Resolution No.: 18-895
Introduced: September 19, 2017
Adopted: September 19, 2017

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

By: District Council

SUBJECT: Bethesda Downtown Sector Plan Sectional Map Amendment (H-122)

OPINION

Sectional Map Amendment (SMA) H-122 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Bethesda Downtown Sector Plan. The SMA application covers approximately 451 acres. It would rezone approximately 205 acres and reconfirm the zoning on 246 acres.

The District Council approved the Bethesda Downtown Sector Plan on May 25, 2017. The Master Plan sets forth the specific land use and zoning objectives for the development of the Bethesda Downtown Sector Plan area and was subject to extensive and detailed review by the Council. The Council held a public hearing on the Draft Plan on October 18, 19, and 20, 2016, wherein testimony was received from interested parties. On December 9, 2016, the Director of the Office of Management and Budget transmitted to the County Council the Fiscal Impact Statement for the Bethesda Downtown Sector Plan.

Sectional Map Amendment (SMA) H-122 was filed on June 23, 2017 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Bethesda Downtown Sector Plan.

The Council held a public hearing on the SMA for the Bethesda Downtown Sector Plan on September 12, 2017 and requested written and oral testimony. The Council received a memorandum from Planning Department staff with several technical corrections to the SMA. The Council supports each of these recommended changes:

1. On zoning change #136, the zoning line should be moved west to align more closely with Edgemoor Lane to be consistent with the Council approved Sector Plan.
2. On zoning change #150, the zoning should be changed to CR 2.75, C 0.25, R 2.75, H 60 to be consistent with the Council approved Sector Plan.

3. On zoning change #197, the zoning should be changed to CRT 1.5, C 0.25, R 1.5, H 70 to be consistent with the Council approved Sector Plan.
4. On zoning change #201, the zoning should be changed to CRT 0.5, C 0.25, R 0.5, H 70 to be consistent with the Council approved Sector Plan.
5. On zoning change #22, the zoning should be changed to CR 2.5, C 0.75, R 1.75, H 120 to make it consistent with approved preliminary and site plans and not make the property non-conforming.
6. On zoning changes #15 and 16, the zoning should correct the mapping of a previous Local Map Amendment, which inadvertently did not map the rezoning of the entire property.

The Council received three requests from property owners for changes in zoning. The Council deliberated on the zoning for each property during its review of the Sector Plan and supported the heights and densities reflected in the approved Sector Plan. It is not the Council's practice to reconsider master plan recommended zoning when considering the SMA unless significant new information is presented that was not considered at the time of the master plan. The Council does not believe the following requests justify a change in zoning.

The Council received testimony from 2 property owners on the block north of East-West Highway and east of Bethesda-Chevy Chase High School and Chelton Road. They requested an increase in density from the existing R-60 to another zone that would encourage redevelopment by increasing density and/or allowing commercial uses. Another property owner on this same block submitted testimony opposing any rezoning to a commercial zone. The properties are surrounded on the east, west, and north by other R-60 properties. To the south, across East-West Highway the Sector Plan recommends mixed-use development in the Pearl District.

The rezoning of these properties was not recommended as part of the Sector Plan review, nor did the Council receive testimony on it during the Sector Plan process. Not only would the rezoning be inconsistent with the Sector Plan, it would also be contrary to numerous decisions made by the Council to protect the low-density residential areas surrounding the Bethesda core. The Council did not support the requested rezoning for these properties.

The Council received testimony from the owners of property at 8401 Wisconsin Avenue and 4719 Chestnut Street requesting that the zoning allow heights of up to 90 feet, rather than the 70 feet recommended in the Master Plan. These properties are the northernmost properties within the Sector Plan, directly east of Wisconsin Boulevard. During the Sector Plan review, the Council had a lengthy discussion regarding the heights of properties east of Wisconsin Boulevard. The Council voted to change the height on these properties to 70 feet to ensure compatibility with the homes north and east of the properties. A change in zoning would be inconsistent with the adopted Sector Plan. The Council did not support the requested rezoning for these properties.

The Council received testimony on behalf of St. John's Episcopal Church at 6701 Wisconsin Avenue (corner of Wisconsin Avenue and Bradley Avenue). The Sector Plan recommended split zoning with a height of 90 feet on the western portion of the property, which fronts on Wisconsin Avenue, and 45 feet on the eastern portion of the property, which is close to the single-family homes east of West Avenue. The church's legal counsel requested moving the zoning line east

to ensure that the existing church spire (which exceeds 45 feet) would not become non-conforming. Their proposed new zoning line would allow the existing educational wing (which is approximately 20-25 feet high) to increase to 90 feet.

The zoning ordinance indicates that a "spire" not larger than 25% of the roof area is an allowable height encroachment (see 59.4.1.7.C.3.a); therefore, the proposed zoning would not make the spire non-conforming. Since the Council's intent with the split zoning was to ensure that the existing educational building not be allowed to increase in height or be redeveloped to a height greater than 45 feet, the Council does not recommend the shift in the zoning line.

The District Council considered the Sectional Map Amendment at a worksession held on September 19, 2017. The Council finds Sectional Map Amendment Application H-122 to be consistent with the Approved and Adopted Bethesda Downtown Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Bethesda Downtown Sector Plan.

The evidence of record for Sectional Map Amendment H-122 consists of all record materials compiled in connection with the Council public hearing on the Planning Board Draft of the Bethesda Downtown Sector Plan, dated October 18, 19, and 20, 2016, and all record materials compiled in connection with the public hearing held by the Council on September 12, 2017 on Sectional Map Amendment H-122.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

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 resolution:

1. Application No. H-122, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Bethesda Downtown Sector Plan consisting of approximately 451 acres, more or less, is GRANTED. Approximately 205 acres are proposed for change in zoning classification and 246 acres are reconfirmed.

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Bethesda Downtown Sector Plan.

3. A finding by a court that the application of a zone to a property is void for any reason does not affect the validity of any other property zoned by this Sectional Map Amendment.

Table 1: Parcels to be Rezoned[1]

Map 3 changes (#1 through #161)

Zoning 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, R-10	CR-3.5 C-0.5 R-3.5 H-120	4.24
16	R-10	CR-1.5 C-0.5 R-1.5 H-120	1.45
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
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-2.5 C-0.75 R-1.75 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

[1] The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

Zoning Change#	Existing Zoning	Proposed Zoning	Acres
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
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-175	1.94
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-0.5 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

Zoning Change#	Existing Zoning	Proposed Zoning	Acres
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
		Total Change Acres (Map 3)	**68.85**

Map 4 changes (#81 through #208)

Zoning Change#	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

Zoning Change#	Existing Zoning	Proposed Zoning	Acres
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
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
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

Zoning Change#	Existing Zoning	Proposed Zoning	Acres
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	2.83
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	0.9
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-2.75 C-0.25 R-2.75 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

Zoning Change#	Existing Zoning	Proposed Zoning	Acres
155	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
156	PD-35	CRT-1.25 C-0.25 R-1.25 H-35	1.44
157	R-60	CRT-0.25 C-0.25 R-0.25 H-50	1.41
158	CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	0.41
159	CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	1.63
160	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
		Total Change Acres (Map 4)	**76.38**

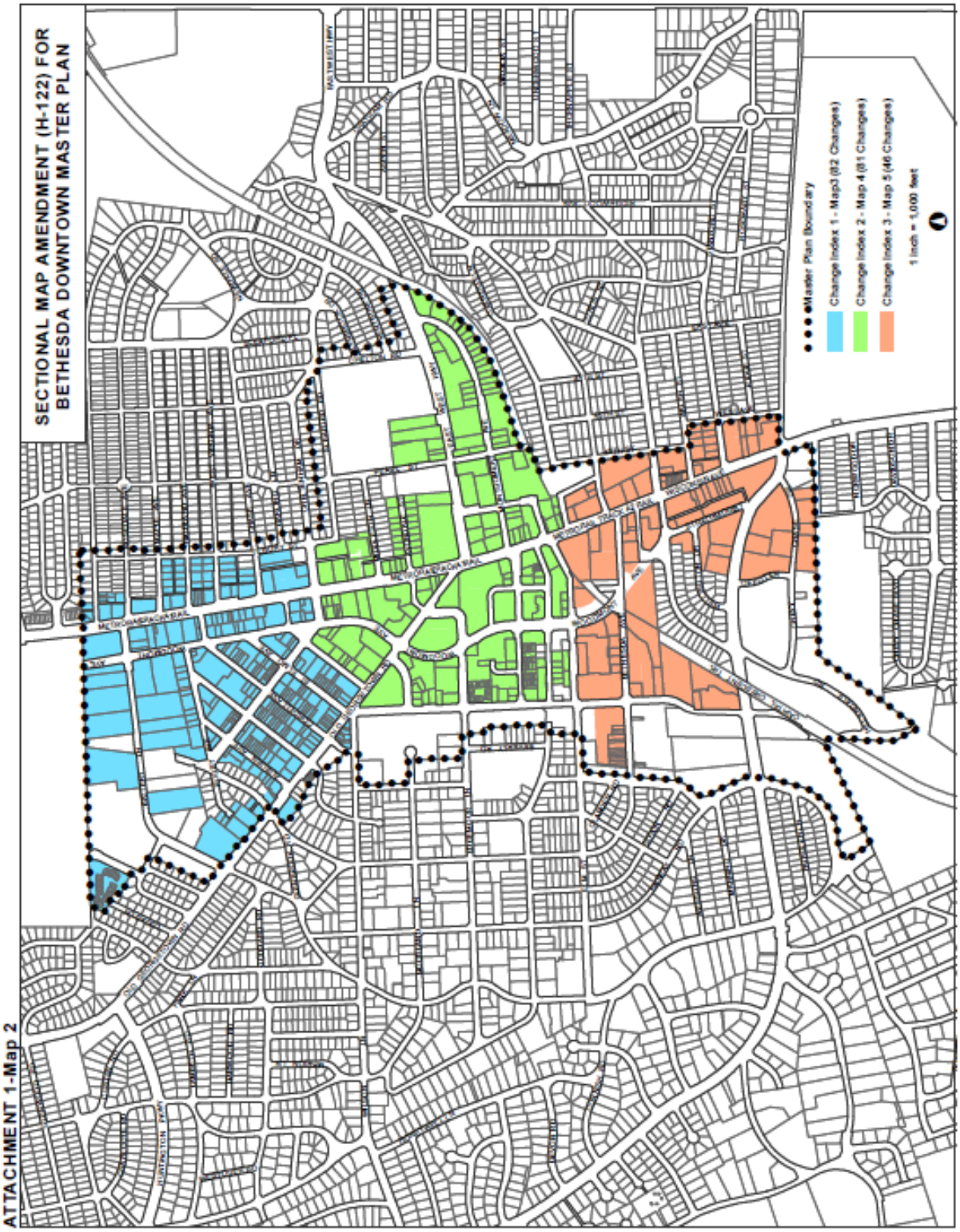
Map 5 Changes (#162 through #207):

Change#	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	CRT-2.25 C-2.25 R-2.25 H-70	3.01
178	CRT-2.25 C-1.5 R-0.75 H-45	CRT-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

Change#	Existing Zoning	Proposed Zoning	Acres
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	CRT-1.5 C-0.25 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-0.25 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	CRT-2.25 C-2.25 R-2.25 H-90	5.95
205	CRT-2.25 C-1.5 R-0.75 H-45	CRT-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	CRT-2.25 C-2.25 R-2.25 H-90	2.82
		Total Change Acres (Map 5)	**59.6**

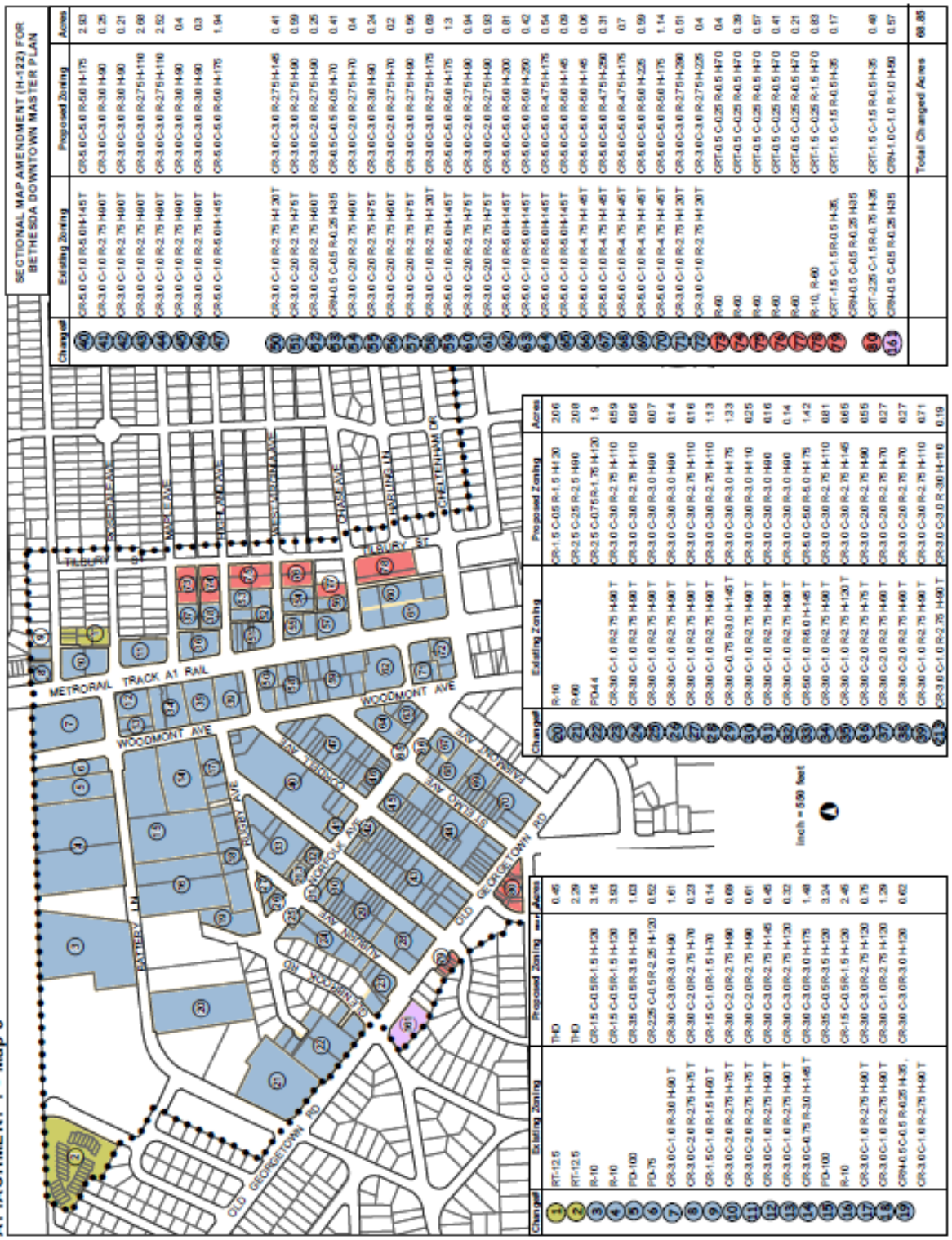
This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council



ATTACHMENT 1-Map 2

ATTACHMENT 1 - Map 3



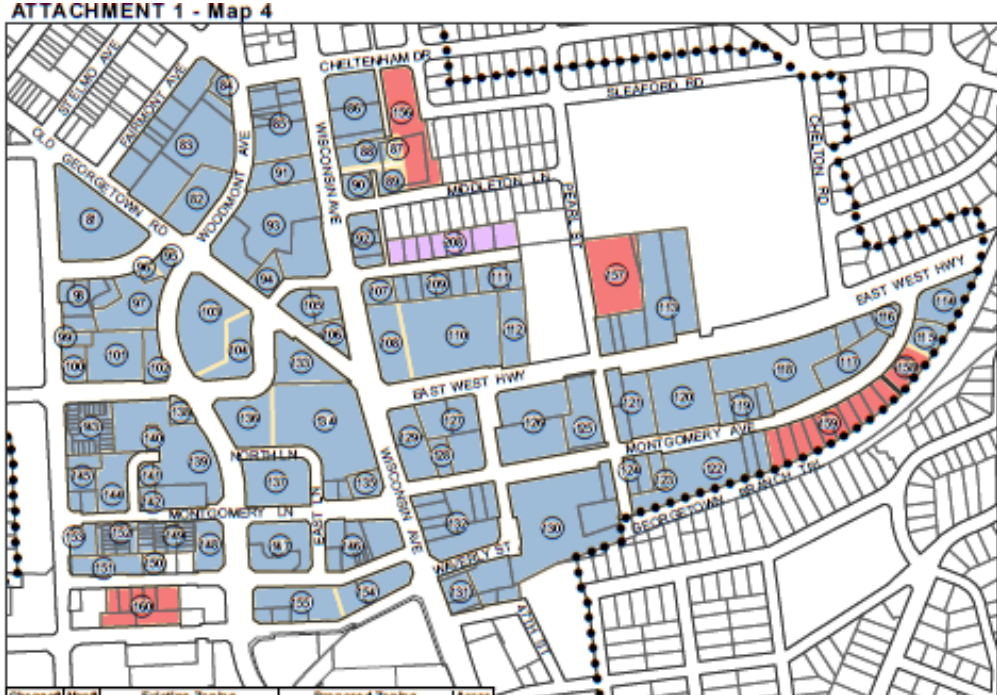
SECTIONAL MAP AMENDMENT (H-122) FOR BETHESDA DOWNTOWN MASTER PLAN

Change#	Existing Zoning	Proposed Zoning	Acres
1	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
2	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
3	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
4	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
5	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
6	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
7	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
8	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.94
9	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
10	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
11	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-2.75 H-90	0.25
12	CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-70	0.41
13	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
14	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
15	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
16	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
17	CR-3.0 C-2.0 R-2.75 H-20 T	CR-3.0 C-3.0 R-2.75 H-175	0.69
18	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
19	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
20	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
21	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-300	0.81
22	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
23	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
24	CR-5.0 C-1.0 R-5.0 H-145 T	CR-6.0 C-5.0 R-5.0 H-145	0.09
25	CR-5.0 C-1.0 R-4.75 H-45 T	CR-5.0 C-5.0 R-5.0 H-145	0.06
26	CR-5.0 C-1.0 R-4.75 H-45 T	CR-5.0 C-5.0 R-4.75 H-250	0.31
27	CR-5.0 C-1.0 R-4.75 H-45 T	CR-6.0 C-5.0 R-4.75 H-175	0.7
28	CR-5.0 C-1.0 R-4.75 H-45 T	CR-5.0 C-5.0 R-5.0 H-225	0.59
29	CR-5.0 C-1.0 R-4.75 H-45 T	CR-5.0 C-5.0 R-5.0 H-175	1.14
30	CR-3.0 C-1.0 R-2.75 H-20 T	CR-3.0 C-3.0 R-2.75 H-250	0.51
31	CR-3.0 C-1.0 R-2.75 H-20 T	CR-3.0 C-3.0 R-2.75 H-225	0.4
32	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.4
33	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.39
34	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.57
35	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.41
36	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.21
37	R-10, R-60	CRT-1.5 C-0.25 R-1.5 H-70	0.83
38	CRT-1.5 C-1.5 R-0.5 H-35,	CRT-1.5 C-1.5 R-0.5 H-35	0.17
39	CRN-0.5 C-0.5 R-0.25 H-35		
40	CRT-2.25 C-1.5 R-0.75 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.49
41	CRN-0.5 C-0.5 R-0.25 H-35	CRN-1.0 C-1.0 R-1.0 H-90	0.57
		Total Changed Acres	68.85

Change#	Existing Zoning	Proposed Zoning	Acres
42	R-10	CR-1.5 C-0.5 R-1.5 H-20	2.06
43	R-60	CR-2.5 C-2.5 R-2.5 H-60	2.08
44	PD-44	CR-2.5 C-0.75 R-1.75 H-120	1.9
45	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
46	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
47	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
48	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
49	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
50	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
51	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-75	1.33
52	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-10	0.25
53	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
54	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
55	CR-5.0 C-1.0 R-6.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-75	1.42
56	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
57	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
58	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
59	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
60	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
61	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
62	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.19

Change#	Existing Zoning	Proposed Zoning	Acres
63	RT-12.5	THD	0.46
64	RT-12.5	THD	2.29
65	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.16
66	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.93
67	PD-100	CR-3.5 C-0.5 R-3.5 H-120	1.03
68	PD-75	CR-2.25 C-0.5 R-2.25 H-120	0.52
69	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
70	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
71	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
72	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
73	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
74	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
75	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
76	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
77	PD-100	CR-3.5 C-0.5 R-3.5 H-120	3.34
78	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.45
79	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
80	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
81	CRN-0.5 C-0.5 R-0.25 H-35,	CR-3.0 C-3.0 R-3.0 H-120	0.62
82	CR-3.0 C-1.0 R-2.75 H-90 T		

ATTACHMENT 1 - Map 4



SECTIONAL MAP AMENDMENT (H-122) 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-1.5C-1.5R-1.5 H-145	0.99
122		CRN-0.5 C-0.5 R-0.25 H-35	CR-1.5C-1.5R-1.5 H-120	1.91
123		EOF-1.5 H-100	CR-1.5C-1.5R-1.5 H-145	0.19
124		EOF-3.0 H-100	CR-3.0C-3.0R-3.0 H-145	0.34
125		CR-5.0 C-4.0 R-4.75 H-100 T	CR-5.0C-5.0R-5.0 H-125	0.87
126		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-5.0 H-175	1.8
127		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-175	1.24
128		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-250	0.23
129		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-290	0.81
130		CR-5.0 C-4.0 R-4.75 H-145 T, R-60	CR-5.0C-4.0R-4.75 H-175	3.92
131		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-250	0.46
132		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-250	1.82
133		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0C-8.0R-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-8.0C-8.0R-7.5 H-290	2.83
135		CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0C-8.0R-7.75 H-290	0.3
136		CR-8.0 C-6.0 R-7.5 H-175 T	CR-8.0C-8.0R-7.5 H-210	0.9
137		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0C-8.0R-7.75 H-250	1.12
138		R-60	CR-2.5C-0.5R-2.5 H-120	0.2
139		CR-2.5 C-0.25 R-2.5 H-130 T	CR-2.5C-0.25 R-2.5 H-155	2.58
140		R-60	CR-2.5C-0.25 R-2.5 H-70	0.11
141		R-60	CR-2.5C-0.25 R-2.5 H-70	0.13
142		CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5C-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-2.5C-0.25 R-2.5 H-85	0.65
145		CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0C-0.25 R-2.0 H-60	0.62
146		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-250	1.15
147		CR-5.0 C-4.0 R-4.75 H-125 T	CR-5.0C-5.0R-4.75 H-200	1.09
148		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5C-0.25 R-2.5 H-90	0.52
149		CR-1.5 C-0.25 R-1.5 H-40 T	CR-1.5C-0.25 R-1.5 H-50	0.64
150		CR-1.75 C-0.25 R-1.75 H-50 T	CR-2.75 C-0.25 R-2.75 H-60	0.15
151		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5C-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-2.0C-0.25 R-2.0 H-60	0.29
154		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-5.0R-4.75 H-250	0.73
155		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0C-4.0R-4.75 H-175	1.08
156		PD-35	CRT-1.25 C-0.25 R-1.25 H-35	1.44
157		R-60	CRT-0.25 C-0.25 R-0.25 H-50	1.41
158		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	0.41
159		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	1.63
160		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
			Total Changed Acres	76.38

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-110	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

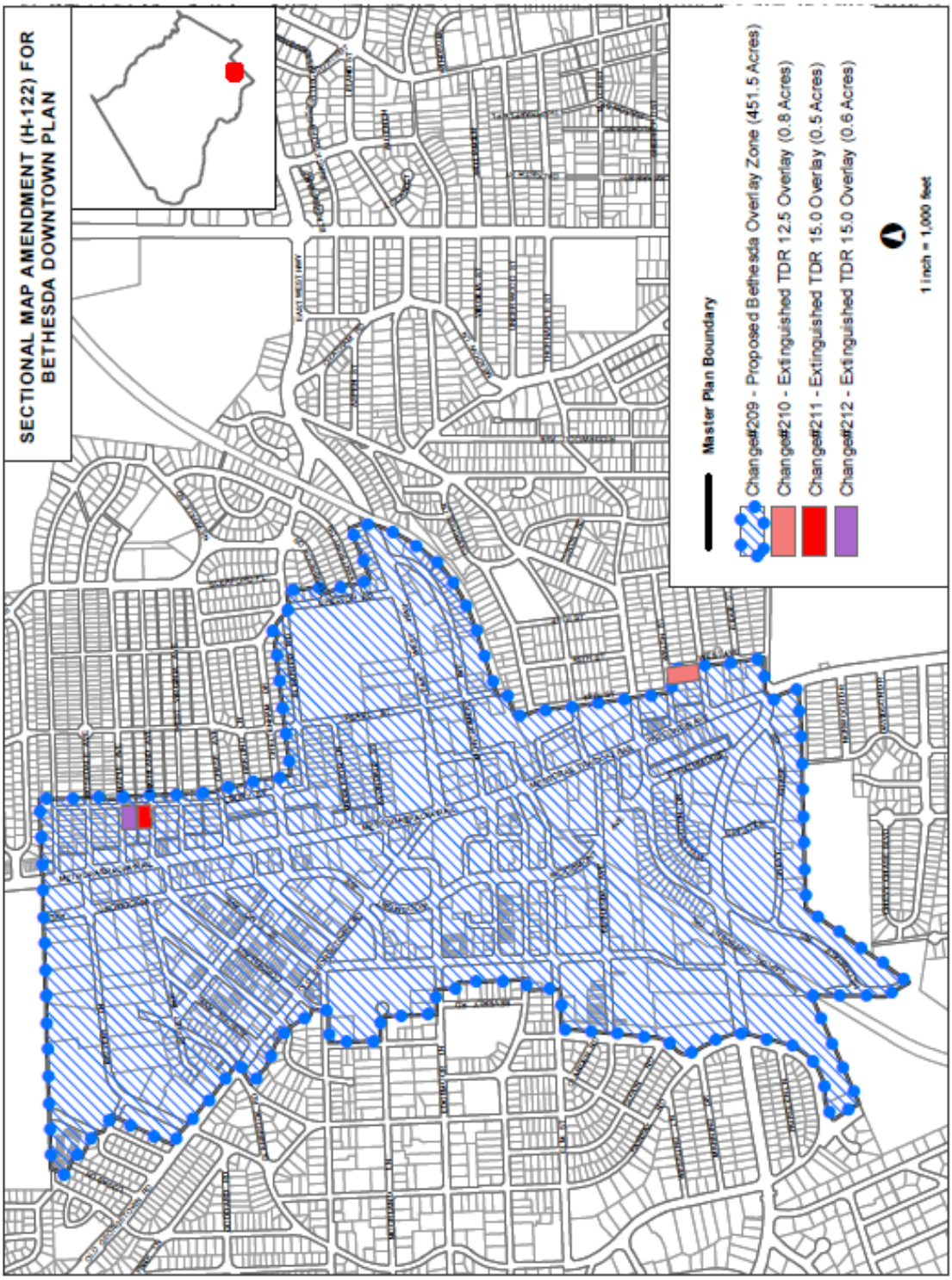
Change#	Map#	Existing Zoning	Proposed Zoning	Acres
101		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	1
102		R-60	CR-2.5 C-0.5 R-2.5 H-150	0.35
103		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-1.25 R-5.0 H-175	1.58
104		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.68
105		CR-5.0 C-4.0 R-4.75 H-145 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-0.25 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

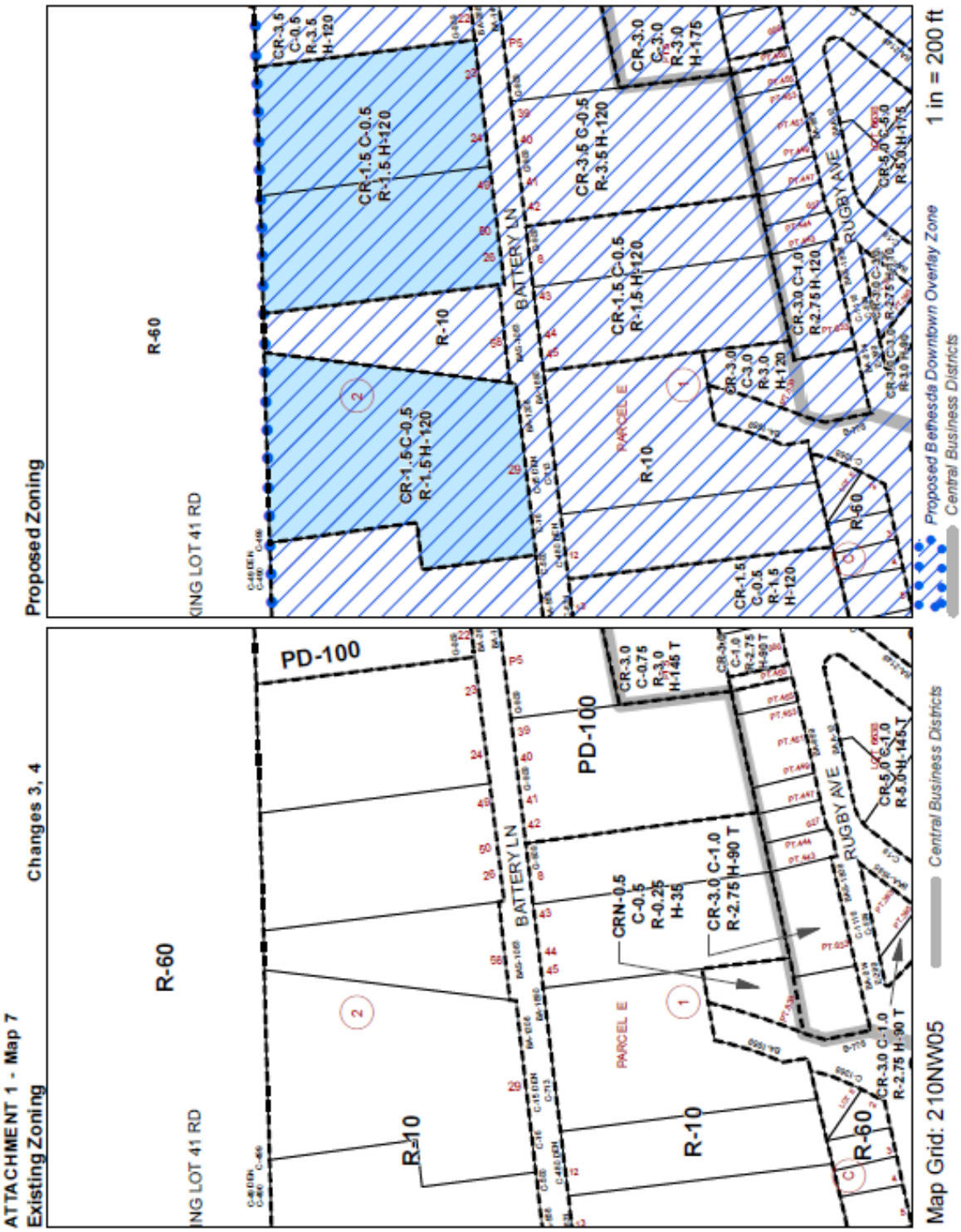
ATTACHMENT 1- Map 5

SECTIONAL MAP AMENDMENT (H-122) FOR BETHESDA DOWNTOWN MASTER PLAN

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
163		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
164		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
165		CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-250	1.88
166		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-250	0.74
167		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0, C-5.0 R-5.0 H-250	1.27
168		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-170	1.33
169		CR-3.0 C-3.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-35	0.69
170		CR-3.0 C-3.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-175	0.47
171		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
172		CR-3.0 C-3.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-145	0.7
173		CR-3.0 C-3.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-200	1.27
174		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
175		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
176		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
177		CR-2.75 C-0.5 R-2.5 H-65 T	CR-2.75 C-0.5 R-2.5 H-65	2.22
178		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-70	3.01
179		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-90	1.31
180		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.69
181		R-10	CR-1.5 C-0.5 R-1.5 H-70	1.83
182		R-10	CR-1.5 C-0.5 R-1.5 H-90	1.4
183		R-10	CR-1.75 C-0.25 R-1.75 H-70	3.51
184		R-10	CR-1.5 C-0.25 R-1.5 H-70	2.49
185		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.22
186		R-10	CR-3.0 C-1.25 R-3.0 H-70	0.34
187		IDF-3.0 H-35	CR-1.5 C-0.25 R-1.5 H-70	1.14
188		R-10	CR-3.0 C-2.0 R-2.75 H-90	1.03
189		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
190		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.03
191		R-10	CR-1.5 C-0.25 R-1.5 H-90	0.61
192		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.98
193		CR-3.0 C-3.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-110	0.5
194		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
195		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.56
196		CR-3.0 C-3.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-70	0.33
197		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	1.22
198		CR-3.0 C-3.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	1
199		R-60	CR-1.5 C-0.5 R-1.5 H-70	
200		R-60	CR-2.25 C-2.25 R-2.25 H-45	0.65
201		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
202		R-60	CRT-0.5 C-0.25 R-0.5 H-70	1.68
203		R-60	CRT-0.5 C-0.5 R-0.5 H-70	0.95
204		CRT-1.5 C-1.5 R-0.5 H-45,	CRT-1.5 C-1.5 R-0.5 H-70	0.7
205		CRT-1.5 C-1.5 R-0.5 H-35, R-60		
206		R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.68
207		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-90	5.95
208		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-45	2.96
209		CRT-1.75 C-0.5 R-1.75 H-70	PD-44	2.45
210		CRT-2.25 C-1.5 R-0.75 H-45,	CRT-2.25 C-2.25 R-2.25 H-90	2.02
		CRT-2.25 C-1.5 R-0.75 H-60		
			Total Changes Acres	59.6

ATTACHMENT 1 - Map 6

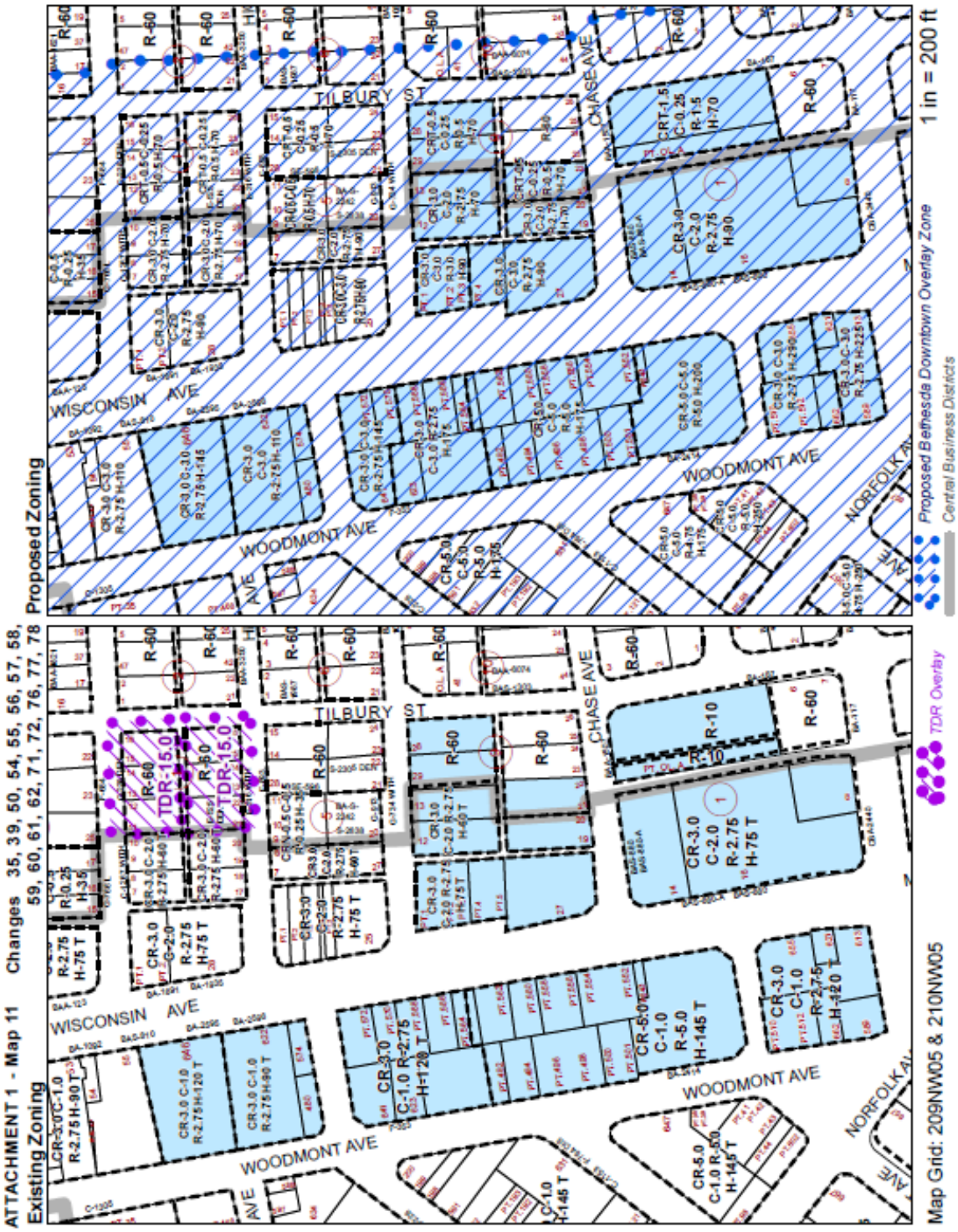


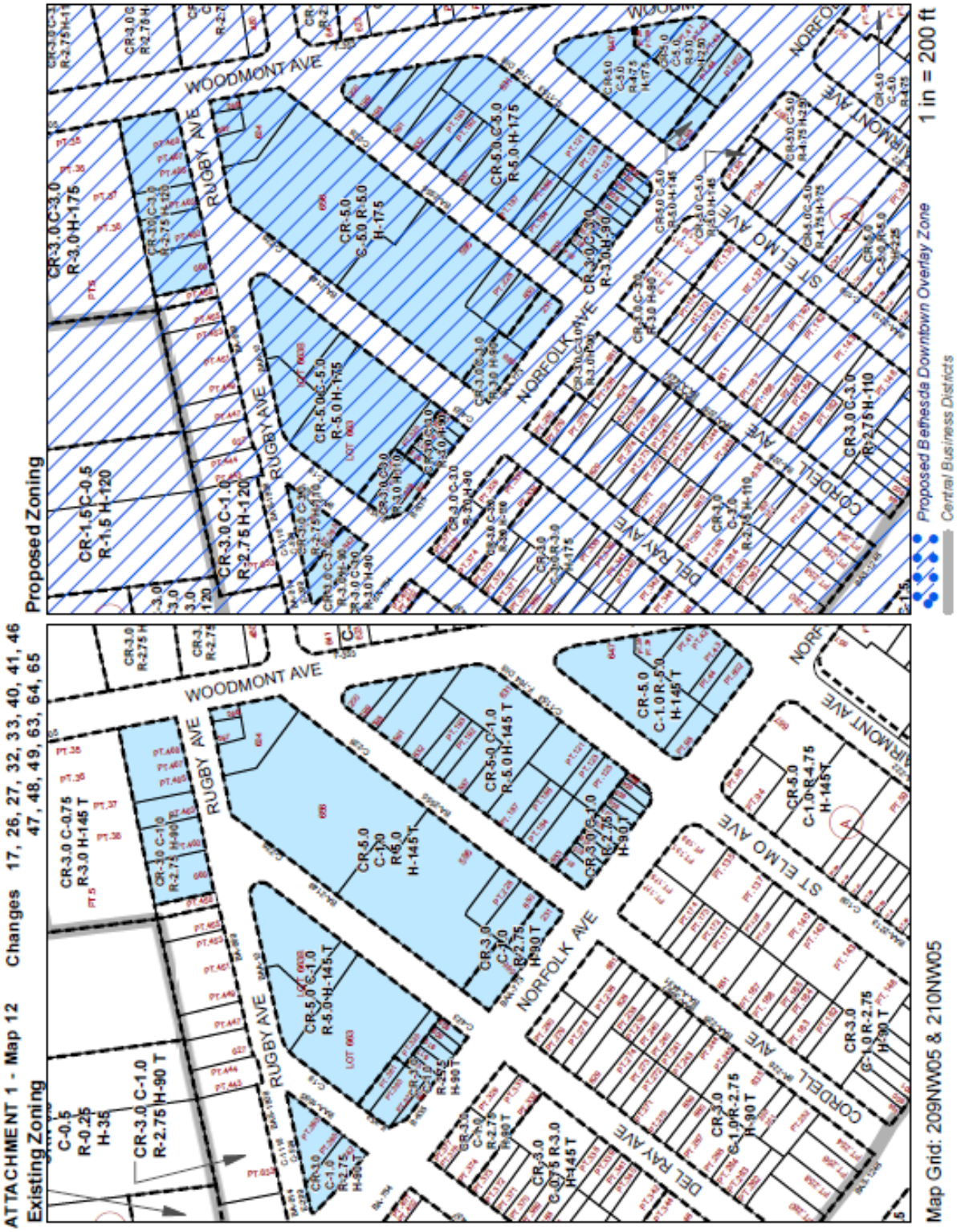

ATTACHMENT 1 - Map 7
Changes 3, 4
Existing Zoning
Proposed Zoning
R-60
R-10
PD-100
BATTERY LN
RUGBY AVE
PARCEL E
CR-3.5 C-0.5 R-3.5 H-120
CR-1.5 C-0.5 R-1.5 H-120
CR-3.0 C-3.0 R-3.0 H-175
CR-3.0 C-1.0 R-2.75 H-120
CR-5.0 C-5.0 R-5.0 H-175
CR-3.0 C-0.75 R-3.0 H-145 T
CRN-0.5 C-0.5 R-0.25 H-35
CR-3.0 C-1.0 R-2.75 H-90 T
CR-5.0 C-1.0 R-5.0 H-145 T
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 210NW05

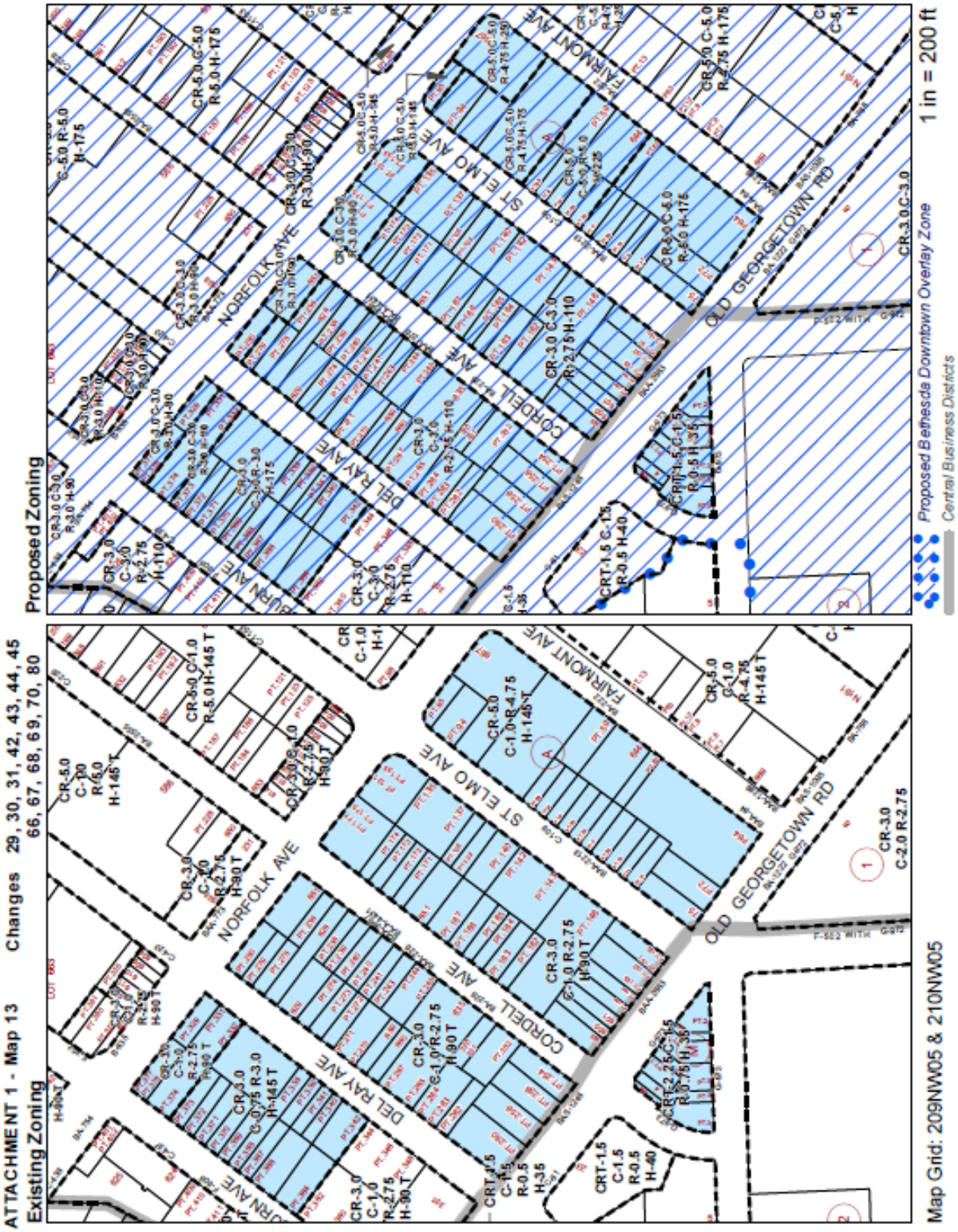
ATTACHMENT 1 - Map 8
Existing Zoning
Changes 2
Proposed Zoning
R-60
RT-12.5
THD
R-10
KEYSTONE AVE
BROOK LN
LUCAS LN
PARCEL A
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 210NW05

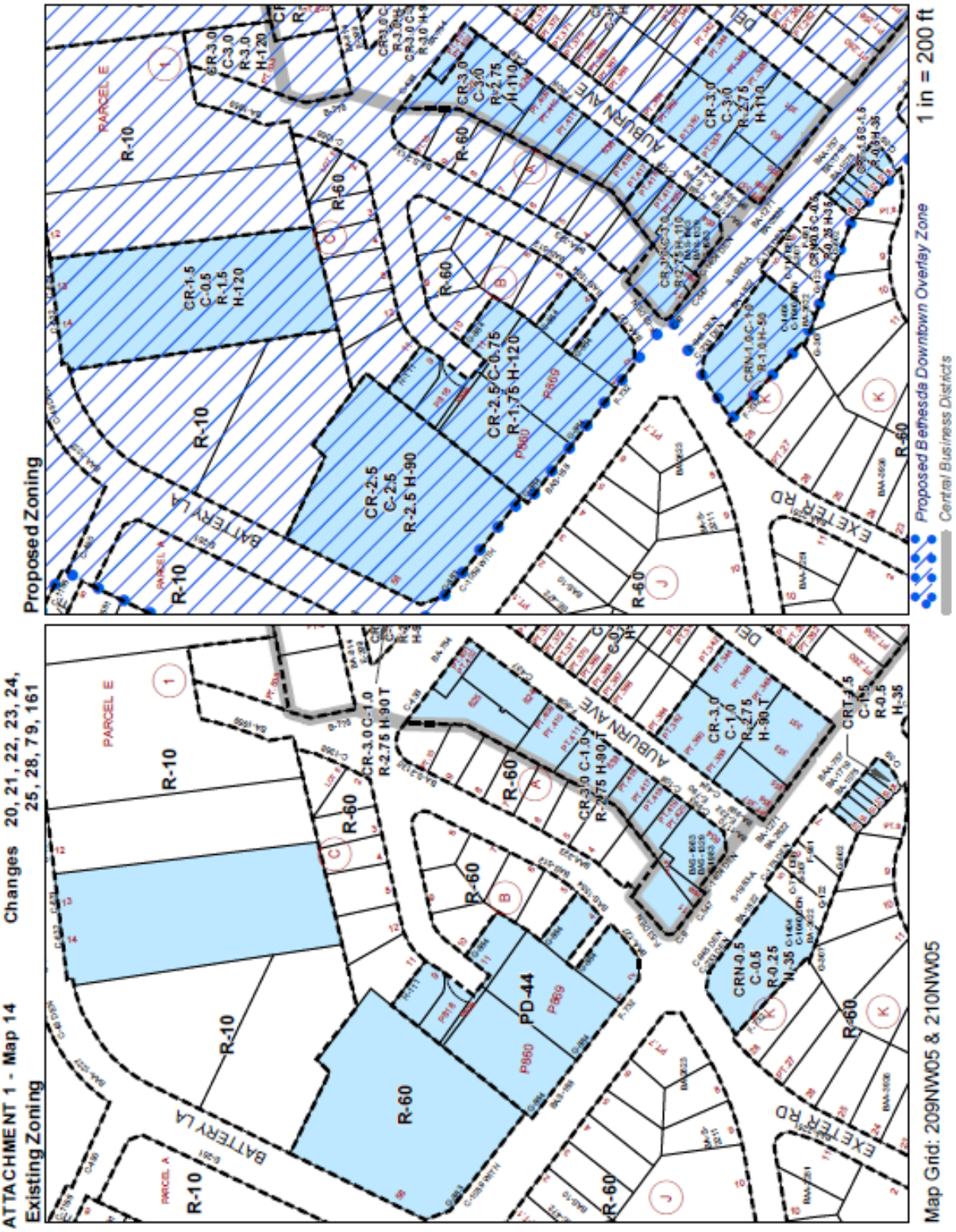
ATTACHMENT 1 - Map 9
Changes 5, 6, 7, 12, 34
Existing Zoning
Proposed Zoning
METRORAIL TRACK A2 RAIL
WISCONSIN AVE
BATTERY LN
RUGBY AVE
R-60
PD-75
PD-100
CR-3.0 C-1.0 R-3.0 H-90 T
CR-3.0 C-1.0 R-2.75 H-90 T
CR-3.0 C-1.0 R-2.75 H-120 T
CR-3.0 C-1.0 R-2.75 H-90 T
CR-3.0 C-0.75 R-3.0 H-145 T
CR-3.5 C-0.5 R-3.5 H-120
CR-3.0 C-3.0 R-3.0 H-175
CR-3.0 C-3.0 R-2.75 H-145
CR-3.0 C-3.0 R-2.75 H-110
CR-3.0 C-3.0 R-2.75 H-120
CR-3.0 C-3.0 R-2.75 H-110
CR-3.0 C-3.0 R-2.75 H-145
CR-3.0 C-3.0 R-3.0 H-90
CR-3.0 C-2.0 R-2.75 H-90
CR-3.0 C-2.0 R-2.75 H-75 T
CR-2.25 C-0.5 R-2.25 H-120
Map Grid: 210NW05
Bethesda Existing TDR Overlay
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
Bethesda Proposed TDR Overlay
1 in = 150 ft

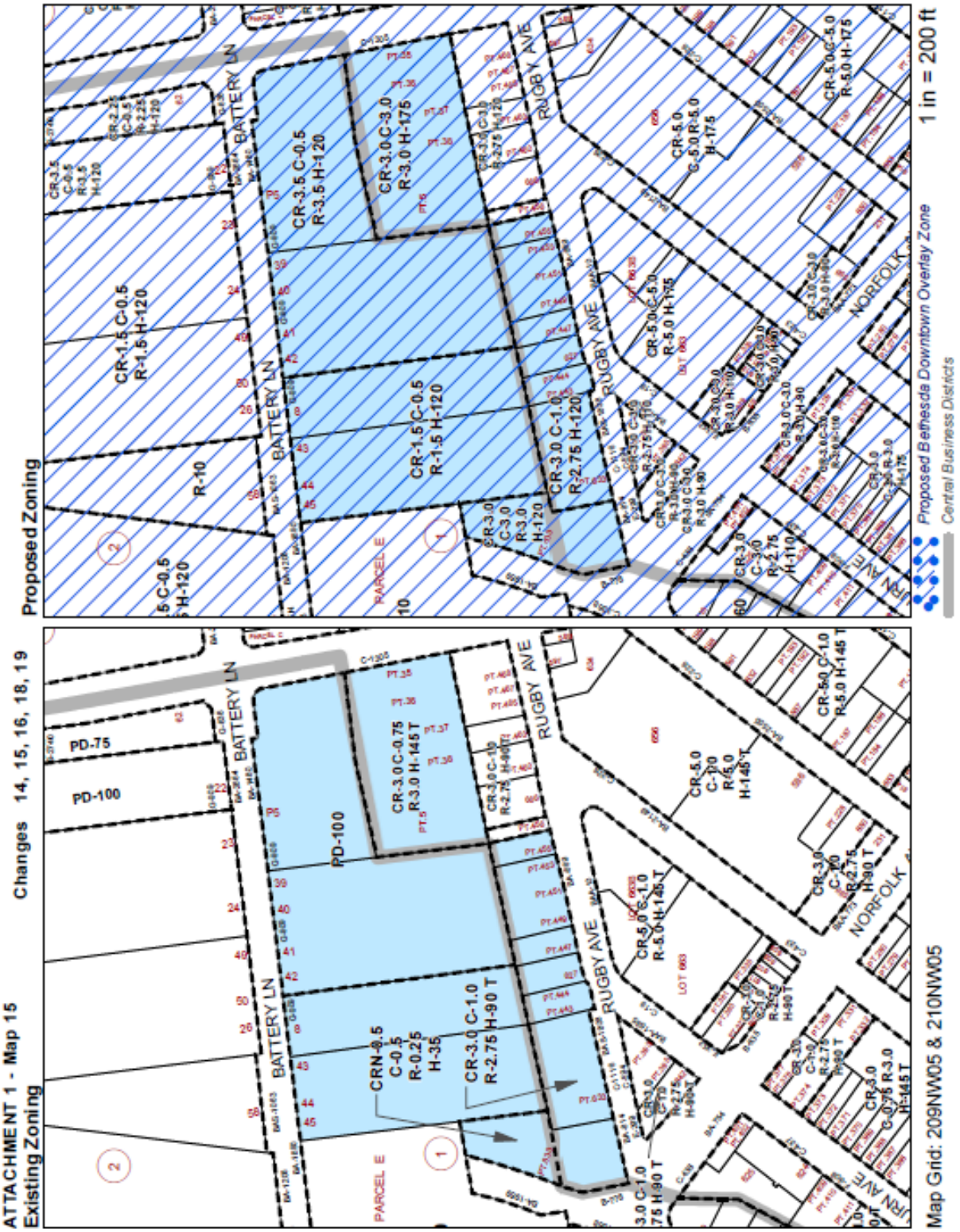
ATTACHMENT 1 - Map 10 Changes 1, 8, 9, 10, 11, 36, 37, 38, 51
52, 53, 73, 74, 75
Existing Zoning
Proposed Zoning
CHELSEA LN
TILBURY ST
CHESTNUT ST
ROSEDALE AVE
WISCONSIN AVE
WOODMONT AVE
METRORAIL TRACK A2 RAIL
TDR-12.5
TDR-15.0
R-60
THD
HIGH
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
TDR Overlay
Map Grid: 210NW04 & 210NW05


ATTACHMENT 1 - Map 11 Changes 35, 39, 50, 54, 55, 56, 57, 58, 59, 60, 61, 62, 71, 72, 76, 77, 78
Existing Zoning
Proposed Zoning
WISCONSIN AVE
WOODMONT AVE
TILBURY ST
CHASE AVE
NORFOLK AVE
TDR Overlay
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 209NW05 & 210NW05


ATTACHMENT 1 - Map 12 Changes 17, 26, 27, 32, 33, 40, 41, 46 47, 48, 49, 63, 64, 65
Existing Zoning
Proposed Zoning
WOODMONT AVE
RUGBY AVE
NORFOLK AVE
DEL RAY AVE
CORDELL AVE
ST ELMO AVE
CR-3.0 C-0.75 R-3.0 H-145 T
CR-3.0 C-1.0 R-2.75 H-90 T
CR-5.0 C-1.0 R-5.0 H-145 T
CR-5.0 C-1.0 R-5.0 H-175
CR-3.0 C-1.0 R-2.75 H-120
CR-1.5 C-0.5 R-1.5 H-120
CR-3.0 C-3.0 R-3.0 H-175
CR-3.0 C-3.0 R-3.0 H-90
CR-3.0 C-3.0 R-2.75 H-110
CR-5.0 C-1.0 R-4.75 H-145T
Map Grid: 209NW05 & 210NW05
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft


ATTACHMENT 1 - Map 13
Changes 29, 30, 31, 42, 43, 44, 45
66, 67, 68, 69, 70, 80
Existing Zoning
Proposed Zoning
NORFOLK AVE
ST ELMO AVE
CORDELL AVE
DEL RAY AVE
FAIRMONT AVE
OLD GEORGETOWN RD
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 209NW05 & 210NW05


ATTACHMENT 1 - Map 14
Existing Zoning
Changes 20, 21, 22, 23, 24, 25, 28, 79, 161
Proposed Zoning
BATTERY LA
AUBURN AVE
EXETER RD
PARCEL E
R-10
R-60
PD-44
P860
P869
CR-1.5 C-0.5 R-1.5 H-120
CR-2.5 C-2.5 R-2.5 H-90
CR-2.5 C-0.75 R-1.75 H-120
CR-3.0 C-3.0 R-2.75 H-110
CR-3.0 C-1.0 R-2.75 H-90 T
CRN-0.5 C-0.5 R-0.25 H-35
CRT-1.5 C-1.5 R-0.5 H-35
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 209NW05 & 210NW05


ATTACHMENT 1 - Map 15
Existing Zoning
Changes 14, 15, 16, 18, 19
Proposed Zoning
PD-75
PD-100
BATTERY LN
RUGBY AVE
NORFOLK
PARCEL E
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-0.75 R-3.0 H-145 T
CR-3.5 C-0.5 R-3.5 H-120
CR-3.0 C-3.0 R-3.0 H-175
CR-1.5 C-0.5 R-1.5 H-120
CR-3.0 C-1.0 R-2.75 H-120
CR-5.0 C-1.0 R-5.0 H-145 T
CR-5.0 C-5.0 R-5.0 H-175
R-10
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 209NW05 & 210NW05

ATTACHMENT 1 - Map 16 Changes 81, 82, 83, 84, 95, 96, 97 98, 99, 100, 101, 102, 103, 104
Existing Zoning
Proposed Zoning
NORFOLK AVE
FAIRMONT AVE
OLD GEORGETOWN RD
MOORLAND LN
WOODMONT AVE
EDGEMOOR LA
CR-3.0 C-2.0 R-2.75 H-90 T
CR-5.0 C-1.0 R-5.0 H-145 T
CR-2.25 C-0.5 R-2.0 H-125 T
CR-2.5 C-0.25 R-2.5 H-75 T
CR-3.0 C-3.0 R-2.75 H-110
CR-5.0 C-1.25 R-5.0 H-175
CR-2.5 C-0.25 R-2.5 H-70
R-60
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
Map Grid: 209NW05

ATTACHMENT 1 - Map 17 Changes 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 105, 106, 156
Existing Zoning
Proposed Zoning
METRORAIL TRACK A2 RAIL
METRORAIL TRACK A1 RAIL
WISCONSIN AVE
MIDDLETON LN
AVONDALE ST
EAST WEST HW
NORFOLK AVE
CR-5.0 C-5.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-5.0 R-4.75 H-200 T
CR-8.0 C-6.0 R-7.5 H-200 T
CR-8.0 C-6.0 R-7.5 H-175 T
CR-8.0 C-8.0 R-7.5 H-290
CR-8.0 C-8.0 R-7.5 H-210
CR-5.0 C-5.0 R-4.0 H-240
CR-5.0 C-5.0 R-4.0 H-290
CR-5.0 C-5.0 R-4.75 H-175
CR-5.0 C-5.0 R-4.75 H-165
CR-5.0 C-5.0 R-4.75 H-300
CR-5.0 C-5.0 R-5.0 H-225
CR-5.0 C-4.0 R-4.75 H-110
CRT-1.25 C-0.25 R-1.25 H-35
CRN-0.75 C-0.0 R-0.75 H-45
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 200 ft
Map Grid: 209NW05 & 210NW05

ATTACHMENT 1 - Map 18
Existing Zoning
Changes 138, 139, 140,141,142,143,144
145,148,149,150,151,152,153,160
WOODMONT AVE
EDGEMOOR LA
ARLINGTON RD
HAMPDEN LN
ELM ST
BETHESDA LN
R-60
CR-2.5 C-0.25 R-2.5 H-75 T
CR-2.5 C-0.25 R-2.5 H-130 T
CR-2.5 C-0.25 R-2.5 H-155
CR-2.5 C-0.25 R-2.5 H-70
CR-2.0 C-0.25 R-2.0 H-50 T
CR-2.5 C-0.25 R-2.5 H-85
CR-2.5 C-0.25 R-2.5 H-75
R-10
CRT-2.25 C-1.5 R-0.75 H-45
CRT-2.25 C-2.25 R-2.25 H-90
CRT-2.25 C-1.5 R-0.75 H-45
RT-2.25 C-1.5 R-0.75 H-45
PARCEL A
Map Grid: 209NW05
Proposed Zoning
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts

ATTACHMENT 1 - Map 19 Changes 133,134,135,136,137 146,147,154,155
Existing Zoning
Proposed Zoning
METRORAIL TRACK A1 RAIL
EAST WEST HWY
EAST LN
ELM ST
WAVERLY
PARCEL A
PARCEL B
CR-5.0 C-5.0 R-4.0 H-200 T
CR-8.0 C-6.0 R-7.5 H-200 T
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-6.0 R-7.5 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-125 T
CR-8.0 C-7.5 R-7.5 H-250
CR-8.0 C-8.0 R-7.5 H-290
CR-8.0 C-8.0 R-7.5 H-250
CR-8.0 C-8.0 R-7.5 H-210
CR-5.0 C-5.0 R-4.0 H-240
CR-5.0 C-5.0 R-4.0 H-290
CR-5.0 C-5.0 R-5.0 H-225
CR-5.0 C-5.0 R-5.0 H-250
CR-5.0 C-5.0 R-5.0 H-145
CR-5.0 C-5.0 R-4.75 H-250
CR-5.0 C-5.0 R-4.75 H-290
CR-5.0 C-5.0 R-4.75 H-200
CR-5.0 C-4.0 R-4.75 H-175
CR-5.0 C-4.0 R-4.75 H-145 T
CR-8.0 C-7.5 R-7.5 H-290
Map Grid: 209NW04 & 209NW05
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts

ATTACHMENT 1 - Map 20 Changes 107,108,109,110,111,112, 125,126,127,128,129,132,208
Existing Zoning
PEARL ST
R-60
LOT 11
PARCEL A
R-10
AVONDALE ST
CR-3.0 C-0.75 R-3.0 H-145 T
CR-5.0 C-5.0 R-4.0 H-200 T
CR-5.0 C-4.0 R-4.75 H-145 T
CR-5.0 C-4.0 R-4.75 H-100 T
CR-5.0 C-4.0 R-4.75 H-145 T
WAVERLY ST
EAST WEST HWY
METRORAIL TRACK A1 RAIL
PARCEL B
Map Grid: 209NW04 & 209NW05
Proposed Zoning
CR-5.0 C-4.0 R-4.75 H-175
CR-5.0 C-5.0 R-5.0 H-125
CR-5.0 C-5.0 R-5.0 H-1.75
CR-5.0 C-5.0 R-4.75 H-250
CR-5.0 C-5.0 R-4.75 H-175
CR-5.0 C-5.0 R-4.75 H-290
CR-5.0 C-5.0 R-4.75 H-250
CR-5.0 C-5.0 R-4.75 H-110
CR-5.0 C-5.0 R-4.0 H-290
CR-5.0 C-5.0 R-4.0 H-240
CR-4.0 C-5.0 R-4.0 H-175
CR-1.5 C-0.25 R-1.5 H-70
CRN-0.75 C-0.0 R-0.75 H-45
CR-5.0 C-4.0 R-4.75 H-110
CR-8.0 C-8.0 R-7.75 H-290
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts

ATTACHMENT 1 - Map 21
Existing Zoning
Changes 113,114,115,116,117,118,119
120,121,122,123,124,157,158,159
R-60
P153
EOF-1.5
H-50
EOF-3.0
H-100
CRN-0.5 C-0.5
R-0.25 H-35
MONTGOMERY AVE
EAST ST
Proposed Zoning
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 300 ft
Map Grid: 209NW04

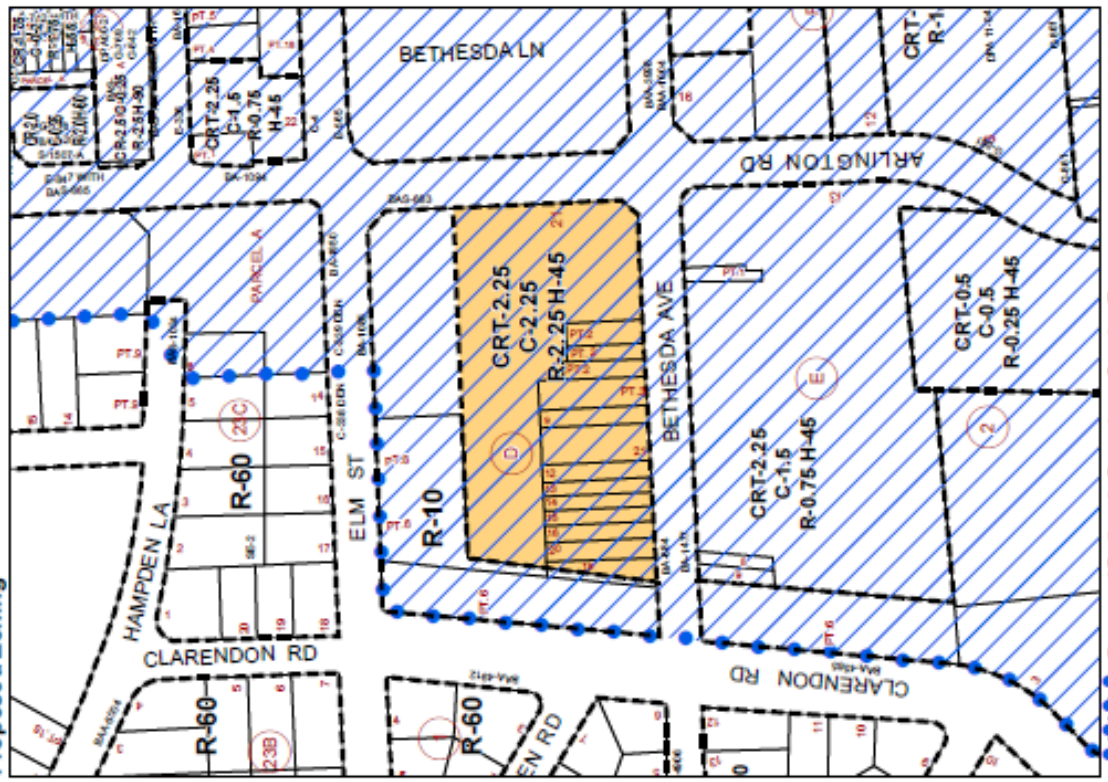
ATTACHMENT 1 - Map 22
Changes 130, 131
Existing Zoning
Proposed Zoning
WAVERLY ST
EAST WEST HWY
47TH ST
ELM ST
PARCEL A
R-60
46T
1 in = 200 ft
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
Map Grid: 209NW04 & 209NW05

ATTACHMENT 1 - Map 23 Changes 205

Existing Zoning

Map Grid: 209NW05

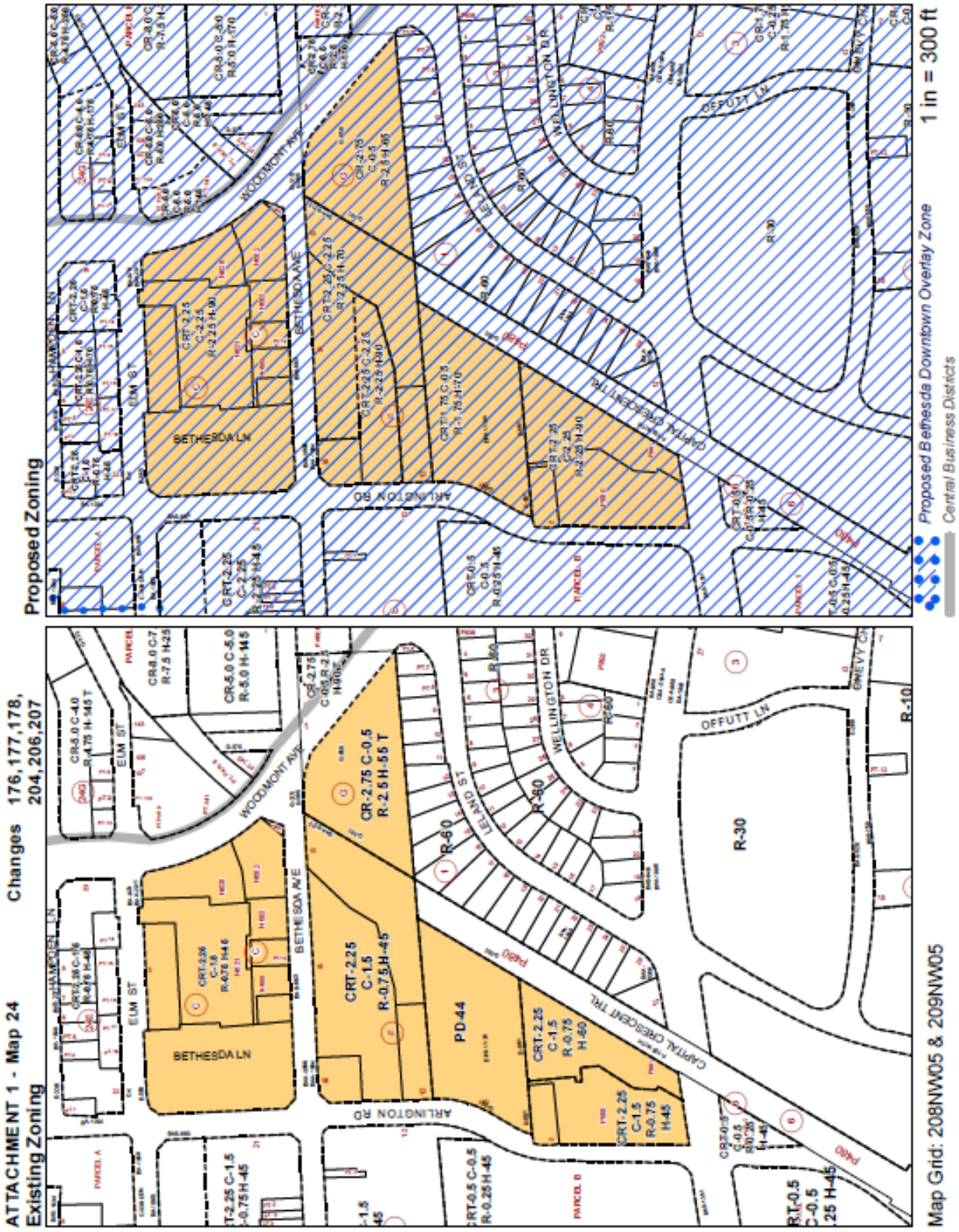
Proposed Zoning



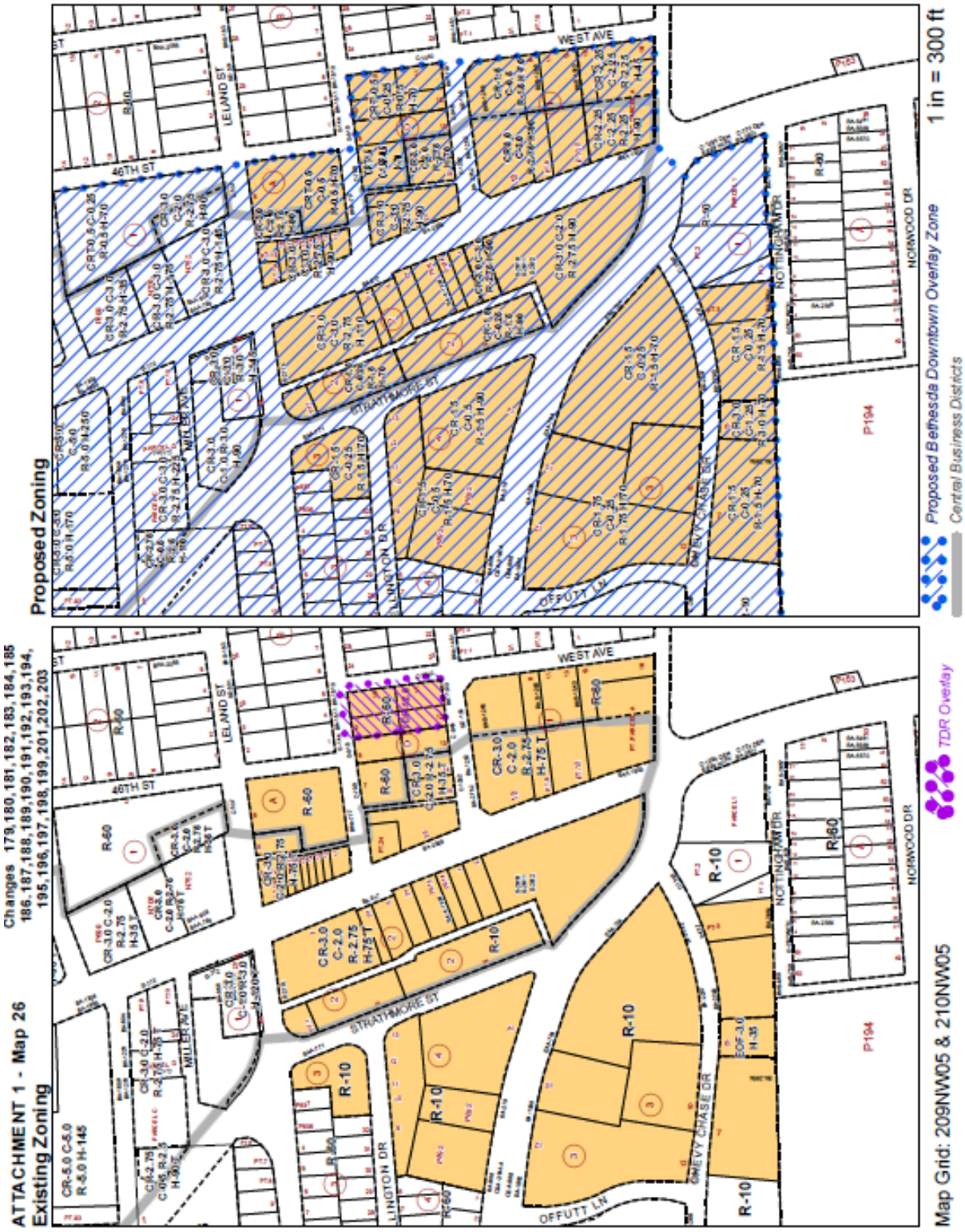
1 in = 200 ft

Proposed Bethesda Downtown Overlay Zone

Central Business Districts


ATTACHMENT 1 - Map 24
Existing Zoning
Changes 176,177,178, 204,206,207
Proposed Zoning
BETHESDA LN
ELM ST
WOODMONT AVE
BETHESDA AVE
ARLINGTON RD
CRT-2.25 C-1.5 R-0.75 H-45
PD-44
CR-2.75 C-0.5 R-2.5 H-55 T
R-60
R-30
R-10
WELLINGTON DR
OFFUTT LN
CAPITAL CRESCENT TRL
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 300 ft
Map Grid: 208NW05 & 209NW05

ATTACHMENT 1 - Map 25
Existing Zoning
Changes 162,163,164,165,166,167,168
169,170,171,172,173,174,175,200
Proposed Zoning
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
1 in = 300 ft
Map Grid: 209NW04 & 209NW05
46TH ST
47TH ST
EAST LN
ELM ST
WOODMONT AVE
WAVERLY ST
MILLER AVE
STRATHMORE ST
WELLINGTON DR
LELAND ST
CR-5.0 C-5.0 R-5.0 H-145
CR-2.75 C-0.5 R-2.5 H-55 T
R-60
R-10


ATTACHMENT 1 - Map 26
Existing Zoning
Changes 179,180,181,182,183,184,185
186,187,188,189,190,191,192,193,194,
195,196,197,198,199,201,202,203
Proposed Zoning
Proposed Bethesda Downtown Overlay Zone
Central Business Districts
TDR Overlay
1 in = 300 ft
Map Grid: 209NW05 & 210NW05
WEST AVE
46TH ST
LELAND ST
STRATHMORE ST
LINGTON DR
OFFUTT LN
CHEVY CHASE DR
NOTTINGHAM DR
NORWOOD DR
MILLER AVE
R-60
R-10
P194

Attachment 1 - Map27

Metes and Bounds description of change block #165, parcel split zone boundary of Parcel 617 subparcel N for the Bethesda Downtown Plan 2017 SMA

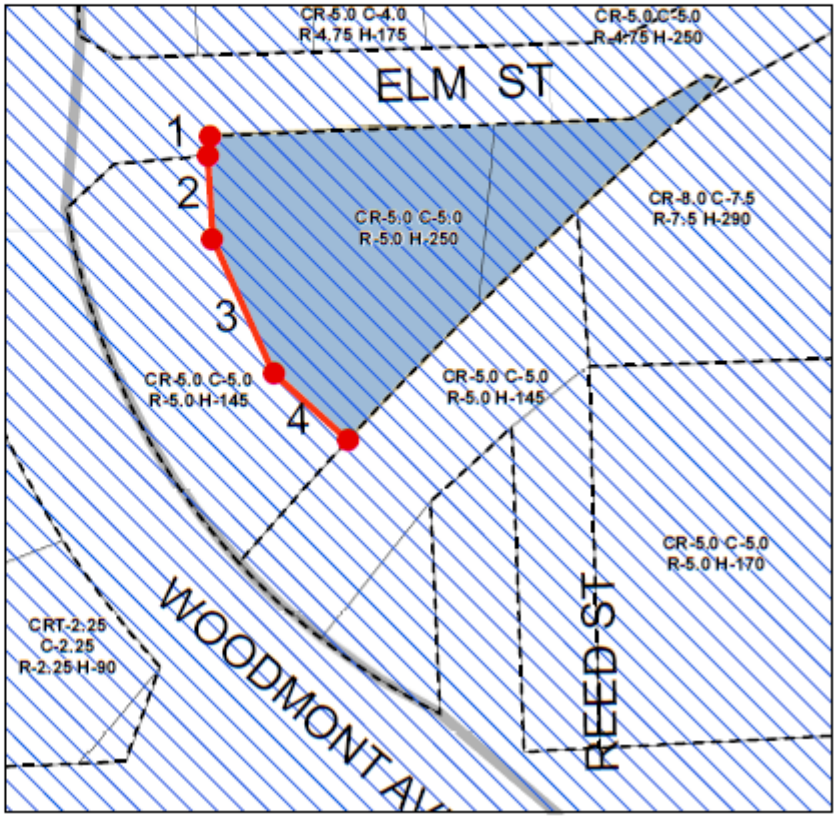
Beginning for the same at a point on the Sountherly right of way line of Elm St
Starting point X: 1285173.14' Y: 479073.33' (NAD_1983_StatePlane_Maryland_FIPS_1900_Feet)

Thence Segment1 - Direction: S 5-44-5 W Distance: 12.45'

Thence Segment2 - Direction: S 3-38-50 E Distance: 51.98'

Thence Segment3 - Direction: S 24-25-33 E Distance: 91.53'

Thence Segment4 - Direction: S 47-49-31 E Distance: 62.42'



Attachment 1 - Map28

Metes and Bounds description for change block #104, parcel split zone boundary for condo lot depicted on Record Plat# 7228

7620 Old Georgetown Rd

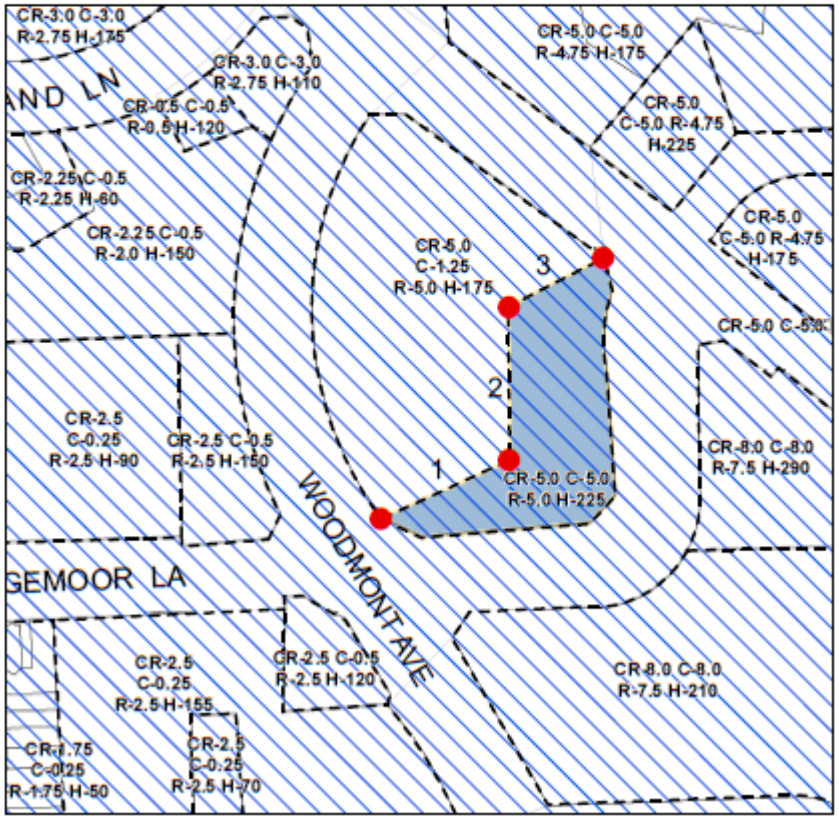
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the easterly right of way line of Woodmont Avenue
Starting point X: 1284857.72' Y: 480097.84' (NAD_1983_StatePlane_Maryland_FIPS_1900_Feet)

Thence Segment1 - Direction: N 65-19-36 E□Distance: 141.04'

Thence Segment2 -□Direction: N 0-39-4 W□Distance: 152.78'

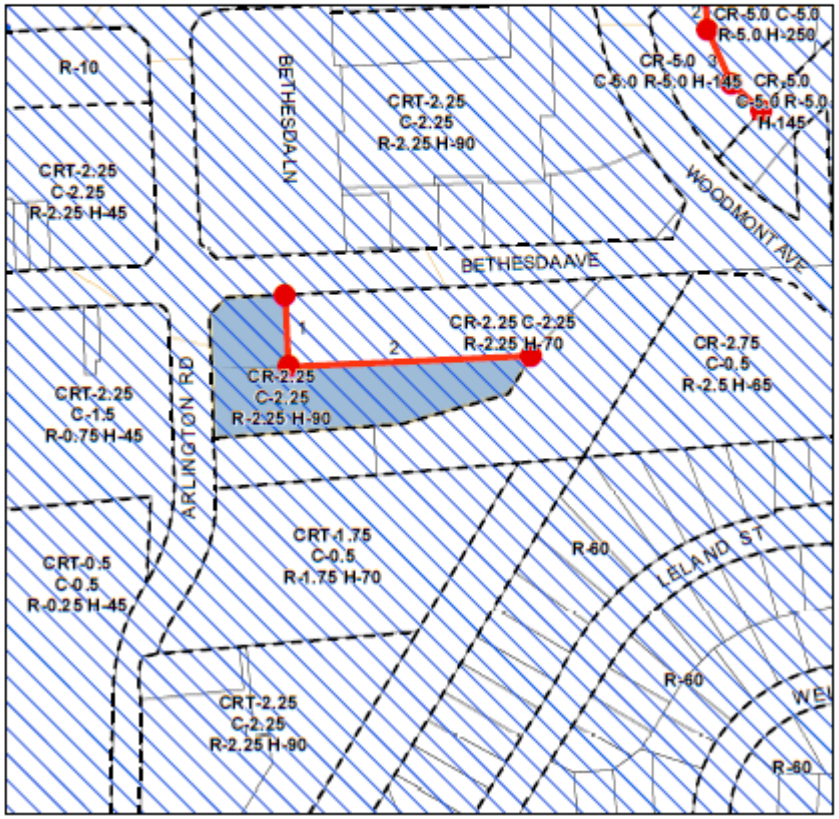
Thence Segment3 -□Direction: N 63-2-44 E□Distance: 107.29'



Attachment 1 - Map29

Metes and Bounds description of change block #178, parcel split zone boundary
for lot 15, block F on State Plat#20949
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the Southerly right of way line of Bethesda Avenue
Starting point X: 1284519.09' Y: 478596.58' (NAD_1983_StatePlane_Maryland_FIPS_1900_Feet)

Thence Segment1 - Direction: S 2-34-30 E Distance: 112.09'

Thence Segment2 - Direction: N 87-25-36 E Distance: 378.38'