



Robert R. Harris
Attorney
301-841-3826
rrharris@lercheearly.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 e-mail to rrharris@lercheearly.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,

Robert R. Harris

¹ You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.
5089941.1

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 Reddie 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	Ian 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			

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NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING

FOR:

4861-4887 Battery Lane, Bethesda SKETCH PLAN APPLICATION

**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**

Date/Time: Wednesday, June 14th at 7:00 PM
Virtual Meeting: Virtual Location: <https://bit.ly/41K1pxr>
Dial In: 1-301-715-8592
Meeting ID: 885 3259 3623
Passcode: 483660

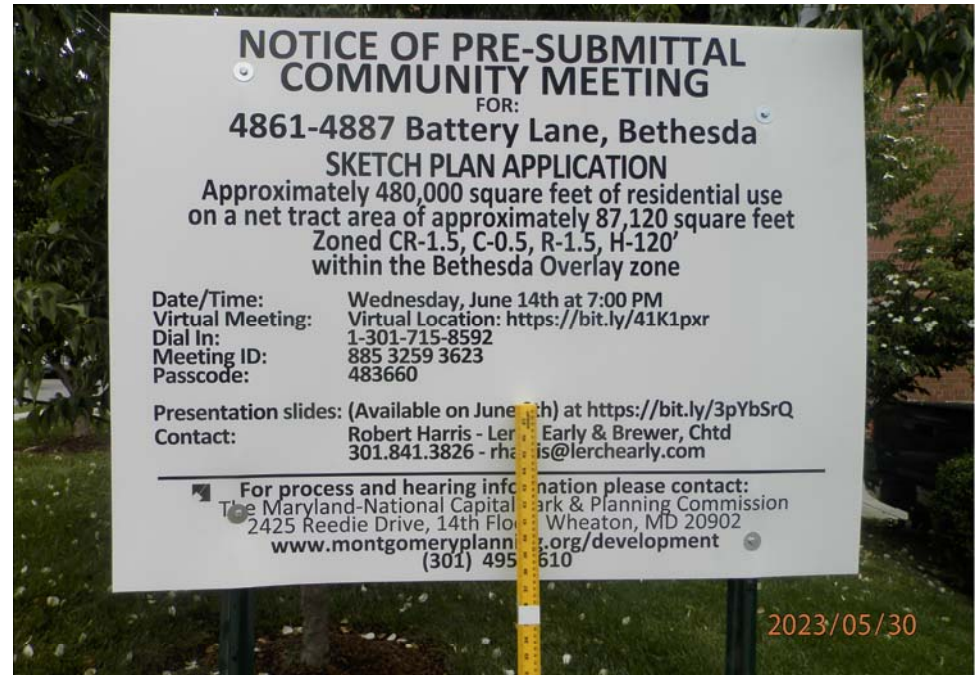
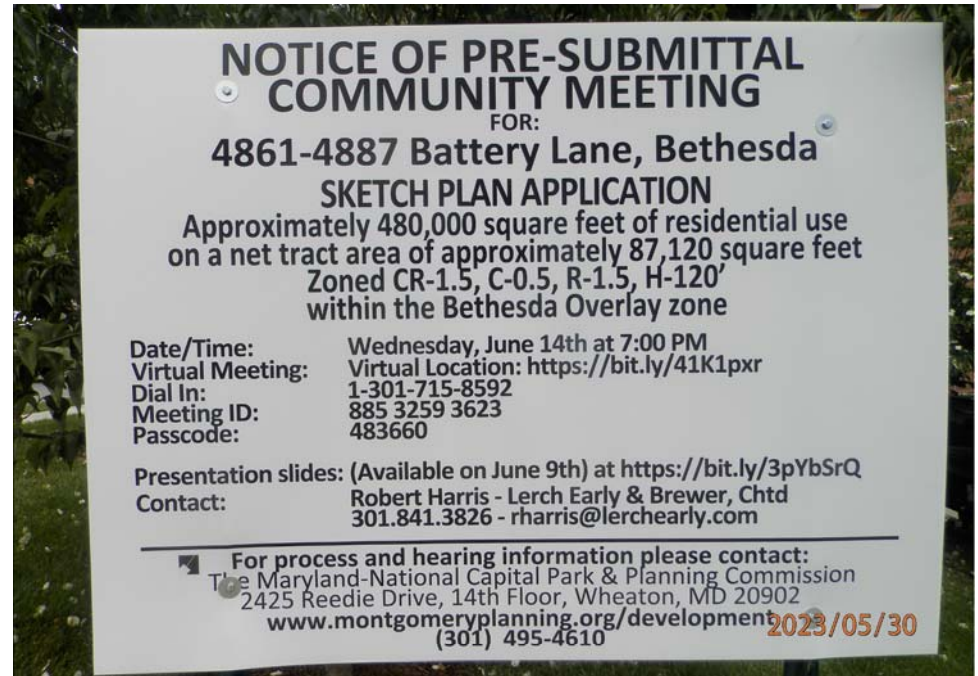
Presentation slides: (Available on June 9th) at <https://bit.ly/3pYbSrQ>
Contact: Robert Harris - Lerch Early & Brewer, Chtd
301.841.3826 - rharris@lerchearly.com

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

36"

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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.



Signature

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



Notary Public

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

SEAL

My Commission Expires: _____

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 Soyututan	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.

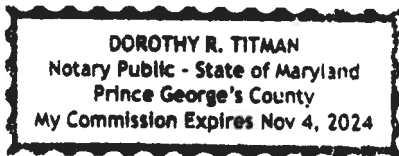
RR Harris
Signature

6/26/23
Date

RR HARRIS
Print Name

ATTORNEY
Title

Sworn and subscribed to before me this 26th day of June, 2023.



Dorothy R Titman
Signature of Notary Public

Dorothy R. Titman
Printed Name of Notary Public

My Commission Expires: 11-4-24



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.