



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

OCT 14 2021

MCPB No. 21-094
Project Plan No. 91983005C
Project Name: One Bethesda Center Condominiums
Date of Hearing: September 9, 2021

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 Project Plan No. 91983005A for 182,594 sf of commercial space and 10 townhouses on the Subject Property; and

WHEREAS, on July 18, 2019, the Planning Board approved an amendment, Project Plan No. 91983005B 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 on the Subject Property; and

WHEREAS, on April 27, 2021, Corinthian Bethesda TIC, LLC & Foundation Bethesda TIC, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to reclassify internal GFA for tenant space,

2425 Reedie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc.org

Approved as to

Legal Sufficiency: Matthew T. Mills
M-NCPPC Legal Department

construct a new lobby entrance, and redistribute Public Use Space while maintaining the 20% requirement for associated lobby entrance on the Subject Property; and

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

WHEREAS, Planning Board Staff ("Staff") issued a memorandum to the Planning Board, dated August 30, 2021, setting forth its analysis of, and recommendation for approval of the Application ("Staff Report"); and

WHEREAS, on September 9, 2021, 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, on the motion of Commissioner Cichy, seconded by Commissioner Verma, with a vote of 4-0; Chair Anderson, Commissioners Cichy, Patterson and Verma voting in favor.

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. 91983005C One Bethesda Center Condominiums, to reclassify internal GFA for tenant space, construct a new lobby entrance, and redistribute Public Use Space while maintaining the 20% requirement for associated lobby entrance.

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, along with the conditions of approval, FINDS:

The proposed Project Plan Amendment does not increase the previously approved density, use, or building height. Further, the Project Plan Amendment does not alter the intent of the previous findings.

BE IT FURTHER RESOLVED that all elements of the plans for Project Plan No. 91983005C, One Bethesda Center Condominiums 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 14 2021 (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 Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy and Verma voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, September 23, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board