

Aspen Hill SMA  
H-109

AGENDA ITEM #16D  
June 9, 2015



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

May 22, 2015

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

SUBJECT: Sectional Map Amendment for the Aspen Hill Minor Master Plan Amendment

Dear Council President Leventhal:

I am pleased to transmit an application for a Sectional Map Amendment (SMA) for the Aspen Hill Minor Master Plan Amendment. On March 31, 2015, the District Council approved the Aspen Hill Minor Master Plan Amendment, by Resolution 18-104. The Maryland-National Capital Park and Planning Commission adopted the approved plan on May 20, 2015, by Resolution 15-05.

At its regular meeting on May 7, 2015, the Montgomery County Planning Board approved filing the Sectional Map Amendment for the Aspen Hill Minor Master Plan Amendment. The SMA will implement the zoning recommendations of the approved and adopted plan.

This SMA application includes a digital copy and certification of the map and index (Attachments 1 and 2) indicating the existing zoning changes and the proposed zoning for filing in accordance with Article 59-7.2.3 of the Montgomery County Zoning Ordinance.

We look forward to working with you to complete this project.

Sincerely,

Casey Anderson  
Chair

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

2015 MAY 28 PM 1:46

CA:ag:ha  
Enclosures

Application to File

APPLICATION NUMBER: H-109

DATE FILED: 5/22/2015

HEARING DATE: \_\_\_\_\_

**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 59-7 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 a portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the Approved and Adopted Aspen Hill Minor Master Plan Amendment. The County Council, sitting as the District Council, approved the Aspen Hill Minor Master Plan Amendment, on March 31, 2015 (Council Resolution No. 18-104) and the Maryland-National Capital Park and Planning Commission adopted the Plan on May 20, 2015 (M-NCPPC Resolution No. 15-05). The Approved and Adopted Aspen Hill Minor Master Plan Amendment is in Planning Area 27 and Election Districts 3 and 4.

The proposed classifications are contained in one volume keyed to the Zoning Atlas. The Aspen Hill Minor Master Plan Amendment being implemented by this Sectional Map Amendment amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and portions of the Approved and Adopted 1994 Aspen Hill Master Plan, as amended.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the Sectional Map Amendment is approximately 13.95 acres, of which approximately 10 acres are proposed for a change in zoning classification. The remaining approximately 4 acres are proposed to be reconfirmed in the existing zoning classifications with adjustments to building height and Floor Area Ratio (FAR).

  
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Casey Anderson, Chair  
Montgomery County Planning Board

SECTIONAL MAP AMENDMENT H-109  
for the  
**ASPEN HILL MINOR MASTER PLAN AMENDMENT**



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**CERTIFICATION**

This is to certify that the Master Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

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ATTACHMENT 1

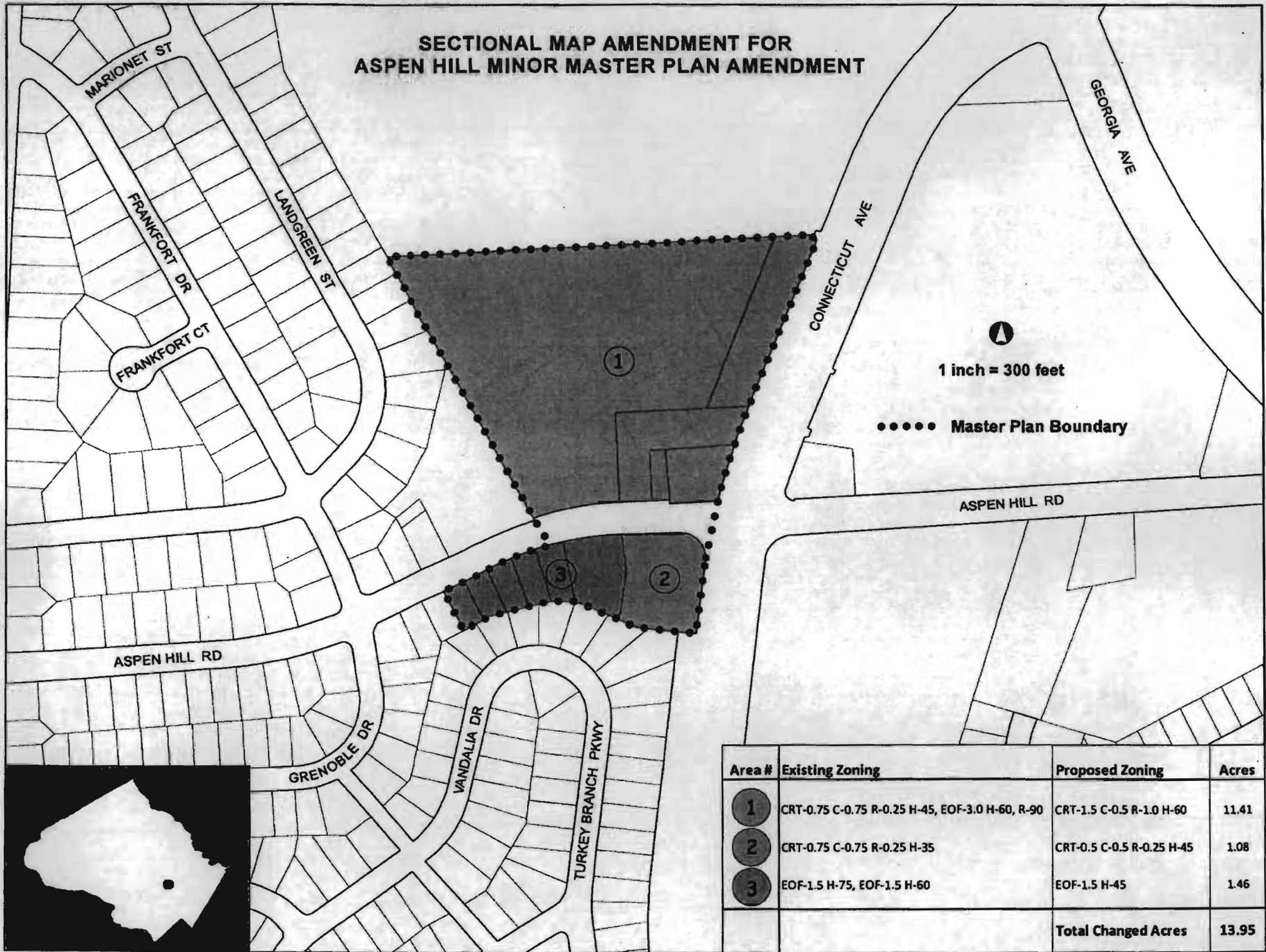
1-8-15

Date

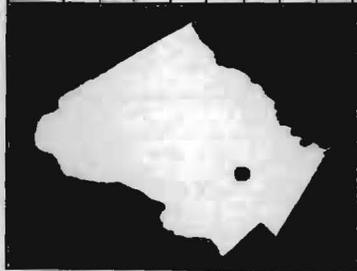
Glenn Kreger

Glenn Kreger  
Division Chief  
Area 2 Division

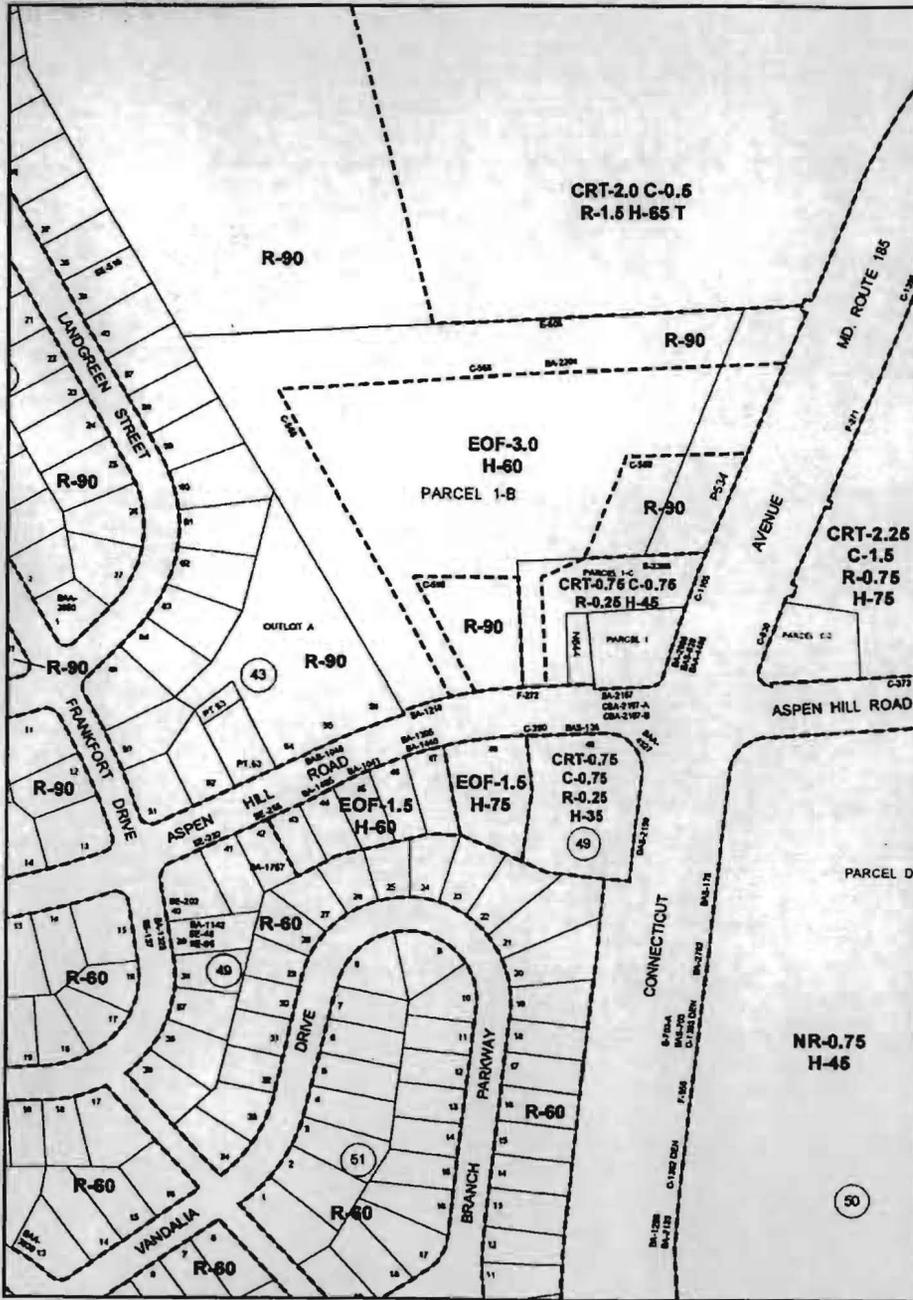
## SECTIONAL MAP AMENDMENT FOR ASPEN HILL MINOR MASTER PLAN AMENDMENT



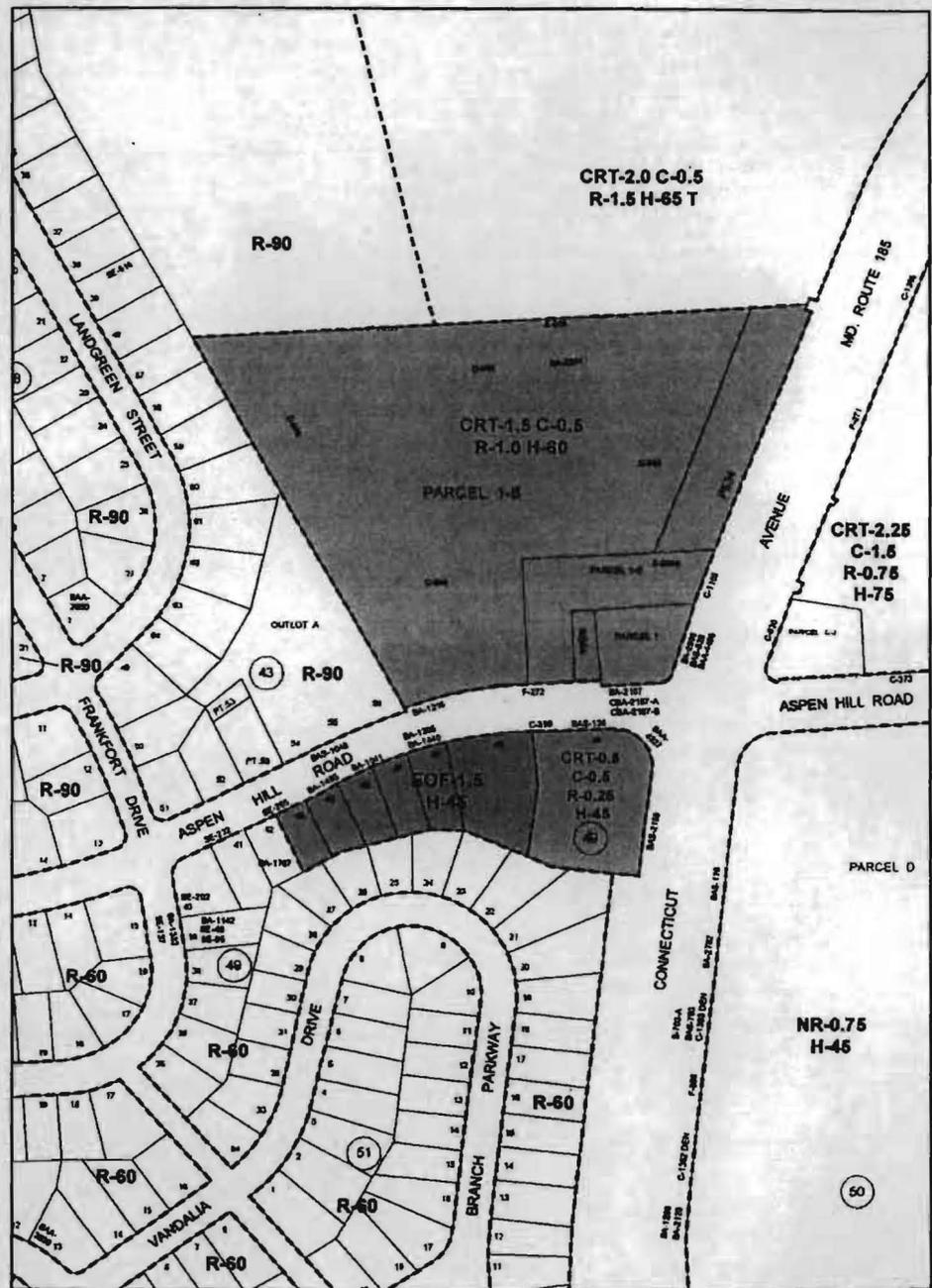
Area #	Existing Zoning	Proposed Zoning	Acres
1	CRT-0.75 C-0.75 R-0.25 H-45, EOF-3.0 H-60, R-90	CRT-1.5 C-0.5 R-1.0 H-60	11.41
2	CRT-0.75 C-0.75 R-0.25 H-35	CRT-0.5 C-0.5 R-0.25 H-45	1.08
3	EOF-1.5 H-75, EOF-1.5 H-60	EOF-1.5 H-45	1.46
<b>Total Changed Acres</b>			<b>13.95</b>



**Existing Zoning**



**Proposed Zoning**



Map Grid: 218NW04

1 in = 300 ft

## ATTACHMENT 2

### Index of Proposed Zoning Reclassifications

Area #	Existing Zone	Proposed Zone	Acres
1	CRT-0.75 (C-0.75 R-0.25 H-45); EOF-3.0 (H-60); R-90	CRT-1.5 (C-0.5 R-1.0 H-60)	11.41
2	CRT-0.75 (C-0.75 R-0.25 H-35)	CRT-0.5 (C-0.5 R-0.25 H-45)	1.08
3	EOF-1.5 (H-75); EOF-1.5 (H-60)	EOF-1.5 (H-45)	1.46
		<b>Total Changed Acres</b>	<b>13.95</b>