**MCPB** Item No. Date: 10-05-15

# Bethesda Downtown Sector Plan, Work Session #3

Leslye Howerton, Planner Coordinator, Area 1, <a href="leslye.howerton@montgomeryplannng.org">leslye.howerton@montgomeryplannng.org</a>, 301.495.4551

DeOcampo, Marc, Master Planning Supervisor, Area 1, <a href="mailto:marc.deocampo@montgomeryplanning.org">marc.deocampo@montgomeryplanning.org</a>, 301.495.4556



Robert Kronenberg, Chief, Area 1, robert.kronenberg@montgomeryplanning.org, 301.495.2187

Laura Shipman, Senior Planner, Urban Design, Area 1, 301.495.4558

Matt Folden, Planner Coordinator, Transportation, Area 1, 301.495.4539

Tina Schneider, Senior Planner, Environment, Area 1, 301.495.4506

Brooke Farquhar, Master Planner/Supervisor, Parks Department, 301.650.4388

Rachel Newhouse, Park Planner, Parks Department, 301.650.4368

Susanne Paul, Senior Planner, Parks Department, 301.650.4392

Rick Liu, Senior Planner, Research Department, 301.495.5641

David Anspacher, Planner Coordinator, Transportation, Functional Planning & Policy, 301.495.2191

Scott Whipple, Supervisor, Historic Preservation, 301.563.3402

Patrick Reed, Planning Intern, Area 1, 301.494.4583

**Completed:** 10.01.15

**Description** 

Bethesda Downtown Sector Plan: Work Session #3

### **Summary**

Work session #3 will be a continuation from work session #2 with a detailed discussion of the zoning and building height recommendations as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners. The discussion will be on a district-by-district basis beginning with the Pearl District and followed by the Wisconsin Ave Corridor. The remaining districts may be discussed as time permits.

#### **DISCUSSION**

## **Vision and Goals**

Over the past 20 years, the focus of Downtown Bethesda changed from a single center of activity focused around the Metrorail station to a series of activity centers with multiple downtowns. Each of the nine districts as identified by the community is distinct with its own unique character. One of the

primary goals of updating the 1994 Sector Plan is to recognize this shift and build on the successes and lessons learned from the previous plan and to ensure that the distinct character of these districts remains. The Concept Framework Plan was developed through a collaborative effort among the community, County agencies and staff. The Concept Framework Plan identifies the basic components of the present-day urban fabric in Downtown Bethesda with respect to the following:

- Existing commercial activity centers.
- Emerging commercial activity centers over the next 20 years.
- Residential neighborhoods.
- Primary pedestrian corridors connecting activity centers and residential neighborhoods.
- Parks and open space network that complements the pedestrian corridors and anchors the community.

The Concept Framework Plan provides the basic elements and organization of Downtown Bethesda. All other Sector Plan details are built upon this structure to form a cohesive urban fabric that will evolve over the next 20 years.

### **District Character**

### **Pearl District**

As the eastern gateway to the Sector Plan area, the Pearl District is an emerging center of activity with potential for concentrated retail growth along Pearl Street between East-West Highway and Montgomery Avenue. Current buildings range from small-scale commercial uses in single-family homes to high-rise commercial and residential buildings with poor street presence.

The proposed concept for this district is to promote open space and street activity through a mixed-use environment with improved pedestrian connectivity and new public space opportunities.

The Plan envisions the Pearl District as a gateway to Downtown with recreation space and a street enlivened by new retail.

### Wisconsin Avenue

The Wisconsin Avenue Corridor is the main artery through the center of Downtown Bethesda. With the existing Bethesda Metrorail Station, future Purple Line and Bus Rapid Transit (BRT) options, Wisconsin Avenue is a critical focus area for improved access, mobility and pedestrian safety. The corridor is envisioned as a symbolic downtown center that reflects the character of adjacent neighborhoods and overall identity of Bethesda through innovative building designs and active public spaces.

The Plan envisions Wisconsin Avenue as the center and spine of Downtown Bethesda connecting surrounding districts.

### **Arlington South District**

Arlington South is an emerging center of activity with potential for commercial and residential redevelopment. As an automobile-oriented retail district, convenience and abundance of parking will be critical for this district as redevelopment occurs. By urbanizing the development pattern, building to the sidewalk with parking in the rear or underneath the buildings, the site can support the depth required

for junior anchors while balancing the Sector Plan goals for creating a pedestrian-friendly streetscape environment.

# **Arlington North District**

The Arlington North district is a transitional zone between the urban core and single-family neighborhoods to the west of the Sector Plan area. Houses used as offices are located along both Montgomery Lane and Arlington Road. The district is located between Woodmont Avenue and Arlington Road and extends from Hampden Lane to Moorland Lane. The form of new development has been midto high-rise apartments.

There are opportunities for both open space and connectivity improvements to enhance this area for residents. West of Arlington Road, the institutional buildings and park spaces provide a buffer to the single-family homes. East of Arlington Road, heights should continue to step up as the buildings approach Woodmont Avenue.

The Plan envisions the Arlington North District to retain its mainly residential focus with a mix of low, mid, and high-rise residential development and to continue as a transitional zone between the more commercial urban core and residential neighborhoods west of Arlington Road.

#### Battery Lane District

The Battery Lane District consists primarily of garden and mid-rise apartments on either side of Battery Lane between Woodmont Avenue and Old Georgetown Road, directly south of the National Institutes of Health (NIH) campus. The Battery Lane district has the well-used Battery Lane Urban Park and North Bethesda Trail at its center, and a range of housing types, including single family homes and low- to high-rise buildings. Planted setbacks provide an inviting green streetscape along Battery Lane.

The Plan envisions the Battery Lane District to retain its residential character with a mix of low, mid, and high-rise residential development, to have improved access and connectivity for pedestrians to enhance neighborhood livability and to expand and enhance the existing Battery Lane Urban Park.

# South Bethesda District

South Bethesda is an established residential neighborhood situated north of Norwood Local Park, a major area amenity. The district has a garden character with tree-lined streetscapes and planted setbacks, and offers several opportunities to create better connections for pedestrians and bikes within the district and to surrounding destinations.

The Plan envisions the South Bethesda District to retain much of its residential character with a mix of low to mid-rise residential development, to have improved access and connectivity for pedestrians to enhance neighborhood livability and to provide opportunities for small neighborhood-oriented open spaces.

## **Property Owner Zoning Requests and Staff Recommendations**

As outlined above, this work session will discuss in detail the zoning and building heights as outlined in the Public Hearing Draft, along with the zoning and building height changes requested by property owners. The discussion will be on a district-by-district basis beginning with the Pearl District and followed by the Wisconsin Ave Corridor. The remaining districts may be discussed as time permits.

Property owner zoning requests from written testimony during the Public Hearing process have been documented in the attached spreadsheet and organized by District. In addition, the spreadsheet includes the current zone for the property, the Public Hearing Sector Plan recommended zoning and staff's recommendations based on the property owner's requests. Staff's recommendations weighed the impacts of the requests from property owners to the planning methodology used to achieve the concept framework plan and public benefit initiatives. A map corresponding to the properties and owner's requests will be provided during the hearing.

#### **CONCLUSION**

Following the October 5, 2015 work session, staff will summarize the zoning and building heights approved by the Planning Board on the September 17th and the October 5<sup>th</sup> work sessions. A spreadsheet with the Planning Board's decisions will be posted prior to the next work session on October 22, 2015. Depending on the outcome of work session #3, the October 22nd work session will focus on Parks and Open Space, the High Performance Area and Density Averaging.

## **Attachments**

- Staff Recommendations for Property Owner Zoning Change Requests Spreadsheet
- September 17<sup>th</sup> work session Planning Board approved zoning and building heights for Bethesda Row and Woodmont Triangle and revised building heights map

A	С	D	E	F	G	н	I	J
	MAP				SECTOR PLAN ZONING	PROPERTY OWNER REQUESTED		
1 DISTRICT		PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	RECOMMENDATIONS	ZONING	STAFF RECOMMENDATION	PLANNING BOARD APPROVED ZONING
122 Pearl		East-West Highway Property Owners Group						
reali	Α					Property adjacent to East-West Highway CR 4.0 &		
123		ATTY: Jody Kline	Intesection of East-West Highway and Pearl St. Bethesda, MD 20814	EOF-1.5, H-50	CR 2.0, C-0.5, R-2.0, H-120/50	Northern portion of property CR 2.0	CR-2.75 along East West Hwy, CR-2.0 along north portion	
124	В	Peel Properties						
125		ATTY: Steven Robins	4520 East-West Highway, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 6.0, C-6.0, R-6.0, H-200	Equalize C and R, No Change to height	
126	С	Carr Properties						
127		ATTY: Stacy Silber	4500 East-West Highway, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-100T	CR 6.0, C-4.75, R-5.75, H-145	CR 6.0, C-6.0, R-5.75, H-175	C-6.0, R-5.75, H-175	CR 6.0, C-6.0, R-5.75, H-175
128	D	Guido Adelfio						
129		Timothy Dugan	4422 East-West Highway Bethesda MD, 20814	EOF-1.5, H-60	CR 2.0, C-1.75, R-2.0, H-120	CR 3.5, C-3.5, R-3.5, H-145	Increase FAR to CR-2.75, No Change in height	
130		East West Highway LLC						
131		ATTY: William Kominers/Steve Robbins	4416 East-West Highway, Bethesda, MD 20814	EOF-1.5, H-60	CR 2.0, C-1.75, R-2.0, H-120	CR 3.5	Increase FAR to CR-2.75	
132		Pearlmont Associates LLC						
133		ATTY: Bob Dalrymple	4424 Montgomery Ave. Bethesda, MD 20814	EOF-3.0, H-100	CR 3.5, C-3.5, R-3.5, H-120	CR 6.0, H-175	No Change	
134		Streetscape Partners						
135		ATY: Bob Harris	4300, 4302, 4304 East-West Highway Bethesda, MD 20814	EOF-1.5, H-50	CR 2.0, C-1.75, R-2.0, H-120	CR 3.0 - 4.0	Increase FAR to 2.75	
136		East-West Garage LLC						
137		ATTY: Heather Dihopolsky	4311 Montgomery Ave. Bethesda, MD 20814	EOF-3.0, H-100	CR 3.5, C-3.5, R-3.5, H-120	CR 4.0 or 4.5	No Change	
138		Serra Stone						
139		ATTY: Stacy Silber	4310, 4312 Montgomery Ave. Bethesda, MD 20814	CRN-0.5, C-0.5, R-0.25, H-35	CRT 0.5, C05, R-0.5, H-35	CRT 4.0, C-4.0, R-4.0, H-35	No Change	
140		HOC - Waverly House						
141		(Priority Sending Site)	4521 East-West Hwy, Bethesda, MD 20814	CR-3.0, C-0.75, R-3.0, H-145T	CR-3.5, C-0.75, R-3.5, H-175	CR-6.0, C-6.0, R-6.0, H-175	Increase FAR to CR-5.0, No change in height	
142								

	MAP				SECTOR PLAN ZONING	PROPERTY OWNER REQUESTED		
СТ	LOCATO	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	RECOMMENDATIONS	ZONING	STAFF RECOMMENDATION	PLANNING BOARD APPROVED ZONII
sin Avenue	Α	StonebridgeCarras, LLC ATTY: Bob Dalrymple	8300 Wisconsin Ave. Bethesda, MD 20814	CR -3.0, C-1.0, R-3.0, H-90T	CR 3.5, C-1.25, R-3.5, H-120	Maximum density and height allowed under county zoning	CR -3.0, C-1.0, R-3.0, H-90 ( Newly constructed project)	
	В	Donohoe Development						
	-	ATTY: Emily Vaias  Douglas Development	8240/8280 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-90T	CR 3.5, C-1.25, R-3.25, H-120	CR 3.5, C-3.5, R-3.25, H-145	Equalize C and R, No Change to Height	
		ATTY: Emily Vaias	8008 Wisconsin Ave. Bethesda, MD	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-5.75, H-175	No Change (Recently approved project with density transfer)	
	C	Douglas Development ATTY: Emily Vaias	8013 Woodmont Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-5.75, H-175	No Change	
	D	Aksoylu Properties ATTY: Bob Dalrymple	7938-8000 Wisconsin Ave. Bethesda. MD 20814	CD 2.0 C 4.0 D 2.75 U 4207	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-6.0, H-175	No Characia FAD increase bailebada 475	
		Bethesda Land LLC	7938-8000 Wisconsin Ave. Betnesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 3.5, C-1.25, R-3.25, H-145	CR 6.0, C-1.25, R-6.0, H-1/5	No Change in FAR, increase height to 175	
		ATTY: Barbara Sears	7820 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-1.0, R-2.75, H-120T	CR 6.0, C-6.0, R-5.75, H-250	CR 8.0, C-8.0, R-7.5, H-250	No Change	
		Bernstein Companies/Bethesda Center Holdings, LLC						
		ATTY: Bob Dalrymple	7720, 7740, 7752, 7756 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-5.0, R-4.75, H-145T	CR 6.0, C-6.0, R-5.75, H-175	H-250	No Change	
	G	Elizabeth Taylor & Dorothea Drayton						
		ATTY: Bob Dalrymple  Brookfield Properties Partners	7607 Old Georgetown Rd. Bethesda, MD 20814  Bethesda Metro Center Properties	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 8.0, H-300	No Change	
	н	ATTY: Bob Harris	4 Bethesda Metro Center Montgomery Ave. Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-175T	CR 8.0, C-6.0, R-7.5, H-290	No Change Requested	No Change Requested	
		Donohoe Development						
		Chevy Chase Land Company	7400 Wisconsin Ave. Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-145T	CR 8.0, C-6.0, R-7.5, H-290	CR 10.0, C-8.0, R-9.75, H-300	No Change	
		chevy chase Land Company	2 Bethesda Metro Center, Bethesda, MD 20814	CR-8.0, C-6.0, R-7.5, H-200T	CR 8.0, C-6.0, R-7.5, H-240	H-250	No Change	
	К	Douglas Development						
		ATTY: Emily Vaias  Washington Property Company	4714 Montgomery Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-6.0, R-7.5, H-290	Equalize C-6.0, R-5.75 no height change	
		ATTY: Bob Dalrymple	4720 Hampden Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, H-300	Equalize C-6.0, R-5.75 no height change	
	М	Douglas Development/ Jemal's Pines of Roam LLC						
		The Bainbridge Companies	4703-4715 Hampden Lane, Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-6.0, R-7.5, H-290	Equalize C-6.0, R-5.75 no height change	
	N	The bambridge companies	7340 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, H-250	Equalize C-6.0, R-5.75 no height change	
	0	Chevy Chase Land Company						
		ATTY: Steve Robbins	7316 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-7.5, R-7.5	Equalize C-6.0, R-5.75 no height change	
	P	Wisconsin Building Corporation (APEX)				Clarify zoning map on page 95 to show current zoning	The property's zone will be clarified on the zoning map.	
		ATTY: Bob Harris/William Kominers	7272 Wisconsin Ave. Bethesda, MD 20814	CR-8.0, C-7.5, R-7.5, H-250	CR 8.0, C-7.5, R-7.5, H-250	of the property. Also requesteing 290 feet height	Height increase to 290 feet	
	Q	Peel Properties ATTY: Steven Robins	7220 Wisconsin Ave. Bethesda, MD 20814	CD 5 0 C 5 0 D 5 0 H 445	CR 6.0, C-6.0, R-6.0, H-250	CR 8.0, C-7.5, R-7.5, H-250	No Charge	
		Washington Property Company	7220 WISCOIISIII AVE. Detriesud, IVID 20014	CR-5.0, C-5.0, R-5.0, H-145	CR 0.0, C-0.0, R-0.0, H-250	CR 8.0, C-7.3, R-7.3, H-230	No Change	
	K	ATTY: Bob Dalrymple	7008, 7010, 7022, 7026, 7028, 7032, 7034 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-90	H-120	No Change	
	S	Starr Capital LLC ATTY: Bob Dalrymple	6936, 6950, 7000 Wisconsin Ave. Bethesda, MD 20815	CD 2.0. C 2.0. D 2.75 H 757	CD 3 E C 3 E D 3 3 E H 00	CR 5.0, H-120	No Change	
		St. John's Episcopal Church, Norwood Parish	6701 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-90	CR 5.0, H-120	No Change	
		ATTY: Emily Vaias	6700 West Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 3.5, C-3.5, R-3.25, H-120	Equalize C and R	
	U	The Jaffe Group	COOA COOT Missansia Ave Dahlanda MD 20045	CD 2.0. C 2.0. D 2.75 U 757	CR 3.5, C-2.5, R-3.25, H-120	CR 4.0, C-2.5, R-3.75, H-145 (no split zoning) see letter	No Charge	
		ATTY: Stacy Silber  Douglas Development/ Jemal's Shops of Ch Ch LLC	6801, 6807 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CRT 0.5, C-0.25, R-0.5, H-70	CRT 1.0, C-0.25, R-1.0, H-70	No Change	
	V	ATTY: Emily Vaias	6831 Wisconsin Ave. Bethesda, MD 20815	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-90	CR-3.5, C-3.5, R-3.25, H-120	Equalize C and R, increase height to 120 feet	
	111				CR 6.0, C-4.75, R-5.75, H-200	CR 7.0	No Change	
	W	Bernstein Management Company	7121 Wisconsin Ave. Bethesda. MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	County Parking Lot: CP O E C O 2E P O E	H-70 Request County Parking lot receive CR 1.5	No Change	
	V	Bernstein Management Company Guardian Realty Management	/ 111 VVISCOIISIII AVC. DEUIESUA, IVID 20014	CN-5.0, C-2.0, K-2.75, H-751	County raiking Lot. Ch 0.5, C-0.25, K-0.5, F	1.70 Inequest County Parking for receive CR 1.5	no change	
	X	ATTY: Patricia Harris	7201 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-90T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0	No Change	
	Υ	StonebridgeCarras, LLC	73EQ 73E1 Wisconsin Ava Patherda MAD 20014	CD E O C 4 O D 4 75 4457	CD 6.0 C 4.75 D 5.75 H 350	Maximum density and height allowed under county	Equaliza C and P	
		ATTY: Bob Dalrymple The Goldstar Group	7359, 7351 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	zoning	Equalize C and R	
		ATTY: Stacy Silber	4630 Montgomery Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-250	CR 8.0, C-8.0, R-7.75, H-300	No Change in height, equalize C and R	
	AA	Katz & Company	4641 Montromony Avo. Bethacida MD 20014	CD 5 0 C 4 0	CD 6.0. C 4.75. D 5.75. U 4.75	CD 9 0 C 6 0 D 7 F H 202	and the Cond D in the being the cond D in th	
	200	ATTY: Robert Brewer Jr.  HPII LLC	4641 Montgomery Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-145T	CR 6.0, C-4.75, R-5.75, H-175	CR 8.0, C-6.0, R-7.5, H-290	equalize C and R, increase height to 250 feet	
	BB	ATTY: Heather Dihopolsky	4526, 4530 Avondale St. Bethesda MD, 20814	R-10	R-10	CR 5.0, H-120	No Change	
	СС	F&H Investments Limited Partnership	7777/7777 14 0 14 14 14 17 17 17 17 17 17 17 17 17 17 17 17 17		CR 6.0, C-4.75, R-5.75, H-250			
	_	ATTY: Bob Dalrymple Huron Associates, LLC	7725/7735 Wisconsin Ave. Bethesda, MD 20814	CR-5.0, C-4.0, R-4.75, H-90T	CR 6.0, C-4.75, R-5.75, H-110	H-250	No Change	
	DD	ATTY: Ballard Spahr/Erica Leatham	7901 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 5.0, H-200	No Change	
	EE	PNC Bank, NA						
		ATTY: Steven Robins B.F. SAUL	7935 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 5.0, H-175 (original request was CR 4.0 and H-150)	No Change	
	FF	ATTY: Bob Dalrymple	8001 Wisconsin Ave. Bethesda, MD 20814	CR-3.0, C-2.0, R-2.75, H-75T	CR 3.5, C-2.5, R-3.25, H-120	CR 6.0, C-1.25, R-6.0, H-175	No Change	
	GG	нос						
		UOC Materialitan	4500, 4504, 4508 Avondale	R-10	R-10	CR-3.0, C-0.25, R-3.0, H-70	No Change	
	HH	HOC - Metropolitan	Old Georgetown Road and Woodmont Ave	CR-5.0, C-1.0, R-5.0, H-145T	CR-6.0, C-1.25, R-6.0, H-175	Designate site as a priority sending site for density transfer	Designate as priority sending site	
				S. S	2 0.0, 0 2.25, 11 0.0, 11 175		of priority serious since	

A	С	D	E	F	G	Н	I
	MAP				SECTOR PLAN ZONING	PROPERTY OWNER REQUESTED	
1 DISTRICT	LOCATOR	PROPERTY OWNER/DEVELOPER/ATTORNEY	PROPERTY LOCATION/ADDRESS	CURRENT ZONING	RECOMMENDATIONS	ZONING	STAFF RECOMMENDATION
143 Arlington North		ZOM Mid-Atlantic	4816, 4820, 4905, 4910 Moorland Lane, Bethesda MD 20814		CR 2.75, C-0.75, R-2.5, H-40		
144		ATTY: Heather Dlhopolsky	7505, 7507, 7509, 7511 Arlington Rd. Bethesda MD 20814	CR-2.25, C-0.5, R-2.0, H-35T	CR 1.25, C-0.25, R-1.25, H-50	CR 4.0, H-75	Increase FAR to 2.75 for all and increase height to 75 feet
145	R	Edgemont at Bethesda Apartments					
146			4903 Edgemoor Lane, Bethesda, MD 20814	CR-2.5, C-0.25, R-2.5, H-75T	CR 3.0, C-0.5, R-3.0, H-90	CR 4.0	No Change
147	C	Abraham Morrison Memorial LLC					
148		ATTY: Emily Vaias	4885 Edgemoor Lane, Bethesda, MD 20814	R-60	CR 2.5, C-0.5, R-2.5, H-120	CR 4.0, C-0.5, R-4.0, H-175	CR-2.75, C-0.5, R-2.75 (No Change in Height)
149							