







## DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

December 22, 2023

Ms. Grace Bogdan, Planner III  
Downcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Sketch Plan No. 320240030  
7025 Strathmore  
REVISED LETTER

Dear Ms. Bogdan:

This letter supersedes all previous letters. We have completed our review of the revised Sketch Plan uploaded in eplans dated December 7, 2023. This plan was reviewed by the Development Review Committee at its meeting on November 21, 2023. We recommend the following comments to be addressed at the preliminary plan:

**Significant Comments:**

1. Strathmore Street:
  - a. The Master Plan of Highways and Bethesda Downtown Plan proposes a minimum right-of-way of 60-ft., with 2 planned travel lanes. Bicycle Master Plan proposes, priority shared lane marking. The applicant shall dedicate right-of-way to meet the minimum requirements to satisfy the Master Plan.
  - b. Dimension the right-of-way and provide a roadway cross section to include minimum 10.5-ft wide travel lanes, a minimum 8-ft parking, a 6-ft street buffer and a minimum 6-ft sidewalk.
  - c. The proposed street parking shall be per Section 31-17 of the County Code" Parking within thirty-five feet of intersections." Proposed street parking should be considered

**Office of the Director**

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

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when evaluating the sight distance. No parking is permitted within intersections (at Woodmont Avenue and Wellington Drive).

- d. The proposed sidewalk shall tie into the existing sidewalk on the south end of the property.
- e. We do not agree with the Pavement Marking (see image below with green dashed line) the curb should be extended and create a bump-out similar to the one shown at the intersection with Wellington Drive.



- f. The street buffer in the public right-of-way between the sidewalk and the curb in front of the main entrance is shown as a different shading pattern (see image below with green dashed line). We do not recommend it to be paved and maintain it as a grass panel consistent with the remaining section of the roadway.



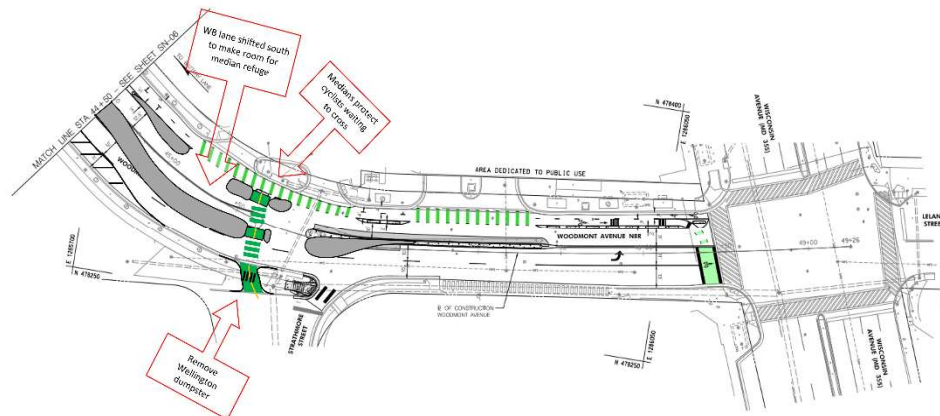
## 2. Alley:

- a. Per Section 49-31 (p) of the County Code, this project will require both Planning Board and MCDOT Director approval for the primary access being provided from the alley.

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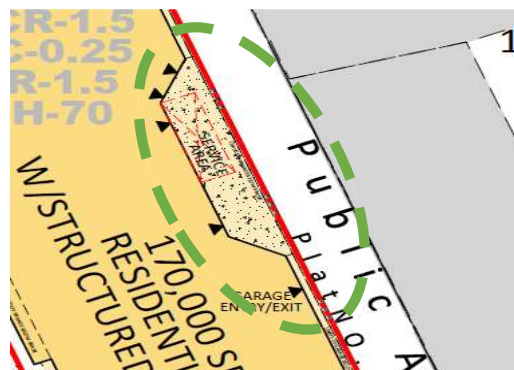
- b. Plat# 21866 shows a 20-ft wide public alley. We strongly recommend the Applicant address the alley improvement in the same manner that was required for 7000 Wisconsin Avenue (Approved project in the vicinity-Preliminary Plan# 120200090). 7000 Wisconsin Avenue pulled the new building facade away from the alley right-of-way an additional 4.5 feet, for the first two floors, to provide additional room to maneuver within the alley.
    - c. The applicant will be required to underground the existing utilities.
    - d. The applicant shall be responsible for reconstructing the public alley along their frontage, which includes from Woodmont Avenue to the subject property per MC-201.01.
    - e. Design the northern alley terminus to be at-grade with the sidewalk, dropping down to street level between the sidewalk and roadway.
  3. Woodmont Avenue:
    - a. There exists a two-way cycle track CIP project on the north side of Woodmont Avenue and the applicant shall coordinate with Mr. Robert Gonzales of our Division of Transportation Engineering. He can be reached at 240-777-7296 or at [robert.gonzales@montgomerycountymd.gov](mailto:robert.gonzales@montgomerycountymd.gov). Per the Bicycle Master Plan, we recommend the modification of the diverter at the north end of Strathmore Ave to facilitate access by southbound bicyclists (the Bike plan assumes bikes will be able to travel in both directions here) and also facilitates connection for bikes between Strathmore Ave (both directions) and the separated bike lanes as shown in the concept below.

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The final location (if feasible based on sight distance) and the details of the bicycle crossing will have to be worked out at the preliminary plan stage.

- b. Dimension the right-of-way and provide a roadway cross section to include minimum a 5-ft street buffer and a minimum 8-ft sidewalk.
  - c. The proposed sidewalk shall align with the existing sidewalk across from the alley.
4. Proposed garage access/Loading:
- a. Are there multiple vehicular entrances or doors (see image below) along the alley?  
 Seems like these are doors for people to walk through not vehicular entrances, please confirm. If vehicular access, then we recommend consolidating the access points to the minimum required.



- b. The sight distance for all entrances should be met.

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- c. Provide turning movements for the design vehicles at the loading dock/Garage entry and at the intersection of the public alley with Woodmont Avenue and Bradley Blvd. There are existing large Trash Cans/Dumpsters along the alley which could impede the movements of the design vehicles.
5. A traffic operational analysis is required at the existing public alley intersections at both the north and south end. The 7000 Wisconsin Avenue development (Preliminary Plan# 120200090) should be included as part of the analysis. Since the traffic movements are right outs at both ends of the alley, the operational analysis should address traffic heading westbound in and out of the site.
6. All the proposed sidewalks along the site frontage shall be in the public right-of-way.
7. The property line truncation should be extended to include the proposed sidewalk in the public right-of-way.
8. The site is subject to Bethesda Streetscape standards.
9. The subject site falls within the Transportation Management District (TMD) and is subject to a Transportation Management Plan. Please coordinate with Mr. James Carlson at [james.carlson@montgomerycountymd.gov](mailto:james.carlson@montgomerycountymd.gov) or at 240-777-8382 for information.

#### **Standard Comments:**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). Please click on the link for the application and payment process <https://www.montgomerycountymd.gov/dot-dir/Resources/Files/DevRevApplication.pdf>
3. Improvements to the County maintained rights-of-way will be determined at the preliminary plan stage following review of the plan and related documents.
4. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk / sidepath and roadway.

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5. Sight Distance: Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval. Please use the link for the updated Sight Distance Form  
<https://www.montgomerycountymd.gov/dot-dir/Resources/Files/SightDistanceForm.pdf>
6. Storm Drain Analysis: Submit a storm drain study for the portion of the subject site draining to the Montgomery County public storm drain system. Please see checklist  
<https://www.montgomerycountymd.gov/dot-dir/Resources/Files/StormDrainRevChecklist.pdf>
7. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
8. Ensure curve radii of 15 ft, or as small as practicable to accommodate target design vehicles without intrusion into bicycle or pedestrian travelways.
9. Show the locations of the existing and proposed driveways on the plan.
10. No steps, retaining walls or door swings into county the right-of-way.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

Sincerely,

*Deepak Somarajan*

Deepak Somarajan, Engineer III  
 Development Review Team  
 Office of Transportation Policy

M:\Subdivision\Deepak\Sketch Plan\ 320240030-7025 Strathmore\Letter\ 320240030-7025 Strathmore-Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY-24

cc-e: Ian Duke	Vika Maryland LLC
Christopher Ruhlen	Lerch Early and Brewer Chtd.
Katherine Mencarini	MNCPPC
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Mark Etheridge	MCDPS WRS

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Marie LaBaw	MCDPS FRS
Mark Terry	MCDOT DTEO
Corey Pitts	MCDOT DTE
Robert Gonzales	MCDOT DTE
Andrew Bossi	MCDOT OTP
James Carlson	MCDOT CSS
Sandra Brecher	MCDOT CSS
Rebecca Torma	MCDOT OTP





## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

January 9, 2024

Ms. Grace Bogden  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 7025 Strathmore  
Sketch Plan # 320240030

Dear Ms. Bogden:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The development will include up to 453 units that are required to provide Moderately Priced Dwelling Units (MPDUs) according to Chapter 25A. The above plan must provide at least 15% MPDUs based on the final number of qualifying units.

The above referenced plan is located in the Residential Edge District of the Bethesda Downtown Master Plan. The Bethesda Downtown Master Plan calls for the preservation of existing market-rate affordable housing and a promotion of a quality mix of housing options. Due to the location and pre-existing units located on the above referenced plan's lot, DHCA is requiring that further studies of existing and planned affordability be conducted by the applicant throughout the preliminary plan and site plan review process. Depending on the results of the analysis the applicant may have to provide additional affordable units, outside of the 15% MPDUs.

The applicant requires an Agreement to Build be submitted to DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build or alternative agreement stage.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

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1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 02-Jan-24  
**TO:** Ian Duke  
VIKA, Inc  
**FROM:** Marie LaBaw  
**RE:** 7025 Strathmore  
320240030

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **26-Dec-23**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.









THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



MontgomeryPlanning.org

# Bethesda Downtown Design Advisory Panel

## Meeting Minutes

**PROJECT:** 7025 Strathmore Street

**DATE:** September 27, 2023

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*The 7025 Strathmore Street project was reviewed by the Bethesda Downtown Design Advisory Panel on September 27, 2023. The following meeting notes summarize the Panel's discussion, recommendations regarding design excellence, and the exceptional design public benefits points. The project is in the Site Plan stage and the Design Advisory Panel will determine if comments from Sketch Plan have been incorporated and take the final vote for design excellence public benefit points if it is determined the Project is suitable. Should you have any additional questions and/or comments please feel free to contact the Design Advisory Panel Liaison.*

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### **Attendance:**

#### Panel

Yulia Beltikova

Rod Henderer

Damon Orobona

Paul Mortensen, ex officio member, Senior Urban Designer in the Director's Office

#### Staff

Stephanie Dickel, Regulatory Supervisor DownCounty Planning

Atul Sharma, Director's Office

Grace Bogdan, Planner III

Adam Bossi, Planner III

Cristina Sasaki, Parks Planner

Rachel Newhouse, Parks Planner

#### Applicant Team

Faik Tugberk, Architects Collaborative

Chong Cho, Architects Collaborative

Christopher Ruhlen, Attorney

Andrew Kossow, Kossow Management Corp

Michael Miller, Gelman Group

Josh Sloan, Vika  
Ilan Duke, Vika

### Discussion Points:

Staff: This is the first sketch plan presentation to the DAP. The review will focus on how the Applicant has addressed previous comments, general mass and bulk of the proposal and conformance with the Design Guidelines.

Panel:

### *General Comments*

- I think this is a thoughtful, well-designed building and at sketch plan in terms of mass and bulk this is well on track and many of the comments are detail oriented and I think can continue to address at site plan.
- I think the facades are beautiful, I like the scale and the projection bays. Going back to the Design Guidelines we are trying to avoid projections over the bays, you said two feet, anything more than that would be an issue.
- Are there power lines on Strathmore Street?
  - *Applicant Response: Yes*
  - How does that impact the canopy corridor?
  - (Staff) All projects in Bethesda are undergrounding utilities so they will, and I believe there are utilities in the alley that will also need to be undergrounded.
  - If lines are undergrounded then we hope for large species canopy trees as dense as possible along the street edges.
- What is the setback at the southern end of the site?
  - *Applicant Response: The existing building to the south is 10 feet from the property line, the proposed building is setback 10 feet at the southern end with a portion of the building set back about 20 feet where an exposed plaza is planned.*
- Why couldn't you just have your layby in the parking zone like at the rest of the street frontage? Why do you have to bring it in further?
  - (Staff) Laybys will be dealt with during regulatory review, it will need to be reviewed by DOT and they are typically against these designs.
  - *Applicant Response: The quick answer is that it brings pedestrians closer to the building and we think its safer.*
  - This layby also minimizes the ability of creating a more spacious entry area to the building.

### *Through Block Connection*

- What does the view corridor look like as you walk through from Wisconsin Avenue? It would be helpful to see that. Perhaps the applicant can draw a section and Nolli type plan from Wisconsin Avenue to Strathmore Street that can help explain the procession and help to clarify what is needed to maximize the public nature of this through block connection. In the partial plans and perspectives, it is not clear if the passage is inviting, open and public in presentation or character. This passage must clearly be public.
  - *Applicant Response: I would be happy to do that but there is quite a significant grade change from Wisconsin Avenue.*
  - I know about the grade change but the reason for asking is because, is your view blocked as you walk through there? In my mind this public pedestrian cut through is the big move and this development will greatly inform the future development on the west side of Strathmore Street. The gestures made from that development will take cues from what happens on this site.
- It's about 700 feet from Woodmont to the alley. Depending on how this is designed, the entire block in the future could be a long wall or it could look like a couple building blocks with this public passage somewhere in the middle. If you're asking what else you could do, in an extreme case I'd say leave this wide open to the sky. I think this gets to the Panel's point that this should look public not private.
  - *Applicant Response: I think this does look public. This is a huge expression at the street level, I respectfully disagree. We've created a very prominent cut through on a very small site.*
  - We are trying to understand how this would work and we would like additional information. It's not to say you are not doing it right. We just need more information.
- The Design Guidelines are clear that it should be public and that usually means open to the sky. I know there are practical concerns there, but we want to see what that sight line would look like.
  - *Applicant Response: We will get into that and maybe develop something more intricate. We are trying to create a compromise based on how the cut through aligns with Camille (7000 Wisconsin).*
  - I don't mind the building over it, we just need more information on how it looks. Quite frankly, it may be more powerful with the building above.
- It needs to visually read very public and I think for several reasons, one of them being the internal canopy being only one story, it compresses the space and makes it look semi private. Having a section and seeing the whole thing will inform how it can be designed more public.
  - *Applicant Response: I understand, the issue I have is that no matter which way you are coming, it is taking you to an alley*
  - The new building will have units fronting on that alley, so hopefully one day it looks a little nicer. The building adjacent to 7000 Wisconsin Avenue, they will need to contribute to the through block connection, is that right?



- (Staff) The front along 7000 Wisconsin Avenue has provided the full through block connection, the rear facing the alley will require the adjacent property owner to complete the alley connection at least another 13 feet in width.
- The height of the canopy within the through block connection plays an important role in that and if it is too low it is going to cut the view from the pedestrian, maybe it could cut into two heights?
- What is the plan for the ground level? Will the unit turn the corner and have windows? Will there be an emergency exit? We are just trying to understand what the space will be like.
  - *Applicant Response: Yes there will be an emergency exit. I was personally looking forward to a blank wall to incorporate some art, use it as a canvas for a backdrop.*

### *Base and Corner design*

- Where is your building at the ground floor in relation to the build to line on Strathmore Street?
  - *Applicant Response: We are on the build to line.*
  - So all the bays and balconies project over?
  - *Yes, but it happens two stories above the plane, about 2 feet out.*
- The base along Strathmore Street, the proportions seem a little strange to me and I think there is maybe a simple solution where you make those first two stories like frame elements and more of a two-story expression.
  - *Applicant Response: One thing causing it to look odd is a 3-4 foot grade difference, so that greatly reduces the view.*
  - The horizontal middle spandrel splits the base into two distinct floors with the first floor feeling compressed. This is competing with the 2-story expression of the base. If the spandrel panel was minimized and a more “frame” expression was created at the first two floors, perhaps the base could read more like a 2-story expression rather than two compressed floors under the bays.
  - *Applicant Response: OK, we can work on that.*
- I debate whether the lobby is in the right place. The staff memo mentions moving the lobby entrance, I can see it in both ways. The ground floor on Woodmont is a couple feet below Woodmont Avenue right?
  - *Applicant Response: Yes, that’s right there will be a grade difference which is why we have the one entrance.*
  - (Staff) So is there an entrance off the alley?
  - *Applicant Response: No*
  - (Staff) So the portal on the alley is an ornamental view? The comment about the entrance is tied into the fact that the entrance is right off the lobby and wherever the entrance is should have a ceremonial entrance.
- Where the canopy sits on this prominent corner, it does not celebrate the beautiful lacework of mullions that you have, it squanders those proportions. Moving the canopy up to the main spandrel would adjust the proportion and hierarchy.

- The activation near the lobby area is important, the landscaping is beautiful but perhaps a seating area would be more appropriate. I understand the grade changes.
- It would be beneficial to have a section from the base of the curb on Strathmore Street through the building showing the ground floor and the bays above so we can fully understand how they overhang and how that effects the streetscape.
  - *Applicant Response: Yes, we can do that.*

**Panel Recommendations:**

The Panel voted unanimously that the project is on track to receive a minimum of 10 design excellence points. At the time of Site Plan the Applicant should return with refinement based on the comments above including:

1. A section showing the view corridor from Wisconsin Avenue through the pedestrian connection to Strathmore Street;
2. A section from the curb on Strathmore Street through the building showing the relationship of the ground level patios and building footprint with bays projecting above.

**Robert R. Harris**  
*Attorney*  
 301-841-3826  
[rrharris@lerchearly.com](mailto:rrharris@lerchearly.com)

June 5, 2023

RE: 7025-7039 Strathmore Street, Bethesda  
 Sketch Plan Application - Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Strathmore Apartments LP (the "Applicant"), we are writing to inform you of the plans for redevelopment of the properties located at 7025-7039 Strathmore Street in Bethesda, Maryland (the "Property"). The Property is zoned CR-1.5, C-0.25, R-1.5, H-70' within the Bethesda Overlay zone. The total net tract area is approximately 28,911 square feet. The Applicant will be submitting a Sketch Plan Application in the near future. The Applicant is proposing to redevelop the Property with up to 180 multifamily units (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: Tuesday, June 20th at 7:00 PM<sup>1</sup>**

**Virtual Location: <https://bit.ly/3OI9gyq>**

**Dial In: 1-301-715-8592 Meeting ID: 814 2118 4741 Passcode: 330486**

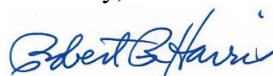
**Presentation slides available: on June 15th at <https://bit.ly/3IrRyWe>**

*Comments can be made during the meeting via noted methods. Comments can be made outside the meeting by e-mail to [rrharris@lerchearly.com](mailto: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 Application will be assigned an application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://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/41VEsaG>. 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 21st. We look forward to meeting with you (virtually) on June 20th.

Sincerely,



Robert R. Harris

<sup>1</sup> You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.  
 5090278.1



**7025-7039 Strathmore Street**  
 Sketch Plan  
 June 20, 2023 Pre-submission Community meeting  
 Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	OFFUTT DYNASTY TRUST		121 CATHEDRAL ST	ANNAPOLIS	MD	21401		PT PARC A	07-00431434
2	WISCONSIN PROJECT LLC	C/O WASHINGTON PROPERTY COMPANY	4719 HAMPDEN LN STE 300	BETHESDA	MD	20814		PT 13	07-00435374
3	SIMPSON WOODFIELD 7000 WISCONSIN L		7601 E TECHNOLOGY WAY SUITE 600	DENVER	CO	80237		CHEVY CHASE	07-00436562
4	OFFUTT MAGRUDER WILLSON IV TRUSTEE	OFFUTT DYNASTY TRUST	121 CATHEDRAL ST	ANNAPOLIS	MD	21401	2	2	07-00445500
5	SIMPSON WOODFIELD 7000 WISCONSIN L		7601 E TECHNOLOGY WAY SUITE 600	DENVER	CO	80237	2	P6, LOT 6A	07-00677330
6	BRADLEY CROSSING LLC		10400 DETRICK AVE	KENSINGTON	MD	20895	4	9, LTS 10-11-12-13	07-00677408
7	BRADLEY CROSSING APTS.	Property/Leasing Manager	4800 WELLINGTON DR	CHEVY CHASE	MD	20815			
8	WISCONSIN PROJECT LLC		5341 FALMOUTH RD	BETHESDA	MD	20816	1	P1	07-00677831
9	BRADLEY CROSSING LLC		10400 DETRICK AVE	KENSINGTON	MD	20895	4	14	07-00677922
10	BRADLEY CROSSING APTS.	Property/Leasing Manager	4701 BRADLEY BLVD	CHEVY CHASE	MD	20815	4	14	
11	SIMPSON WOODFIELD 7000 WISCONSIN L		7601 E TECHNOLOGY WAY SUITE 600	DENVER	CO	80237	2	5, PT LT 6	07-00677990
12	MILTON D GARCIA		4803 WELLINGTON DR # 1	CHEVY CHASE	MD	20815	3	UN 1 PK UN 8	07-01958222
13	JONATHAN D SIMON FAMILY TRUST	SANDRA WIEN SIMON FAMILY TRUST	10401 STRATHMORE PARK CT #104	N BETHESDA	MD	20852	3	UNIT 2 & P1	07-01958233
14	COURTNEY LAYMAN	DANIEL LAYMAN III	710 PALATINE AVE	CHARLOTTESVILLE	VA	22902	3	UN 3 & PS 11	07-01958244
15	STEPHEN MOONEY		19612 HOOVER FARM DR	LAYTONSVILLE	MD	20882	3	UN 4 PK UN 10	07-01958255
16	RAVI DHAR		4515 WILLARD AVE APT 2202S	CHEVY CHASE	MD	20815	3	UN 5 & PK SP 29	07-01958266
17	DAVINDER S SEHMI	ANJALI SINGH SEHMI	8842 HARNESS TRAIL	POTOMAC	MD	20854	3	UN 6 & PS 15	07-01958277
18	VLADKA SHIKOVA		4803 WELLINGTON DR APT 101	CHEVY CHASE	MD	20815	3	UN 101 PK UN 2	07-01958288
19	WILLIAM GOODMAN &	ROSA CACERES	3412 ANDERSON RD	KENSINGTON	MD	20895	3	UN 102 PK UN 3	07-01958290
20	JAMIE J LOOK		4803 WELLINGTON DR APT 103	CHEVY CHASE	MD	20815	3	UN 103 PK UN 7	07-01958302
21	JAMIE J LOOK		4803 WELLINGTON DR APT 104	CHEVY CHASE	MD	20815	3	UN 104 PK UN 5	07-01958313
22	JENIFER DEBBANE		7034 STRATHMORE ST	CHEVY CHASE	MD	20815	3	UN 105	07-01958324
23	VALERIE JO WEISS		7034 STRATHMORE ST #106	BETHESDA	MD	20815	3	UN 106 PK UN 16	07-01958335
24	ERIC M ZILBERKWEIT	C/O IAN ZILBERKWEIT	PO BOX 18348	WASHINGTON	DC	20036	3	UN 107 PK UN 21	07-01958346
25	BENJAMIN D HABERMAN		7034 STRATHMORE ST #108	CHEVY CHASE	MD	20815	3	UN 108 & PS 20	07-01958357
26	DNS MIDDLE LANE LLC		6007 POINDEXTER LANE	ROCKVILLE	MD	20852	3	UN 109 & PS 23	07-01958368
27	DNS MIDDLE NAME LLC		6007 POINDEXTER LANE	ROCKVILLE	MD	20852	3	UN 110 PK UN 32	07-01958370
28	DEBRA J KAHN		7036 STRATHMORE ST APT 111	CHEVY CHASE	MD	20815	3	UN 111 & PS	07-01958381
29	SUSAN GRODIN		701 PENNSYLVANIA AVE NW	WASHINGTON	DC	20004	3	UN 201 PK UN 14	07-01958392
30	JOAN T SHEEHAN		4803 WELLINGTON DR #202	CHEVY CHASE	MD	20815	3	UN 202 PK UN 9	07-01958404
31	DAYLE E STEIN		4808 MOORLAND LN APT 412	BETHESDA	MD	20814	3	UN 203	07-01958415
32	ESTRELLITA O ACHACOSO		4803 WELLINGTON DR #204	CHEVY CHASE	MD	20815	3	UN 204 PK UN 6	07-01958426
33	LINETTE S HWU ET AL TR		7034 STRATHMORE ST APT 205	CHEVY CHASE	MD	20815	3	UNIT 205 & PS 26	07-01958437
34	APRIL O LUEBEN		7034 STRATHMORE ST APT 206	CHEVY CHASE	MD	20815	3	UNIT 206 & PS18	07-01958448
35	GALE R MORSE &	ALTON J VOLANTH	100 BREWER AVE	ANNAPOLIS	MD	21401	3	UN 207 PK UN 24	07-01958450
36	JUNE LEE TONG TRUSTEE		6363 CHRISTIE AVE APT 1302	EMERYVILLE	CA	94608	3	UN 208 PK UN 22	07-01958461
37	KATHLEEN M O'CONNELL		7036 STRATHMORE ST APT 209	CHEVY CHASE	MD	20815	3	UN 209 PK UN 34	07-01958472
38	ALICIA J PETTIBONE		7036 STRATHMORE ST APT 210	CHEVY CHASE	MD	20815	3	UN 210 PK UN 37	07-01958483
39	HURVITZ FAMILY TRUST		7036 STRATHMORE ST APT 211	CHEVY CHASE	MD	20815	3	UN 211 & PS 33	07-01958494
40	MARTHA R RASHID ET AL		4803 WELLINGTON DR	CHEVY CHASE	MD	20815	3	UN 301 PK UN 4	07-01958506
41	KAREN A MALKIN		2690 BUTTERFLY PLACE	INDIAN HEAD	MD	20640	3	UN 302 & PS 13	07-01958517
42	DEBORA E & JEFFREY A MAY		4835 CORDELL AVE #208	BETHESDA	MD	20814	3	UN 303 PK UN 12	07-01958528
43	WALTER A MILES JR		217 SPRING AVE	TAKOMA PARK	MD	20912	3	UN 304	07-01958530
44	LELAND ST LLC		4804 LELAND ST	CHEVY CHASE	MD	20815	3	UN 305 PK UN 19	07-01958541
45	FIDEL HENRIQUEZ	ZOILA HENRIQUEZ	13313 WINDY MEADOW LN	SILVER SPRING	MD	20906	3	UNIT 306 AND P525	07-01958552
46	JAMES P LEDET		7034 STRATHMORE ST APT 307	CHEVY CHASE	MD	20815	3	UN 307 & PS 27	07-01958563
47	ANDREW GALLINA ET AL		4901 RIDGE CIR	BENBROOK	TX	76126	3	UN 308 & PS 17	07-01958574
48	JAMES D & STACEY NOONAN		4214 MATTHEWS LN	KENSINGTON	MD	20895	3	UN 309 PK UN 35	07-01958585
49	LELAND ST LLC		4804 LELAND ST	CHEVY CHASE	MD	20815	3	UN 310 PK UN 36	07-01958596
50	LELAND ST LLC		6306 WISCONSIN AVE	CHEVY CHASE	MD	20815	3	UN 311 & PS 31	07-01958608
51	WISCONSIN & WOODMONT LLC	C/O WASHINGTON PROPERTY CO	4719 HAMPDEN LN FL 3	BETHESDA	MD	20814	2	7	07-03341682
52	WILLIAM L VALIS		7111 WOODMONT AVE APT 101	BETHESDA	MD	20815		UN 101 PH 1 BLDG 1	07-03467913
53	ALICIA K DUNN	RICHARD LAWSON	7111 WOODMONT AVE UNIT 102	BETHESDA	MD	20815		UN 102 PH 1 BLDG 1	07-03467924
54	NATHAN J & ANNETTE K GATTEN		6221 REDWING RD	BETHESDA	MD	20817		UN 103 PH 1 BLDG 1	07-03467935
55	EMMANUELLA O LADIPO		7111 WOODMONT AVE UNIT 105	BETHESDA	MD	20815		UN 105 PH 1 BLDG 1	07-03467946
56	LINDA G HAFT ET AL		16335 CABERNET DR	DELRAY BEACH	FL	33446		UN 106 PH 1 BLDG 1	07-03467957
57	PJ WOODMONT LLC		7111 WOODMONT AVE # 107	BETHESDA	MD	20815		UN 107 PH 1 BLDG 1	07-03467968

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58	MELISSA ARVIN		7111 WOODMONT AVE APT 108	BETHESDA	MD	20815		UN 108 PH 1 BLDG 1	07-03467970
59	CHRISTOPHER LOUIS OSTARELLO	NATALIE MICHELLE CORDONE	1349 COMMON WAY RD	ORLANDO	FL	32814		UN 111 PH 1 BLDG 1	07-03467981
60	KEITH GEIMER		7111 WOODMONT AVE APT 113	BETHESDA	MD	20815		UN 113 PH 1 BLDG 1	07-03467992
61	JANEY K PEEL		7111 WOODMONT AVE UNIT 201	BETHESDA	MD	20815		UN 201 PH 1 BLDG 1	07-03468006
62	MARCIE L SPIVOK ET AL		7111 WOODMONT AVE APT 202	BETHESDA	MD	20815		UN 202 PH 1 BLDG 1	07-03468017
63	KATIE A O'CONNELL		7111 WOODMONT AVE #203	BETHESDA	MD	20815		UN 203 PH 1 BLDG 1	07-03468028
64	MUKILAN NATARAJAN		7111 WOODMONT AVE APT 205	BETHESDA	MD	20815		UN 205 PH 1 BLDG 1	07-03468030
65	WILLIAM E MOORE	JUDITH H DEITZ	636 COLUMBIA CT	SARASOTA	FL	34236		UN 206 PH 1 BLDG 1	07-03468041
66	VANDANA & RENATO P CRUZ		2 ARROWOOD TER	BETHESDA	MD	20817		UN 207 PH 1 BLDG 1	07-03468052
67	RENATO P & VANDANA CRUZ		2 ARROWOOD TER	BETHESDA	MD	20817		UN 208 PH 1 BLDG 1	07-03468063
68	ARLENE JANET KUPERSTEIN		7111 WOODMONT AVE APT 209	BETHESDA	MD	20815		UN 209 PH 1 BLDG 1	07-03468074
69	YVETTE MICHELLE ABIGAIL		7111 WOODMONT AVE #211	BETHESDA	MD	20815		UN 211 PH 1 BLDG 1	07-03468085
70	GINGER MCLAUGHLIN	LAUREN MCLAUGHLIN	7111 WOODMONT AVE # 213	BETHESDA	MD	20815		UN 213 PH 1 BLDG 1	07-03468096
71	CHRISTOPER HOELZEL ETAL	PAULA HOELZEL	7111 WOODMONT AVE APT 215	BETHESDA	MD	20815		UN 215 PH 1 BLDG 1	07-03468108
72	ELIZABETH SHIN		7111 WOODMONT AVE APT 216	CHEVY CHASE	MD	20815		UN 216 PH 1 BLDG 1	07-03468110
73	CHIN MYONG KIM	INJA KIM	10301 FLEMING AVE	BETHESDA	MD	20814		UN 217 PH 1 BLDG 1	07-03468121
74	ASHISH P GOEL		7111 WOODMONT AVE APT 218	BETHESDA	MD	20815		UN 218 PH 1 BLDG 1	07-03468132
75	MICHAEL G BROWN		7111 WOODMONT AVE #301	BETHESDA	MD	20815		UN 301 PH 1 BLDG 1	07-03468143
76	LINDA K SOLOMON		1239 BURGOS DR	SARASOTA	FL	34238		UN 302 PH 1 BLDG 1	07-03468154
77	JEFFREY H SABIN REVOCABLE LIVING T	ELIZABETH SABIN REVOCABLE LIVING T	12633 CARRINGTON HILL DR	GAITHERSBURG	MD	20878		UN 303 PH 1 BLDG 1	07-03468165
78	ALEXIS S DOYLE	DOMINIC T DOYLE	7111 WOODMONT AVE APT 304	BETHESDA	MD	20815		UN 304 PH 1 BLDG 1	07-03468176
79	JUDITH ANDAI		1200 STEUART ST #1115	BALTIMORE	MD	21230		UN 305 PH 1 BLDG 1	07-03468187
80	PERSIA REAL ESTATE CORPORATION		411 KING FARM BLVD APT 403	ROCKVILLE	MD	20850		UN 306 PH 1 BLDG 1	07-03468198
81	ALEC W MCKEE	CAROLINE M LACE	7111 WOODMONT AVE #307	BETHESDA	MD	20815		UN 307 PH 1 BLDG 1	07-03468201
82	ALEXANDER BYRNE GOTTFRIED		7111 WOODMONT AVE #308	CHEVY CHASE	MD	20815		UN 308 PH 1 BLDG 1	07-03468212
83	JACK M & ELIZABETH K QUEEN		4103 OLD CRAIN HWY	UPPER MARLBORO	MD	20772		UN 309 PH 1 BLDG 1	07-03468223
84	ALI AMIN ET AL		7111 WOODMONT AVE APT 310	BETHESDA	MD	20815		UN 310 PH 1 BLDG 1	07-03468234
85	BETH MEYERS		7111 WOODMONT AVE UNIT 311	BETHESDA	MD	20815		UN 311 PH 1 BLDG 1	07-03468245
86	FRED & KATAYOUN MANOOCHERRI		9409 REACH RD	POTOMAC	MD	20854		UN 312 PH 1 BLDG 1	07-03468256
87	NANCY JANE WOLLBERG	C/O TRUSTCORP	5301 WISCONSIN AVE NW #4TH FL	WASHINGTON	DC	20015		UN 313 PH 1 BLDG 1	07-03468267
88	JINGFENG LIU	PENG HUI YANG	1915 LEWIS AVE	ROCKVILLE	MD	20851		UN 314 PH 1 BLDG 1	07-03468278
89	TAREK ALY &	MARCIA E REYNOLDS ALY	6219 MASSACHUSETTS AVE	BETHESDA	MD	20816		UN 315 PH 1 BLDG 1	07-03468280
90	PATRICIA PANYI	BRYAN JOSEPH RILEY	7111 WOODMONT AVE APT 316	BETHESDA	MD	20815		UN 316 PH 1 BLDG 1	07-03468291
91	BETHESDA 1988 HOLDINGS LLC		10951 MARTINGALE COURT	POTOMAC	MD	20854		UN 317 PH 1 BLDG 1	07-03468303
92	CRESCENT 1984 HOLDINGS LLC		10951 MARTINGALE CT	POTOMAC	MD	20854		UN 318 PH 1 BLDG 1	07-03468314
93	PATRICK M GRACE		8120 HOLLY MANOR WAY	FULTON	MD	20759		UN 401 PH 1 BLDG 1	07-03468325
94	T C LANGE LLC		9301 CRIMSON LEAF TER	BETHESDA	MD	20815		UN 402 PH 1 BLDG 1	07-03468336
95	PHILIP ROBERT ZANGA		7111 WOODMONT AVE #403	CHEVY CHASE	MD	20815		UN 403 PH 1 BLDG 1	07-03468347
96	AGNES MINDY SCHWARCZ		3530 MYSTIC POINTE DR # 2311	AVENTURA	FL	33180		UN 404 PH 1 BLDG 1	07-03468358
97	ARETI KING		7111 WOODMONT AVE #405	CHEVY CHASE	MD	20815		UN 405 PH 1 BLDG 1	07-03468360
98	HENRY LAHAIE AND CAROLYN CARR TR	HENRY I LAHAIE TRUSTEE ET AL	7111 WOODMONT AVE #406	CHEVY CHASE	MD	20815		UN 406 PH 1 BLDG 1	07-03468371
99	SHEILA VASWANI		7111 WOODMONT AVE APT 407	BETHESDA	MD	20815		UN 407 PH 1 BLDG 1	07-03468382
100	EMILY SUSANNA LEVEY		7111 WOODMONT AVE #408	BETHESDA	MD	20815		UN 408 PH 1 BLDG 1	07-03468393
101	DANIEL & NILOOFAR ASHTARY-YAZDI		7111 WOODMONT AVE APT 409	BETHESDA	MD	20815		UN 409 PH 1 BLDG 1	07-03468405
102	REGINA L FINK		7111 WOODMONT AVE #410	BETHESDA	MD	20815		UN 410 PH 1 BLDG 1	07-03468416
103	MIA KIM	57 SEOCHO JUNGANG-RO 24-GIL	APT 101-2502	SEOUL				UN 411 PH 1 BLDG 1	07-03468427
104	MATTHEW GAEGLER		7111 WOODMONT AVE #412	BETHESDA	MD	20815		UN 412 PH 1 BLDG 1	07-03468438
105	ATHENA LIU	MATTHEW SCOTT	13615 MITCHELLS WAY	WEST FRIENDSHIP	MD	21794		UN 413 PH 1 BLDG 1	07-03468440
106	PEIXUAN ZHOU		7111 WOODMONT AVE APT 414	BETHESDA	MD	20815		UN 414 PH 1 BLDG 1	07-03468451
107	MISHEL ASHTARY YAZDI	PENNY ASHTARY YAZDI	12820 SAYVILLE TRAIL	FORT WAYNE	IN	46845		UN 415 PH 1 BLDG 1	07-03468462
108	WEENARIN LULITANONDA		4759 TAPESTRY DR	FAIRFAX	VA	22032		UN 416 PH 1 BLDG 1	07-03468473
109	PATRICK A BRETTELL		7111 WOODMONT AVE APT 417	BETHESDA	MD	20815		UN 417 PH 1 BLDG 1	07-03468484
110	SILVER LAKE PROPERTIES LLC		8429 FOX RUN	POTOMAC	MD	20854		UN 418 PH 1 BLDG 1	07-03468495
111	NAMITA KOTHARY		7111 WOODMONT AVE APT 501	BETHESDA	MD	20815		UN 501 PH 1 BLDG 1	07-03468507
112	EMIL P LENCHAK JR		7111 WOODMONT AVE APT 502	BETHESDA	MD	20815		UN 502 PH 1 BLDG 1	07-03468518
113	MEHRAN HOJATI		7111 WOODMONT AVE # 503	BETHESDA	MD	20815		UN 503 PH 1 BLDG 1	07-03468520
114	STEPHANIE EVERS		7111 WOODMONT AVE APT 504	BETHESDA	MD	20815		UN 504 PH 1 BLDG 1	07-03468531
115	CARLOS NG BURGOS		7111 WOODMONT AVE # 505	BETHESDA	MD	20815		UN 505 PH 1 BLDG 1	07-03468542

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116	RICHARD A BOOTH	CHRISTINE W BOOTH	P O BOX 620	GLEN ABOR	MI	49636	UN 506 PH 1 BLDG 1	07-03468553
117	IVANNA JUJKO		7111 WOODMONT AVE APT 507	BETHESDA	MD	20815	UN 507 PH 1 BLDG 1	07-03468564
118	JERRY R GOLDSTEIN	JOAN G GOLDSTEIN	7111 WOODMONT AVE APT 508	BETHESDA	MD	20815	UN 508 PH 1 BLDG 1	07-03468575
119	PHYLLIS K LERNER		7111 WOODMONT AVE APT 509	BETHESDA	MD	20815	UN 509 PH 1 BLDG 1	07-03468586
120	ANGELA ZAH		11 BURGUNDY DR	HOLMDEL	NJ	07733	UN 510 PH 1 BLDG 1	07-03468597
121	DANILO LIVING TRUST		7111 WOODMONT AVE APT 511	BETHESDA	MD	20815	UN 511 PH 1 BLDG 1	07-03468600
122	PETER FULTON HAVENSTEIN JR	HAVENSTEIN PAUL JAMES	7111 WOODMONT AVE UNIT 512	BETHESDA	MD	20814	UN 512 PH 1 BLDG 1	07-03468611
123	JINGFENG LIU	PENGHUI YANG	1915 LEWIS AVE	ROCKVILLE	MD	20851	UN 513 PH 1 BLDG 1	07-03468622
124	DEMETRIUS ALBANES	JOANNE S ALBANES	4211 BRADLEY LN	CHEVY CHASE	MD	20815	UN 514 PH 1 BLDG 1	07-03468633
125	ANTOUN F MOUSSA FAMILY TR		9612 FALLS BRIDGE LN	POTOMAC	MD	20854	UN 515 PH 1 BLDG 1	07-03468644
126	GOLY KAYVAN TRUSTEE	MARY KAYVAN TRUSTEE	10249 SUNDANCE CT	POTOMAC	MD	20854	UN 516 PH 1 BLDG 1	07-03468655
127	SHEILA NASSERI		7111 WOODMONT AVE APT 517	BETHESDA	MD	20815	UN 517 PH 1 BLDG 1	07-03468666
128	HEATHER E BRAND ET AL	SCOTT BRAND ET AL	7111 WOODMONT AVE APT 518	BETHESDA	MD	20815	UN 518 PH 1 BLDG 1	07-03468677
129	BLANCA CALCAGNO ET AL		5721 DURBIN RD	BETHESDA	MD	20817	UN 601 PH 1 BLDG 1	07-03468688
130	ONE RIVER VALLEY TRUST		10221 RIVER RD #60394	POTOMAC	MD	20854	UN 602 PH 1 BLDG 1	07-03468690
131	ROGER J DREXLER		4450 S PARK AVE APT 1711	CHEVY CHASE	MD	20815	UN 603 PH 1 BLDG 1	07-03468702
132	JON W KEETON		15001 BITTERROOTWAY	ROCKVILLE	MD	20853	UN 604 PH 1 BLDG 1	07-03468713
133	GHADA RIHANI		7111 WOODMONT AVE #606	BETHESDA	MD	20815	UN 605 PH 1 BLDG 1	07-03468724
134	GHADA RIHANI		7111 WOODMONT AVE #606	BETHESDA	MD	20815	UN 606 PH 1 BLDG 1	07-03468735
135	DAVID V TRAINA	HEATHER ADCOX TRAINA	7111 WOODMONT AVE #607	BETHESDA	MD	20815	UN 607 PH 1 BLDG 1	07-03468746
136	HOURLIA MRIMI	TOUHAMI NGADI CHOUAF	4205 EAST WEST HWY	CHEVY CHASE	MD	20815	UN 608 PH 1 BLDG 1	07-03468757
137	CAROL B STERN REVOC TR		7111 WOODMONT AVE # 609	BETHESDA	MD	20815	UN 609 PH 1 BLDG 1	07-03468768
138	CRESCENT 1984 HOLDINGS LLC		10951 MARTINGALE CT	POTOMAC	MD	20854	UN 610 PH 1 BLDG 1	07-03468770
139	MISHEL & PENNY S ASHTARY-YAZDI LIV TR		12820 SAYVILLE TRAIL	FORT WAYNE	IN	46845	UN 611 PH 1 BLDG 1	07-03468781
140	ANIS MUNGAPEN	EUNICE GINOUS ALFORD	7111 WOODMONT AVE APT 612	BETHESDA	MD	20815	UN 612 PH 1 BLDG 1	07-03468792
141	YOTAM NAPHTALI BLECH-HERMONI		7111 WOODMONT AVE APT 613	BETHESDA	MD	20815	UN 613 PH 1 BLDG 1	07-03468804
142	SARA BETH GERSTL		7111 WOODMONT AVE APT 614	BETHESDA	MD	20815	UN 614 PH 1 BLDG 1	07-03468815
143	JEAN SALEMME		7111 WOODMONT AVE APT 615	CHEVY CHASE	MD	20815	UN 615 PH 1 BLDG 1	07-03468826
144	MARIANGELICA ALCALA RIVERO	LUIS ALBERTO JUGO GRAU	10004 MAYFEILD DR	BETHESDA	MD	20817	UN 616 PH 1 BLDG 1	07-03468837
145	TERENCE L MCHUGH		7111 WOODMONT AVE 617	BETHESDA	MD	20815	UN 617 PH 1 BLDG 1	07-03468848
146	KELLY G KILCOYNE	LAUREN KILCOYNE	7312 BURDETTE CT	BETHESDA	MD	20817	UN 618 PH 1 BLDG 1	07-03468850
147	RICARDO BERNARDO DE FREITAS	IVONE MACEDO DE SOUZA	OTTOBRUNNERSTR 37B	81737 MUNICH/BAVARIA	FC	00000	UN 701 PH 1 BLDG 1	07-03468861
148	MARCIE L BRECHER		7111 WOODMONT AVE # 702	CHEVY CHASE	MD	20815	UN 702 PH 1 BLDG 1	07-03468872
149	PATRICIA GOENNER GRAY		5816 LEMONA AVE	SHERMAN OAKS	CA	91411	UN 703 PH 1 BLDG 1	07-03468883
150	JUDITH A BEACH-UHLMAN &	MICHAEL S UHLMAN	3905 WASHINGTON ST	KENSINGTON	MD	20895	UN 704 PH 1 BLDG 1	07-03468894
151	HILLARY GUENTHNER	SAMUEL GUENTHNER ET AL	11155 S GLENVIEW LN	OLATHE	KS	66061	UN 705 PH 1 BLDG 1	07-03468906
152	MIHNEA STAN		7111 WOODMONT AVE # 706	BETHESDA	MD	20815	UN 706 PH 1 BLDG 1	07-03468917
153	THE HOWARD AND UMENO SMITH FAMILY TRUST		1530 MASTERS DR	WOODLAND PARK	CO	80863	UN 707 PH 1 BLDG 1	07-03468928
154	CHARLA LERMAN	STEVEN LERMAN	7111 WOODMONT AVE#708	BETHESDA	MD	20815	UN 708 PH 1 BLDG 1	07-03468930
155	PATRICIA WEIR GRANTOR TRUST	PATRICIA WEIR TRUSTEE	7111 WOODMONT AVE #709	BETHESDA	MD	20815	UN 709 PH 1 BLDG 1	07-03468941
156	LAURAD DEVELOPMENT II LLC		7111 WOODMONT AVE APT 710	BETHESDA	MD	20815	UN 710 PH 1 BLDG 1	07-03468952
157	HONGXIA LIU	JIANYE WANG	7111 WOODMONT AVE # 711	BETHESDA	MD	20815	UN 711 PH 1 BLDG 1	07-03468963
158	OLGA N CHISTYAKOVA	TATYANA CHISTYAKOVA	6022 LOGANWOOD DR	ROCKVILLE	MD	20852	UN 712 PH 1 BLDG 1	07-03468974
159	PHILIP ALFRED BRUNELL TR		7111 WOODMONT AVE APT 713	BETHESDA	MD	20815	UN 713 PH 1 BLDG 1	07-03468985
160	MINDY GRALL		7111 WOODMONT AVE #714	BETHESDA	MD	20815	UN 714 PH 1 BLDG 1	07-03468996
161	ERIK M SAULKALNS		7111 WOODMONT AVE APT 715	BETHESDA	MD	20815	UN 715 PH 1 BLDG 1	07-03469001
162	FARHAD MOAYYAD		4601 NORTH PARK AVE #1009	CHEVY CHASE	MD	20815	UN 716 PH 1 BLDG 1	07-03469012
163	CARTHIAN LLC		4852 BAYARD BLVD	BETHESDA	MD	20816	UN 717 PH 1 BLDG 1	07-03469023
164	MEREDITH L RAULS		7111 WOODMONT AVE APT 718	BETHESDA	MD	20815	UN 718 PH 1 BLDG 1	07-03469034
165	JESSICA LEIGH COHEN		7111 WOODMONT AVE APT 801	BETHESDA	MD	20815	UN 801 PH 1 BLDG 1	07-03469045
166	CRISTINA HAYASHI		7111 WOODMONT AVE # 802	CHEVY CHASE	MD	20815	UN 802 PH 1 BLDG 1	07-03469056
167	LEYLA SERAFINO	ANTHONY SERAFINO	3316 RESERVOIR RD NW	WASHINGTON	DC	20007	UN 803 PH 1 BLDG 1	07-03469067
168	STACY STORDAHL ET AL		7111 WOODMONT AVE APT 804	BETHESDA	MD	20815	UN 804 PH 1 BLDG 1	07-03469078
169	CANDICE MARIE WILL		7111 WOODMONT AVE # 805	BETHESDA	MD	20815	UN 805 PH 1 BLDG 1	07-03469080
170	ROBERT S & WENDY I BANNER		4825 MONTGOMERY LN # 101	BETHESDA	MD	20814	UN 806 PH 1 BLDG 1	07-03469091
171	ZUZANA MURGAŠOVA		7111 WOODMONT AVE 807	BETHESDA	MD	20815	UN 807 PH 1 BLDG 1	07-03469103
172	ALLEN YING HSIANG HU	SU MI CHOI	4805 DORSET AVE	CHEVY CHASE	MD	20815	UN 808 PH 1 BLDG 1	07-03469114
173	SIMKA CORP		7111 WOODMONT AVE APT 809	BETHESDA	MD	20815	UN 809 PH 1 BLDG 1	07-03469125



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174	JEFFREY SCOTT MAYERCZAK	MICHAEL C MAYERCZAK	11814 TIFTON DRIVE	POTOMAC	MD	20854		UN 810 PH 1 BLDG 1	07-03469136
175	STERN FAMILY INVESTMENTS LLLP		3321 75TH AVENUE #B	LANDOVER	MD	20785		UN 811 PH 1 BLDG 1	07-03469147
176	CAREY SCHLETT		313 FREMONT AVE	SANDUSKY	OH	44870		UN 812 PH 1 BLDG 1	07-03469158
177	ROLAND LINDMAYER		7111 WOODMONT AVE #813	BETHESDA	MD	20815		UN 813 PH 1 BLDG 1	07-03469160
178	LOUISE C FAWZI		7111 WOODMONT AVE APT 814	BETHESDA	MD	20815		UN 814 PH 1 BLDG 1	07-03469171
179	ROBERT M AND SHERRY Z GRATZ JOINT	ROBERT M MARITAL GRATZ TRUST ET AL	7615 PERSIMMON TREE LN	BETHESDA	MD	20817		UN 815 PH 1 BLDG 1	07-03469182
180	MARK D BERNSTEIN		5911 GREENLAWN DR	BETHESDA	MD	20814		UN 816 PH 1 BLDG 1	07-03469193
181	CAROL M DOCKTOR		7111 WOODMONT AVE APT 817	BETHESDA	MD	20815		UN 817 PH 1 BLDG 1	07-03469205
182	KELLY E MCELROY		7111 WOODMONT AVE APT 818	BETHESDA	MD	20815		UN 818 PH 1 BLDG 1	07-03469216
183	STEFANO BARONI	ADMELA JUKAN	7111 WOODMONT AVE APT 901	BETHESDA	MD	20815		UN 901 PH 1 BLDG 1	07-03469227
184	BRENDAN JOHN CLEARY	JUDIT T CLEARY	7111 WOODMONT AVE #902	CHEVY CHASE	MD	20815		UN 902 PH 1 BLDG 1	07-03469238
185	KAREEM BENJAMIN KABRA		7111 WOODMONT AVE #903	CHEVY CHASE	MD	20815		UN 903 PH 1 BLDG 1	07-03469240
186	LESLIE WHARTON LV TRUST		5810 OVERLEA RD	BETHESDA	MD	20816		UN 904 PH 1 BLDG 1	07-03469251
187	SU CHONG KIM ET AL		7111 WOODMONT AVE APT 905	BETHESDA	MD	20815		UN 905 PH 1 BLDG 1	07-03469262
188	MAXINE BERNSTEIN	CRAIG BERNSTEIN	7111 WOODMONT AVE 906	CHEVY CHASE	MD	20815		UN 906 PH 1 BLDG 1	07-03469273
189	NICOLETTA T AVGEROPOULOS		9620 GREENEL RD	DAMASCUS	MD	20872		UN 907 PH 1 BLDG 1	07-03469284
190	CARLOS MARCELO BORTMAN	SANTIAGO LUIS BORTMAN	7111 WOODMONT AVE UNIT 908	CHEVY CHASE	MD	20815		UN 908 PH 1 BLDG 1	07-03469295
191	SYLVIA BUCK BRYANT		7111 WOODMONT AVE # 909	BETHESDA	MD	20815		UN 909 PH 1 BLDG 1	07-03469307
192	BETHESDA 1988 HOLDINGS LLC		10951 MARTINGALE COURT	POTOMAC	MD	20854		UN 910 PH 1 BLDG 1	07-03469318
193	CONSTANTINE GEORGE PERGANTIS		8214 RIVER QUARRY PL	BETHESDA	MD	20817		UN 911 PH 1 BLDG 1	07-03469320
194	DIEGO ARENAS		7111 WOODMONT AVE # 912	BETHESDA	MD	20815		UN 912 PH 1 BLDG 1	07-03469331
195	JAMES A POULOS		7111 WOODMONT AVE APT 913	BETHESDA	MD	20815		UN 913 PH 1 BLDG 1	07-03469342
196	PAMELA DE LOS REYES		7111 WOODMONT AVE #914	BETHESDA	MD	20815		UN 914 PH 1 BLDG 1	07-03469353
197	TODD HOWARD JACOBUS		7111 WOODMONT AVE # 915	BETHESDA	MD	20815		UN 915 PH 1 BLDG 1	07-03469364
198	ALICE GRACE FENG		7111 WOODMONT AVE #916	CHEVY CHASE	MD	20815		UN 916 PH 1 BLDG 1	07-03469375
199	COURTNEY STOKKE		7111 WOODMONT AVE APT 917	BETHESDA	MD	20815		UN 917 PH 1 BLDG 1	07-03469386
200	JORDAN CECIL EMMANUEL DESILVA		7111 WOODMONT AVE APT 918	BETHESDA	MD	20815		UN 918 PH 1 BLDG 1	07-03469397
201	WISCONSIN PROJECT LLC		5341 FALMOUTH RD	BETHESDA	MD	20816			07-03744185
202	STATE OF MARYLAND	STATE HIGHWAY ADMINISTRATION	707 N CALVERT ST	BALTIMORE	MD	21202		N754	07-03744196
203	STATE OF MARYLAND	STATE HIGHWAY ADMINISTRATION	707 N CALVERT ST	BALTIMORE	MD	21202		N759	07-03744208
204	WISCONSIN PROJECT LLC		5341 FALMOUTH RD	BETHESDA	MD	20816		MA UNIT 1	07-03787424
205	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		MA UNIT 2	07-03787435
206	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 1	07-03787446
207	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 2	07-03787457
208	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 3	07-03787468
209	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 4	07-03787470
210	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 5	07-03787481
211	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 6	07-03787492
212	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 7	07-03787504
213	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 8	07-03787515
214	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 9	07-03787526
215	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 10	07-03787537
216	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 11	07-03787548
217	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 12	07-03787550
218	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 13	07-03787561
219	WISCONSIN PROJECT LLC		4719 HAMPDEN LN 3RD FL	BETHESDA	MD	20814		RE UNIT 14	07-03787572
220	SIMPSON WOODFIELD 7000 WISCONSIN L		7474 CREEDMOOR RD BOX 306	RALEIGH	NC	27613	2	8	07-03859787
221	Bradley Terrace Apartments & Townhomes	Property/Leasing Manager	6903 STRATHMORE ST	CHEVY CHASE	MD	20815			
222	BRADLEY CROSSING	Property/Leasing Manager	4701 BRADLEY BLVD	CHEVY CHASE	MD	20815			
223	The Wellington Condominium Inc	Attn: Administrative Agent	3833 Farragut Ave	KENSINGTON	MD	20895			
224	The Wellington Condominium Council of Unit Owners		7036 STRATHMORE ST	CHEVY CHASE	MD	20815			
225	CRESCENT PLAZA Condominium Council of Unit Owners	c/o Courtney Stokke, Secretary	7111 WOODMONT AVE, Apt 917	BETHESDA	MD	20815			
226	The Camille Apartments	Property/Leasing Manager	7000 Wisconsin Ave	BETHESDA	MD	20815			
227	Solaire 7077 Woodmont	Property/Leasing Manager	7077 Woodmont Ave	BETHESDA	MD	20815			

**7025-7039 Strathmore Street**  
 Sketch Plan  
 June 20, 2023 Pre-submission Community meeting  
 Mailing List

	<b>Civic, Community, Condominium and HOAs registered with MNCPPC</b>	<b>Contact</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>		
228	Adagio Condominium	c/o Steven Seelig, President	6820 Wisconsin Avenue Apt 3013	Bethesda	MD	20815		
229	Bradley House Condominium Association	c/o Becky Boyd, Owner	4800 Chevy Chase Drive \$507	Chevy Chase	MD	20816		
230	Bradley House Condominium Association	c/o Glenn Loveland, Abaris Realty	7811 Montrose Road, Suite 110	Potomac	MD	20854		
231	Bradley House Condominium Association	c/o Gloria Malkin, Secretary	4800 Chevy Chase Drive, #406	Chevy Chase	MD	20815		
232	Bradley House Condominium Association	c/o Stacey Band, Community Representative	4800 Chevy Chase Drive, #204	Chevy Chase	MD	20815		
233	Chase At Bethesda	c/o Matias Smulevich, President	7500 Woodmont Avenue	Bethesda	MD	20814		
234	Chevy Chase Drive Condo Association	c/o Jane Silbert, Management Contact	107 West Jefferson Street		MD		jane@ala-inc.com	
235	Chevy Chase West Neighborhood Assn	c/o David Schopfer, Board At-Large	4606 Morgan Drive	Chevy Chase	MD	20815		
236	Chevy Chase West Neighborhood Assn	c/o Joann Barron, Co-President	4704 Morgan Dr	Chevy Chase	MD	20815		
237	Christopher Condominium	c/o Jane Silbert, ALA Inc	107 West Jefferson Street	Rockville	MD	20850		
238	Christopher Condominium	c/o Scott Groh, President	4808 Moorland Lane #607	Bethesda	MD	20814		
239	Citizens Coordinating Committee on FH	c/o Cynthia Green, Recording secretary					cynthgreen@gmail.com	
240	Citizens Coordinating Committee on FH	c/o David Forman, Chairperson					davidforman01@gmail.com	
241	Citizens Coordinating Committee on FH	c/o Harry Pfohl, Vice Chairperson					Harry.CCCFH@gmail.com	
242	Citizens Coordinating Committee on FH	c/o Judy Throckmorton, Treasurer					jmthrock@gmail.com	
243	Citizens Coordinating Committee on FH	c/o Melanie Rose White, Past Chair	5500 Friendship Boulevard #2221	Chevy Chase	MD	20815		
244	Citizens Coordinating Committee on FH	c/o Pat Johnson, Corresponding secretary					pdjohnson01@yahoo.com	
245	Citizens Coordinating Committee on FH	c/o Pete Salinger, List Coordinator					petersalinger95@gmail.com	
246	Citizens Coordinating Committee on FH	c/o Stacey Band, At large					staceydwolf@gmail.com	
247	City Homes of Edgemoor HOA	c/o Richard Lawch, Owner	4810 Montgomery Lane	Bethesda	MD	20814		
248	City Homes of Edgemoor HOA	c/o Scott Sheridan, Allied Realty	7605 Arlington Road Suite 100	Bethesda	MD	20814		
249	Concerned Families of City Homes	c/o Brent Polkes,	4808 Montgomery Lane	Bethesda	MD	20814		
250	Council of Unit Owners Darcy Condominium	c/o Shari Esfahani, President	7171 Woodmont Avenue	Bethesda	MD	20815		
251	Council of Unit Owners Hampden Row Condo	c/o Jennifer Kielczewski, Owner	4915 Hampden Lane Unit G4	Bethesda	MD	20814		
252	Council of Unit Owners Hampden Row Condo	c/o Sean Farrell, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832		
253	Crescent Plaza Condominium	c/o Bamini Subramanian, Owner	7111 Woodmont Avenue	Bethesda	MD	20814		
254	Crescent Plaza Homeowers Association	c/o Faith Jennings, Administrative Agent	7111 Woodmont Avenue	Bethesda	MD	20815		
255	East Bethesda Citizens Association	c/o Andy O'Hare, President	8002 Kentbury Drive	Bethesda	MD	20814		
256	East Bethesda Citizens Association	c/o Jack Hayes, Treasurer	8305 Kentucky Avenue	Bethesda	MD	20814		
257	East Bethesda Citizens Association	c/o Katya Marin, Vice President	4404 Fairfield Drive	Bethesda	MD	20814		
258	East Bethesda Citizens Association	c/o Melissa Groman, Recording Secretary	4403 Chestnut Street	Bethesda	MD	20814		
259	East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904		
260	Edgemoor at Arlington, a Condominium	c/o William Zellmer, Owner	7405 Arlington Road	Bethesda	MD	20814		
261	Edgemoor at Arlington: a Condominium	c/o Matthew Hunter, Administrative Agent	1428 U St NW	Washington	DC	20009		
262	Edgemoor Citizens Association	c/o Edgemoor Citizens Assn President	PO Box 30459	Bethesda	MD	20824		
263	Edgemoor Condominium	c/o Ronald Grudziecki, Vice President	4821 Montgomery Lane Apt 502	Bethesda	MD	20814		
264	Elm Street-Oakridge-Lynn Civic Assn	c/o Bren Lizzio, Secretary	4218 Oakridge Lane	Chevy Chase	MD	20815		
265	Elm Street-Oakridge-Lynn Civic Assn	c/o Dedun Ingram, Vice Chair	4312 Willow Lane	Chevy Chase	MD	20815		
266	Hampden Square Condominium Assn	c/o David Metzger, President	4801 Hampden Lane #704	Bethesda	MD	20814		
267	Kenwood Forest I Condominium	c/o Helen Davies, President	6687 Fairfax Road	Chevy Chase	MD	20815		
268	Kenwood Forest I Condominium	c/o Kwame Yiadom, Management Contact	7811 Montrose Road	Potomac	MD	20854		
269	Kenwood Forest II Condominium	c/o Helen Davies, Owner	0000 Kenwood Forest Lane	Chevy Chase	MD	20815		
270	Kenwood Forest II Condominium	c/o Melanie Schwabe, Owner	4862 Chevy Chase Dr	Chevy Chase	MD	20815		
271	Kenwood Forest II Condominium	c/o Donald Shuey, Treasurer	4872 Chevy Chase Drive	Chevy Chase	MD	20815		
272	Kenwood Forest II Condominium	c/o Oriel Jimenez, Administrative Agent	6658A Hillandale Road	Chevy Chase	MD	20815		
273	Leisure World - Mutual # 20B - Greens II	c/o Phillips Mark, Owner	15100 Interlachen Drive #104	Silver Spring	MD	20906		
274	Leisure World - Mutual # 20B - Greens II	c/o Robert Brunelle, President	15100 Interlachen Drive #116	Silver Spring	MD	20906		
275	Lionsgate at Woodmont Corner	c/o Joyce Nwabudike, First Services Resd	8701 Georgia Avenue	Silver Spring	MD	20910		
276	Lionsgate at Woodmont Corner	c/o Larry Hefter, Board Member	7710 Woodmont Avenue, #803	Bethesda	MD	20814		
277	Montgomery County Civic Federation	c/o Alan Bowser, Co-President					alan.bowser@gmail.com	
278	Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director					mattlosak@rentersalliance.org	
279	Montgomery County Taxpayers League	c/o Edward Amatetti, President					info@mctaxpayersleague.org	
280	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841		
281	Sacks Neighborhood Association	c/o Alicia Wattenberg, Treasurer	4814 Wellington Drive	Chevy Chase	MD	20815		
282	Sacks Neighborhood Association	c/o Haleh Joone, Vice President	4813 Leland Street	Chevy Chase	MD	20815		
283	Sacks Neighborhood Association	c/o Pablo Collins, Board Member	4820 Leland Street	Chevy Chase	MD	20815		

**7025-7039 Strathmore Street**  
 Sketch Plan  
 June 20, 2023 Pre-submission Community meeting  
 Mailing List

284	Sierra Club - Montgomery County Group	c/o Al Carr, ExCom Member					alfred.carr@gmail.com
285	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849	
286	Town of Chevy Chase	c/o Barney Rush, Mayor	4301 Willow Lane	Chevy Chase	MD	20815	
287	Town of Chevy Chase	c/o Ronald Bolt, Attorney - Bolt Legal LLC	10410 Kensington Parkway, Suite 222	Kensington	MD	20895	
288	Town of Chevy Chase	c/o Todd Hoffman, Town Manager	4301 Willow Lane	Chevy Chase	MD	20815	
289	Town of Chevy Chase	c/o Town Office, Management Assistant	4301 Willow Lane	Chevy Chase	MD	20815	
290	Wellington Condominium Inc	c/o Kathleen O'Connell, Owner	8701 Georgia Avenue #300	Silver Sp	MD	20910	
291	Wellington Condominium Inc	c/o Rahul Risal, Abaris Realty, Inc.	7811 Montrose Road	Potomac	MD	20854	
	<b>Others Required to be Notified</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	
292	Intake and Regulatory Coordination	MNCPPC	2425 Reedie Drive, 14th Fl	Wheaton	MD	20902	
	<b>Development Team</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	
293	Robert R. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814	
294	Josh Sloan	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874	
295	Ian Duke	VIKA Maryland, LLC	20251 Century Blvd #400	Germantown	MD	20874	
296	Faik Tugberk	Architects Collaborative, Inc.	9400 Old Georgetown Road	Bethesda	MD	20814	
297	STRATHMORE APARTMENTS LTD PTSH	C/O KOSSOW MGNT CORP	1130 TAFT ST	ROCKVILLE	MD	20850	

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# NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING

FOR:

## 7025-7039 Strathmore Street, Bethesda

### SKETCH PLAN APPLICATION

**Proposed redevelopment with up to 180 multifamily units  
on a net tract area of approximately 28,911 square feet  
Zoned CR-1.5, C-0.25, R-1.5, H-70'  
within the Bethesda Overlay zone**

**Date/Time:** Tuesday, June 20th at 7:00 PM  
**Virtual Meeting:** <https://bit.ly/3OI9gyq>  
**Dial In:** 1-301-715-8592  
**Meeting ID:** 814 2118 4741  
**Passcode:** 330486

**Presentation slides:** (Available on June 15th) at <https://bit.ly/3IrRyWe>  
**Contact:** Robert Harris - Lerch Early & Brewer, Chtd  
301.841.3826 - [rharris@lerchearly.com](mailto:rharris@lerchearly.com)

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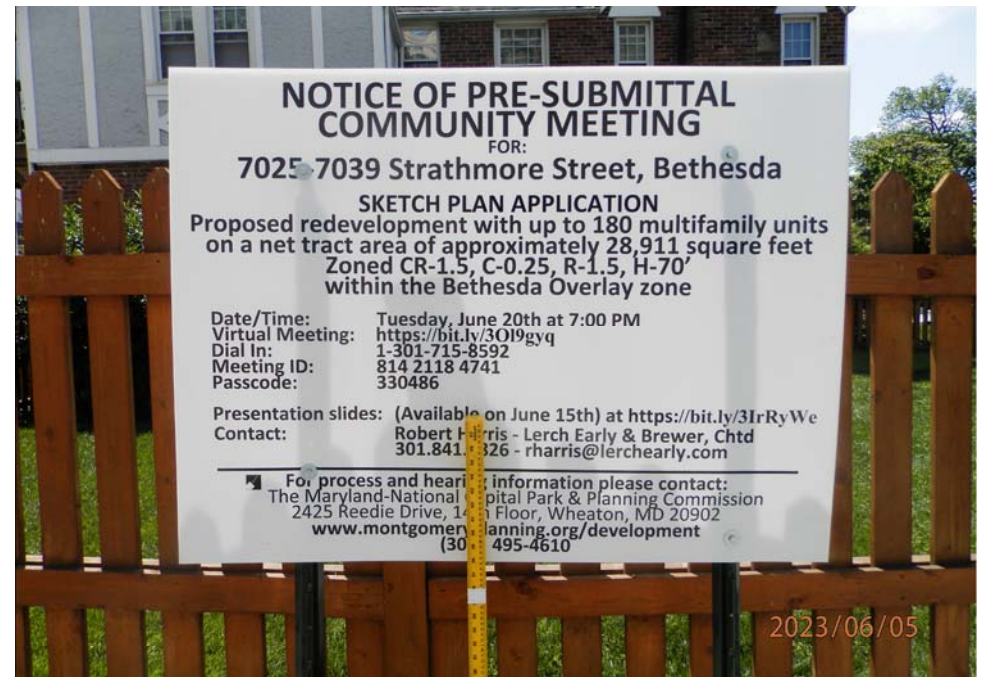
■ **For process and hearing information please contact:**  
The Maryland-National Capital Park & Planning Commission  
2425 Reedie Drive, 14th Floor, Wheaton, MD 20902  
[www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development)  
(301) 495-4610

36"

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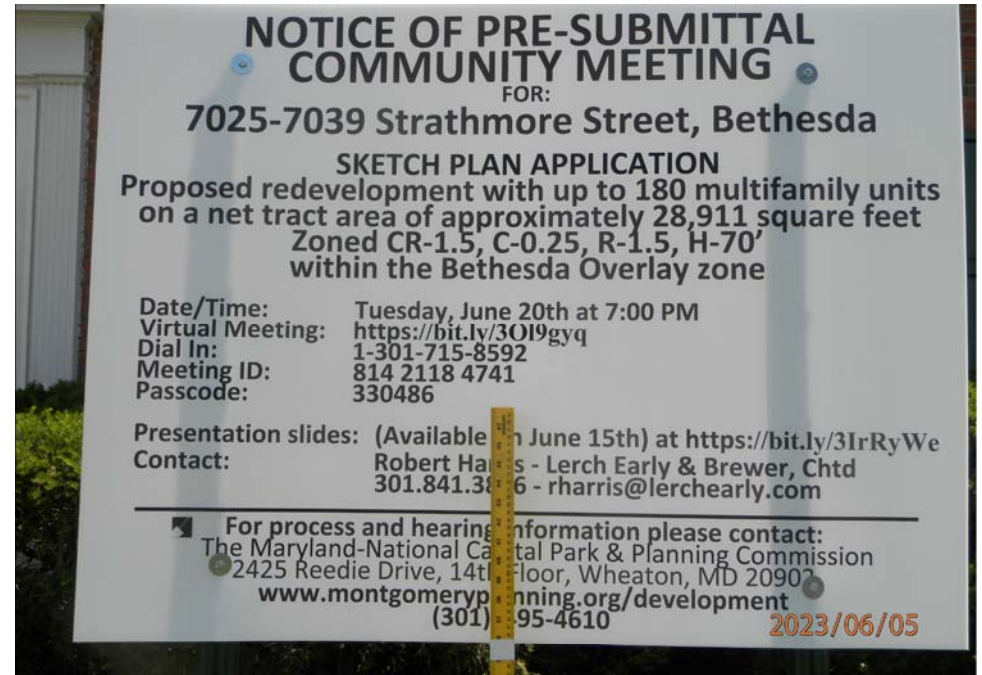












Sketch Plan  
Project Name: 7025-7039 Strathmore Street

## AFFIDAVIT IN COMPLIANCE WITH MONTGOMERY COUNTY ZONING ORDINANCE

On this 5<sup>th</sup> day of June, 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 June 5, 2023, at least 15 days before the June 20, 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.

*Shawn Grimm*

Signature

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

*Amy Baronoff Kalomiris*

Notary Public

SEAL

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

My Commission Expires: \_\_\_\_\_

Y:\50501-51000\50621\DOCUMENTS\50621A\PLANNING\PRELIMINARY PLANS\SKETCH PLAN\7025-7039 Sketch Plan Community Meeting Affidavit.doc

**MINUTES OF COMMUNITY OUTREACH MEETING****PROPOSED SKETCH PLAN APPLICATION****7025-7039 STRATHMORE STREET**

Applicant scheduled a Zoom outreach meeting for Tuesday, June 20 at 7:00 p.m. The meeting convened at 7:00 p.m. and included a number of local residents from neighboring multifamily buildings and the community at large. Applicant provided an overview of the purpose of the meeting and the development approval process in Montgomery County including Sketch Plan, Preliminary Plan and Site Plan approvals. Applicant explained the provisions of the Bethesda Downtown Plan providing for redevelopment of this property under the CR zone at a height of 70 feet. Applicant's architect then presented slides showing general concept plans for the building, including below grade parking, the ground-floor plane, upper floors, and the roof/amenity area. This included an estimate of approximately 150,000 square feet of residential space, including 15% MPDUs. The plans include a parking garage entrance on Strathmore Street, a lay by in the alley behind the proposed building and various public use space areas and pedestrian connections. Applicant answered community questions about the number of parking spaces, the rental/sale configuration of the units, any bonus density or height, the presence of any retail, the approximate timeline for the approval process, building height, use of the alley, architectural style, and construction issues, as well as other questions. Applicant informed the attendees that they could reach out to Bob Harris at any time if they had follow-up questions or comments. The meeting adjourned at approximately 7:35 p.m.



**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held virtually on June 20, 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 7025-7039 Strathmore Street project in Bethesda. The presentation materials were made available to the public for download on June 15, 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.

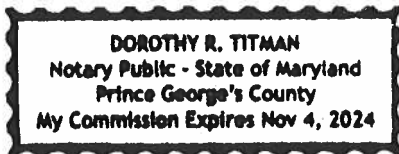
*Robert Harris*  
Signature

6/26/23  
Date

RR HARRIS  
Print Name

ATTORNEY  
Title

Sworn and subscribed to before me this 26<sup>th</sup> 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



**7025-7039 Strathmore Street, Bethesda**  
**Sketch Plan Application Community Meeting**

On June 20, 2023 at 7:00 PM

**Virtual Location:** <https://bit.ly/3OI9gyq>

**Dial In:** 1-301-715-8592 **Meeting ID:** 814 2118 4741 **Passcode:** 330486

<b>Name<sup>1</sup></b> (Please Print)	<b>Complete Mailing Address</b> (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u> )	<b>Phone Number</b>	<b>E-Mail Address</b>	<b>Would you like to receive future notices?</b>
Aaron Winslow	6820 Wisconsin Apt 7006, Chevy Chase, MD 20815	7134440955	aaronwinslow@gmail.com	Yes
Agnes Mindy Schwarcz	7111 Woodmont Ave. 404 , Bethesda, MD 20815	3016613444	mindy.schwarcz@gmail.com	Yes
Alan Pensler	6820 Wisconsin Ave Apt 6009, Chevy Chase, MD 20815	202.486.5252	info@pensler.com	Yes
Alicia Kalafut	7036 Strathmore Street #210, Chevy Chase, MD 20815	7128983207	ajk81@aol.com	Yes
Anna Beischer	7029 Strathmore St. , Chevy Chase, MD 20815	2194777019	annabeischer@gmail.com	Yes
Ariqa Herrera	4800 Wellington Drive Apt 302 , Chevy Chase, MD 20815	9154335751	Ariqa.herrera@gmail.com	Yes
Carol Monaco	Strathmore Street, Bethesda, MD 20815		csmtapper@starpower.net	Yes
Carolyn Frank	6820 Wisconsin Ave , Bethesda , MD 20815	3017926188	smartcat1917@netscape.net	Yes
Carter Rainey	4800 Wellington Dr, Apt A3, Chevy Chase, MD 20815	9402350725	carterraineyusa@gmail.com	Yes
Celia Josephs	6820 Wisconsin Avenue, #8012, Chevy Chase, MD 20815		celia.josephs@gmail.com	Yes
Dayle Stein	4808 Moorland Lane #412, Bethesda, MD 20814	3019803007	daylestein@gmail.com	Yes

<sup>1</sup> 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.

**7025-7039 Strathmore Street, Bethesda**  
**Sketch Plan Application Community Meeting**

On June 20, 2023 at 7:00 PM

**Virtual Location:** <https://bit.ly/3OI9gyq>

**Dial In:** 1-301-715-8592 **Meeting ID:** 814 2118 4741 **Passcode:** 330486

<b>Name<sup>1</sup></b> (Please Print)	<b>Complete Mailing Address</b> (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u> )	<b>Phone Number</b>	<b>E-Mail Address</b>	<b>Would you like to receive future notices?</b>
Dedun Ingram	4312 willow Ln, Chevy Chase, MD 20815	3012548891	idedun@gmail.com	Yes
Donald Sperling	6007 Poindexter Lane, Rockville, MD 20852	3015027752	donsperling@gmail.com	Yes
Elisabeth Griffith	6820 Wisconsin Avenue, #8014, Chevy Chase, MD 20815	301 656 5607	elisabethgriffith@gmail.com	Yes
Emily Atkinson	7027 Strathmore Street #1, Chevy Chase , MD 20815	3106833593	Emilyatkinson064@gmail.com	Yes
Greg Fernebok	6820 Wisconsin Avenue, Unit 3014, Bethesda, MD 20815	3015188200	gregf@harveycompanies.com	Yes
Irwin Halpern	6820 Wisconsin Ave, Bethesda, MD 20815	202 997 4695	lhalpern62@gmail.com	Yes
Jacob Brennan	7033 Strathmore St Apt 2, Chevy Chase, MD 20815	6165507731	bocajnannerb@gmail.com	Yes
Jacob Melamed	6820 Wisconsin Ave., #5012, Bethesda, MD 20815	3016541544	jacobmelamed2gmail.com	Yes
James Cantor	6820 Wisconsin Ave, #7001, Chevy Chase , MD 20815	7032164015	jcantor951@gmail.com	Yes
Jane Levey	6820 Wisconsin Avenue, apartment 7014, Bethesda, MD 20815	301-219-7202	leveyjf@comcast.net	Yes
Jean Salemme	7111 Woodmont Avenue Apt 615, Chevy Chase, MD 20815	3016525669	salemmej@yahoo.com	Yes
Jessica Viera	7027 Strathmore St #1, Chevy Chase, MD 20815	9257875325	Jvieraramirez1@gmail.com	Yes
Jill Weinstein	6820 Wisconsin Ave Apt 6001, Bethesda , MD 20815	3019085210	Jill.b.weinstein@gmail.com	Yes
Joseph Snell	6820 wisconsin ave #2003, /bethesda, MD 20815	301-718-2505	josephsnell@hotmail.com	Yes

**7025-7039 Strathmore Street, Bethesda**  
**Sketch Plan Application Community Meeting**

On June 20, 2023 at 7:00 PM

**Virtual Location:** <https://bit.ly/3OI9gyq>

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Joyce Gwadz	7108 Fairfax Rosd, Bethesda, MD 20814		Jtgwadz@gmail.com	Yes
Judit T. Cleary	7111 Woodmont Avenue, Chevy Chase, MD 20815	3017936010	jtaky@hotmail.com	Yes
Julian Josephs	6820 Wisconsin Avenue, Apt 8012, Chevy Chase, MD 20815	202-320-0733	julian.josephs@gmail.com	Yes
Katie OConnell	7111 Woodmont Avenue, Bethesda, MD 20815	5124235914	tokatieoconnell@hotmail.com	Yes
Linda Swan	4839 Leland Street, Chevy Chase, MD 20815	3017851385	l.swan@yahoo.com	Yes
MeiLing Hwu	7034 Strathmore St. #205, Chevy Chase, MD 20815	301-654-4508	mllin47@gmail.com	Yes
Meryl Becker	6820 Wisconsin Ave, Bethesda , MD 20815	5024170769	merylbeckerp13@gmail.com	Yes
Naomi Spinrad	4810 DeRussey Pky, Chevy Chase, MD 20815	3014673634	msspin@hotmail.com	Yes
Paul London	6820 Wisconsin Avenue, Bethesda, MD 20815	3013708700		Yes
Robert Clerman	6820 Wisconsin Ave, Apt 8002, Bethesda, MD 20815	3015097234	rjclerman@gmail.com	Yes
Sandra Robin	6820, Wisconsin Ave #6014, Bethesda, MD 20815	3016130028	sandrarobin0439@gmail.com	Yes
Scott Bonney	7170 Woodmont Ave, Apt 512, Bethesda, MD 20815	2025578837	zootpix@mac.com	Yes
Stacey Band	4800 Chevy Chase Dr. , Apt 204, Chevy Chase, MD 20815	2025052131	staceydwolf@gmail.com	Yes
Steve Kramer	4802 Leland Street, Chevy Chase, MD 20815		stmakr@comcast.net	Yes

**7025-7039 Strathmore Street, Bethesda**  
**Sketch Plan Application Community Meeting**

ATTACHMENT D

On June 20, 2023 at 7:00 PM

**Virtual Location:** <https://bit.ly/3OI9gyq>

**Dial In:** 1-301-715-8592 **Meeting ID:** 814 2118 4741 **Passcode:** 330486

<b>Name<sup>1</sup></b> (Please Print)	<b>Complete Mailing Address</b> (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u> )	<b>Phone Number</b>	<b>E-Mail Address</b>	<b>Would you like to receive future notices?</b>
Takahiro Kinoshita	7029 Strathmore Street, Chevy Chase, MD 20815	847-309-2451	takahiro4491@gmail.com	Yes
17039948692	[No contact information provided.]			
13013519460	[No contact information provided.]			
Jo	[No contact information provided.]			
13016544508	[No contact information provided.]			
tjaco	[No contact information provided.]			
19083341310	[No contact information provided.]			
12029974695	[No contact information provided.]			
MMiller	[No contact information provided.]			
12023200733	[No contact information provided.]			
15024170769	[No contact information provided.]			
13042672206	[No contact information provided.]			
15124235914	[No contact information provided.]			
13015188200	[No contact information provided.]			

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Name <sup>1</sup> (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?
13012197202	[No contact information provided.]			
13016613444	[No contact information provided.]			
Marc Summers	[No contact information provided.]			
13018383202	[No contact information provided.]			
Jim and Linda	[No contact information provided.]			
Tom O	[No contact information provided.]			
13013187368	[No contact information provided.]			
13015097234	[No contact information provided.]			
13017182505	[No contact information provided.]			
Jiayu	[No contact information provided.]			
12024865252	[No contact information provided.]			
13019085210	[No contact information provided.]			
Brad Thomas	[No contact information provided.]			
13013708700	[No contact information provided.]			



**7025-7039 Strathmore Street, Bethesda**  
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<b>Name<sup>1</sup></b> (Please Print)	<b>Complete Mailing Address</b> (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u> )	<b>Phone Number</b>	<b>E-Mail Address</b>	<b>Would you like to receive future notices?</b>
Cameron Moody	[No contact information provided.]			
18604345732	[No contact information provided.]			
Diego Arenas	[No contact information provided.]			
13017069885	[No contact information provided.]			
14845747947	[No contact information provided.]			
JonKeeton	[No contact information provided.]			

**MINUTES OF COMMUNITY OUTREACH MEETING****PROPOSED SKETCH PLAN APPLICATION****7025-7039 STRATHMORE STREET**

Applicant scheduled a Zoom outreach meeting for Tuesday, June 20 at 7:00 p.m. The meeting convened at 7:00 p.m. and included a number of local residents from neighboring multifamily buildings and the community at large. Applicant provided an overview of the purpose of the meeting and the development approval process in Montgomery County including Sketch Plan, Preliminary Plan and Site Plan approvals. Applicant explained the provisions of the Bethesda Downtown Plan providing for redevelopment of this property under the CR zone at a height of 70 feet. Applicant's architect then presented slides showing general concept plans for the building, including below grade parking, the ground-floor plane, upper floors, and the roof/amenity area. This included an estimate of approximately 150,000 square feet of residential space, including 15% MPDUs. The plans include a parking garage entrance on Strathmore Street, a lay by in the alley behind the proposed building and various public use space areas and pedestrian connections. Applicant answered community questions about the number of parking spaces, the rental/sale configuration of the units, any bonus density or height, the presence of any retail, the approximate timeline for the approval process, building height, use of the alley, architectural style, and construction issues, as well as other questions. Applicant informed the attendees that they could reach out to Bob Harris at any time if they had follow-up questions or comments. The meeting adjourned at approximately 7:35 p.m.

**From:** [Bogdan, Grace](#)  
**To:** [pablo.collins](#)  
**Cc:** [Dicke, Stephanie](#); [Mencarini, Katherine](#); [Hisel-McCoy, Elza](#)  
**Subject:** RE: 7025 Strathmore - Sketch plan 320240030  
**Date:** Friday, January 12, 2024 4:43:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[320240030-7025 Strathmore-Sketch Plan Letter Final.pdf](#)

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Good afternoon Mr. Collins-

The application materials are available in the link below. Access to the parking garage and loading is proposed off the public alley, as that is the preferred location per Chapter 49. Please see responses to your specific concerns below in **green bold**. I've included a link to the Planning Board's agenda below where you will be able to access the staff report, which will be posted by Monday. We will include your comments as an attachment to the report. If you'd like to testify at the Planning Board hearing, there is an icon on the left side of the agenda website to sign up. The deadline to sign up is noon on Wednesday before the Planning Board Hearing (January 24<sup>th</sup>).

7025 Strathmore Street application materials:

<https://eplans.montgomeryplanning.org/daiclinks/pdodlinks.aspx?apno=320240030&projname=7025%20Strathmore>

Planning Board agenda: <https://montgomeryplanningboard.org/agenda-item/january-25-2024/>

1. The 4800 block of Leland is already already overburdened with traffic as a cut-through between Bradley Boulevard and Woodmont St. Placing the garage entrance on the alley will push even traffic onto Leland St, whereas an entrance on Strathmore will not, marinating Bradley Blvd as the main access point.

**Access off the alley will require approval at the time of Preliminary Plan based on additional analysis including a traffic operational analysis, sight distance for access from the alley, and truck turning movements. I've attached the agency approval letter from MCDOT so you can review these comments.**

2. The 4800 block of Leland St is weight limited, no truck over 10000 lbs. This loading dock will cause even more illegal truck traffic on the street.

**The weight limitation was not mentioned by MCDOT during the course of project review, we've reached out to them for comment.**

3. Construction trucks (over 10000 lbs) will try to take a shortcut to the job site by illegally using the 4800 block of Leland. During the construction of the Camille at 7000 Wisconsin I became well known to the site supervisors (who for the most part were cooperative) as I hounded them on the illegal traffic.

**Construction traffic will be reviewed by the Department of Permitting Services after all Planning Board approvals. The Applicant will be required to submit a Construction Management Plan to the Department of Permitting Services during the building permit review.**

If you have any additional questions, please feel free to reach out. Have a great weekend.

Sincerely,

Grace



**Grace Bogdan (she/her/hers)**  
**Planner III, DownCounty Planning Division**  
**Bethesda Design Advisory Panel (DAP) Coordinator**

Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)  
o: 301.495.4533



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**From:** pablo collins <[pablo@pcollins.me](mailto:pablo@pcollins.me)>  
**Sent:** Friday, January 12, 2024 11:58 AM  
**To:** Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>  
**Subject:** 7025 Strathmore - Sketch plan 320240030

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I have been trying to find a copy of the latest sketch plan on-line, to no avail.

I have a specific question: Where is the entrance to the parking garage. I find two answers – Strathmore and the Alley. Which is correct?

I see the loading dock is on the alley.

As a resident of the 4800 block of Leland St here are my concerns:

1. The 4800 block of Leland is already already overburdened with traffic as a cut-through between Bradley Boulevard and Woodmont St. Placing the garage entrance on the alley will push even traffic onto Leland St, whereas an entrance on Strathmore will not, maintaining Bradley Blvd as the main access point.
2. The 4800 block of Leland St is weight limited, no truck over 10000 lbs. This loading dock will cause even more illegal truck traffic on the street.

3. Construction trucks (over 10000 lbs) will try to take a shortcut to the job site by illegally using the 4800 block of Leland. During the construction of the Camille at 7000 Wisconsin I became well known to the site supervisors (who for the most part were cooperative) as I hounded them on the illegal traffic.

Any guidance or clarification on these issues will be appreciated

Thank you

Pablo Collins  
4820 Leland St  
Chevy Chase MD 20815  
301-221-4291