



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

**NOV 25 2020**

MCPB No. 20-119  
Project Plan No. 91984004A  
7500 Old Georgetown Road  
Date of Hearing: November 12, 2020

**RESOLUTION**

WHEREAS, under Section 59-D-2 of the Zoning Ordinance in effect on October 29, 2014, the Montgomery County Planning Board is authorized to review project plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on April 25, 1985, the Planning Board, by Resolution approving Project Plan No. 919840040 for a 301,558 square foot non-residential building on 0.82 acres of CBD-3 zoned-land, located on Old Georgetown Road between Edgemoor Lane and Wisconsin Avenue ("Subject Property"), in the Bethesda CBD Policy Area and Bethesda CBD Sector Plan, ("Sector Plan") area; and

WHEREAS, on August 5, 2020, Bethesda Office Owner, LLC ("Applicant") filed an application for approval of an amendment to the previously approved project plan to increase the total square footage from 301,558 square feet to 320,813 square feet on the Subject Property; and

WHEREAS, Applicant's application to amend the project plan was designated Project Plan No. 91984004A, 7500 Old Georgetown Road ("Project 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 October 30, 2020, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 12, 2020, Staff presented the Amendment to the Planning Board for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Project Plan No. 91984004A to increase the total square footage from 301,558 square feet to 320,813 square feet.

BE IT FURTHER RESOLVED that all other project 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 91984004A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved project plan, and that all findings remain in effect; and

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.*

The data table has been updated to reflect the approved changes to public use space, while all other previous findings remain unchanged.

**92012003A DATA TABLE**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved per 919840040</b>	<b>Approved per 91984004A</b>
<b>Property Area (square feet)</b>			
Gross Tract Area	18,000 (min)	57,356	57,356
Previous Dedications	n/a	21,289	21,289
Approved Dedications	n/a	n/a	n/a
Net Lot Area	n/a	36,067	36,067
<b>Density</b>			
Floor Area Ratio, max. base (Zone CBD-3)	6	5.25	5.5
Floor Area, max. base subtotal (square feet)	n/a	301,558	320,813
Floor Area Ratio, max. non-residential	6	5	5.5
Floor Area, max. non-residential (square feet)	345,216	301,558	320,813
Floor Area, min. retail and personal service commercial uses required by CBD-3 for full FAR (%)	0.3	0.3	0.3

Floor Area, min. retail and personal service commercial uses required by CBD-R2 for full FAR (square feet)	10,316	10,316	11,584
<b>Maximum Building Height (feet)</b>	200	191	191
<b>Minimum Setbacks (feet)</b>			
North Property Line	n/a	0	0
Wisconsin Avenue	n/a	0	0
South Property Line	n/a	0	0
Woodmont Avenue	n/a	0	0
<b>Public Use &amp; Amenity Space, Min.</b>			
Percentage Public Use Space	20%	20%	20%
Total Public Use & Amenity Space	7,213	7,213	7,213
Parking (site is located in the Bethesda Parking Lot District)	n/a	387	387

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 Project Plan shall remain valid as provided in Montgomery County Code § 59-D-2.7; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board and that the date of this Resolution is NOV 25 2020 (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, November 12, 2020, in Wheaton, Maryland.

  
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 Casey Anderson, Chair  
 Montgomery County Planning Board