

Resolution No.: 18-976  
Introduced: December 5, 2017  
Adopted: December 5, 2017

**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:** Bethesda Downtown Sector Plan Corrective Map Amendment (H-125)

**OPINION**

Corrective Map Amendment Application (H-125) was filed on October 20, 2017 by the Maryland-National Capital Park and Planning Commission to correct four technical errors that occurred in the Bethesda Downtown Sector Plan Sectional Map Amendment (SMA) (H-122). On September 19, 2017, the District Council approved Sectional Map Amendment H-122 to implement the recommendations of the Bethesda Downtown Sector Plan. The recommended changes are for the following subject sites: Change #172, #191, #112, and #80.

The technical error in Change #172 occurred with the maximum allowable building height portion of the zone for the properties that have frontage along Wisconsin Avenue between Bethesda Avenue and Miller Avenue (approximately 0.36 acres). The CMA will reclassify the properties from the CR-3.0, C-3.0, R-2.75, H-200 zone to CR-3.0, C-3.0, R-2.75, H-225.

The technical error in Change #191 occurred with the maximum allowable building height portion of the zone for the properties that have frontage along the west side of Wisconsin Avenue at Wisconsin Avenue and Leland Street (7008, 7000, 6950, 6936, 6930, 6932 Wisconsin Avenue, approximately 1.98 acres). The CMA will reclassify the properties from the CR-3.0, C-3.0, R-2.75, H-110 zone to CR-3.0, C-3.0, R-2.75, H-120.

The technical error in Change #112 occurred with the commercial density floor area ratio (FAR). The property is located on the north side of East West Highway at 4521 East West Highway, also known as the Waverly House (approximately 0.69 acres). The CMA will reclassify the property from the CR-4.0, C-5.0, R-4.0, H-175 zone to CR-4.0, C-4.0, R-4.0, H-175.

The technical error in Change #80 occurred with the overall FAR, commercial FAR (C), and residential FAR (R) for the properties bound by Old Georgetown Road, Wilson Lane, and

Cordell Avenue (approximately 0.53 acres). The CMA will reclassify the properties from the CRT-1.5, C-1.5, R-0.5, H-35 zone to CRT-2.25, C-1.5, R-0.75, H-35.

Corrective Map Amendment Application H-125 was the subject of a public hearing held by the District Council on November 28, 2017. No testimony was submitted. The Corrective Map Amendment and the recommendations of the Planning Board were carefully considered by the District Council at a worksession held December 5, 2017. The corrective map amendment was submitted as technical in nature and only for the purpose of aligning the zoning with the Council's intent and direction as outlined in the Bethesda Downtown Sector Plan.

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, as filed.

### 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. H-125, requested by the Maryland-National Capital Park and Planning Commission for the Corrective Map Amendment to correct mapping errors in the official Zoning Map, is approved as filed.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Planning Department staff report for the Corrective Map Amendments.

**A. Corrective Map Amendment H-125 (Attachment 1, Map 1)**

<b>Property ID/Location:</b>	Located in a block bound by Old Georgetown Road, Wilson Lane and Cordell Avenue, in Bethesda, Maryland, within the <i>Bethesda Downtown Sector Plan</i>
<b>WSSC Grid:</b>	209NW05
<b>Proposed Reclassification:</b>	0.53 acres from the CRT-1.5, C-1.5, R-0.5, H-35 Zone to the CRT-2.25, C-1.5, R-0.75, H-35 Zone.

**B. Corrective Map Amendment H-125 (Attachment 1, Map 2)**

**Property ID/Location:** Located on the north side of East West Hwy at 4521 East West Hwy, also known as the Waverly House, in Bethesda, Maryland, within the *Bethesda Downtown Sector Plan*

**WSSC Grid:** 209NW04

**Proposed Reclassification:** 0.69 acres from the CR-4.0, C-5.0, R-4.0, H-175 Zone to the CR-4.0, C-4.0, R-4.0, H-175 Zone.

**C. Corrective Map Amendment H-125 (Attachment 1, Map 3)**

**Property ID/Location:** Located on west side of Wisconsin Avenue, the block between Wisconsin Avenue and Leland Street; (7008, 7000, 6950, 6936, 6930, 6932 Wisconsin Avenue), in Bethesda, Maryland, within the *Bethesda Downtown Sector Plan*

**WSSC Grid:** 209NW04

**Proposed Reclassification:** 1.98 acres from the CR-3.0, C-3.0, R-2.75, H-110 Zone to the CR-3.0, C-3.0, R-2.75, H-120 Zone.

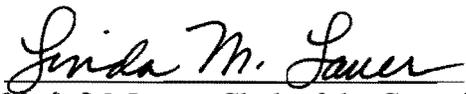
**D. Corrective Map Amendment H-125 (Attachment 1, Map 4)**

**Property ID/Location:** Located on the west side of Wisconsin Avenue between Bethesda Avenue and Miller Avenue at the properties located at 7126, 7130, 7140 Wisconsin Avenue, in Bethesda, Maryland, within the *Bethesda Downtown Sector Plan*

**WSSC Grid:** 209NW04

**Proposed Reclassification:** 0.36 acres from the CR-3.0, C-3.0, R-2.75, H-200 Zone to the CR-3.0, C-3.0, R-2.75, H-225 Zone.

This is a correct copy of Council action.

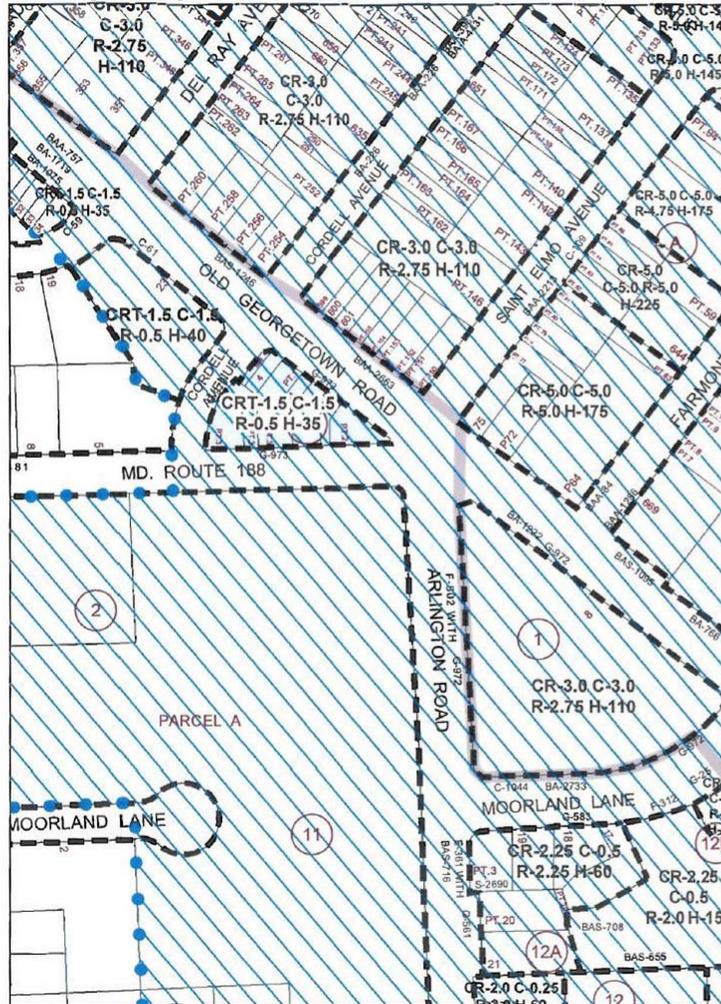


Linda M. Lauer, Clerk of the Council

Attachment 1 - Map 1

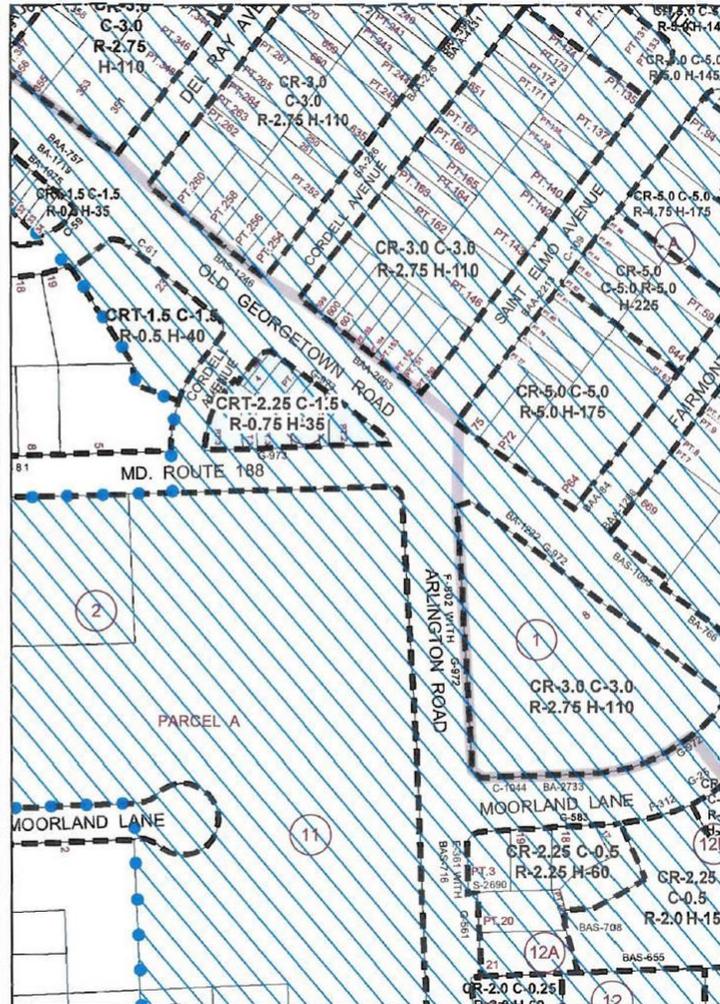
CMA H-125

Existing Zoning - October 2017



Map Grid: 209 NW05

Proposed Correction



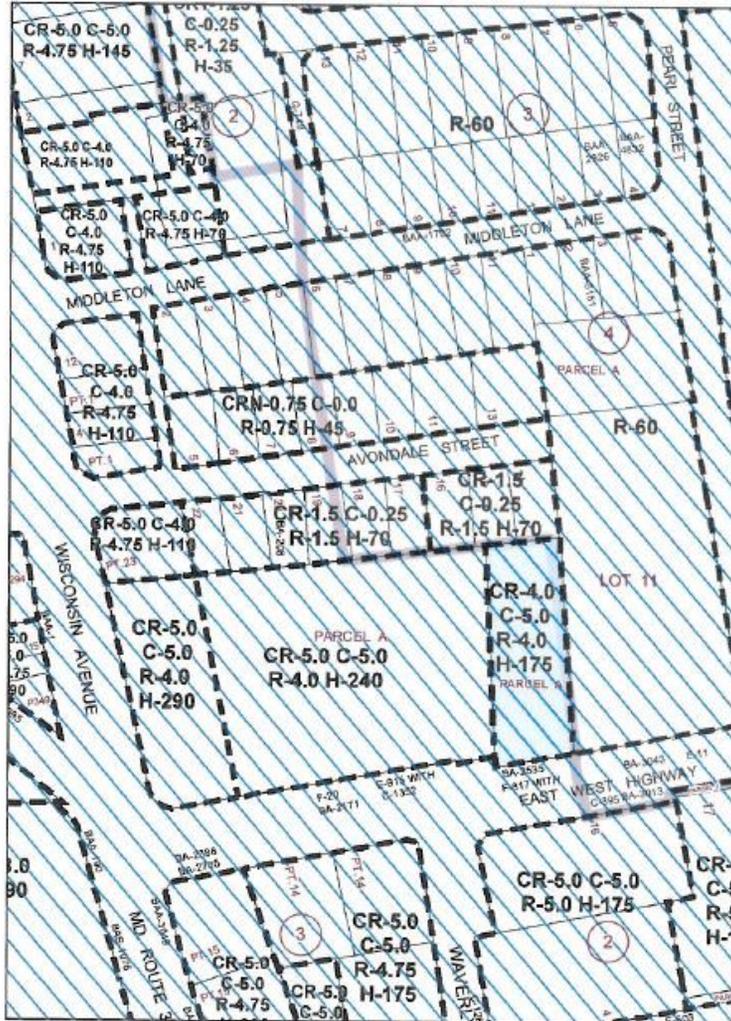

 Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts

1 in = 200 ft

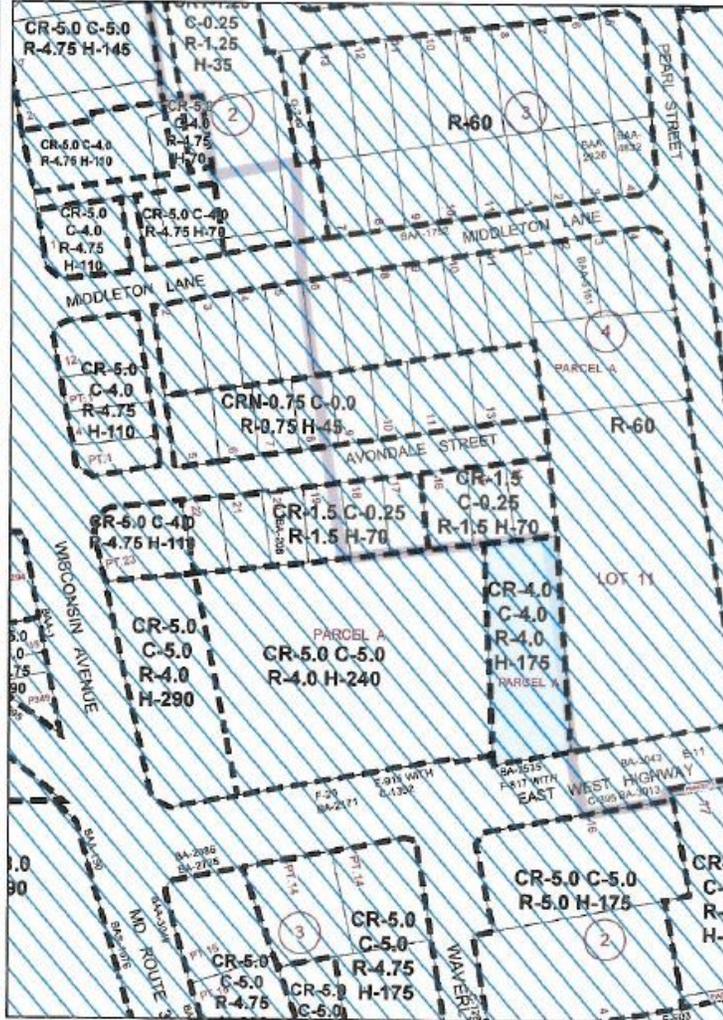
Attachment 1 - Map2

CMA H-125

Existing Zoning - October 2017



Proposed Correction



Map Grid: 209 NW04

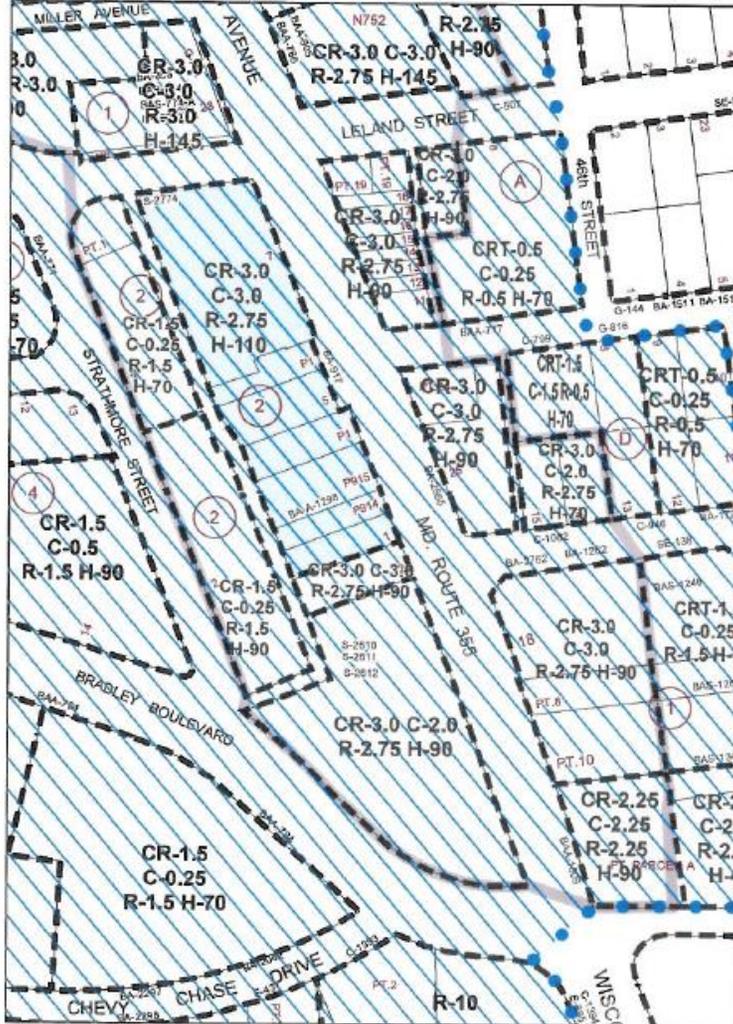
 Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts

1 in = 200 ft

Attachment 1 - Map3

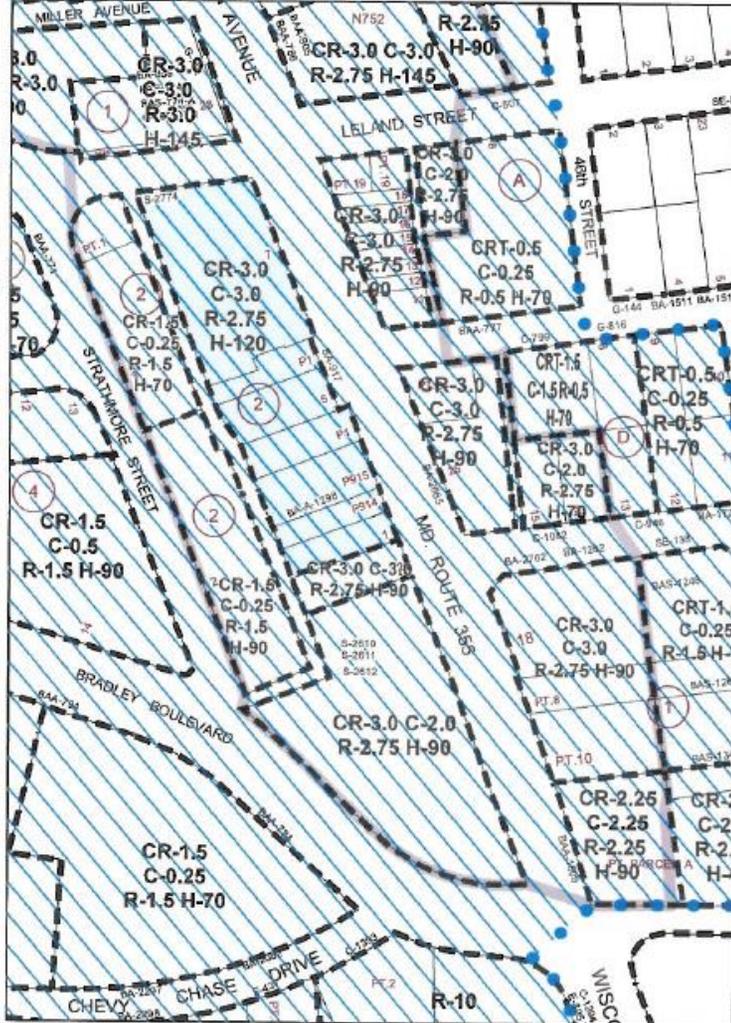
CMA H-125

Existing Zoning - October 2017



Map Grid: 209 NW04

Proposed Correction



 Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts

1 in = 200 ft

