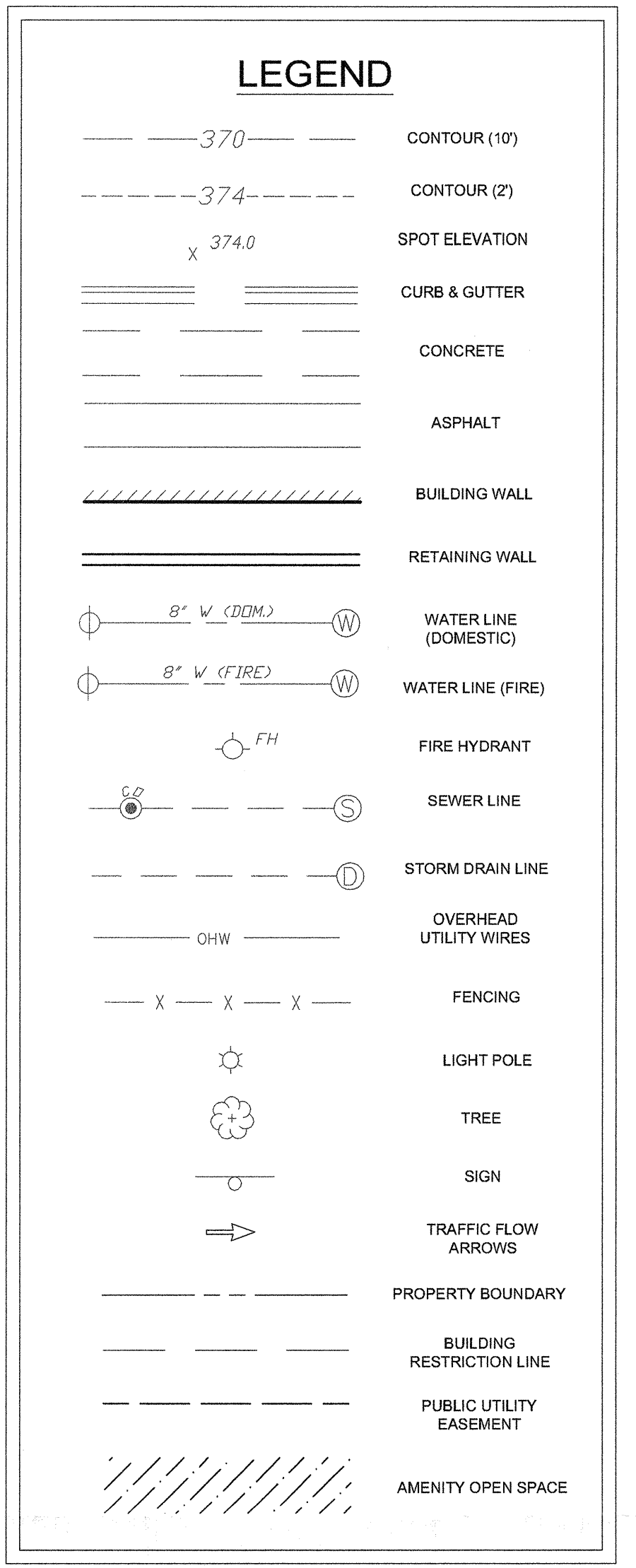


- BINDING ELEMENTS**
- PURSUANT TO THE PROVISIONS OF SECTION 59.5.4.3.B (LAND USES), THE APPLICANT VOLUNTARILY RESTRICTS USES TO BE ALLOWED ON THE PROPERTY TO:
 - MEDICAL AND DENTAL CLINICS, AND
 - OFFICES, EXCLUDING BUSINESSES THAT REGULARLY USE COMMERCIAL VEHICLES SUCH AS PAINTERS AND HOME IMPROVEMENT CONTRACTORS.
 - VEHICULAR ACCESS TO BELLS MILL ROAD IS PROHIBITED.

Existing Zone: R-60 (Residential - 60)
 Proposed Zone: EOFF-0.5 H-35 (Employment Office - Floating)
 Site Area: 1.0381 Acres or 45,220 SF
 Building Type (Section 5.5.4.A): Multi Use and/or General

EOFF Zone, Standard Method Development Standards

| | EOFF-0.5 H-35 ZONE | PROVIDED |
|---|-----------------------------------|------------------------------------|
| Open Space (min) | SEC. 5.4.5.D.2.a & 4.6.3.C.1 | |
| Amenity Open Space >10,000 SF | 10% or 4,522 SF | 10.9% or 4,949 SF |
| Lot and Density | SEC. 5.4.5.A(2) | |
| Density, FAR | 0.5 FAR or 22,610 SF | 0.28 FAR or 12,855 SF ¹ |
| Placement: | | |
| Principal Building & Accessory Structure Setbacks (min) | SEC. 5.4.5.B(2) | |
| Front Setback | | 40' |
| Side Setback (East) | | 70' |
| Side Setback (West) | Established by Floating Zone Plan | 73' |
| Rear Setback | | n/a |
| Rear Setback, Alley | | n/a |
| Parking Setbacks for Surface Parking Lots - 10 or more spaces | SEC. 5.4.5.B(2) | |
| Front setback | | 25' |
| Side setback | Established by Floating Zone Plan | 5' |
| Rear setback | | n/a |
| Rear setback, alley | | n/a |
| Parking area landscape requirements - 10 or more spaces | SEC. 6.2.9.C | |
| Parking Lot Tree canopy | 25% or 5,723 SF | 29.5% or 6,745 SF |
| Parking Lot Landscaped Areas | 5% or 1,145 SF | 5.44% or 1,245 SF |
| Parking Lot Perimeter Planting | 10 FT ² | 9 FT ¹ |
| Height (max) | SEC. 5.4.5.B(2) | |
| Principal Building | Established by Floating Zone Plan | 35' ² |
| Accessory structure | | 20' |
| Form | SEC. 5.4.4.A | |
| Gallery/Awning | Allowed | n/a |
| Porch/Stoop | Allowed | n/a |
| Balcony | Allowed | n/a |
| Open Space Landscaping and Outdoor Lighting - Amenity Open Space | SEC. 6.3.8.A | |
| Permeable area (min) | 10% or 452 SF | 91.7% or 4,538 SF |
| Tree Canopy (min) | 10% or 452 SF | 58.5% or 2,894 SF |



¹Source: Maryland Department of Assessments and Taxation
²Total area of surface parking facility is 22,892 SF
³The eastern parking area abuts a residential detached zone improved with a residential use. The western parking area abuts a residential detached zone improved with an institutional use, however it abuts another parking lot, therefore no perimeter planting area is required on the west side
⁴The existing perimeter planting area is only 9 feet wide due to property line constraints, therefore the Applicant has requested relief under Section 6.8.1.
⁵Exact existing building height unknown, but is less than 35 feet.

Summary of Vehicle Parking Requirements¹
Per 59-6.2.4.B

| Use | GFA | Metric | Reduced Parking Area | | Parking Requirement | | Parking Provided |
|----------------|-----------|-----------------|----------------------|---------------|---------------------|------|------------------|
| | | | Baseline Min. | Baseline Max. | Min. | Max. | |
| Medical Office | 12,855 SF | 1,000 SF of GFA | 1.00 | 4.00 | 13 | 52 | 57 ² |

¹Per 6.2.8.B.2 Off-Street Loading Spaces not required for office and professional uses < 25,000 GFA
²Per 6.2.3.H.2.b all parking spaces in excess of the maximum will not be reserved and will be made available to the public.
³Per COMAR 05.02.02, 3 accessible parking spaces are required. Three marked accessible spaces exist on site.

Summary of Bicycle Parking Requirements
Per 59-6.2.4.C

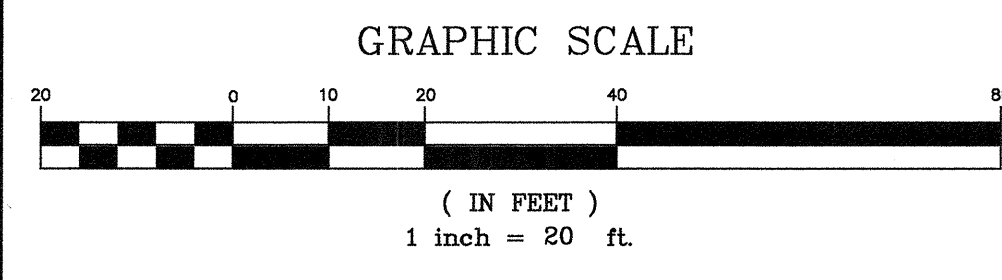
| Use | GFA | Metric | Baseline Min. | Parking Requirement | % Long Term | Long Term Requirement | Short Term Requirement | Long Term Provided | Short Term Provided |
|----------------|-----------|-----------------|---------------|---------------------|-------------|-----------------------|------------------------|--------------------|---------------------|
| Medical Office | 12,855 SF | 5,000 SF of GFA | 1.00 | 3 | 85% | 3 | 1 | 3 | 8 |

¹Long term bicycle parking spaces will be provided in existing storage room inside building.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 23(a)) APPROVED BY THE DISTRICT COUNCIL ON MARCH 21, 2017, BY RESOLUTION NUMBER 18-755, IN APPLICATION NUMBER H-118.

Maria L. Grossman 3/21/17
 HEARING EXAMINER DATE
 MARIA L. GROSSMAN
 HEARING EXAMINER'S NAME PRINTED

- SITE NOTES**
- THE TOPOGRAPHY SHOWN WITHIN THE SUBJECT PROPERTY WAS PREPARED BY MHG (2015) AND SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS. TOPOGRAPHY OUTSIDE OF THE PROPERTY WAS TAKEN FROM AVAILABLE GIS.
 - EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
 - BOUNDARY INFORMATION IS SHOWN BASED ON PLAT NO. 12576 AND SURROUNDING PLATS OF RECORD.
 - REFER TO ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
 - ALL EXISTING IMPROVEMENTS ARE TO REMAIN.
 - PRIOR SPECIAL EXCEPTION CASES: S664 & CBA2705.



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------------------|-----|
| | 12/01/16 | REVISED PER MNCPPC COMMENTS | PGL |

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland License No. 16905, Expiration Date: 04/21/2018

03-24-17

TAX MAP GP53 WSSC 213NW06

FLOATING ZONE PLAN
PARCEL A, BLOCK T, GEORGETOWN VILLAGE
6300 DEMOCRACY BLVD.
 PLAT NO. 12576
 7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers ■ Planners
 Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhgpa.com

| | |
|-------------------------|--------------|
| Proj. Mgr. PGL | Designer KDJ |
| Date 12/01/16 | Scale 1"=20' |
| Project No. 2015.187.11 | Sheet 1 of 1 |