



Zoning Text Amendment (ZTA) No. 15-08, Charitable Institutions - Residential Support

Gregory Russ, Planner Coordinator, FP&P, gregory.russ@montgomeryplanning.org, 301-495-2174

Pam Dunn, Acting Chief, FP&P, pamela.dunn@montgomeryplanning.org, 301-650-5649

Completed: 06/18/15

Description

ZTA No. 15-08 would allow charitable residential support facilities under certain circumstances. Specifically, the ZTA would modify the definition of a Charitable, Philanthropic Institution to include housing and support services for caregivers and persons who are present as a result of treatment or care being provided to a member of their household by a federal treatment facility or a Hospital. The housing and support for these persons would be allowed as a limited use in the R-60 and R-90 zones in an existing detached house or townhouse building type that fronts on and has direct access to a major highway with a minimum master-planned right-of-way of 120 feet. The use is further limited by a requirement that the property be located within 100 feet, excluding public rights-of-way, from the boundary of a federal research and treatment facility containing at least 200 acres. The number of guests that may reside on the property is limited to 8 persons and the number of resident staff on-site is limited to 2 persons.

Summary

Staff recommends approval, with modifications, of ZTA No. 15-08 to allow charitable residential support facilities under certain circumstances. Staff modifications generally reflect plain language clarifications and consistency with similar language in other sections of the Code. One substantive change includes a recommendation to exclude the townhouse building type from use as a residential support facility, given its potential to allow up to 10 persons to reside in the house at one time (8 guests and 2 resident staff persons) and the fact that the GIS analysis found no existing townhouse building types that fit the locational criteria for permitting the use. A second recommendation is to establish an objective on-site parking requirement for guests. As introduced in ZTA 15-08, guests may park on the premises of the institution where treatment occurs, but cannot park overnight on the site or on residential streets in the surrounding neighborhood. To minimize enforcement concerns for DPS, staff typically works to avoid establishing subjective standards for limited uses.

Background/Analysis

Definition (Lines 9-16)

ZTA 15-08 would modify the definition of a Charitable, Philanthropic Institution to include housing and support services for caregivers (Attachment 1, line 13). Staff recommends clarifying this language to clarify the intent to provide housing and support for family members as well as caregivers. The proposed definitional modification would provide inclusionary language for: *persons who are present as a result of treatment or care being provided to a member of their household or family by a federal treatment facility or a Hospital*. This language is consistent with text included under the proposed limited use standards (lines 28-32 of Attachment 1).

Location (Attachment 1-Lines 3-6; 39-41; 57-60; and Attachment 2)

Under ZTA 15-08, a charitable housing and support facility would be allowed as a limited use in the R-60 and R-90 zones in an existing detached house or townhouse building type that fronts on and has direct access to a major highway with a minimum master-planned right-of-way of 120 feet and within 100 feet, excluding public rights-of-way, from the boundary of a federal research and treatment facility containing at least 200 acres. Attachment 2 depicts the locations in the County where existing detached house and townhouse building types fit the criteria. Generally, there are three federal research and treatment facilities that each encompasses at least 200 acres- the National Institutes of Health (NIH), Walter Reed National Military Medical Center; and the U.S. Food and Drug Administration (FDA). Staff discusses each site below.

National Institutes of Health (NIH)

There are 8 properties that include a detached house building type, located within 100 feet (excluding Old Georgetown Road right-of-way) of NIH and having direct access to Old Georgetown Road (Map 1 of Attachment 2). Several other properties are within 100 feet of NIH and front on Old Georgetown Road, but do not have direct access to it or are not a detached house building type.

There are 28 townhouse properties located within 100 feet (excluding Rockville Pike right-of-way) of NIH across Rockville Pike. However, after further examination it was determined that none of the properties actually front on or have direct access to Rockville Pike (Map 2 of Attachment 2). All properties access a private drive aisle within the townhouse development. In any case, staff believes that the townhouse building type would be an inappropriate building type for the proposed use. The potential for 10 persons residing in this unit type at any one time appears incompatible with the character of a townhouse development. As such, ***staff recommends that the townhouse building type be deleted from the ZTA.***

Walter Reed National Military Medical Center

There are no properties within 100 feet of Walter Reed that fit the criteria of ZTA 15-08. Residential properties located along Jones Bridge Road are not eligible because the roadway is not classified as a major highway with a master-planned width of at least 120 feet.

U.S. Food and Drug Administration (FDA)

There are 24 properties that include a detached house building type located within 100 feet (excluding New Hampshire Avenue right-of-way) of FDA and having direct access to New Hampshire Avenue (Map 3 of Attachment 2). However, it should be noted that the FDA site is mainly a research and regulatory facility where it is very unlikely that treatment to individuals would occur. As such, at this time it would be highly unlikely that these 24 properties would be impacted by this ZTA.

Residential Capacity of Charitable Housing and Support Facility (Attachment 1-Lines 45-51)

ZTA 15-08 proposes that a maximum of 8 guests reside on the property at one time, consistent with the requirements for a Residential Care Facility for up to 8 persons (a permitted use in all residential zones). The ZTA further limits the number of resident staff on-site to 2 persons. Staff believes that the limitations on the number of residents per house and the locations where the use could occur minimize potential adverse impacts of the proposed use on residential neighborhoods. Vehicular access to this use must occur only along a major highway with a minimum master-planned right-of-way of 120 feet, thereby further minimizing vehicular impacts on internal streets of established residential communities.

Parking (Attachment 1-Lines 52-56)

ZTA 15-08 as introduced would limit parking to one space for each resident staff member (2 spaces maximum). In addition, guests may park on the premises of the institution where treatment occurs, but cannot park overnight on the site or on residential streets in the surrounding neighborhood.

Staff has concerns with the guest parking requirements since they appear to be more subjective than objective. It is unclear how DPS will be able to enforce or prove that there is no parking overnight at the site or on residential streets surrounding the neighborhood or what actually constitutes “a neighborhood”. **Staff believes that a better solution is to require a certain number of parking spaces for guests on site based on the number of beds proposed for the facility.** Under the Residential Care Facility use, a metric of 0.25 spaces per bed is the minimum requirement. For a facility with eight beds, a minimum of 2 spaces would be required. Staff recommends this change.

Conclusion

With the proposed changes to the ZTA language as depicted in Attachment 1 (plain language modifications, exclusion of townhouse building type and modifications to the parking requirements), staff recommends approval of ZTA No. 15-08.

Attachments

1. ZTA No. 15-08 as modified by staff
2. GIS Maps and Table of Potential Sites for Charitable Institutions for housing and support services

ATTACHMENT 1

Zoning Text Amendment No.: 15-08
Concerning: Charitable Institutions -
Residential Support
Draft No. & Date: 1-5/5/15
Introduced:
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Council President Leventhal
Co-Sponsors: Council Vice President Floreen and Councilmembers Katz and Rice

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

Allow charitable residential support facilities under certain circumstances

By amending the following sections of the Montgomery County Zoning Ordinance,
Chapter 59 of the Montgomery County Code:

DIVISION 59.3. “Uses and Use Standards”
Section 59.3.1.6. “Use Table”
Section 59.3.4.2. “Charitable, Philanthropic Institution”
[[And adding
Section 59.3.4.2.F. “Residential Support Facility”]]

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

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 ordinance:

Sec. 1. DIVISION 59.3 is amended as follows:

DIVISION 59.3. Uses and Use Standards

Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under [Division 4.9](#).

USE OR USE GROUP	Definitions and Standards	* * *	Residential												* * *	
			Residential Detached							Residential Townhouse			Residential Multi-Unit			
			RE-2	RE-2C	RE-1	R-200	R-90	R-60	R-40	TLD	TMD	THD	R-30	R-20	R-10	
* * *																
CIVIC AND INSTUTIONAL																
* * *																
CHARITABLE, PHILANTHROPIC INSTITUTION	3.4.2		C	C	C	C	Ⓛ/C	Ⓛ/C								
* * *																

* * *

Section 3.4.2. Charitable, Philanthropic Institution

A. Defined

1. Charitable, Philanthropic Institution means a private, tax-exempt organization whose primary function is to provide services, research, or educational activities in areas such as health, social service, housing and support services for [[caregivers]] persons who are present as a result of treatment or care being provided to a member of their household or family by a federal treatment facility or a Hospital, recreation, or environmental conservation.

* * *

B. Use Standards

- 19 1. Where a Charitable, Philanthropic Institution is allowed as a limited
20 use, ~~[[in the R-60 and R-90 zones,]]~~ it must satisfy the following
21 standards:
- 22 a. ~~[[A]]~~ The Charitable, Philanthropic Institution must ~~[[reuse a~~
23 dwelling to]] be primarily ~~[[provide]]~~ for the provision of
24 support and hospitality services for ~~[[multiple guests]]~~ persons
25 who are present as a result of treatment or care being provided
26 to a member of their household or family by a federal treatment
27 facility or a Hospital.
- 28 b. Services may be provided daily, during any hours, to persons
29 ~~[[or households]]~~ who are not permanent residents of the
30 premises but are present as a result of treatment or care being
31 provided to a member of their household or family by a federal
32 treatment facility or a ~~[[hospital]]~~ Hospital.
- 33 c. The support and hospitality services are provided without
34 payment ~~[[by a tax-exempt organization]]~~.
- 35 d. ~~[[Residential support facilities]]~~ The Charitable, Philanthropic
36 Institution must use an existing detached house ~~[[or townhouse~~
37 building type]] and must retain the appearance of a detached
38 house ~~[[or townhouse building type, as applicable]]~~.
- 39 e. The property must front~~[[s]]~~ on and ~~[[has]]~~ have direct access to
40 a ~~[[public road classified as a]]~~ major highway with a minimum
41 master-planned right-of-way of 120 feet ~~[[or greater]]~~.
- 42 ~~[[f.]]~~ The building must comply with the detached house or
43 townhouse building type development standards of the zone in
44 which it is located.]]

45 [[g]]f. The maximum number of guests that may reside on the
46 property at one time is 8, excluding:

- 47 i. resident staff; or
48 ii. children younger than 2 months of age, when present
49 with a parent or legal guardian.

50 [[h]]g. [[Up to]] A maximum of 2 resident staff [[necessary for
51 the operation of the facility]] may live on-site.

52 [[i]]h. One parking space is required for each resident staff
53 member. [[Guests or guest households may park on the
54 premises of the institution where treatment occurs, but must not
55 park overnight on the site or on residential streets in the
56 surrounding neighborhood.]] A minimum of 0.25 parking
57 spaces is required for each guest bed.

58 [[j]]i. The property must be within 100 feet, excluding public rights-
59 of-way, from the boundary of a federal research and treatment
60 facility [[owned and operated by the federal government and]]
61 containing at least 200 acres.

62 2. Where a Charitable, Philanthropic Institution is allowed as a
63 conditional use, it may be permitted by the Hearing Examiner under
64 Section 7.3.1, Conditional Use, and the following standards:

65 [1] a. Screening under Division 6.5 is required for outdoor recreation
66 facilities.

67 [2] b. Any lighting associated with outdoor recreation facilities must
68 satisfy Section 6.4.4.

69 [3] c. In the AR, R, RC, and RNC:

70 [a] i. A Charitable, Philanthropic Institution must re-use an
71 existing building. The Hearing Examiner may waive this

72 restriction to approve a residential camp for seriously ill
73 children and their immediate family members, operated
74 or sponsored by a non-profit organization under the
75 following conditions. Immediate family members may
76 attend sessions jointly with or separate from the sessions
77 attended by the children. Separate sessions for immediate
78 family members are only permitted as a secondary camp
79 activity. The camp may include facilities for overnight
80 accommodations and for support services related to camp
81 activities. The camp must be compatible with adjacent
82 land uses.

83 [b] ii. The site fronts on and has direct access to a public road
84 built to arterial or higher road standards. Frontage on and
85 access to an arterial or higher standard is not required
86 where the Hearing Examiner finds that road access by a
87 primary residential or secondary residential road will be
88 safe and adequate for the anticipated traffic to be
89 generated.

90 [c] iii. The minimum side setback is twice that required for a
91 detached house.

92 [d] iv. The minimum lot width at the front lot line is twice that
93 required for a detached house.

94 [e] v. The minimum green area is 50%.

95 [f] vi. The maximum coverage is half of the maximum allowed
96 for a detached house.

97 [g] vii. The maximum FAR is 0.2.

98 [4] d. In the R and RC zones, the maximum lot area is 5 acres.

- 99 [5] e. In the AR and RNC zones, the minimum lot area is twice that
100 required for a detached house and the maximum lot area is 2
101 acres.
- 102 [6] f. In the AR zone, this use may be prohibited under Section 3.1.5,
103 Transferable Development Rights.
- 104 [7] g. In the RE-2, RE-2C, RE-1, R-200, R-90, and R-60 zones:
- 105 [a] i. The site fronts on and has direct access to a road built to
106 primary residential road or higher standards. Access to a
107 corner lot may be from an abutting primary street,
108 constructed to primary residential standards, if the
109 Hearing Examiner finds this access to be appropriate and
110 not detrimental to existing residential uses on that
111 primary residential street.
- 112 [b] ii. The minimum side setback is twice that required for a
113 detached house.
- 114 [c] iii. The minimum lot width at the front lot line is twice that
115 required for a detached house.
- 116 [d] iv. The maximum FAR is 0.25.
- 117 [e] v. For residential and office uses, if located in a lawfully
118 existing building, the standards in Section [3.4.2.B.7.b]
119 3.4.2.B.2.g.ii and Section [3.4.2.B.7.d] 3.4.2.B.2.g.iv do
120 not apply.
- 121 [8] h. In the R-90 and R-60 zones, the minimum green area is 50%
122 and the maximum building height is 35 feet.
- 123 [9] i. In the R-200 zone, the minimum green area is 60% and the
124 maximum building height is 50 feet.

125 [10] j. In the RE-2, RE-2C, RE-1 zones, the minimum green area is
126 70%.

127

128 * * *

129 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the
130 date of Council adoption.

131

132 This is a correct copy of Council action.

133

134 _____

135 Linda M. Lauer, Clerk of the Council

ZTA 15-08 Potential Charitable Housing and Support Locations ATTACHMENT 2

ID	ACCT	OWNER	ADDRESS	FACILITY
3	00305723	NGUYEN KIM PHUONG T ET AL	10908 NEW HAMPSHIRE AVE SILVER SPRING	FDA
4	00306738	RONQUILLO JULIO A	10916 NEW HAMPSHIRE AVE SILVER SPRING	FDA
5	00306762	GALINDO BLANCA R ET AL	10912 NEW HAMPSHIRE AVE SILVER SPRING	FDA
7	00306534	MCGRUDER CARL	10808 NEW HAMPSHIRE AVE SILVER SPRING	FDA
8	00305552	ROMERO SANTIAGO ET AL	10922 NEW HAMPSHIRE AVE SILVER SPRING	FDA
10	00312524	U S BANK NATIONAL ASSOCIATION	10608 NEW HAMPSHIRE AVE SILVER SPRING	FDA
11	00312752	MIMS ELIJAH F	10702 NEW HAMPSHIRE AVE SILVER SPRING	FDA
12	00312763	JULY INVESTMENT LLC	10700 NEW HAMPSHIRE AVE SILVER SPRING	FDA
13	00306647	BUI THU V	10906 NEW HAMPSHIRE AVE SILVER SPRING	FDA
14	00305803	ALEMMAYEHU DAWIT Z	10804 NEW HAMPSHIRE AVE SILVER SPRING	FDA
15	00305836	VU CHARLIE H ET AL	10910 NEW HAMPSHIRE AVE SILVER SPRING	FDA
16	00305962	CHENGLIN YIPING	10920 NEW HAMPSHIRE AVE SILVER SPRING	FDA
17	00305973	PAYNE DESIREE ET AL	10802 NEW HAMPSHIRE AVE SILVER SPRING	FDA
20	00305940	BANK OF AMERICA	10806 NEW HAMPSHIRE AVE SILVER SPRING	FDA
21	00306204	KUSHAWAHA VIJAY & VIKRAM S	10924 NEW HAMPSHIRE AVE SILVER SPRING	FDA
22	00305448	WONG MARY	10926 NEW HAMPSHIRE AVE SILVER SPRING	FDA
23	00305893	APPLEWHITE FRANCINE L	10810 NEW HAMPSHIRE AVE SILVER SPRING	FDA
24	00305916	NICELY ELIZABETH ET AL	10914 NEW HAMPSHIRE AVE SILVER SPRING	FDA
25	00306000	PHORTAND MARVIN	10904 NEW HAMPSHIRE AVE SILVER SPRING	FDA
26	00306022	ROBLES ROLANDO ET AL	10902 NEW HAMPSHIRE AVE SILVER SPRING	FDA
28	00306157	DANG TUYEN T	10918 NEW HAMPSHIRE AVE SILVER SPRING	FDA
31	00312227	PHAM DOAN	10704 NEW HAMPSHIRE AVE SILVER SPRING	FDA
33	00312320	NGUYEN CINDY KIM-CHI &	10612 NEW HAMPSHIRE AVE SILVER SPRING	FDA

ID	ACCT	OWNER	ADDRESS	FACILITY
34	00313027	NGUYEN THIN VAN & NGOC LAN	10610 NEW HAMPSHIRE AVE SILVER SPRING	FDA
37	00534377	DORROW STANLEY T	9010 OLD GEORGETOWN RD BETHESDA	NIH
38	00534388	DORROW STANLEY T	0 OLD GEORGETOWN RD BETHESDA	NIH
40	00533692	NING HONG	8910 OLD GEORGETOWN RD BETHESDA	NIH
41	00533910	WWK CONSTRUCTION INC	8906 OLD GEORGETOWN RD BETHESDA	NIH
42	00533976	DHINDSA RANJIT S	9016 OLD GEORGETOWN RD BETHESDA	NIH
45	03223105	SALWIN ARTHUR E & NANCY K	8517 HALSTON WAY BETHESDA	Walter Reed
46	03223468	FISHMAN MICHAEL E ET AL TR	8609 TERRACE GARDEN WAY BETHESDA	Walter Reed
47	03223470	PERLSTEIN ROBERT S	8607 TERRACE GARDEN WAY BETHESDA	Walter Reed
48	03223481	POLOTT ANDREW R & MELISSA	8605 TERRACE GARDEN WAY BETHESDA	Walter Reed
49	03307056	NUANTHAO SUPHAK	9012 OLD GEORGETOWN RD BETHESDA	NIH
50	03307067	DEMSEY ANTHONY E	9014 OLD GEORGETOWN RD BETHESDA	NIH
51	03223377	CARTER WILLIAM	8629 TERRACE GARDEN WAY BETHESDA	Walter Reed
52	03223388	MENICK MARILYN TR	8627 TERRACE GARDEN WAY BETHESDA	Walter Reed
53	03223390	LEE YOUNG H	8625 TERRACE GARDEN WAY BETHESDA	Walter Reed
54	03223402	GOAD SONDRRA	8623 TERRACE GARDEN WAY BETHESDA	Walter Reed
55	03223413	BOSHELL DREW	8621 TERRACE GARDEN WAY BETHESDA	Walter Reed
56	03223424	MICHAELS MARTIN A & D A	8619 TERRACE GARDEN WAY BETHESDA	Walter Reed
57	03223207	RAVANGARD FIROOZ	8411 BACCARAT CT BETHESDA	Walter Reed
58	03223218	HER MAJESTY THE QUEEN IN RIGHT OF	8407 BACCARAT CT BETHESDA	Walter Reed
59	03223220	SNYDER THOMAS U & C C	8405 BACCARAT CT BETHESDA	Walter Reed
60	03223231	MCCALLUM KATHLEEN A	8403 BACCARAT CT BETHESDA	Walter Reed
62	03223435	TEPLITZ VIGDOR L & D C	8615 TERRACE GARDEN WAY	Walter Reed
63	03223492	GREEN CHERYL L	8603 TERRACE GARDEN WAY	Walter

ID	ACCT	OWNER	ADDRESS	FACILITY
			BETHESDA	Reed
64	03223504	TARASSOVA ANNA S	8601 TERRACE GARDEN WAY BETHESDA	Walter Reed
65	03324095	MARTOS DOLORES	9018 OLD GEORGETOWN RD BETHESDA	NIH
66	03223184	ALLY SHAZAAD	8501 HALSTON WAY BETHESDA	Walter Reed
67	03223242	BURNS BRIAN &	8401 BACCARAT CT BETHESDA	Walter Reed
68	03223127	BRAUNSTEIN ROBERT H CO- TRUSTEE	8513 HALSTON WAY BETHESDA	Walter Reed
69	03223138	PATIL VIVEK	8511 HALSTON WAY BETHESDA	Walter Reed
70	03223140	BOGGS DEBORAH A	8509 HALSTON WAY BETHESDA	Walter Reed
71	03223151	CHING LILLY G	8507 HALSTON WAY BETHESDA	Walter Reed
72	03223162	RITCHIE SUSAN M TRUSTEE	8505 HALSTON WAY BETHESDA	Walter Reed
73	03223173	MULLIKIN DONALD & TERESA G	8503 HALSTON WAY BETHESDA	Walter Reed
74	03223446	TURECK MATTHEW ET AL	8613 TERRACE GARDEN WAY BETHESDA	Walter Reed
75	03223457	SAARLAS KRISTIN N	8611 TERRACE GARDEN WAY BETHESDA	Walter Reed
76	03223116	BEDDOW WILLIAM W	8515 HALSTON WAY BETHESDA	Walter Reed

National Institute of Health ZTA15-08

MAP 1

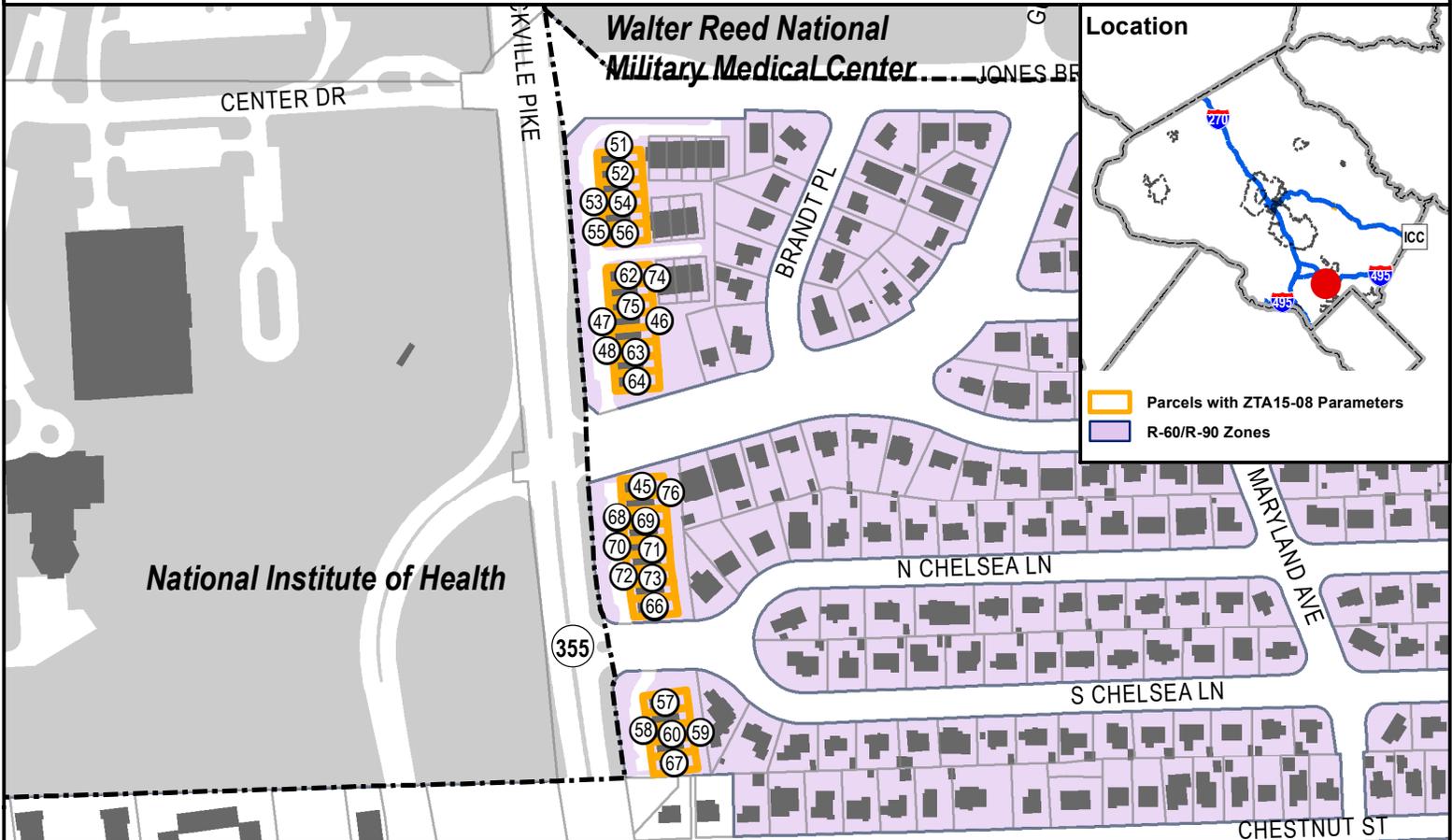


ID*	ACCT	OWNER	ADDRESS
37	00534377	DORROW STANLEY T	9010 OLD GEORGETOWN RD BETHESDA
38	00534388	DORROW STANLEY T	0 OLD GEORGETOWN RD BETHESDA
40	00533692	NING HONG	8910 OLD GEORGETOWN RD BETHESDA
41	00533910	WWK CONSTRUCTION INC	8906 OLD GEORGETOWN RD BETHESDA
42	00533976	DHINDSA RANJIT S	9016 OLD GEORGETOWN RD BETHESDA
49	03307056	NUANTHAO SUPHAK	9012 OLD GEORGETOWN RD BETHESDA
50	03307067	DEMSEY ANTHONY E	9014 OLD GEORGETOWN RD BETHESDA
65	03324095	MARTOS DOLORES	9018 OLD GEORGETOWN RD BETHESDA

* corresponds to the numbers on the map

Walter Reed National Military Medical Center ZTA15-08

MAP 2

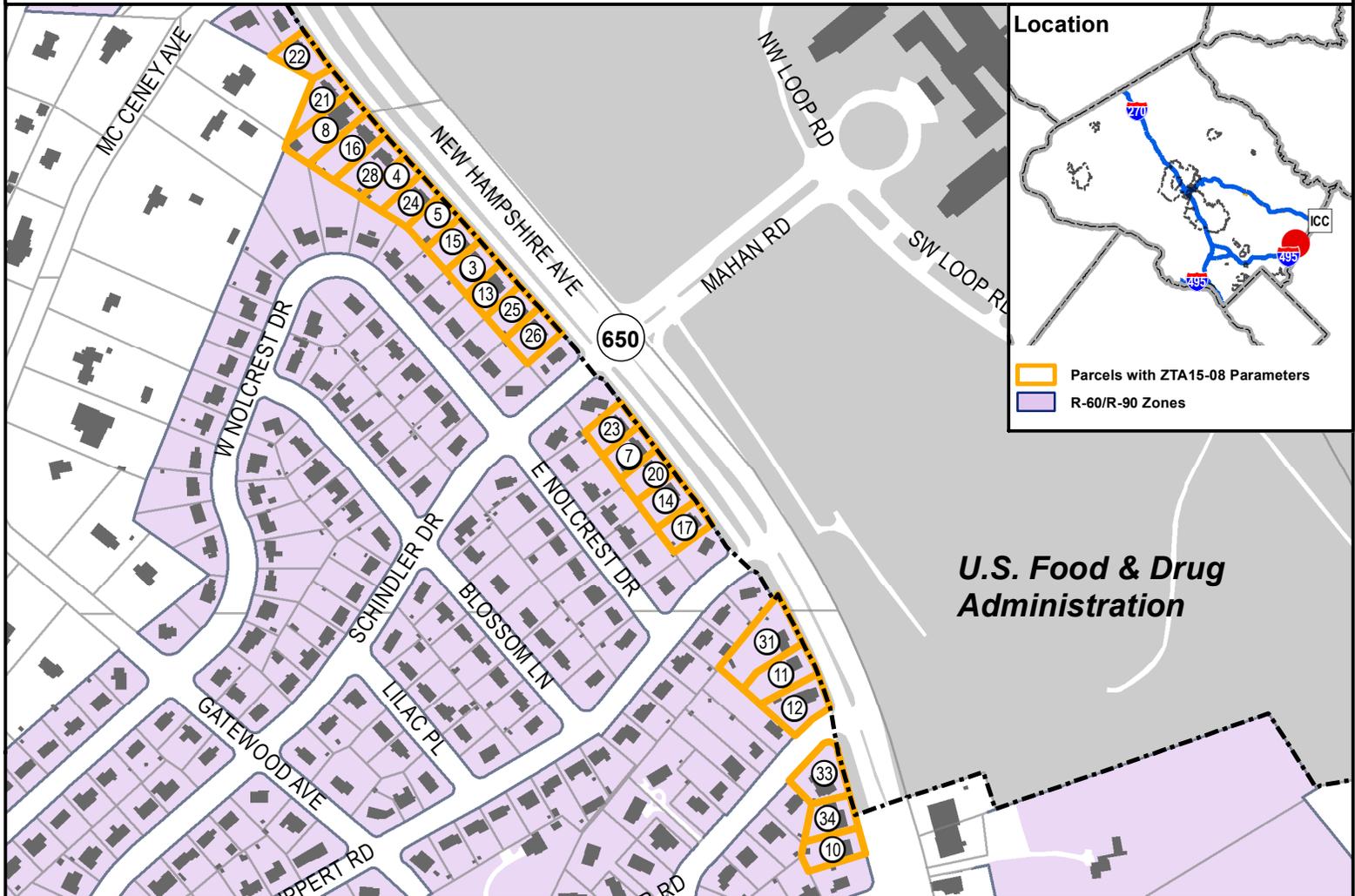


ID*	ACCT	OWNER	ADDRESS
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46	03223468	FISHMAN MICHAEL E ET AL TR	8609 TERRACE GARDEN WAY BETHESDA
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48	03223481	POLOTT ANDREW R & MELISSA	8605 TERRACE GARDEN WAY BETHESDA
51	03223377	CARTER WILLIAM	8629 TERRACE GARDEN WAY BETHESDA
52	03223388	MENICK MARILYN TR	8627 TERRACE GARDEN WAY BETHESDA
53	03223390	LEE YOUNG H	8625 TERRACE GARDEN WAY BETHESDA
54	03223402	GOAD SONDR A	8623 TERRACE GARDEN WAY BETHESDA
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67	03223242	BURNS BRIAN &	8401 BACCARAT CT BETHESDA
68	03223127	BRAUNSTEIN ROBERT H CO-TRUSTEE	8513 HALSTON WAY BETHESDA
69	03223138	PATIL VIVEK	8511 HALSTON WAY BETHESDA
70	03223140	BOGGS DEBORAH A	8509 HALSTON WAY BETHESDA
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72	03223162	RITCHIE SUSAN M TRUSTEE	8505 HALSTON WAY BETHESDA
73	03223173	MULLIKIN DONALD & TERESA G	8503 HALSTON WAY BETHESDA
74	03223446	TURECK MATTHEW ET AL	8613 TERRACE GARDEN WAY BETHESDA
75	03223457	SAARLAS KRISTIN N	8611 TERRACE GARDEN WAY BETHESDA
76	03223116	BEDDOW WILLIAM W	8515 HALSTON WAY BETHESDA

* corresponds to the numbers on the map

U.S. Food & Drug Administration ZTA15-08

MAP 3



ID*	ACCT	OWNER	ADDRESS
3	00305723	NGUYEN KIM PHUONG T ET AL	10908 NEW HAMPSHIRE AVE SILVER SPRING
4	00306738	RONQUILLO JULIO A	10916 NEW HAMPSHIRE AVE SILVER SPRING
5	00306762	GALINDO BLANCA R ET AL	10912 NEW HAMPSHIRE AVE SILVER SPRING
7	00306534	MCGRUDER CARL	10808 NEW HAMPSHIRE AVE SILVER SPRING
8	00305552	ROMERO SANTIAGO ET AL	10922 NEW HAMPSHIRE AVE SILVER SPRING
10	00312524	U S BANK NATIONAL ASSOCIATION	10608 NEW HAMPSHIRE AVE SILVER SPRING
11	00312752	MIMS ELIJAH F	10702 NEW HAMPSHIRE AVE SILVER SPRING
12	00312763	JULY INVESTMENT LLC	10700 NEW HAMPSHIRE AVE SILVER SPRING
13	00306647	BUI THU V	10906 NEW HAMPSHIRE AVE SILVER SPRING
14	00305803	ALEMMAYEHU DAWIT Z	10804 NEW HAMPSHIRE AVE SILVER SPRING
15	00305836	VU CHARLIE H ET AL	10910 NEW HAMPSHIRE AVE SILVER SPRING
16	00305962	CHENGLIN YIPING	10920 NEW HAMPSHIRE AVE SILVER SPRING
17	00305973	PAYNE DESIREE ET AL	10802 NEW HAMPSHIRE AVE SILVER SPRING
20	00305940	BANK OF AMERICA	10806 NEW HAMPSHIRE AVE SILVER SPRING
21	00306204	KUSHAWAHA VIJAY & VIKRAM S	10924 NEW HAMPSHIRE AVE SILVER SPRING
22	00305448	WONG MARY	10926 NEW HAMPSHIRE AVE SILVER SPRING
23	00305893	APPLEWHITE FRANCINE L	10810 NEW HAMPSHIRE AVE SILVER SPRING
24	00305916	NICELY ELIZABETH ET AL	10914 NEW HAMPSHIRE AVE SILVER SPRING
25	00306000	PHORTAND MARVIN	10904 NEW HAMPSHIRE AVE SILVER SPRING
26	00306022	ROBLES ROLANDO ET AL	10902 NEW HAMPSHIRE AVE SILVER SPRING
28	00306157	DANG TUYEN T	10918 NEW HAMPSHIRE AVE SILVER SPRING
31	00312227	PHAM DOAN	10704 NEW HAMPSHIRE AVE SILVER SPRING
33	00312320	NGUYEN CINDY KIM-CHI &	10612 NEW HAMPSHIRE AVE SILVER SPRING
34	00313027	NGUYEN THIN VAN & NGOC LAN	10610 NEW HAMPSHIRE AVE SILVER SPRING

* corresponds to the numbers on the map