

Office of Zoning and  
DEC 30 2014  
Administrative Hearings

Application No. DPA 15-01  
Filed 12/30/14

**Application for Development Plan Amendment  
Montgomery County, Maryland**

USL2 MR Montgomery Village Business Trust      202.777.0153      ysever@monumentrealty.com  
**Name of Applicant**                                      **Tel. No.**                                      **Email Address**

**Address:** c/o Monument Realty LLC, 1700 K Street, Suite 600, Washington DC 20006  
makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the amendment of the Development Plan *Exhibit 142* in Application *DPA 02-2*, approved by the County Council on *July 01, 2003 (corrected on April 07, 2006 by Francoise Carrier)*

**Concise Description of the Development Plan Amendment:**

**Location of Property:** *Northeastern portion of the former Montgomery Village Golf Course (17.3 acre-portion of the Golf Course's 147.4 acres) between Montgomery Village Avenue and Arrowhead Road, as illustrated in the attached map and as defined by the metes and bounds description.*  
**Tax Account #:** *part of 09-00772244 (one tax account for the entire Golf Course property)*  
**Acreage:** *17.3413 acres (a portion of the 147.440 acre tax account)*  
**Existing Zoning:** *Town Sector*

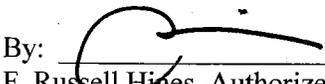
**1. The most recent Development Plan (including amendments to the original Development Plan) proposed (list uses, density, setbacks, and height):**

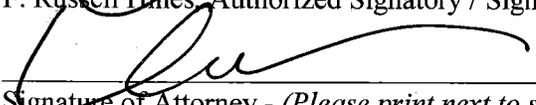
*The most recent DPA in Montgomery Village, DPA 02-2 replaced school use designation with residential use designation, approved 203 multi-family units, updated and confirmed the density calculations and the remaining density in terms of population credits to be 238 people. DPA 11-2 added 2 residential units to DPA 02-2 and no site alterations were required. The Development Plan Amendment history is attached.*

**2. The requested Development Plan Amendment would make the following change(s):** *permit the construction of 84 townhouse residential units (74 market rate units plus 10 MPDUs) on a portion of the Montgomery Village Golf Club, utilizing the remaining available density permitted under the T-S Zone.*

This application for a Development Plan Amendment includes a copy of the certified approved Development Plan in Application No. *DPA 02-2* and all information required by Section 59-D-1.3 of the 2004 Zoning Ordinance and OZAH's Rules of Procedure (Council Resolution 17-1249).

**Applicant:**  
USL2 MR Montgomery Village Business Trust,  
By: USL2 Montgomery Village, LLC, its sole member,  
By: MR Montgomery Village Capital LLC, its Operating Member,

By:   
F. Russell Hines, Authorized Signatory / Signature of Applicant

  
Signature of Attorney - (Please print next to signature)

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