

LEANNE TOBIAS  
SPRINGFIELD CIVIC ASSOCIATION  
TESTIMONY ON SRA 25-02  
September 16, 2025

The Springfield Civic Association in Bethesda represents 650 homes and 1,700 residents.

SCA urges the County Council to amend SRA 25-02 to ensure its compatibility with surrounding single-family neighborhoods.

1) *The County Council should reject any amendments to expand the eligibility of lots for upzoning beyond the terms stated in ZTA 25-02, including language allowing flag lots and/or through lots and language expanding the role or discretion of the Planning Board.* ZTA 25-02 prohibited the creation of flag lots and through lots so that upzoning would not penetrate neighborhood interiors, a crucial requirement that must be upheld. The Planning Board's role should be limited to enforcement of the statute as written.

2) *The County Council should limit lot consolidations to two adjacent lots and impose square footage caps related to underlying zoning. In R-60 zones like Springfield, all lot consolidations for upzoning should be restricted to two lots totaling no more than 12,000 square feet, two times the zoned minimum.* These restrictions prevent consolidations involving oversized lots; reduce traffic, parking, environmental and infrastructure problems associated with upzoning; and achieve the Council's intent that upzoning under ZTA 25-02 remain compatible with surrounding single-family zones.

3) *The County Council should limit the maximum lot coverage for properties eligible for upzoning to the limits for single family homes.* This provision is needed to ensure that upzoned properties remain compatible with the surrounding neighborhood, to preserve green space and tree canopy, and to minimize stormwater runoff.

4) *The County Council should require the inclusion of a citizens' advisory committee in the ZTA 25-02 decision-making process to ensure transparency, community representation and accountability in the ongoing administration and evaluation of the statute.* The official participation of a citizens' advisory committee is necessary to provide meaningful input from affected communities.

Thank you for your service and for your consideration of these comments.