



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

MCPB No. 20-042
Sketch Plan Amendment No. 32019006A
4702 West Virginia Avenue
Date of Hearing: May 14, 2020

MAY 21 2020

RESOLUTION

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

WHEREAS, on June 6, 2019, the Planning Board, by Resolution MCPB No. 19-057, approved Sketch Plan No. 320190060 for the construction of a residential building of up to 20,000 total square feet with underground parking on 0.24 acres of CRT 0.5 C 0.25 R 0.5 H 70 zoned-land, located approximately 280 feet east of the intersection of Wisconsin Ave and West Virginia Ave ("Subject Property") in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* ("Sector Plan") area; and

WHEREAS, on February 13, 2020, Broad Branch Development ("Applicant") filed an application for approval of an amendment to the previously approved sketch plan to increase density from 20,000 square feet of residential development to 21,500 square feet, including an increase of BOZ density from 14,750 square feet to 16,250 square feet on the Subject Property; and

WHEREAS, the application to amend the site plan was designated Sketch Plan No. 32019006A, 4702 West Virginia Avenue ("Site Plan," "Amendment," 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 May 4, 2020, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on May 14, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record 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 Sketch Plan No. 32019006A to increase density from 20,000 square feet of residential development to 21,500 square feet, including an increase of BOZ density from 14,750 square feet to 16,250 square feet by modifying the following conditions:¹

1. Density

The Sketch Plan is limited to a maximum of 21,500 total square feet of residential development. The maximum number of dwelling units and use mix will be determined at Site Plan. The maximum density includes up to 16,250 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP). The final square footage, including BOZ density and PIP payment, will be determined at Site Plan.

BE IT FURTHER RESOLVED that all other sketch plan conditions of approval for this project remain valid, unchanged and in full force and effect

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 32019006A, 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 set forth in the Staff Report, which the Planning 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. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved sketch plan, and all findings not specifically addressed remain in effect.*

Sketch Plan Amendment 32019006A proposes to increase the overall density by 1,500 square feet, from 20,000 square feet of residential to 21,500 square feet. The data table has been updated to reflect the proposed changes. All previous findings remain unchanged.

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.

4702 West Virginia Ave Sketch Plan Amendment Data Table

Section 59.4	Development Standard	Permitted/ Required	Approved with Sketch Plan 320190060	Approved with Sketch Plan Amendment 32019006A
	Tract Area	n/a	10,500 sf (0.24 ac)	10,500 sf (0.24 ac)
	Prior Dedication	n/a	1,500 sf (0.03 ac)	1,500 sf (0.03 ac)
	Proposed Dedication	n/a	600 sf (0.01 ac)	600 sf (0.01 ac)
	Site Area	n/a	8,400 sf (0.19 ac)	8,400 sf (0.19 ac)
	Residential Density (GFA/ FAR)	5,250 sf (0.5)	5,250 sf (0.50)	5,250 sf (0.50)
	Commercial Density (GFA/FAR)	2,625 sf (0.25)	0 sf	0 sf
	Bethesda Overlay Zone Density	n/a	14,750 sf (1.40)	16,250 sf (1.55)
	Total FAR/GFA		20,000 sf (1.90)	21,500 sf (2.05)
	Building Height, max	70 feet	35 feet	35 feet
	Public Open Space (min sq.ft.)	0	0	0
	Minimum Setbacks (ft)			
	Front	0	0	0
	Side	0	Western: 0' Eastern: 10'	Western: 0' Eastern: 10'
	Rear	0	0	0

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Bethesda Downtown Sector Plan, or other requirements; and

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 all binding site development elements shown on the latest version of 4702 West Virginia Avenue Sketch Plan No. 32019006A received by 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

MCPB No. 20-042
Sketch Plan No. 32019006A
4702 West Virginia Avenue
Page 4

opinion of the Board in this matter, and the date of this Resolution is ~~MAY 21 2020~~
(which is the date that this Resolution is mailed to all parties of record); and

* * * * *

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, Patterson, and Verma voting in favor at its regular meeting held on Thursday, May 14, 2020, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board