

Case H-156, application submitted ion August 19, 2025 (not yet posted on OZAH list of zoning cases)

Requested Zone: Commercial Residential Neighborhood – Floating Zone (CRNF-1.25, C-0.0, R-1.25 H-60 Zone).

Proposed Use: Construction of up to 210 dwelling units on the Property. Townhouses and two-unit condos

Current Zone: 1 Industrial Moderate Zone (IM-2.5, H-50').

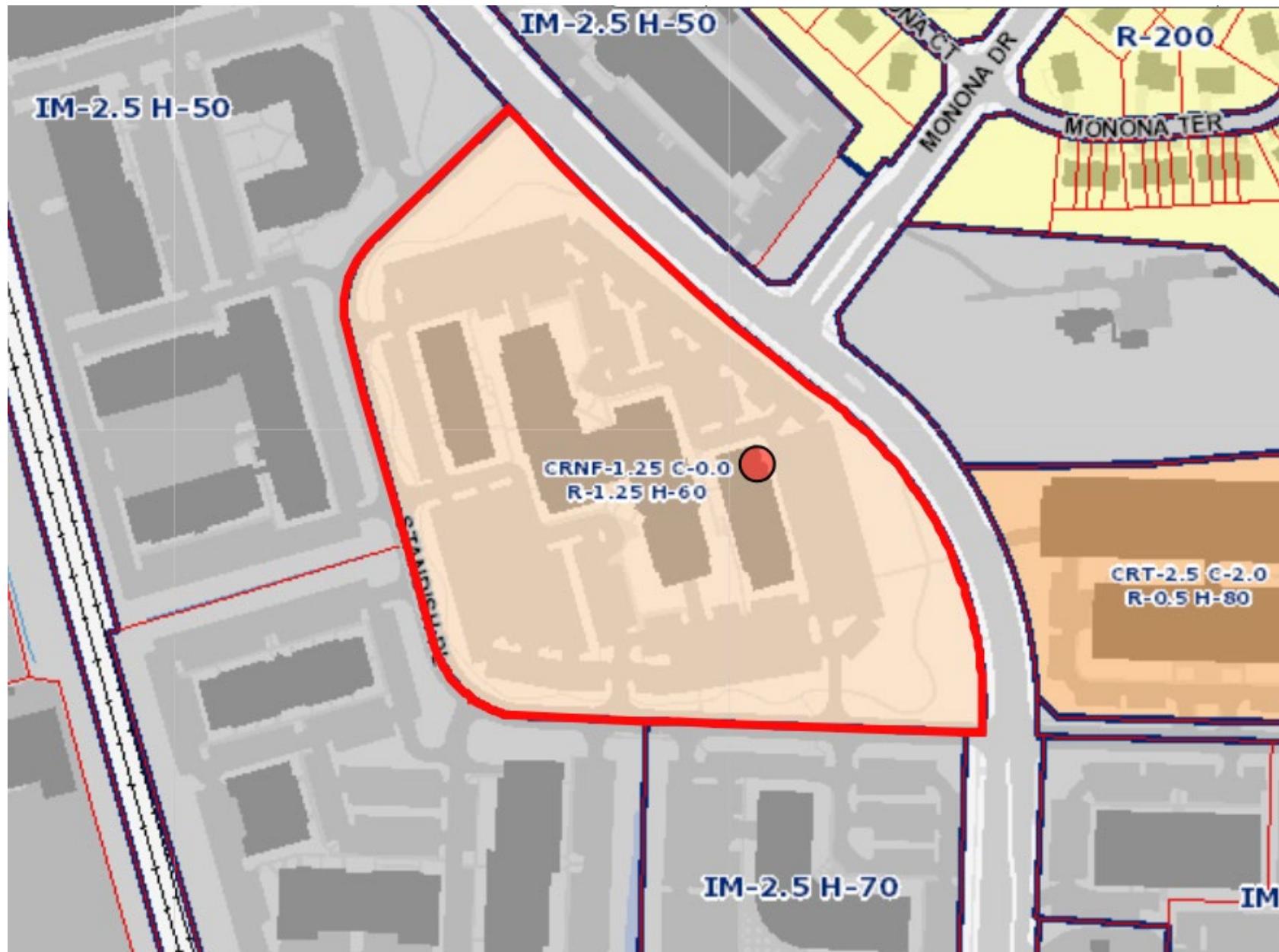
Current Use: 48,810-square-foot, four-story office building with a surface parking lot.

Neighborhood Response: None on record

Recommendations: Planning Staff, Planning Board and Hearing Examiner all recommend approval.

Location: 7501 Standish Place, Derwood, Maryland. 13.86 acres. Currently has four office buildings that range from one- to three stories in height and an associated surface parking lot with 649 spaces.

Exhibit 89 (d)
OZAH Case No: LMA H-159



Case H-148, application submitted ion Nov 2, 2022

Requested Zone: CRNF-1.5, C-0.25, R-1.25, H-70

Proposed Use: Residential Care Facility with 287 independent living units, 190 assisted living beds, and 30 memory care beds.

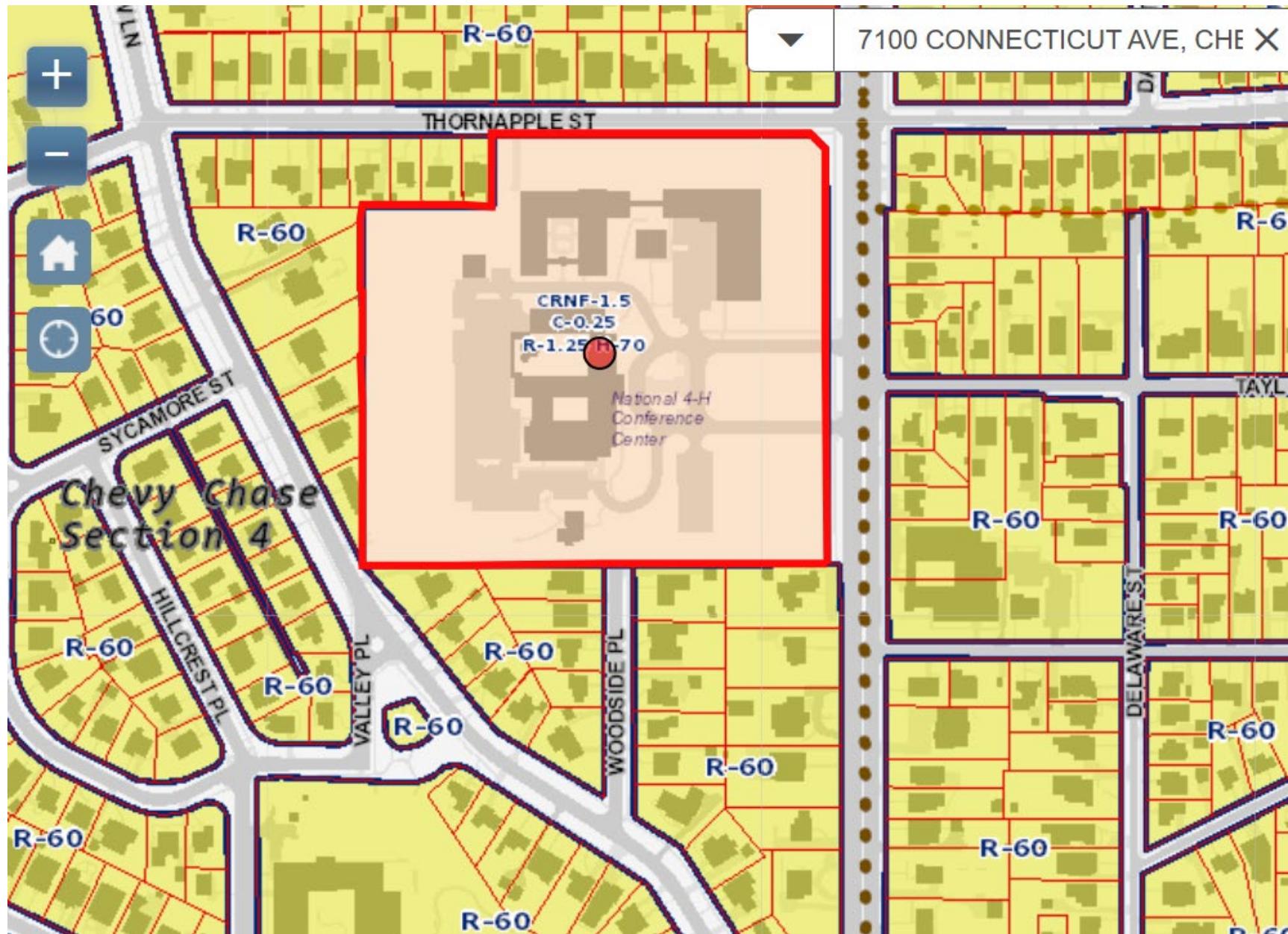
Current Zone: R60

Current Use: Former National 4-H Conference Center (no longer operating).

Neighborhood Response: Property is within the municipal boundaries of the Town of Chevy Chase (Section 4) and confronts Section 3 of the Village of Chevy Chase across Connecticut Avenue. Both support the application with the binding elements

Recommendations: Planning Staff, Planning Board and Hearing Examiner all recommend approval.

Location: 7100 Connecticut Avenue, Chevy Chase, Md., approximately 1,100 feet north of Bradley Boulevard



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Case H-143, Submitted Aug 4. 2021

Requested Zone: CRNF 0.75, C 0.25, R 0.75, H 50 (

Proposed Use: 125 single-family dwelling units (including a minimum of 15% MPDUs) and a 145-bed residential care facility

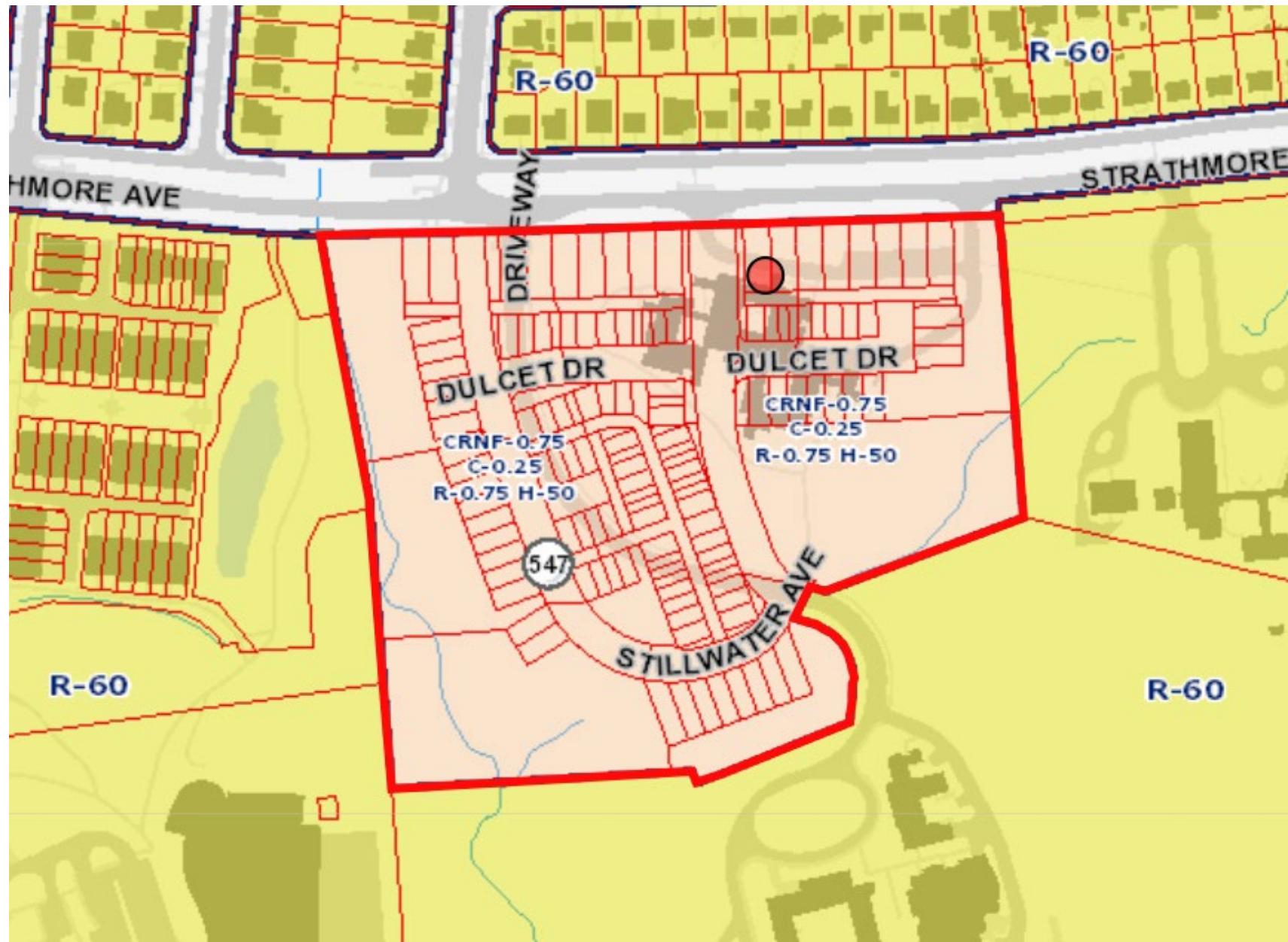
Current Zone: R-60, 15.36 acres

Current Use: School buildings, athletic fields, and a former group home for retired nuns (St. Angela's Hall)

Neighborhood Response: Significant community input was received. Multiple community members testified at the public hearing in opposition to the proposed LMA.

Recommendations: Planning Staff, Planning Board and Hearing Examiner all recommend approval.

Location: Strathmore Ave



Case H-131, Submitted Aug 4. 2021, Kingview Station

Requested Zone: CRNF-1.0, C-0.25, R-0.75, H-55

Proposed Use: 61 townhouse dwelling units; 12,000 square feet of commercial space.

Current Zone: R200/TDR 6.0

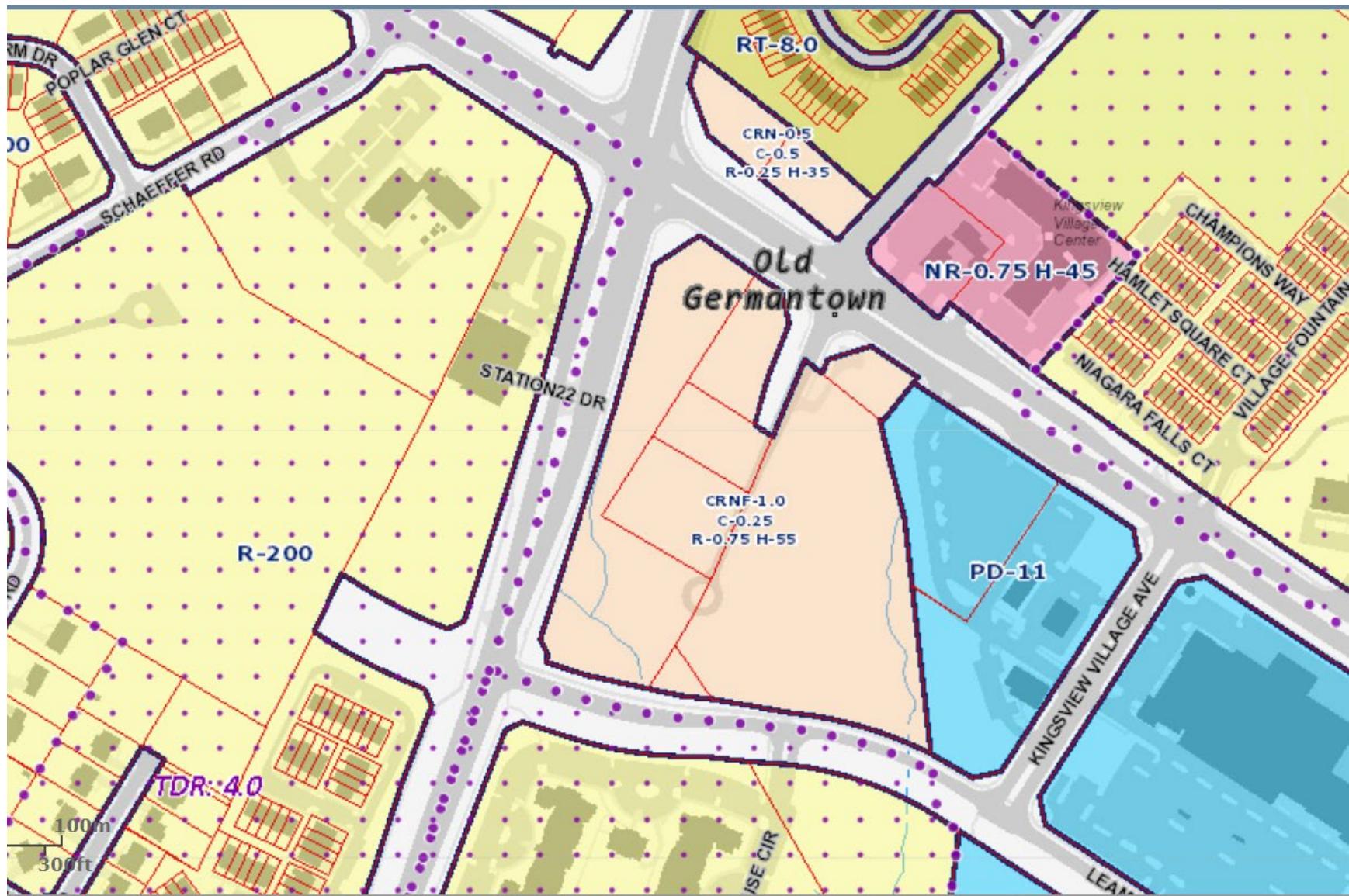
Current Use: Unimproved except for a partial extension of Liberty Mill Road and transmission lines.

Neighborhood Response: none

Recommendations: Planning Staff, Planning Board and Hearing Examiner all recommend approval. Master Plan recommended development of 170,000 square feet of retail for the Kingsview Village Center and multi-family residential at 11 dwelling units per acre for this area.

Location: The property is in the southeast quadrant of the intersection of Germantown Road (Md. Rte. 118) and Clopper Road (Md. Rte. 117).

Staff concluded that the FZP met the goals of the Master Plan because the total number of units proposed falls below the number of residential units recommended by the Plan. Staff concluded that, “[w]hile the proposal does not include garden apartments, as originally recommended, the attached units proposed will contribute to an overall mix of attached and garden apartment units in the analysis area.



Case H-110, Sept 10, 2016

Requested Zone: CRNF 1.25, C-0.25, R-1.0, H-65

Proposed Use: Mixed use

Current Zone: R-60 , 2.31 acres

Current Use: Former Silver Spring Police Station

Neighborhood Response: Supported by the East Silver Spring Civic Association

Recommendations: Planning Staff, Planning Board and Hearing Examiner all recommend approval.

Location: 801 Sligo Avenue, Silver Spring, Maryland

