

Robert R. Harris *Attorney* 301-841-3826 rrharris@lerchearly.com

May 30, 2023

RE: 4861-4887 Battery Lane, Bethesda Sketch Plan Application - Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Investors Battery Lane, LLC, the owner of this building (the "Applicant"), we are writing to inform you of the initial plans for future redevelopment of the property located at 4861-4887 Battery Lane in Bethesda, Maryland (the "Property"). The Property is zoned CR-1.5, C-0.5, R-1.5, H-120' within the Bethesda Overlay zone. The total net tract area is approximately 87,120 square feet. The Applicant will be submitting a Sketch Plan Application in the near future as the first step in a multi-step development approval process. The Applicant is proposing to redevelop the Property with a 480,000 square feet of residential use (the "Application").

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. You can join the virtual meeting as follows:

Date/Time: Wednesday, June 14th at 7:00 PM¹

Virtual Location: https://bit.ly/41K1pxr

Dial In: 1-301-715-8592 Meeting ID: 885 3259 3623 Passcode: 483660

Presentation slides available: on June 9th at https://bit.ly/3pYbSrQ

Comments can be made during the meeting via noted methods. Comments can be made outside the meeting by email to rrharris@lerchearly.com. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom chat.

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned an application numbers. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at https://bit.ly/3OqhyFp. If you would like to be added to the mailing list for future application updates, please make that selection when completing your information. The link to provide your contact information will remain available until noon of June 15th. We look forward to meeting with you (virtually) on June 14th.

Sincerely,

Bet Bharr

Robert R. Harris

4861 Battery Lane Sketch Plan June 14th, 2023 Community meeting Mailing List

Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
UNITED STATES AMERICA		C ST 18TH & 19TH ST NW	WASHINGTON	DC	20006		P333	07-00436846
HOC AT BATTERY LANE LLC		10400 DETRICK AVE	KENSINGTON	MD	20895	2	22	07-00524265
BATTERY LANE DEVELOPMENT I LLC	C/O ALDON MANAGEMENT	8180 WISCONSIN AVE	BETHESDA	MD	20814	1	39, LTS 40 THRU 42	07-00524276
ALONZO O BLISS PROPERTIES LLC	C/O WILLIAM C SMITH & CO	1100 NEW JERSEY AVE SE #1000	WASHINGTON	DC	20003	2	LOTS 49 & 50, 26	07-00524436
HOC AT BATTERY LANE LLC		10400 DETRICK AVE	KENSINGTON	MD	20895	1	P5, PT LTS 35 THRU 38	07-00524653
Cambridge Square Apartments	Property/Leasing Manager	4909 Battery Lane	BETHESDA	MD	20814			
Glenwood Apartments	Property/Leasing Manager	4857 BATTERY LN	BETHESDA	MD	20814			
The Glens on Battery Lane	Property/Leasing Manager	4858 BATTERY LN	BETHESDA	MD	20814			
Glen Brook Apartments	Property/Leasing Manager	4890 BATTERY LN	BETHESDA	MD	20814			
Civic, Community, Condominium and HOAs								
registered with MNCPPC	Contact	Street	City	State	Zip			
Camelot Mews HOA	c/o A Yang, President	8408 North Brook Lane	Bethesda	MD	20814			
Camelot Mews HOA	c/o George Nevshevsky, Owner	8326 North Brook Lane	Bethesda	MD	20814			
Camelot Mews HOA	c/o Michelle Cornwell, BMC Property	6701 Democracy Boulevard, Suite 303	Bethesda	MD	20817			
Cheval Condominium	c/o Amy Kaplow, FSR Residential	4960 Fairmont Avenue	Bethesda	MD	20814			
Cheval Condominium	c/o Milton Schwartz, President	4960 Fairmont Avenue	Bethesda	MD	20814			
Christopher Condominium	c/o Jane Silbert, ALA Inc	107 West Jefferson Street	Rockville	MD	20850			
Christopher Condominium	c/o Scott Groh, President	4808 Moorland Lane #607	Bethesda	MD	20830			
City Commons at Bethesda Condominium	c/o Brad Marshall, President	8915 Battery Place	Bethesda	MD	20815			
East Bethesda Citizens Association	c/o Andy O'Hare, President	8002 Kentbury Drive	Bethesda	MD	20814			
East Bethesda Citizens Association	c/o Jack Hayes, Treasurer	8305 Kentucky Avenue	Bethesda	MD	20814			
East Bethesda Citizens Association	c/o Katya Marin, Vice President	4404 Fairfield Drive	Bethesda	MD	20814			
East Bethesda Citizens Association	c/o Melissa Groman, Recording Secretary	4403 Chestnut Street	Bethesda	MD	20814			
East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
Edgemoor Citizens Association	c/o Edgemoor Citizens Assn President, President	PO Box 30459	Bethesda	MD	20824			
Edgewood/Glenwood Citizens Association	c/o Jaime Zimmerman, Past-President	8515 Hazelwood Drive	Bethesda	MD	20814			
Edgewood/Glenwood Citizens Association	c/o Rich Derksen, President	8514 Hazelwood Drive	Bethesda	MD	20814			
Fairmont Plaza, A Residential Condo	c/o Daniel Alpert, Owner	4801 Fairmont Ave Apt 909	Bethesda	MD	20814			
Fairmont Plaza, A Residential Condo	c/o Abinoe Management, Management Contact	4801 Fairmont Avenue	Bethesda	MD	20814			
Pairmont Plaza, A Residential Condo	c/o Cindy Hoes, Administrative Agent	4801 Fairmont Avenue	Bethesda	MD	20814			
Glenbrook Village Homeowners Association	c/o Cindy Hoes, Alvin Aubinoe Inc	107 West Jefferson Street	Bethesda	MD	20850			
Lionsgate at Woodmont Corner	c/o Joyce Nwabudike, First Services Resd	8701 Georgia Avenue	Silver Spring	MD	20910			
Lionsgate at Woodmont Corner	c/o Larry Hefter, Board Member	7710 Woodmont Avenue, #803	Bethesda	MD	20814			
Madison Park Condominium	c/o Kwame Yiadom, Abaris Realty	7811 Montrose Road	Potomac	MD	20854			
Madison Park Condominium	c/o Robin Levis, Owner	5000 Battery Lane #1004	Bethesda	MD	20814			
Montgomery County Civic Federation	c/o Alan Bowser, Co-President					alan.bow	ser@gmail.com	
Montgomery County Env Impact Civic Feder	c/o Chair	4825 Cordell Avenue, Suite 204	Bethesda	MD	20814			
Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director					mattlosa	k@rentersalliance.org	
Montgomery County Taxpayers League	c/o Edward Amatetti, President					info@mc	taxpayersleague.org	
Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyds	MD	20841			
Sierra Club - Montgomery County Group	c/o Al Carr, ExCom Member					alfred.ca	rr@gmail.com	
Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
Stonehall Condominium	c/o Nicholas Mazzeo, Owner	8302 Woodmont Avenue Apt 302	Bethesda	MD	20814			
Stonehall Condominium	c/o Joyce Nwabudike, Administrative Agent	P.O. Box 5326	Laurel	MD	20726			
Sussex House Condominium	c/o Scott Bruton, Treasurer	4970 Battery Lane, #401	Bethesda	MD	20814			
Sussex House Condominium Association	c/o Robert Fogel, Management Contact	7811 Montrose Road	Potomac	MD	20854			
Whitehall Condominium Association	c/o Julia Kauffunger, Treasurer	4977 Battery Lane	Bethesda	MD	20814			
Whitehall Condominium Association	c/o Julia Kauffunger, President	4977 Battery Lane	Bethesda	MD	20814			
Whitehall Condominium Association	c/o Michael Fetchko, President	4977 Battery Lane	Bethesda	MD	20814			
Whitehall Condominium Association	c/o Scott Sheridan, GM	4977 Battery Lane	Bethesda	MD	20814			
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4861 Battery Lane Sketch Plan June 14th, 2023 Community meeting Mailing List

Others Required to be Notified	Organization	Street	City	State	Zip	
49 Intake and Regulatory Coordination	MNCPPC	2425 Reedie Drive, 14th Fl	Wheaton	MD	20902	
Development Team	Organization	Street	City	State	Zip	
50 Robert R. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814	
51 Josh Sloan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874	
52 lan Duke	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874	
53 Faik Tugberk	Architects Collaborative, Inc.	9400 Old Georgetown Road	Bethesda	MD	20814	
54 INVESTORS BATTERY LANE LLC	C/O KOSSOW MGNT CORP	1130 TAFT ST	ROCKVILLE	MD	20850	

ROUNDED CORNERS

NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR: 4861-4887 Battery Lane, Bethesda **SKETCH PLAN APPLICATION**

Date/Time: **Virtual Meeting: Dial In: Meeting ID:** Passcode:

Presentation slides: (Available on June 9th) at https://bit.ly/3pYbSrQ Robert Harris - Lerch Early & Brewer, Chtd Contact: 301.841.3826 - rharris@lerchearly.com

For process and hearing information please contact: The Maryland-National Capital Park & Planning Commission 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902 www.montgomeryplanning.org/development (301) 495-4610



Approximately 480,000 square feet of residential use on a net tract area of approximately 87,120 square feet Zoned CR-1.5, C-0.5, R-1.5, H-120' within the Bethesda Overlay zone

Wednesday, June 14th at 7:00 PM Virtual Location: https://bit.ly/41K1pxr 1-301-715-8592 885 3259 3623 483660



ROUNDED CORNERS



Sketch Plan Project Name: 4861-4887 Battery Lane

AFFIDAVIT IN COMPLIANCE WITH MONTGOMERY COUNTY ZONING ORDINANCE

On this 30th day of May, 2023, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Shawn Grimm who made oath in due form of law as follows:

That on May 30, 2023, at least 15 days before the June 14, 2023 Community Meeting signs announcing the date, time, and location of the community meeting were erected for the above captioned Plan on the Subject property, in accordance with the required distances and positioning as set forth in the above mentioned Ordinance.

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Signature

Subscribed and sworn to, before me, on the day and year above written.

Montgomery County, Maryland Notary Public Amy Baronoff Kalomiris My Commission Expires 9/8/2026

Uny Barcroff Kalemin Notary Public

SEAL

My Commission Expires: _____

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4851-4887 Battery Lane Sketch Plan Application Community Meeting On June 14, 2023 at 7:00 PM Virtual Location: https://bit.ly/41K1pxr Dial In: 1-301-715-8592 Meeting ID: 885 3259 3623 Passcode: 483660

Name ¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Michael Fetchko	4977 Battery Lane, Bethesda, MD 20814		mfetchko@earthlink.net	Yes
Esra Soytutan	20251 Century Boulevard, Suite 400, Germantown, MD 20874	4435202512	soytutan@vika.com	Yes
iPad	[No contact information provided.]			
iPhone	[No contact information provided.]			
Jiayu	[No contact information provided.]			
MMiller	[No contact information provided.]			
Whitehall Condominium	[No contact information provided.]			
william miller	[No contact information provided.]			

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the Zoom platform.

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on June 14, 2023 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the application for Sketch Plan for the 4861-4887 Battery Lane project in Bethesda. The presentation materials were made available to the public for download on June 9, 2023, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

3 Signature

RR HARRIS Print Name

ATTOR NEY Title

6/26/23

Sworn and subscribed to before me this 26^{K} day of June, 2023.



Dordy & Ith Signature of Notary Public

Dorothy R. Titman

Printed Name of Notary Public

My Commission Expires:

11-4-24

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Robert R. Harris Attorney 301-841-3826 rrharris@lerchearly.com

MINUTES OF COMMUNITY OUTREACH MEETING JUNE 14, 2013

Pursuant to its mailing and posting, Applicant held a community outreach meeting via Zoom on June 14, 2023. The meeting began at 7 p.m. In addition to Applicant and its team, several unidentified attendees participated. Applicant briefly explained the purpose of the meeting and the planned submission of a Sketch Plan application for redevelopment of the property at 4861 – 4887 Battery Lane. Applicant briefly described the county Master Plan process, the Bethesda Downtown Sector Plan and the zoning/development approval process. Applicant presented a PowerPoint presentation of the site and the proposed building. Community representatives asked questions about green area in front of the building, building setbacks, the process for the development application and other such applications in the future, and notification provisions, all of which Applicant answered. The meeting adjourned at 7:25 p.m.