



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

MCPB No. 19-102
Site Plan No. 820190080
Knowles Manor
Date of Hearing: July 11, 2019

JUL 30 2019

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on February 11, 2019, Kensington Manor Senior Housing, LLC. ("Applicant") filed an application for approval of a site plan for the construction of a five-story Independent Living Facility for Seniors with up to 100,000 square feet of total development, with up to 94 units, including up to 30,805 square feet of bonus density for providing 30% MPDUs or DHCA approved alternative; on 34,597 square feet of CRT-2.5, C-2.0, R-2.0, H-75 zoned-land, located at 3906 and 3910 Knowles Avenue ("Subject Property"), in the 2012 Kensington Sector Plan. ("Sector Plan") area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820190080, Knowles Manor ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 17, 2019, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 11, 2019, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, on July 11, 2019, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Fani-Gonzales, seconded by Commissioner Patterson, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzales, and Patterson voting in favor, with Commissioner Dreyfuss being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820190080, for the construction of a five-story Independent Living Facility for Seniors with up to 100,000 square feet of total development, with up to 94 units,

Approved as to
Legal Sufficiency:

including up to 30,805 square feet of bonus density for providing 30% MPDUs or DHCA approved alternative, on the Subject Property, subject to the following conditions:¹

Section 59.7.3.3.I allows a Sketch Plan, including the conditions of approval, to be amended during site plan review.

Sketch Plan No. 320180210 - Condition No. 1

1. Density

The Sketch Plan is limited to a maximum of 100,000 square feet of residential development on the Subject Property including up to 30,805 square feet of bonus density based on 30% MPDUs or Department of Housing and Community Affairs (DHCA) approved units pursuant to Section 59.4.5.2.C.1 of the Zoning Ordinance. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.

Site Plan No. 820190080 – Conditions of Approval

Density, Height & Housing

1. Density

The Site Plan is limited to a based density of 69,195 square feet and 30,805 square feet of MPDU Bonus Density, for a maximum of 100,000 square feet for an Independent Living Facility for Seniors, per Section 3.3.2.C, including up to 94 residential units with a minimum of 29 units of MPDUs or Department of Housing and Community Affairs (DHCA) approved equivalent on the Subject Property.

2. Height

The development is limited to a maximum height of 60 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of the DHCA in its letter dated May 10, 2019 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

- a) The development must provide a minimum of 30 percent MPDUs or DHCA -approved equivalent on-site consistent with the requirements of Chapter 25A and the applicable Master Plan. The Applicant is receiving a

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

30 percent density bonus for providing 30 percent MPDUs or DHCA-approved equivalent on-site.

- b) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the MCDHCA must be executed.
4. Prior to Certification of any Site Plan that includes age-restricted units:
 - a) The Applicant must enter into a covenant with the Planning Board reflecting the age restriction in a form approved by the M-NCPPC Office of General Counsel.
 - b) The covenant must be recorded among the Montgomery County Land Records.
 - c) The Book and Page reference must be included on the Certified Site Plan.

Open Space, Facilities and Amenities

5. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines for each one. Total points must equal at least 50. The requirements of Division 59.4.7.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit.

- a) Connectivity between Uses, Activities, and Mobility Options
 - i. Minimum Parking
The Applicant must provide a minimum of 47 parking vehicular spaces.
- b) Diversity of Uses and Activities
 - i. Affordable Housing/MPDUs
 1. The development must provide a minimum of 25 percent MPDUs on-site.
 2. Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 3. The Planning Board accepts the recommendations of DHCA in its letter dated May 10, 2019 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DHCA provided that the amendments do not conflict with other conditions of the Site Plan approval.
 - ii. Enhanced Accessibility for the Disabled

The Applicant must construct five (5) dwelling units that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard.

- c) Quality Building and Site Design
 - i. Structured Parking

The Applicant must provide a minimum of 47 parking spaces within a below grade structure.

Site Plan

6. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A201-A203 of the submitted architectural drawings, as determined by M-NCPPC Staff.

7. Lighting

- a) Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must comply with Section 59.6.4.4.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

Transportation

- 8. Any vehicle serving the property must not block traffic during peak hours. Peak hours are determined from 6:30 to 9:30 a.m. and 4:00 to 7:00 p.m.
- 9. The Applicant must coordinate with SHA for installation of "No Left Turn" and "Right Turn Only" signs along Knowles Avenue.
- 10. Pedestrian & Bicycle Circulation
 - a) The 24 long-term bicycle parking spaces must be in a secured, well-lit bicycle room adjacent to the parking garage.

- b) The Applicant must provide 2 short-term bicycle parking spaces (inverted-u racks or approved by staff) installed at a location convenient to the main entrance on a stable concrete surface. The specific placement and location of the short-term bicycle parking spaces must be identified on the Certified Site Plan and are subject to SHA approval.
- c) The Applicant must provide eight (8)-foot-wide sidewalks along Knowles Avenue.
- d) The Applicant must provide the area to accommodate the bus shelter.

11. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, street lights, indoor and outdoor recreational facilities, short and long-term bicycle parking features, installation of the art mural, site furniture, fences, railings, art mural, sidewalks, private utilities, storm drainage facilities, and street trees. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

12. Art Mural

Within nine (9) months from the issuance of the final Use and Occupancy Permit, the Applicant must install the proposed art/mural on the front building facade. Prior to installation of the art/mural, the Applicant must submit the design of the proposed art/mural, subject to Planning Staff and the Town of Kensington review and approval.

13. Development Program

The Applicant must construct the development in accordance with the development program. The development program and table must be reviewed and approved by Planning Staff prior to the approval of the Certified Site Plan.

14. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d) Provide the location of five (5) units in the Project that will incorporate interiors that satisfy the American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 820190080, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development satisfies any previous approval that applies to the site.*

Section 59.7.3.3.I allows a Sketch Plan, including the conditions of approval, to be amended during site plan review.

Condition #1 from Sketch Plan No. 320180210 is not consistent with changes related to MPDU bonus density enacted by ZTA No. 18-06 (Effective October 29, 2018). The density limitation remains the same, but the language and code reference is no longer accurate. Thus, the Planning Board amends Sketch Plan No. 320180210 Condition No. 1 as follows:

Sketch Plan No. 320180210 - Condition No. 1

1. Density

The Sketch Plan is limited to a maximum of 100,000 square feet of residential development on the Subject Property including up to 30,805 square feet of bonus density based on 30% MPDUs or Department of Housing and Community Affairs (DHCA) approved units pursuant to Section 59.4.5.2.C.1 of the Zoning Ordinance. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.

This modification of the Sketch Plan condition does not substantively impact any of the previously approved Sketch Plan findings. With the modified Sketch Plan Condition, the Project is consistent with Sketch Plan No. 320180210 and Preliminary Plan No.120190140 (reviewed concurrently with the Site Plan).

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

This section is not applicable.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

This section is not applicable.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. *Division 4.5 Commercial / Residential Zones*

Development Standards

The Subject Property includes approximately 34,597 square feet of land zoned CRT-2.5, C-2.0, R-2.0, H-75. The Application satisfies the applicable development standards as shown in the following data table:

Table 1- Project Data Table			
Section 59	Development Standard	Permitted/ Required	Approved
	Tract Area (sf)		34,597 sq. ft.
	Previous Knowles Avenue Dedication		3,432 sq. ft.
	Knowles Avenue Dedication		2,808 sq. ft.

	Site Area		28,357 sq. ft.
Zone	CRT-2.5, C-2.0, R-2.0, H-75		
4.5.4.B.2.b	Density		
	FAR (Total)		
	Commercial	C-2.0	C-0
	Residential	R-2.0	R-2.0
	Gross Floor Area	69,195 sq. ft.	69,195 sq. ft.
	Bonus Density MPDUs ²	n/a	30,805 sq. ft.
	Total CRT Density	86,494 sq. ft.	100,000 sq. ft.
4.5.4.B.2.b	Building Height (feet)	75	60
4.5.4.B.3	Minimum Setback (feet)	0	n/a
4.5.4.B.1	Minimum Public/Common Open Use Space (%)	n/a	n/a
6.2.4.	Total Parking Spaces for 94 units³	47	47

b. *Division 4.7 Optional Method Public Benefits*

For an optional method development in the CRT Zone, the zoning code requires 50 points in at least three categories. The following table shows both the categories and points for the approved public benefits to demonstrate the project's ability to meet the required benefit points. Per Section 59-4.7.1.B, granting points as a public benefit for any amenity or project feature otherwise required by law is prohibited.

Table 2 – Approved Public Benefits			
Public Benefit	Incentive Density Points		
	Note	Max Allowed	Total Requested
59.4.7.3.C: Connectivity and Mobility			
2.Minimum Parking	The project is parking providing 47 spaces	10	10
59.4.7.3.D: Diversity of Uses and Activities			

² Approximately 29 units totaling 30,805 square feet (30 percent) are approved to be Bonus Density of the calculation of the Gross Floor Area as MPDUs.

³ Parking for bikes and vehicles will be determined at Site Plan.

4.Enhanced Accessibility	5% Type A (3 points per 1% provided)	20	15
Affordable Housing	25% MPDUs minimum	n/a	150
59.4.7.3.E: Quality of Building and Site Design			
6.Structured Parking	100% below grade parking	20	20
Total	-	-	195

Connectivity and Mobility

Minimum parking: The Applicant is providing 47 parking spaces for 94 units, which is the equivalent of the minimum number of parking spaces required. The Project is approved for 10 points in this public benefit category based on the calculations below.

Formula: $[(A-P)/(A-R)]*10$
 A (94 maximum allowed spaces)
 R (47 minimum required spaces)
 P (47 spaces)

$$[(94-47)/(94-47)]*10 = 10$$

Diversity of Uses and Activities

Enhanced Accessibility for Seniors or the Disabled. Five percent of the dwelling units for a total of five (5) units in the Project will incorporate interiors that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard. For every one percent of units that meet this standard, three public benefit points are allowed. Therefore, the project is approved for 15 public benefit points in this category.

Moderately Priced Dwelling Units: The Project is approved for 150 points for providing 25 percent MPDUs, which exceeds the minimum requirement of 12.5%. Twelve points are allowed for every percentage point over the required 12.5% MPDUs.

$$(25\% \text{ MPDUs provided} - 12.5\% \text{ MPDUs required}) * 12 = 150 \text{ points}$$

Quality Building and Site Design

Structured parking: The Project will provide structured parking, with all the 47 parking spaces to be provided in a below-ground parking garage. The Project is approved for 20 points in this public benefit category based on the calculations below.

Formula: $[(A/T)*10]+[(B/T)*20]$

A (0 above-grade spaces)

B (47 below-grade spaces)

T (47 total spaces)

$$[(0/47)*10]+[(47/47)*20] = 20$$

c. *Division 6.1. Site Access*

The Project provides safe, adequate, and efficient circulation, parking, and loading for cars, trucks, pedestrians, and bicyclists and integrates the project into the surrounding area.

d. *Division 6.2 Parking, Queuing, and Loading*

The Project will provide an underground parking garage and meets all parking, queuing and loading requirements, per the use. The loading will occur at the main entrance of the parking garage. The loading provides adequate space to maneuver the loading vehicles. The Applicant has stated that the operational process for the vendors will be managed in way to not affect vehicles entering and exiting the parking garage.

Layby Lane

The potential centering of the layby should be considered during the “final buildout” design of Knowles Avenue, as a part of a future CIP project.

e. *Division 6.3 Open Space and Recreation*

Per Section 59.4.54.B.1.a of the Zoning Ordinance, the Open Space requirement is not applicable for this development. The development satisfies the Recreational Guidelines see Table 3.

**Table 3: Recreational Facilities
 Adequacy**

ONSITE RECREATION FACILITIES

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	10.00%	0.52	0.72	0.47	11.32	8.69	2.59
Bicycle Parking Garage	1	0%	0	7	14	14	12	5
Indoor Fitness Room	1	0%	0	0.66	0.28	17.16	10.53	3.53
Resident Lounge	1	0%	0	2	5	10	8	7
Interior Courtyard, Garden or Lawn	1	0%	2	3	4	7	7	5
Picnic/Seating	3	0%	3	3	4.50	9	9	9
Total Onsite Supply Points=			5.52	16.38	28.25	68.48	55.22	32.12

RECREATION FACILITIES: DEMAND, SUPPLY & ADEQUACY

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	9.40	3.29	5.52	8.81	Adequate
Children	6.58	2.30	16.38	18.68	Adequate
Teens	2.82	0.99	28.25	29.24	Adequate
Young Adults	68.62	24.02	68.48	92.50	Adequate
Adults	52.64	18.42	55.22	73.64	Adequate
Seniors	23.50	8.23	32.12	40.35	Adequate

f. Division 6.4 General Landscaping and Outdoor Lighting

The project provides adequate landscaping and lighting, as well as other site amenities, to ensure that these facilities will be safe, adequate, and efficient for residents and visitors. The Project will include streetscaping along Knowles Avenue, with a widened sidewalk, street trees, landscape buffer, and lighting.

As shown in the Development Standards table and findings above, the Site Plan meets all the general requirements and development standards of Divisions 59-4.4 and 59-4.5 of the Zoning Ordinance, and the general development requirements of Article 59-6 of the Zoning Ordinance.

5. The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on April 18, 2019. The plan will meet stormwater management requirements through the use of micro-bioretenion facilities.

b. Chapter 22A, Forest Conservation

The Planning Board finds that as conditioned the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

The Project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) but has received an exemption from Article II from the requirements of preparing a forest conservation plan under 22A-5(s)(2). This exemption covers an activity conducted on a tract less than one acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree (unless a tree save plan is done), and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved. While the development requires the removal of a 32" white oak, the landscape/tree save plans include 5 native canopy trees, which will mitigate for the loss of form and function of the existing specimen tree.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

As conditioned, the Site Plan provides adequate, safe, and efficient parking and circulation patterns. The Project provides well-integrated onsite parking with one (1) access point. The Site Plan provides adequate site amenities, circulation patterns, streetscape improvements, safe pedestrian environments, and adequate building massing consistent with the zone. The Application includes sidewalk and streetscape upgrades to the Property's frontage along Knowles Avenue's frontage. These enhancements will facilitate improved pedestrian connections from adjacent properties by offering access to future planned bikeways.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Sector Plan's vision aims to "transform Kensington's exclusively commercial business district into an active Town Center with new residential uses." The Sector Plan also aims to "broaden housing choices for an array of ages and income" (Page 1). The Property is located within the Town Center District in the Approved and Adopted 2012 *Kensington Sector Plan*. The Sector Plan recommends CRT- 2.5, C-2.0, R-2.0, H-75 Zone for the Subject Property.

Building Height and Density

The *Kensington Sector Plan* states that for 3906 and 3910 Knowles Avenue: “Smaller properties on Knowles Avenue could undergo joint development under the optional method or separate development under the standard method. Building heights on Knowles Avenue between Connecticut Avenue and Detrick Avenue should step down from 75 feet at Connecticut Avenue to 60 feet at mid-block and 45 feet at Detrick Avenue. Reduced density and building height at Detrick Avenue will help create a smoother transition to residential properties to the south and west.” The Sector Plan states that the two smaller properties (3906 and 3910 Knowles Avenue) should have a maximum height of 60 feet (Page 26-27). Per the Zoning Ordinance, the Subject Property has a maximum permitted height of 75 feet. The height of 60 feet is consistent with Sector Plan.

Public Open Space and Connectivity

The Sector Plan’s recommendations for connectivity prioritizes pedestrians through recommending better streetscapes and encouraging biking and transit use within the Plan Area in general.

Pursuant to Section 59.4.5.4.B.1. of the Zoning Ordinance, the Project is not required to provide any Public Open Space since the Property comprises less than one acre in tract area and has frontage on only one public right-of-way. However, the Project will include a dedication of 2,808 square feet of right-of-way to allow for the Sector Planned 80-foot width on Knowles Avenue. The project will reserve area for a future bike lane as recommended in the *Bicycle Master Plan*.

Sector/Master-Planned Roadway and Bikeway

Knowles Avenue is designated as an Arterial, A-66, with a recommended 80-foot right-of-way in the 2012 Kensington Sector Plan area. The existing right-of-way is approximately 44 feet wide along the Property frontage. The Applicant is dedicating 18 more feet from the centerline for a total of 40 feet of right-of-way along Knowles Avenue. Although the 2012 Kensington Sector Plan recommends a signed shared roadway, SR-18, the 2018 Bicycle Master Plan recommends two-way separated bike lanes along the southside of Knowles Avenue. The Applicant’s ultimate cross-section for Knowles Avenue would accommodate the future two-way separated bike lanes.

Affordable Housing

The project is providing a minimum of 30 percent MPDUs, with the applicant expressing the potential of providing up to 90 percent MPDUs. Therefore, the proposal is in conformance with the affordable housing requirements. Providing more than the required proportion of affordable housing further supports the

Sector Plan's goals for increasing housing options within the Town Center for all ages and incomes.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

The Planning Board determined adequate public services and facilities exist to support the proposed development as part of the required Preliminary Plan findings.

9. *The development is compatible with existing and approved or pending adjacent development.*

The Property is compatible with existing adjacent development. The Project adheres to the height and density of the Property's zone and with the recommendations contained in the Sector Plan. The Subject Property abuts a property zoned RT and meets the standards, per Section 4.1.8.B. Height Compatibility. The Project will contribute to the diversity of housing opportunities in Kensington's commercial core, and will encourage a pedestrian-friendly Town Center, as envisioned in the Sector Plan.

The building's architecture and design provide an appropriate scale that complements the existing and permitted density/heights of the surrounding properties.

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

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 30 2019 (which is the date that this resolution is mailed to all parties of record); and

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

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, July 25, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board