

Resolution No.: 17-782  
Introduced: June 11, 2013  
Adopted: June 11, 2013

**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:** Twenty-two Corrective Map Amendments (G G-927 through G-936, G-938 through G-948, and G-952) to Correct Technical Errors in Zoning Boundaries and Classifications

**OPINION**

Twenty-two Corrective Map Amendment Applications (G-927 through G-936, G-938 through G-948, and G-952) were filed on April 9, 2013 by the Maryland-National Capital Park and Planning Commission to correct mapping errors in the official Zoning Map. The Corrective Map Amendments (CMAs) would correct technical errors that led to inaccurate depictions of the zoning boundaries and zoning classifications for certain properties on the official zoning maps. These technical errors were discovered by Maryland-National Capital Park and Planning (M-NCPPC) staff during a comprehensive review of all zoning boundaries within Montgomery County (when hand-drawn maps were being converted to a set of new maps generated through Geographic Information Systems (GIS)). These map amendments relate to those parcels of land where zoning boundaries were misinterpreted, in most instances to be the Washington Suburban Sanitary Commission (WSSC) grid lines rather than property boundaries.

Corrective Map Amendment Applications G-927 through G-936, G-938 through G-948, and G-952 were the subject of a public hearing held by the District Council on June 11, 2013. The Council did not receive any testimony in opposition to the CMAs. The Corrective Map Amendments, the Planning Departmental staff analysis, and the revisions to the zoning maps were carefully considered by the District Council at a worksession held June 11, 2013. The Corrective Map Amendments were submitted as technical in nature and only for the purpose of correcting zoning errors in the official Zoning Map.

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. Applications No. G-927 through G-936, G-938 through G-948, and G-952, requested by the Maryland-National Capital Park and Planning Commission, for the Corrective Map Amendments to correct mapping errors in the official Zoning Map, are 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 G-927 (Attachment 2)**  
**Parcel Id:** Lots 6, 7 & 8, Block B, Watkins Village Subdivision, located at 26746, 26800 and 26804 Howard Chapel Drive  
**WSSC Grid:** 237NW08  
**Correction:** 0.2 acres from the RNC/TDR Zone to the RC Zone

**B. Corrective Map Amendment G-928 (Attachment 3)**  
**Parcel Id:** P907, located at Clarksridge Road & Public House Road  
**WSSC Grid:** 233NW13  
**Correction:** 0.02 acres from the RMX-2 Zone to the R-200 Zone

**C. Corrective Map Amendment G-929 (Attachment 4)**  
**Parcel Id:** Parcel B, Block A, Kings Square Subdivision, located at Minstrel Tune Way  
**WSSC Grid:** 227NW11  
**Correction:** 0.3 acres from the RMX-2C/TDR Zone to the R-90 Zone

**D. Corrective Map Amendment G-930 (Attachment 5)**  
**Parcel Id:** Parcels A, D, E, F, and J, Lots 53, 54, 59 - 61, 63 - 66, 77 - 79, 129 - 132, Lot 155 and Lot 163, Block B, Outlot A and Outlot B, Meadowvale Subdivision (initially three properties, which were subdivided into the Meadowvale Subdivision), and P412, located at 18667, 18671, 18701, 18733, 18725, 18727, 18743 18747, 18751, and 18611 Cross Country Lane, 8717 and 8901 Emory Grove Road, 18308, 18304, 18300, and 18301 Amber Meadows Court, 18304, 18300, and 18301 Winter Park Court, 18700, 18702, and 18704, 18706 Capella Lane, 8804 and 8802 Gingerbread Court  
**WSSC Grid:** 225NW09  
**Correction:** 0.4 acres from the R-90 Zone to the R-200/TDR Zone and 2.5 acres from the R-200/TDR Zone to the R-90 Zone to adjust the zoning lines to correspond to the parcel boundaries

- E. Corrective Map Amendment G-932 (Attachment 5)**  
**Parcel Id:** Parcel A, Block J, Flower Hill Subdivision, located at Cape Jasmine Way  
**WSSC Grid:** 225NW09  
**Correction:** 0.2 acres from the R-200/TDR Zone to the PN Zone
- F. Corrective Map Amendment G-931 (Attachment 6)**  
**Parcel Id:** Parcel EE, Block DD, Flower Hill Subdivision, located at Sugarberry Court and Snouffer School Road  
**WSSC Grid:** 225NW08  
**Correction:** 0.64 acres from the RT-10 to the PN Zone
- G. Corrective Map Amendment G-933 (Attachment 7)**  
**Parcel Id:** U-330162 and Parcel G, Block B, Barnsley Manor Estates, located at Bowie Mill Road and Bluebell Lane  
**WSSC Grid:** 225NW05  
**Correction:** 0.1 acres from the RE-2 to the RE-1/TDR Zone and 0.07 acres from the RE-1/TDR Zone to the RE-2 Zone
- H. Corrective Map Amendment G-934 (Attachment 8)**  
**Parcel Id:** P110, located at 16700 Norwood Road  
**WSSC Grid:** 222NW02 & 222NW01  
**Correction:** 0.4 acres from RC to the RE-2 Zone
- I. Corrective Map Amendment G-935 (Attachment 9)**  
**Parcel Id:** Parcels E, F and H, Block G; Outlot C, and Lots 26 through 29, Block P, Quince Orchard Knolls Subdivision, located at 12000, 11838, 11820, 11824, 11828, 11832, & 11836 Quince Mill Drive  
**WSSC Grid:** 221NW12 & 220NW12  
**Correction:** 2.7 acres from the R-200/TDR Zone to the R-200 Zone
- J. Corrective Map Amendment G-936 (Attachment 10)**  
**Parcel Id:** P540 and Parcel A, Block B, Derwood Station, located at 15740 Indianola Drive  
**WSSC Grid:** 221NW07  
**Correction:** 0.2 acres from the I-2 Zone to the PD-2 Zone
- K. Corrective Map Amendment G-938 (Attachment 11)**  
**Parcel Id:** Parcel GG, Snowdens Mill Subdivision, located at Sunstone Court  
**WSSC Grid:** 217NE02  
**Correction:** 981 square feet from the R-200 Zone to the R-90 Zone

- L. Corrective Map Amendment G-939 (Attachment 12)**  
**Parcel Id:** P400, located northeast of Greencastle Road, approximately 1,100 feet from Almanac Court  
**WSSC Grid:** 219NE04 and 219NE05  
**Correction:** 0.59 acres from R-200 Zone to the RE-2 Zone
- M. Corrective Map Amendment G-940 (Attachment 13)**  
**Parcel Id:** P025, located at 7802 Seven Locks Road  
**WSSC Grid:** 214NW08  
**Correction:** 916 square feet from the RT-12.5 Zone to the R-90 Zone
- N. Corrective Map Amendment G-941 (Attachment 14)**  
**Parcel Id:** A portion of CSX railroad right-of-way, located along a portion of the northwest boundary of the Town of Garrett Park  
**WSSC Grid:** 214NW04  
**Correction:** 10.6 acres from the R-60 Zone to the R-60 Zone with the Town of Garrett Park Overlay Zone
- O. Corrective Map Amendment G-942 (Attachment 15)**  
**Parcel Id:** P88, located at 2501 Lyttonsville Road  
**WSSC Grid:** 211NW03 and 210NW03  
**Correction:** 2.04 acres from the I-1 Zone to the R-60 Zone
- P. Corrective Map Amendment G-943 (Attachment 16)**  
**Parcel Id:** Pt Lot 33, Block BB, New Hampshire Estates, located at 1058 Ruatan Street  
**WSSC Grid:** 210NE01 and 211NE01  
**Correction:** 407 square feet from the R-30 Zone to the R-40 Zone
- Q. Corrective Map Amendment G-944 (Attachment 17)**  
**Parcel Id:** Lot 27, Block 49, located at 706 Chaney Drive  
**WSSC Grid:** 209NE01  
**Correction:** 0.04 acres from the R-20 Zone to the R-60 Zone
- R. Corrective Map Amendment G-945 (Attachment 18)**  
**Parcel Id:** N950, located at 7101 New Hampshire Avenue  
**WSSC Grid:** 209NE02  
**Correction:** Approximately 119 square feet from the RE-2 Zone to the R-30 Zone
- S. Corrective Map Amendment G-946 (Attachment 19)**  
**Parcel Id:** Pt. Parcel A (a.k.a. GEICO property), located at 5260 Western Avenue  
**WSSC Grid:** 207NW05  
**Correction:** 1.7 acres from the R-60 Zone to the R-60/TDR Zone

**T. Corrective Map Amendment G-947 (Attachment 20)**

**Parcel Id:** P191, located at 5218 River Road

**WSSC Grid:** 207NW05

**Correction:** 0.2 acres from the C-4 Zone to the I-1 Zone

**U. Corrective Map Amendment G-948 (Attachment 21)**

**Parcel Id:** P85, located at 16020 Batson Road

**WSSC Grid:** 221NE02

**Correction:** 0.08 acres from the RE-1 Zone to the RC Zone

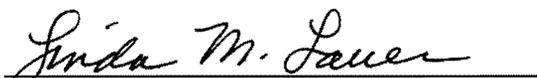
**V. Corrective Map Amendment G-952 (Attachment 22)**

**Parcel Id:** P951, located at 22145 Dickerson Road,

**WSSC Grid:** 231NW20

**Correction:** 0.24 acres from the R-200 Zone to the C-1 Zone

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council