

JUN 13 2012



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 12-61
Site Plan No. 81985064B
Project Name: 2 Wisconsin Circle
Hearing Date: June 7, 2012

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on June 4, 1981, the Planning Board approved Project Plan No. CBD-79-2 which allowed development of up to 222,281 square feet of office uses and up to 16,000 square feet of retail uses;

WHEREAS, on January 13, 1982, the Planning Board approved Site Plan No. 819810430 for development of up to 222,281 square feet of office uses and up to 16,000 square feet of retail uses;

WHEREAS, on July 12, 1985 the Planning Board approved Site Plan No. 819850640 to amend Site Plan No. 819810430 thereby deleting the condition previously imposed that required concrete crosswalks at the intersection of Wisconsin Avenue and Western Avenue;

WHEREAS, on June 8, 1998, the Planning Board approved Site Plan Amendment No. 81985064A which allowed 3,198 square feet of retail space on the second floor to be leased for office use; and

WHEREAS, on April 9, 2012, The Chevy Chase Land Company ("Applicant"), filed a site plan amendment application designated Site Plan No. 81985064B ("Amendment") to reclassify the remaining 12,802 square feet of retail uses to non-residential uses within the building located at 2 Wisconsin Circle on approximately 1.37 acres of land in the Friendship Heights Sector Plan area; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated May 25, 2012 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910

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WHEREAS, on June 7, 2012, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the "Hearing") where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, on June 7, 2012, the Planning Board approved the Amendment subject to conditions by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 81985064B to further revise Site Plan No. 819850640 as follows:

1. Up to 238,281 square feet is permitted on the site, comprised of 225,479 square feet of office use and 12,802 square feet of other non-residential uses that may include office.
2. Following approval from the Planning Board of Site Plan 81985064B, the Applicant must submit a certified site plan to reflect the changes in use.

BE IT FURTHER RESOLVED, unless specifically amended, all other conditions of approval for Site Plan Nos. 819810430, 819850640, and 81985064A remain valid and in full force and effect; and

BE IT FURTHER RESOLVED, that the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report, and FINDS that the Amendment is consistent with the provisions of § 59-D-3.7 of the Zoning Ordinance and that the Amendment does not alter the intent, objectives, or requirements of the originally approved site plan; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is JUN 13 2012 (which is the date that this resolution is mailed to all parties of record); and

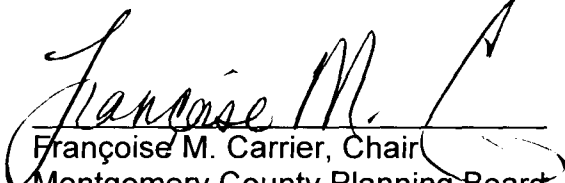
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, and with Vice Chair Wells-Harley absent, at its regular meeting held on Thursday, June 7, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board