



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

MCPB No. 19-087  
Project Plan No. 91983005B  
Project Name: One Bethesda Center  
Date of Hearing: July 18, 2019

OCT 01 2019

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-2, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review project plan applications; and

WHEREAS, on August 4, 1983, Project Plan No. 919830050, One Bethesda Center, was approved for up to 9,267 sf of Retail, 149,524 sf of Office and 8,272 sf of Residential (with an additional 4,770 sf of residential cellar space) and 4,461 sf of miscellaneous use totaling 171,524 sf (176,295 sf with cellar), located at the northeast quadrant of the intersection of Woodmont Avenue and Elm Street in Bethesda ("Subject Property"); and

WHEREAS, on September 26, 2002, the Planning Board approved an amendment to the Project Plan No. 91983005A for 182,594 sf of commercial space and 10 townhouses on the Subject Property; and

WHEREAS, on April 2, 2019, 7316 Wisconsin LLC. ("Applicant") filed an application for approval of an amendment to the previously approved Project Plan(s) to reduce the gross lot size from 67,873 to 61,058 square feet and reduce the net lot area from 45,552 square feet to 41,062 square feet due to 4,490 square feet being incorporated into the adjacent Metro Tower site ("Project Plan Amendment"); both sites being within the 2017 Bethesda Downtown Sector Plan (Sector Plan); and

WHEREAS, the Applicant's project plan application was designated Project Plan No. 91983005B, One Bethesda Center (the "Application"); and

WHEREAS, Planning Board Staff ("Staff") issued a memorandum to the Planning Board, dated July 8, 2019, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

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Approved as to  
Legal Sufficiency:  9/11/19  
M-NCPPC Legal Department

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on July 18, 2019, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on July 18, 2019 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Paterson, seconded by Commissioner Cichy, with a vote of 3-0; Chair Anderson and Commissioners Cichy and Paterson voting in favor. Commissioners Dreyfuss and Fani-Gonzales being absent.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Project Plan Amendment No. 91983005B One Bethesda Center, to reduce the gross lot size from 67,873 to 61,058 square feet and reduce the net lot area from 45,552 square feet to 41,062 square feet due to 4,490 square feet being incorporated into the adjacent Metro Tower site, subject to the following conditions:

1. All development existing on the new lot is to remain.
2. All references to and requirements for development located on the portion of the site being modified by Site Plan No. 81984006B are no longer required.
3. All other conditions and findings remain valid and in full effect.

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference except as modified herein, and upon consideration of the entire record and all applicable elements of §59-D-2.43 (Montgomery County Zoning Ordinance in effect prior to October 30, 2014), the Montgomery County Planning Board, with the conditions of approval, FINDS:

For the One Bethesda Center site, all development existing on the new lot is to remain. All references to and requirements for development located on the portion of the site being modified by Site Plan No. 81984006B are no longer required. All other conditions and findings remain valid and in full effect.

BE IT FURTHER RESOLVED that all elements of the plans for Project Plan No. 91983005B, One Bethesda Center 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 this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Project Plan shall remain valid as provided in Montgomery County Code § 59-D-2.7 (Montgomery County Zoning Ordinance in effect prior to October 30, 2014); and

BE IT FURTHER RESOLVED that the date of this Resolution is OCT 01 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).

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**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 Vice Chair Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Verma voting in favor, and Commissioner Patterson absent at its regular meeting held on Thursday, September 19, 2019, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board