Montgomery County Planning Board
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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DATE MAILED:

October 13, 2026

MCPB No. 26-86
Forest Conservation Plan No. F20260850
4719 Hampden Lane
Date of Hearing: September 10, 2026

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on May 27, 2026, Hampden Lane Project, LLC ("Applicant") filed an application for approval of a forest conservation plan for concurrent review and approval with Expedited Plan No. E20260050 and Administrative Subdivision Plan No. 620260170 ("Accompanying Plans") on approximately 0.35 acres of land located at 4719 Hampden Lane ("Subject Property") in the 2025 *Bethesda Downtown Plan Minor Master Plan Amendment* ("Master Plan") area; and

WHEREAS, Applicant's forest conservation plan application was designated Forest Conservation Plan No. F20260850, 4719 Hampden Lane ("Forest Conservation Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board Staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board dated August 28, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 10, 2026, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Bartley, with a vote of 5-0; Chair Harris, Vice Chair Bartley, and Commissioners Hedrick, Linden and Pedoeem voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. F20260850 on the Subject Property, subject to the following conditions:[1]

1. Before recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for the Accompanying Plans, the Applicant must submit the forest conservation fee-in-lieu payment to the M-NCPPC Planning Department for the 0.08 acres of afforestation/reforestation requirement.
2. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Code of Montgomery County Regulations ("COMCOR"), Forest Conservation Regulations.
3. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
4. The Limits of Disturbance ("LOD") shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A*, *and ensures the protection of environmentally sensitive features.*

   A. Forest Conservation

      The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

      The Application meets the requirements of Chapter 22A, the Montgomery County Forest Conservation Law ("FCL") and the Montgomery County Planning Department's Guidelines for Environmental Management of Development in Montgomery County ("Environmental Guidelines"). As required by Chapter 22A, an FCP was submitted with Accompanying Plans. The Property has a Net Tract Area of 0.50 acres, including the

[1] For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

Property area of 0.35 acres and offsite disturbance of 0.15 acres There is no forest on the Property and the afforestation requirement is 0.08 acres. The Applicant will meet the forest conservation requirement with 0.08 acres of mitigation in a forest bank or by payment of fee-in-lieu.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is

October 13, 2026

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 4-0; Chair Harris, Vice Chair Bartley, and Commissioners Linden, and Pedoeem, voting in favor of the motion, Commissioner Hedrick being necessarily absent at its regular meeting held on Thursday, October 8, 2026, in Wheaton, Maryland and via video conference.

Artie L. Harris, Chair
Montgomery County Planning Board

Approved as to
Legal Sufficiency: /s/ Matthew Mills
M-NCPPC Legal Department