



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

MCPB
Item# 7
5/6/10

April 28, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger *GK*
Acting Chief, Vision Division

William R. Barron *WRB*, Team Leader, South Central Transit Corridor
Vision Division

FROM: *WJ* Nkosi Yearwood, Senior Planner (301.495.1332)
South Central Transit Corridor Team
Vision Division

REVIEW TYPE: Sectional Map Amendment, Technical Staff Report
APPLYING FOR: Comprehensive Rezoning for the White Flint Sector Plan area
REVIEW BASE: Chapter 59, Zoning Ordinance; Advisory to County Council
APPLICANT: The Maryland-National Capital Park and Planning Commission
CASE NUMBER: G-889
LOCATION: White Flint Sector Plan Boundary
MASTER PLAN: Approved and Adopted White Flint Sector Plan 2010
FILING DATE: April 12, 2010
PLANNING BOARD
REVIEW: May 6, 2010
PUBLIC HEARING
DATE: May 18, 2010 at 1:30 p.m.

STAFF RECOMMENDATION: Approval of Sectional Map Amendment G-889 to implement the recommendations of the Approved and Adopted White Flint Sector Plan.

SUMMARY

Sectional Map Amendment (SMA) G-889 was filed on April 12, 2010 by The Maryland-National Capital Park and Planning Commission (M-NCPPC) to implement the Approved and Adopted White Flint Sector Plan. The Montgomery County Council, sitting as the District Council, approved the White Flint Sector Plan on March 23, 2010, and The Maryland-National Capital Park and Planning Commission adopted the Plan on April 21, 2010. The total acreage within the Sectional Map Amendment is approximately 430 acres. Approximately 264 acres are proposed for rezoning; the remainder, approximately 166 acres, will reconfirm the existing zoning (Attachment A). There are no outstanding zoning cases within the SMA boundary.

CONTENTS OF THE SMA

The SMA Book includes a Parcel Index indicating the boundary of the White Flint Sector Plan. It includes four 200 scale zoning maps: 215 NW 05, 215 NW 06, 214 NW 05 and 214 NW 06. The Parcel Index lists 37 parcels. 36 parcels are rezoned to a CR Zone and one parcel is rezoned to the RT-12.5 Zone.

There are three separate pages for each zoning map in the SMA. The first page is a copy of the official hand drawn zoning sheet. The second page is a GIS generated property base map of the existing zoning. The third page is the requested zoning.

RECOMMENDED REZONING

The *Approved and Adopted White Flint Sector Plan* represents the conclusion of the comprehensive master planning effort for the White Flint Sector Plan area that began in 2006. The Plan amends the *Approved and Adopted 1992 North Bethesda/Garrett Park Master Plan*, as well as other approved and adopted master plans, a list of which appears in the Plan document.

The White Flint Sector Plan envisions the transformation of the 430 acres surrounding the White Flint Metro Station from an auto-oriented, suburban development pattern into a mixed-use urban center with public amenities and facilities as well as parks and open spaces. To achieve this vision, the Plan recommends new mixed-use zones, the Commercial Residential (CR) Zones, for all but four properties. The County Council approved the text amendment establishing the CR Zone on March 2, 2010. The Plan recommends that approximately 264 acres be rezoned to CR Zones, and approximately 2 acres be rezoned to the RT 12.5 Zone. Attached to this report is a list of parcels and properties recommended for rezoning by this SMA (Attachment B).

The CR Zones have four values: the maximum total Floor Area Ratio (FAR) or CR value; the maximum commercial (C) FAR; the maximum residential (R) FAR; and the maximum height in feet (H). All four values are indicated on the zoning map for each CR zone.

The CR zones enable development to achieve the maximum FAR through the use of public benefit incentives, including advanced dedication of public streets, land area for public facilities, and affordable housing. Some public benefits envisioned in the Plan are:

- Reconstruction of Rockville Pike into an urban boulevard
- Establishment of a parallel street network that accommodates local and through movement
- Expanded public parks and public use spaces
- Sites for new public facilities including a civic green, library, elementary school, recreation center, satellite service center and expansion of the White Flint Neighborhood Park.

- a. Properties recommended for more than one CR Zone.

Some of the properties are split zoned with different CR Zones, in accordance with the recommendations of the Sector Plan. During the PHED Committee worksessions, two property owners expressed concern regarding the location of split zoning with respect to existing buildings. In these cases, the SMA indicates where the split zoning line is to be located relative to these buildings by a note and/or dimensions (Attachment C).

- b. Properties recommended for Floating Zones

In accordance with Section 59-H-7.2 of the Zoning Ordinance, at the time of a SMA, the District Council may approve, upon consent of the property owner, a floating zone designation for a particular lot or parcel. This approval is limited to those floating zones which do not require the submission of a development plan. The RT-12.5 Zone is a floating zone that does not require a development plan. The R-90 zoned properties referenced below are located north of Hillery Way.

Lot Number	Address	Property Owner
N 444	5409 Hillery Way	Bahman Teimourian
N 422	5415 Hillery Way	Bahman Teimourian
N 443	5417 Hillery Way	Bahman Teimourian
N 388	5419 Hillery Way	Morrison Partners
N 442	5421 Hillery Way	Miry and Alexander Livnat

Attached are letters from property owners requesting the RT-12.5 Zone (Attachment D).

- c. Zoning Adjustments

This SMA includes three minor technical map changes, or corrections to the existing zoning maps. The three changes are shown on the Index of Corrective Amendments, which is attached (Attachment E).

Corrective SMA Designation	Parcel Number	Notes
Item A	Parcel 614	The official zoning map shows this property as a right-of-way with no zoning classification. Research in the land records indicated that the property is privately owned and is not a public right-of-way and the zoning classification, C-2, should be indicated. The 1992 Plan classified the property in the C-2 zone.
Item B	Parcel 736	On the official zoning map, the outline of the LMA (F-922) granting PD-9 zoning obscured the property lines separating the property zoned PD-9 from the property zoned O-M by LMA G-537. The correct zone is PD-9.
Item C	Parcel N269	The official zoning map shows this property as a right-of-way with no zoning classification. Research in land records indicated that the State Highway Administration owns the property, but it is not a public right-of-way and therefore should have the zoning classification O-M that was granted as part of Local Map Amendment G-441.

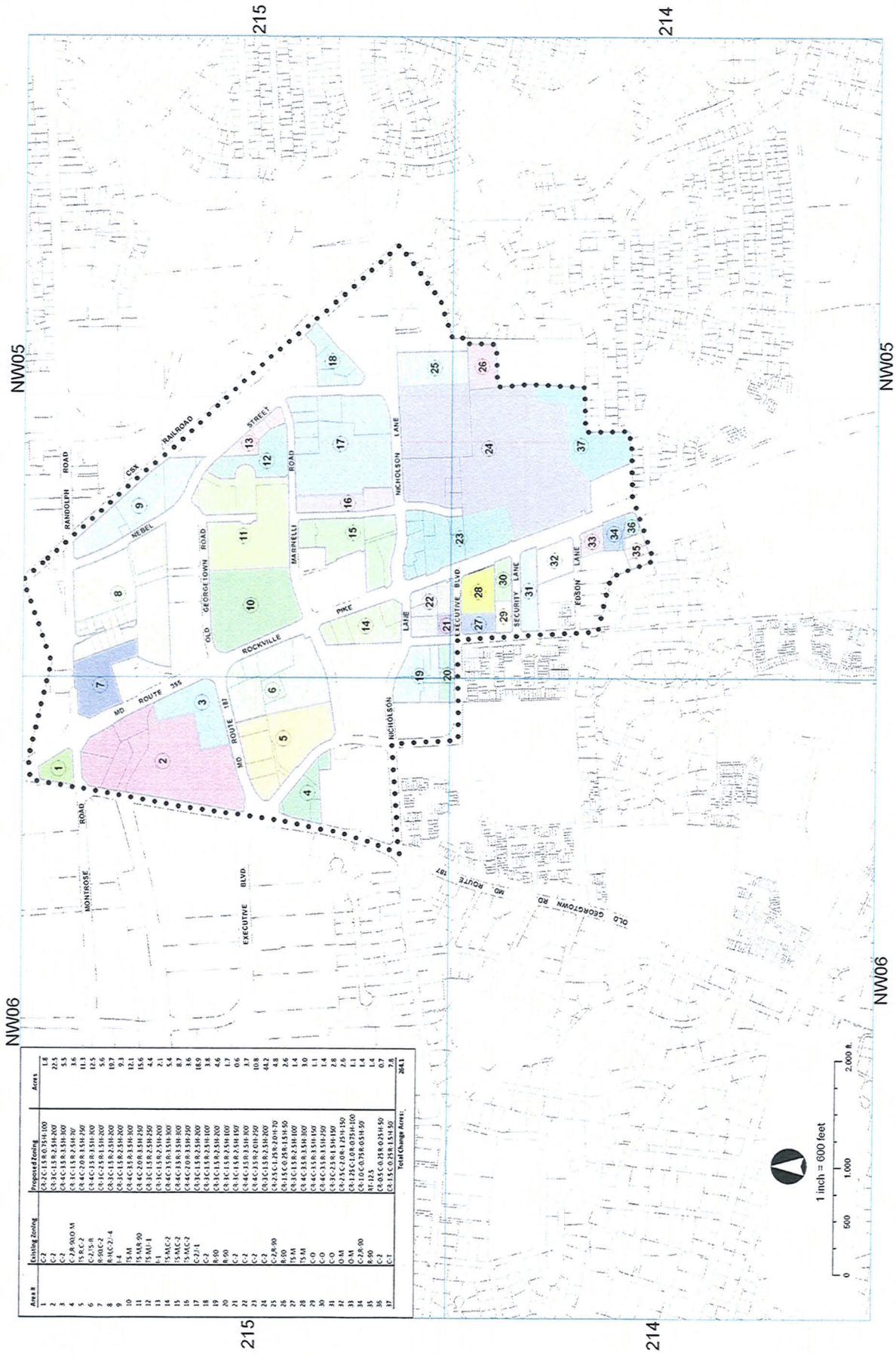
CONCLUSION

Approval of this Sectional Map Amendment will implement the goals, objectives, polices and recommendations of the Approved and Adopted White Flint Sector Plan. Staff recommends approval of Sectional Map Amendment G-889.

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- Attachment A: Parcel Index for the White Flint Sector Plan Sectional Map Amendment
- Attachment B: List of Properties
- Attachment C: Zoning lines for White Flint Plaza and JBG properties in the Conference Center Block and NoBe District
- Attachment D: Letters from property owners on Hillery Way
- Attachment E: Parcel Index for the White Flint Sector Plan Corrective Map Amendment

PARCEL INDEX FOR THE WHITE FLINT SECTOR PLAN
SECTIONAL MAP AMENDMENT



Area #	Existing Zoning	Proposed Zoning	Acres
1	C-2	0-4C-1.1R-2.5H-100	1.8
2	C-2	0-4C-1.1R-2.5H-100	21.5
3	C-2	0-4C-1.1R-2.5H-100	5.5
4	C-2A/0.0.M	0-4C-1.1R-2.5H-100	3.6
5	REC-2	0-4C-2.0R-1.5H-150	11.3
6	REC-2	0-4C-2.0R-1.5H-150	5.5
7	REC-2	0-4C-2.0R-1.5H-150	5.5
8	REC-2-4	0-4C-1.1R-2.5H-100	19.7
9	1-4	0-4C-1.1R-2.5H-100	9.3
10	1-4	0-4C-1.1R-2.5H-100	12.1
11	1-4	0-4C-1.1R-2.5H-100	4.4
12	1-4	0-4C-1.1R-2.5H-100	4.4
13	1-4	0-4C-1.1R-2.5H-100	2.1
14	1-4	0-4C-1.1R-2.5H-100	5.4
15	1-4	0-4C-1.1R-2.5H-100	8.7
16	1-4	0-4C-1.1R-2.5H-100	18.9
17	1-4	0-4C-1.1R-2.5H-100	3.8
18	1-4	0-4C-1.1R-2.5H-100	4.6
19	1-4	0-4C-1.1R-2.5H-100	1.7
20	1-4	0-4C-1.1R-2.5H-100	1.7
21	1-4	0-4C-1.1R-2.5H-100	1.7
22	1-4	0-4C-1.1R-2.5H-100	1.7
23	1-4	0-4C-1.1R-2.5H-100	1.7
24	1-4	0-4C-1.1R-2.5H-100	10.8
25	1-4	0-4C-1.1R-2.5H-100	44.2
26	1-4	0-4C-1.1R-2.5H-100	4.8
27	1-4	0-4C-1.1R-2.5H-100	4.8
28	1-4	0-4C-1.1R-2.5H-100	1.4
29	1-4	0-4C-1.1R-2.5H-100	1.4
30	1-4	0-4C-1.1R-2.5H-100	3.0
31	1-4	0-4C-1.1R-2.5H-100	1.1
32	1-4	0-4C-1.1R-2.5H-100	1.4
33	1-4	0-4C-1.1R-2.5H-100	2.6
34	1-4	0-4C-1.1R-2.5H-100	2.6
35	1-4	0-4C-1.1R-2.5H-100	1.1
36	1-4	0-4C-1.1R-2.5H-100	1.4
37	1-4	0-4C-1.1R-2.5H-100	1.4
Total Change Acres:			261.1

ATTACHMENT B

LIST OF PROPERTIES

SMA Index Area	Property Address/Parcel #	Tax Account Number	Property Owner/Contact	Land Area	Existing Zone	Proposed Zone
1	5801 Montrose Road	02044620	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.78 acres	C-2	CR-2, C-1.5, R-0.75, H-100
2	11934 Rockville Pike	02044584	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11926 Rockville Pike	02044595	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11936 Rockville Pike	02044607	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11940 Rockville Pike	02044618	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	Parcel-P182	02044573	State of Maryland Tawes State Office Building Annapolis, MD 21401	1.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
2	11806 Rockville Pike	00055165	Federal Realty Investment Trust Attn: Evan Goldman 1626 East Jefferson Street Rockville, MD 20852-4041	14.54 acres	C-2	CR-3, C-1.5, R-2.5, H-200
3	11806 Rockville Pike	00055165	Federal Realty Investment Trust Attn: Evan Goldman 1626 East Jefferson Street Rockville, MD 20852-4041	5.46 acres	C-2	CR-4, C-3.5, R-3.5, H-300

SMA Index Area	Property Address/Parcel #	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
4	Parcel-P665	03262813	LG Georgetown LLC Attn: Jorgen Punda 8280 Greensboro Drive Suite 605 McLean, VA 22102	3.07	C-2	CR-3, C-1.5, R-2.5, H-70
4	Parcel-N610	01508248	LG Georgetown LLC Attn: Jorgen Punda 8280 Greensboro Drive Suite 605 McLean, VA 22102	4,668 square feet	C-2	CR-3, C-1.5, R-2.5, H-70
4	5910 Executive Boulevard	03035197	5910 Executive LLC C/O M& T Bank 1 M and T Plaza, Floor 18 Buffalo, NY 14203	19,166 square feet	O-M	CR-3, C-1.5, R-2.5, H-70
5	11611 Old Georgetown Road	00049233	Jemal's Norman EMCO LLC C/O Douglas Development Corp 702 H Street, NW Suite 400 Washington, DC 20001	40,630 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	11605 Old Georgetown Road	00052297	Old Georgetown Nissan Property LLC 11605 Old Georgetown Road Rockville, MD 20815-2708	1.78 acres	C-2	CR-4, C-2.0, R-3.5, H-250
5	11565 Old Georgetown Road	03275473	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	1.01 acre	C-2	CR-4, C-2.0, R-3.5, H-250
5	5995 Executive Boulevard	01736960	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	6,534 square feet	C-2	CR-4, C-2.0, R-3.5, H-250

5	Parcel-P640	03262802	Old Georgetown Saab Property LLC 11605 Old Georgetown Road Rockville, MD 20852	10,776 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	11575 Old Georgetown Road	03599860	Chevy Chase Bank FSB C/O Leasing Department 9 FL, FIR W 7501 Wisconsin Avenue Bethesda, MD 20814-6519	39,639 square feet	C-2	CR-4, C-2.0, R-3.5, H-250
5	5701 Marinelli Road	03635503	Montgomery County Revenue Authority 101 Monroe Street, Suite 410 Rockville, MD 20850	6.27 acres	TSR	CR-4, C-2.0, R-3.5, H-250
6	11620 Rockville Pike	00048865	11610-11620 Rockville Pike Ptnshp C/O Greenberg Co. 4901 Fairmont Avenue Suite 200 Bethesda, MD 20814	2.25 acres	C-2	CR-4, C-3.5, R-3.5, H-300
6	11710 Rockville Pike	00052572	Montrose Associates C/O Pollinger Shannon and Luchs 5530 Wisconsin Avenue, Suite 1000 Bethesda, MD 20815-4330	27,878 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
6	11720 Rockville Pike	00052561	Montrose Associates C/O Pollinger Shannon and Luchs 5530 Wisconsin Avenue, Suite 1000 Bethesda, MD 20815-4330	30,492 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
6	11617 Old Georgetown Road	00051112	Jaffe Family LLC 11617 Old Georgetown Road Rockville, MD 20852	2.43 acres	C-2	CR-4, C-3.5, R-3.5, H-300



6	11615 Old Georgetown Road	00049905	Jaffe Family LLC 11617 Old Georgetown Road Rockville, MD 20852	1.05 acres	C-2	CR-4, C-3.5, R-3.5, H-300
6	5701 Marinelli Road	03635503	Montgomery County Revenue Authority 101 Monroe Street, Suite 410 Rockville, MD 20850	5.53 acres	TSR	CR-4, C-3.5, R-3.5, H-300
7	11931 Rockville Pike	02044562	State of Maryland Tawes State Office Building Annapolis, MD 21401	5.52 acres	C-2 and R-90	CR-3, C-2.5, R-1.5, H-200
8	5646 Randolph Road	00052605	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	10,042 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11921 Maple Avenue	00056216	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	10,890 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11917 Maple Avenue	02894546	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	9,478 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11909 Maple Avenue	00046445	Jimmy and M. Xeron 13914 Marianna Drive Rockville, MD 20853	11,979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11901 Maple Avenue	00052218	Maple Avenue Investment Partners LLC 16912 Norbrook Drive Olney, MD 20832-2622	19,998 square feet	I-4	CR-3, C-1.5, R-2.5, H-200

SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
8	Parcel-P158	00056227	IP Associates, LLC C/O Investment Prop Inc. 11 N. Washington Street Suite 200 Rockville, MD 20850-4261	9, 440 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	5520 Randolph Road	00046651	Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852-3927	6.75 acres	I-4	CR-3, C-1.5, R-2.5, H-200
8	5704 Randolph Road	01994708	State of Maryland Tawes State Office Building Annapolis, MD 21401	29,185 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
8	11920 Maple Avenue	00047575	Esperanza Puentes 5451 Randolph Road Rockville, MD 20852-2615	11, 761 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11916 Maple Avenue	00047564	Esperanza Puentes 5451 Randolph Road Rockville, MD 20852-2615	11, 979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11912 Maple Avenue	00048125	11912 Maple Avenue LLC 11912 Maple Avenue Rockville, MD 20852-2608	11,970 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11913 Maple Avenue	00048136	Picture Frames Inc. 11913 Maple Avenue Rockville, MD 20852-2607	11,761 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11908 Maple Avenue	00046480	Siegfried K and M.K. Temp P.O. Box 141 Church Creek, MD 21622	11, 979 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	11900 Maple Avenue	02889083	Paraskevi E. Demopoulos 6109 Rosemont Cir. North Bethesda, MD 20852-3554	17,335 square feet	I-4	CR-3, C-1.5, R-2.5, H-200

8	11801 Rockville Pike	Each condo unit has a tax account numebr	Todd Lewers C/O The Forum Condominium 11801 Rockville Pike, #412 Rockville, MD 20852	5.1 acres	R-H	CR-3, C-1.5, R-2.5, H-200
8	12200 Nebel Street	03322096	12100 Nebel Ltd Ptnsp C/O Willco Const Co. Inc 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	40, 150 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
8	12100 Nebel Street	00045394	Bartlett Realty Co. Inc C/O Maida and Maida 460 Summer Street Stamford, CT 06901-1301	2.61 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	12205 Nebel Street	00047085	Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852-3927	2.96 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	12201 Nebel Street	00054797	MG Investment Properties LLC 12201 Nebel Street Rockville, MD 20852-2613	7,405 square feet	I-4	CR-3, C-1.5, R-2.5, H-200
9	12001 Nebel Street	00052925	Nebel Center Ltd Ptnshp C/O Willco Const Co. Inc 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	3.88 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	Parcel-P362	02718751	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	2.4 acres	I-4	CR-3, C-1.5, R-2.5, H-200
9	Parcel-P414	01636062	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	4,791 square feet	I-4	CR-3, C-1.5, R-2.5, H-200



SMA Index Area	Property Address/Parcel	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
10	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 th Street, NW Washington, DC 20001	12.1 acres	TSM	CR-4, C-3.5, R-3.5, H-300
11	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 th Street, NW Washington, DC 20001	15.6 acres	TSM	CR-4, C-2.0, R-3.5, H-250
11	Parcel-P394	02718762	Warren K. Montouri Et. Al Tr 2440 Virginia Avenue, NW Suite 100 Washington, DC 20037-2601	7,405 square feet	R-90	CR-4, C-2.0, R-3.5, H-300
12	11607 Rockville Pike	00052606	Washington Metropolitan Area Transit Authority 600 5 th Street, NW Washington, DC 20001	4.4 acres	TSM and I-1	CR-3, C-1.5, R-2.5, H-250
13	11800 Nebel Street	00054935	V3 Properties LLC 11800 Nebel Street Rockville, MD 20852-2508	1.21 acres	I-1	CR-3, C-1.5, R-2.5, H-200
13	11720 Nebel Street	01498525	Myron M. Jolles et al Trustee C/O Aldon Properties 7900 Wisconsin Avenue Suite 403 Bethesda, MD 20814	20,000 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
13	5301 Marinelli Road	00050505	Richard D. Price Jr. et al 126 Lazy Hollow Drive Gaithersburg, MD 20878-2762	28,000 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
14	11500 Rockville Pike	00053771	Rockville Seasons LTD Ptnshp 4710 Bethesda Avenue Bethesda, MD 20814	42,400 square feet	C-2	CR-4, C-3.5, R-3.5, H-300



14	11520 Rockville Pike	00048934	Holladay Corporation Attn: Rita Bamberger 3400 Idaho Avenue, Suite 500 Washington, DC 20016-3046	3.02 acres	TSM	CR-4, C-3.5, R-3.5, H-300
14	11560 Rockville Pike	01999131	Holladay Corporation Attn: Rita Bamberger 3400 Idaho Avenue, Suite 500 Washington, DC 20016-3046	36,677 square feet	TSM	CR-4, C-3.5, R-3.5, H-300
14	11564 Rockville Pike	00048923	Green Acres Metro LTD Ptnshp C/O McDonalds Corp. 19-0702 P.O. Box 182571 Columbus, OH 43218-2571	26, 571 square feet	TSM	CR-4, C-3.5, R-3.5, H-300
15	5440 Marinelli Road	Each units has a tax account number	Housing Opportunities Commission Attn: Tedi Osias 10400 Detrick Avenue Kensington, MD 20895	4.45 acres	TSM	CR-4, C-3.5, R-3.5, H-300
15	11503 Rockville Pike	00048956	JBG 11503 Rockville LLC C/O JBG Companies Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	1.58 acres	C-2	CR-4, C-3.5, R-3.5, H-300
15	5543 Nicholson Lane	00053918	JBG 11503 Rockville LLC C/O JBG Companies Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815	9,583 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
15	5541 Nicholson Lane	00049313	Hung-Hing LLC 14 Scotch Mist CT Rockville, MD 20854-2929	1.05 acres	C-2	CR-4, C-3.5, R-3.5, H-300
15	5531 Nicholson Lane	01809714	Ralph H. Brown Et al 5145 Westpath Way Bethesda, MD 20816-2352	1.24 acres	C-2	CR-4, C-3.5, R-3.5, H-300
16	5511 Nicholson Lane	00052903	Naples Commercial LLC Attn: Kap Kapastin 4912 Del Ray Avenue Bethesda, MD 20814-2517	1.86 acres	C-2	CR-4, R-3.5, C-2.0, H-250



16	5507 Nicholson Lane	01928395	Washington Metropolitan Area Transit Authority 600 5 th Street, NW Washington, DC 20001	2.50 acres	TSM	CR-4, R-3.5, C-2.0, H-250
17	5507 Nicholson Lane	01928395	Washington Metropolitan Area Transit Authority 600 5 th Street, NW Washington, DC 20001	11.19 acres	I-1 and C-2	CR-3, C-1.5, R-2.5, H-200
17	5501 Nicholson Lane	01874100	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	3.56 acres	C-2	CR-3, C-1.5, R-2.5, H-200
17	11600 Nebel Street	00050436	Nebel Road LTD LBTY Comp 4405 East West Highway, Suite 221 Bethesda, MD 20814-4522	1.28 acres	C-2	CR-3, C-1.5, R-2.5, H-200
17	11650 Nebel Street	00050538	Courts Royal North Limited C/O Sport and Health Inc 1800 Old Meadow Road McLean, VA 22102	41,992 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5310 Marinelli Road	00052812	North Company of Maryland LC C/O Acorn Capital Co. LC 11900 Main Street Suite 120 Fredericksburg, VA 22408-7337	20,437 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5320 Marinelli Road	00045678	Marinelli Properties Assoc. Limited Partnership 9208 Bentridge Avenue Potomac MD 20854-2809	33,418 square feet	I-1	CR-3, C-1.5, R-2.5, H-200
17	5330 Marinelli Road	00050527	George Dempoulos Et Al 5908 Lone Oak Drive Bethesda, MD 20814-1846	33,743 square feet	I-1	CR-3, C-1.5, R-2.5, H-200



SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
18	11601 Nebel Street	02254726	Flint Hill Associates LLC C/O Site Realty GRP 2141 Industrial Pkwy Silver Spring, MD 20904-1988	38,392 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5065 Nicholson Lane	00048056	Sta-Brite Cleaning Ctrs Inc C/O William Draitman 5010 Nicholson Lane, Suite 100 Rockville, MD 20852-3108	25,380 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5055 Nicholson Lane	00045667	5055 Nicholson Lane Assoc. LLC 5055 Nicholson Lane Rockville, MD 20852-3101	32,308 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5041 Nicholson Lane	01491216	K&G Enterprises 2 LLC C/O Chevy Chase Bank 7501 Wisconsin Avenue, Suite 9W Bethesda, MD 20814-6519	43,300 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
18	5001 Nicholson Lane	02670795	Ann's First LLC 8162 Pinehurst Harbour Way Pasadena, MD 21122-5744	40,381 square feet	C-2	CR-3, C-1.5, R-2.5, H-100
19	11418 Woodglen Drive	01655635	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.08 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	5700 Nicholson Lane	00050972	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.27 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	11412 Woodglen Drive	01655624	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	16,870 square feet	R-90	CR-3, C-1.5, R-2.5, H-200

SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
19	5755 Nicholson Lane	01657292	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.31 acres	R-90	CR-3, C-1.5, R-2.5, H-200
19	11410 Woodglen Drive	01657281	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.23 acres	R-90	CR-3, C-1.5, R-2.5, H-200
20	11400 Woodglen Drive	00055930	Washington Suburban Sanitary Commission 4501 Sweitzer Lane Laurel, MD 20707	31,363 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
20	11410 Woodglen Drive	01657281	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	18,610 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
20	5755 Nicholson Lane	01657292	Wall Lane LLC C/O JBG Nicholson LN W LLC 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	21,795 square feet	R-90	CR-3, C-1.5, R-2.5, H-100
21	5650 Nicholson Lane	01657270	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	27,942 square feet	C-2	CR-3, C-1.5, R-2.5, H-150
22	11430 Rockville Pike	00050482	June E. Koier Liv. Trust 14504 Georgia Avenue Rockville, MD 20853-1943	20,037 square feet	C-2	CR-4, C-3.5, R-3.5, H-300
22	11420 Rockville Pike	00055768	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.09 acres	C-2	CR-4, C-3.5, R-3.5, H-300



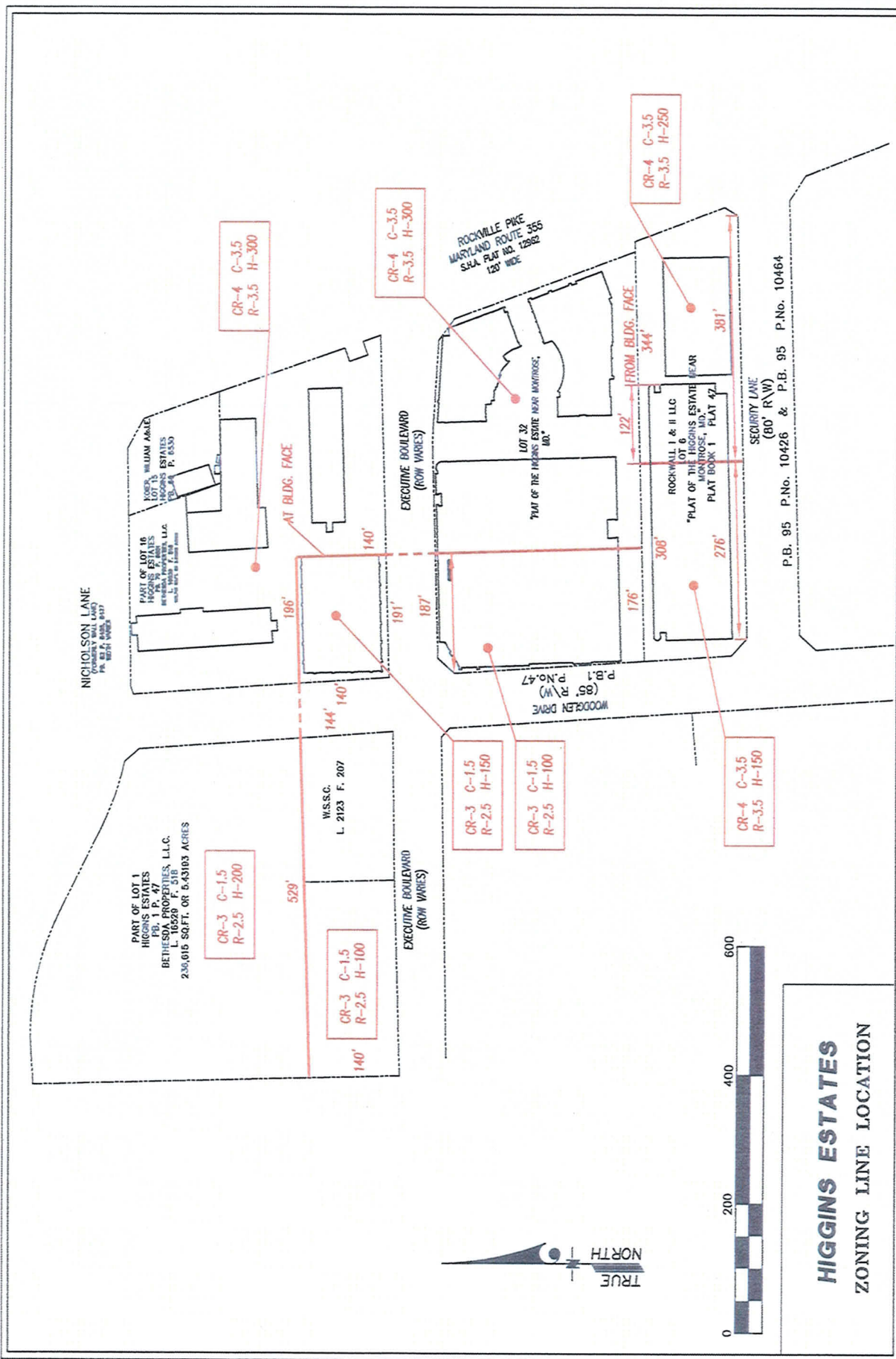
22	5640 Nicholson Lane	00055746	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.06 acres	C-2	CR-3, C-1.5, R-2.5, H-150
22	11428 Rockville Pike	00055757	JBG/Nicholson Lane East LLC Attn: Greg Trimmer 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.06 acres	C-2	CR-4, C-3.5, R-3.5, H-300
23	5590 Nicholson Lane	02040974	Exxon Corporation P.O. Box 53 Houston, TX 77001	1,742 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11433 Rockville Pike	00052878	Exxon Corporation P.O. Box 53 Houston, TX 77001	12,933 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11431 Rockville Pike	00049381	Bay Ridge Lease Corporation C/O Blum Frank & Kamins Co. 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	20,437 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11411 Rockville Pike	01999142	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	3.08 acres	C-2	CR-4, C-3.5, R-2.0, H-250
23	11500 Huff Court	01999164	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	25,268 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11520 Huff Court	01999153	John J. Fitzgerald Jr. 11411 Rockville Pike Kensington, MD 20895	23,281 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	5526 Nicholson Lane	00056056	JWW LLC 7740 Legere CT McLean, VA 22102	16,117 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	5528 Nicholson Lane	00056067	JWW LLC 7740 Legere CT McLean, VA 22102	16,117 square feet	C-2	CR-4, C-3.5, R-2.0, H-250

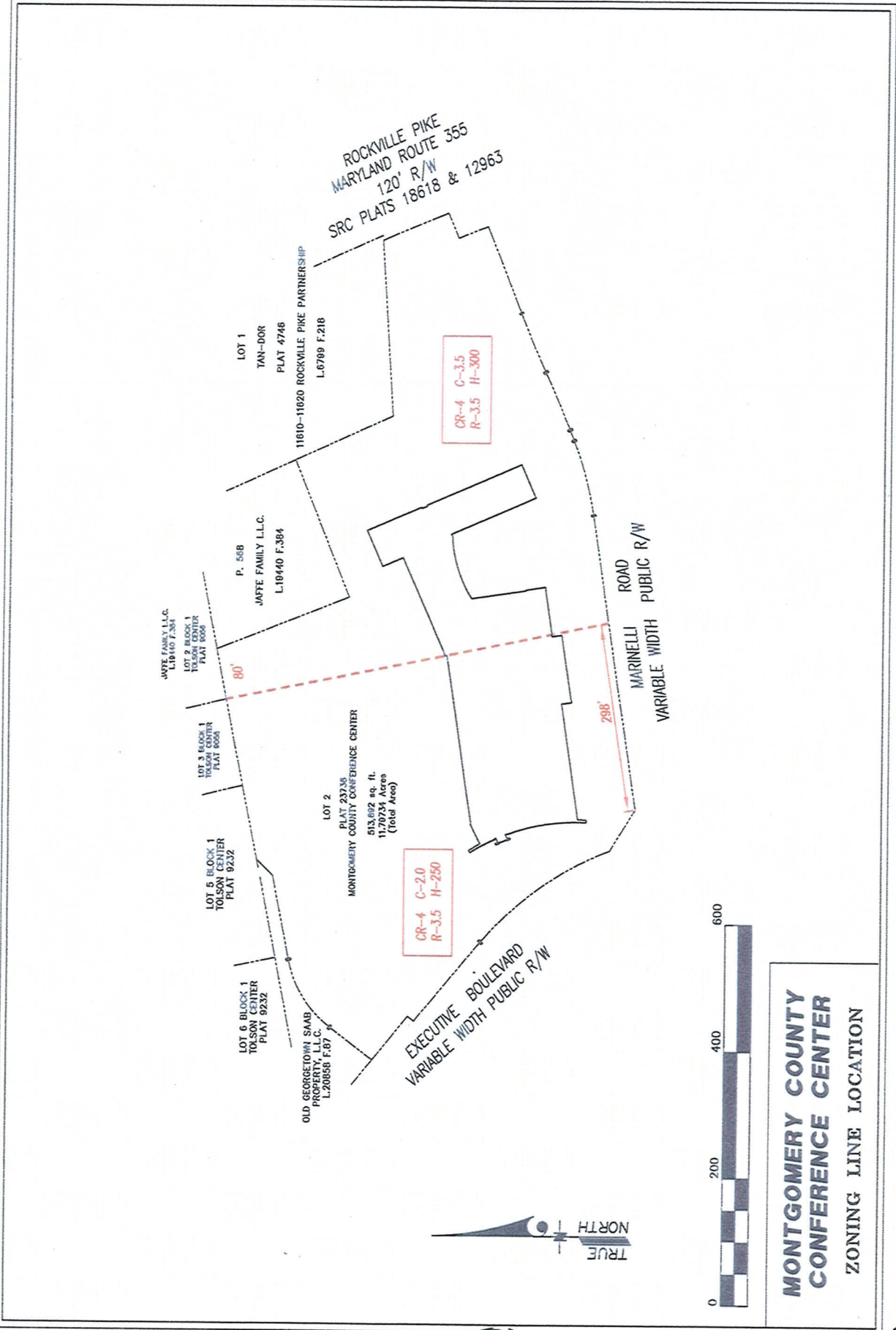
23	5542 Nicholson Lane	00045075	Bay Ridge Lease Corporation C/O Blum Frank & Kamins Co. 7811 Montrose Road, Suite 500 Potomac, MD 20854-3300	42, 688 square feet	C-2	CR-4, C-3.5, R-2.0, H-250
23	11301 Rockville Pike	00089524	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	4 acres	C-2	CR-4, C-3.5, R-2.0, H-250
24	5516 Nicholson Lane	03198647	Lake Waverly Associates Attn: Bob Eisinger 16220 Frederick Road, Suite 325 Gaithersburg, MD 20877-4016	4.42 acres	C-2	CR-3, C-1.5, R-2.5, H-200
24	11501 Huff Court	00049608	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	21,850 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
24	11511 Huff Court	03198636	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	20,922 square feet	C-2	CR-3, C-1.5, R-2.5, H-200
24	5100 Nicholson Lane	02361673	Combined Properties Inc. Attn: Kurt Meeske 1255 22 nd Street, NW, Floor 6 Washington, DC 20037-1217	10.21 acres	C-2	CR-3, C-1.5, R-2.5, H-200
25	5100 Nicholson Lane	02361673	Combined Properties Inc. Attn: Kurt Meeske 1255 22 nd Street, NW, Floor 6 Washington, DC 20037-1217	4.8 acres	C-2 and R-90	CR-2.5, C-1.25, R-2.0, H-70
26	11650 Rokey Avenue	01820778	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	2.57 acres	R-90	CR-1.5, C-0.25, R-1.5, H-50

SMA Index Area	Property Address	Tax Account Number	Property Owner/ Contact	Land Area	Existing Zone	Proposed Zone
27	11404 Rockville Pike	03625867	JBG Companies Attn: Rod Lawrence 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	1.4 acre	TSM	CR-3, C-1.5, R-2.5, H-100
28	11404 Rockville Pike	03625867	JBG Companies Attn: Rod Lawrence 4445 Willard Avenue, Suite 400 Chevy Chase MD 20815	3.0 acres	TSM	CR-4, C-3.5, R-3.5, H-300
29	11400 Rockville Pike	00053942	Rockwall I and II LLC 11400 Rockville Pike, Suite C10 Rockville, MD 20852-3064	1.1 acre	C-O	CR-4, C-3.5, R-3.5, H-150
30	11400 Rockville Pike	00053942	Rockwall I and II LLC 11400 Rockville Pike, Suite C10 Rockville, MD 20852-3064	1.4 acre	C-O	CR-4, C-3.5, R-3.5, H-250
31	11300 Rockville Pike	00050994	Cascade/MD Properties LLC C/O Washington Real Estate Investment Trust 6110 Executive Blvd., Suite 800 Rockville, MD 20852	2.8 acres	C-O	CR-3, C-2.5, R-1.5, H-150
32	11200 Rockville Pike	03242815	PRIM Rockville Pike LLC C/O McShea Management Inc. 100 Lakeforest Blvd., Suite 500 Gaithersburg, MD 20877-6204	2.6 acres	C-O	CR-2.5, C-2.0, R-1.25, H-150
33	11140 Rockville Pike	02357192	BRIT-BECO Building LLC 5410 Edson Lane, Suite 200 Rockville MD 20852-3195	1.1 acre	O-M	CR-1.25, C-1.0, R-0.75, H-100
34	11130 Rockville Pike	00052641	Morrison Partners LLC 7905 Turncrest Drive Potomac, MD 20854-2771	1.4 acres	C-2 and R-90	CR-1.0, C-0.75, R-0.5, H-50
35	5409 Hillery Way	00053122	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	19,602 square feet	R-90	RT-12.5

35	5415 Hillery Way	01805396	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	11,638 square feet	R-90	RT-12.5
35	5417 Hillery Way	01805408	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	10,125 square feet	R-90	RT-12.5
35	5421 Hillery Way	00053372	Alexander I and Miriam Livnat 6833 Old Stage Road Rockville MD 20852-4358	21,780 square feet	R-90	RT-12.5
35	5419 Hillery Way	00052674	Morrison Partners LLC 7905 Turncrest Drive Potomac, MD 20854-2771	25,700 square feet	R-90	RT-12.5
36	11120 Rockville Pike	00053100	Bahman Teimourian 5402 McKinley Street Bethesda MD 20817-3764	29,620 square feet	C-2	CR-0.5, C-0.25, R-0.25, H-50
37	11301 Rockville Pike	00089524	Lerner Corporation Attn: Arnold J. Kohn 2000 Tower Oaks Blvd, Floor 8 Rockville, MD 20852-4284	7.8 acres	CT	CR-1.5, C-0.25, R-1.5, H-50

ATTACHMENT C





**MONTGOMERY COUNTY
CONFERENCE CENTER**
ZONING LINE LOCATION



CR2.5

CR3

White Flint Plaza Shopping Center

Rockville Fitness

Storage Warehouse at White Flint

Adj Granite & Tile

Copyfax Business Systems

Nicholson Ct

Nicholson Ln

Fitzgerald Auto Mall

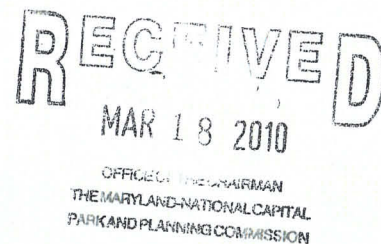
Lake Waverly Assoc

Advanced bioScience Laboratories

ATTACHMENT D

**PLASTIC AND RECONSTRUCTIVE SURGERY
BAHMAN TEIMOURIAN, MD, FACS, CHTD**

5402 McKinley Street
Bethesda, Maryland 20817
301-897-5666



March 16, 2010

Ms. Nkosi Yearwood
Ms. Pieri Weiss
Maryland National Capital Park and Planning Commission
For Montgomery County
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Yearwood and Ms. Weiss,

I am the owner of property on Hillery Way, Rockville, Maryland, with the addresses of 5409, 5415 and 5417 Hillery Way. Please let this letter indicate my strong interest and preference in having my said property rezoned from R-90 to RT-12.5 during the Sectional Map Amendment (SMA) process.

Many thanks for your consideration.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Bahman Teimourian".

Bahman Teimourian

Cc: Alexander and Miri Livnet
6833 Old Stage Road
Rockville, Maryland 20852

Alexander and Miry Livnat

6833 Old Stage Road

Rockville, MD 20852

240-558-4693 (Voice and fax)

Alivnat@comcast.net; mirylivnat@comcast.net

March 13, 2010

Ms. Nkosi Yearwood

Ms. Pierra Weiss

Montgomery County Parks and Planning Commission

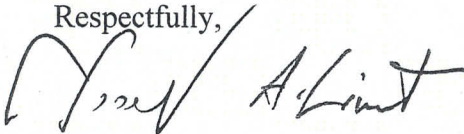
8787 Georgia Ave., Silver Spring, MD 20910

Re: Stating preference to have our Hillery Way property rezoned

We hereby express our preference to have our single-family dwelling at 5421 Hillery Way (also known as Offutt Estates' Parcel N422) rezoned from R-90 to RT-12.5 during the Sectional Map Amendment (SMA) process.

We have forwarded your email to our adjacent neighbor, Bahman Teimourian, who owns the other single-family dwellings on Hillery Way (Parcels N442, N443, and N444) after talking to him by phone where he expressed his interest in forwarding a similar preference letter to the Planning Commission.

Respectfully,



Miry and Alexander Livnat

April 13, 2010

Nkosi Yearwood
Piera Weiss
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Subject: Rezoning of property in White Flint-North Bethesda MD

Dear Mr Yearwood,

Thank you for your assistance with the information on the rezoning of properties within the White Flint Sector Plan. We would like our property that is identified as "Outlot A-N388", located behind our shopping center at 11130 Rockville Pike, to be rezoned to Residential Townhouse (RT-12.5), during the Sectional Map Amendment (SMA) process.

My brother, Brian Morrison, Managing Partner, will follow up with a signed copy of approval by certified mail as per your request. If you should need any further information from me please do not hesitate to call me at 561-395-6935.

Sincerely,



Joanne Morrison, General Partner
Morrison Partners
388 NE Spanish Ct
Boca Raton, FL 33432

Brian Morrison, Managing Partner
Morrison Partners
7905 Turncrest Drive
Potomac, MD 20854

ATTACHMENT E

PARCEL INDEX FOR THE WHITE FLINT SECTOR PLAN CORRECTIVE MAP AMENDMENT

