


Action

**MEMORANDUM**

September 15, 2017

TO: County Council

FROM: Marlene Michaelson, Senior Legislative Analyst 

SUBJECT: Action – Bethesda Downtown Sector Plan Sectional Map Amendment (H-122)

Attached on © 1-30 are the application and Planning Department staff memorandum for a Sectional Map Amendment (SMA) to implement the recommendations of the recently Approved and Adopted Bethesda Downtown Sector Plan. A Planning Department staff memorandum with recommended corrections to the SMA is attached at © 31-32. An opinion approving the SMA with the changes recommended by Council Staff is attached at © 33-71. The SMA would put into effect zoning changes recommended in the Plan. It would rezone approximately 205 acres and reconfirm the zoning on 246 acres.

The Council received a memorandum from Planning Department staff with several technical corrections to the SMA. Staff supports each of these recommended changes:

1. On zoning change #136, the zoning line should be moved west to align more closely with Edgemoor Lane to be consistent with the Council approved Sector Plan.
2. On zoning change #150, the zoning should be changed to CR 2.75, C 0.25, R 2.75, H 60 to be consistent with the Council approved Sector Plan.
3. On zoning change #197, the zoning should be changed to CRT 1.5, C 0.25, R 1.5, H 70 to be consistent with the Council approved Sector Plan.
4. On zoning change #201, the zoning should be changed to CRT 0.5, C 0.25, R 0.5, H 70 to be consistent with the Council approved Sector Plan.
5. On zoning change #22, the zoning should be changed to CR 2.5, C 0.75, R 1.75, H 120 to make it consistent with approved preliminary and site plans and not make the property non-conforming.
6. On zoning changes #15 and 16, the zoning should correct the mapping of a previous Local Map Amendment, which inadvertently did not map the rezoning of the entire property.



## Testimony

The Council received three requests from property owners for changes in zoning. It is not the Council's practice to reconsider master plan recommended zoning when considering the SMA unless significant new information is presented that was not considered at the time of the master plan. Staff does not believe the following requests justify a change in zoning for the specific reasons listed below.

The Council received testimony from 2 property owners on the block north of East-West Highway and east of Bethesda-Chevy Chase High School and Chelton Road. A map showing the approximate location is attached at © 72. They requested an increase in density from the existing R-60 to another zone that would encourage redevelopment by increasing density and/or allowing commercial uses. Another property owner on this same block submitted testimony opposing any rezoning to a commercial zone. The properties are surrounded on the east, west, and north by other R-60 properties. To the south, across East-West Highway the Sector Plan recommends mixed-use development in the Pearl District.

The rezoning of these properties was not recommended as part of the Sector Plan review, nor did the Council receive testimony on it during the Sector Plan process. Not only would the rezoning be inconsistent with the Sector Plan, it would also be contrary to numerous decisions made by the Council to protect the low-density residential areas surrounding the Bethesda core. Staff does not recommend rezoning these properties.

The Council received testimony from the owners of property at 8401 Wisconsin Avenue and 4719 Chestnut Street requesting that the zoning allow heights of up to 90 feet, rather than the 70 feet recommended in the Master Plan. These properties are the northernmost properties within the Sector Plan, directly east of Wisconsin Blvd. During the Sector Plan review, the Council had a lengthy discussion regarding the heights of properties east of Wisconsin Blvd. The Council voted to change the height on these properties to 70 feet to ensure compatibility with the homes north and east of the properties. A change in zoning would be inconsistent with the adopted Sector Plan and therefore Staff does not recommend the requested change in zoning.

The Council received testimony on behalf of St. John's Episcopal Church at 6701 Wisconsin Avenue (corner of Wisconsin Avenue and Bradley Avenue). The Sector Plan recommended split zoning with a height of 90 feet on the western portion of the property, which fronts on Wisconsin Avenue, and 45 feet on the eastern portion of the property, which is close to the single-family homes east of West Avenue. The Church's legal counsel requested moving the zoning line east to ensure that the existing Church spire (which exceeds 45 feet) would not become non-conforming. Their proposed new zoning line would allow the existing educational wing (which is approximately 20-25 feet high) to increase to 90 feet.

The zoning ordinance indicates that a "spire", not larger than 25% of the roof area, is an allowable height encroachment (see 59.4.1.7.C.3.a); therefore, the proposed zoning would not make the spire non-conforming. The attached opinion reflects this provision in the zoning ordinance. Staff believes the Council's intent with the split zoning was to ensure that the existing educational building not be allowed to increase in height or be redeveloped to a height greater than 45 feet and therefore Staff does not recommend the shift in the zoning line.

**Staff recommends approval of the SMA with the technical corrections recommended by the Planning Department.**



Application to File

APPLICATION NUMBER: H-122

DATE FILED: 06.22.17

HEARING DATE: 06.22.17

**APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE "ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND" FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.**

The Maryland-National Capital Park and Planning Commission makes application with the County Council, sitting as the District Council, for a portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the *Approved and Adopted Bethesda Downtown Sector Plan*. The County Council, sitting as the District Council, approved the *Bethesda Downtown Sector Plan*, on May 25, 2017, (Council Resolution No. 18-835) and the Maryland-National Capital Park and Planning Commission adopted the Bethesda Downtown Sector Plan on June 21, 2017 (M-NCPPC Resolution No. 17-020). The *Bethesda Downtown Sector Plan* area is in Planning Area One and Election District Seven.

The proposed classifications are contained in one volume keyed to the Zoning Atlas. The *Bethesda Downtown Sector Plan* being implemented by this Sectional Map Amendment amends the Approved and Adopted 1994 Bethesda CBD as amended; together with the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland Washington Regional District in Montgomery County and Prince George's Counties, as amended; the 2006 Woodmont Triangle Amendment to the Sector Plan for the Bethesda CBD as amended; the Master Plan of Highways and Transitways within Montgomery County as amended; the Purple Line Functional Plan, as amended; the Bethesda Purple Line Station Plan Minor Master Plan Amendment, as amended; the Countywide Bikeways Functional Master Plan, as amended; the Master Plan for Historic Preservation, as amended; the Bethesda-Chevy Chase Master Plan, as amended; and The Legacy Open Space Functional Master Plan, as amended.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the Bethesda Downtown Sector Plan Sectional Map Amendment is approximately 451 acres, of which approximately 205 acres are proposed for change in zoning classification. The remaining 246 acres are proposed to be reconfirmed in the existing zoning classifications.

  
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Casey Anderson, Chair  
Montgomery County Planning Board



SECTIONAL MAP AMENDMENT H-122

for the

**BETHESDA DOWNTOWN PLAN 2017**



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**CERTIFICATION**

ⓧ This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

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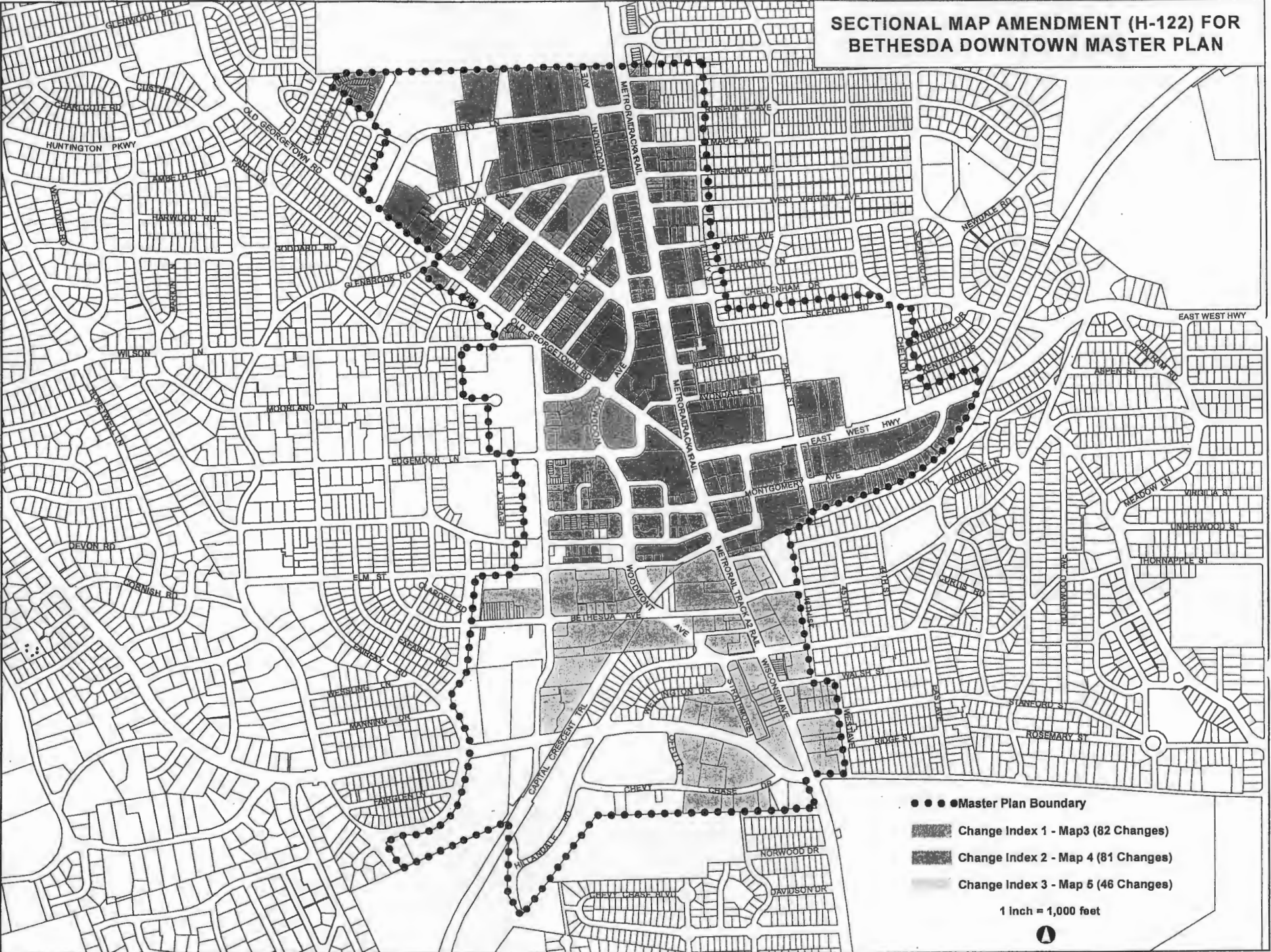
6.15.17

Date

Robert Kronenberg  
Division Chief  
Area 1 Division



SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN MASTER PLAN





ATTACHMENT 1 - Map 3



SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN MASTER PLAN

Change#	Existing Zoning	Proposed Zoning	Acres
1	RT-12.5	THD	0.45
2	RT-12.5	THD	2.29
3	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.16
4	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.93
5	PD-100	CR-3.5 C-0.5 R-3.5 H-120	1.03
6	PD-75	CR-2.25 C-0.5 R-2.25 H-120	0.52
7	CR-3.0 C-1.0 R-3.0 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	1.61
8	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-70	0.23
9	CR-1.5 C-1.0 R-1.5 H-80 T	CR-1.5 C-1.0 R-1.5 H-70	0.14
10	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.69
11	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.61
12	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-145	0.45
13	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.32
14	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.48
15	PD-100	CR-3.5 C-0.5 R-3.5 H-120	3.24
16	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.45
17	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.75
18	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-1.0 R-2.75 H-120	1.29
19	CRN-0.5 C-0.5 R-0.25 H-35, CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-120	0.62

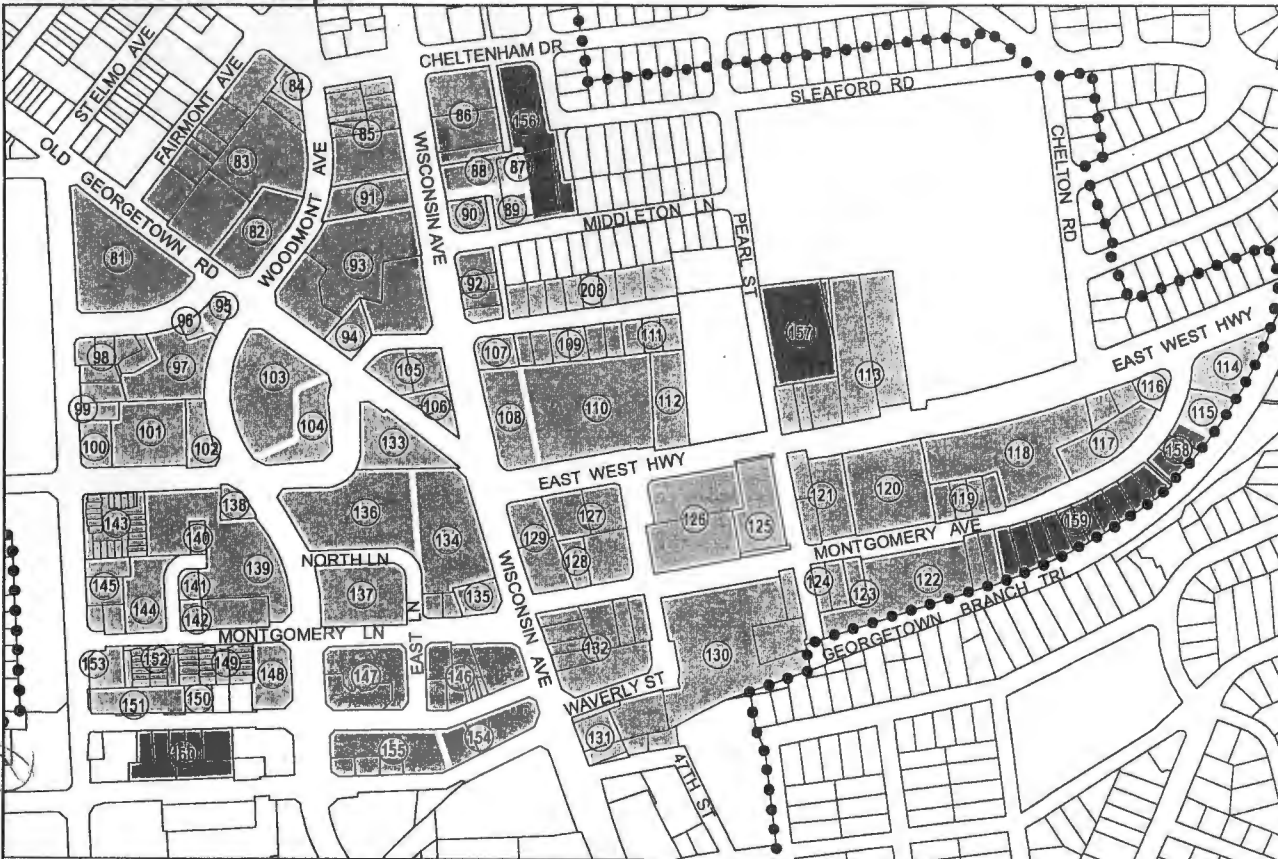
Inch = 550 feet

Change#	Existing Zoning	Proposed Zoning	Acres
20	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.06
21	R-60	CR-2.5 C-2.5 R-2.5 H-90	2.08
22	PD-44	CR-1.5 C-0.5 R-1.5 H-120	1.9
23	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.59
24	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.98
25	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.07
26	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.14
27	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.16
28	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	1.13
29	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.33
30	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.25
31	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.16
32	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.14
33	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.42
34	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.81
35	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.65
36	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.55
37	CR-3.0 C-2.0 R-2.75 H-80 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
38	CR-3.0 C-2.0 R-2.75 H-80 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
39	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.71
213	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.19

Change#	Existing Zoning	Proposed Zoning	Acres
40	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	2.93
41	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.25
42	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.21
43	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.68
44	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.52
45	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.4
46	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.3
47	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	1.4
48	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.4
49	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.14
50	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.41
51	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.59
52	CR-3.0 C-2.0 R-2.75 H-80 T	CR-3.0 C-2.0 R-2.75 H-90	0.25
53	CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-70	0.41
54	CR-3.0 C-2.0 R-2.75 H-80 T	CR-3.0 C-2.0 R-2.75 H-70	0.4
55	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.24
56	CR-3.0 C-2.0 R-2.75 H-80 T	CR-3.0 C-2.0 R-2.75 H-70	0.2
57	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
58	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-175	0.89
59	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.3
60	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.94
61	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.93
62	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-200	0.81
63	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-250	0.42
64	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.54
65	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.09
66	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.06
67	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.31
68	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.7
69	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.59
70	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.14
71	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-280	0.51
72	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-225	0.4
73	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.4
74	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.39
75	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.57
76	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.41
77	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.21
78	R-10, R-80	CRT-1.5 C-0.25 R-1.5 H-70	0.83
79	CRT-1.5 C-1.5 R-0.5 H-35, CRN-0.5 C-0.5 R-0.25 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.17
80	CRT-2.25 C-1.5 R-0.75 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.48
161	CRN-0.5 C-0.5 R-0.25 H-35	CRN-1.0 C-1.0 R-1.0 H-50	0.57
Total Changed Acres			68.85



## ATTACHMENT 1 - Map 4

SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN MASTER PLAN

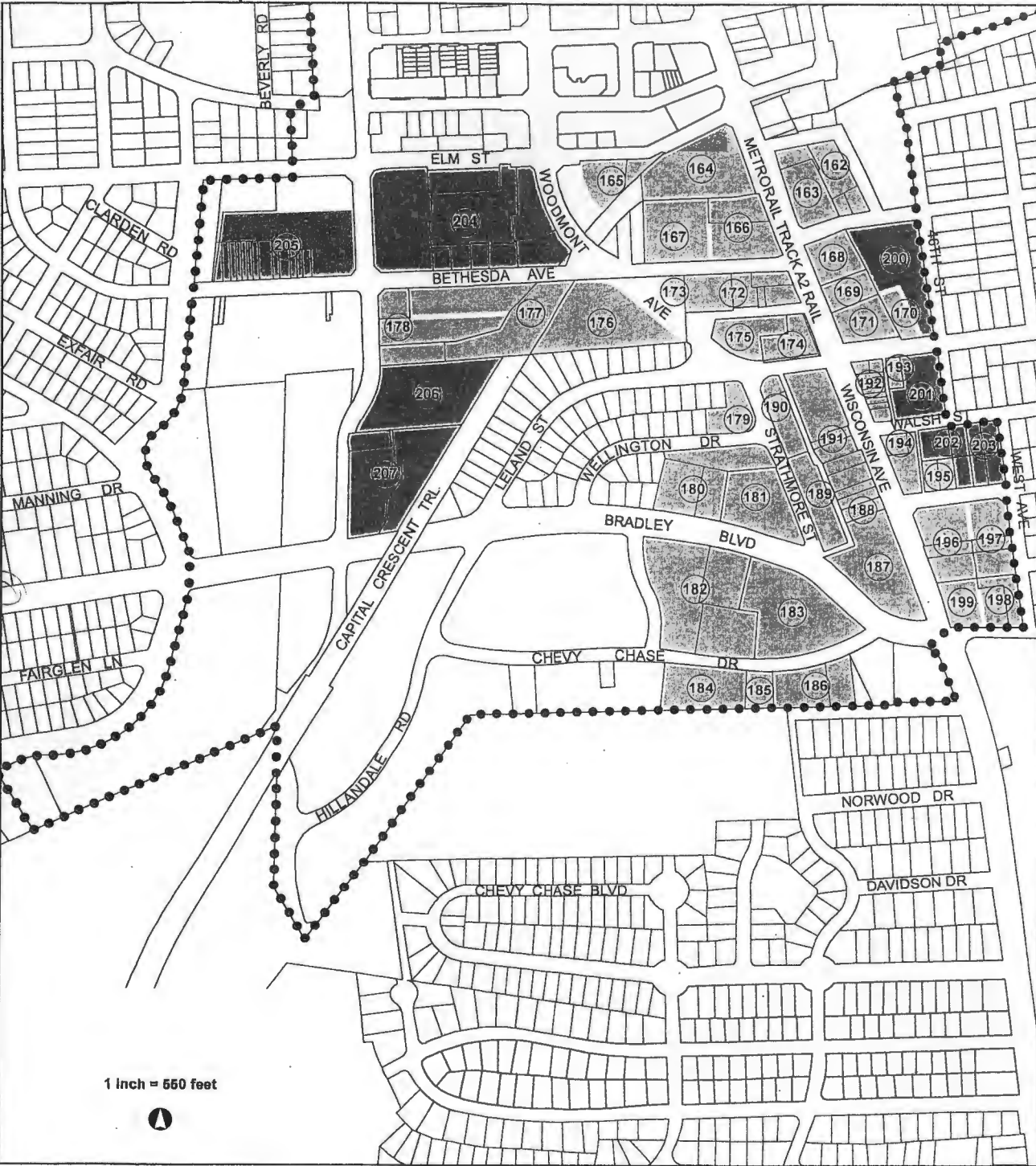
Change#	Map#	Existing Zoning	Proposed Zoning	Acres
120		EOF-3.0 H-100	CR-5.25 C-5.25 R-5.25 H-120	1.47
121		CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-145	0.99
122		CRN-0.5 C-0.5 R-0.25 H-35	CR-1.5 C-1.5 R-1.5 H-120	1.91
123		EOF-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-145	0.19
124		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-145	0.34
125		CR-5.0 C-4.0 R-4.75 H-100 T	CR-5.0 C-5.0 R-5.0 H-125	0.87
126		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.8
127		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	1.24
128		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.23
129		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.81
130		CR-5.0 C-4.0 R-4.75 H-145 T, R-60	CR-5.0 C-4.0 R-4.75 H-175	3.92
131		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.46
132		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.82
133		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.5 H-290	0.81
134		CR-8.0 C-6.0 R-7.5 H-175 T, CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.5 H-290	1.82
135		CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.5 H-290	0.3
136		CR-8.0 C-6.0 R-7.5 H-175 T	CR-8.0 C-8.0 R-7.5 H-210	1.91
137		CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.5 H-250	1.12
138		R-60	CR-2.5 C-0.5 R-2.5 H-120	0.2
139		CR-2.5 C-0.25 R-2.5 H-130 T	CR-2.5 C-0.25 R-2.5 H-155	2.58
140		R-60	CR-2.5 C-0.25 R-2.5 H-70	0.11
141		R-60	CR-2.5 C-0.25 R-2.5 H-70	0.13
142		CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.14
143		CR-1.75 C-0.25 R-1.75 H-40 T	CR-1.75 C-0.25 R-1.75 H-50	0.87
144		CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.65
145		CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.62
146		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.15
147		CR-5.0 C-4.0 R-4.75 H-125 T	CR-5.0 C-5.0 R-4.75 H-200	1.09
148		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.52
149		CR-1.5 C-0.25 R-1.5 H-40 T	CR-1.5 C-0.25 R-1.5 H-50	0.64
150		CR-1.75 C-0.25 R-1.75 H-50 T	CR-1.75 C-0.25 R-1.75 H-60	0.15
151		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.53
152		CR-1.75 C-0.25 R-1.75 H-45 T	CR-1.75 C-0.25 R-1.75 H-55	0.48
153		CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.29
154		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.73
156		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-4.0 R-4.75 H-175	1.08
157		PD-35	CRT-1.25 C-0.25 R-1.25 H-35	1.44
158		R-60	CRT-0.25 C-0.25 R-0.25 H-50	1.41
159		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	0.41
160		CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	1.63
161		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-1.5 R-0.75 H-70	1.08
208		R-10	CRN-0.75 C-0.0 R-0.75 H-45	1.2
			<b>Total Changed Acres</b>	<b>76.38</b>

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
81		CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	1.94
82		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.69
83		CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	3.58
84		CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.17
85		CR-5.0 C-4.0 R-4.75 H-145 T, CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-300	1.47
86		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-145	1.27
87		CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.07
88		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.42
89		CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.25
90		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.28
91		CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-165	0.58
92		CR-5.0 C-4.0 R-4.75 H-10 T	CR-5.0 C-4.0 R-4.75 H-110	0.57
93		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	2.96
94		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-225	0.32
95		CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.17
96		CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-120	0.09
97		CR-2.25 C-0.5 R-2.0 H-125 T	CR-2.25 C-0.5 R-2.0 H-150	1.01
98		CR-2.25 C-0.5 R-2.0 H-35 T	CR-2.25 C-0.5 R-2.25 H-60	0.85
99		R-60	CR-2.0 C-0.25 R-2.0 H-60	0.16
100		CR-1.0 C-0.25 R-1.0 H-40 T	CR-1.0 C-0.25 R-1.0 H-60	0.31

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
101		CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	1
102		R-60	CR-2.5 C-0.5 R-2.5 H-150	0.35
103		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-1.25 R-5.0 H-175	1.58
104		CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.68
105		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.64
106		CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.28
107		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.29
108		CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-290	0.88
109		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.78
110		CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-240	2.6
111		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.44
112		CR-3.0 C-0.75 R-3.0 H-145 T	CR-4.0 C-5.0 R-4.0 H-175	0.73
113		EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-100	2.66
114		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	0.69
115		EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-60	0.36
116		EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-120	0.55
117		EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-120	0.7
118		EOF-3.0 H-100	CR-6.25 C-6.25 R-6.25 H-145	2.1
119		CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-45	CR-1.5 C-1.5 R-1.5 H-120	0.61





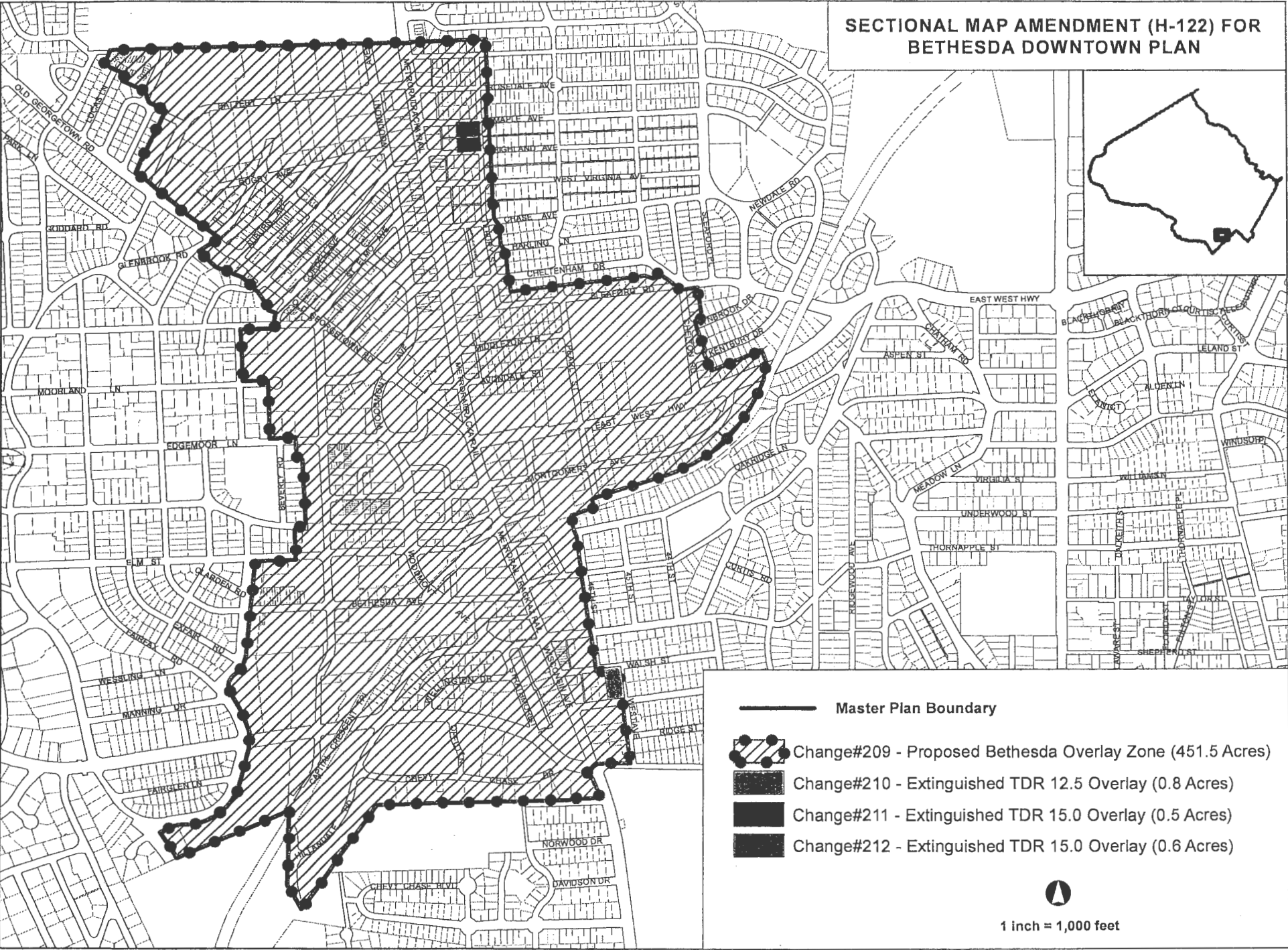


SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN MASTER PLAN

Change#	Map#	Existing Zoning	Proposed Zoning	Acres
162		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.73
163		CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-250	0.98
164		CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-290	1.88
165		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-250	0.74
166		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0, C-5.0 R-5.0 H-250	1.27
167		CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-170	1.33
168		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-35	0.69
169		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-175	0.47
170		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-90	0.35
171		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-145	0.7
172		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-225	1.27
173		CR-2.75 C-0.5 R-2.5 H-90 T	CR-2.75 C-0.5 R-2.5 H-110	0.19
174		CR-3.0 C-1.0 R-3.0 H-120 T	CR-3.0 C-3.0 R-3.0 H-145	0.82
175		CR-3.0 C-1.0 R-3.0 H-75 T	CR-3.0 C-1.0 R-3.0 H-90	0.75
176		CR-2.75 C-0.5 R-2.5 H-55 T	CR-2.75 C-0.5 R-2.5 H-65	2.22
177		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-70	3.01
178		CRT-2.25 C-1.5 R-0.75 H-45	CR-2.25 C-2.25 R-2.25 H-80	1.31
179		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.59
180		R-10	CR-1.5 C-0.5 R-1.5 H-70	1.83
181		R-10	CR-1.5 C-0.5 R-1.5 H-90	1.4
182		R-10	CR-1.75 C-0.25 R-1.75 H-70	3.51
183		R-10	CR-1.5 C-0.25 R-1.5 H-70	2.49
184		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.22
185		EOF-3.0 H-35	CR-3.0 C-1.25 R-3.0 H-70	0.34
186		R-10	CR-1.5 C-0.25 R-1.5 H-70	1.14
187		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	1.83
188		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.2
189		R-10	CR-1.5 C-0.25 R-1.5 H-90	0.83
190		R-10	CR-1.5 C-0.25 R-1.5 H-70	0.61
191		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-110	1.98
192		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.5
193		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.16
194		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
195		CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.33
196		CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	1.22
197		R-80	CR-1.5 C-0.5 R-1.5 H-70	1
198		R-60	CR-2.25 C-2.25 R-2.25 H-45	0.65
199		CR-3.0 C-2.0 R-2.75 H-75 T	CR-2.25 C-2.25 R-2.25 H-90	0.57
200		R-80	CRT-0.5 C-0.25 R-0.5 H-70	1.68
201		R-60	CRT-0.5 C-0.5 R-0.5 H-70	0.95
202		CRT-1.5 C-1.5 R-0.5 H-45, CRT-1.5 C-1.5 R-0.5 H-35, R-60	CRT-1.5 C-1.5 R-0.5 H-70	0.7
203		R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.68
204		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-90	5.95
205		CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-45	2.96
206		PD-44	CRT-1.75 C-0.5 R-1.75 H-70	2.45
207		CRT-2.25 C-1.5 R-0.75 H-45, CRT-2.25 C-1.5 R-0.75 H-60	CRT-2.25 C-2.25 R-2.25 H-90	2.82
Total Changes Acres				59.6



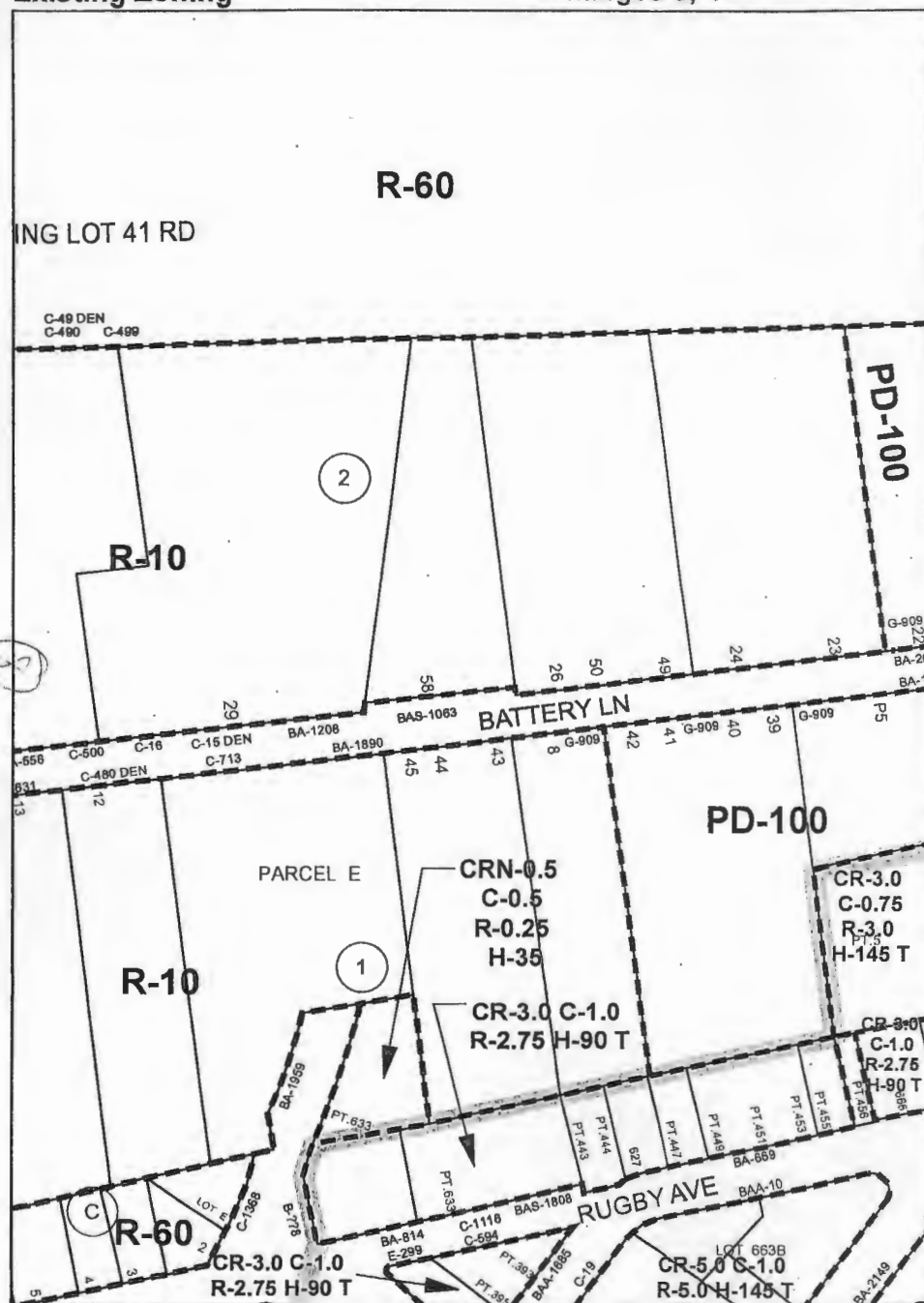
SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN PLAN





## Existing Zoning

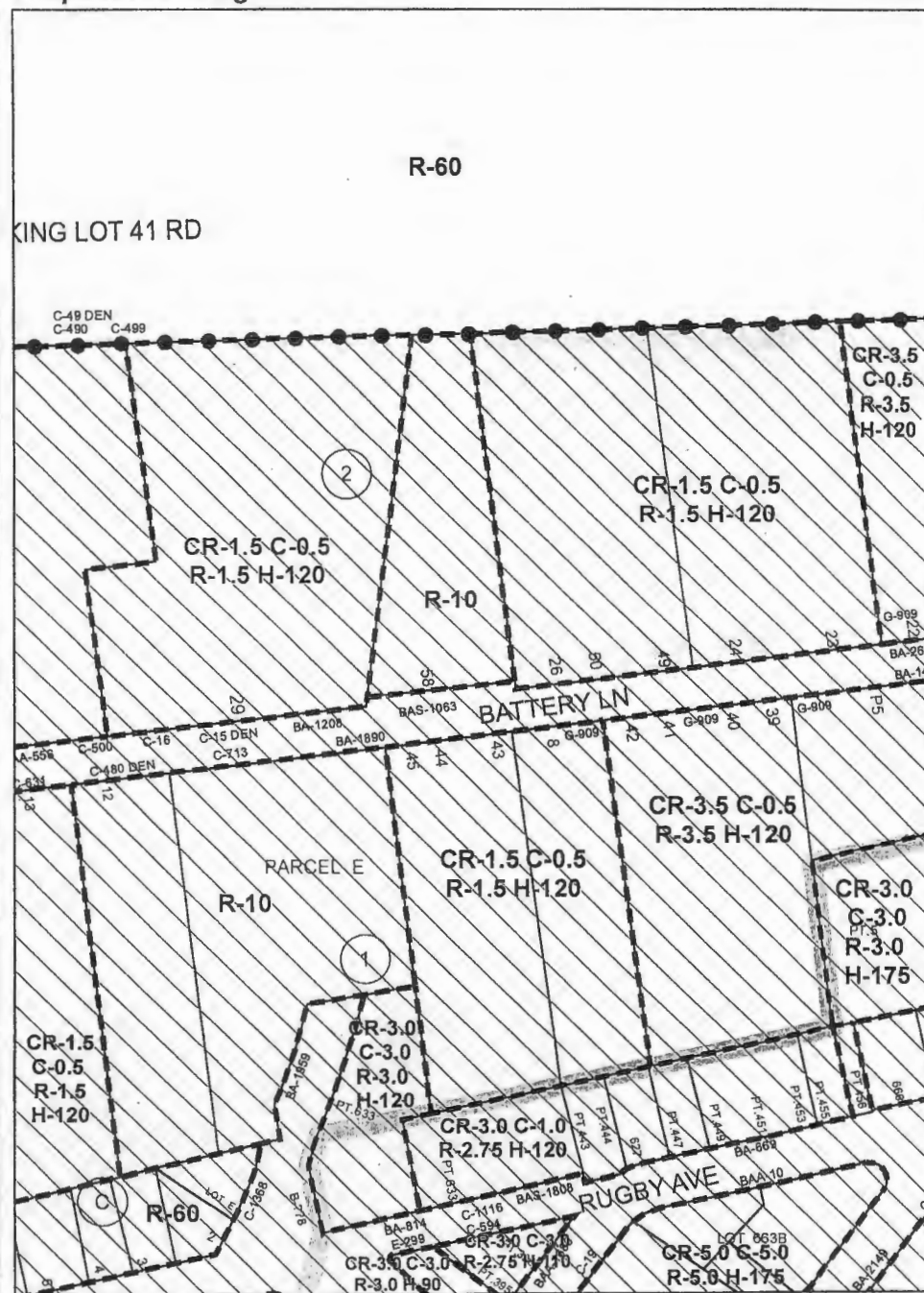
### Changes 3, 4



Map Grid: 210NW05

### Central Business Districts

### Proposed Zoning



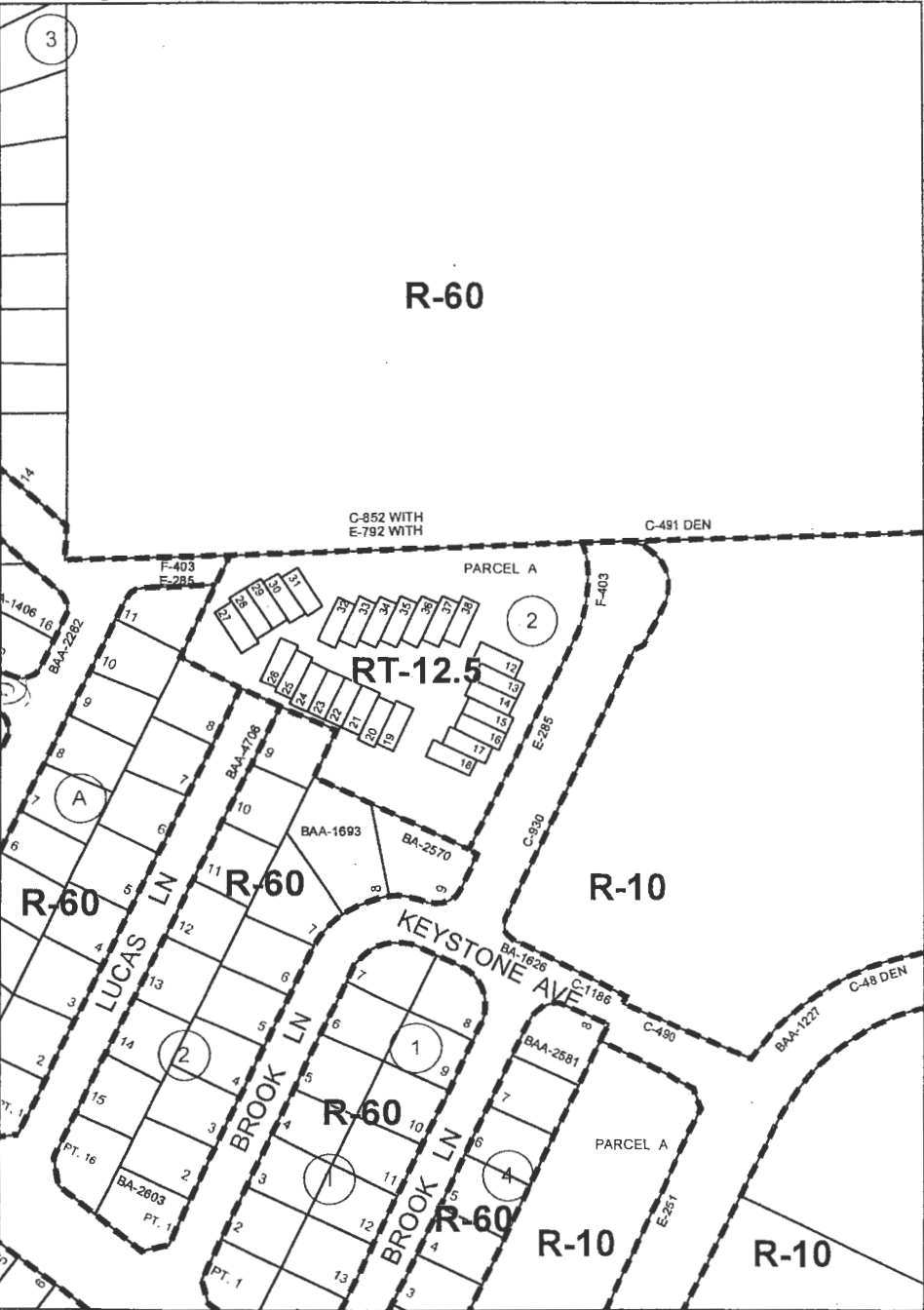
*Proposed Bethesda Downtown Overlay Zone  
Central Business Districts*

$$1 \text{ in} = 200 \text{ ft}$$



ATTACHMENT 1 - Map 8  
Existing Zoning

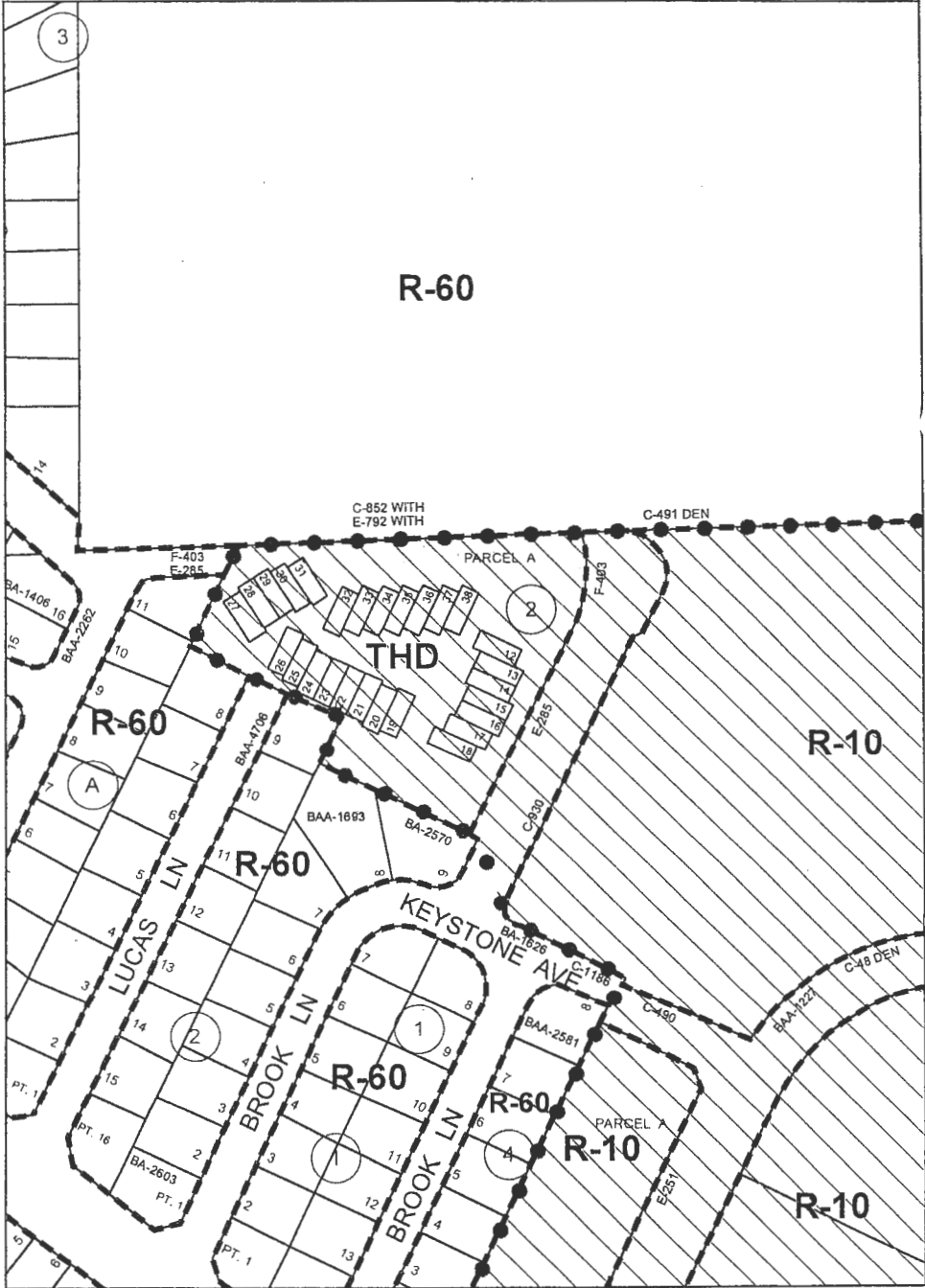
Changes 2



Map Grid: 210NW05

Central Business Districts

Proposed Zoning



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

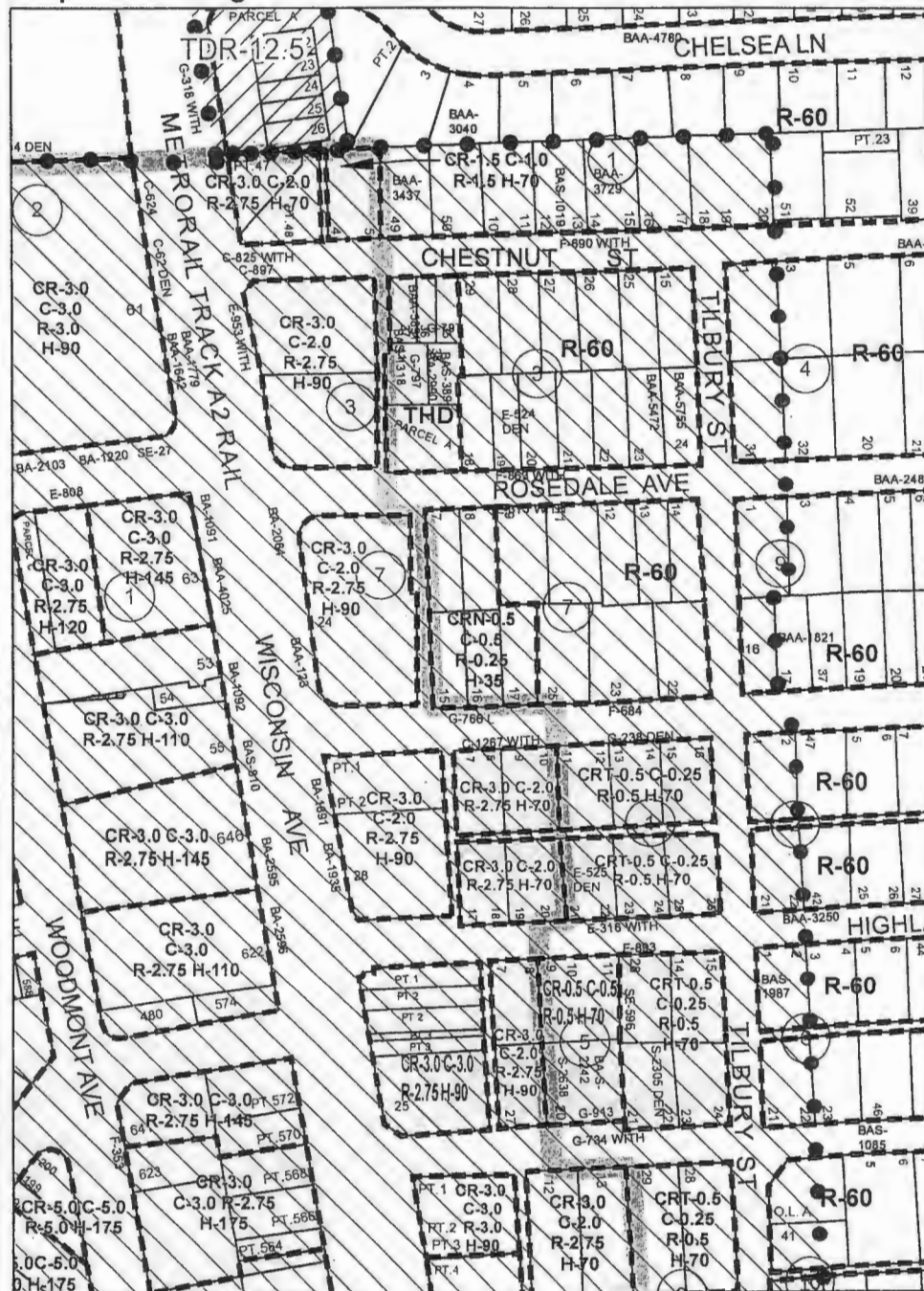
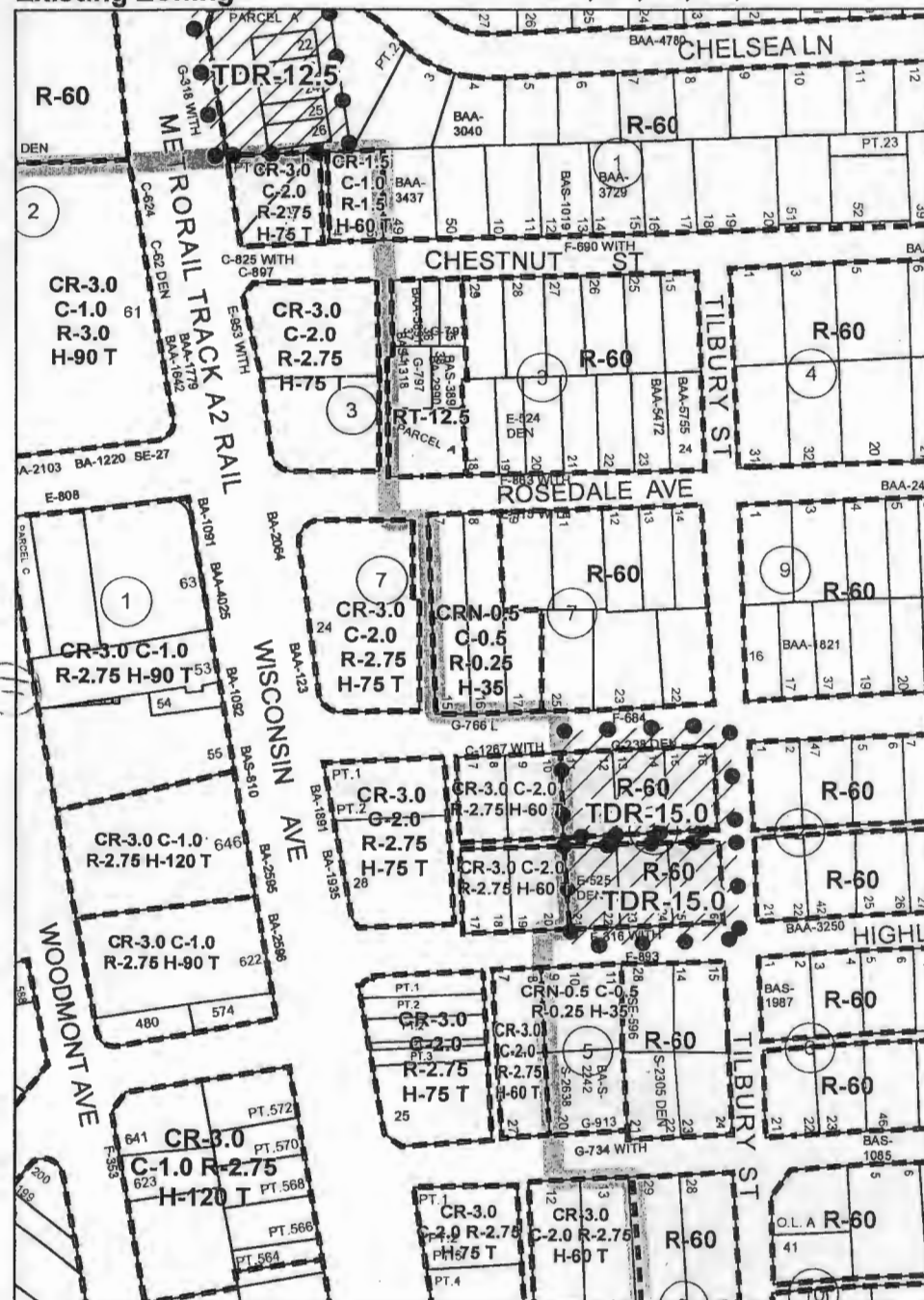
1 in = 200 ft








52, 53, 73, 74, 75



Map Grid: 210NW04 & 210NW05

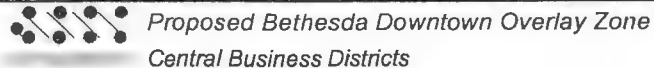


TDR Overlay

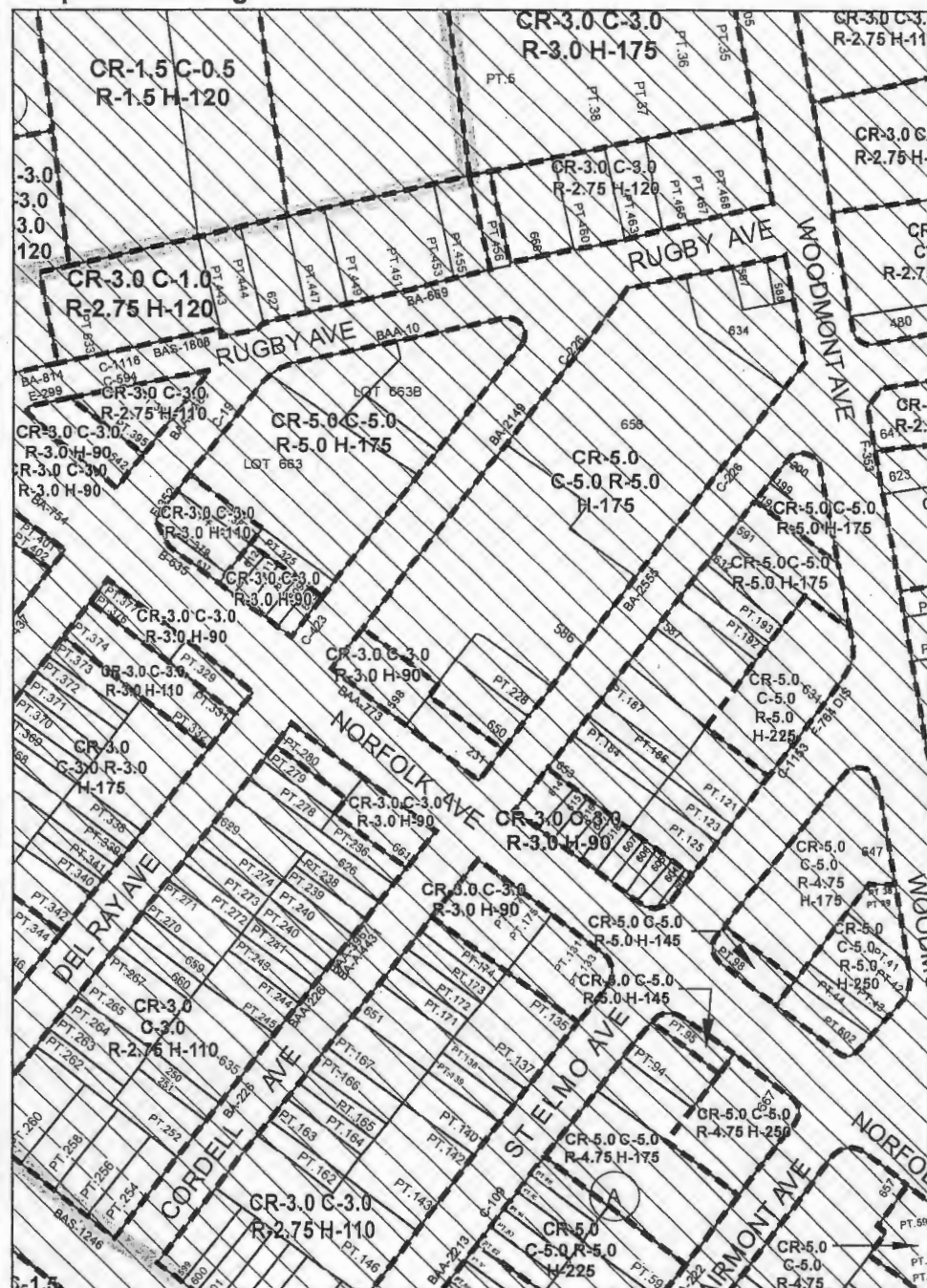
 *Proposed Bethesda Downtown Overlay Zone  
Central Business Districts*


$$1 \text{ in} = 200 \text{ ft}$$







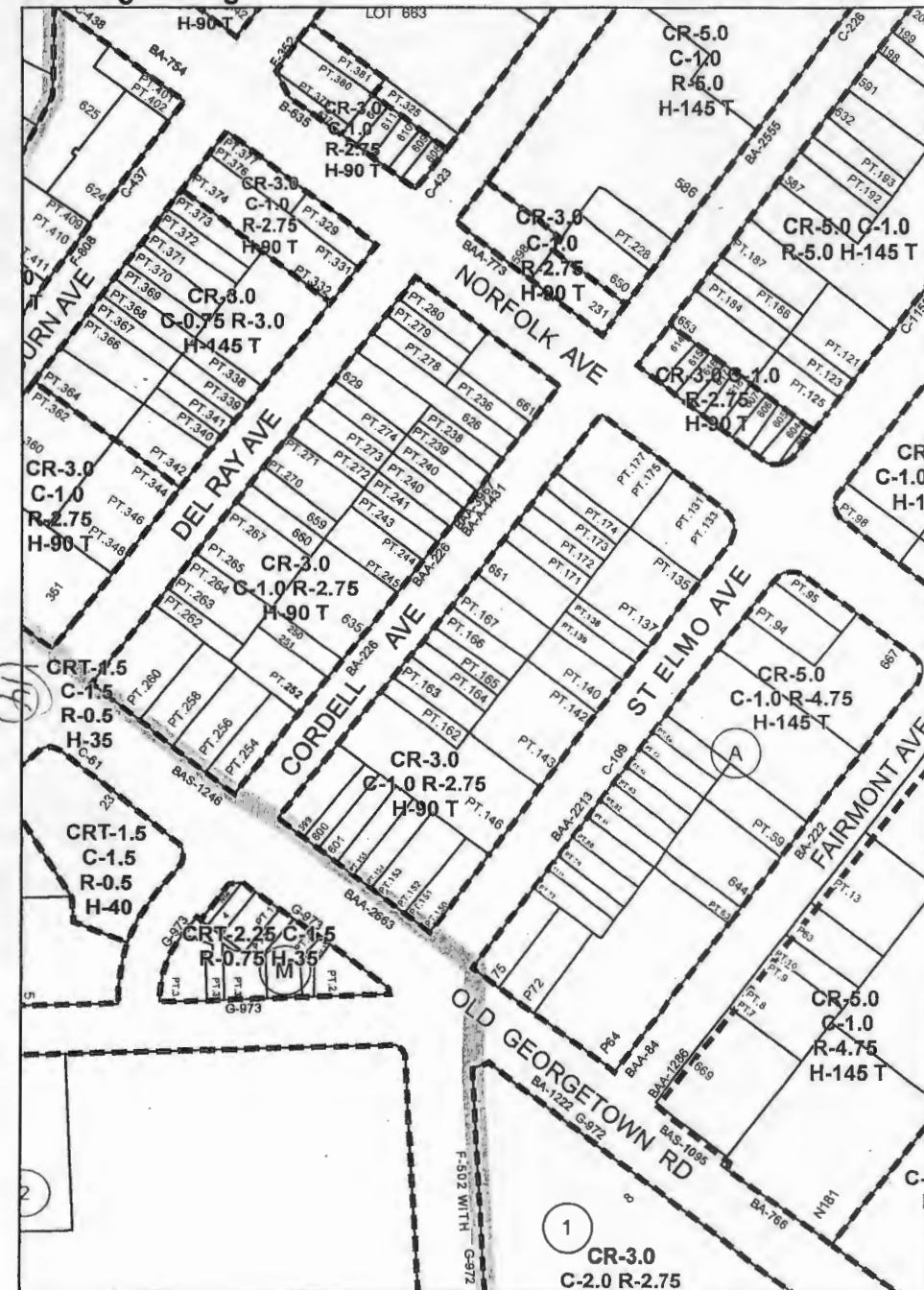


 *Proposed Bethesda Downtown Overlay Zone*  
*Central Business Districts*

$$1 \text{ in} = 200 \text{ ft}$$

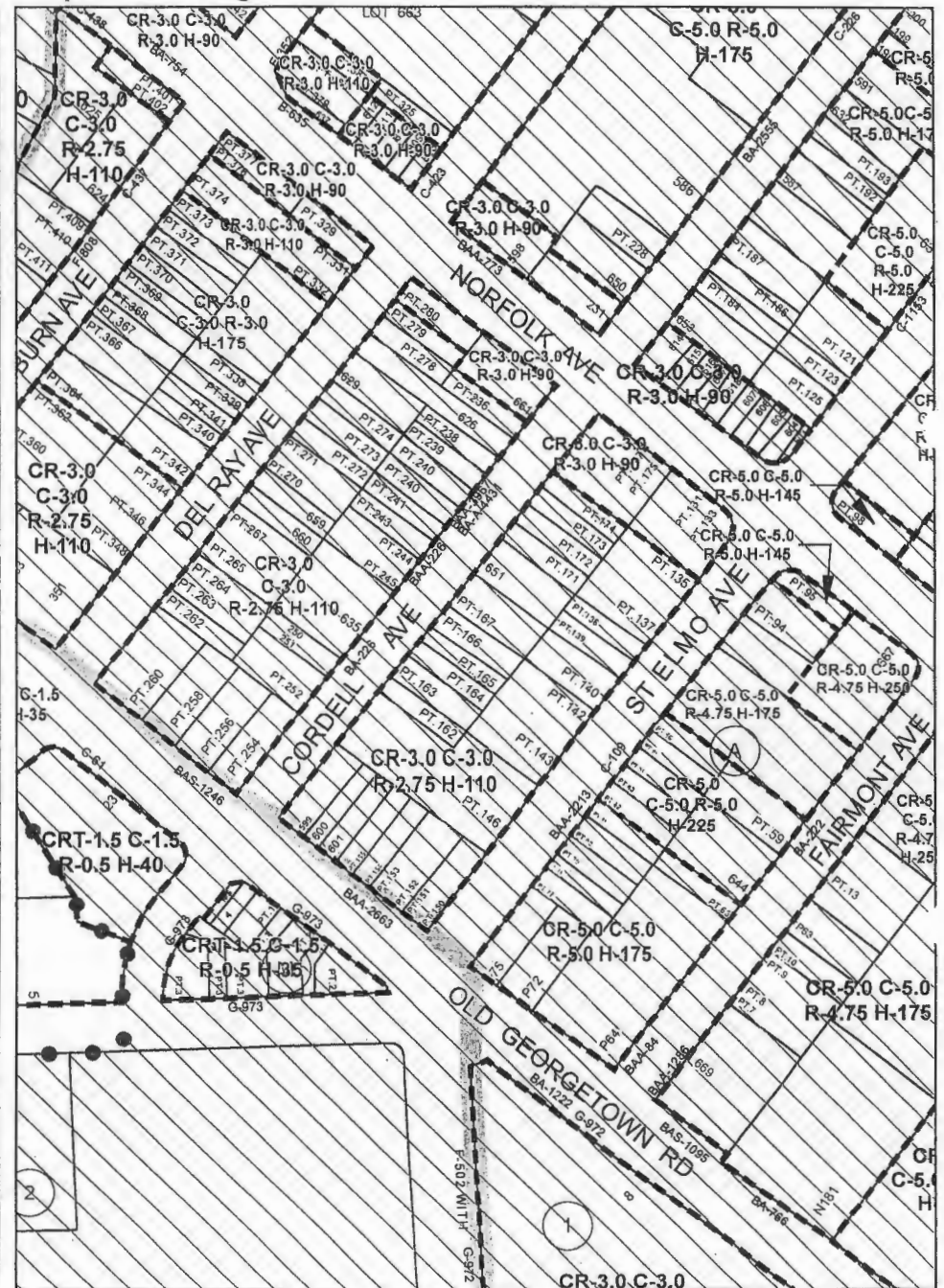


**Changes** 29, 30, 31, 42, 43, 44, 45  
66, 67, 68, 69, 70, 80



Map Grid: 209NW05 &amp; 210NW05

### Proposed Zoning



Proposed Bethesda Downtown Overlay Zone

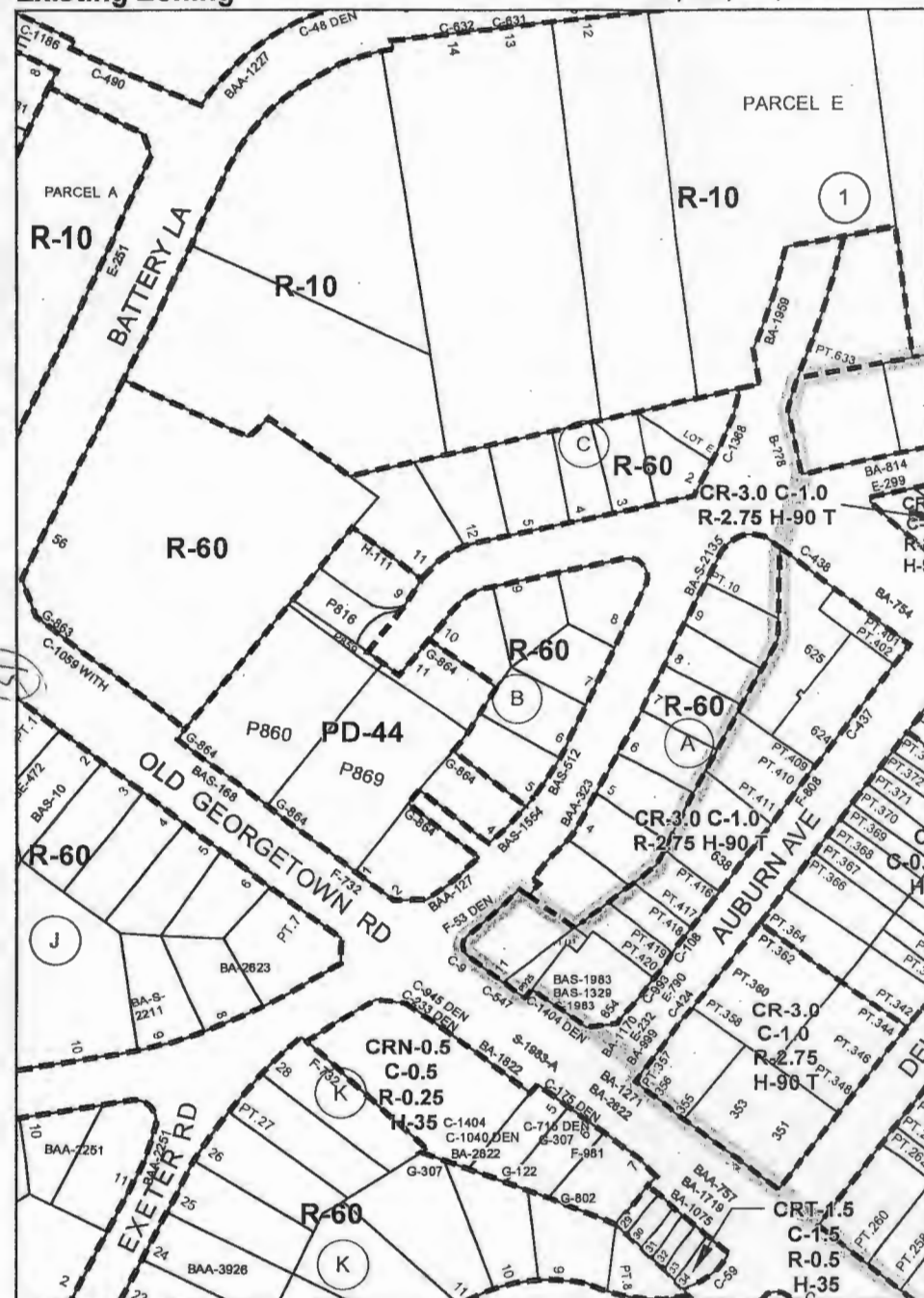
### Central Business Districts

$$1 \text{ in} = 200 \text{ ft}$$




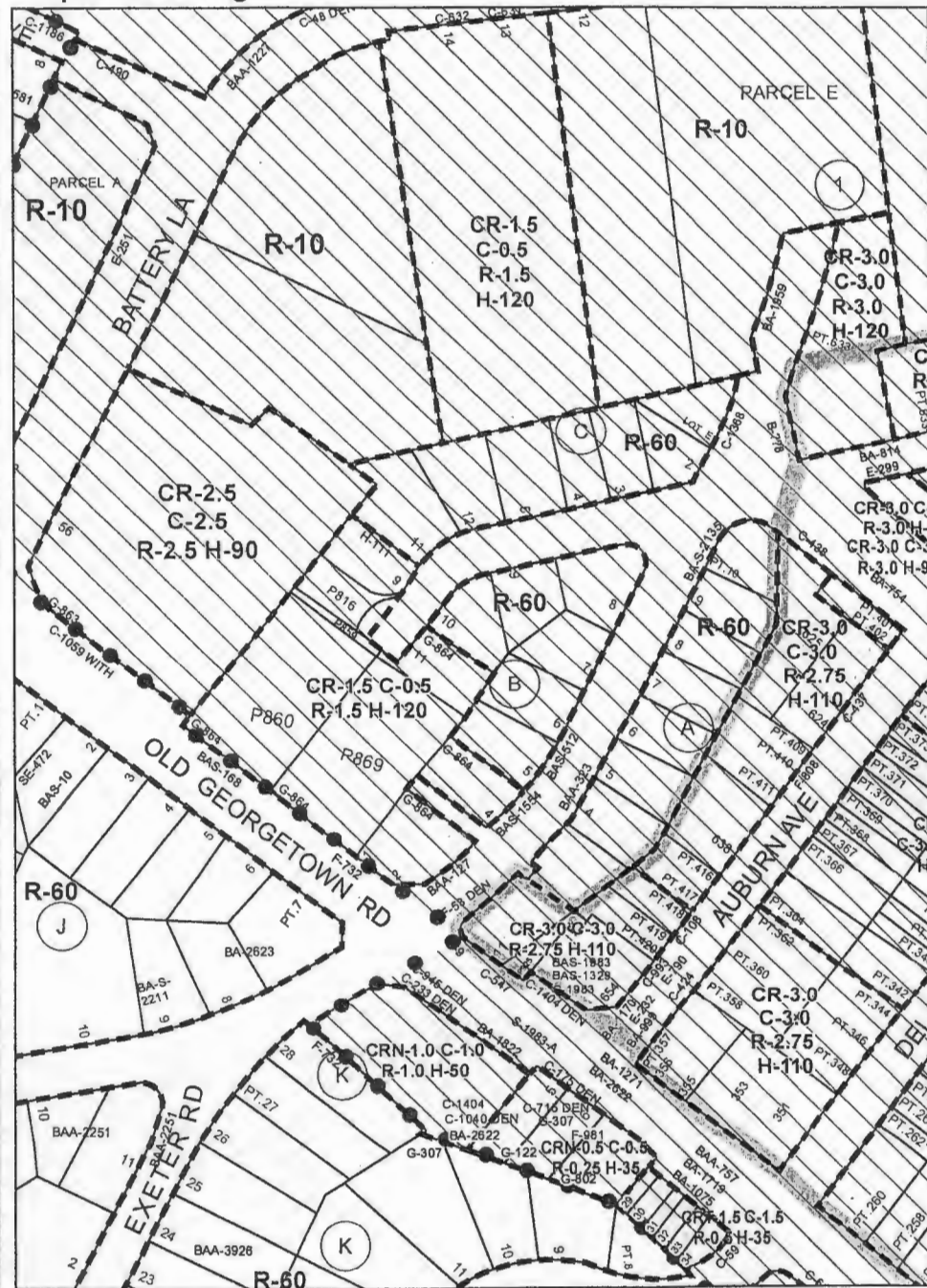
## ATTACHMENT 1 - Map 14 Existing Zoning

**Changes** 20, 21, 22, 23, 24,  
25, 28, 79, 161



Map Grid: 209NW05 &amp; 210NW05

### Proposed Zoning



*Proposed Bethesda Downtown Overlay Zone  
Central Business Districts*

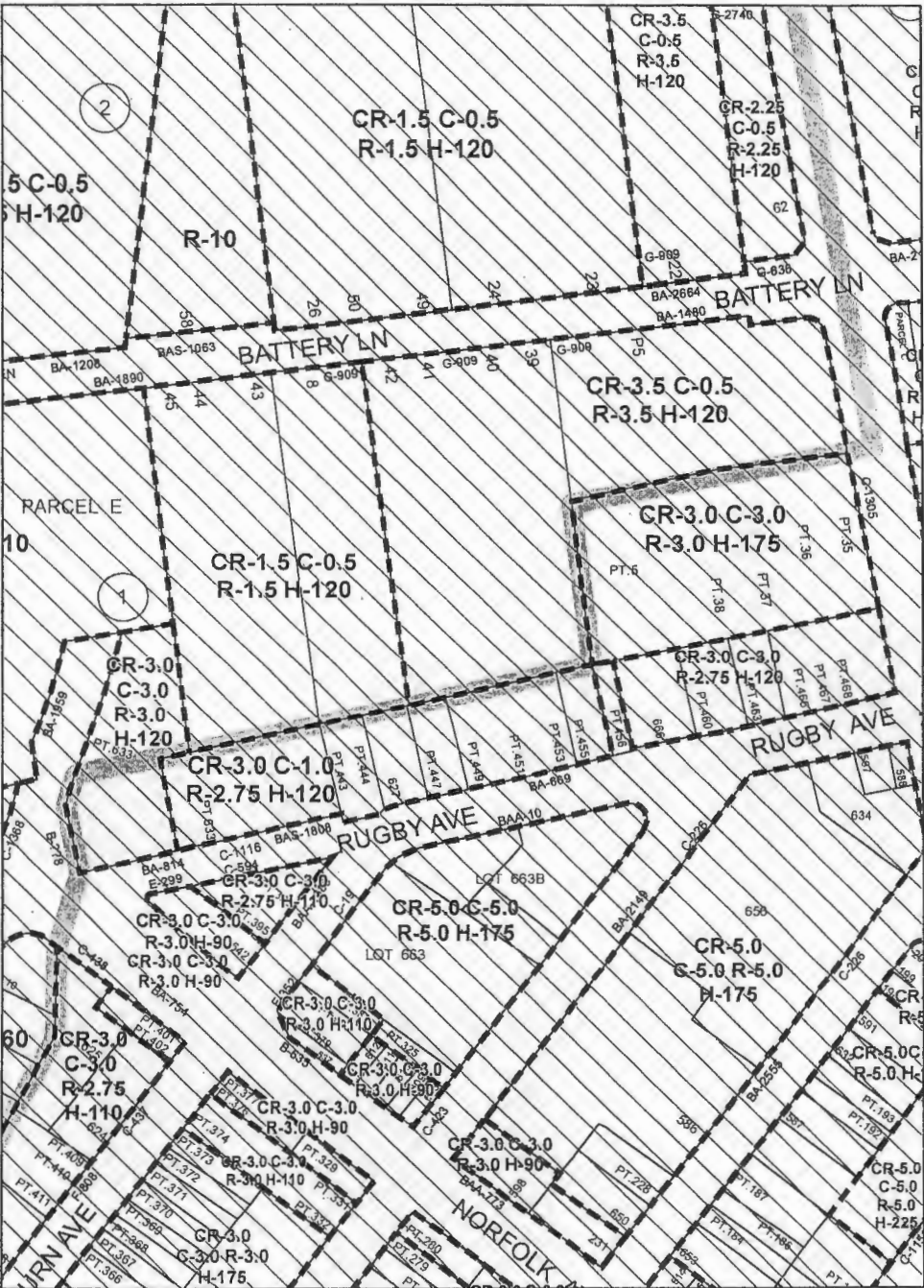
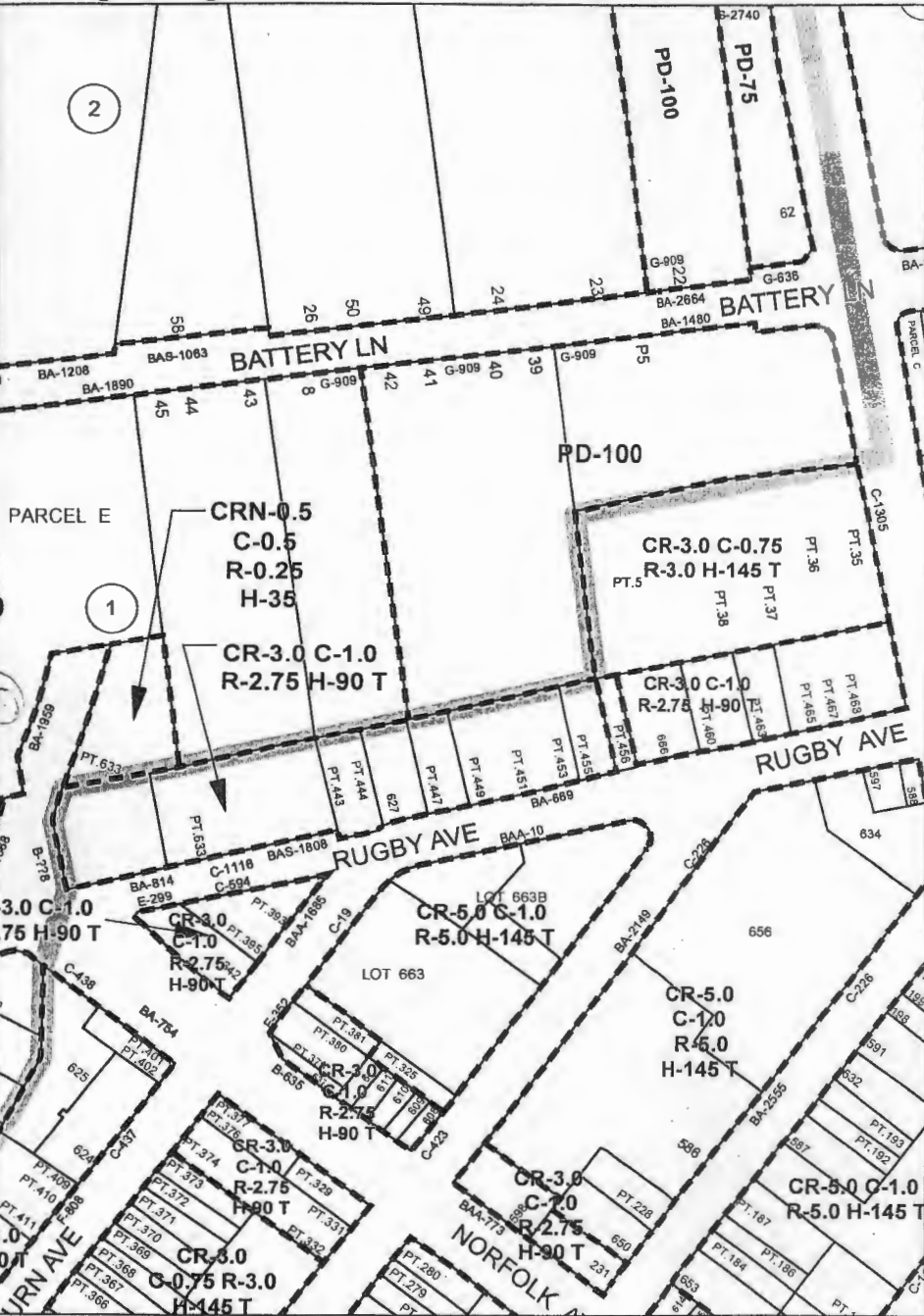
$$1 \text{ in} = 200 \text{ ft}$$



ATTACHMENT 1 - Map 15  
Existing Zoning

Changes 14, 15, 16, 18, 19

Proposed Zoning



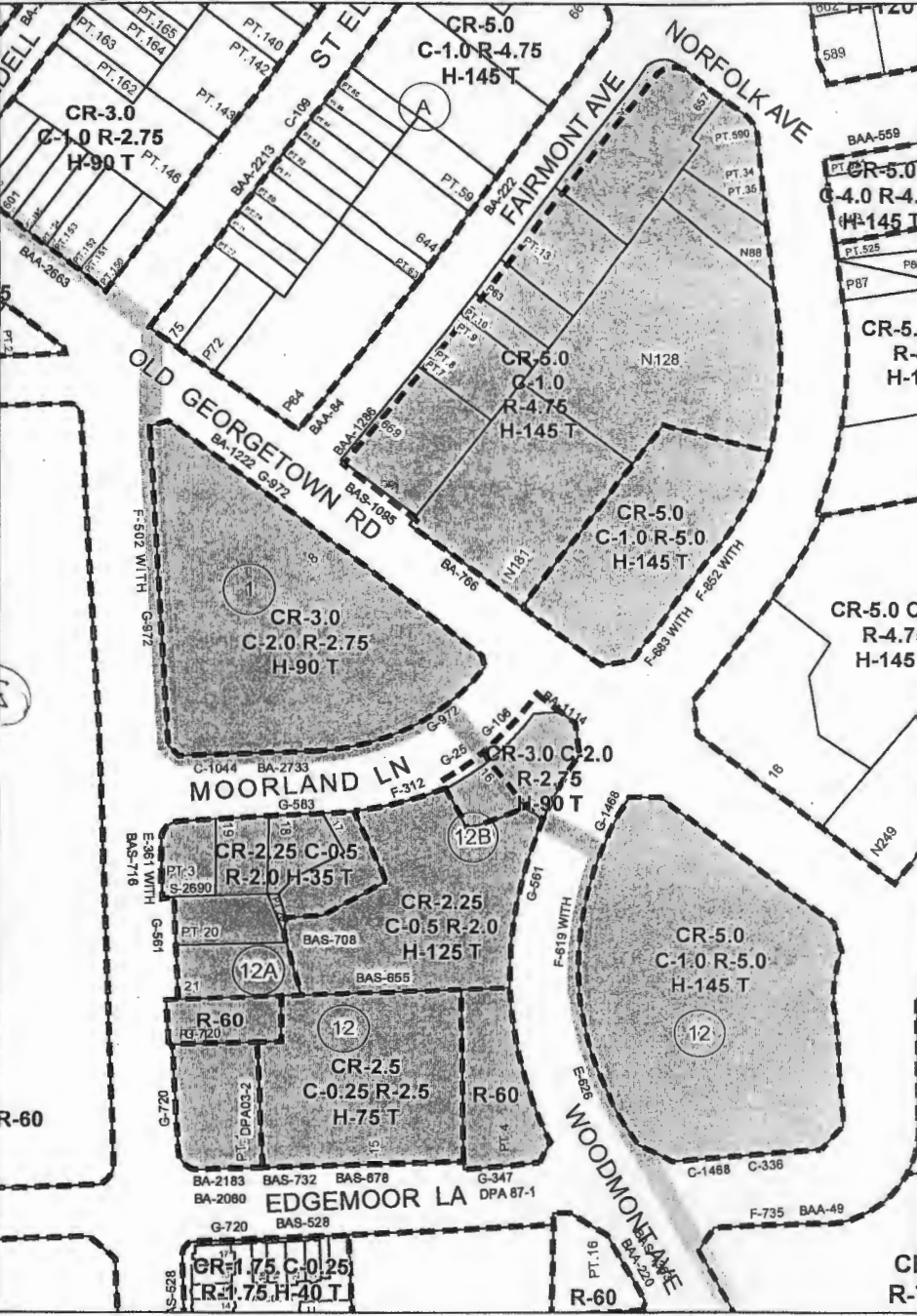
Map Grid: 209NW05 & 210NW05

Proposed Bethesda Downtown Overlay Zone  
Central Business Districts  
1 in = 200 ft



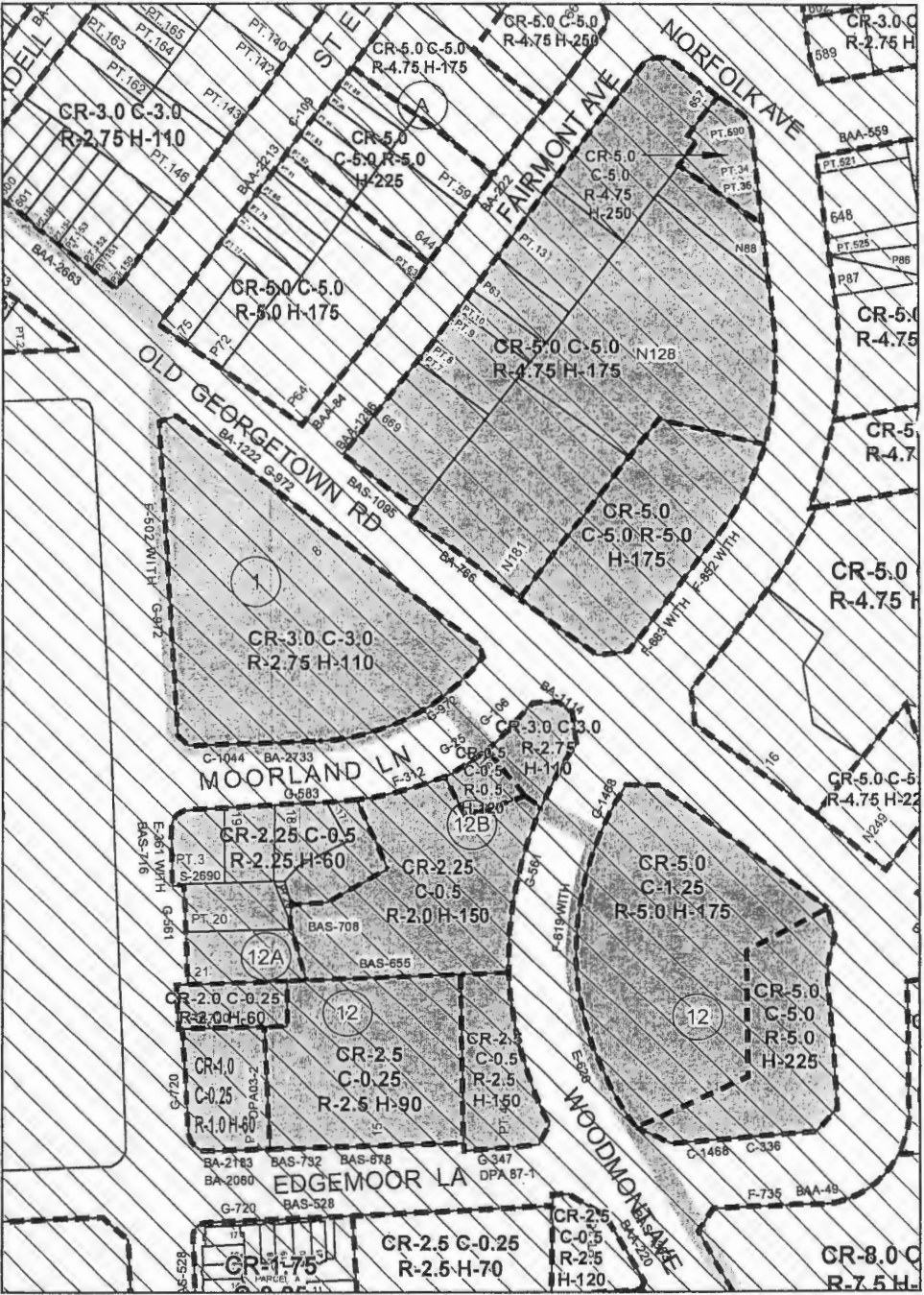
ATTACHMENT 1 - Map 16  
Existing Zoning

Changes 81, 82, 83, 84, 95, 96, 97  
98, 99, 100, 101, 102, 103, 104



Map Grid: 209NW05

Proposed Zoning



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts  
1 in = 200 ft





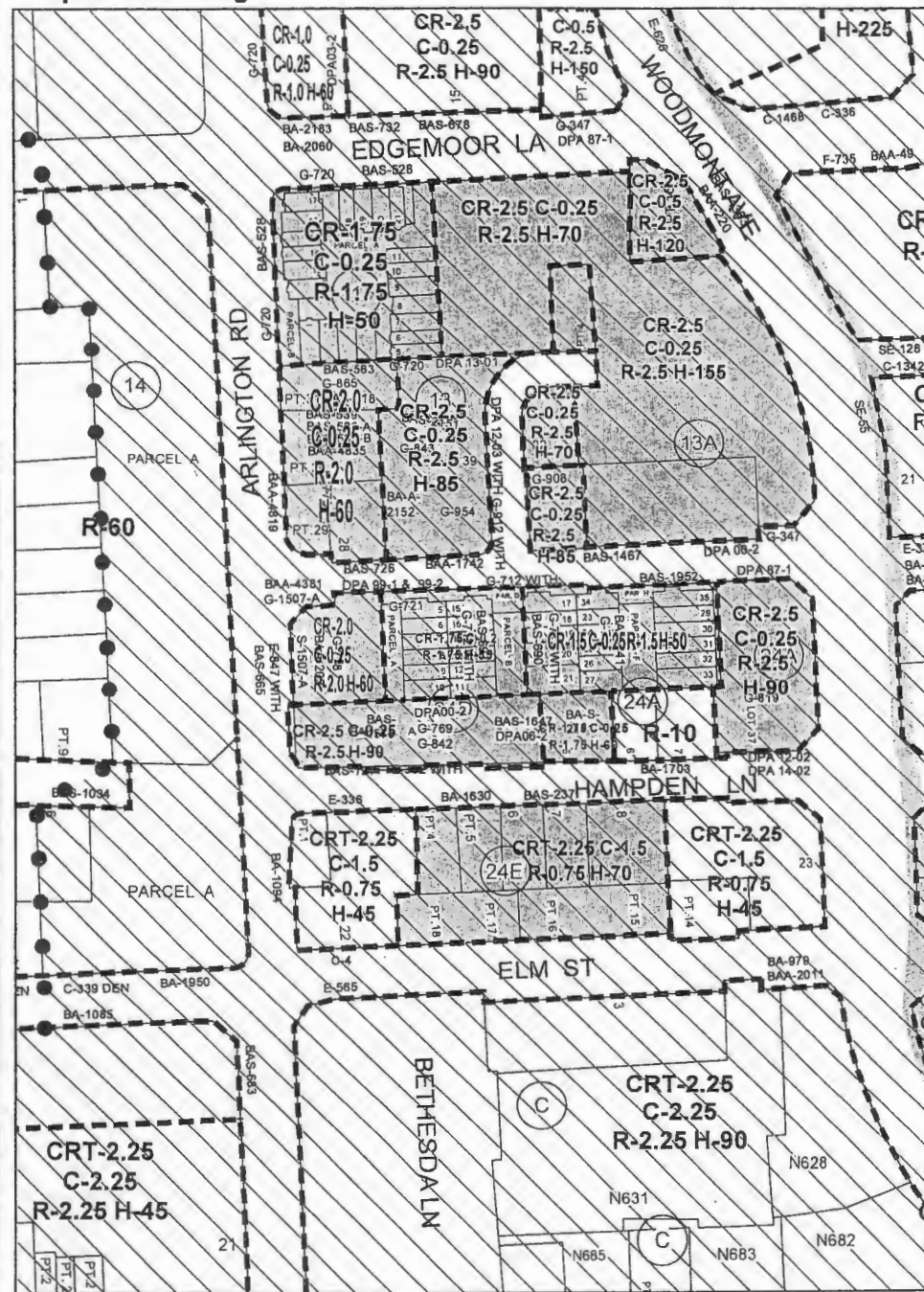
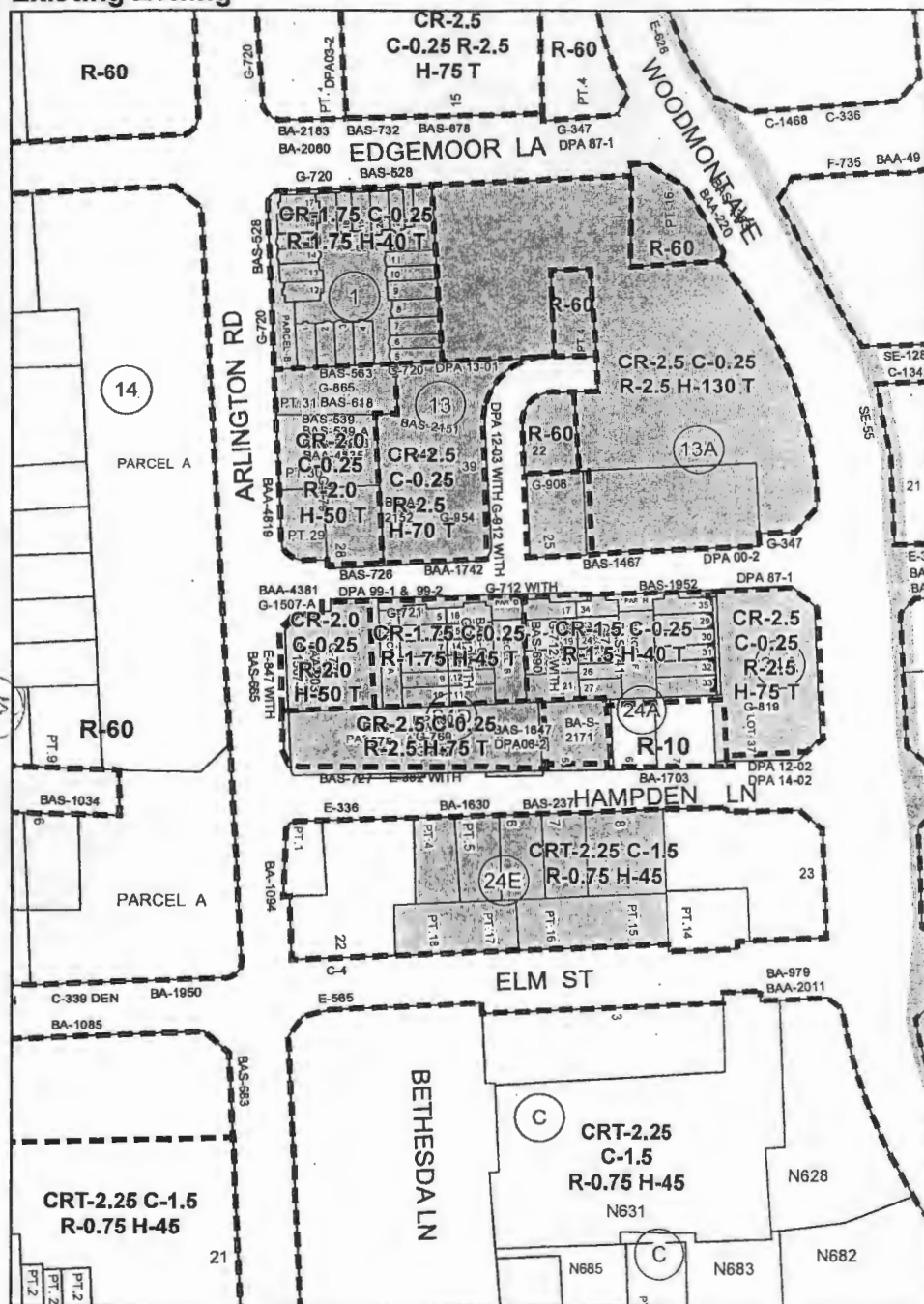


## ATTACHMENT 1 - Map 18

### Existing Zoning

**Changes** 138, 139, 140, 141, 142, 143, 144  
145, 148, 149, 150, 151, 152, 153, 160

### Proposed Zoning



Map Grid: 209NW05

*Proposed Bethesda Downtown Overlay Zone*

$$1 \text{ in} = 200 \text{ ft}$$

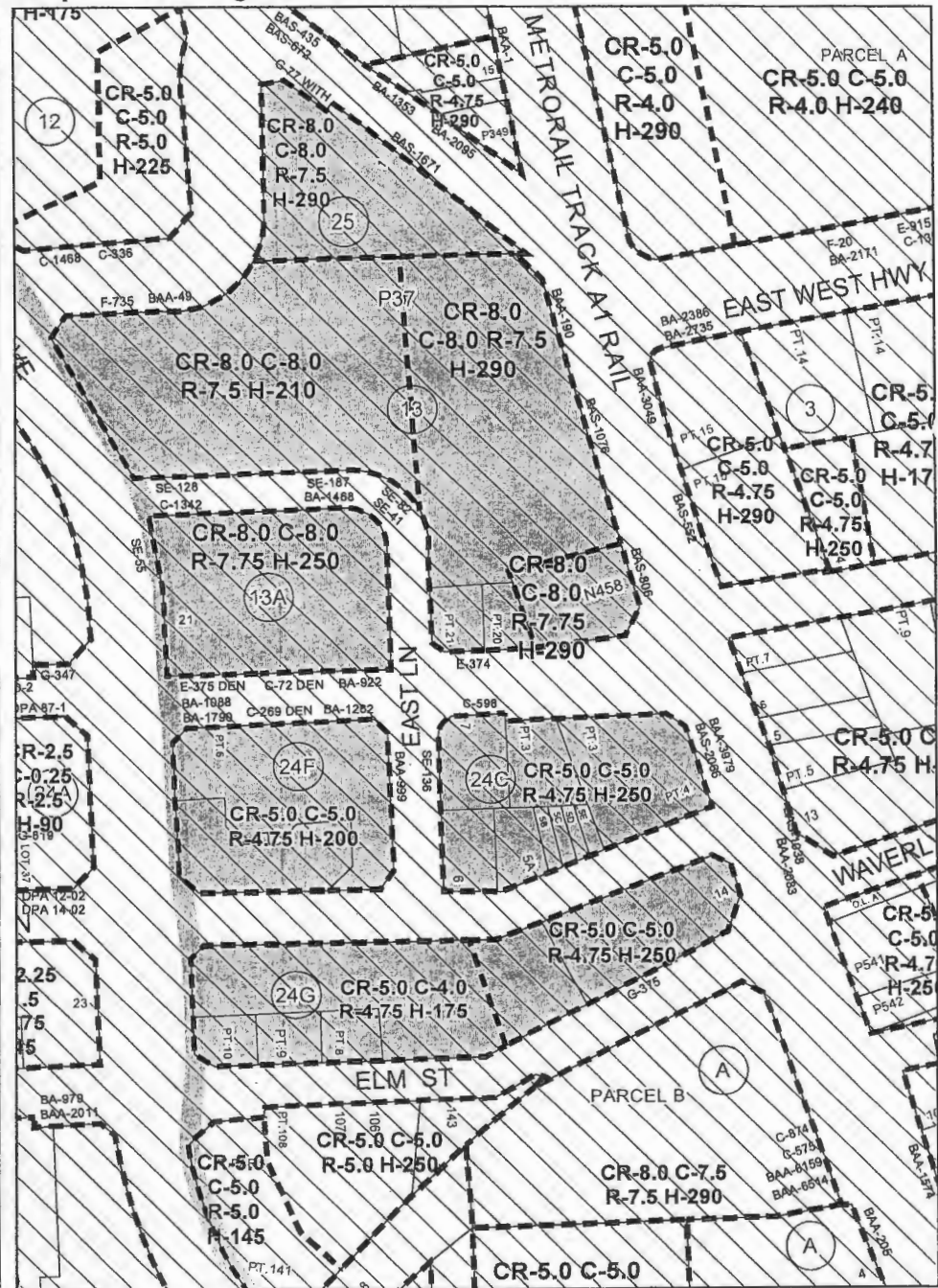
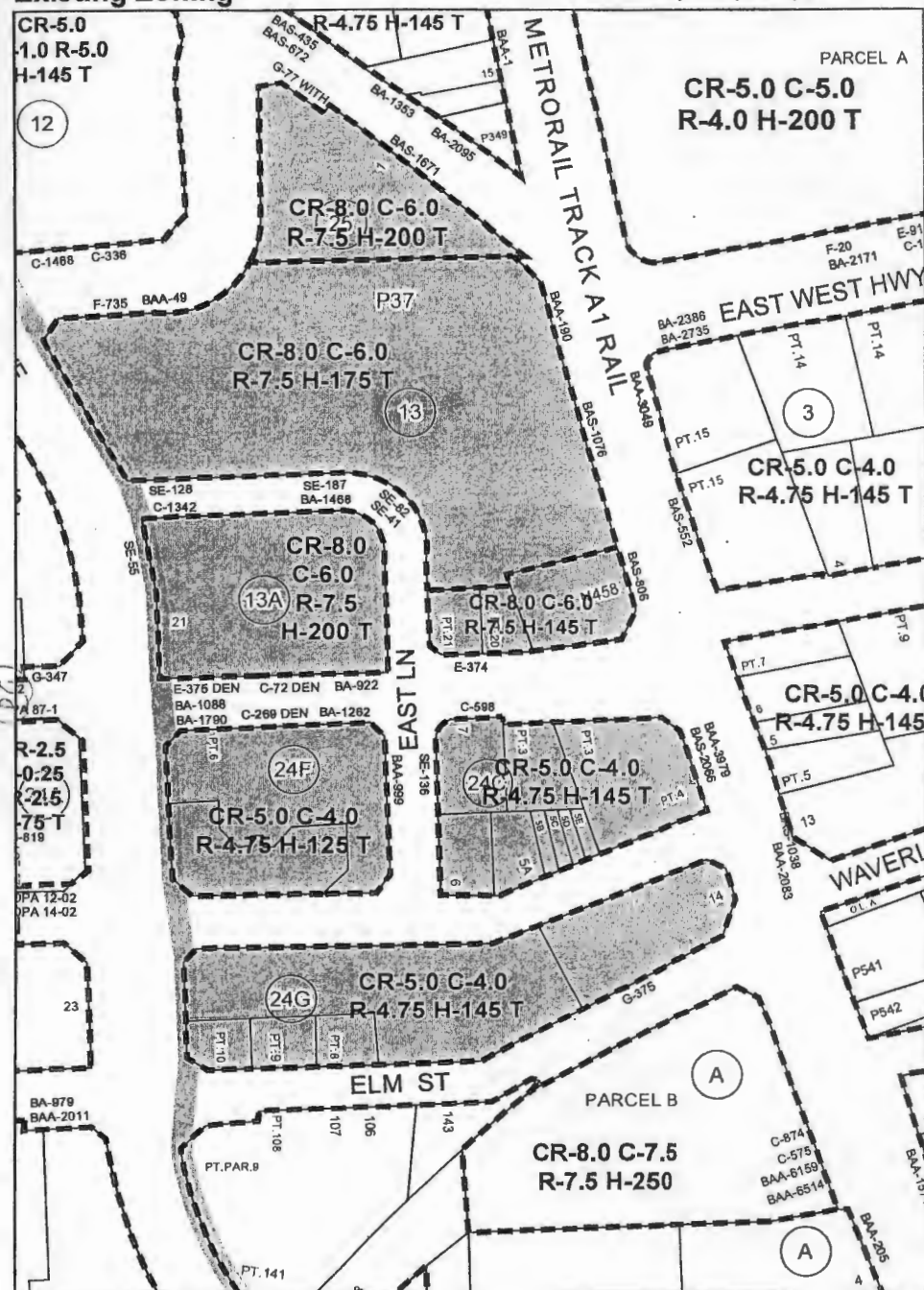
### Central Business Districts



## ATTACHMENT 1 - Map 19 Existing Zoning

**Changes** 133,134,135,136,137  
146,147,154,155

## Proposed Zoning



Map Grid: 209NW04 &amp; 209NW05

*Proposed Bethesda Downtown Overlay Zone  
Central Business Districts*

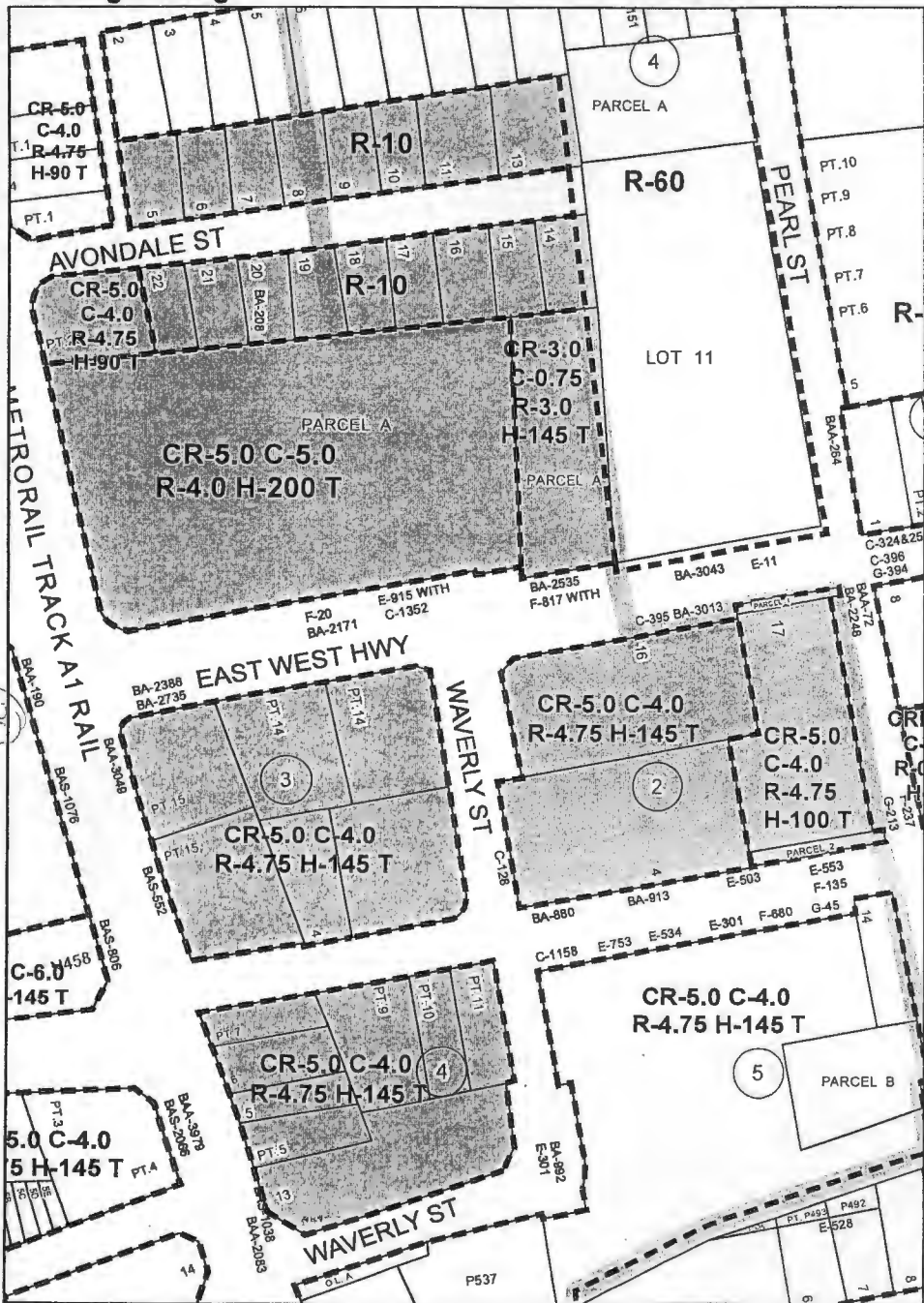
1 in = 200 ft



## ATTACHMENT 1 - Map 20


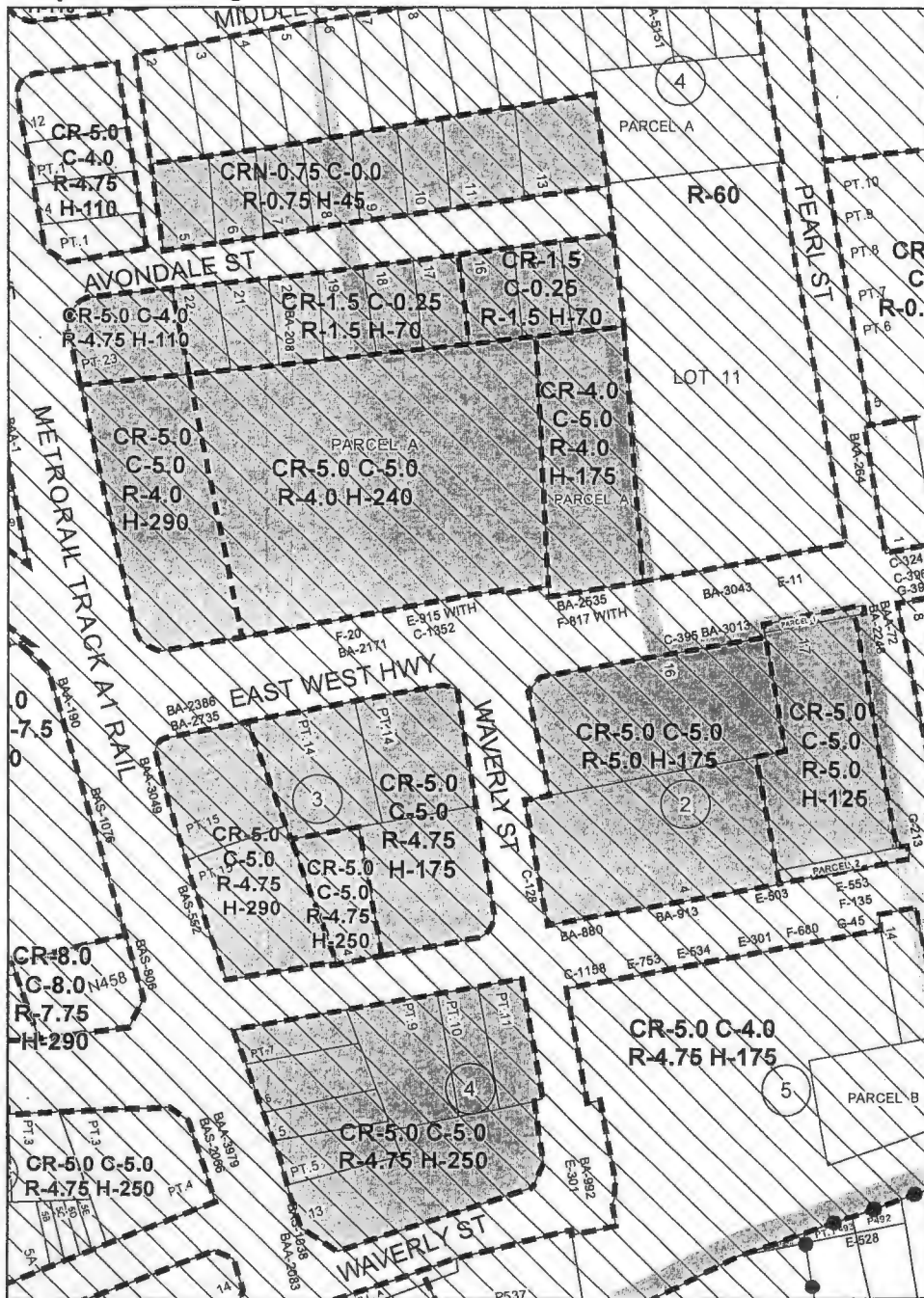
### Existing Zoning

**Changes** 107,108,109,110,111,112,  
125,126,127,128,129,132,208



Map Grid: 209NW04 & 209NW05

## Proposed Zoning



*Proposed Bethesda Downtown Overlay Zone  
Central Business Districts*

 $1 \text{ in} = 200 \text{ ft}$



**ATTACHMENT 1 - Map 21**  
**Existing Zoning**

**Changes 113,114,115,116,117,118,119**  
**120,121,122,123,124,157,158,159**



Map Grid: 209NW04

**Proposed Zoning**

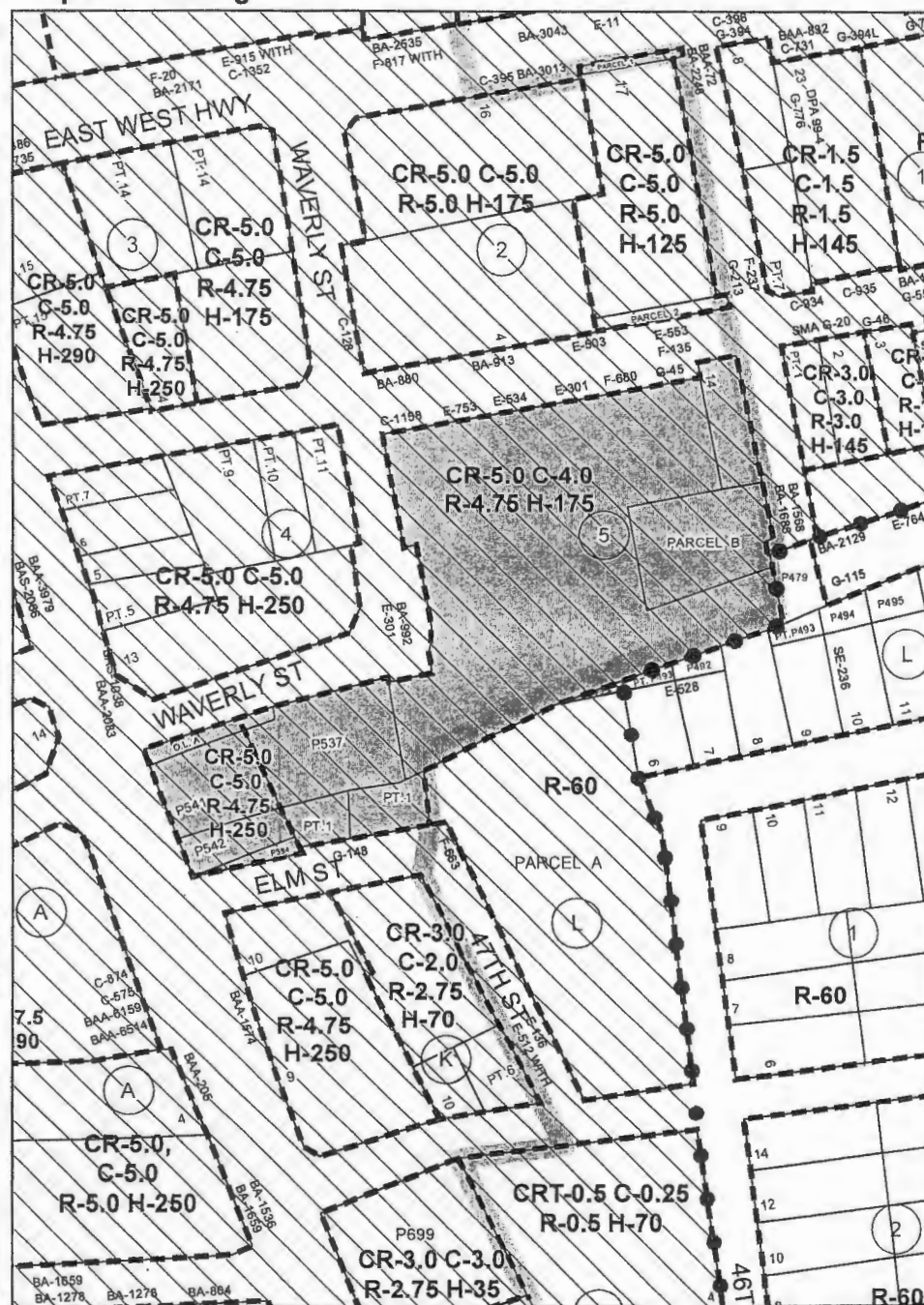


Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 300 ft



### Proposed Zoning

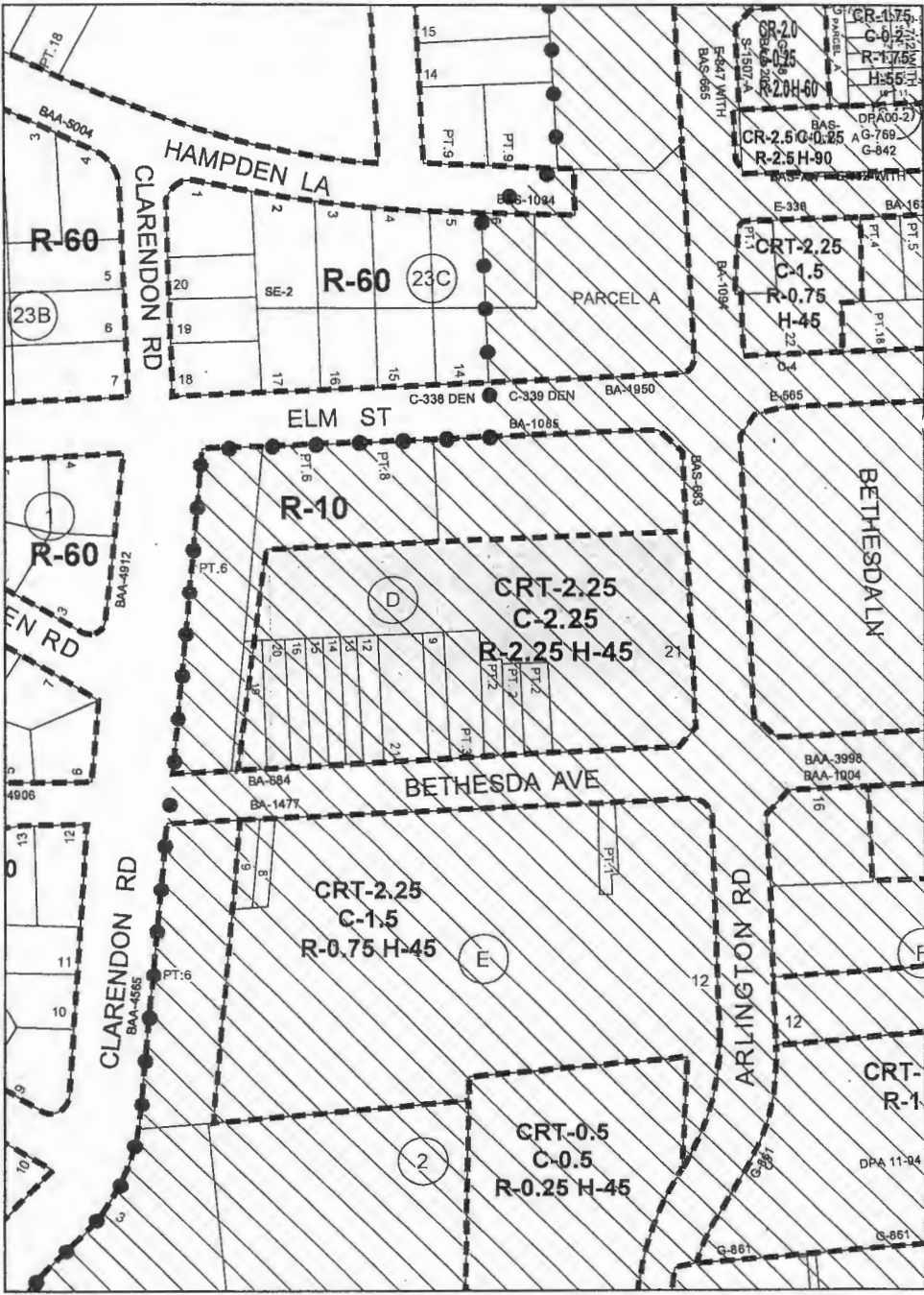

$$1 \text{ in} = 200 \text{ ft}$$




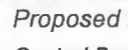
ATTACHMENT 1 - Map 23  
Existing Zoning

Changes 205

Proposed Zoning



Map Grid: 209NW05

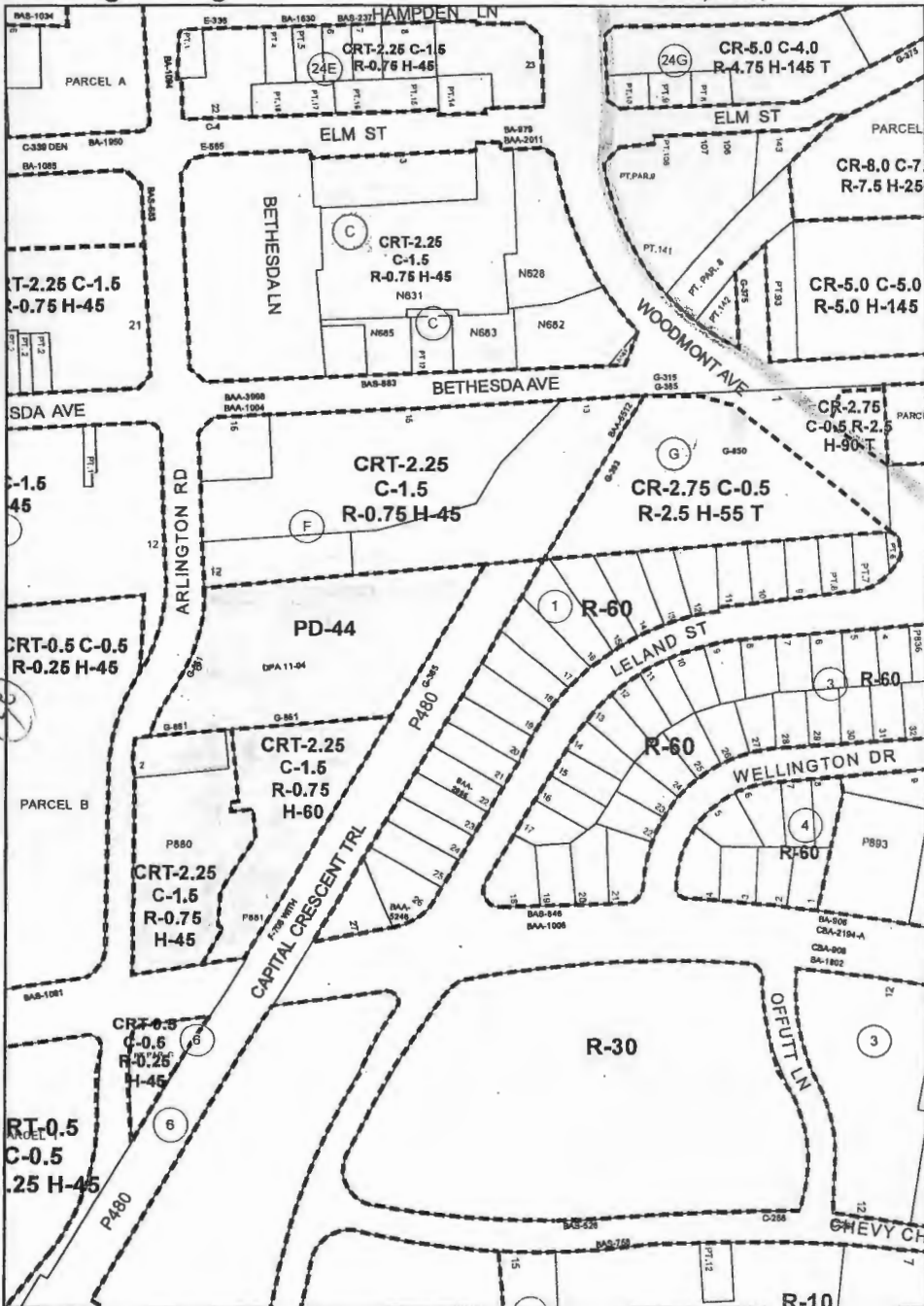
 Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts

1 in = 200 ft




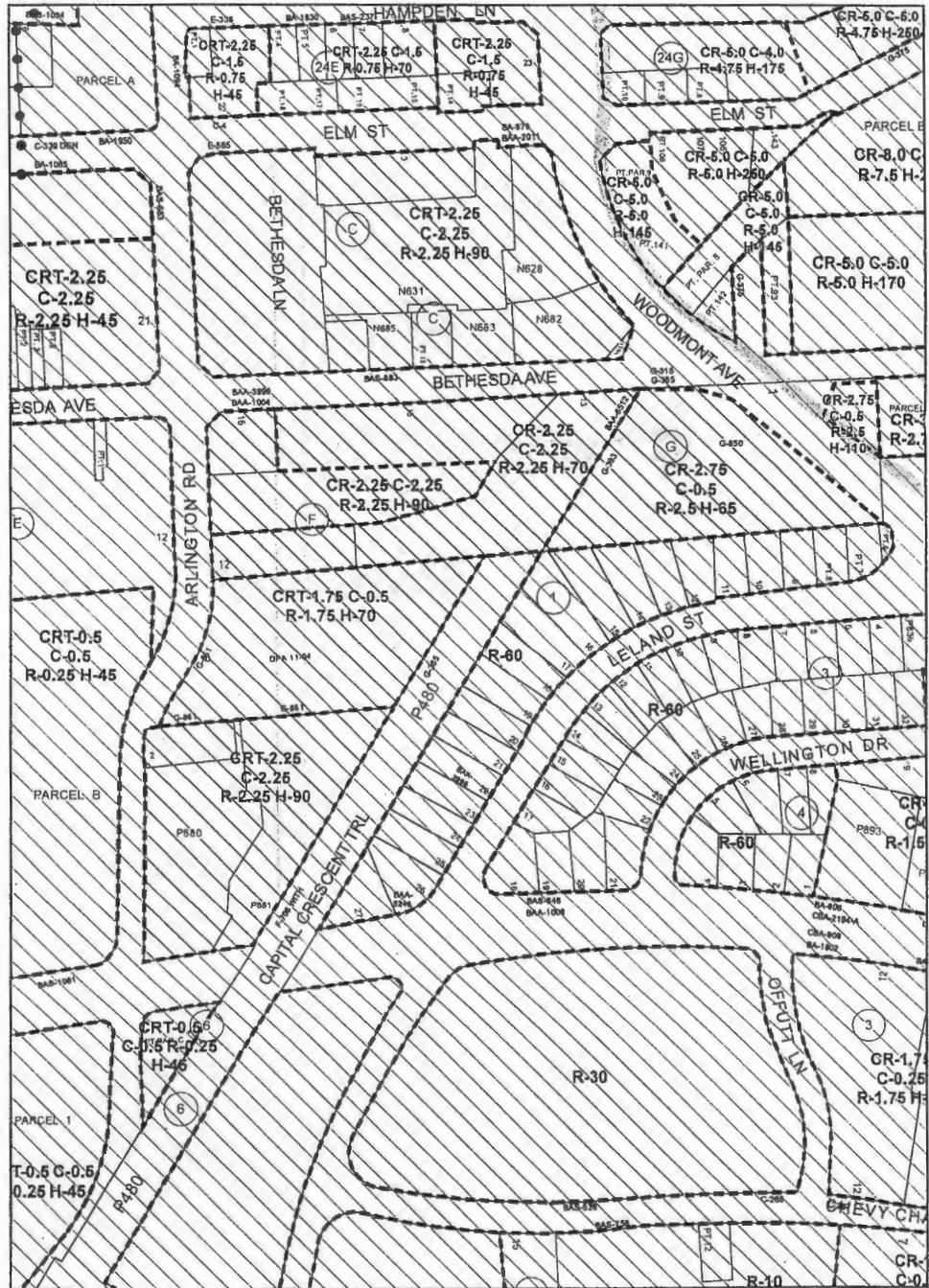
## ATTACHMENT 1 - Map 24 Existing Zoning

**Changes** 176,177,178,  
204,206,207



Map Grid: 208NW05 &amp; 209NW05

### Proposed Zoning



*Proposed Bethesda Downtown Overlay Zone*  
*Central Business Districts*

$$1 \text{ in} = 300 \text{ ft}$$



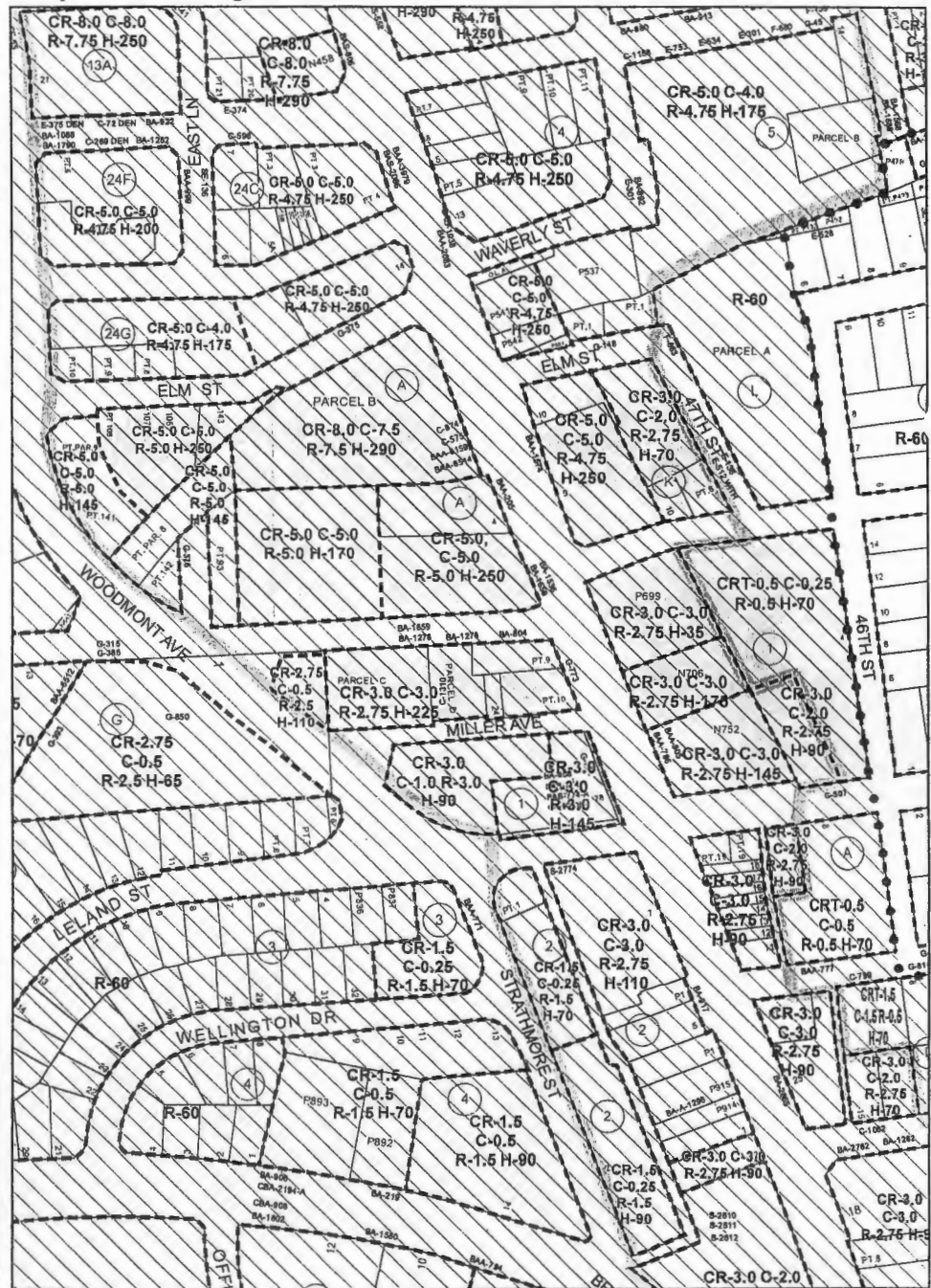
## Existing Zoning

169,170,171,172,173,174,175,200



Map Grid: 209NW04 &amp; 209NW05

### Proposed Zoning



### Proposed Bethesda Downtown Overlay Zone

### Central Business Districts

$$1 \text{ in} = 300 \text{ ft}$$





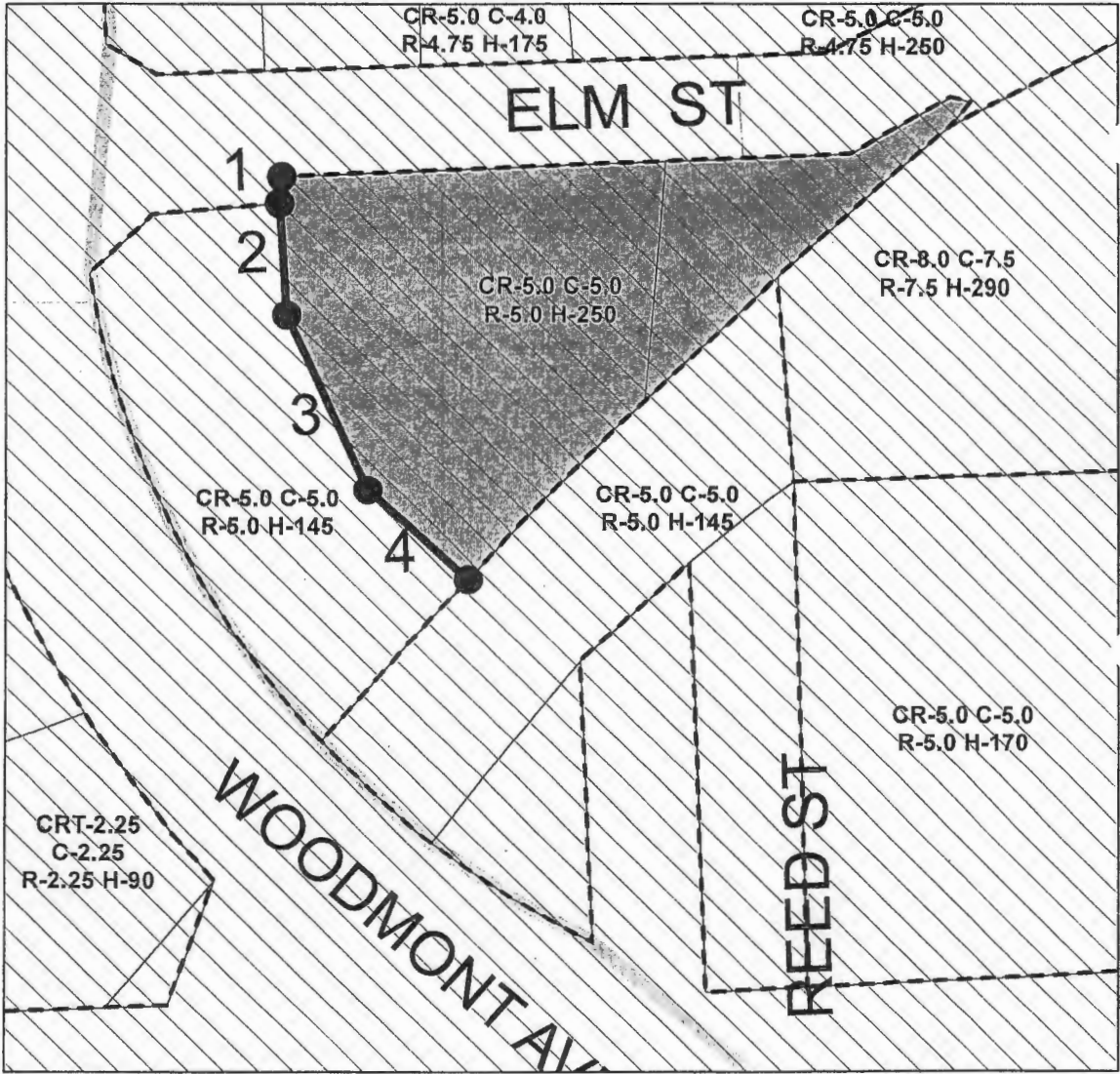


Attachment 1 - Map27

Metes and Bounds description of change block #165, parcel split zone boundary  
of Parcel 617 subparcel N  
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the Sountherly right of way line of Elm St  
Starting point X: 1285173.14' Y: 479073.33' (NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet)

- Thence Segment1 -□Direction: S 5-44-5 W□Distance: 12.45'
- Thence Segment2 -□Direction: S 3-38-50 E□Distance: 51.98'
- Thence Segment3 -□Direction: S 24-25-33 E□Distance: 91.53'
- Thence Segment4 -□Direction: S 47-49-31 E□Distance: 62.42'





Attachment 1 - Map28

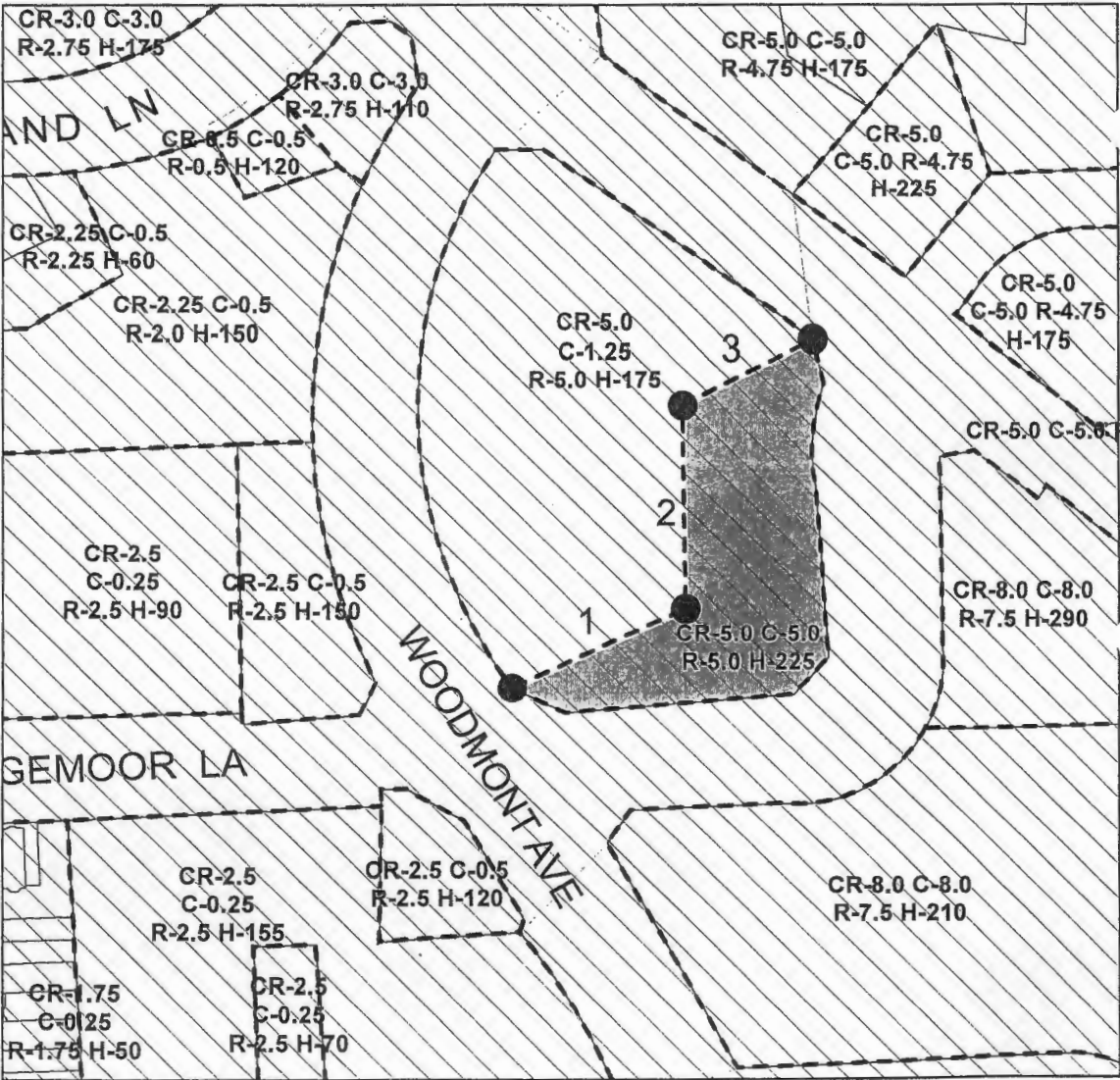
Metes and Bounds description for change block #104, parcel split zone boundary  
for condo lot depicted on Record Plat# 7228  
7620 Old Georgetown Rd  
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the easterly right of way line of Woodmont Avenue  
Starting point X: 1284857.72' Y: 480097.84' (NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet)

Thence Segment1 - Direction: N 65-19-36 E Distance: 141.04'

Thence Segment2 - Direction: N 0-39-4 W Distance: 152.78'

Thence Segment3 - Direction: N 63-2-44 E Distance: 107.29'





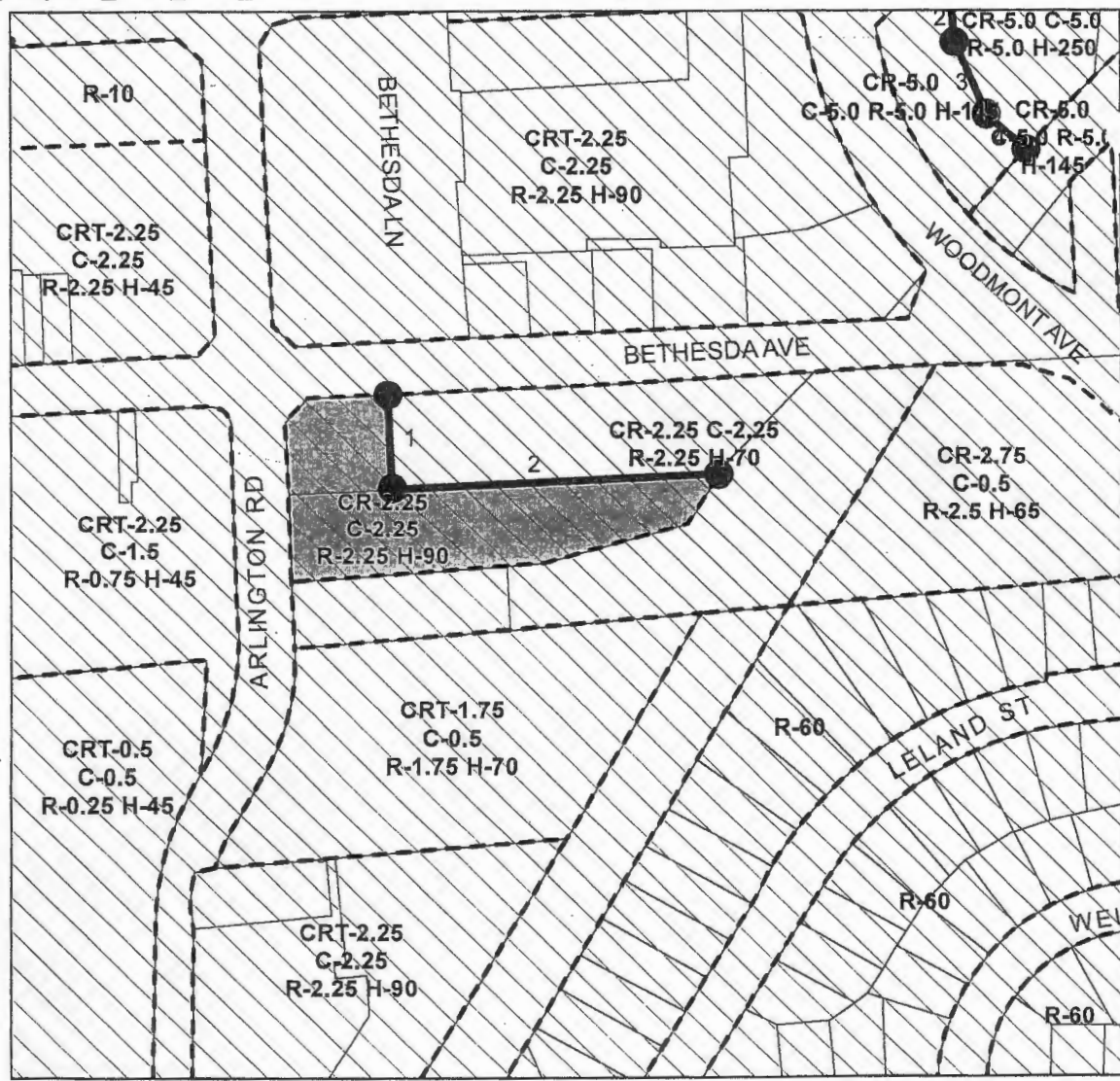
Attachment 1 - Map29

Metes and Bounds description of change block #178, parcel split zone boundary  
for lot 15, block F on State Plat#20949  
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the Southerly right of way line of Bethesda Avenue  
Starting point X: 1284519.09' Y: 478596.58' (NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet)

Thence Segment1 - Direction: S 2-34-30 E Distance: 112.09'  
Thence Segment2 - Direction: N 87-25-36 E Distance: 378.38'

30





PH 9-12-17  
H-122 Beth Downtown CMA



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

2017 SEP -6 AM 8:38

September 1, 2017

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cc  
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LL  
GO  
JZ

**MEMORANDUM**

RECEIVED  
MONTGOMERY COUNTY

**TO:** Montgomery County Council

**FROM:** Robert Kronenberg, Area One Division Chief  
Montgomery County Planning Department

**SUBJECT:** Bethesda Downtown Sector Plan  
Sectional Map Amendment – Recommended Corrections

5062377

This memorandum is in response to recommended corrections that should be made to the Sectional Map Amendment change numbers 136, 150, 22, 15 and 16, 197 and 201. These recommended corrections are consistent with the approved Master Plan and Adopted Council Resolution.

**Corrections**

The following corrections are recommended to the Bethesda Sectional Map Amendment that was transmitted to the County Council on June 22, 2017:

Change #136 (Bethesda Metro Center) – The zoning line was moved west of its current location to align more closely with Edgemoor Lane at the direction of the County Council during the Sector Plan approval on May 25, 2017.

Change #150, Lasko Manor, owned by the Housing Opportunities Commission – A correction was made to the zoning on the Sectional Map Amendment from CR 1.75, C-0.25, R-1.75, H-60 to CR 2.75 C-0.25, R-2.75, H-60 as approved and documented in the County Council Resolution No. 18-835 dated May 25, 2017.

Change #22, Christ Lutheran Church – The Master Plan inadvertently zoned the property in such a way that it would be made non-conforming based on the recent preliminary plan and site plan approval. The current zoning designation of CR 1.5, C-0.5, R-1.5, H-120 needs to be corrected to reflect CR 2.5, C-0.75, R-1.75, H-120, which coincides with the Planning Board Resolution #16-061.

Change #15 and 16 – It was discovered that the existing zoning map had inadvertently left out a portion of a property for a prior Local Map Amendment in 2012 that rezoned four properties (4857, 4858, 4890, 4900) to a PD-100 zone. The existing zoning map is showing 4890 Battery Lane as R-10 instead of PD-100. Since the Plan is currently going through the Sectional Map Amendment process, we recommend correcting this now so that the zoning is consistent with the Master Plan. The proposed zoning in the Bethesda Downtown Sector Plan Sectional Map Amendment should move the zoning line west of 4890 Battery Lane, to reflect the correct zoning of CR 3.5, C-0.5, R-3.5, H-120 for the entire property (4890/4900 Battery Lane) as outlined in the Council Resolution.



Change #197, The SMA inadvertently did not match the Council Resolution. Correct zoning on SMA from CR 1.5, C-0.5, R-1.5, H-70 to match the Council Resolution 18-835 with the proposed zoning of CRT 1.5, C-0.25, R-1.5, H-70.

Change #201, The SMA inadvertently did not match the Council Resolution. Correct zoning on SMA from CRT 0.5, C-0.5, R-0.5, H-70 to match Resolution 18-835 with the proposed zoning of CRT 0.5, C-0.25, R-0.5, H-70.

## CONCLUSION

Once the County Council approves the recommended corrections stated above, the Sectional Map Amendment will be completed including updating the certification page with a new signature and date and will be reflected on the updated Sectional Map Amendment documents and on the Sectional Map amendment website at <http://mcatlas.org/sma/bethesda2017/>



Resolution No.: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Bethesda Downtown Sector Plan Sectional Map Amendment (H-122)

**OPINION**

Sectional Map Amendment (SMA) H-122 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Bethesda Downtown Sector Plan. The SMA application covers approximately 451 acres. It would rezone approximately 205 acres and reconfirm the zoning on 246 acres.

The District Council approved the Bethesda Downtown Sector Plan on May 25, 2017. The Master Plan sets forth the specific land use and zoning objectives for the development of the Bethesda Downtown Sector Plan area and was subject to extensive and detailed review by the Council. The Council held a public hearing on the Draft Plan on October 18, 19, and 20, 2016, wherein testimony was received from interested parties. On December 9, 2016, the Director of the Office of Management and Budget transmitted to the County Council the Fiscal Impact Statement for the Bethesda Downtown Sector Plan.

Sectional Map Amendment (SMA) H-122 was filed on June 23, 2017 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Bethesda Downtown Sector Plan.

The Council held a public hearing on the SMA for the Bethesda Downtown Sector Plan on September 12, 2017 and requested written and oral testimony. The Council received a memorandum from Planning Department staff with several technical corrections to the SMA. The Council supports each of these recommended changes:

1. On zoning change #136, the zoning line should be moved west to align more closely with Edgemoor Lane to be consistent with the Council approved Sector Plan.
2. On zoning change #150, the zoning should be changed to CR 2.75, C 0.25, R 2.75, H 60 to be consistent with the Council approved Sector Plan.



3. On zoning change #197, the zoning should be changed to CRT 1.5, C 0.25, R 1.5, H 70 to be consistent with the Council approved Sector Plan.
4. On zoning change #201, the zoning should be changed to CRT 0.5, C 0.25, R 0.5, H 70 to be consistent with the Council approved Sector Plan.
5. On zoning change #22, the zoning should be changed to CR 2.5, C 0.75, R 1.75, H 120 to make it consistent with approved preliminary and site plans and not make the property non-conforming.
6. On zoning changes #15 and 16, the zoning should correct the mapping of a previous Local Map Amendment, which inadvertently did not map the rezoning of the entire property.

The Council received three requests from property owners for changes in zoning. The Council deliberated on the zoning for each property during its review of the Sector Plan and supported the heights and densities reflected in the approved Sector Plan. It is not the Council's practice to reconsider master plan recommended zoning when considering the SMA unless significant new information is presented that was not considered at the time of the master plan. The Council does not believe the following requests justify a change in zoning.

The Council received testimony from 2 property owners on the block north of East-West Highway and east of Bethesda-Chevy Chase High School and Chelton Road. They requested an increase in density from the existing R-60 to another zone that would encourage redevelopment by increasing density and/or allowing commercial uses. Another property owner on this same block submitted testimony opposing any rezoning to a commercial zone. The properties are surrounded on the east, west, and north by other R-60 properties. To the south, across East-West Highway the Sector Plan recommends mixed-use development in the Pearl District.

The rezoning of these properties was not recommended as part of the Sector Plan review, nor did the Council receive testimony on it during the Sector Plan process. Not only would the rezoning be inconsistent with the Sector Plan, it would also be contrary to numerous decisions made by the Council to protect the low-density residential areas surrounding the Bethesda core. The Council did not support the requested rezoning for these properties.

The Council received testimony from the owners of property at 8401 Wisconsin Avenue and 4719 Chestnut Street requesting that the zoning allow heights of up to 90 feet, rather than the 70 feet recommended in the Master Plan. These properties are the northernmost properties within the Sector Plan, directly east of Wisconsin Boulevard. During the Sector Plan review, the Council had a lengthy discussion regarding the heights of properties east of Wisconsin Boulevard. The Council voted to change the height on these properties to 70 feet to ensure compatibility with the homes north and east of the properties. A change in zoning would be inconsistent with the adopted Sector Plan. The Council did not support the requested rezoning for these properties.

The Council received testimony on behalf of St. John's Episcopal Church at 6701 Wisconsin Avenue (corner of Wisconsin Avenue and Bradley Avenue). The Sector Plan recommended split zoning with a height of 90 feet on the western portion of the property, which fronts on Wisconsin Avenue, and 45 feet on the eastern portion of the property, which is close to the single-family homes east of West Avenue. The church's legal counsel requested moving the zoning line east



to ensure that the existing church spire (which exceeds 45 feet) would not become non-conforming. Their proposed new zoning line would allow the existing educational wing (which is approximately 20-25 feet high) to increase to 90 feet.

The zoning ordinance indicates that a “spire” not larger than 25% of the roof area is an allowable height encroachment (see 59.4.1.7.C.3.a); therefore, the proposed zoning would not make the spire non-conforming. Since the Council’s intent with the split zoning was to ensure that the existing educational building not be allowed to increase in height or be redeveloped to a height greater than 45 feet, the Council does not recommend the shift in the zoning line.

The District Council considered the Sectional Map Amendment at a worksession held on September 19, 2017. The Council finds Sectional Map Amendment Application H-122 to be consistent with the Approved and Adopted Bethesda Downtown Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Bethesda Downtown Sector Plan.

The evidence of record for Sectional Map Amendment H-122 consists of all record materials compiled in connection with the Council public hearing on the Planning Board Draft of the Bethesda Downtown Sector Plan, dated October 18, 19, and 20, 2016, and all record materials compiled in connection with the public hearing held by the Council on September 12, 2017 on Sectional Map Amendment H-122.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

### **Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. H-122, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Bethesda Downtown Sector Plan consisting of approximately 451 acres, more or less, is GRANTED. Approximately 205 acres are proposed for change in zoning classification and 246 acres are reconfirmed.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Bethesda Downtown Sector Plan.
3. A finding by a court that the application of a zone to a property is void for any reason does not affect the validity of any other property zoned by this Sectional Map Amendment.



**Table 1: Parcels to be Rezoned<sup>1</sup>**Map 3 changes (#1 through #161)

<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
1	RT-12.5	THD	0.45
2	RT-12.5	THD	2.29
3	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.16
4	R-10	CR-1.5 C-0.5 R-1.5 H-120	3.93
5	PD-100	CR-3.5 C-0.5 R-3.5 H-120	1.03
6	PD-75	CR-2.25 C-0.5 R-2.25 H-120	0.52
7	CR-3.0 C-1.0 R-3.0 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	1.61
8	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-70	0.23
9	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.0 R-1.5 H-70	0.14
10	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.69
11	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.61
12	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-145	0.45
13	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.32
14	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.48
15	PD-100, R-10	CR-3.5 C-0.5 R-3.5 H-120	4.24
16	R-10	CR-1.5 C-0.5 R-1.5 H-120	1.45
17	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-120	0.75
18	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-1.0 R-2.75 H-120	1.29
19	CRN-0.5 C-0.5 R-0.25 H-35, CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-120	0.62
20	R-10	CR-1.5 C-0.5 R-1.5 H-120	2.06
21	R-60	CR-2.5 C-2.5 R-2.5 H-90	2.08
22	PD-44	CR-2.5 C-0.75 R-1.75 H-120	1.9
23	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.59
24	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.96
25	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.07
26	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.14
27	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.16
28	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	1.13

<sup>1</sup> The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.



<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
29	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	1.33
30	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.25
31	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.16
32	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.33
33	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.42
34	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.81
35	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.65
36	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.55
37	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
38	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.27
39	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.71
40	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	2.93
41	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.25
42	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.21
43	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.68
44	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	2.52
45	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.4
46	CR-3.0 C-1.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-90	0.3
47	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.94
50	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-145	0.41
51	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.59
52	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-90	0.25
53	CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-70	0.41
54	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.4
55	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.24
56	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-2.0 R-2.75 H-70	0.2
57	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
58	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-175	0.69
59	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.3
60	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.94
61	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.93
62	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-200	0.81
63	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-250	0.42
64	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.54



<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
65	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.09
66	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-145	0.06
67	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.31
68	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.7
69	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.59
70	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.14
71	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-290	0.51
72	CR-3.0 C-1.0 R-2.75 H-120 T	CR-3.0 C-3.0 R-2.75 H-225	0.4
73	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.4
74	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.39
75	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.57
76	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.41
77	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.21
78	R-10, R-60	CRT-1.5 C-0.25 R-1.5 H-70	0.83
79	CRT-1.5 C-1.5 R-0.5 H-35, CRN-0.5 C-0.5 R-0.25 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.17
80	CRT-2.25 C-1.5 R-0.75 H-35	CRT-1.5 C-1.5 R-0.5 H-35	0.48
161	CRN-0.5 C-0.5 R-0.25 H-35	CRN-1.0 C-1.0 R-1.0 H-50	0.57
		<b>Total Change Acres (Map 3)</b>	<b>68.85</b>

Map 4 changes (#81 through #208)

<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
81	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-175	1.94
82	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.89
83	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	3.58
84	CR-5.0 C-1.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.17
85	CR-5.0 C-4.0 R-4.75 H-145 T, CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-300	1.47
86	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-145	1.27
87	CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.07
88	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.42
89	CR-5.0 C-4.0 R-4.75 H-60 T	CR-5.0 C-4.0 R-4.75 H-70	0.25
90	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.26



<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
91	CR-5.0 C-5.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-165	0.58
92	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.57
93	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	2.96
94	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-225	0.32
95	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-2.75 H-110	0.17
96	CRN-0.5 C-0.5 R-0.25 H-35	CR-0.5 C-0.5 R-0.5 H-120	0.09
97	CR-2.25 C-0.5 R-2.0 H-125 T	CR-2.25 C-0.5 R-2.0 H-150	1.01
98	CR-2.25 C-0.5 R-2.0 H-35 T	CR-2.25 C-0.5 R-2.25 H-60	0.85
99	R-60	CR-2.0 C-0.25 R-2.0 H-60	0.16
100	CR-1.0 C-0.25 R-1.0 H-40 T	CR-1.0 C-0.25 R-1.0 H-60	0.31
101	CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	1
102	R-60	CR-2.5 C-0.5 R-2.5 H-150	0.35
103	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-1.25 R-5.0 H-175	1.58
104	CR-5.0 C-1.0 R-5.0 H-145 T	CR-5.0 C-5.0 R-5.0 H-225	0.68
105	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	0.64
106	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.28
107	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-4.0 R-4.75 H-110	0.29
108	CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-290	0.88
109	R-10	CR-1.5 C-0.5 R-1.5 H-70	0.78
110	CR-5.0 C-5.0 R-4.0 H-200 T	CR-5.0 C-5.0 R-4.0 H-240	2.6
111	R-10	CR-1.5 C-0.25 R-1.5 H-70	0.44
112	CR-3.0 C-0.75 R-3.0 H-145 T	CR-4.0 C-5.0 R-4.0 H-175	0.73
113	EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-100	2.66
114	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	0.69
115	EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-60	0.36
116	EOF-1.5 H-50	CR-1.5 C-1.5 R-1.5 H-120	0.55
117	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-120	0.7
118	EOF-3.0 H-100	CR-6.25 C-6.25 R-6.25 H-145	2.1
119	CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-45	CR-1.5 C-1.5 R-1.5 H-120	0.61
120	EOF-3.0 H-100	CR-5.25 C-5.25 R-5.25 H-120	1.47
121	CRN-0.5 C-0.5 R-0.25 H-35, EOF-1.5 H-60	CR-1.5 C-1.5 R-1.5 H-145	0.99
122	CRN-0.5 C-0.5 R-0.25 H-35	CR-1.5 C-1.5 R-1.5 H-120	1.91



<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
123	EOF-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-145	0.19
124	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-145	0.34
125	CR-5.0 C-4.0 R-4.75 H-100 T	CR-5.0 C-5.0 R-5.0 H-125	0.87
126	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.8
127	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-175	1.24
128	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.23
129	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-290	0.81
130	CR-5.0 C-4.0 R-4.75 H-145 T, R-60	CR-5.0 C-4.0 R-4.75 H-175	3.92
131	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.46
132	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.82
133	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.5 H-290	0.81
134	CR-8.0 C-6.0 R-7.5 H-175 T, CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.5 H-290	2.83
135	CR-8.0 C-6.0 R-7.5 H-145 T	CR-8.0 C-8.0 R-7.75 H-290	0.3
136	CR-8.0 C-6.0 R-7.5 H-175 T	CR-8.0 C-8.0 R-7.5 H-210	0.9
137	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-7.75 H-250	1.12
138	R-60	CR-2.5 C-0.5 R-2.5 H-120	0.2
139	CR-2.5 C-0.25 R-2.5 H-130 T	CR-2.5 C-0.25 R-2.5 H-155	2.58
140	R-60	CR-2.5 C-0.25 R-2.5 H-70	0.11
141	R-60	CR-2.5 C-0.25 R-2.5 H-70	0.13
142	CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.14
143	CR-1.75 C-0.25 R-1.75 H-40 T	CR-1.75 C-0.25 R-1.75 H-50	0.87
144	CR-2.5 C-0.25 R-2.5 H-70 T	CR-2.5 C-0.25 R-2.5 H-85	0.65
145	CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.62
146	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	1.15
147	CR-5.0 C-4.0 R-4.75 H-125 T	CR-5.0 C-5.0 R-4.75 H-200	1.09
148	CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.52
149	CR-1.5 C-0.25 R-1.5 H-40 T	CR-1.5 C-0.25 R-1.5 H-50	0.64
150	CR-1.75 C-0.25 R-1.75 H-50 T	CR-2.75 C-0.25 R-2.75 H-60	0.15
151	CR-2.5 C-0.25 R-2.5 H-75 T	CR-2.5 C-0.25 R-2.5 H-90	0.53
152	CR-1.75 C-0.25 R-1.75 H-45 T	CR-1.75 C-0.25 R-1.75 H-55	0.48
153	CR-2.0 C-0.25 R-2.0 H-50 T	CR-2.0 C-0.25 R-2.0 H-60	0.29
154	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-4.75 H-250	0.73



<b>Zoning Change#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
155	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-4.0 R-4.75 H-175	1.08
156	PD-35	CRT-1.25 C-0.25 R-1.25 H-35	1.44
157	R-60	CRT-0.25 C-0.25 R-0.25 H-50	1.41
158	CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	0.41
159	CRN-0.5 C-0.5 R-0.25 H-35	CRT-0.5 C-0.5 R-0.5 H-35	1.63
160	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-1.5 R-0.75 H-70	1.06
208	R-10	CRN-0.75 C-0.0 R-0.75 H-45	1.2
		<b>Total Change Acres (Map 4)</b>	<b>76.38</b>



Map 5 Changes (#162 through #207):

Change#	Existing Zoning	Proposed Zoning	Acres
162	CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.73
163	CR-5.0 C-4.0 R-4.75 H-90 T	CR-5.0 C-5.0 R-4.75 H-250	0.96
164	CR-8.0 C-7.5 R-7.5 H-250	CR-8.0 C-7.5 R-7.5 H-290	1.88
165	CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-250	0.74
166	CR-5.0 C-5.0 R-5.0 H-145	CR-5.0, C-5.0 R-5.0 H-250	1.27
167	CR-5.0 C-5.0 R-5.0 H-145	CR-5.0 C-5.0 R-5.0 H-170	1.33
168	CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-3.0 R-2.75 H-35	0.69
169	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-175	0.47
170	CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-90	0.35
171	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-145	0.7
172	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-200	1.27
173	CR-2.75 C-0.5 R-2.5 H-90 T	CR-2.75 C-0.5 R-2.5 H-110	0.19
174	CR-3.0 C-1.0 R-3.0 H-120 T	CR-3.0 C-3.0 R-3.0 H-145	0.62
175	CR-3.0 C-1.0 R-3.0 H-75 T	CR-3.0 C-1.0 R-3.0 H-90	0.75
176	CR-2.75 C-0.5 R-2.5 H-55 T	CR-2.75 C-0.5 R-2.5 H-65	2.22
177	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-70	3.01
178	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-90	1.31
179	R-10	CR-1.5 C-0.25 R-1.5 H-70	0.59
180	R-10	CR-1.5 C-0.5 R-1.5 H-70	1.83
181	R-10	CR-1.5 C-0.5 R-1.5 H-90	1.4
182	R-10	CR-1.75 C-0.25 R-1.75 H-70	3.51
183	R-10	CR-1.5 C-0.25 R-1.5 H-70	2.49
184	R-10	CR-1.5 C-0.25 R-1.5 H-70	1.22
185	EOF-3.0 H-35	CR-3.0 C-1.25 R-3.0 H-70	0.34
186	R-10	CR-1.5 C-0.25 R-1.5 H-70	1.14
187	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	1.83
188	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.2
189	R-10	CR-1.5 C-0.25 R-1.5 H-90	0.83
190	R-10	CR-1.5 C-0.25 R-1.5 H-70	0.61
191	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-110	1.98
192	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.5
193	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-2.0 R-2.75 H-90	0.16

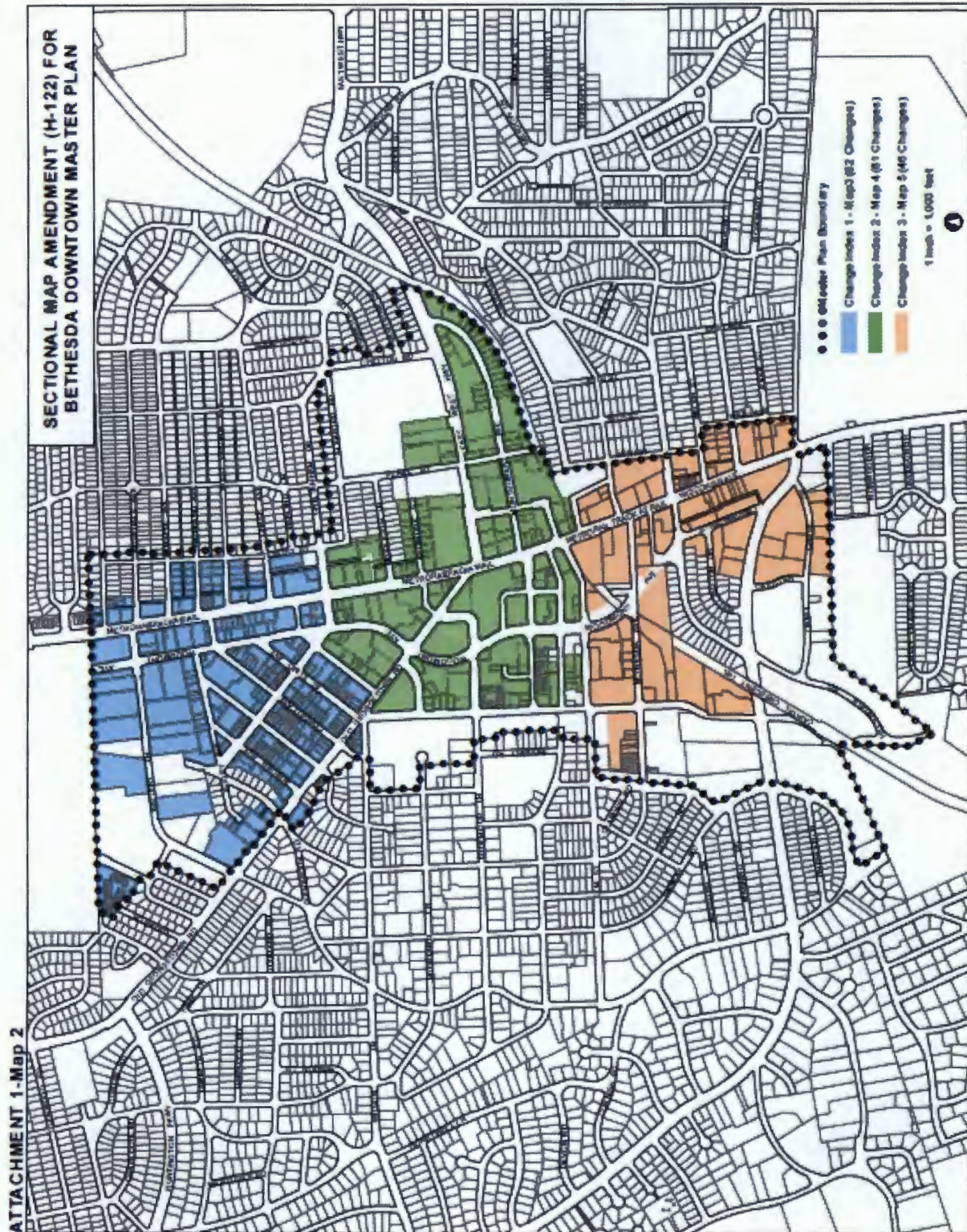


194	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	0.56
195	CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-70	0.33
196	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-2.75 H-90	1.22
197	R-60	CRT-1.5 C-0.25 R-1.5 H-70	1
198	R-60	CR-2.25 C-2.25 R-2.25 H-45	0.65
199	CR-3.0 C-2.0 R-2.75 H-75 T	CR-2.25 C-2.25 R-2.25 H-90	0.57
200	R-60	CRT-0.5 C-0.25 R-0.5 H-70	1.68
201	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.95
202	CRT-1.5 C-1.5 R-0.5 H-45, CRT-1.5 C-1.5 R-0.5 H-35, R-60	CRT-1.5 C-1.5 R-0.5 H-70	0.7
203	R-60	CRT-0.5 C-0.25 R-0.5 H-70	0.68
204	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-90	5.95
205	CRT-2.25 C-1.5 R-0.75 H-45	CRT-2.25 C-2.25 R-2.25 H-45	2.96
206	PD-44	CRT-1.75 C-0.5 R-1.75 H-70	2.45
207	CRT-2.25 C-1.5 R-0.75 H-45, CRT-2.25 C-1.5 R-0.75 H-60	CRT-2.25 C-2.25 R-2.25 H-90	2.82
		<b>Total Change Acres (Map 5)</b>	<b>59.6</b>

This is a correct copy of Council action.

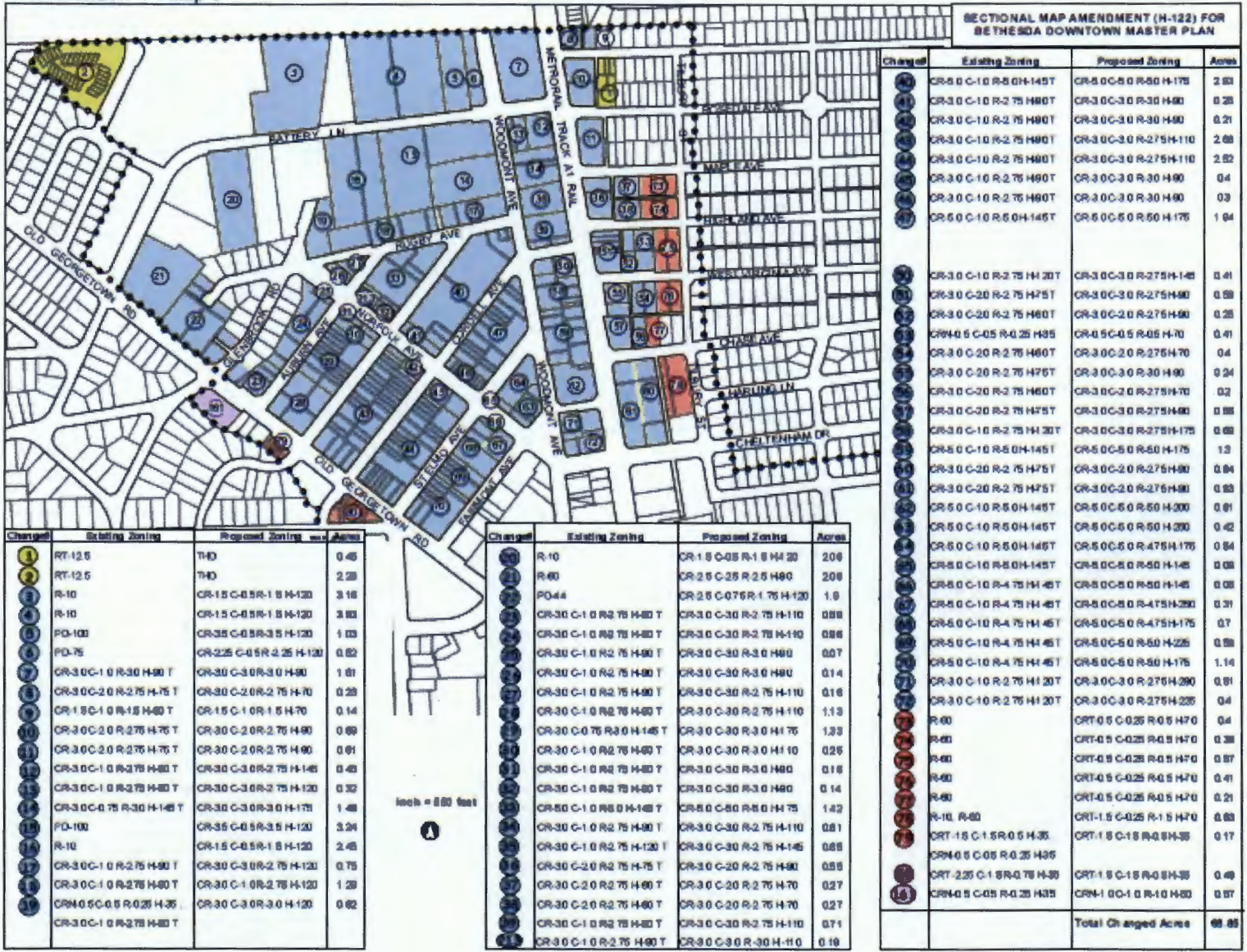
\_\_\_\_\_  
Linda M. Lauer, Clerk of the Council







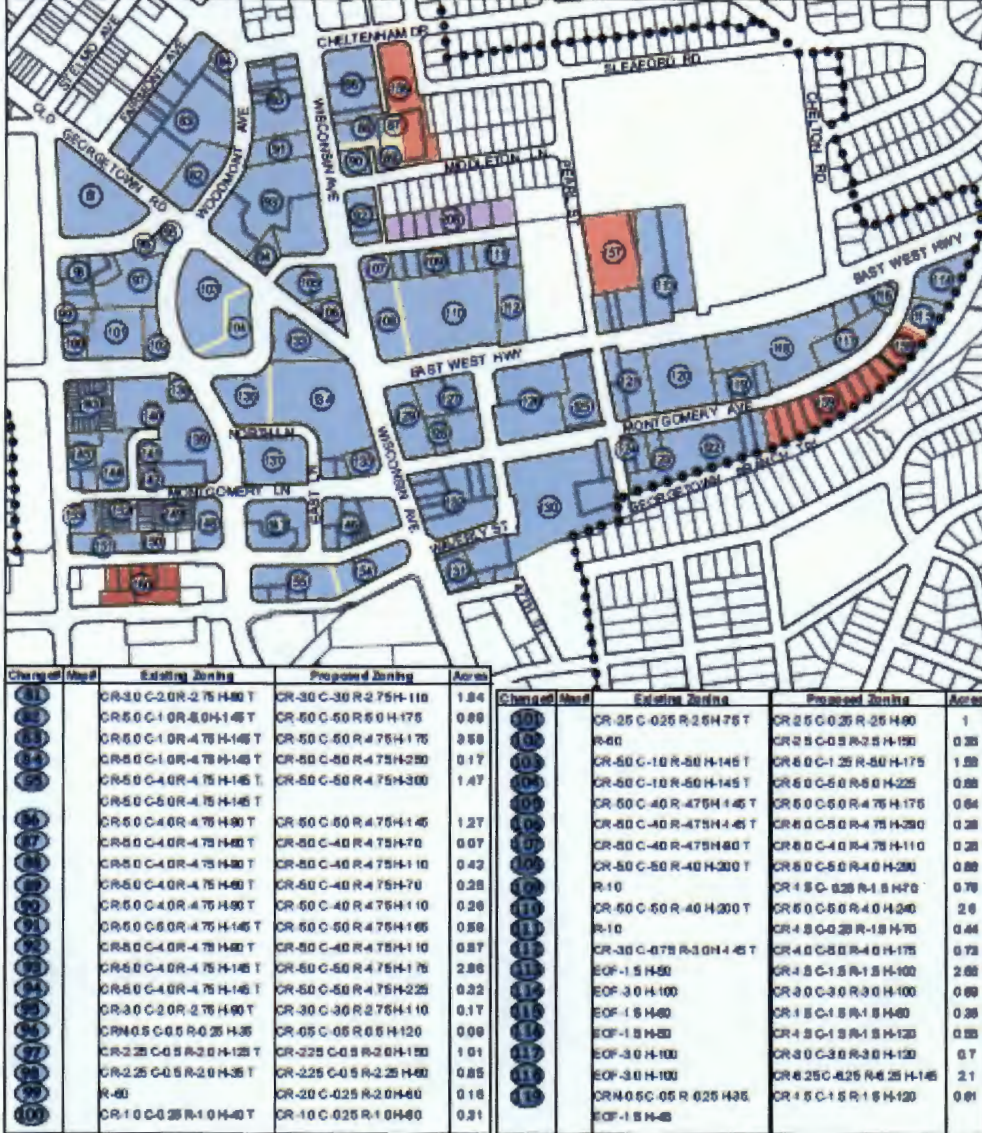
ATTACHMENT 1 - Map 3



45



ATTACHMENT 1 - Map 4

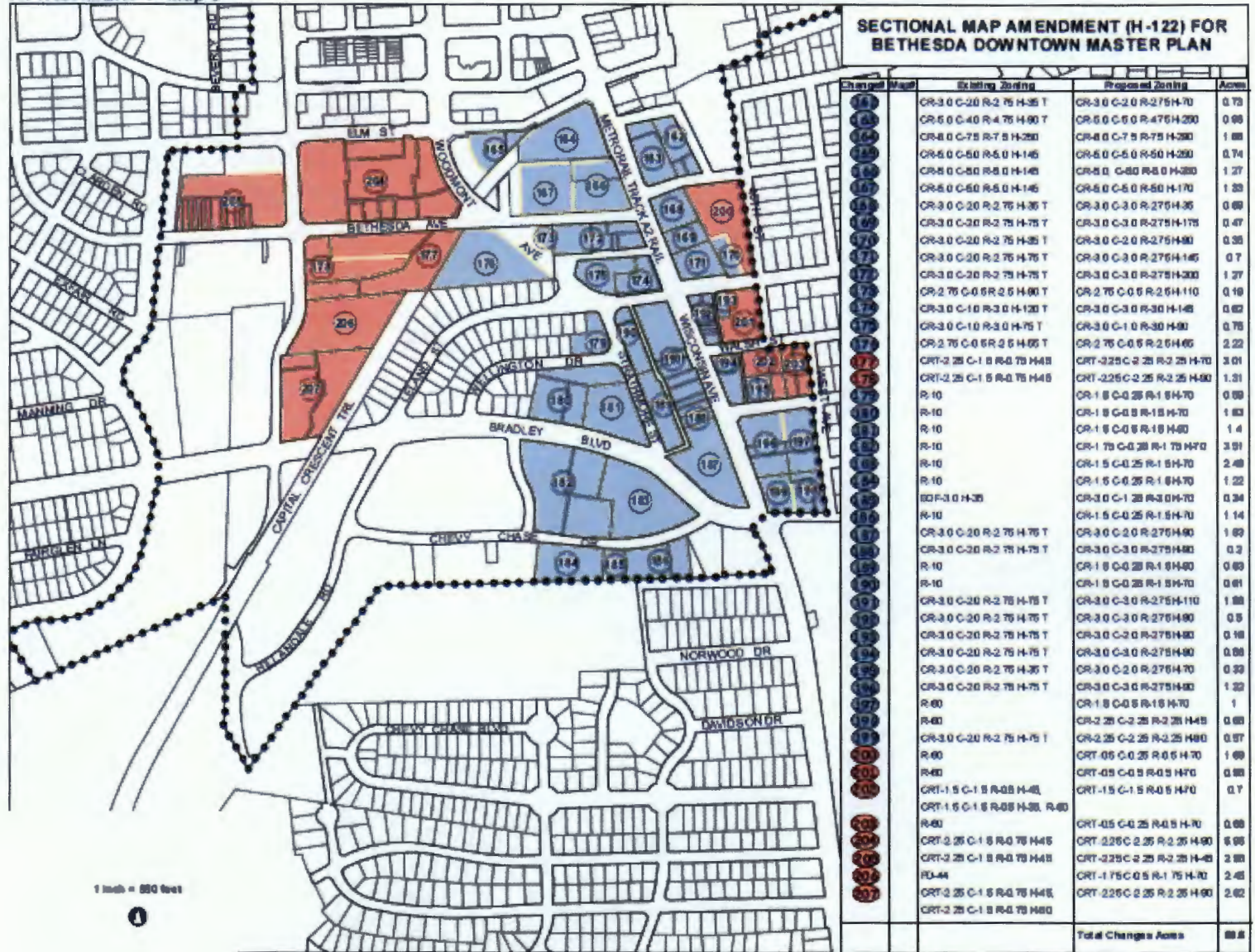


SECTIONAL MAP AMENDMENT (H-122) FOR  
BETHESDA DOWNTOWN MASTER PLAN

Changed	Map	Existing Zoning	Proposed Zoning	Acres
1	1	EOC-30 H-100	CR-25 C-5 R-25 H-120	1.47
2	2	CRN-05 C-05 R-05 H-35	CR-15 C-15 R-15 H-145	0.89
3	3	EOC-15 H-80		
4	4	CRN-05 C-05 R-05 H-35	CR-15 C-15 R-15 H-120	1.81
5	5	EOC-15 H-100	CR-15 C-15 R-15 H-145	0.19
6	6	EOC-30 H-100	CR-30 C-30 R-30 H-145	0.34
7	7	CR-50 C-40 R-475 H-100 T	CR-50 C-50 R-50 H-125	0.87
8	8	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-50 H-175	1.8
9	9	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-175	1.24
10	10	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.23
11	11	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.81
12	12	CR-50 C-40 R-475 H-145 T	CR-50 C-40 R-475 H-175	3.82
13	13	R-80		
14	14	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.48
15	15	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	1.82
16	16	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.81
17	17	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	3.82
18	18	CR-50 C-40 R-475 H-145 T		
19	19	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.3
20	20	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.9
21	21	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	1.12
22	22	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.2
23	23	CR-25 C-05 R-25 H-100 T	CR-25 C-05 R-25 H-100	2.88
24	24	R-80	CR-25 C-05 R-25 H-70	0.11
25	25	R-80	CR-25 C-05 R-25 H-70	0.12
26	26	CR-25 C-05 R-25 H-70 T	CR-25 C-05 R-25 H-70	0.14
27	27	CR-175 C-05 R-175 H-40 T	CR-175 C-05 R-175 H-40	0.87
28	28	CR-25 C-05 R-25 H-70 T	CR-25 C-05 R-25 H-70	0.85
29	29	CR-20 C-05 R-20 H-60 T	CR-20 C-05 R-20 H-60	0.82
30	30	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	1.15
31	31	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	1.08
32	32	CR-25 C-05 R-25 H-70 T	CR-25 C-05 R-25 H-70	0.52
33	33	CR-15 C-05 R-15 H-40 T	CR-15 C-05 R-15 H-40	0.64
34	34	CR-175 C-05 R-175 H-40 T	CR-175 C-05 R-175 H-40	0.15
35	35	CR-25 C-05 R-25 H-70 T	CR-25 C-05 R-25 H-70	0.83
36	36	CR-175 C-05 R-175 H-40 T	CR-175 C-05 R-175 H-40	0.48
37	37	CR-20 C-05 R-20 H-60 T	CR-20 C-05 R-20 H-60	0.29
38	38	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	0.73
39	39	CR-50 C-40 R-475 H-145 T	CR-50 C-50 R-475 H-200	1.08
40	40	PD-35	CR-175 C-05 R-175 H-40	1.44
41	41	R-80	CR-175 C-05 R-175 H-40	1.41
42	42	CRN-05 C-05 R-05 H-35	CR-15 C-15 R-15 H-120	0.41
43	43	CRN-05 C-05 R-05 H-35	CR-15 C-15 R-15 H-120	1.83
44	44	CR-25 C-05 R-25 H-70	CR-25 C-05 R-25 H-70	1.06
45	45	R-10	CR-40 C-40 R-40 H-45	1.2
Total Changed Acres				75.38

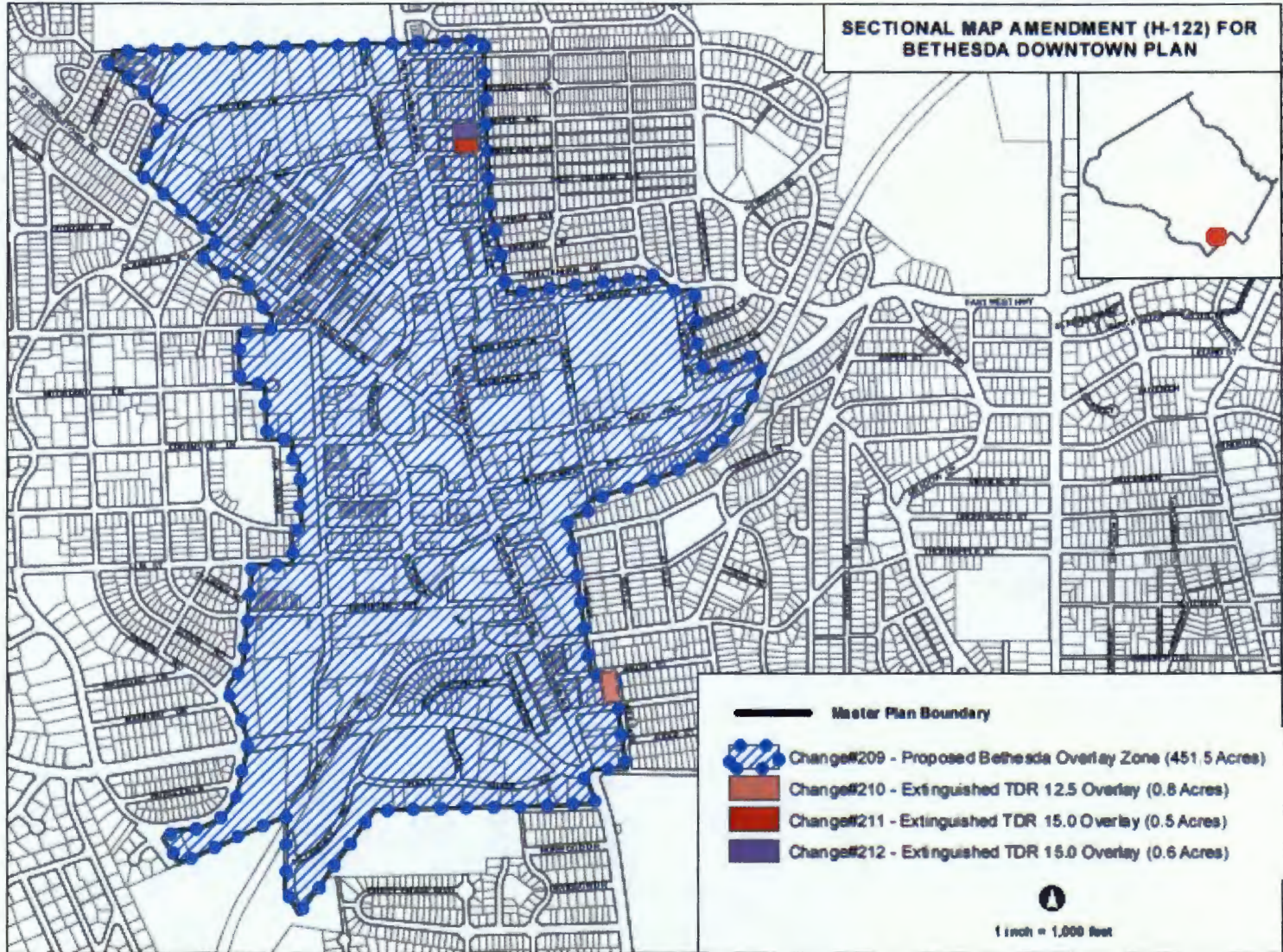


ATTACHMENT 1- Map 5





ATTACHMENT 1 - Map 6



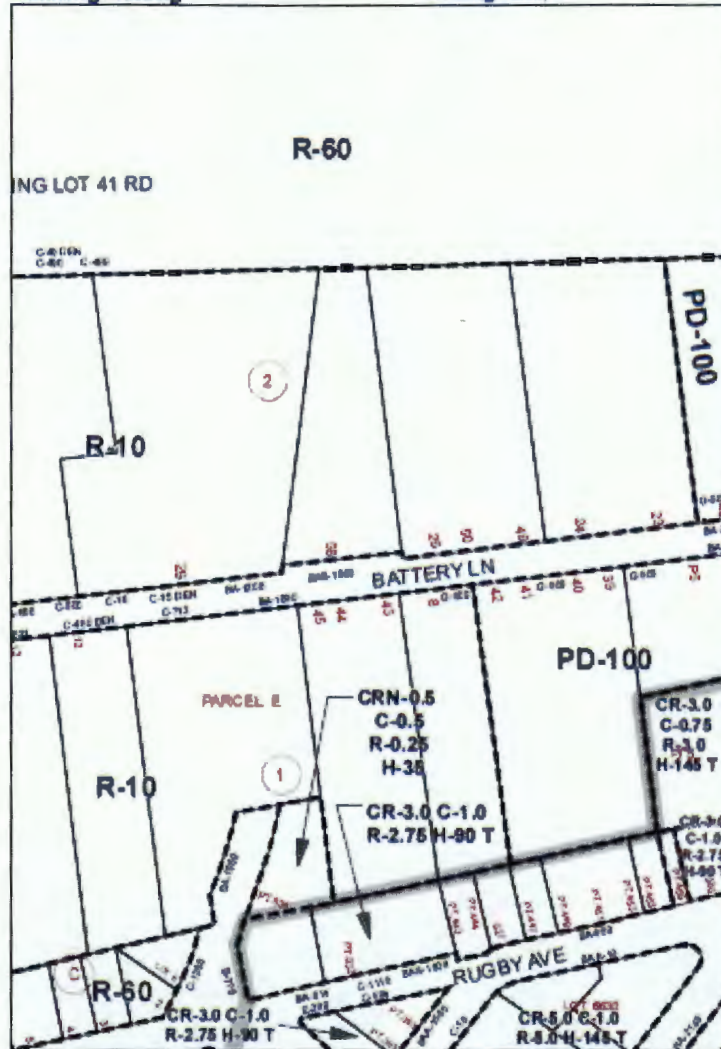
87



ATTACHMENT 1 - Map 7  
Existing Zoning

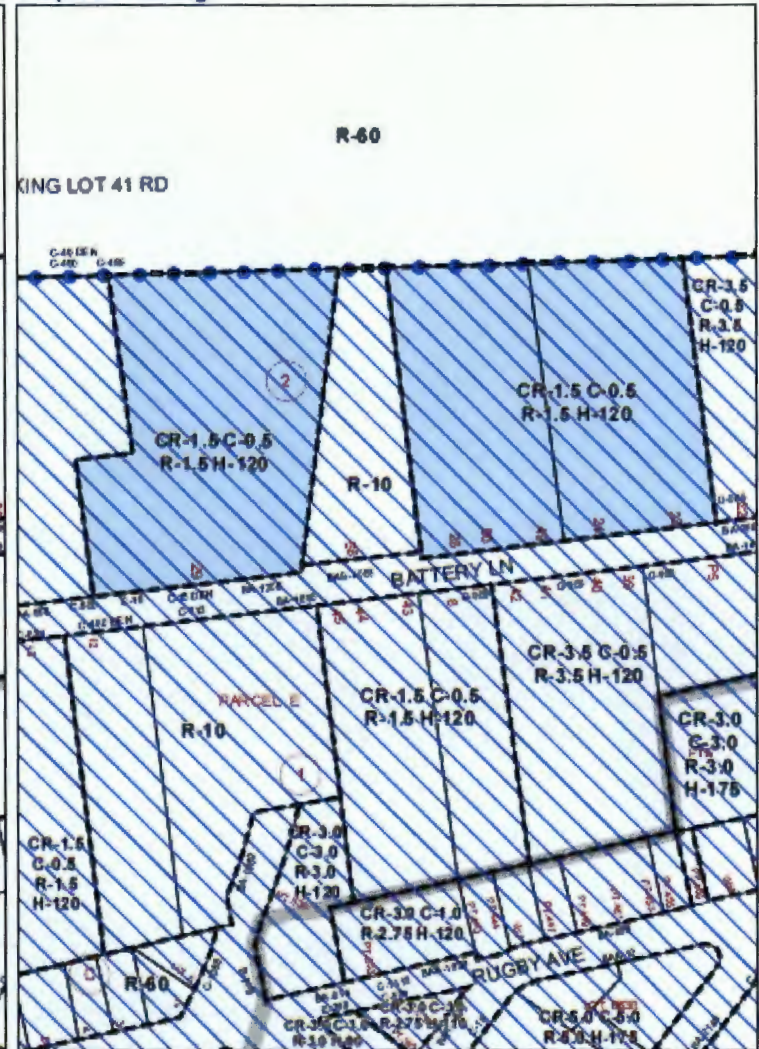
Changes 3, 4

Proposed Zoning



Map Grid: 210NW05

Central Business Districts



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft

67



ATTACHMENT 1 - Map 8  
Existing Zoning

Changes 2

Proposed Zoning



Map Grid: 210NW05

Central Business Districts

Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft



ATTACHMENT 1 - Map 9  
Existing Zoning

Changes 5, 6, 7, 12, 34

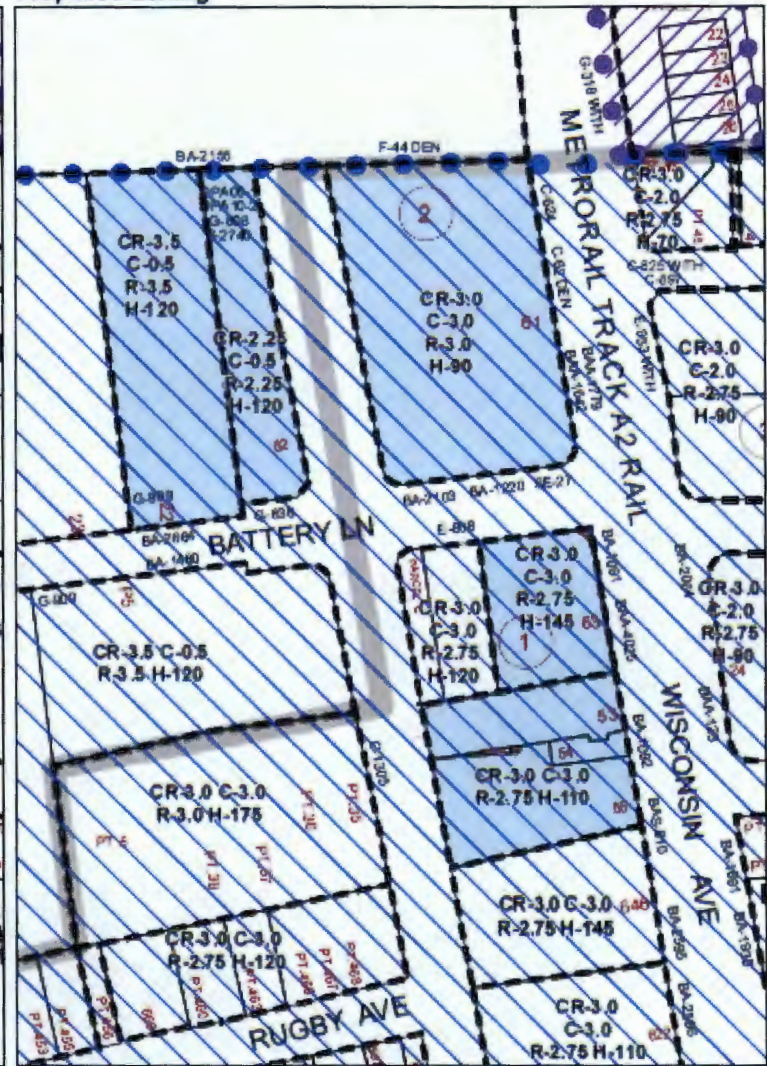
Proposed Zoning



Map Grid: 210NW05



Bethesda Existing TDR Overlay



Proposed Bethesda Downtown Overlay Zone

Central Business Districts

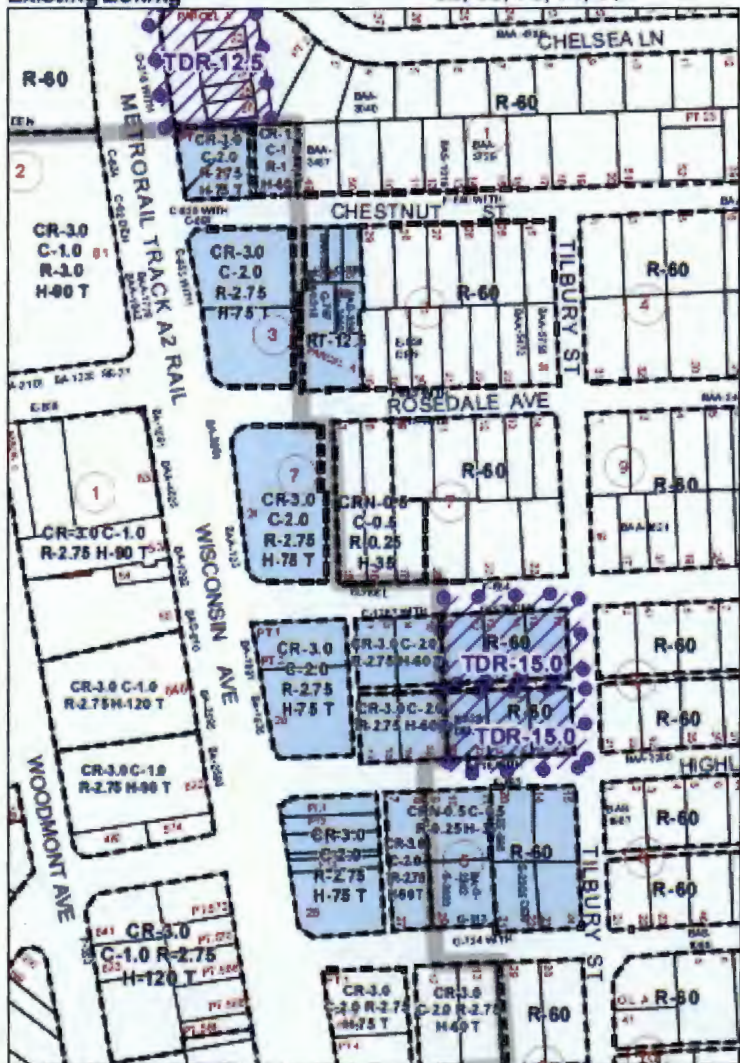
Bethesda Proposed TDR Overlay

1 in = 150 ft

51



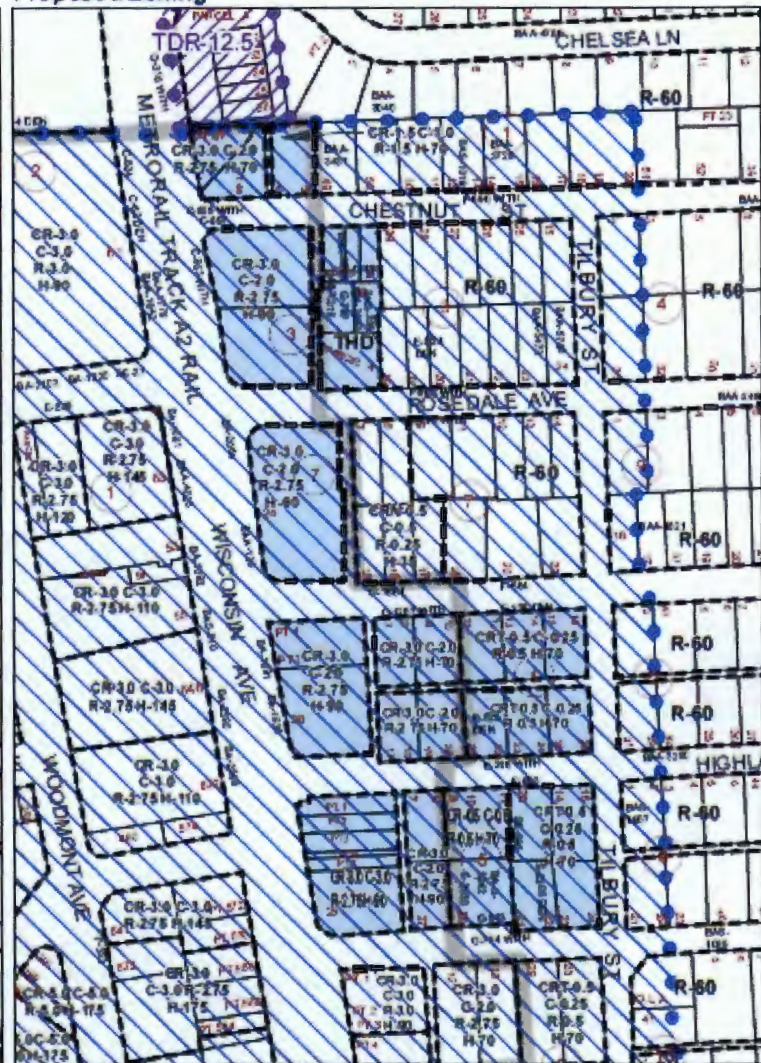
ATTACHMENT 1 - Map 10 Changes 1, 8, 9, 10, 11, 36, 37, 38, 51  
Existing Zoning



Map Grid: 210NW04 & 210NW05

TDR Overlay

Proposed Zoning



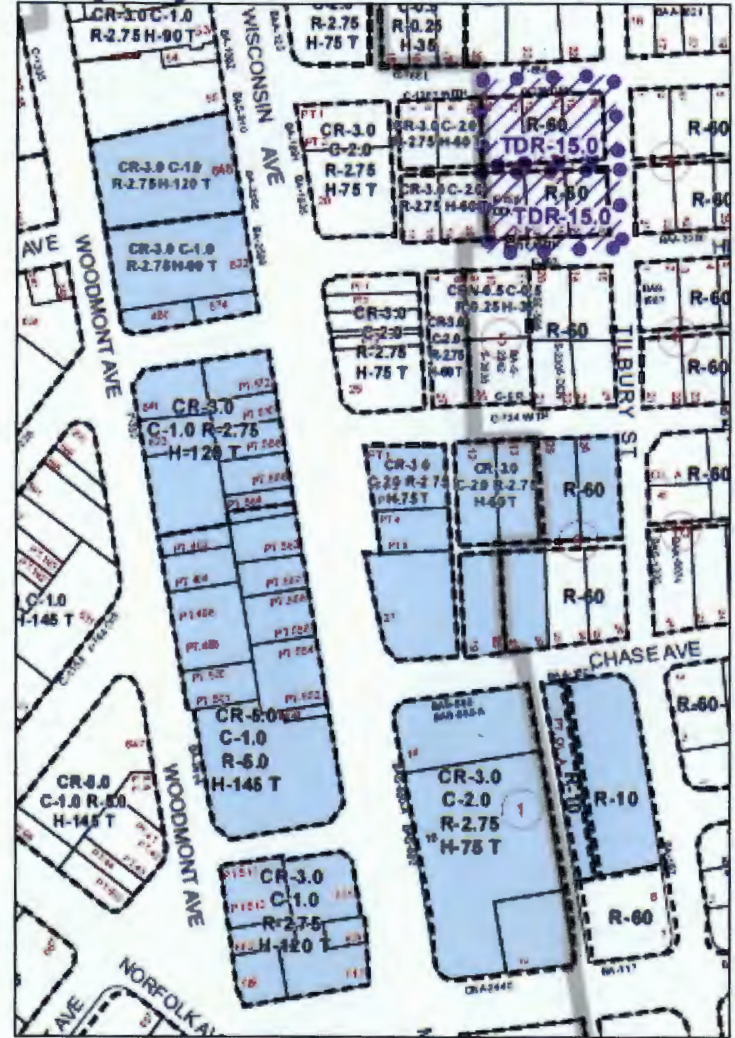
Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft





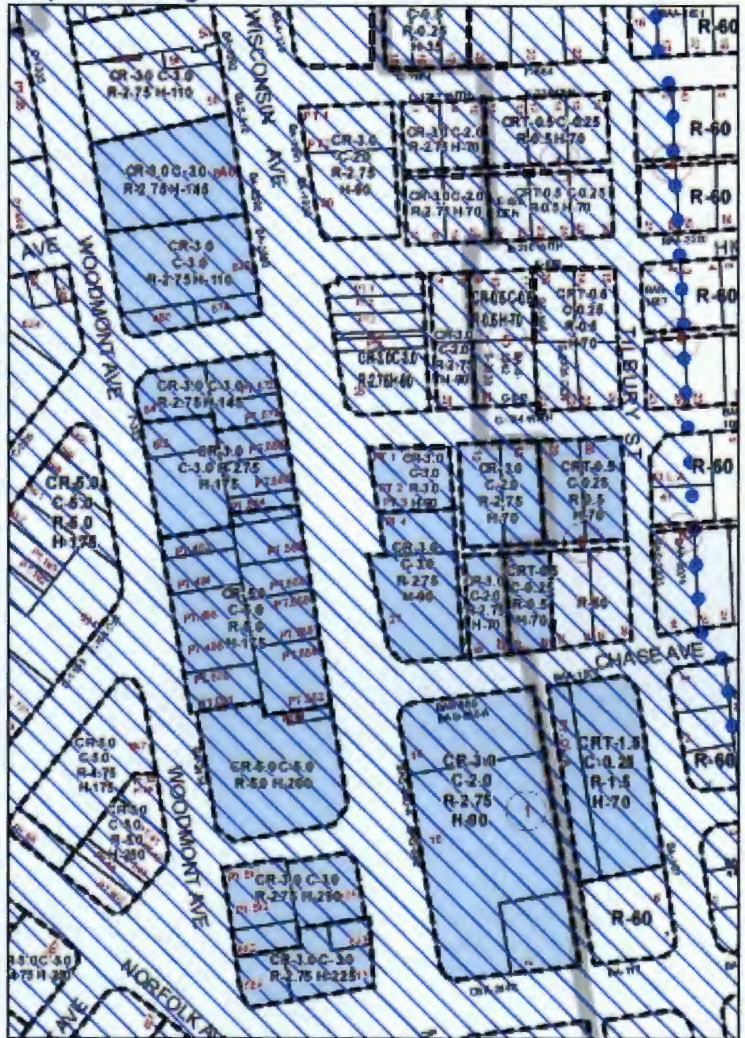
ATTACHMENT 1 - Map 11 Changes 38, 39, 50, 54, 55, 56, 57, 58, 59, 60, 61, 62, 71, 72, 76, 77, 78



Map Grid: 209NW05 & 210NW05

TDR Overlay

Proposed Zoning




Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft

53



### Proposed Zoning



**Proposed Bethesda Downtown Overlay Zone**  
Central Business Districts

$$1 \text{ in} = 200 \text{ ft}$$







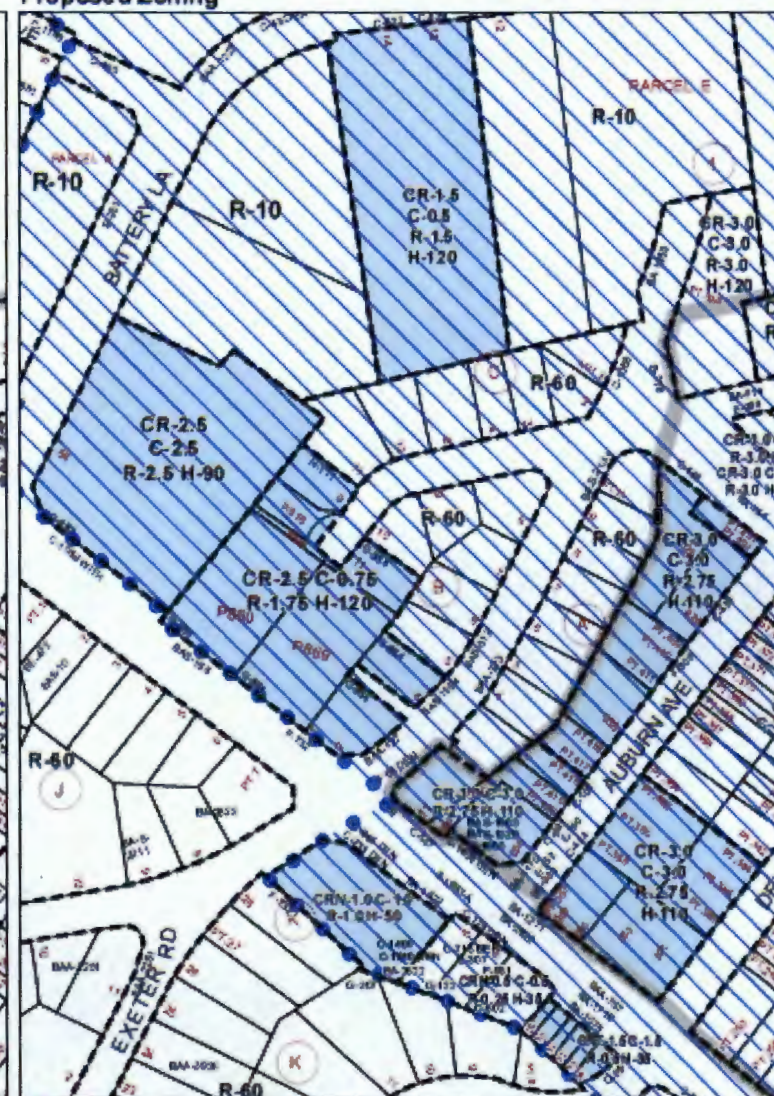
**ATTACHMENT 1 - Map 14**  
**Existing Zoning**



Changes 20, 21, 22, 23, 24,  
25, 28, 79, 161



Map Grid: 209NW05 & 210NW05

**Proposed Zoning**



 Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts

1 in = 200 ft





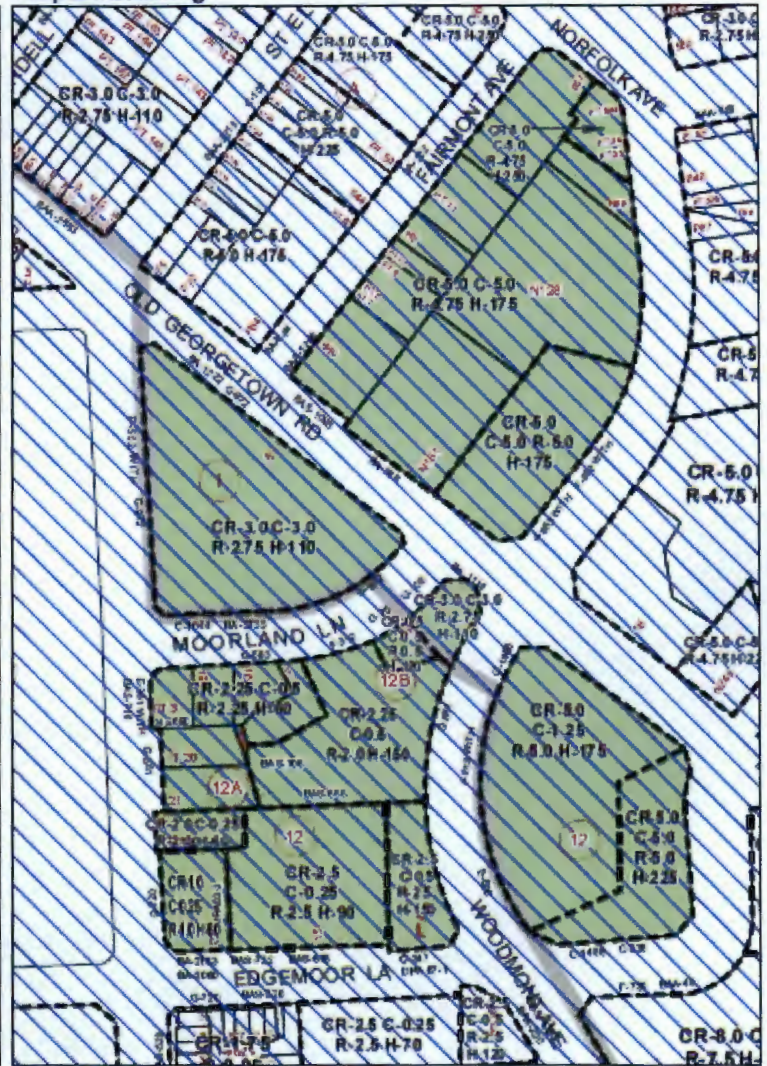


ATTACHMENT 1 - Map 16 Changes 81, 82, 83, 84, 95, 96, 97  
Existing Zoning 98, 99, 100, 101, 102, 103, 104



Map Grid: 209NW05

Proposed Zoning



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft

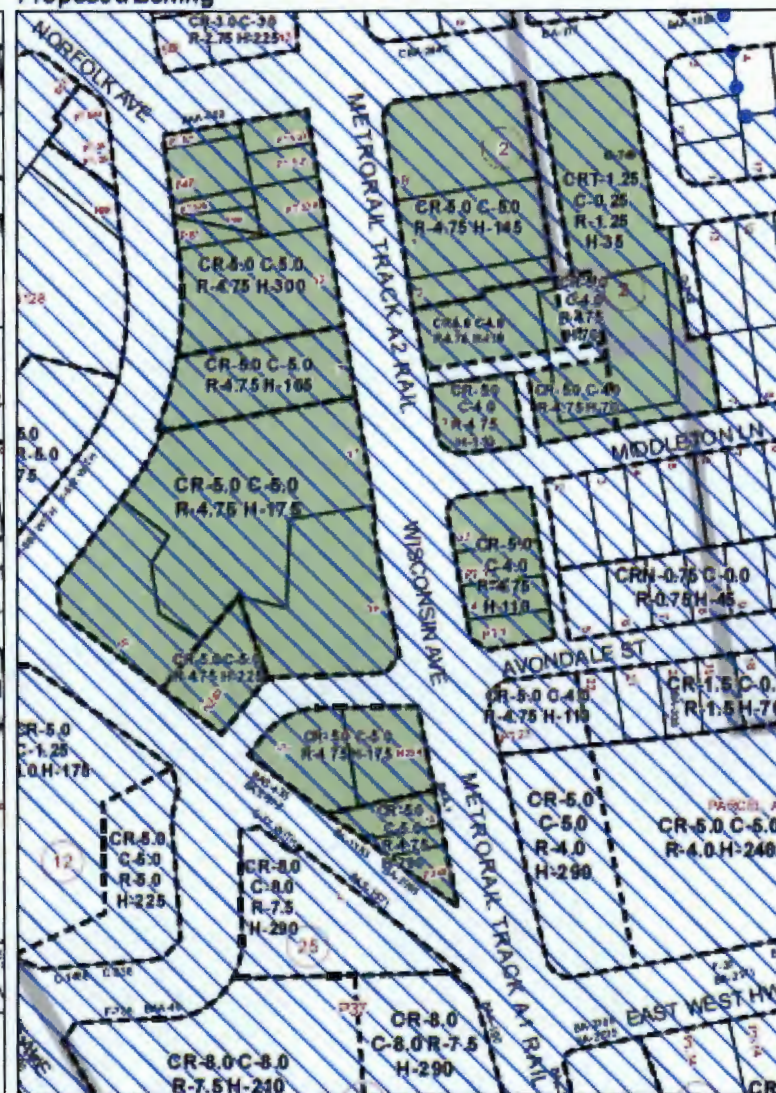


**ATTACHMENT 1 - Map 17** Changes 86, 88, 87, 88, 89, 90, 91, 92, 93, 94, 105, 106, 156



Map Grid: 209NW05 & 210NW05

**Proposed Zoning**



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft

59



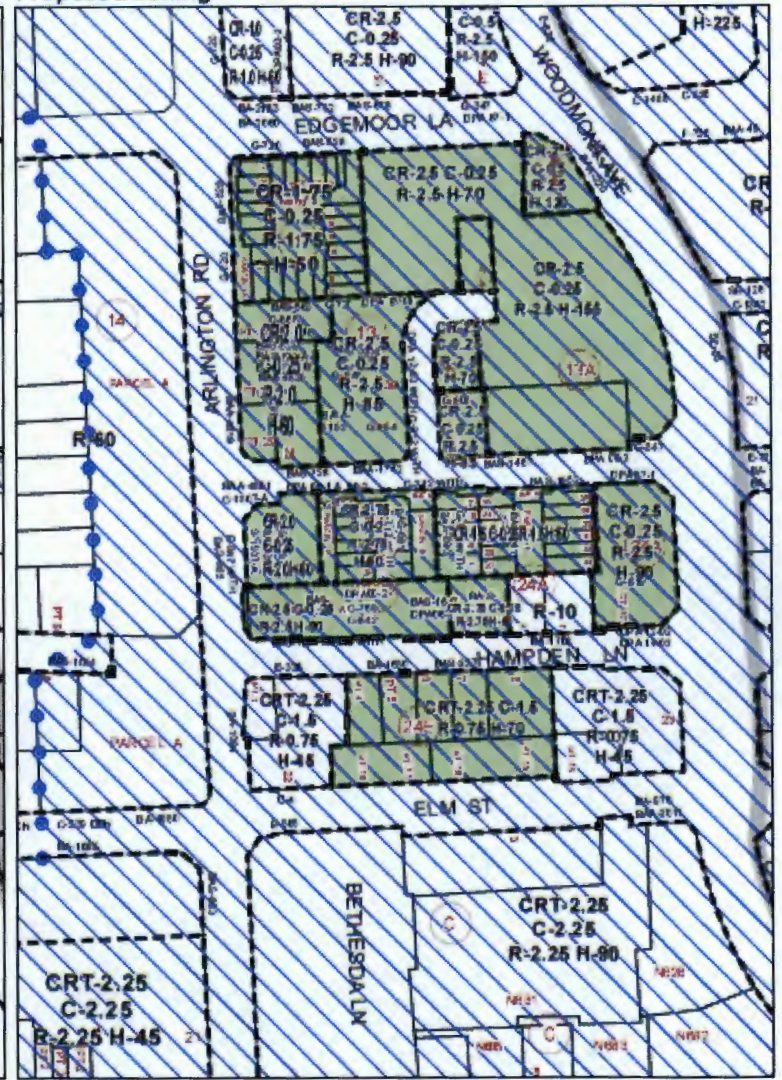
**ATTACHMENT 1 - Map 18**  
**Existing Zoning**

Changes 138, 139, 140, 141, 142, 143, 144  
145, 148, 149, 150, 151, 152, 153, 160



Map Grid: 209NW05

**Proposed Zoning**



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts  
1 in = 200 ft

60



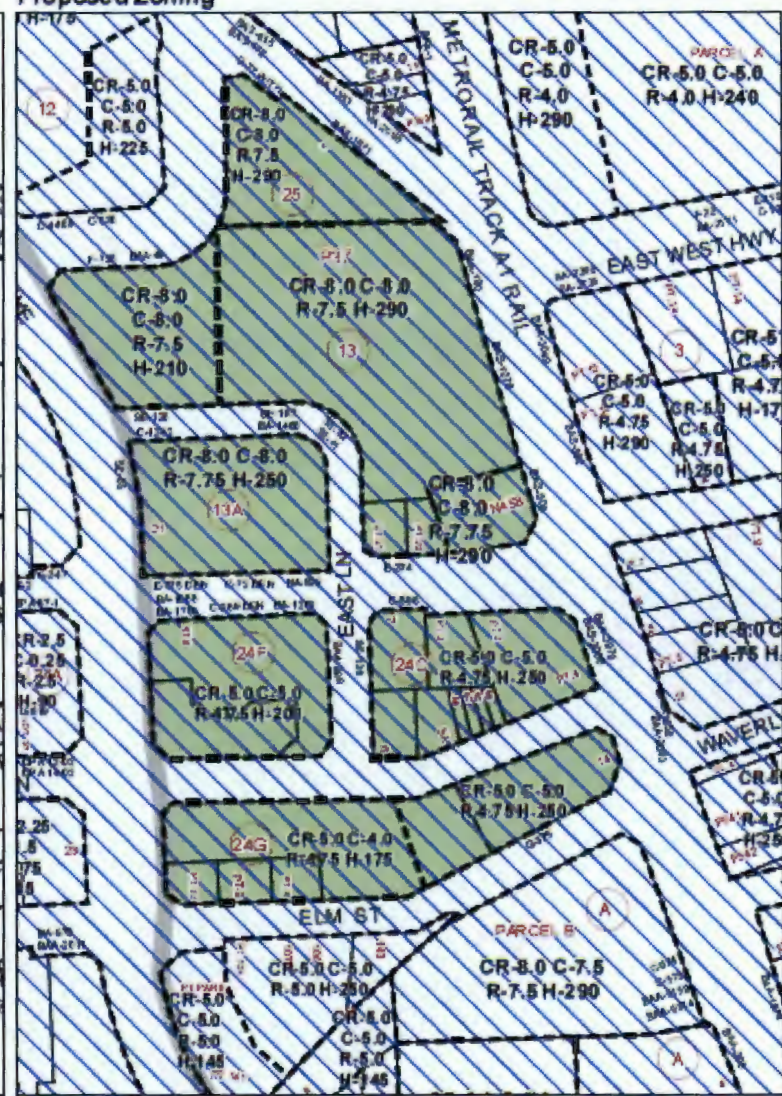
**ATTACHMENT 1 - Map 19**  
**Existing Zoning**

Changes 133,134,135,136,137  
 146,147,154,155



Map Grid: 209NW04 & 209NW05

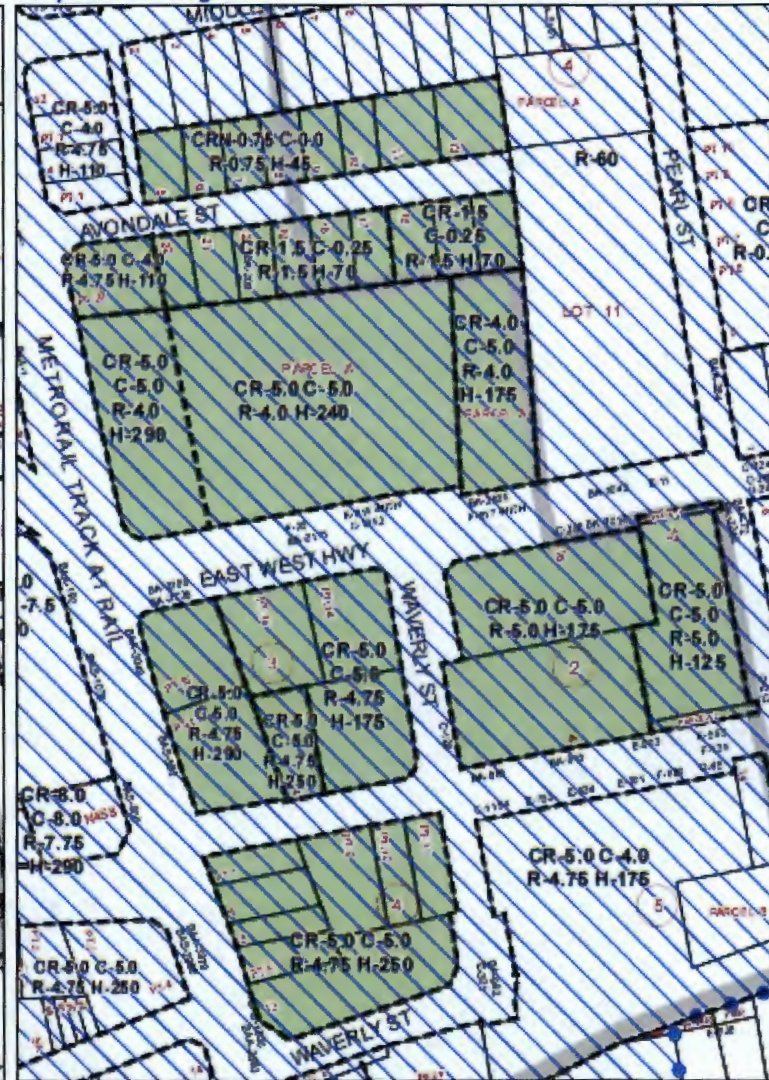
**Proposed Zoning**



Proposed Bethesda Downtown Overlay Zone  
 Central Business Districts  
 1 in = 200 ft



### Proposed Zoning



**1 in = 200 ft**







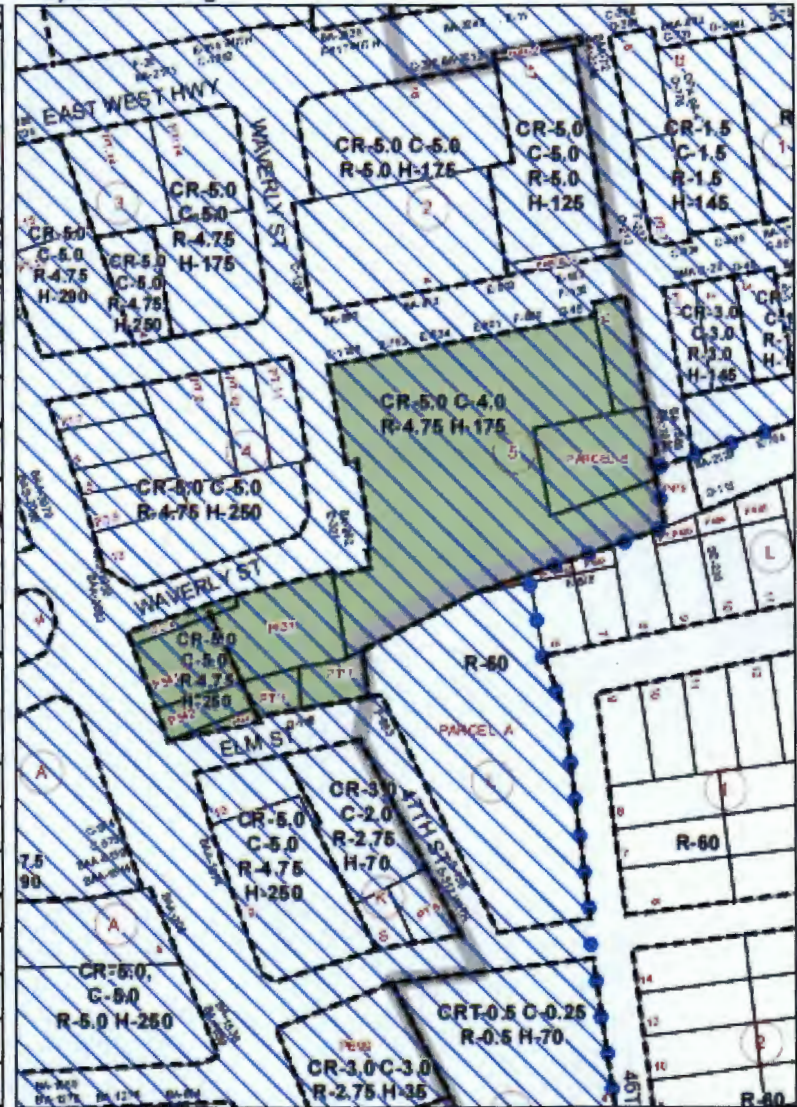
ATTACHMENT 1 - Map 22  
Existing Zoning

Changes 130, 131

Proposed Zoning



Map Grid: 209NW04 & 209NW05



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 200 ft

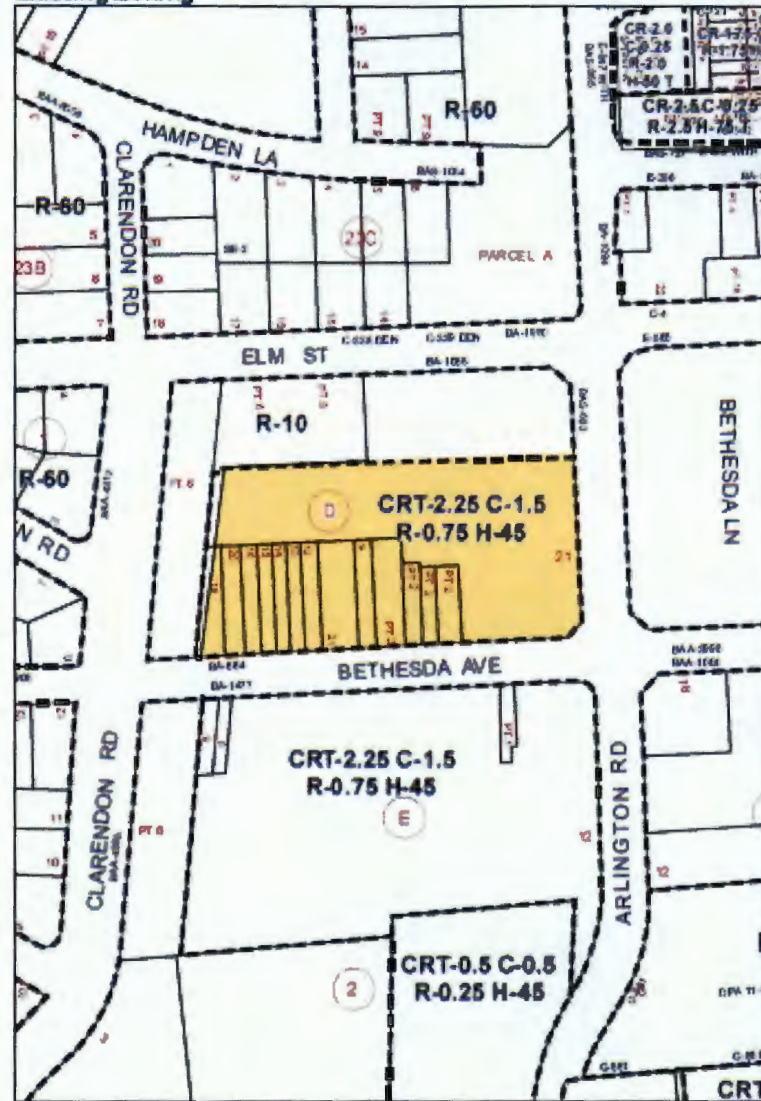
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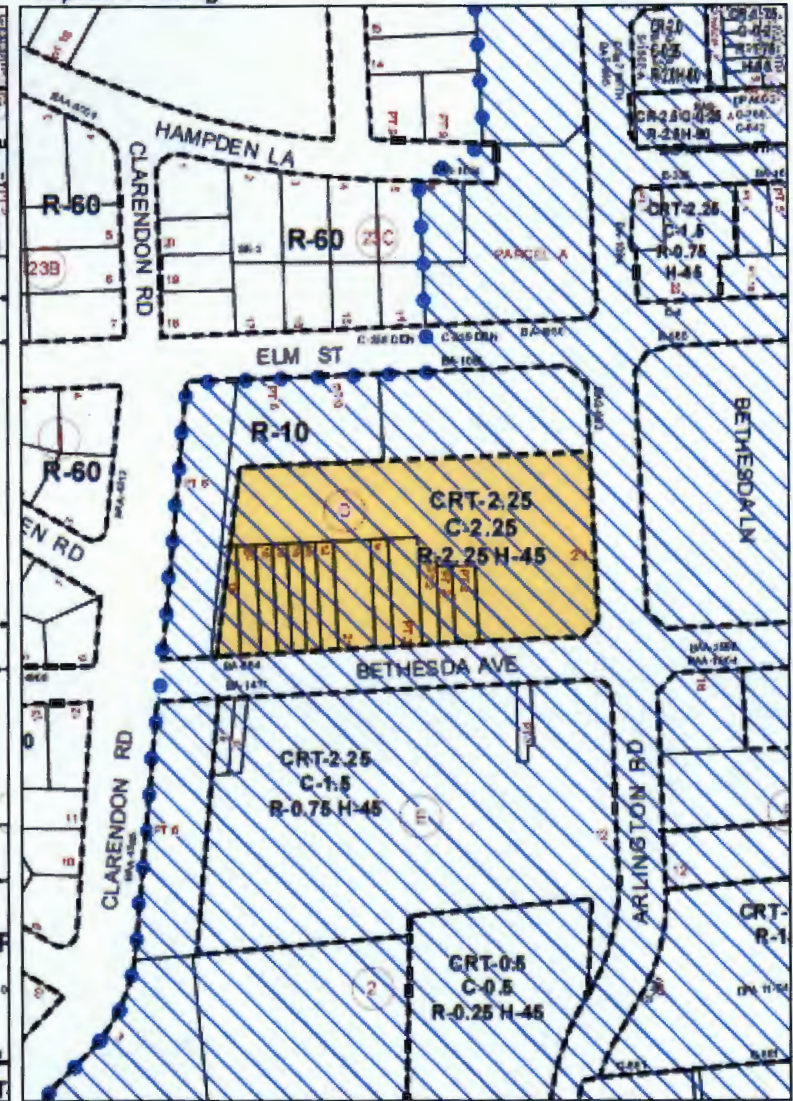
ATTACHMENT 1 - Map 23  
Existing Zoning

Changes 205

Proposed Zoning



Map Grid: 209NW05



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

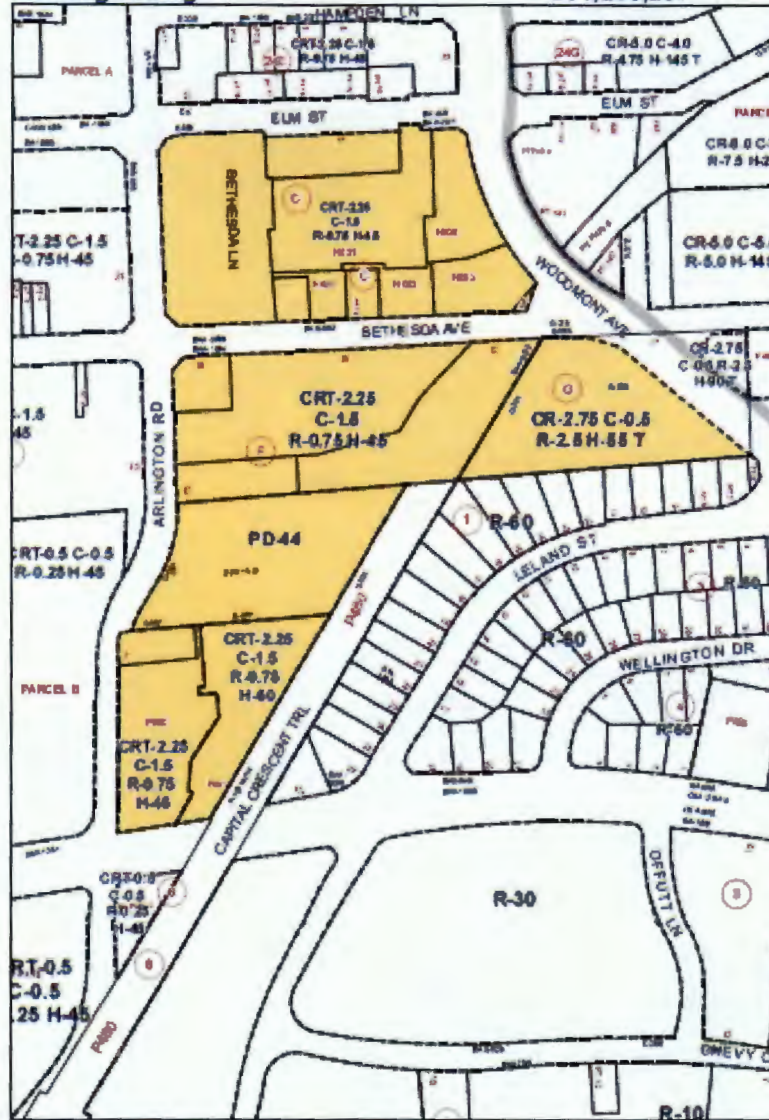
1 in = 200 ft

63



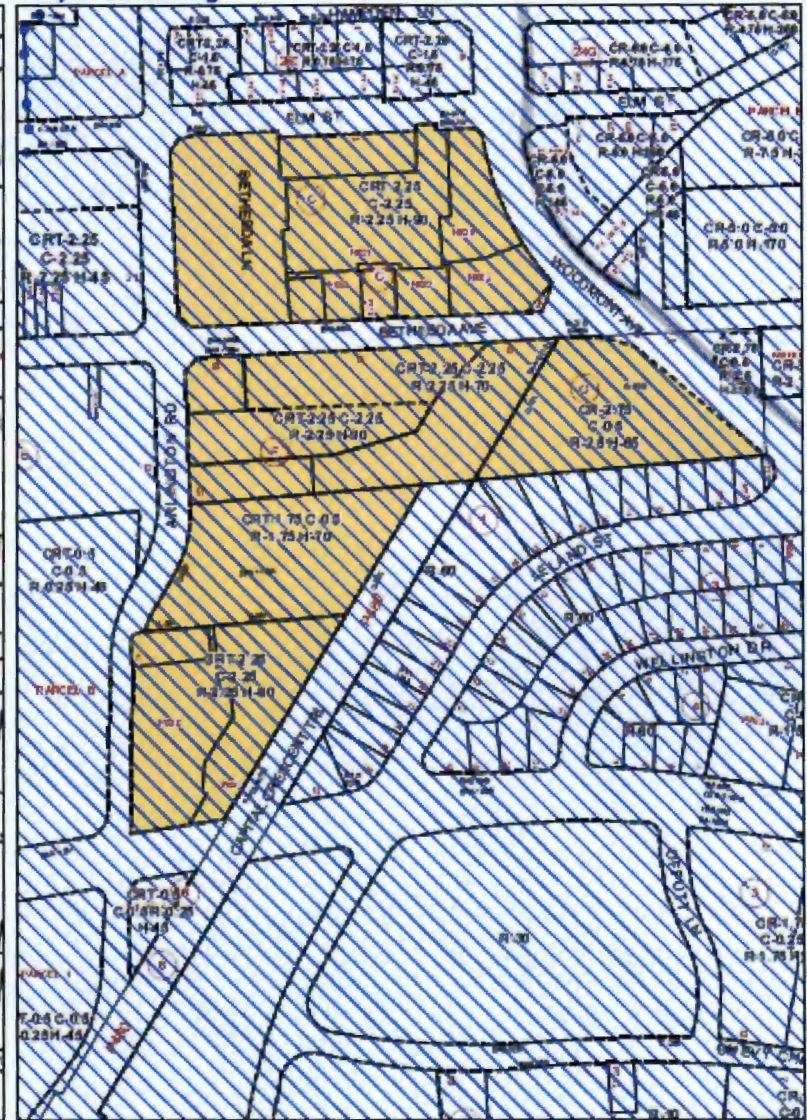
ATTACHMENT 1 - Map 24  
Existing Zoning

Changes 176,177,178,  
204,206,207



Map Grid: 208NW05 & 209NW05

Proposed Zoning



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 300 ft

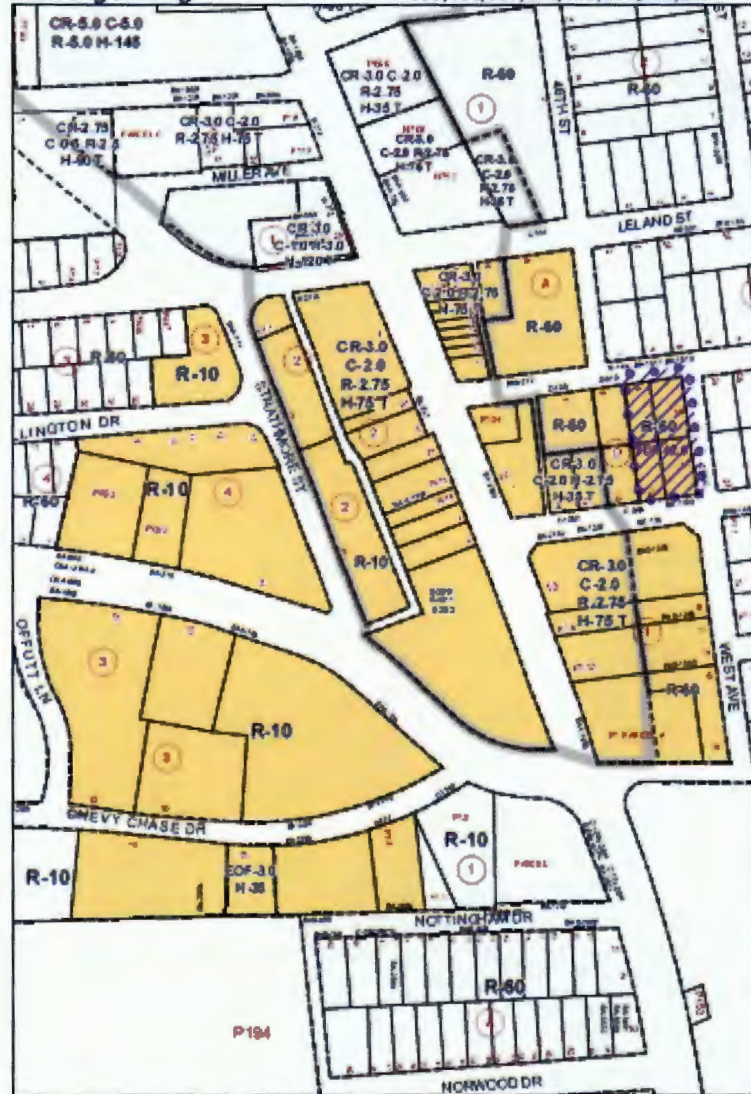






# ATTACHMENT 1 - Map 26 Existing Zoning

Changes 179,180,181,182,183,184,185  
186,187,188,189,190,191,192,193,194,  
195,196,197,198,199,201,202,203



Map Grid: 209NW05 & 210NW05



## Proposed Zoning



Proposed Bethesda Downtown Overlay Zone  
Central Business Districts

1 in = 300 ft

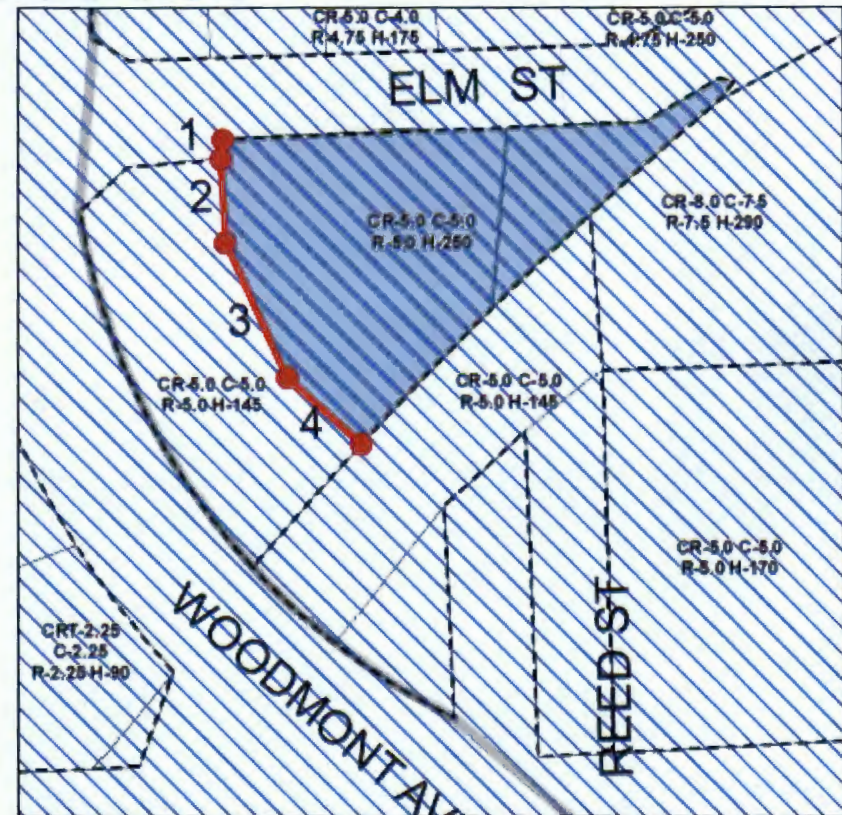


# Attachment 1 - Map27

## Metes and Bounds description of change block #165, parcel split zone boundary of Parcel 617 subparcel N for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the Southerly right of way line of Elm St  
Starting point X: 1285173.14' Y: 479073.33' (NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet)

- Thence Segment1 - Direction: S 5-44-5 W Distance: 12.45'
- Thence Segment2 - Direction: S 3-38-50 E Distance: 51.98'
- Thence Segment3 - Direction: S 24-25-33 E Distance: 91.53'
- Thence Segment4 - Direction: S 47-49-31 E Distance: 62.42'



69



Attachment 1 - Map28

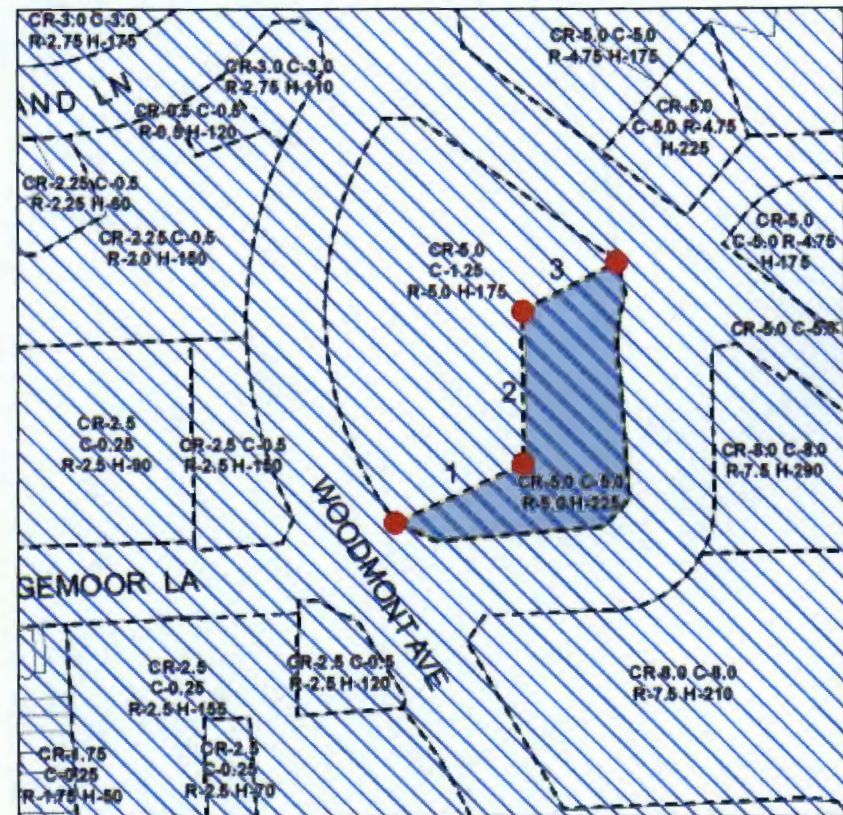
Metes and Bounds description for change block #104, parcel split zone boundary  
for condo lot depicted on Record Plat# 7228  
7620 Old Georgetown Rd  
for the Bethesda Downtown Plan 2017 SMA

Beginning for the same at a point on the easterly right of way line of Woodmont Avenue  
Starting point X: 1284857.72 Y: 480097.84' (NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet)

Thence Segment1 - Direction: N 65-19-36 E Distance: 141.04'

Thence Segment 2 - Direction: N 0-39-4 W Distance: 152.78'

Thence Segment3 - Direction: N 63-2-44 E Distance: 107.29'





## Attachment 1 - Map29

**Metes and Bounds description of change block #178, parcel split zone boundary  
for lot 15, block F on State Plat#20949  
for the Bethesda Downtown Plan 2017 SMA**

Beginning for the same at a point on the Southerly right of way line of Bethesda Avenue  
Starting point X: 1284519.09' Y: 478596.58' (NAD 1983 StatePlane Maryland FIPS 1900 Feet)

Thence Segment1 - Direction: S 2-34-30 E Distance: 112.09'

Thence Segment2 - Direction: N 87-25-36 E Distance: 378.38'

