by the Montgomery County Planning Board to implement the specific zoning recommendations of the White Flint Sector Plan. The Council held a public hearing on the SMA for the White Flint Sector Plan on May 18, 2010. The Planning, Housing, and Economic Development (PHED) Committee held a worksession on the SMA on June 28, 2010 and presented its recommendations to the County Council on July 13, 2010.

The Council considered the comments of one property owner in support of the SMA, two requests for changes from property owners, and one recommended change from the Planning Board. Federal Realty Investment Trust (FRIT) expressed concern that the acreage for their property in the SMA (all of SMA Index Area 3 and the portion of SMA Index Area 2 not owned

by the State Highway Administration) is less than the size of their property as calculated by surveys prepared by FRIT engineers. Planning Department staff have indicated that their estimate of acreage is only an estimate and that they would defer to detailed engineering surveys for a more precise calculation of acreage, provided that the boundaries of the area are the same as shown in the SMA. In approving the Zoning Maps, the District Council is approving the boundary lines, not an acreage amount.

The Council considered the request of Leonard Greenberg and the Rockville Pike Partnership to change their zoning from the Sector Plan recommended Commercial-Residential-4, **C-3.5**, R-3.5, H-300, to CR-4, **C-4**, R-3.5, H-300, which would enable them to build the entire property as a commercial development, instead of requiring mixed-use development to achieve the total density. The Council saw no reason to deviate from the Sector Plan recommended zoning for this property and the Sector Plan policy of requiring each CR property to have a mix of uses to obtain the full density.

Finally, the Council considered the request of the Mr. Morrison to rezone his property to the Residential Townhouse (RT) zone. The RT zone may be applied by Local Map Amendment or by Sectional Map Amendment only if the property owner requests the change in zoning as part of the SMA process. The Planning Board received a letter from Mr. Morrison, owner of Outlot A, Parcel N388 in the Hillery Way Block, requesting the change to the RT zone **after** they submitted the SMA to the Council. Planning Department staff indicated that had the letter been received earlier, they would have had no substantive reason to deny the request. **Since the rezoning was recommended in the Sector Plan, the Committee believes the SMA should be revised to allow this rezoning.**

The Council considered the Sectional Map Amendment at a worksession held on July 13, 2010. The Council supported the Sectional Map Amendment with the amendment set forth in this opinion. The Council finds that Sectional Map Amendment Application G-889 is necessary to implement the land use and development policies expressed in the Approved and Adopted White Flint Sector Plan.

The evidence of record for Sectional Map Amendment G-889 consists of all record materials compiled in connection with the County Council public hearings on the Planning Board Draft of the White Flint Sector Plan, dated October 20 and 22, 2009, and all record materials compiled in connection with the public hearing held by the Council on May 18, 2010 on Sectional Map Amendment G-889.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. G-889, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the White Flint Sector Plan consisting of approximately 430 acres, more or less, is GRANTED. Approximately 265 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the White Flint Sector Plan.

**Table 1: Parcels to be Rezoned**

Area #	Existing Zoning	Proposed Zoning	Acres
1	C-2	CR-2 C-1.5 R-0.75 H-100'	1.8
2	C-2	CR-3 C-1.5 R-2.5 H-200'	22.5
3	C-2	CR-4 C-3.5 R-3.5 H-300'	5.5
4	C-2,R-90,O-M	CR-3 C-1.5 R-2.5 H-70'	3.6
5	TS-R,C-2	CR-4 C-2.0 R-3.5 H-250'	11.3
6	C-2,TS-R	CR-4 C-3.5 R-3.5 H-300'	12.5
7	R-90,C-2	CR-3 C-2.5 R-1.5 H-200'	5.6
8	R-H,C-2,I-4	CR-3 C-1.5 R-2.5 H-200'	19.7
9	I-4	CR-3 C-1.5 R-2.5 H-200'	9.3
10	TS-M	CR-4 C-3.5 R-3.5 H-300'	12.1
11	TS-M,R-90	CR-4 C-2.0 R-3.5 H-250'	15.6
12	TS-M,I-1	CR-3 C-1.5 R-2.5 H-250'	4.4
13	I-1	CR-3 C-1.5 R-2.5 H-200'	2.1
14	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'	5.4
15	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'	8.7
16	TS-M,C-2	CR-4 C-2.0 R-3.5 H-250'	3.6
17	C-2,I-1	CR-3 C-1.5 R-2.5 H-200'	18.9
18	C-2	CR-3 C-1.5 R-2.5 H-100'	3.8
19	R-90	CR-3 C-1.5 R-2.5 H-200'	4.6
20	R-90	CR-3 C-1.5 R-2.5 H-100'	1.7
21	C-2	CR-3 C-1.5 R-2.5 H-150'	0.6
22	C-2	CR-4 C-3.5 R-3.5 H-300'	3.7
23	C-2	CR-4 C-3.5 R-2.0 H-250'	10.8
24	C-2	CR-3 C-1.5 R-2.5 H-200'	44.2
25	C-2,R-90	CR-2.5 C-1.25 R-2.0 H-70'	4.8
26	R-90	CR-1.5 C-0.25 R-1.5 H-50'	2.6
27	TS-M	CR-3 C-1.5 R-2.5 H-100'	1.4
28	TS-M	CR-4 C-3.5 R-3.5 H-300'	3.0
29	C-O	CR-4 C-3.5 R-3.5 H-150'	1.1
30	C-O	CR-4 C-3.5 R-3.5 H-250'	1.4
31	C-O	CR-3 C-2.5 R-1.5 H-150'	2.8
32	O-M	CR-2.5 C-2.0 R-1.25 H-150'	2.6
33	O-M	CR-1.25 C-1.0 R-0.75 H-100'	1.1
34	C-2,R-90	CR-1.0 C-0.75 R-0.5 H-50'	1.4
35	R-90	RT-12.5	2.0
36	C-2	CR-0.5 C-0.25 R-0.25 H-50'	0.7
37	C-T	CR-1.5 C-0.25 R-1.5 H-50'	7.8
<b>Total Change Acres:</b>			<b>264.7</b>

**Table 2: Locations for Zoning Line Adjustments**

Corrective SMA Designation	Parcel I.D.	Notes
Item A	<b>Parcel 614</b>	Existing zoning map shows this property as a right-of-way and with no zoning classification. Research in the land records indicated that the property is privately owned, is not a public right-of-way and zoning classification should be indicated.
Item B	<b>Parcel 736</b>	The outline of the Local Map Amendment granted for PD-9 zoning obscured the property lines.
Item C	<b>Parcel N269</b>	Existing zoning map shows this project as right-of-way with no zoning classification. Research in the land records indicates that the property is owned by SHA, but it is not a public right-of-way and, therefore, the zoning classification should be shown.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

July 8, 2010

**Memorandum**

TO: Marlene Michaelson  
Senior Legislative Analyst  
Montgomery County Council

FROM: Nkosi Yearwood  
Montgomery County Planning Department

RE: Technical information for White Flint Sectional Map Amendment (SMA)

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The attached list of properties to be rezoned (Table 1) amends the submitted March 18, 2010 and May 12, 2010 technical staff memorandums for the White Flint Sector Plan SMA. The zoning for Area 21 is corrected and the area in Area 35 on Table 1 is revised to include all properties in the Residential Townhouse (RT-12.5) zone. The property owner submitted a letter requesting the RT-12.5 zone after the Planning Board session. There are no changes to Table 2.

**Table 1: Parcels to be rezoned**

Area #	Existing Zoning	Proposed Zoning	Acres
1	C-2	CR-2 C-1.5 R-0.75 H-100'	1.8
2	C-2	CR-3 C-1.5 R-2.5 H-200'	22.5
3	C-2	CR-4 C-3.5 R-3.5 H-300'	5.5
4	C-2,R-90,O-M	CR-3 C-1.5 R-2.5 H-70'	3.6
5	TS-R,C-2	CR-4 C-2.0 R-3.5 H-250'	11.3
6	C-2,TS-R	CR-4 C-3.5 R-3.5 H-300'	12.5
7	R-90,C-2	CR-3 C-2.5 R-1.5 H-200'	5.6
8	R-H,C-2,I-4	CR-3 C-1.5 R-2.5 H-200'	19.7
9	I-4	CR-3 C-1.5 R-2.5 H-200'	9.3
10	TS-M	CR-4 C-3.5 R-3.5 H-300'	12.1
11	TS-M,R-90	CR-4 C-2.0 R-3.5 H-250'	15.6
12	TS-M,I-1	CR-3 C-1.5 R-2.5 H-250'	4.4
13	I-1	CR-3 C-1.5 R-2.5 H-200'	2.1
14	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'	5.4
15	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'	8.7
16	TS-M,C-2	CR-4 C-2.0 R-3.5 H-250'	3.6
17	C-2,I-1	CR-3 C-1.5 R-2.5 H-200'	18.9
18	C-2	CR-3 C-1.5 R-2.5 H-100'	3.8
19	R-90	CR-3 C-1.5 R-2.5 H-200'	4.6
20	R-90	CR-3 C-1.5 R-2.5 H-100'	1.7
21	C-2	CR-3 C-1.5 R-2.5 H-150'	0.6
22	C-2	CR-4 C-3.5 R-3.5 H-300'	3.7
23	C-2	CR-4 C-3.5 R-2.0 H-250'	10.8
24	C-2	CR-3 C-1.5 R-2.5 H-200'	44.2
25	C-2,R-90	CR-2.5 C-1.25 R-2.0 H-70'	4.8
26	R-90	CR-1.5 C-0.25 R-1.5 H-50'	2.6
27	TS-M	CR-3 C-1.5 R-2.5 H-100'	1.4
28	TS-M	CR-4 C-3.5 R-3.5 H-300'	3.0
29	C-O	CR-4 C-3.5 R-3.5 H-150'	1.1
30	C-O	CR-4 C-3.5 R-3.5 H-250'	1.4
31	C-O	CR-3 C-2.5 R-1.5 H-150'	2.8
32	O-M	CR-2.5 C-2.0 R-1.25 H-150'	2.6
33	O-M	CR-1.25 C-1.0 R-0.75 H-100'	1.1
34	C-2,R-90	CR-1.0 C-0.75 R-0.5 H-50'	1.4
35	R-90	RT-12.5	2.0
36	C-2	CR-0.5 C-0.25 R-0.25 H-50'	0.7
37	C-T	CR-1.5 C-0.25 R-1.5 H-50'	7.8
<b>Total Change Acres:</b>			<b>264.7</b>

**Table 2: Locations for Zoning Line Adjustments**

Corrective SMA Designation	Parcel I.D.	Notes
Item A	<b>Parcel 614</b>	Existing zoning map shows this property as a right-of-way and with no zoning classification. Research in the land records indicated that the property is privately owned, is not a public right-of-way and zoning classification should be indicated.
Item B	<b>Parcel 736</b>	The outline of the Local Map Amendment granted for PD-9 zoning obscured the property lines.
Item C	<b>Parcel N269</b>	Existing zoning map shows this project as right-of-way with no zoning classification. Research in the land records indicates that the property is owned by SHA, but it is not a public right-of-way and, therefore, the zoning classification should be shown.



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

**OFFICE OF THE CHAIRMAN**

April 8, 2010

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL  
2010 APR 12 AM 9:58

The Honorable Nancy Floreen  
President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

Dear Ms. Floreen:

At its regular meeting on March 25, 2010, the Montgomery County Planning Board approved the filing of the Sectional Map Amendment (SMA) for the implementation of the Approved White Flint Sector Plan. The Planning Board believes that the Sectional Map Amendment, as filed, appropriately implements the zoning recommendations of the Plan.

Subsequent to the County Council establishing a public hearing date for the Sectional Map Amendment, and at least two weeks prior to the public hearing, the Planning Board will make available to the public a Technical Staff Report on the SMA. It will include the appropriate index map and tabular data on all areas proposed to be rezoned.

The Planning Board looks forward to working with you on this application

Sincerely,

Royce Hanson  
Chairman

RH:pw:ha

1. Three (3) copies of signed Application Form
2. Staff Memorandum Request to File SMA from Planning Board Meeting 3/25/10
3. Mailing Labels for Property Owners Affected by SMA
4. Two (2) Letters From Property Owners Requesting RT-12.5 Zoning

9

Application to File

APPLICATION NUMBER: G-889  
DATE FILED: 4/12/10  
HEARING DATE: 5/18/10 1:30 pm

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE "ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND" FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes application with the County Council, sitting as the District Council, for that portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the White Flint Sector Plan as approved by the County Council, sitting as the District Council on March 23, 2010. The Sector Plan Area is in Planning Area 30 and Election District 4.

The proposed classifications are contained in one volume, keyed to the Zoning Atlas. The proposed changes in zoning classifications are shown on the overlays to the existing zoning pages. The White Flint Sector Plan being implemented by this Sectional Map Amendment amends the Approved and Adopted 1992 North Bethesda/Garrett Park Master Plan, as amended; the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; the Master Plan of Highways within Montgomery County, as amended; and the Countywide Bikeways Functional Master Plan, as amended.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area covered by the Sectional Map Amendment is approximately 430 acres. The area proposed for reclassification is approximately 264 acres. The remaining acreage is recommended to be reconfirmed at the existing zoning classifications.

  
Royce Hanson, Chairman  
Montgomery County Planning Board



## ATTACHMENT 2

MCPB  
Item #  
3/25/10

### MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 18, 2010

#### MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*  
Vision Division

FROM: *PW* Piera Weiss (301-495-4728) for the Montgomery County Department of  
Park and Planning

SUBJECT: Application to File a Sectional Map Amendment to Implement the  
Approved White Flint Sector Plan

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**STAFF RECOMMENDATION:** Approval to file a Sectional Map Amendment (SMA) to  
implement the recommendations of the Approved  
White Flint Sector Plan.

#### PURPOSE OF AN SMA

There are two reasons an SMA may be filed. The first is to implement zoning changes recommended by an approved comprehensive plan. The second is to correct inaccurate description of zoning lines on an adopted zoning map that are known or become apparent as the result of technical information. In either case, the SMA must contain a statement describing the rationale in support of the proposed zoning changes or adjustments and must include the total acres in the application and the total acres proposed for rezoning, reconfirmation, or adjustment.

#### BACKGROUND

On March 23, 2010, the County Council, sitting as the District Council, approved the White Flint Sector Plan. The White Flint Sector Plan contains a number of rezoning recommendations that would be implemented through the SMA process:

The total acreage within the boundary of the White Flint Sector Plan is approximately 430 acres. This SMA would propose rezoning approximately 286 acres with the remainder being reconfirmed in the existing zoning. Attachment A is a map of parcels for which there is a recommended zoning change.

There are no pending zoning cases within the boundaries of the White Flint Sector Plan area.

## Proposed Rezoning

This Sectional Map Amendment proposes to rezone properties with the recently approved mixed-use CR Zone. The CR zone is characterized by a total FAR, a commercial (C) FAR, a residential (R) FAR and a Height Limit (H). Each CR zone is designed to accommodate planning and design conditions on each property as recommended in the Approved White Flint Sector Plan. In addition, this SMA proposes rezoning one property from the R-90 to the RT-12.5 Zone. Table 1 indicates the areas designated for each discrete zoning change.

## Zoning Adjustments

In accordance with the Zoning Ordinance, zoning lines are generally drawn to property lines. Property lines change over time through the process of subdivision. Changes in property boundaries occur more often compared to changes to zoning maps, which can only occur through District Council action. The Planning Department is responsible for maintaining zoning maps and uses the State Tax Assessor's property maps as the base on which to draw zoning lines. In the past, maps were hand drawn and since it took time to update maps, the State updated the property maps infrequently.

In the early 1990's, the Planning Department converted to a digitized mapping technology (AUTOCAD) in place of hand drawn mapping and later that decade completely upgraded the mapping effort to a comprehensive geographic data system, the Geographic Information System (GIS). The Planning Department also took over the responsibility for updating the property information layers. Given the capabilities of GIS, property layers can now be updated whenever a plat is recorded. As a result, there are now more differences between adopted zoning maps and property maps. This situation will continue to exist countywide because, as stated earlier, zoning maps can only be updated by District Council action, which occurs at a much slower pace than changes to property lines.

Acknowledging that periodic technological advances might create inconsistencies in adopted zoning maps over time, the District Council created a Corrective Map Amendment (CMA) procedure that could be combined with an SMA since the comprehensive and technical analysis required of the SMA process should uncover any inconsistencies in mapping. Corrections in the CMA procedure are, according to the Zoning Ordinance, line adjustments or revisions based on technical analysis of line work and not related to a more substantive error.

There are four official zoning sheets for the White Flint SMA. All are hand drawn and date to SMA G-706 approved in 1992, which implemented the 1992 North Bethesda/Garrett Park Master Plan. The approved White Flint Sector Plan amends the 1992 Plan. The property information on the official zoning maps is eighteen years old. As a result of comparing the current property information with the official zoning, the newer information indicated some line differences. This SMA includes three zoning adjustments. Table 2 indicates those places where there is a zoning line adjustment based on more current property information.

Table 1: Parcels to be Rezoned

Area #	Existing Zoning	Proposed Zoning
1	C-2	CR-2 C-1.5 R-0.75 H-100'
2	C-2	CR-3 C-1.5 R-2.5 H-200'
3	C-2	CR-4 C-3.5 R-3.5 H-300'
4	C-2,R-90,O-M	CR-3 C-1.5 R-2.5 H-70'
5	TS-R,C-2	CR-4 C-2.0 R-3.5 H-250'
6	C-2,TS-R	CR-4 C-3.5 R-3.5 H-300'
7	R-90,C-2	CR-3 C-2.5 R-1.5 H-200'
8	R-H,C-2,I-4	CR-3 C-1.5 R-2.5 H-200'
9	I-4	CR-3 C-1.5 R-2.5 H-200'
10	TS-M	CR-4 C-3.5 R-3.5 H-300'
11	TS-M,R-90	CR-4 C-2.0 R-3.5 H-250'
12	TS-M,I-1	CR-3 C-1.5 R-2.5 H-250'
13	I-1	CR-3 C-1.5 R-2.5 H-200'
14	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'
15	TS-M,C-2	CR-4 C-3.5 R-3.5 H-300'
16	TS-M,C-2	CR-4 C-2.0 R-3.5 H-250'
17	C-2,I-1	CR-3 C-1.5 R-2.5 H-200'
18	C-2	CR-3 C-1.5 R-2.5 H-100'
19	R-90	CR-3 C-1.5 R-2.5 H-200'
20	R-90	CR-3 C-1.5 R-2.5 H-100'
21	C-2	CR-4 C-1.5 R-2.5 H-150'
22	C-2	CR-4 C-3.5 R-3.5 H-300'
23	C-2	CR-4 C-3.5 R-2.0 H-250'
24	C-2	CR-3 C-1.5 R-2.5 H-200'
25	C-2,R-90	CR-2.5 C-1.25 R-2.0 H-70'
26	R-90	CR-1.5 C-0.25 R-1.5 H-50'
27	TS-M	CR-3 C-1.5 R-2.5 H-100'
28	TS-M	CR-4 C-3.5 R-3.5 H-300'
29	C-O	CR-4 C-3.5 R-3.5 H-150'
30	C-O	CR-4 C-3.5 R-3.5 H-250'
31	C-O	CR-3 C-2.5 R-1.0 H-150'
32	O-M	CR-2.5 C-2.0 R-1.25 H-150'
33	O-M	CR-1.25 C-1.0 R-0.75 H-100'
34	C-2,R-90	CR-1.0 C-0.75 R-0.5 H-50'
35	R-90	RT-12.5
36	C-2	CR-0.5 C-0.25 R-0.25 H-50'
37	C-T	CR-1.5 C-0.25 R-1.5 H-50'

(13)

**Table 2: Locations for Zoning Line Adjustments**

Corrective SMA Designation	Parcel I.D.	Notes
Item A	<b>Parcel 614</b>	Existing zoning map shows this property as a right-of-way and with no zoning classification. Research in the land records indicated that the property is privately owned, is not a public right-of-way and zoning classification should be indicated.
Item B	<b>Parcel 736</b>	The outline of the Local Map Amendment granted for PD-9 zoning obscured the property lines.
Item C	<b>Parcel N269</b>	Existing zoning map shows this project as right-of-way with no zoning classification. Research in the land records indicates that the property is owned by SHA, but it is not a public right-of-way and, therefore, the zoning classification should be shown.

PW:ha: M:\White Flint Plan production file\WF SMA req to file staff report.doc

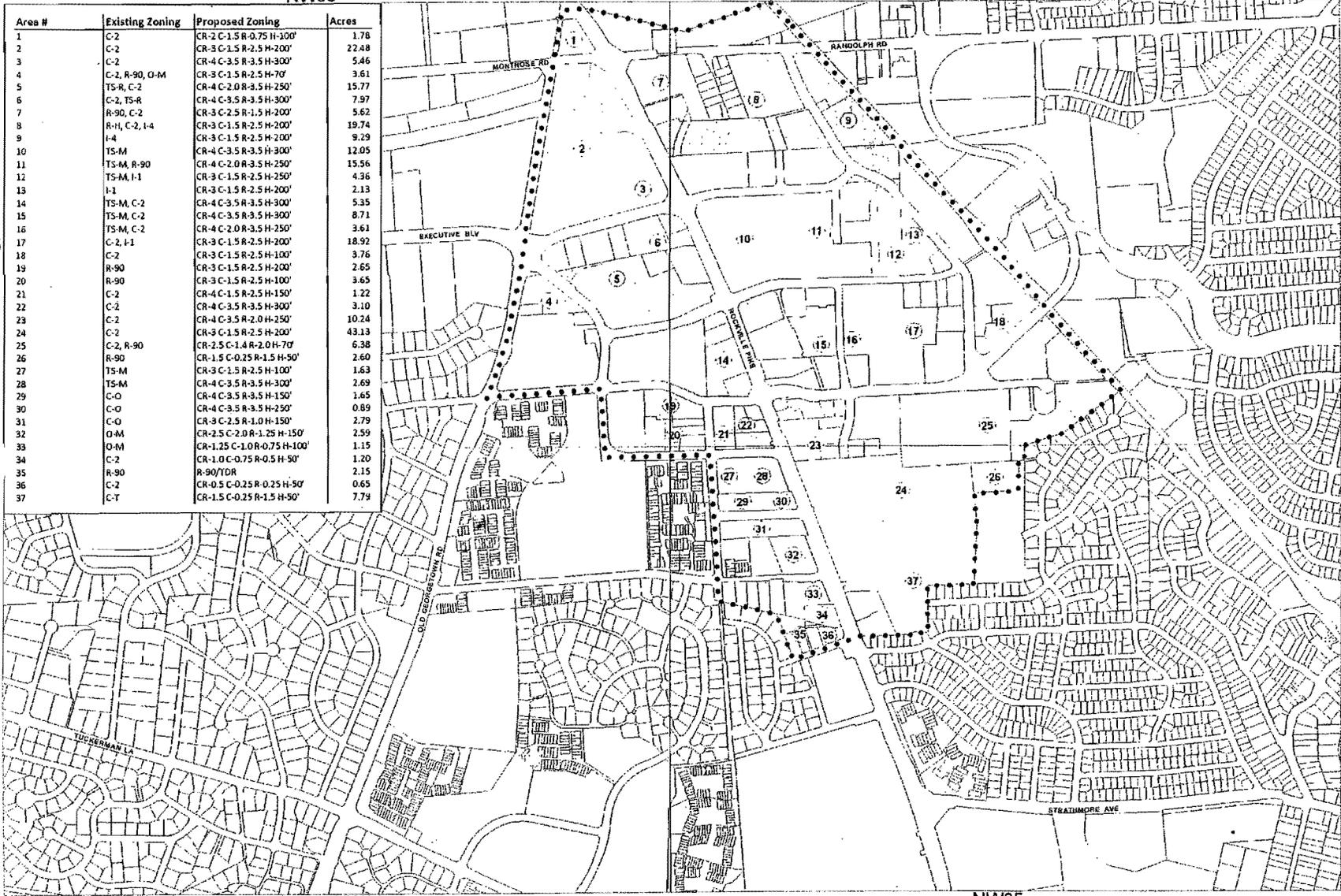
Attachment A: Index for the White Flint Sector Plan Sectional Map Amendment

# INDEX FOR THE WHITE FLINT SECTOR PLAN SECTIONAL MAP AMENDMENT

NW06

NW05

Area #	Existing Zoning	Proposed Zoning	Acres
1	C-2	CR-2-C-1.5 R-0.75 H-100'	1.78
2	C-2	CR-3-C-1.5 R-2.5 H-200'	22.48
3	C-2	CR-4-C-3.5 R-3.5 H-300'	5.46
4	C-2, R-90, O-M	CR-3-C-1.5 R-2.5 H-70'	3.61
5	TS-R, C-2	CR-4-C-2.0 R-3.5 H-250'	15.77
6	C-2, TS-R	CR-4-C-3.5 R-3.5 H-300'	7.97
7	R-90, C-2	CR-3-C-2.5 R-1.5 H-200'	5.62
8	R-H, C-2, 1-4	CR-3-C-1.5 R-2.5 H-200'	19.74
9	I-4	CR-3-C-1.5 R-2.5 H-200'	9.29
10	TS-M	CR-4-C-3.5 R-3.5 H-300'	12.05
11	TS-M, R-90	CR-4-C-2.0 R-3.5 H-250'	15.56
12	TS-M, I-1	CR-3-C-1.5 R-2.5 H-250'	4.36
13	I-1	CR-3-C-1.5 R-2.5 H-200'	2.13
14	TS-M, C-2	CR-4-C-3.5 R-3.5 H-300'	5.35
15	TS-M, C-2	CR-4-C-3.5 R-3.5 H-300'	8.71
16	TS-M, C-2	CR-4-C-2.0 R-3.5 H-250'	3.61
17	C-2, I-1	CR-3-C-1.5 R-2.5 H-200'	18.92
18	C-2	CR-3-C-1.5 R-2.5 H-100'	3.76
19	R-90	CR-3-C-1.5 R-2.5 H-200'	2.65
20	R-90	CR-3-C-1.5 R-2.5 H-100'	3.65
21	C-2	CR-4-C-1.5 R-2.5 H-150'	1.22
22	C-2	CR-4-C-3.5 R-3.5 H-300'	3.10
23	C-2	CR-4-C-3.5 R-2.0 H-250'	10.24
24	C-2	CR-3-C-1.5 R-2.5 H-200'	43.13
25	C-2, R-90	CR-2.5 C-1.4 R-2.0 H-70'	6.38
26	R-90	CR-1.5 C-0.25 R-1.5 H-50'	2.60
27	TS-M	CR-3-C-1.5 R-2.5 H-100'	1.63
28	TS-M	CR-4-C-3.5 R-3.5 H-300'	2.69
29	C-O	CR-4-C-3.5 R-3.5 H-150'	1.65
30	C-O	CR-4-C-3.5 R-3.5 H-250'	0.89
31	C-O	CR-3-C-2.5 R-1.0 H-150'	2.79
32	O-M	CR-2.5 C-2.0 R-1.25 H-150'	2.59
33	O-M	CR-1.25 C-1.0 R-0.75 H-100'	1.15
34	C-2	CR-1.0 C-0.75 R-0.5 H-50'	1.20
35	R-90	R-90/TDR	2.15
36	C-2	CR-0.5 C-0.25 R-0.25 H-50'	0.65
37	C-T	CR-1.5 C-0.25 R-1.5 H-50'	7.79



NW06

NW05

15

ATTACHMENT A

PH 5-18-10 SMA  
White Flint



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

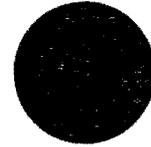
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**OFFICE OF THE CHAIRMAN**

May 12, 2010

The Honorable Nancy Floreen  
President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

056944



2010 MAY 14 PM 2:03

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

**SUBJECT:** White Flint Sector Plan Sectional Map Amendment

Dear Ms. Floreen:

At our regular meeting on May 6, 2010, the Montgomery County Planning Board approved the Technical Staff Report for the White Flint Sector Plan Sectional Map Amendment (SMA) with a vote of 4-0. Commissioner Joe Alfandre was absent. The SMA (G-889) was filed with the Council on April 12, 2010. The Sectional Map Amendment implements the zoning recommendations of the *Approved and Adopted White Flint Sector Plan*.

The Technical Staff Report is attached for inclusion into the record for the Council's Public Hearing, which is scheduled for May 18, 2010. Attachment B in the staff report, the list of properties, was corrected in two places, for the property at 5640 Nicholson Lane and to add a portion of White Flint Mall that had also been omitted from the list.

After the Planning Board hearing, planning staff received a certified letter from the property owner of "Outlot A" Parcel N388, in the Hillery Way Block, requesting the Residential Townhouse (RT-12.5) zone. This property is in the SMA to be confirmed at the existing zoning. Since this letter was received after the Board's session, the Board was unable to make a recommendation regarding the zoning. The Approved and Adopted Sector Plan does recommend RT-12.5 zoning for the property. We would like to request that this letter be added into the public hearing record for the Council's action.

The Planning Board looks forward to working with you to implement the *Approved and Adopted White Flint Sector Plan*.

Sincerely,

Royce Hanson  
Chairman

RH:ny:ha  
Attachments

16



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item#  
5/6/10

April 28, 2010

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger *GK*  
Acting Chief, Vision Division

William R. Barron *WRB* Team Leader, South Central Transit Corridor  
Vision Division

**FROM:** *JK* Nkosi Yearwood, Senior Planner (301.495.1332)  
South Central Transit Corridor Team  
Vision Division

**REVIEW TYPE:** Sectional Map Amendment, Technical Staff Report  
**APPLYING FOR:** Comprehensive Rezoning for the White Flint Sector Plan area  
**REVIEW BASE:** Chapter 59, Zoning Ordinance; Advisory to County Council  
**APPLICANT:** The Maryland-National Capital Park and Planning Commission  
**CASE NUMBER:** G-889  
**LOCATION:** White Flint Sector Plan Boundary  
**MASTER PLAN:** Approved and Adopted White Flint Sector Plan 2010  
**FILING DATE:** April 12, 2010  
**PLANNING BOARD REVIEW:** May 6, 2010  
**PUBLIC HEARING DATE:** May 18, 2010 at 1:30 p.m.

---

**STAFF RECOMMENDATION:** Approval of Sectional Map Amendment G-889 to implement the recommendations of the Approved and Adopted White Flint Sector Plan.

**SUMMARY**

Sectional Map Amendment (SMA) G-889 was filed on April 12, 2010 by The Maryland-National Capital Park and Planning Commission (M-NCPPC) to implement the Approved and Adopted White Flint Sector Plan. The Montgomery County Council, sitting as the District Council, approved the White Flint Sector Plan on March 23, 2010, and The Maryland-National Capital Park and Planning Commission adopted the Plan on April 21, 2010. The total acreage within the Sectional Map Amendment is approximately 430 acres. Approximately 264 acres are proposed for rezoning; the remainder, approximately 166 acres, will reconfirm the existing zoning (Attachment A). There are no outstanding zoning cases within the SMA boundary.

## CONTENTS OF THE SMA

The SMA Book includes a Parcel Index indicating the boundary of the White Flint Sector Plan. It includes four 200 scale zoning maps: 215 NW 05, 215 NW 06, 214 NW 05 and 214 NW 06. The Parcel Index lists 37 parcels. 36 parcels are rezoned to a CR Zone and one parcel is rezoned to the RT-12.5 Zone.

There are three separate pages for each zoning map in the SMA. The first page is a copy of the official hand drawn zoning sheet. The second page is a GIS generated property base map of the existing zoning. The third page is the requested zoning.

## RECOMMENDED REZONING

The *Approved and Adopted White Flint Sector Plan* represents the conclusion of the comprehensive master planning effort for the White Flint Sector Plan area that began in 2006. The Plan amends *the Approved and Adopted 1992 North Bethesda/Garrett Park Master Plan*, as well as other approved and adopted master plans, a list of which appears in the Plan document.

The White Flint Sector Plan envisions the transformation of the 430 acres surrounding the White Flint Metro Station from an auto-oriented, suburban development pattern into a mixed-use urban center with public amenities and facilities as well as parks and open spaces. To achieve this vision, the Plan recommends new mixed-use zones, the Commercial Residential (CR) Zones, for all but four properties. The County Council approved the text amendment establishing the CR Zone on March 2, 2010. The Plan recommends that approximately 264 acres be rezoned to CR Zones, and approximately 2 acres be rezoned to the RT 12.5 Zone. Attached to this report is a list of parcels and properties recommended for rezoning by this SMA (Attachment B).

The CR Zones have four values: the maximum total Floor Area Ratio (FAR) or CR value; the maximum commercial (C) FAR; the maximum residential (R) FAR; and the maximum height in feet (H). All four values are indicated on the zoning map for each CR zone.

The CR zones enable development to achieve the maximum FAR through the use of public benefit incentives, including advanced dedication of public streets, land area for public facilities, and affordable housing. Some public benefits envisioned in the Plan are:

- Reconstruction of Rockville Pike into an urban boulevard
- Establishment of a parallel street network that accommodates local and through movement
- Expanded public parks and public use spaces
- Sites for new public facilities including a civic green, library, elementary school, recreation center, satellite service center and expansion of the White Flint Neighborhood Park.

a. Properties recommended for more than one CR Zone.

Some of the properties are split zoned with different CR Zones, in accordance with the recommendations of the Sector Plan. During the PHED Committee worksessions, two property owners expressed concern regarding the location of split zoning with respect to existing buildings. In these cases, the SMA indicates where the split zoning line is to be located relative to these buildings by a note and/or dimensions (Attachment C).

b. Properties recommended for Floating Zones

In accordance with Section 59-H-7.2 of the Zoning Ordinance, at the time of a SMA, the District Council may approve, upon consent of the property owner, a floating zone designation for a particular lot or parcel. This approval is limited to those floating zones which do not require the submission of a development plan. The RT-12.5 Zone is a floating zone that does not require a development plan. The R-90 zoned properties referenced below are located north of Hillery Way.

Lot Number	Address	Property Owner
N 444	5409 Hillery Way	Bahman Teimourian
N 422	5415 Hillery Way	Bahman Teimourian
N 443	5417 Hillery Way	Bahman Teimourian
N 388	5419 Hillery Way	Morrison Partners
N 442	5421 Hillery Way	Miry and Alexander Livnat

Attached are letters from property owners requesting the RT-12.5 Zone (Attachment D).

c. Zoning Adjustments

This SMA includes three minor technical map changes, or corrections to the existing zoning maps. The three changes are shown on the Index of Corrective Amendments, which is attached (Attachment E).

Corrective SMA Designation	Parcel Number	Notes
Item A	Parcel 614	The official zoning map shows this property as a right-of-way with no zoning classification. Research in the land records indicated that the property is privately owned and is not a public right-of-way and the zoning classification, C-2, should be indicated. The 1992 Plan classified the property in the C-2 zone.
Item B	Parcel 736	On the official zoning map, the outline of the LMA (F-922) granting PD-9 zoning obscured the property lines separating the property zoned PD-9 from the property zoned O-M by LMA G-537. The correct zone is PD-9.
Item C	Parcel N269	The official zoning map shows this property as a right-of-way with no zoning classification. Research in land records indicated that the State Highway Administration owns the property, but it is not a public right-of-way and therefore should have the zoning classification O-M that was granted as part of Local Map Amendment G-441.

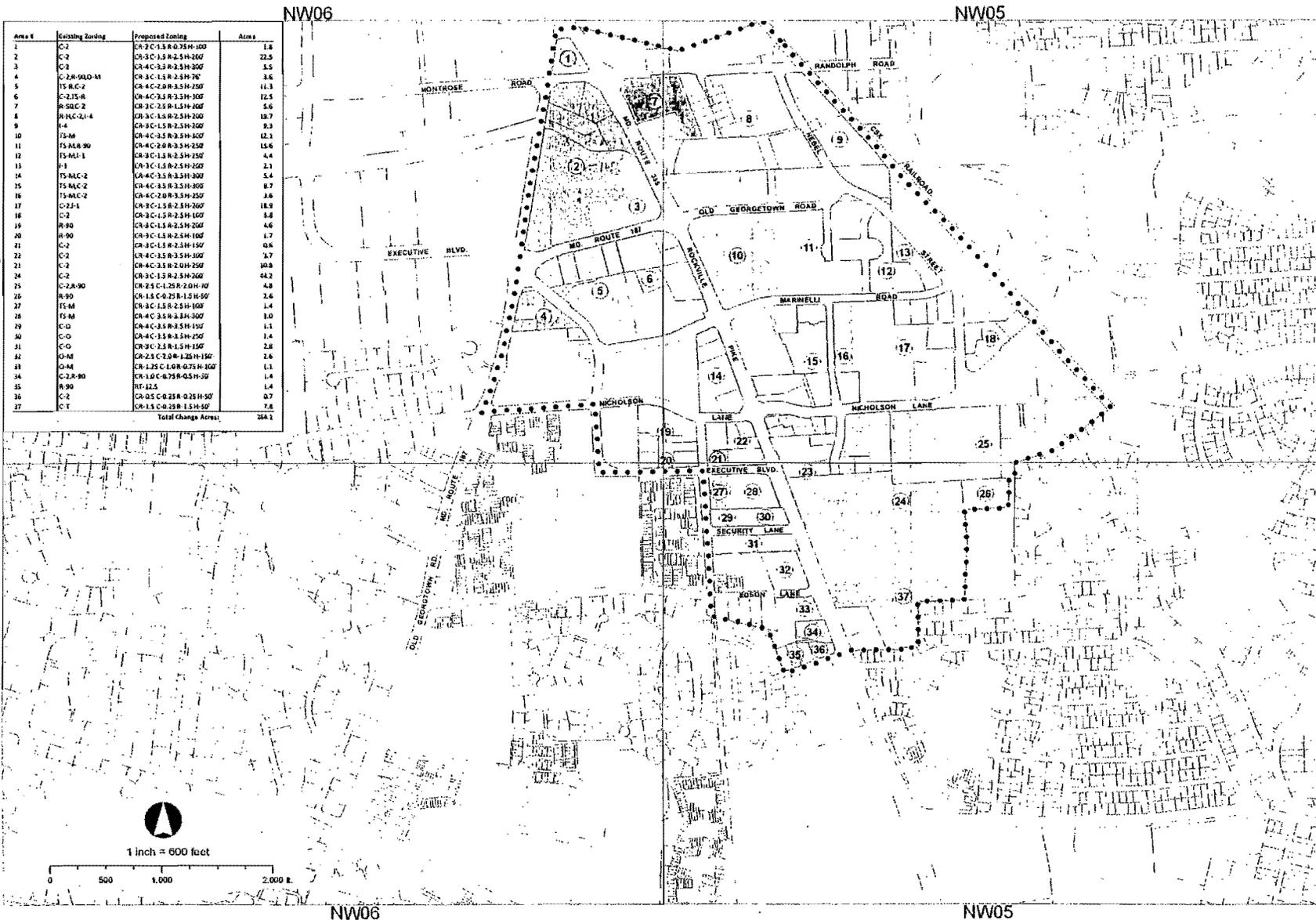
## CONCLUSION

Approval of this Sectional Map Amendment will implement the goals, objectives, polices and recommendations of the Approved and Adopted White Flint Sector Plan. Staff recommends approval of Sectional Map Amendment G-889.

NY:ha: M:\White Flint Plan production file\staff report for SMA 5-6-10.docx

- Attachment A: Parcel Index for the White Flint Sector Plan Sectional Map Amendment
- Attachment B: List of Properties
- Attachment C: Zoning lines for White Flint Plaza and JBG properties in the Conference Center Block and NoBe District
- Attachment D: Letters from property owners on Hillery Way
- Attachment E: Parcel Index for the White Flint Sector Plan Corrective Map Amendment

**PARCEL INDEX FOR THE WHITE FLINT SECTOR PLAN  
SECTIONAL MAP AMENDMENT**



Area #	Existing Zoning	Proposed Zoning	Acres
1	C-2	CR-2-C-1.5R-0.75H-100	1.8
2	C-2	CR-3-C-1.5R-2.5H-200	22.5
3	C-2	CR-4-C-1.5R-3.5H-300	3.5
4	C-2-R-90-D-M	CR-3-C-1.5R-2.5H-200	1.6
5	TS-R-C-2	CR-4-C-2.0R-3.5H-250	11.3
6	C-2-JS-R	CR-4-C-3.5R-3.5H-300	12.5
7	R-SO-C-2	CR-3-C-2.5R-1.5H-100	5.6
8	R-MC-2-1-A	CR-3-C-1.5R-2.5H-200	18.7
9	R-4	CR-3-C-1.5R-2.5H-200	8.3
10	TS-M	CR-4-C-3.5R-3.5H-300	0.2
11	TS-AR-90	CR-4-C-2.0R-3.5H-250	15.6
12	TS-MU-1	CR-3-C-1.5R-2.5H-200	4.4
13	H-1	CR-7-C-1.5R-2.5H-200	2.1
14	TS-MC-2	CR-4-C-3.5R-3.5H-300	5.4
15	TS-MC-2	CR-4-C-3.5R-3.5H-300	8.7
16	TS-MC-2	CR-4-C-2.0R-3.5H-250	2.8
17	C-2-J-1	CR-3-C-1.5R-2.5H-200	18.8
18	C-2	CR-3-C-1.5R-2.5H-200	1.8
19	R-90	CR-3-C-1.5R-2.5H-200	4.6
20	R-90	CR-3-C-1.5R-2.5H-100	1.7
21	C-2	CR-3-C-1.5R-2.5H-150	0.6
22	C-2	CR-4-C-3.5R-3.5H-300	2.7
23	C-2	CR-4-C-3.5R-3.5H-250	18.8
24	C-2	CR-3-C-1.5R-2.5H-200	44.2
25	C-2-R-90	CR-2-C-1.25R-2.0H-100	4.8
26	R-90	CR-1-A-C-2.5R-1.5H-50	2.6
27	TS-M	CR-3-C-1.5R-2.5H-100	1.4
28	TS-M	CR-4-C-3.5R-3.5H-300	1.0
29	C-0	CR-4-C-3.5R-3.5H-150	1.1
30	C-0	CR-4-C-1.5R-1.5H-150	1.4
31	C-0	CR-3-C-2.5R-1.5H-150	2.8
32	O-M	CR-2-C-2.0R-1.25H-150	2.6
33	O-M	CR-1.25-C-1.0R-0.75H-100	1.1
34	C-2-R-90	CR-1-C-0.75R-0.5H-50	1.4
35	R-90	RT-12.5	1.4
36	C-2	CR-0.5-C-0.25R-0.25H-50	0.7
37	C-T	CR-1.5-C-0.25R-1.5H-50	7.8
Total Change Acres:			284.1

21

ATTACHMENT A

## LIST OF PROPERTIES

SMA Index Area	Property Address/Parcel #	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
1	5801 Montrose Road	02044620	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.78 acres	C-2	CR-2, C-1.5, R-0.75, H-100
2	11934 Rockville Pike	02044584	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11926 Rockville Pike	02044595	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11936 Rockville Pike	02044607	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11940 Rockville Pike	02044618	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	Parcel-P182	02044573	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11806 Rockville Pike	00055165	Federal Realty Investment Trust Attn: Evan Goldman 1626 East Jefferson Street Rockville, MD 20852-4041	14.54 acres	C-2	CR-3, C-1.5, R-2.5, H-200
3	11806 Rockville Pike	00055165	Federal Realty Investment Trust Attn: Evan Goldman 1626 East Jefferson Street Rockville, MD 20852-4041	5.46 acres	C-2	CR-4, C-3.5, R-3.5, H-300

ATTACHMENT B

SMA Index Area	Property Address/Parcel #	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
4	Parcel-P665	03262813	LG Georgetown LLC Attn: Jorgen Punda 8280 Greensboro Drive Suite 605 McLean, VA 22102	3.07	C-2	CR-3, C-1.5, R-2.5, H-70
4	Parcel-N610	01508248	LG Georgetown LLC Attn: Jorgen Punda 8280 Greensboro Drive Suite 605 McLean, VA 22102	4,668 square feet	C-2	CR-3, C-1.5, R-2.5, H-70
4	5910 Executive Boulevard	03035197	5910 Executive LLC C/O M& T Bank 1 M and T Plaza, Floor 18 Buffalo, NY 14203	19,166 square feet	O-M	CR-3, C-1.5, R-2.5, H-70
5	11611 Old Georgetown Road	00049233	Jemal's Norman EMCO LLC C/O Douglas Development Corp 702 H Street, NW Suite 400 Washington, DC 20001	40,630 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	11605 Old Georgetown Road	00052297	Old Georgetown Nissan Property LLC 11605 Old Georgetown Road Rockville, MD 20815-2708	1.78 acres	C-2	CR-4, C-2.0, R-3.5, H-250
5	11565 Old Georgetown Road	03275473	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	1.01 acre	C-2	CR-4, C-2.0, R-3.5, H-250
5	5995 Executive Boulevard	01736960	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	6,534 square feet	C-2	CR-4, C-2.0, R-3.5, H-250

23

5	Parcel-P640	03262802	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	10,776 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	11575 Old Georgetown Road	03599860	Chevy Chase Bank FSB C/O Leasing Department 9 FL, FIR W 7501 Wisconsin Avenue Bethesda, MD 20814-6519	39,639 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	5701 Marinelli Road	03635503	Montgomery County Revenue Authority 101 Monroe Street, Suite 410 Rockville, MD 20850	6.27 acres	TSR	CR-4, C-2.0, R-3.5, H-250
6	11620 Rockville Pike	00048865	11610-11620 Rockville Pike Ptshp C/O Greenberg Co. 4901 Fairmont Avenue Suite 200 Bethesda, MD 20814	2.25 acres	C-2	CR-4, C-3.5, R-3.5, H-300
6	11710 Rockville Pike	00052572	Montrose Associates C/O Pollinger Shannon and Luchs 5530 Wisconsin Avenue, Suite 1000 Bethesda, MD 20815-4330	27,878 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
6	11720 Rockville Pike	00052561	Montrose Associates C/O Pollinger Shannon and Luchs 5530 Wisconsin Avenue, Suite 1000 Bethesda, MD 20815-4330	30,492 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
6	11617 Old Georgetown Road	00051112	Jaffe Family LLC 11617 Old Georgetown Road Rockville, MD 20852	2.43 acres	C-2	CR-4, C-3.5, R-3.5, H-300

122  
H

6	11615 Old Georgetown Road	00049905	Jaffe Family LLC 11617 Old Georgetown Road Rockville, MD 20852	1.05 acres	C-2	CR-4, C-3.5, R-3.5, H-300
6	5701 Marinelli Road	03635503	Montgomery County Revenue Authority 101 Monroe Street, Suite 410 Rockville, MD 20850	5.53 acres	TSR	CR-4, C-3.5, R-3.5, H-300
7	11931 Rockville Pike	02044562	State of Maryland Tawes State Office Building Annapolis, MD 21401	5.52 acres	C-2 and R-90	CR-3, C-2.5, R-1.5, H-200
8	5646 Randolph Road	00052605	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	10,042 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11921 Maple Avenue	00056216	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	10,890 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11917 Maple Avenue	02894546	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	9,478 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11909 Maple Avenue	00046445	Jimmy and M. Xeron 13914 Marianna Drive Rockville, MD 20853	11,979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11901 Maple Avenue	00052218	Maple Avenue Investment Partners LLC 16912 Norbrook Drive Olney, MD 20832-2622	19,998 square feet	I-4	CR-3, C-1.5, R-2.5, H-200



SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
8	Parcel-P158	00056227	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	9,440 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	5520 Randolph Road	00046651	Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852-3927	6.75 acres	I-4	CR-3, C-1.5, R-2.5, H-200
8	5704 Randolph Road	01994708	State of Maryland Tawes State Office Building Annapolis, MD 21401	29,185 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
8	11920 Maple Avenue	00047575	Esperanza Puentes 5451 Randolph Road Rockville, MD 20852-2615	11,761 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11916 Maple Avenue	00047564	Esperanza Puentes 5451 Randolph Road Rockville, MD 20852-2615	11,979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11912 Maple Avenue	00048125	11912 Maple Avenue LLC 11912 Maple Avenue Rockville, MD 20852-2608	11,970 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11913 Maple Avenue	00048136	Picture Frames Inc. 11913 Maple Avenue Rockville, MD 20852-2607	11,761 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11908 Maple Avenue	00046480	Siegfried K and M.K. Temp P.O. Box 141 Church Creek, MD 21622	11,979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11900 Maple Avenue	02889083	Paraskevi E. Demopoulos 6109 Rosemont Cir. North Bethesda, MD 20852-3554	17,335 square feet	I-4	CR-3, C-1.5, R-2.5, H-200

8	11801 Rockville Pike	Each condo unit has a tax account numebr	Todd Lewers C/O The Forum Condominium 11801 Rockville Pike, #412 Rockville, MD 20852	5.1 acres	R-H	CR-3, C-1.5, R-2.5, H-200
8	12200 Nebel Street	03322096	12100 Nebel Ltd Ptnsp C/O Willco Const Co. Inc 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	40, 150 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	12100 Nebel Street	00045394	Bartlett Realty Co. Inc C/O Maida and Maida 460 Summer Street Stamford, CT 06901-1301	2.61 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	12205 Nebel Street	00047085	Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852-3927	2.96 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	12201 Nebel Street	00054797	MG Investment Properties LLC 12201 Nebel Street Rockville, MD 20852-2613	7,405 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
9	12001 Nebel Street	00052925	Nebel Center Ltd Ptnshp C/O Willco Const Co. Inc 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	3.88 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	Parcel-P362	02718751	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	2.4 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	Parcel-P414	01636062	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	4,791 square feet	I-4	CR-3, C-1.5, R-2.5, H-200

62

SMA Index Area	Property Address/Parcel	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
10	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 <sup>th</sup> Street, NW Washington, DC 20001	12.1 acres	TSM	CR-4, C-3.5, R-3.5, H-300
11	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 <sup>th</sup> Street, NW Washington, DC 20001	15.6 acres	TSM	CR-4, C-2.0, R-3.5, H-250
11	Parcel-P394	02718762	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	7,405 square feet	R-90	CR-4, C-2.0, R-3.5, H-300
12	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 <sup>th</sup> Street, NW Washington, DC 20001	4.4 acres	TSM and I-1	CR-3, C-1.5, R-2.5, H-250
13	11800 Nebel Street	00054935	V3 Properties LLC 11800 Nebel Street Rockville, MD 20852-2508	1.21 acres	I-1	CR-3, C-1.5, R-2.5, H-200
13	11720 Nebel Street	01498525	Myron M. Jolles et al Trustee C/O Aldon Properties 7900 Wisconsin Avenue Suite 403 Bethesda, MD 20814	20,000 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
13	5301 Marinelli Road	00050505	Richard D. Price Jr. et al 126 Lazy Hollow Drive Gaithersburg, MD 20878-2762	28,000 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
14	11500 Rockville Pike	00053771	Rockville Seasons LTD Ptnshp 4710 Bethesda Avenue Bethesda, MD 20814	42,400 square feet	C-2	CR-4, C-3.5, R-3.5, H-300

22

14	11520 Rockville Pike	00048934	Holladay Corporation Attn: Rita Bamberger 3400 Idaho Avenue, Suite 500 Washington, DC 20016-3046	3.02 acres	TSM	CR-4, C-3.5, R-3.5, H-300
14	11560 Rockville Pike	01999131	Holladay Corporation Attn: Rita Bamberger 3400 Idaho Avenue, Suite 500 Washington, DC 20016-3046	36,677 square feet	TSM	CR-4, C-3.5, R-3.5, H-300
14	11564 Rockville Pike	00048923	Green Acres Metro LTD Ptnshp C/O McDonalds Corp. 19-0702 P.O. Box 182571 Columbus, OH 43218-2571	26, 571 square feet	TSM	CR-4, C-3.5, R-3.5, H-300
15	5440 Marinelli Road	Each units has a tax account number	Housing Opportunities Commission Attn: Tedi Osias 10400 Detrick Avenue Kensington, MD 20895	4.45 acres	TSM	CR-4, C-3.5, R-3.5, H-300
15	11503 Rockville Pike	00048956	JBG 11503 Rockville LLC C/O JBG Companies Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	1.58 acres	C-2	CR-4, C-3.5, R-3.5, H-300
15	5543 Nicholson Lane	00053918	JBG 11503 Rockville LLC C/O JBG Companies Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	9,583 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
15	5541 Nicholson Lane	00049313	Hung-Hing LLC 14 Scotch Mist CT Rockville, MD 20854-2929	1.05 acres	C-2	CR-4, C-3.5, R-3.5, H-300
15	5531 Nicholson Lane	01809714	Ralph H. Brown Et al 5145 Westpath Way Bethesda, MD 20816-2352	1.24 acres	C-2	CR-4, C-3.5, R-3.5, H-300
16	5511 Nicholson Lane	00052903	Naples Commercial LLC Attn: Kap Kapastin 4912 Del Ray Avenue Bethesda, MD 20814-2517	1.86 acres	C-2	CR-4, R-3.5, C-2.0. H-250

23

16	5507 Nicholson Lane	01928395	Washington Metropolitan Area Transit Authority 600 5 <sup>th</sup> Street, NW Washington, DC 20001	2.50 acres	TSM	CR-4, R-3.5, C-2.0, H-250
17	5507 Nicholson Lane	01928395	Washington Metropolitan Area Transit Authority 600 5 <sup>th</sup> Street, NW Washington, DC 20001	11.19 acres	I-1 and C-2	CR-3, C-1.5, R-2.5, H-200
17	5501 Nicholson Lane	01874100	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	3.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
17	11600 Nebel Street	00050436	Nebel Road LTD LBTY Comp 4405 East West Highway, Suite 221 Bethesda, MD 20814-4522	1.28 acres	C-2	CR-3, C-1.5, R-2.5, H-200
17	11650 Nebel Street	00050538	Courts Royal North Limited C/O Sport and Health Inc 1800 Old Meadow Road McLean, VA 22102	41,992 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5310 Marinelli Road	00052812	North Company of Maryland LC C/O Acorn Capital Co. LC 11900 Main Street Suite 120 Fredericksburg, VA 22408-7337	20,437 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5320 Marinelli Road	00045678	Marinelli Properties Assoc. Limited Partnership 9208 Bentrige Avenue Potomac MD 20854-2809	33,418 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5330 Marinelli Road	00050527	George Dempoulos Et Al 5908 Lone Oak Drive Bethesda, MD 20814-1846	33,743 square feet	I-1	CR-3, C-1.5, R-2.5, H-200

30

SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
18	11601 Nebel Street	02254726	Flint Hill Associates LLC C/O Site Realty GRP 2141 Industrial Pkwy Silver Spring, MD 20904-1988	38,392 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5065 Nicholson Lane	00048056	Sta-Brite Cleaning Ctrs Inc C/O William Draiman 5010 Nicholson Lane, Suite 100 Rockville, MD 20852-3108	25,380 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5055 Nicholson Lane	00045667	5055 Nicholson Lane Assoc. LLC 5055 Nicholson Lane Rockville, MD 20852-3101	32,308 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5041 Nicholson Lane	01491216	K&G Enterprises 2 LLC C/O Chevy Chase Bank 7501 Wisconsin Avenue, Suite 9W Bethesda, MD 20814-6519	43,300 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5001 Nicholson Lane	02670795	Anns First LLC 8162 Pinehurst Harbour Way Pasadena, MD 21122-5744	40,381 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
19	11418 Woodglen Drive	01655635	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.08 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	5700 Nicholson Lane	00050972	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.27 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	11412 Woodglen Drive	01655624	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	16,870 square feet	R-90	CR-3, C-1.5, R-2.5, H-200

31

SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
19	5755 Nicholson Lane	01657292	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.31 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	11410 Woodglen Drive	01657281	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.23 acres	R-90	CR-3, C-1.5, R-2.5, H-200
20	11400 Woodglen Drive	00055930	Washington Suburban Sanitary Commission 4501 Sweitzer Lane Laurel, MD 20707	31,363 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
20	11410 Woodglen Drive	01657281	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	18,610 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
20	5755 Nicholson Lane	01657292	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	21,795 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
21	5650 Nicholson Lane	01657270	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	27,942 square feet	C-2	CR-3, C-1.5, R-2.5, H-150
22	11430 Rockville Pike	00050482	June E. Koier Liv. Trust 14504 Georgia Avenue Rockville, MD 20853-1943	20,037 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
22	11420 Rockville Pike	00055768	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.09 acres	C-2	CR-4, C-3.5, R-3.5, H-300

33

22	5640 Nicholson Lane	00055746	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.06 acres	C-2	CR-3, C-1.5, R-2.5, H-150
22	11428 Rockville Pike	00055757	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.06 acres	C-2	CR-4, C-3.5, R-3.5, H-300
23	5590 Nicholson Lane	02040974	Exxon Corporation P.O. Box 53 Houston, TX 77001	1,742 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11433 Rockville Pike	00052878	Exxon Corporation P.O. Box 53 Houston, TX 77001	12,933 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11431 Rockville Pike	00049381	Bay Ridge Lease Corporation C/O Blum Frank & Kamins Co. 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	20,437 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11411 Rockville Pike	01999142	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	3.08 acres	C-2	CR-4, C-3.5, R-2.0, H-250
23	11500 Huff Court	01999164	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	25,268 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11520 Huff Court	01999153	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	23,281 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	5526 Nicholson Lane	00056056	JWW LLC 7740 Legere CT McLean, VA 22102	16,117 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	5528 Nicholson Lane	00056067	JWW LLC 7740 Legere CT McLean, VA 22102	16,117 square feet	C-2	CR-4, C-3.5, R-2.0, H-250

33

23	5542 Nicholson Lane	00045075	Bay Ridge Lease Corporation C/O Blum Frank & Kamins Co. 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	42, 688 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11301 Rockville Pike	00089524	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	4 acres	C-2	CR-4, C-3.5, R-2.0, H-250
24	5516 Nicholson Lane	03198647	Lake Waverly Associates Attn: Bob Eisinger 16220 Frederick Road, Suite 325 Gaithersburg, MD 20877-4016	4.42 acres	C-2	CR-3, C-1.5, R-2.5, H-200
24	11501 Huff Court	00049608	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	21,850 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
24	11511 Huff Court	03198636	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	20, 922 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
24	5100 Nicholson Lane	02361673	Combined Properties Inc. Attn: Kurt Meeske 1255 22 <sup>nd</sup> Street, NW, Floor 6 Washington, DC 20037-1217	10.21 acres	C-2	CR-3, C-1.5, R-2.5, H-200
25	5100 Nicholson Lane	02361673	Combined Properties Inc. Attn: Kurt Meeske 1255 22 <sup>nd</sup> Street, NW, Floor 6 Washington, DC 20037-1217	4.8 acres	C-2 and R-90	CR-2.5, C-1.25, R-2.0, H-70
26	11650 Rokeby Avenue	01820778	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	2.57 acres	R-90	CR-1.5, C-0.25, R-1.5, H-50

34

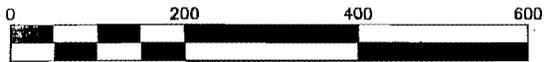
SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
27	11404 Rockville Pike	03625867	JBG Companies Attn: Rod Lawrence 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.4 acre	TSM	CR-3, C-1.5, R-2.5, H-100
28	11404 Rockville Pike	03625867	JBG Companies Attn: Rod Lawrence 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	3.0 acres	TSM	CR-4, C-3.5, R-3.5, H-300
29	11400 Rockville Pike	00053942	Rockwall I and II LLC 11400 Rockville Pike, Suite C10 Rockville, MD 20852-3064	1.1 acre	C-O	CR-4, C-3.5, R-3.5, H-150
30	11400 Rockville Pike	00053942	Rockwall I and II LLC 11400 Rockville Pike, Suite C10 Rockville, MD 20852-3064	1.4 acre	C-O	CR-4, C-3.5, R-3.5, H-250
31	11300 Rockville Pike	00050994	Cascade/MD Properties LLC C/O Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852	2.8 acres	C-O	CR-3, C-2.5, R-1.5, H-150
32	11200 Rockville Pike	03242815	PRIM Rockville Pike LLC C/O McShea Management Inc. 100 Lakeforest Blvd., Suite 500 Gaithersburg, MD 20877-6204	2.6 acres	C-O	CR-2.5, C-2.0, R-1.25, H-150
33	11140 Rockville Pike	02357192	BRIT-BECO Building LLC 5410 Edson Lane, Suite 200 Rockville MD 20852-3195	1.1 acre	O-M	CR-1.25, C-1.0, R-0.75, H-100
34	11130 Rockville Pike	00052641	Morrison Partners LLC 7905 Turncrest Drive Potomac, MD 20854-2771	1.4 acres	C-2 and R-90	CR-1.0, C-0.75, R-0.5, H-50
35	5409 Hillery Way	00053122	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	19,602 square feet	R-90	RT-12.5



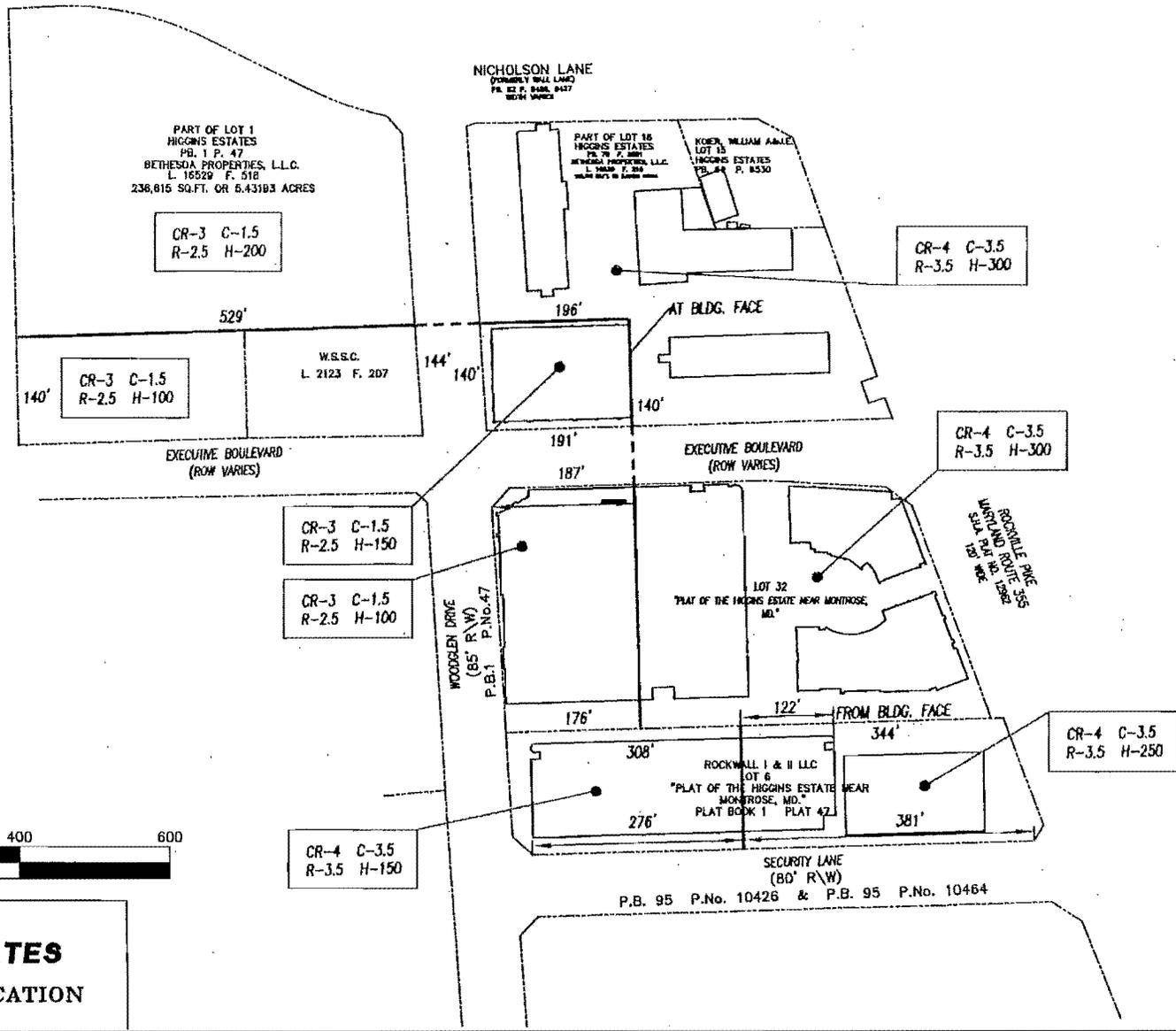
35	5415 Hillery Way	01805396	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	11,638 square feet	R-90	RT-12.5
35	5417 Hillery Way	01805408	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	10,125 square feet	R-90	RT-12.5
35	5421 Hillery Way	00053372	Alexander I and Miriam Livnat 6833 Old Stage Road Rockville MD 20852-4358	21,780 square feet	R-90	RT-12.5
35	5419 Hillery Way	00052674	Morrison Partners LLC 7905 Turncrest Drive Potomac, MD 20854-2771	25,700 square feet	R-90	RT-12.5
36	11120 Rockville Pike	00053100	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	29,620 square feet	C-2	CR-0.5, C-0.25, R-0.25, H-50
37	11301 Rockville Pike	00089524	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	7.8 acres	CT	CR-1.5, C-0.25, R-1.5, H-50

52

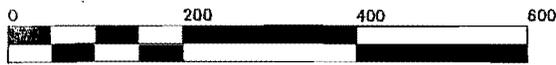
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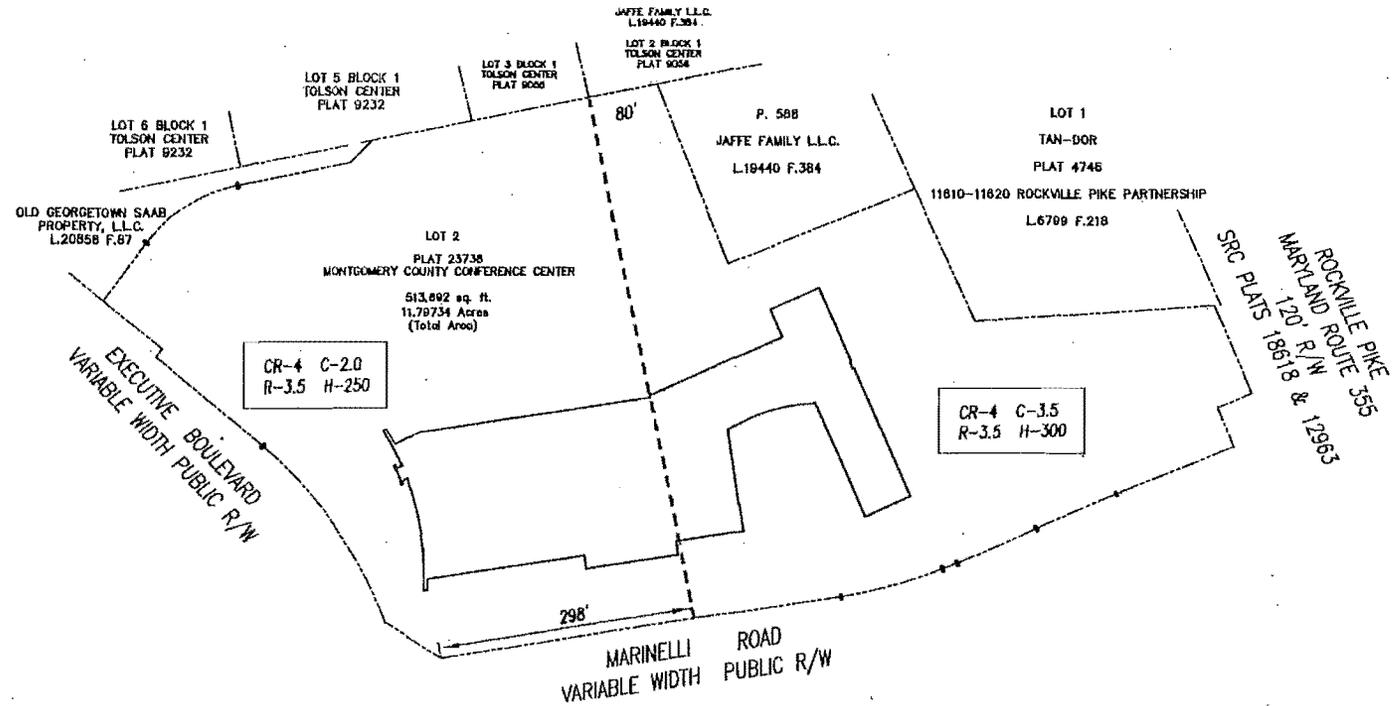
### HIGGINS ESTATES ZONING LINE LOCATION



38



**MONTGOMERY COUNTY  
CONFERENCE CENTER**  
ZONING LINE LOCATION



EXECUTIVE BOULEVARD  
VARIABLE WIDTH PUBLIC R/W

MARINELLI ROAD  
VARIABLE WIDTH PUBLIC R/W

ROCKVILLE PIKE  
MARYLAND ROUTE 355  
120' R/W  
SRC PLATS 18618 & 12963

CR-4 C-2.0  
R-3.5 H-250

CR-4 C-3.5  
R-3.5 H-300

LOT 5 BLOCK 1  
TOLSON CENTER  
PLAT 9232

LOT 3 BLOCK 1  
TOLSON CENTER  
PLAT 9006

JAFFE FAMILY L.L.C.  
L.19440 F.384

LOT 2 BLOCK 1  
TOLSON CENTER  
PLAT 9004

P. 588  
JAFFE FAMILY L.L.C.  
L.19440 F.384

LOT 1  
TAN-DOR  
PLAT 4746

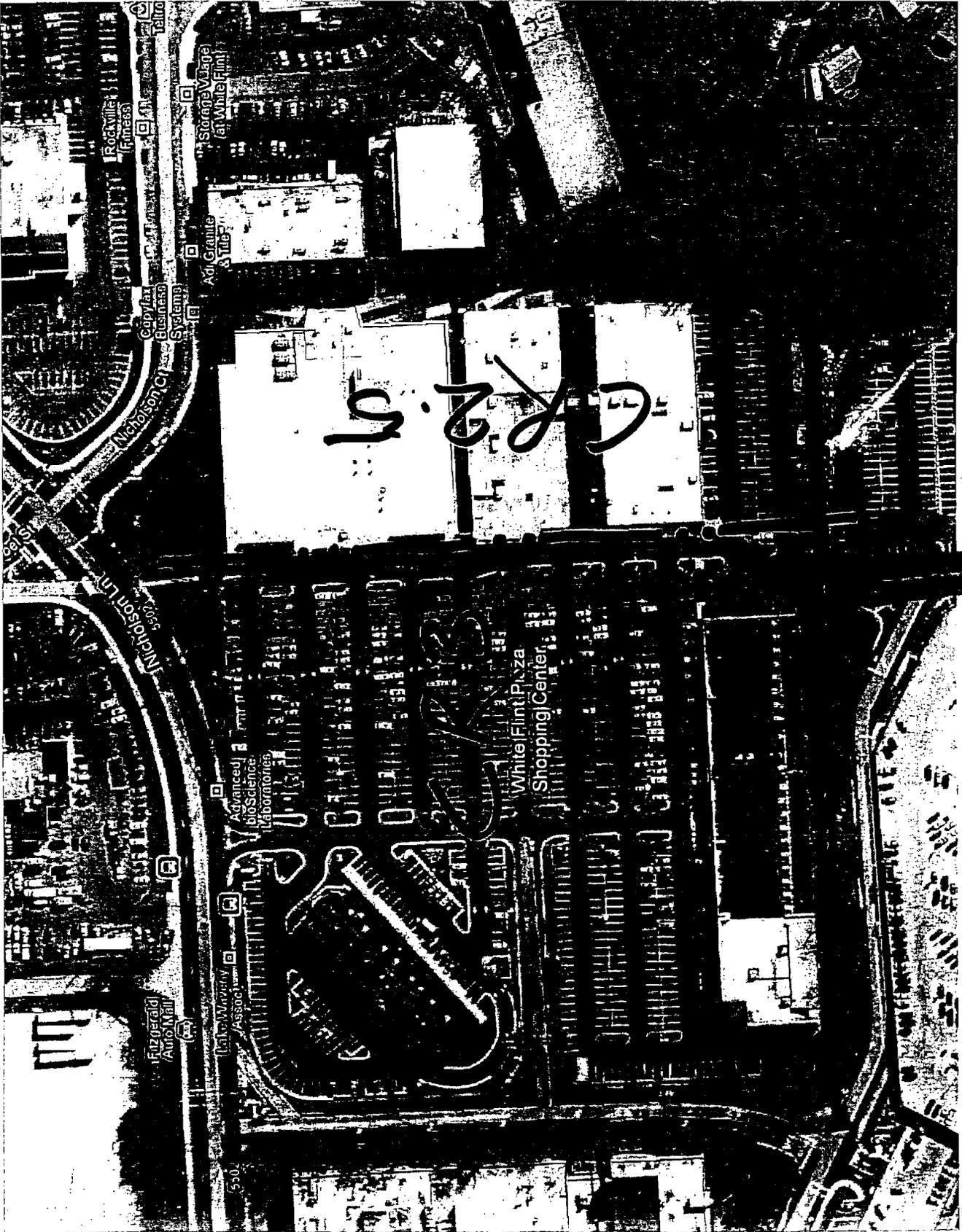
11810-11820 ROCKVILLE PIKE PARTNERSHIP  
L.6709 F.218

OLD GEORGETOWN SAAB  
PROPERTY, L.L.C.  
L.20858 F.87

LOT 2  
PLAT 23738  
MONTGOMERY COUNTY CONFERENCE CENTER  
513,892 sq. ft.  
11,79734 Acres  
(Total Area)

298'

80'



ATTACHMENT D

**PLASTIC AND RECONSTRUCTIVE SURGERY**  
**BAHMAN TEIMOURIAN, MD, FACS, CHTD**

5402 McKinley Street  
Bethesda, Maryland 20817  
301-897-5666

RECEIVED  
MAR 18 2010

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

March 16, 2010

Ms. Nkosi Yearwood  
Ms. Pieri Weiss  
Maryland National Capital Park and Planning Commission  
For Montgomery County  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Ms. Yearwood and Ms. Weiss,

I am the owner of property on Hillery Way, Rockville, Maryland, with the addresses of 5409, 5415 and 5417 Hillery Way. Please let this letter indicate my strong interest and preference in having my said property rezoned from R-90 to RT-12.5 during the Sectional Map Amendment (SMA) process.

Many thanks for your consideration.

Very truly yours,



Bahman Teimourian

Cc: Alexander and Miri Livnet  
6833 Old Stage Road  
Rockville, Maryland 20852

(40)

Alexander and Miry Livnat

6833 Old Stage Road

Rockville, MD 20852

240-558-4693 (Voice and fax)

[Alivnat@comcast.net](mailto:Alivnat@comcast.net); [mirylivnat@comcast.net](mailto:mirylivnat@comcast.net)

March 13, 2010

Ms. Nkosi Yearwood

Ms. Pierra Weiss

Montgomery County Parks and Planning Commission

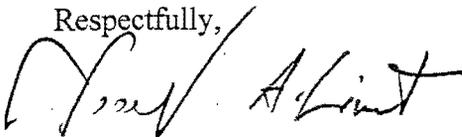
8787 Georgia Ave., Silver Spring, MD 20910

**Re: Stating preference to have our Hillery Way property rezoned**

We hereby express our preference to have our single-family dwelling at 5421 Hillery Way (also known as Offutt Estates' Parcel N422) rezoned from R-90 to RT-12.5 during the Sectional Map Amendment (SMA) process.

We have forwarded your email to our adjacent neighbor, Bahman Teimourian, who owns the other single-family dwellings on Hillery Way (Parcels N442, N443, and N444) after talking to him by phone where he expressed his interest in forwarding a similar preference letter to the Planning Commission.

Respectfully,



Miry and Alexander Livnat

April 13, 2010

Nkosi Yearwood  
Piera Weiss  
MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Subject: Rezoning of property in White Flint-North Bethesda MD

Dear Mr Yearwood,

Thank you for your assistance with the information on the rezoning of properties within the White Flint Sector Plan. We would like our property that is identified as "Outlot A-N388", located behind our shopping center at 11130 Rockville Pike, to be rezoned to Residential Townhouse (RT-12.5), during the Sectional Map Amendment (SMA) process.

My brother, Brian Morrison, Managing Partner, will follow up with a signed copy of approval by certified mail as per your request. If you should need any further information from me please do not hesitate to call me at 561-395-6935.

Sincerely,



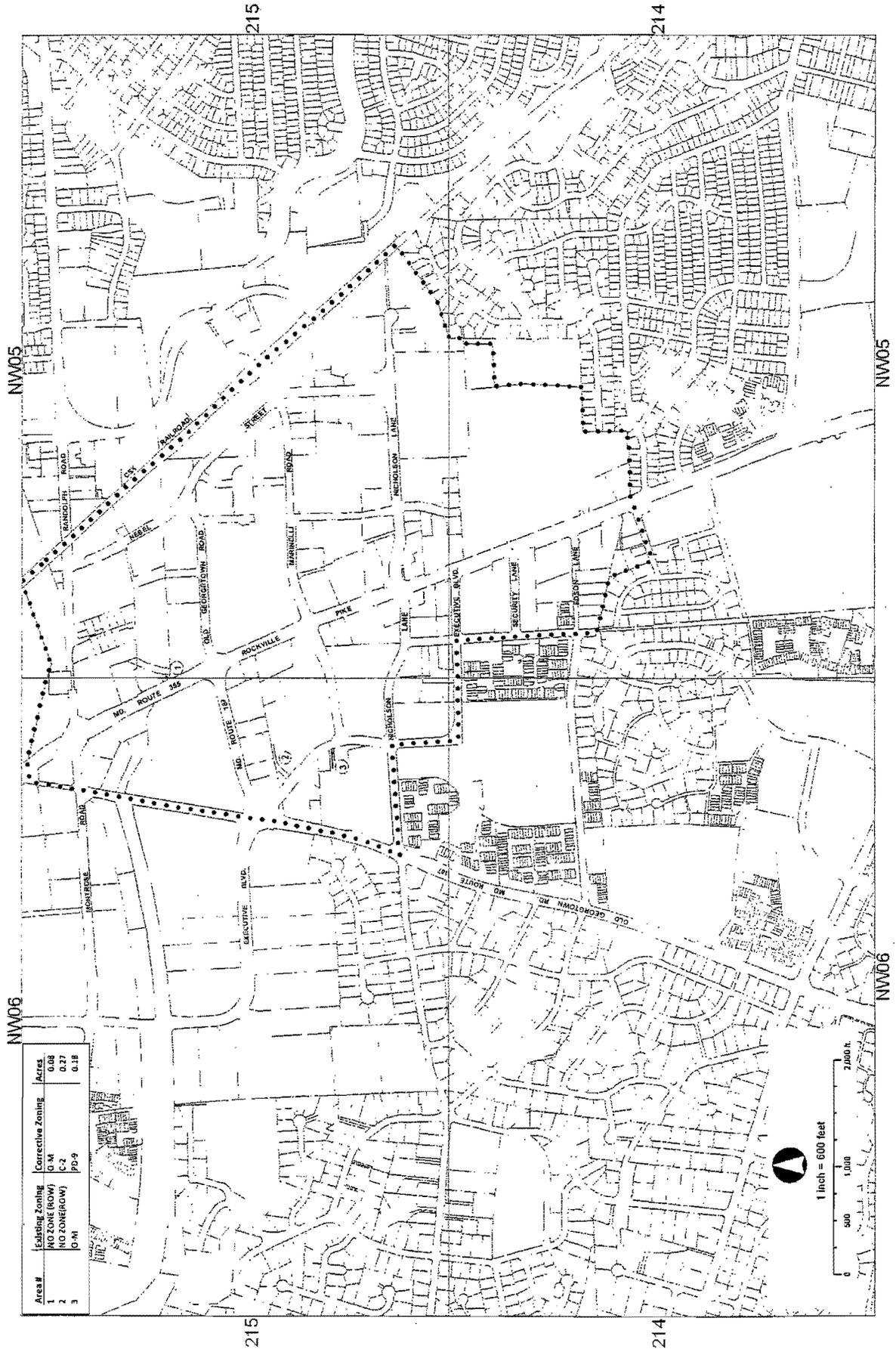
Joanne Morrison, General Partner  
Morrison Partners  
388 NE Spanish Ct  
Boca Raton, FL 33432

Brian Morrison, Managing Partner  
Morrison Partners  
7905 Turncrest Drive  
Potomac, MD 20854

42

# ATTACHMENT E

## PARCEL INDEX FOR THE WHITE FLINT SECTOR PLAN CORRECTIVE MAP AMENDMENT



Area #	Existing Zoning	Corrective Zoning	Acres
1	NO ZONE (ROW)	O-M	0.08
2	NO ZONE (ROW)	C-2	0.27
3	O-M	Pd-9	0.18