



**Request to File Sectional Map Amendment, Bethesda Downtown Sector Plan**

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Completed: 06.15.17

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**Description**

**Staff Recommendation**

Approve Request to File and recommend approval of Sectional Map Amendment.

**Description**

Request to File a Sectional Map Amendment with Technical Staff Report to implement the recommendations of the Approved and Adopted Bethesda Downtown Sector Plan.

**Background**

The Master Plan was approved by the Montgomery County Council on May 25, 2017, by Resolution 18-835. On June 19, 2017, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 17-020.

This SMA proposes zoning reclassification for about 204 acres, adds the Bethesda Overlay zone, coterminous to the Master Plan boundaries, and reconfirms approximately 247 acres of R-10, R-30 and

R-60 zoning for residential properties. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must run to the center of the adjacent right-of-way.

### **Contents of the Sectional Map Amendment**

The SMA application includes six map indices indicating the boundaries of the Bethesda Downtown Sector Plan (see Attachment 1). Planning Staff will prepare a digital map that will be made available at [mcatlas.org/sma/besthesdadowntown](http://mcatlas.org/sma/besthesdadowntown).

### **Recommended Rezoning**

*The Bethesda Downtown Sector Plan* being implemented by this SMA amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; *the Master Plan of Highways and Transitways within Montgomery County*, as amended; *the Purple Line Functional Plan*, as amended; *the Bethesda Purple Line Station Plan Minor Master Plan Amendment*, as amended; *the Countywide Bikeways Functional Master Plan*, as amended; *the Master Plan for Historic Preservation*, as amended; *the Bethesda-Chevy Chase Master Plan*, as amended; and *the Legacy Open Space Functional Master Plan*, as amended.

The Plan seeks to create a truly sustainable downtown by focusing components that will bolster the elements most in need of enhancement, such as parks and open space, affordable housing, environmental innovation, and economic competitiveness by utilizing land use, zoning and design recommendations to shape the next twenty years of the Plan. The zoning recommendations contained within the SMA will help realize this balanced approach to improving the quality of life within the Downtown Bethesda.

### **Conclusion**

Staff recommends approval of the Request to File and recommend approval of the Sectional Map Amendment, which will implement the zoning recommendations in the Approved and Adopted Bethesda Downtown Sector Plan.

### **Attachments:**

1. Proposed Zoning Reclassifications with Index Maps for Changes

SECTIONAL MAP AMENDMENT H-  
for the  
**BETHESDA DOWNTOWN PLAN 2017**



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**CERTIFICATION**

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

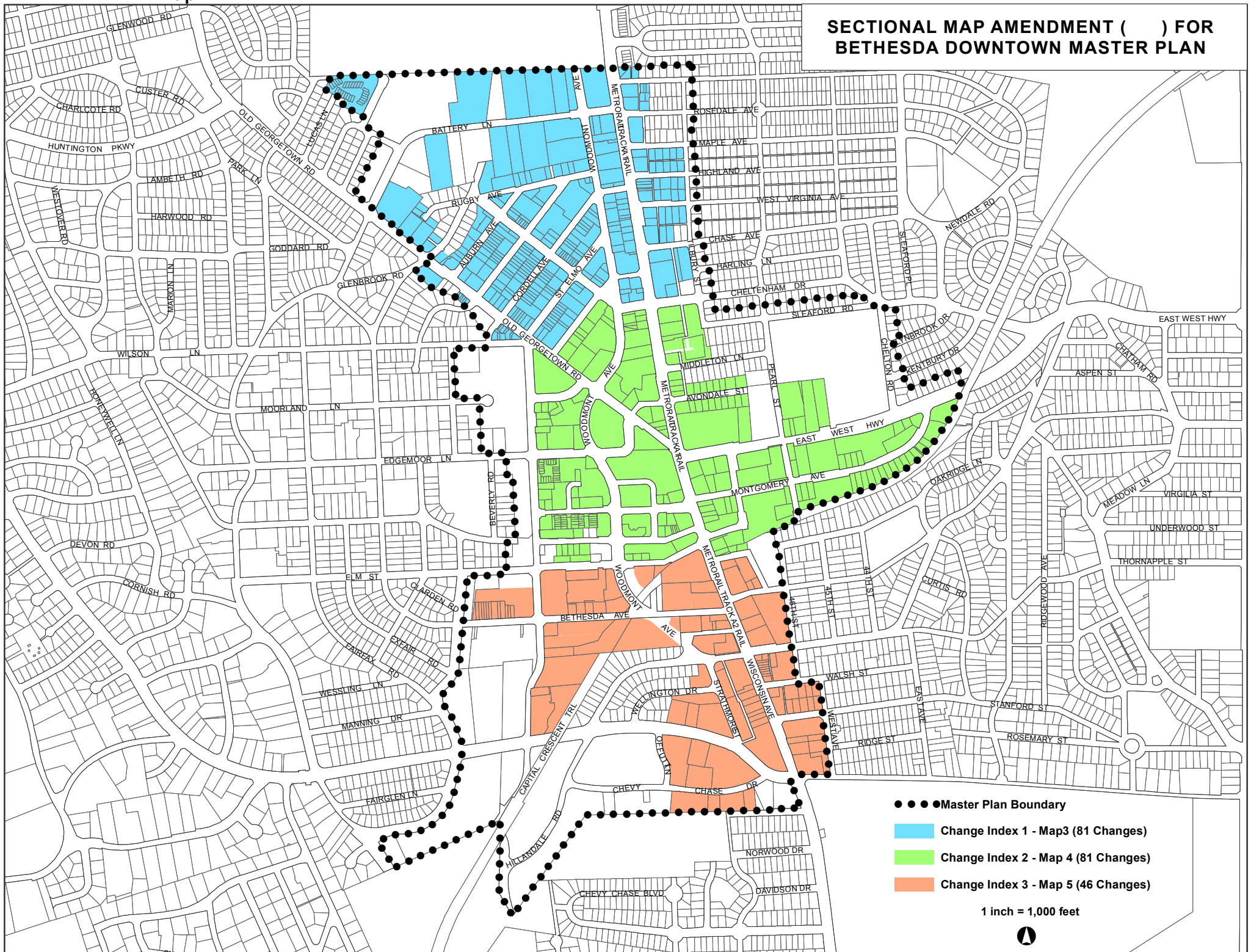
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6.15.17

Date

**Robert Kronenberg**  
Division Chief  
Area 1 Division

SECTIONAL MAP AMENDMENT ( ) FOR  
BETHESDA DOWNTOWN MASTER PLAN



- Master Plan Boundary
- Change Index 1 - Map 3 (81 Changes)
- Change Index 2 - Map 4 (81 Changes)
- Change Index 3 - Map 5 (46 Changes)

1 inch = 1,000 feet





# ATTACHMENT 1 - Map 3

## SECTIONAL MAP AMENDMENT ( ) FOR BETHESDA DOWNTOWN MASTER PLAN



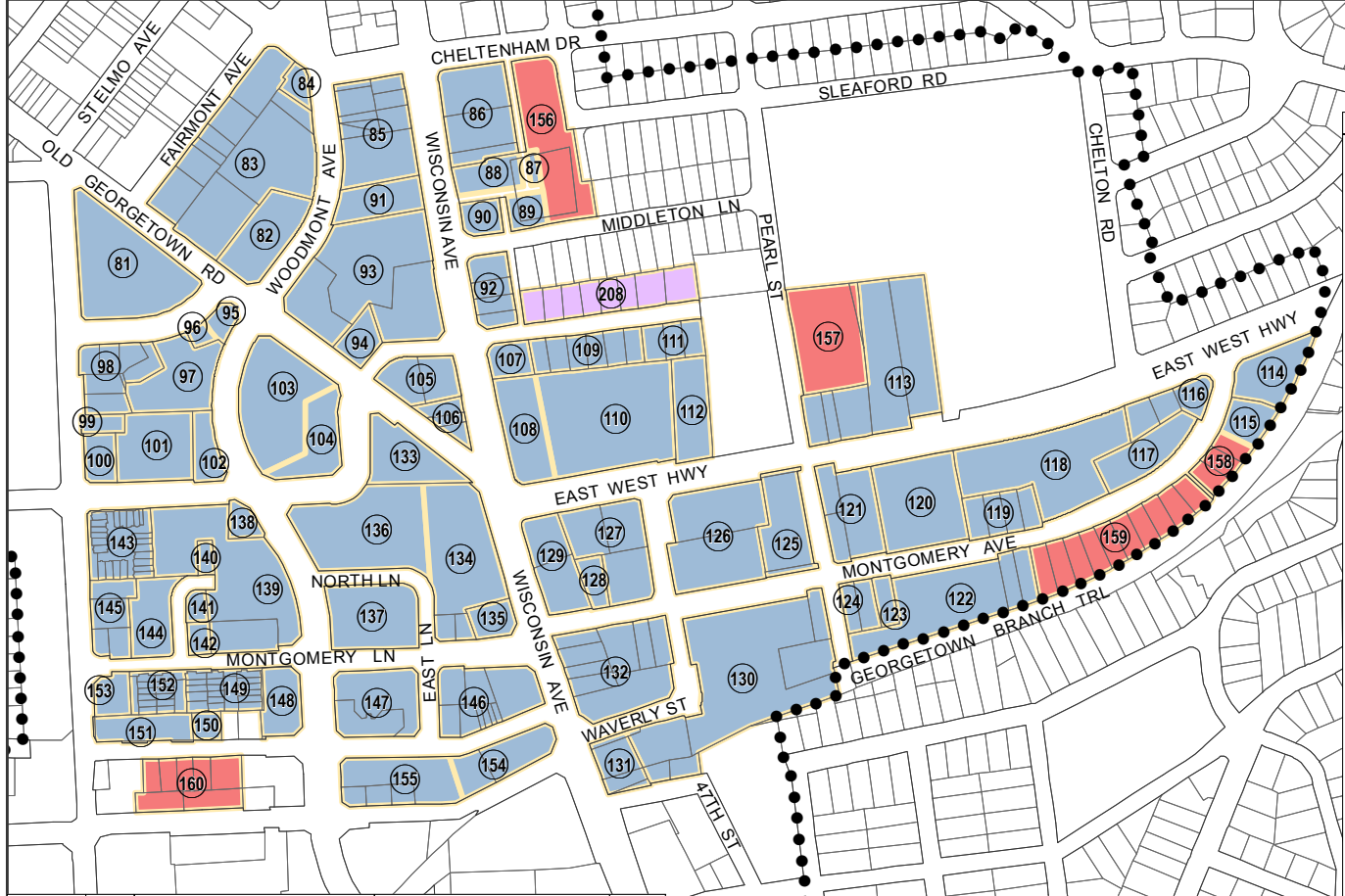
Change#	Existing Zoning	Proposed Zoning	Acres
1	RT-12.5	THD	0.45
2	RT-12.5	THD	2.29
3	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.16
4	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.93
5	PD-100	CR-3.5 C-0.5 R-3.5 H-120	1.03
6	PD-75	CR-2.25 C-0.5 R-2.25 H-120	0.52
7	CR-3.0 C-1.0 R-3.0 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	1.61
8	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-70	0.23
9	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.0 R-1.5 H-70	0.14
10	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.69
11	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.61
12	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-145	0.45
13	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.32
14	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.48
15	PD-100	CR-3.5 C-0.5 R-3.5 H-120	3.24
16	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.45
17	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.75
18	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-1.0 R-2.75 H-120	1.29
19	CRN-0.5 C-0.5 R-0.25 H-35, CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-120	0.62

1ch = 550 feet

Change#	Existing Zoning	Proposed Zoning	Acres
20	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.06
21	R-60	CR-2.5 C-2.5 R-2.5 H-90	2.08
22	PD-44	CR-1.5 C-0.5 R-1.5 H-120	1.9
23	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.59
24	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.96
25	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.07
26	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.14
27	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.16
28	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	1.13
29	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.33
30	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.25
31	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.16
32	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.33
33	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.42
34	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.81
35	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.65
36	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.55
37	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
38	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
39	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.71

Change#	Existing Zoning	Proposed Zoning	Acres
40	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	2.93
41	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.25
42	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.21
43	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.68
44	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.52
45	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.4
46	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.3
47	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	1.4
48	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.4
49	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.14
50	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.41
51	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.59
52	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-90	0.25
53	CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.25 H-70	0.41
54	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.4
55	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.24
56	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.2
57	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
58	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-175	0.69
59	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.3
60	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.94
61	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.93
62	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-200	0.81
63	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-250	0.42
64	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.54
65	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.09
66	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.06
67	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.31
68	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.7
69	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.59
70	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.14
71	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-290	0.51
72	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-225	0.4
73	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.4
74	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.39
75	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.57
76	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.41
77	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.21
78	R-10, R-60	CRT-1.5 C-0.25 R-1.5 H-70	0.83
79	CRT-1.5 C-1.5 R-0.5 H-35, CRN-0.5 C-0.5 R-0.25 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.17
80	CRT-2.25 C-1.5 R-0.75 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.48
161	CRN-0.5 C-0.5 R-0.25 H-35	CRN-1.0 C-1.0 R-1.0 H-50	0.57
		<b>Total Changed Acres</b>	<b>68.85</b>

**ATTACHMENT 1 - Map 4**



**SECTIONAL MAP AMENDMENT ( ) FOR BETHESDA DOWNTOWN MASTER PLAN**

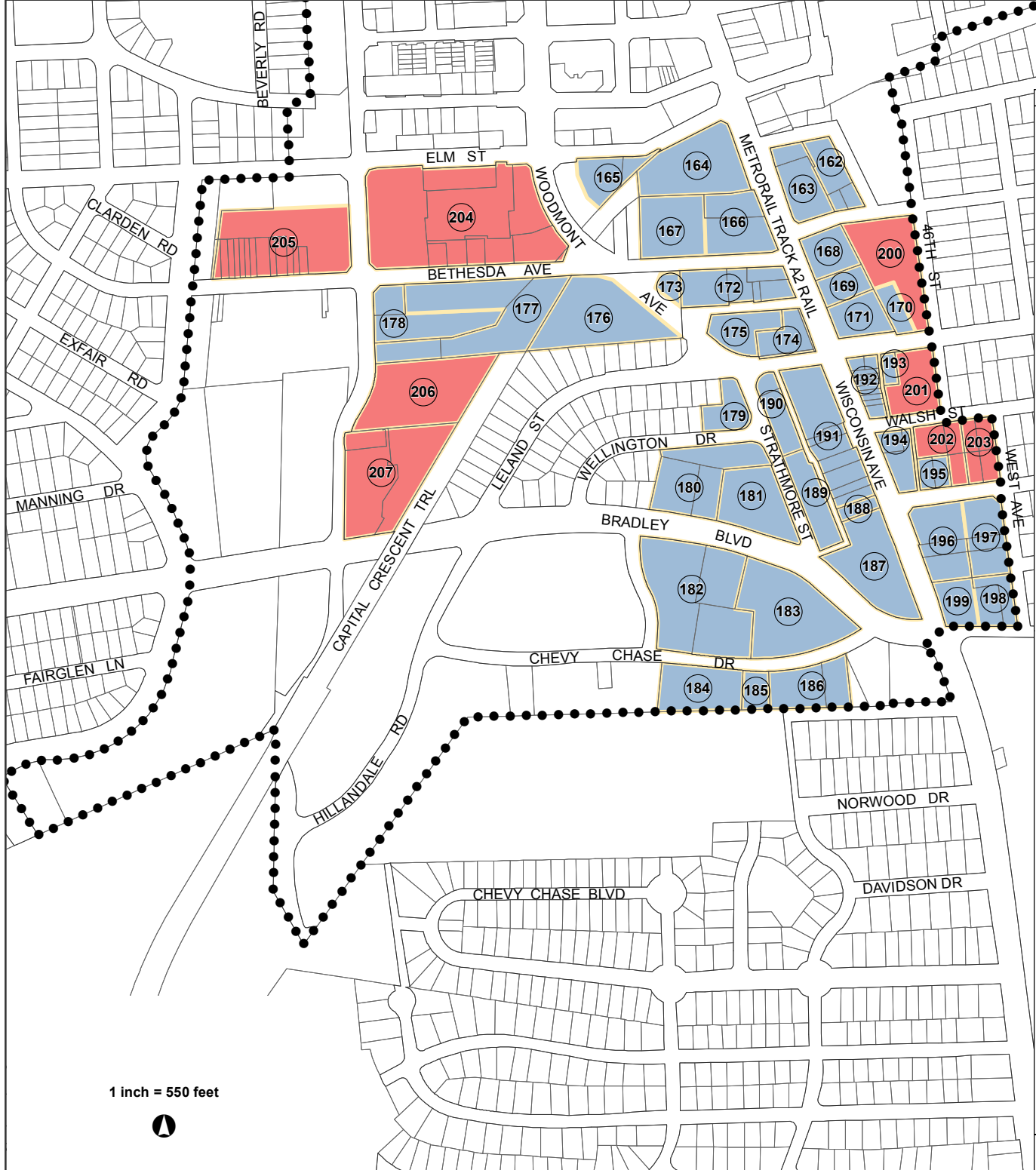
Change#	Map#	Existing Zoning	Proposed Zoning	Acres
120		EOF-3.0 H-100	CR-5.25 C-5.25 R-5.25 H-120	1.47
121		CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-145	0.99
122		CRN-0.5 C-0.5 R-0.25 H-35	CR-1.5 C-1.5 R-1.5 H-120	1.91
123		EOF-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-145	0.19
124		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-145	0.34
125		CR-5.0 C-4.0 R-4.75 H-100 T	CR-5.0 C-5.0 R-5.0 H-125	0.87
126		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.8
127		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	1.24
128		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.23
129		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.81
130		CR-5.0 C-4.0 R-4.75 H-145 T, R-60	CR-5.0 C-4.0 R-4.75 H-175	3.92
131		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.46
132		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.82
133		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.5 H-290	0.81
134		CR-8.0 C-6.0 R-7.5 H-175 T, CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.5 H-290	1.82
135		CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.75 H-290	0.3
136		CR-8.0 C-6.0 R-7.5 H-175 T	CR-8.0 C-8.0 R-7.5 H-210	1.91
137		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.75 H-250	1.12
138		R-60	CR-2.5 C-0.5 R-2.5 H-120	0.2
139		CR-2.5 C-0.25 R-2.5 H-130 T	CR-2.5 C-0.25 R-2.5 H-155	2.58
140		R-60	CR-2.5 C-0.25 R-2.5 H-70	0.11
141		R-60	CR-2.5 C-0.25 R-2.5 H-70	0.13
142		CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.14
143		CR-1.75 C-0.25 R-1.75 H-40 T	CR-1.75 C-0.25 R-1.75 H-50	0.87
144		CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.65
145		CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.62
146		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.15
147		CR-5.0 C-4.0 R-4.75 H-125 T	CR-5.0 C-5.0 R-4.75 H-200	1.09
148		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.52
149		CR-1.5 C-0.25 R-1.5 H-40 T	CR-1.5 C-0.25 R-1.5 H-50	0.64
150		CR-1.75 C-0.25 R-1.75 H-50 T	CR-1.75 C-0.25 R-1.75 H-60	0.15
151		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.53
152		CR-1.75 C-0.25 R-1.75 H-45 T	CR-1.75 C-0.25 R-1.75 H-55	0.48
153		CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.29
154		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.73
156		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-4.0 R-4.75 H-175	1.08
157		PD-35	CRT-1.25 C-0.25 R-1.25 H-35	1.44
158		R-60	CRT-0.25 C-0.25 R-0.25 H-50	1.41
159		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	0.41
160		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	1.63
161		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-1.5 R-0.75 H-70	1.06
208		R-10	CRN-0.75 C-0.0 R-0.75 H-45	1.2
			<b>Total Changed Acres</b>	<b>76.38</b>

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
81		CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-175	1.94
82		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.89
83		CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	3.58
84		CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.17
85		CR-5.0 C-4.0 R-4.75 H-145 T, CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-300	1.47
86		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-145	1.27
87		CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.07
88		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.42
89		CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.25
90		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.26
91		CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-165	0.58
92		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.57
93		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	2.96
94		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-225	0.32
95		CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.17
96		CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-120	0.09
97		CR-2.25 C-0.5 R-2.0 H-125 T	CR-2.25 C-0.5 R-2.0 H-150	1.01
98		CR-2.25 C-0.5 R-2.0 H-35 T	CR-2.25 C-0.5 R-2.25 H-60	0.85
99		R-60	CR-2.0 C-0.25 R-2.0 H-60	0.16
100		CR-1.0 C-0.25 R-1.0 H-40 T	CR-1.0 C-0.25 R-1.0 H-60	0.31

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
101		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	1
102		R-60	CR-2.5 C-0.5 R-2.5 H-150	0.35
103		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-1.25 R-5.0 H-175	1.58
104		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.68
105		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.64
106		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.28
107		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.29
108		CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-290	0.88
109		R-10	CR-1.5 C-0.5 R-1.5 H-70	0.78
110		CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-240	2.6
111		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.44
112		CR-3.0 C-0.75 R-3.0 H-145 T	CR-4.0 C-5.0 R-4.0 H-175	0.73
113		EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-100	2.66
114		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	0.69
115		EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-60	0.36
116		EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-120	0.55
117		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-120	0.7
118		EOF-3.0 H-100	CR-6.25 C-6.25 R-6.25 H-145	2.1
119		CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-45	CR-1.5 C-1.5 R-1.5 H-120	0.61



SECTIONAL MAP AMENDMENT ( ) FOR BETHESDA DOWNTOWN MASTER PLAN



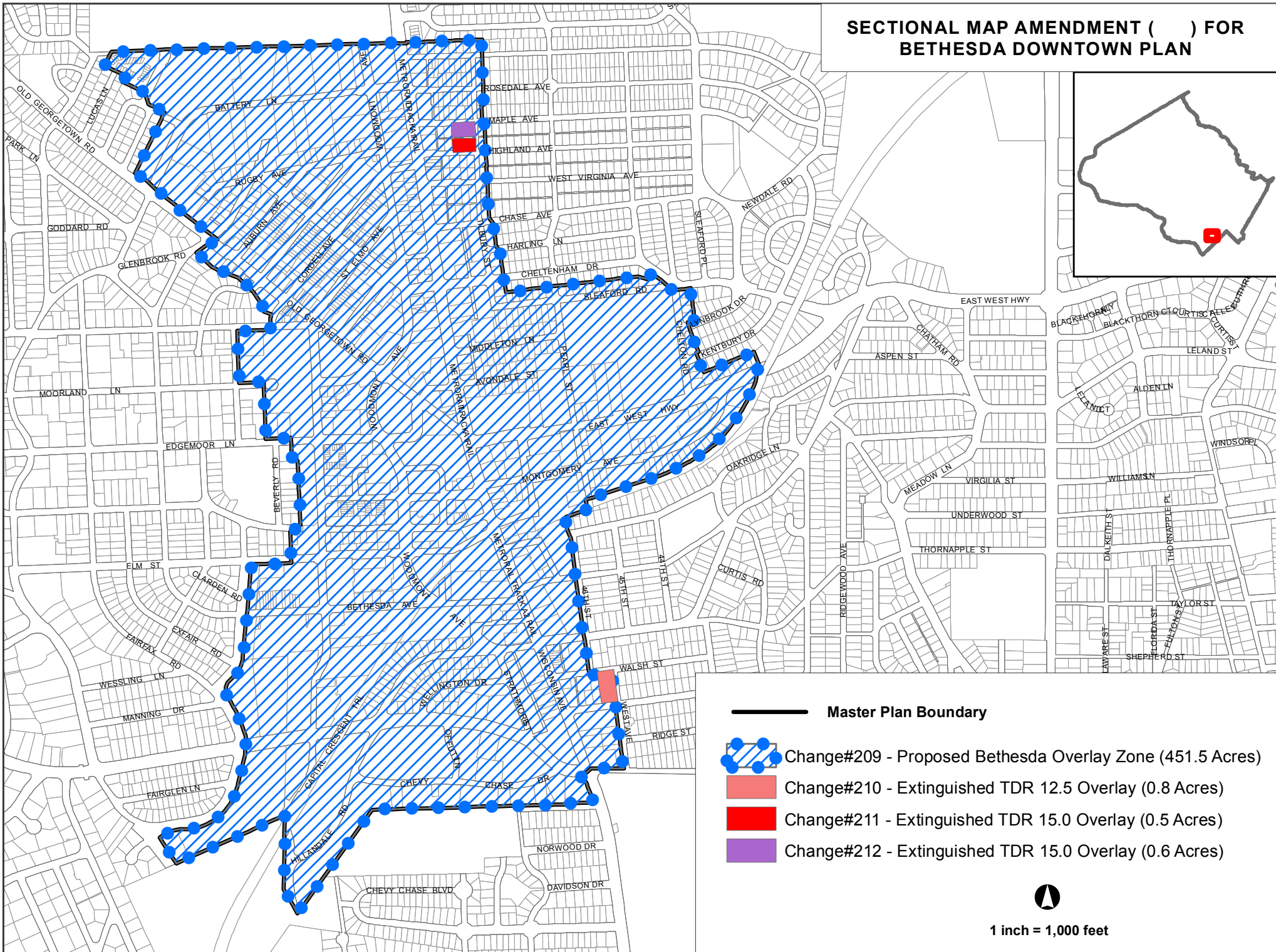
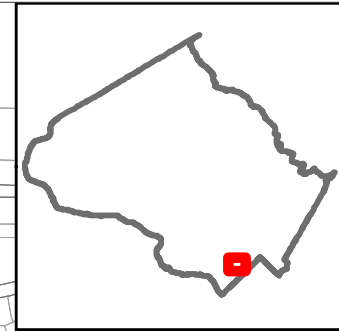
Change#	Map#	Existing Zoning	Proposed Zoning	Acres
162		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.73
163		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-250	0.96
164		CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-290	1.88
165		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-250	0.74
166		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0, C-5.0 R-5.0 H-250	1.27
167		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-170	1.33
168		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-35	0.69
169		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-175	0.47
170		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-90	0.35
171		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-145	0.7
172		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-200	1.27
173		CR-2.75 C-0.5 R-2.5 H-90 T	CR-2.75 C-0.5 R-2.5 H-110	0.19
174		CR-3.0 C-1.0 R-3.0 H-120 T	CR-3.0 C-3.0 R-3.0 H-145	0.62
175		CR-3.0 C-1.0 R-3.0 H-75 T	CR-3.0 C-1.0 R-3.0 H-90	0.75
176		CR-2.75 C-0.5 R-2.5 H-55 T	CR-2.75 C-0.5 R-2.5 H-65	2.22
177		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-70	3.01
178		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-90	1.31
179		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.59
180		R-10	CR-1.5 C-0.5 R-1.5 H-70	1.83
181		R-10	CR-1.5 C-0.5 R-1.5 H-90	1.4
182		R-10	CR-1.75 C-0.25 R-1.75 H-70	3.51
183		R-10	CR-1.5 C-0.25 R-1.5 H-70	2.49
184		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.22
185		EOF-3.0 H-35	CR-3.0 C-1.25 R-3.0 H-70	0.34
186		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.14
187		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	1.83
188		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.2
189		R-10	CR-1.5 C-0.25 R-1.5 H-90	0.83
190		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.61
191		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-110	1.98
192		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.5
193		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.16
194		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
195		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.33
196		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	1.22
197		R-60	CR-1.5 C-0.5 R-1.5 H-70	1
198		R-60	CR-2.25 C-2.25 R-2.25 H-45	0.65
199		CR-3.0 C-2.0 R-2.75 H-75 T	CR-2.25 C-2.25 R-2.25 H-90	0.57
200		R-60	CRT-0.5 C-0.25 R-0.5 H-70	1.68
201		R-60	CRT-0.5 C-0.5 R-0.5 H-70	0.95
202		CRT-1.5 C-1.5 R-0.5 H-45, CRT-1.5 C-1.5 R-0.5 H-35, R-60	CRT-1.5 C-1.5 R-0.5 H-70	0.7
203		R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.68
204		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-90	5.95
205		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-45	2.96
206		PD-44	CRT-1.75 C-0.5 R-1.75 H-70	2.45
207		CRT-2.25 C-1.5 R-0.75 H-45, CRT-2.25 C-1.5 R-0.75 H-60	CR-2.25 C-2.25 R-2.25 H-90	2.82
			<b>Total Changes Acres</b>	<b>59.6</b>






1 inch = 550 feet





SECTIONAL MAP AMENDMENT ( ) FOR  
BETHESDA DOWNTOWN PLAN



-  Master Plan Boundary
-  Change#209 - Proposed Bethesda Overlay Zone (451.5 Acres)
-  Change#210 - Extinguished TDR 12.5 Overlay (0.8 Acres)
-  Change#211 - Extinguished TDR 15.0 Overlay (0.5 Acres)
-  Change#212 - Extinguished TDR 15.0 Overlay (0.6 Acres)



1 inch = 1,000 feet