



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 17-091
Site Plan No. 820170100
Guardian Building
Date of Hearing: October 19, 2017

NOV 02 2017

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 May 22, 2017, Guardian building Associates, LLC ("Applicant") filed an application for approval of a site plan to convert an existing office building into a mixed-use project with up to 142,414 square feet of residential uses for up to 177 multifamily residential units (including 12.5% MPDUs) and up to 7,496 square feet of non-residential development on 0.68 acres of CR 5.0: C 4.0, R 4.75, H 145T zoned-land, located at the southeast corner of the intersection of Georgia Avenue and Cameron Street ("Subject Property"), in the Silver Spring CBD Policy Area and *Silver Spring CBD Sector Plan* ("Sector Plan") area; and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820170100, Guardian Building ("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 October 6, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on October 19, 2017, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820170100 to convert an existing office building into a mixed-use project with up to 142,414 square feet of residential uses for up to 177 multifamily residential units

Approved as to
Legal Sufficiency:

 10/11/17
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