

Changes to proposed District Map Amendment G-956

On May 2, the Planning Board transmitted to the County Council proposed Zoning Text Amendment (ZTA) 13-04, Zoning Ordinance – Revised, and District Map Amendment (DMA) G-956. DMA G-956 was introduced to implement the new zoning ordinance.

Since May 2, 2013, the Planning, Housing, and Economic Development (PHED) Committee of the County Council has held several worksessions to review and discuss ZTA 13-04, and DMA G-956. Planning Staff has continued to review and evaluate the proposed map amendment based on the PHED Committee worksessions and correspondence from stakeholders, and property owners. In addition, several Corrective and Local Map Amendments have been approved by the County Council since DMA G-956 was introduced.

A revised version of DMA G-956, dated July 11, 2014, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since May 2, 2013. The following document illustrates all of the changes to DMA G-956 since April 2014.

Changes made to DMA G-956 are organized into several sections, each section describing a different type of revision.

The first section covers the **Correctional Map Amendments (CMAs)**.

The second section includes changes proposed by Planning Staff to correct **errors**.

The third section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.

The fourth section covers **changes in conversion philosophy** for several zones.

The fifth section covers the **Sectional Map Amendments (SMAs)** recently approved by the County Council for the Bethesda Purple Line Station Area and Long Branch.

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The first section covers the **Correctional Map Amendments (CMAs)**.



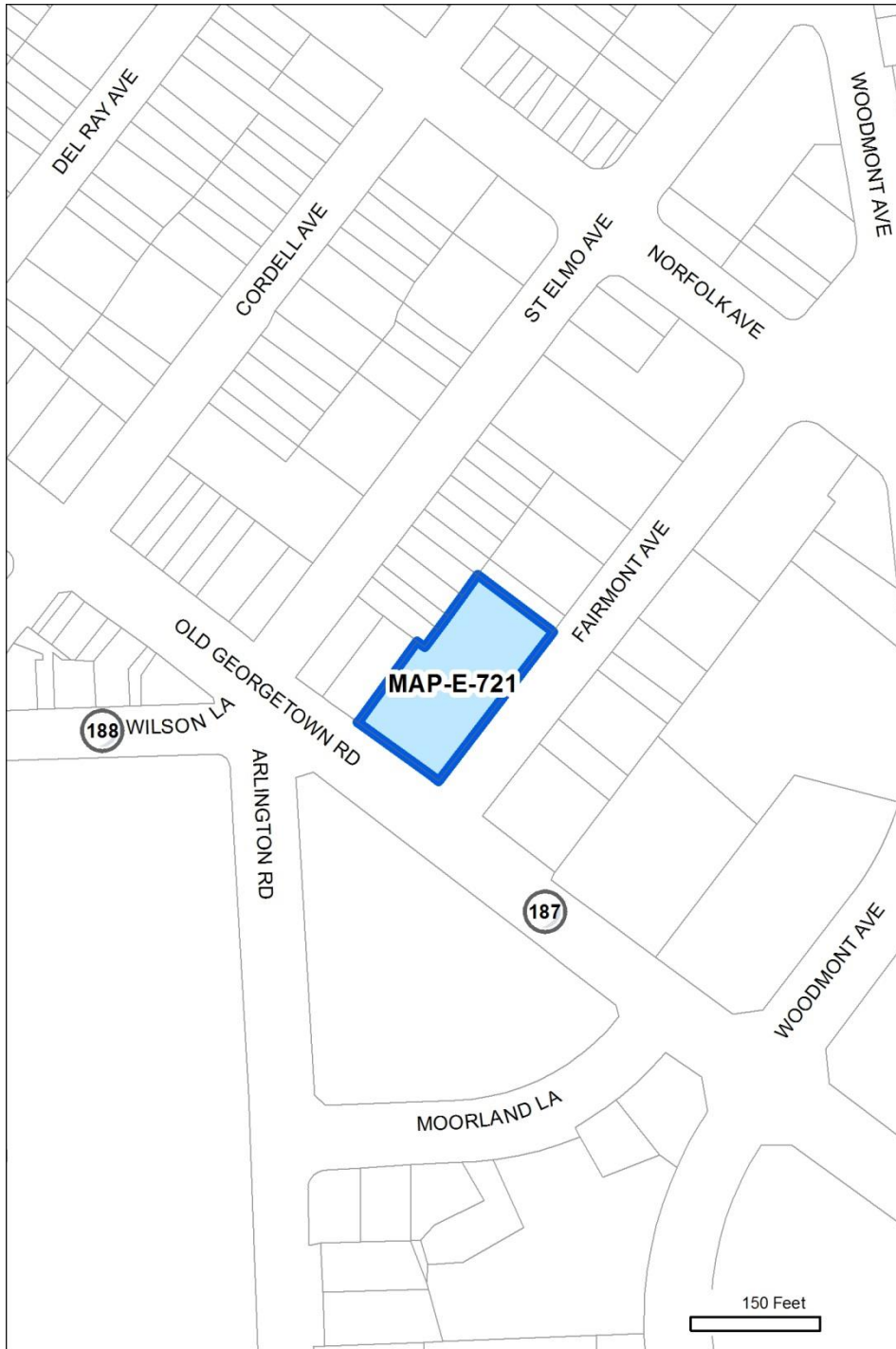
Unique ID: MAP-C-702		LMA
Master Plan ID: POTMC-13		
Master Plan:	Potomac Subregion	
Location:	"Stonebridge" (Darnestown Rd @ Hunting Ln)	
Existing Zone:	R-200	
Proposed Conv: (8/31)	R-200	
Prop. Revised Conv:	PD-3	
Category:	CMA	
Modifications	Zone Group:	Changed to PD-3
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This property was zoned PD-3 by a Local Map Amendment G-523 in 1986, however, in 2002 during the Potomac Subregion SMA, the property was inadvertently rezoned to R-200 without resolution of the Council. This was a mapping error.</i></p> <p><i>The property owner brought the LMA and error to the attention of the staff, and as a result, the zoning should be changed to reflect the PD-3 zoning. Staff determined that this CMA could just be adopted as part of the DMA (as is often done during SMAs).</i></p> <p><i>Therefore, this property should be rezoned to PD-3 to correct the zoning map. The PHED Committee agrees with this recommendation.</i></p>		

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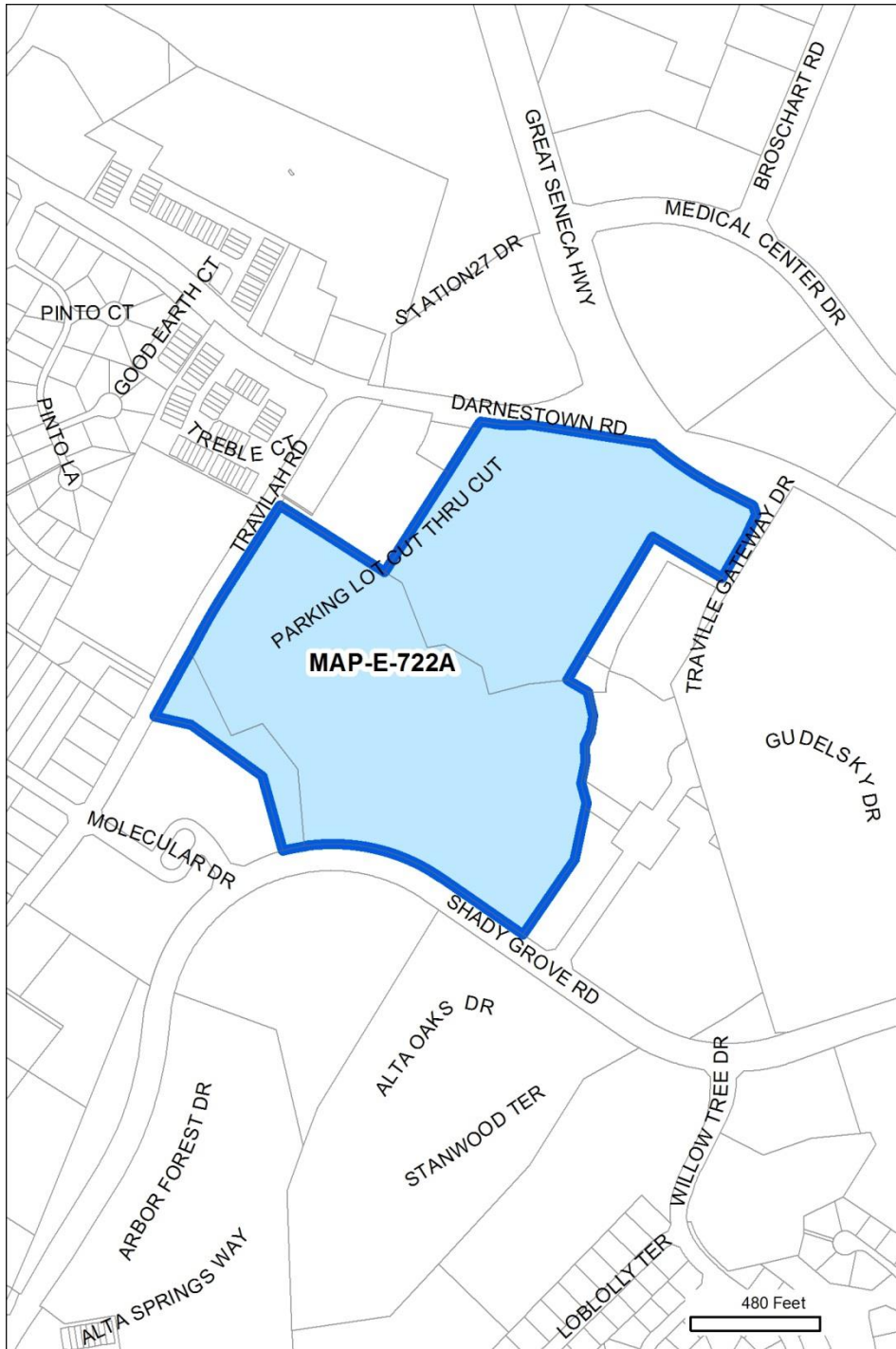
The second section includes changes proposed by Planning Staff to correct **errors**.



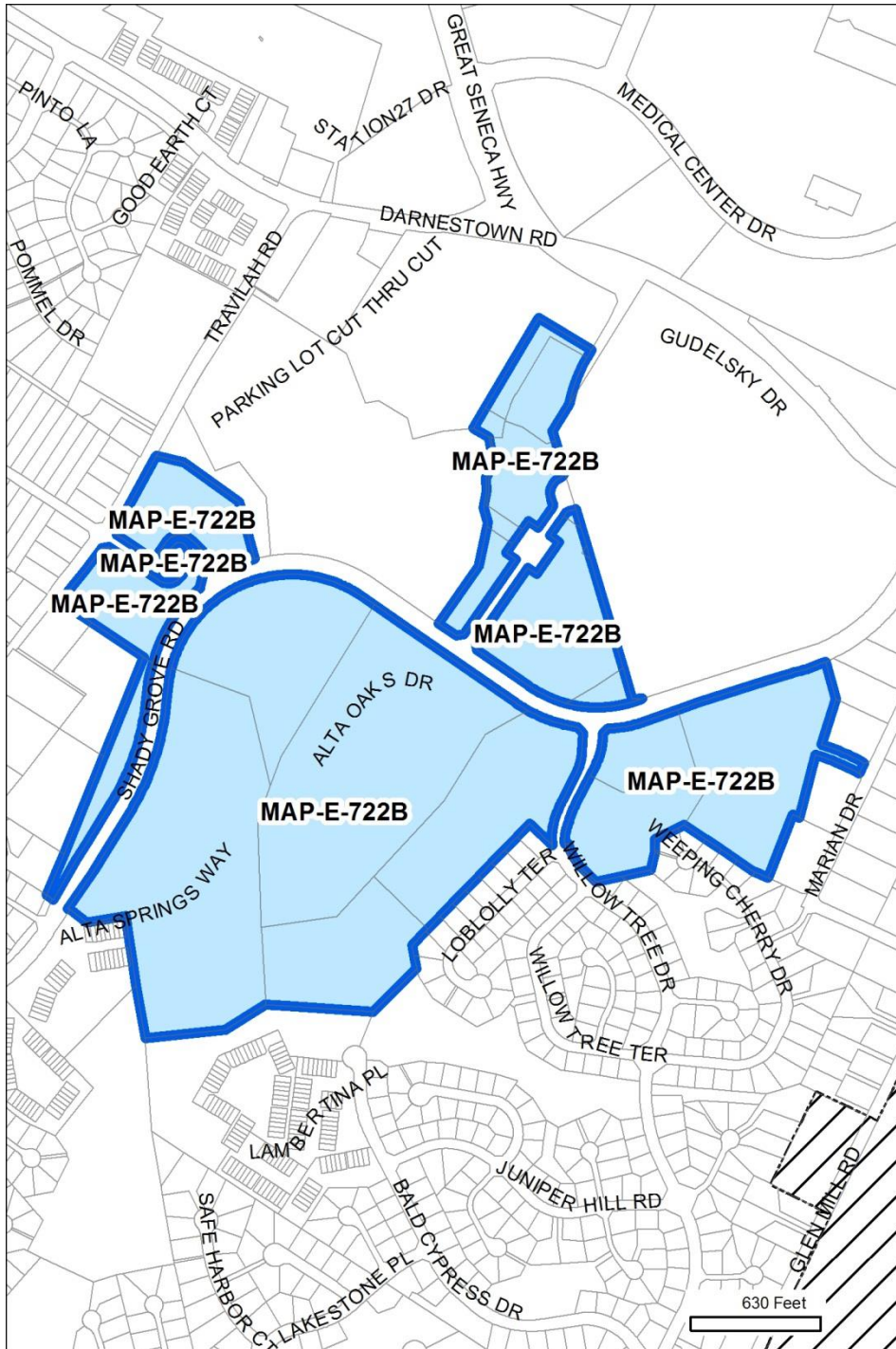
Unique ID: MAP-E-701		staff error
Master Plan ID: TAKOM-10B		
Master Plan:	Takoma Park	
Location:	Ethan Allen Av & New Hampshire Av	
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-2.25 C-1.5 R-0.75 H-50	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-50	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is in the C-2 zone. Because it abuts R-60 property, it should have been given the standard conversion for C-2 properties abutting R-60 (CRT-1.5 C-1.5 R-0.5 H-35), but was incorrectly given a higher FAR translation.</i></p> <p><i>Staff recommends revising this to the standard C-2 conversion when abutting R-60, modifying the conversion in accordance with the Takoma Park / East Silver Spring Commercial Revitalization Overlay, which allows building heights up to 50' with Planning Board approval.</i></p> <p><i>Therefore, staff recommends correcting this conversion to CRT-1.5 C-1.5 R-0.5 H-50.</i></p>		



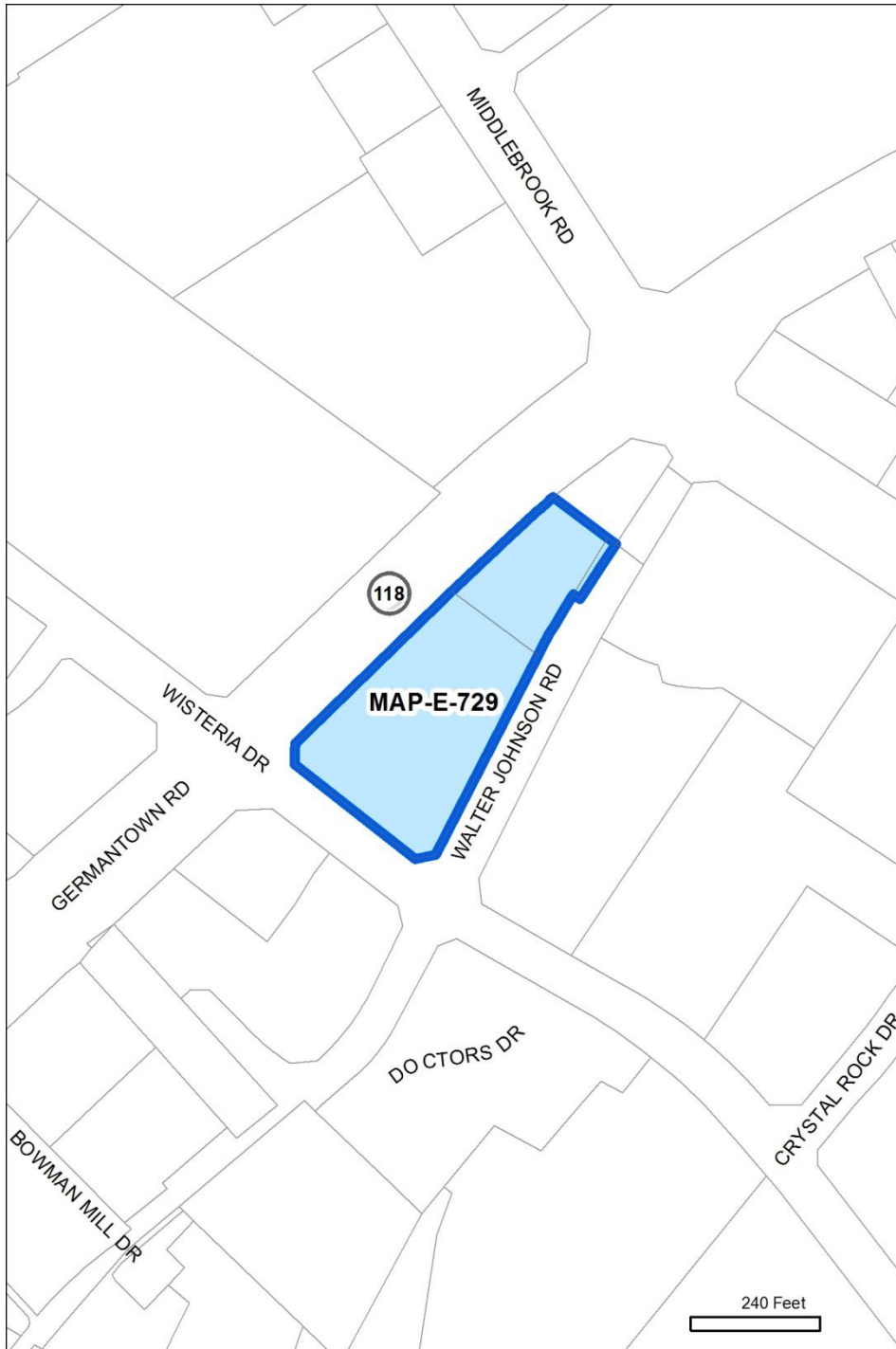
Unique ID: MAP-E-721		staff error
Master Plan ID: WDMNT-12 / WDMNT-06		
Master Plan:	Woodmont Triangle	
Location:	Fairmont Building	
Existing Zone:	CBD-2	
Proposed Conv: (6/2)	CR-5.25 C-5.25 R-4.75 H-145 T	
Prop. Revised Conv:	CR-5.0 C-1.0 R-4.75 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 5.0
	Comm'l FAR:	Reduced to 1.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is located in the CBD-2 zone.</i></p> <p><i>The PHED Committee instructed staff to map Master or Sector Plan recommendations where they existed. However, PHED also instructed staff to map built or approved FAR/height where that density or height was greater than the Master or Sector Plan recommendation.</i></p> <p><i>In this case, the owner of the property requested the density be increased to accommodate the built FAR.</i></p> <p><i>However, in this case, this property was built under the C-2 zone and was made non-conforming many years ago, and therefore the DMA would not change the status of the building.</i></p> <p><i>PHED discussed this situation and determined that where the DMA is not causing a structure to become non-conforming, the built or approved FAR/height should <u>not</u> be mapped.</i></p> <p><i>Therefore, this property is reverting to its conversion under the recommendations set forth in the Woodmont Triangle Plan.</i></p>		



Unique ID: MAP-E-722A		staff error
Master Plan ID: GSSCR-05A		
Master Plan:	Great Seneca Science Corridor	
Location:	Traville Gateway	
Existing Zone:	MXN	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-70 T	
Prop. Revised Conv:	CRT-0.5 C-0.5 R-0.25 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 100'
Reason for change:		
<p><i>This property is located in the MXN zone which has no statutory height, but which is a floating zone applied by LMA.</i></p> <p><i>In cases like this, PHED instructed staff to map any approvals made in the LMA application. However, no recommendations regarding height were included in the LMA (and are also not present in the statute).</i></p> <p><i>Staff determined that all site plan approvals would be covered by a mapped height of 70' and that's how the height limit was determined.</i></p> <p><i>However, the owner does not believe the property should be bound by the site plan approvals, since those can be amended at the Planning Board.</i></p> <p><i>Staff agrees, and recommends changing the height to 100', which the owner agrees is sufficient.</i></p>		



Unique ID: MAP-E-722B		staff error
Master Plan ID: GSSCR-05B		
Master Plan:	Great Seneca Science Corridor	
Location:	Traville Gateway	
Existing Zone:	MXN	
Proposed Conv: (6/2)	CRT-0.5 C-0.25 R-0.25 H-70 T	
Prop. Revised Conv:	CRT-0.5 C-0.25 R-0.25 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 100'
Reason for change:		
<p><i>This property is located in the MXN zone which has no statutory height, but which is a floating zone applied by LMA.</i></p> <p><i>In cases like this, PHED instructed staff to map any approvals made in the LMA application. However, no recommendations regarding height were included in the LMA (and are also not present in the statute).</i></p> <p><i>Staff determined that all site plan approvals would be covered by a mapped height of 70' and that's how the height limit was determined.</i></p> <p><i>However, the owner does not believe the property should be bound by the site plan approvals, since those can be amended at the Planning Board.</i></p> <p><i>Staff agrees, and recommends changing the height to 100', which the owner agrees is sufficient.</i></p>		



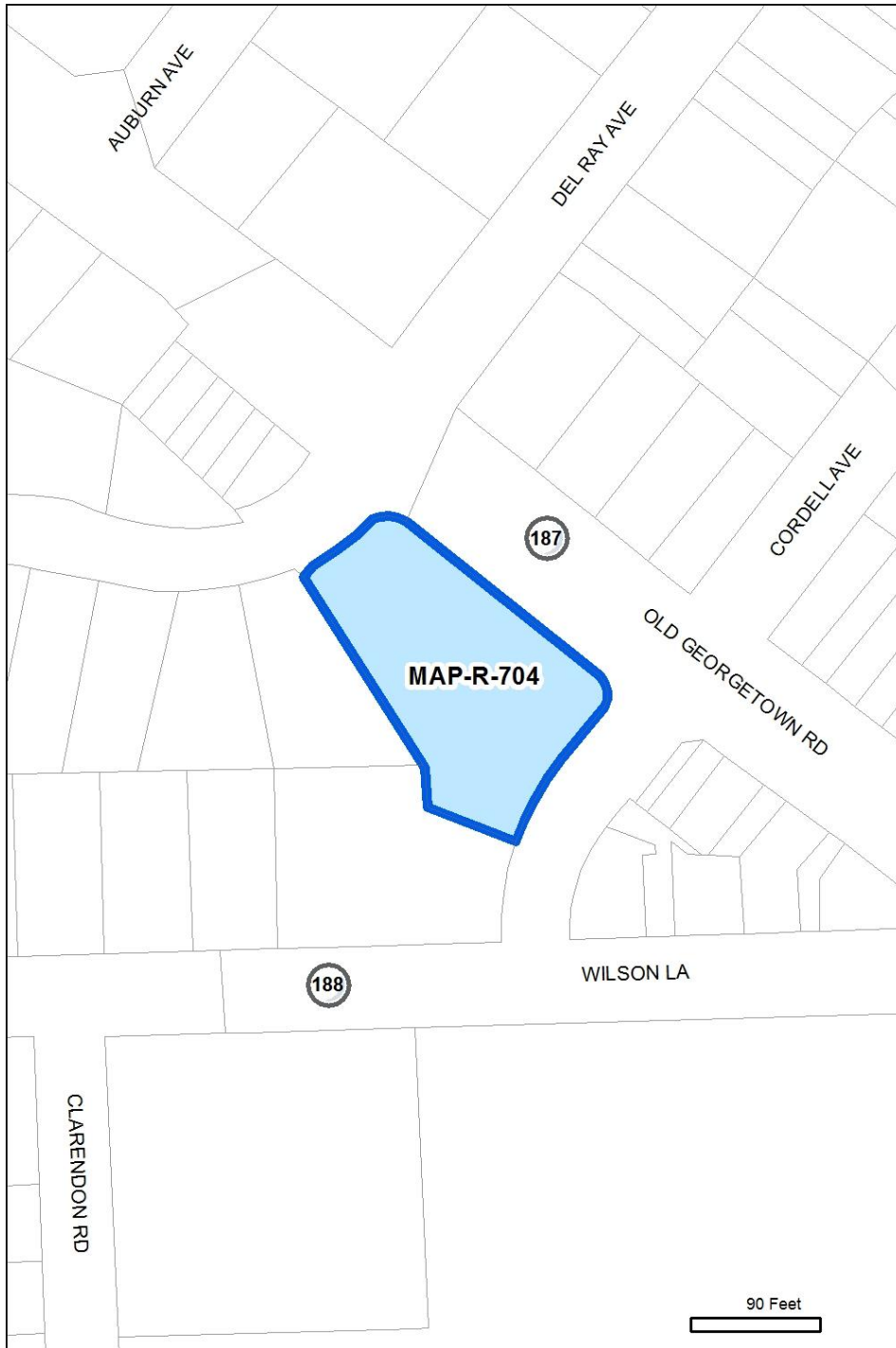
Unique ID: MAP-E-729		staff error
Master Plan ID: GRMTC-15C		
Master Plan:	Germantown Town Center	
Location:	Germantown Rd & Wisteria Dr	
Existing Zone:	TMX-2	
Proposed Conv: (6/2)	CR-1.0 C-1.0 R-0.75 H-100 T	
Prop. Revised Conv:	CR-2.0 C-1.0 R-1.5 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 1.5
	Height:	No change
Reason for change:		
<p><i>This property is zoned TMX-2. The Germantown Town Center Sector Plan calls for limiting <u>non-residential</u> FAR to 1.0 on this site.</i></p> <p><i>Staff erroneously interpreted this recommendation as limiting all development to 1.0 FAR.</i></p> <p><i>Since only non-residential FAR is limited to 1.0, the overall FAR should be allowed to go up to 2.0 and residential FAR should be allowed to 1.5.</i></p>		

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The third section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.



Unique ID: MAP-R-703		owner request
Master Plan ID: FSHIP-06		
Master Plan:	Friendship Heights	
Location:	Chevy Chase Center	
Existing Zone:	TS-M	
Proposed Conv: (6/2)	CR-0.75 C-0.75 R-0.25 H-40 T	
Prop. Revised Conv:	CR-0.75 C-0.75 R-0.25 H-55 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 55'
Reason for change:		
<p><i>The Chevy Chase Center, located at the SE corner of Wisconsin Ave & Montgomery St in Friendship Heights is currently zoned TS-M. It is subject to Preliminary Plan 119990830 & Site Plan 820010130. The Friendship Heights Sector Plan (1998) recommends the same densities as developed under the Preliminary and Site plans as it was written as the development was being proposed.</i></p> <p><i>The TS-M zone is a floating zone that has approved density and height applied by LMA. For that reason, all TS-M zones receive a non-standard conversion in the DMA to reflect, as nearly as possible, the density and height that is currently approved for the site. In the specific case of this site, the Sector Plan and Prelim/Site Plan allow development up to 112,000 SF (0.57 FAR) on this site, and height up to "3 stories". Staff translates "stories" to feet by multiplying the number of stories by 10' and then adding 10' for the base.</i></p> <p><i>However, the site is actually developed to 52', as indicated on the Certified Site Plan (8-2001-021-0).</i></p> <p><i>Therefore, staff recommends revising this non-standard translation to CR-0.75 C-0.75 R-0.25 H-55 T.</i></p>		



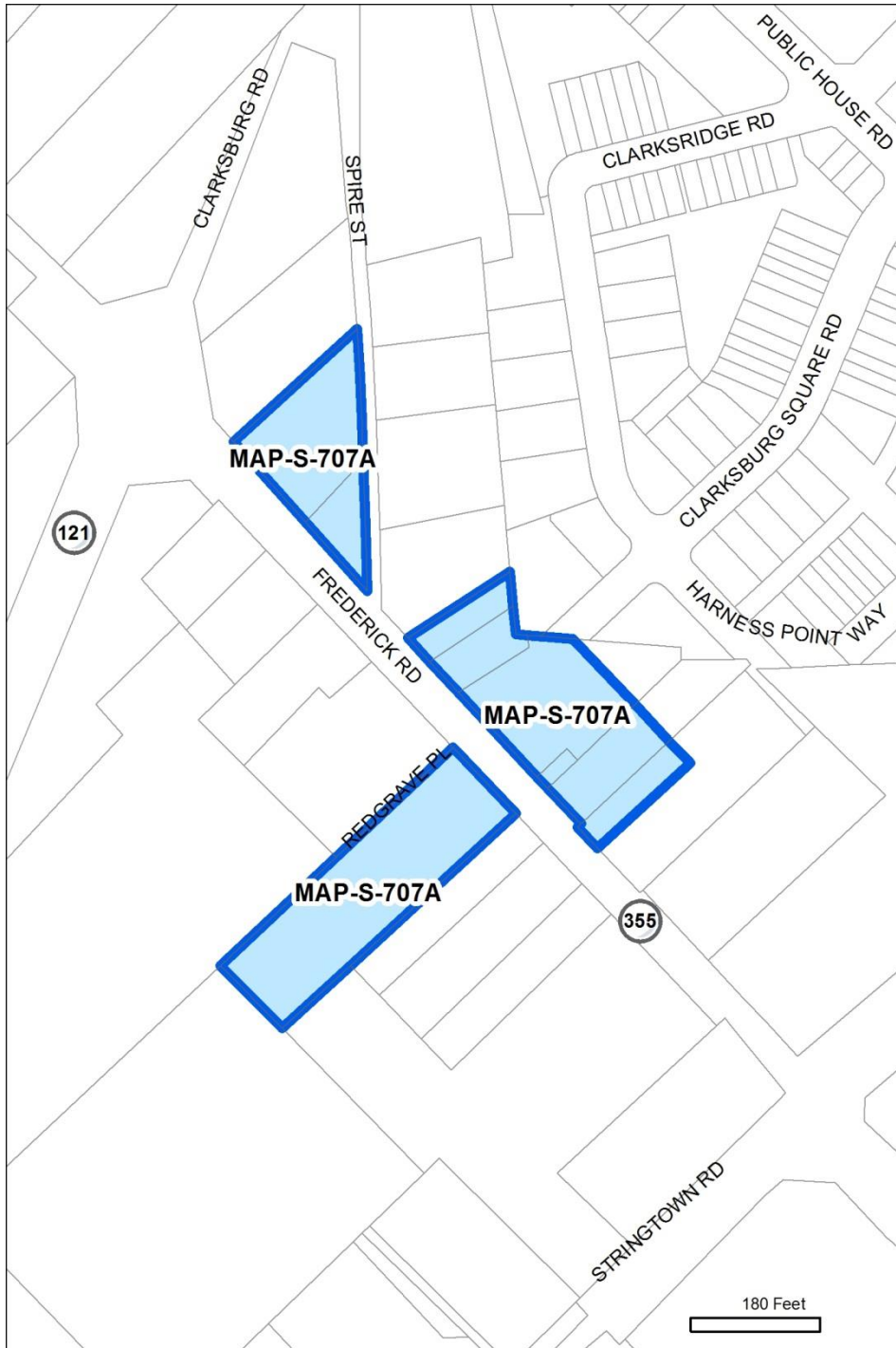
Unique ID: MAP-R-704		owner request
Master Plan ID: BTHDA-34B		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-1.5 R-0.75 H-35
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-40
Category:		Owner request to match approvals
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	Increased to 40'
Reason for change:		
<p>The property located at 7830 Old Georgetown Road is in the C-2 zone. The 1994 Bethesda CBD Master Plan included a height map, which listed these properties as being recommended for 35' in height.</p> <p>The PHED Committee instructed Planning Staff to map these recommended heights as statutory limits in the District Map Amendment. However, the PHED Committee also instructed staff to modify these conversions where structures were already approved for or built at heights above that recommended in the Master Plan.</p> <p>The owner has requested that this site be rezoned to reflect the built height, which over 35'.</p> <p>This property was approved for and built at 3 stories. Under the conversion, staff translates stories into feet by multiplying the number of stories by 10' and adding 10'. Therefore, this property should be translated to 40' to be consistent with the conversion.</p> <p>This height was approved by Preliminary Plan 1-1984-0480.</p> <p>The Residential density changed because the standard conversion changed.</p>		



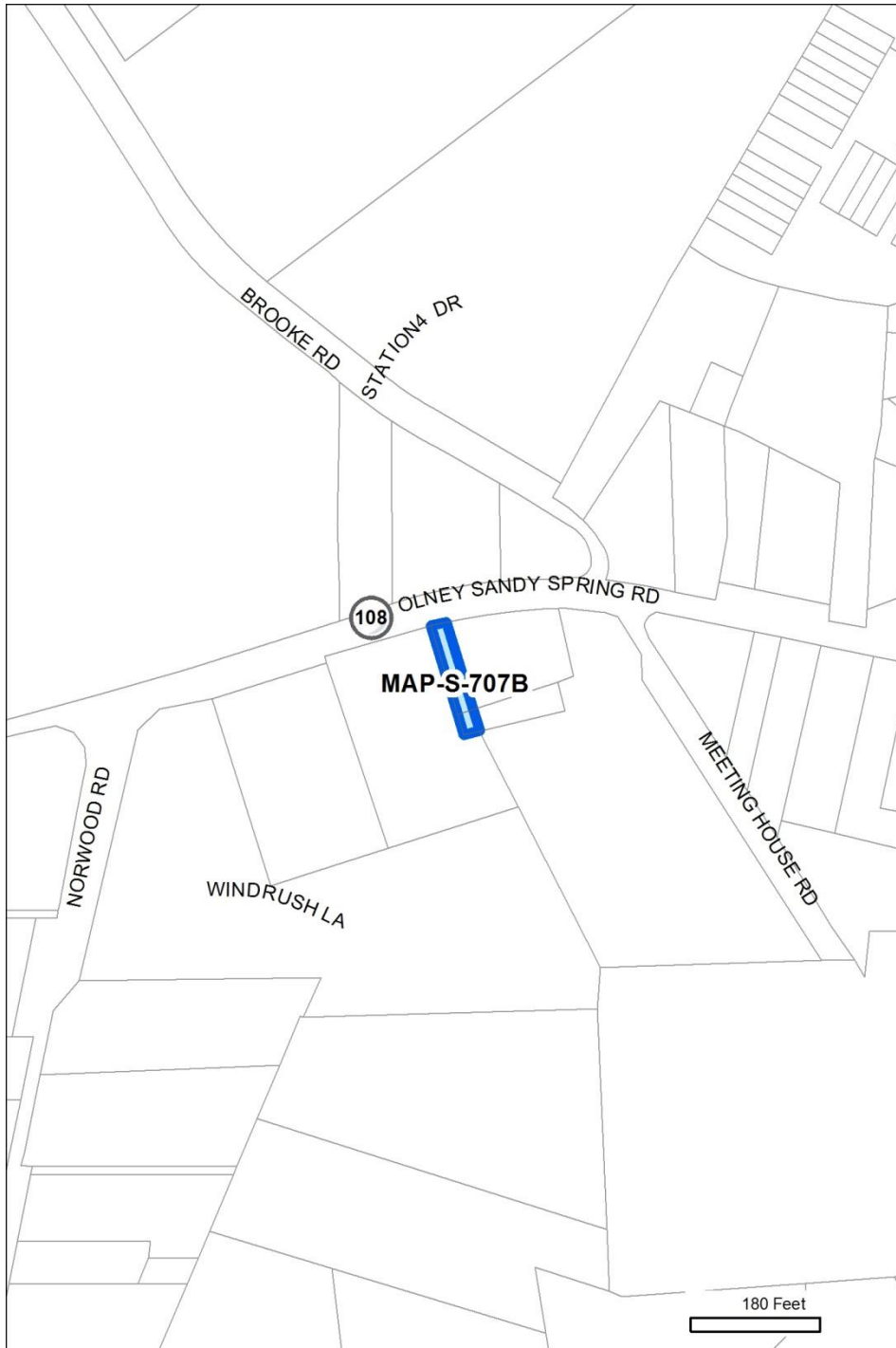
Unique ID: MAP-R-755		owner request
Master Plan ID: NBETH-13		
Master Plan:		North Bethesda / Garrett Park
Location:		
Existing Zone:		O-M
Proposed Conv: (6/2)		EOF-1.5 H-75
Prop. Revised Conv:		CRT-1.25 C-0.5 R-0.75 H-50
Category:		Owner request to match approvals
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Decreased to 1.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Decreased to 50'
Reason for change:		
<p><i>This property is zoned O-M currently. Under the standard conversion, it would have been changed to EOF-1.5 H-75.</i></p> <p><i>However, under a Development Plan Amendment (SDPA 12-01), the District Council approved the site for 58 units of productivity housing.</i></p> <p><i>In earlier versions of the Rewrite, this would have been permissible under the EOF zone, however modifications made to the text during its adoption limited residential to 30% of the built area (not 30% of the allowed FAR).</i></p> <p><i>As a result, the owner is requesting the CRT zone, which will allow the approved units to be built.</i></p> <p><i>The PHED Committee approved this change.</i></p>		

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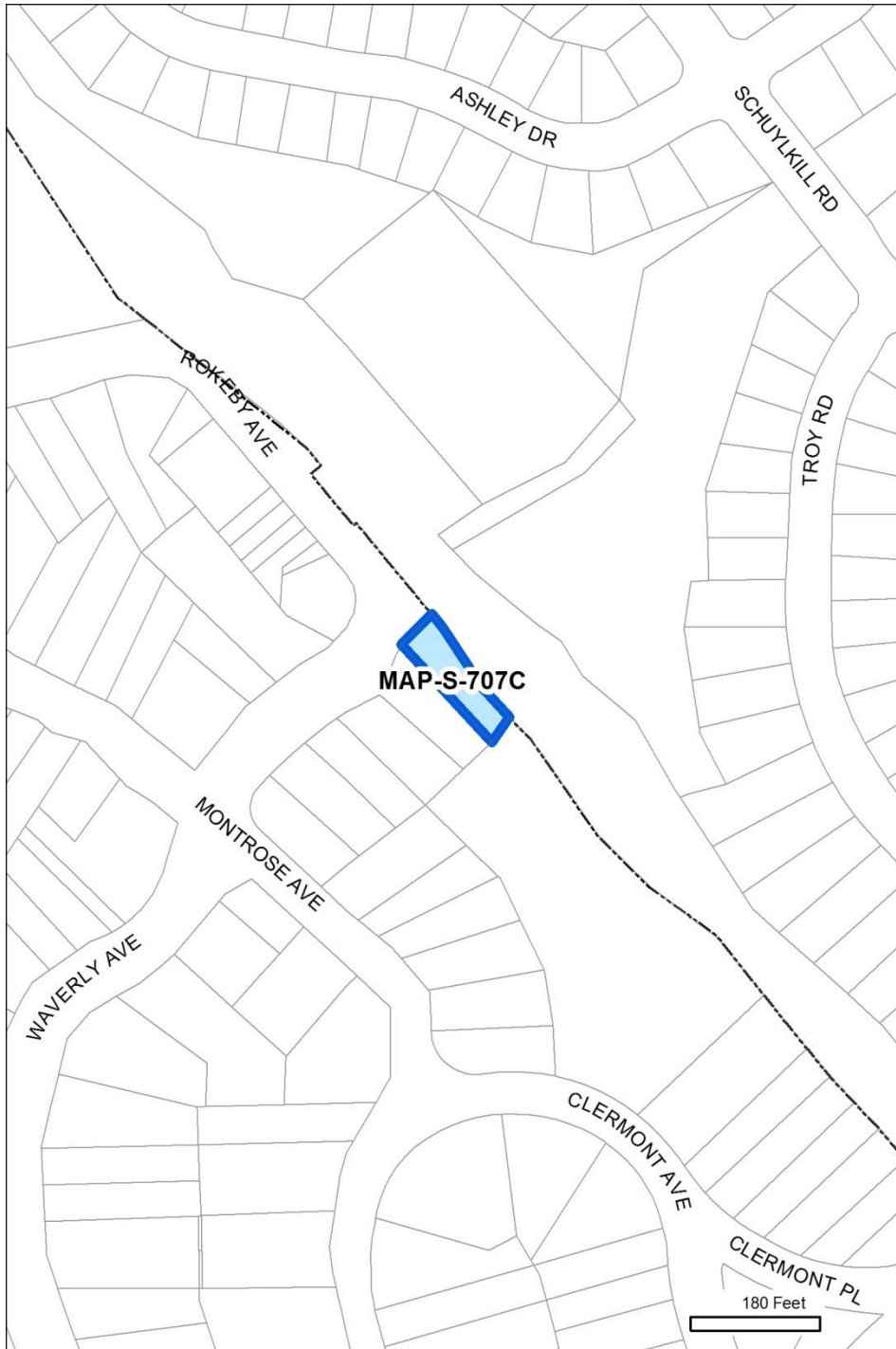
The fourth section covers **changes in conversion philosophy** for several zones.



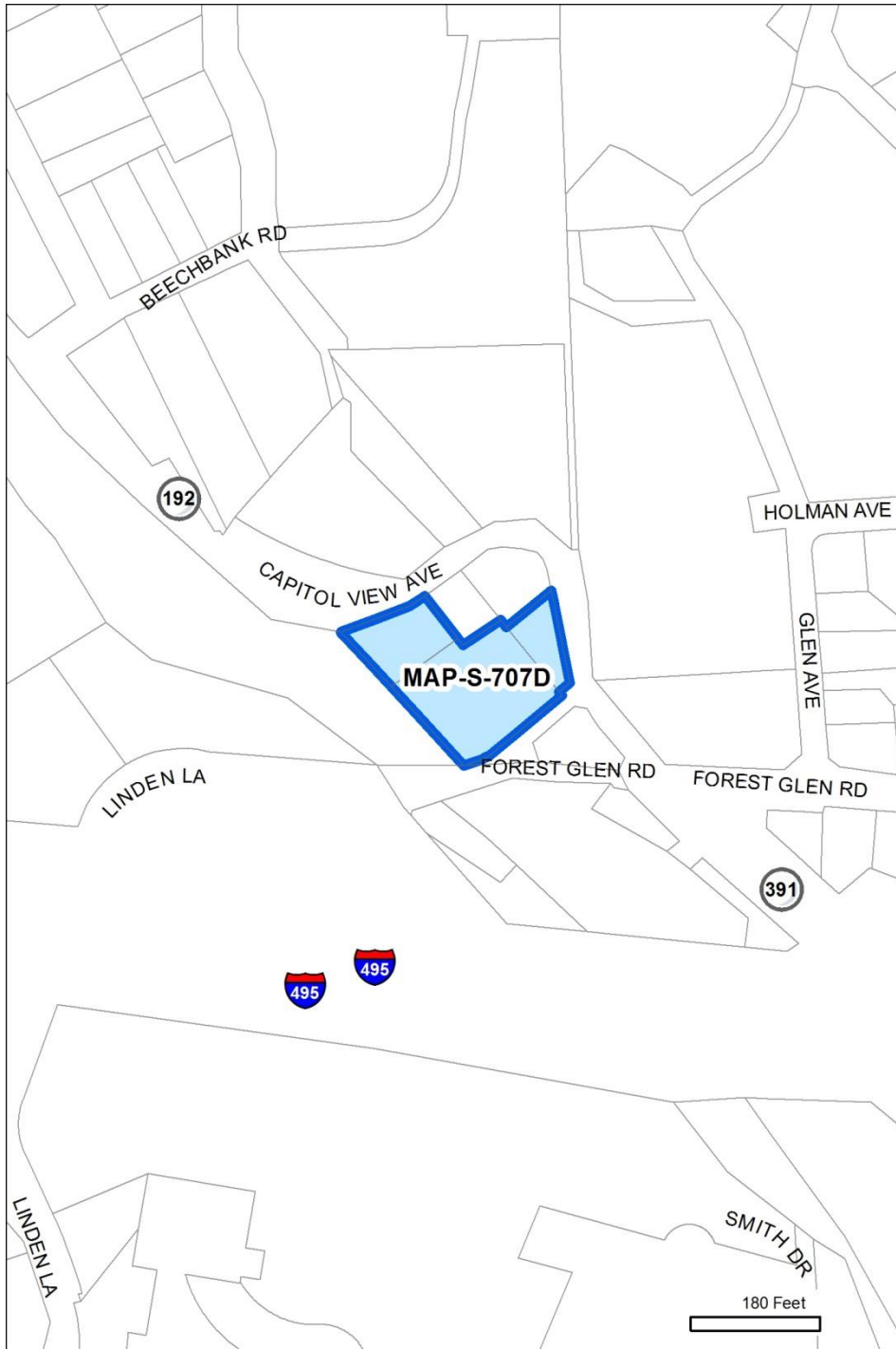
Unique ID: MAP-S-707A		staff change
Master Plan ID: CLRKG-04		
Master Plan:		Clarksburg
Location:		Historic Clarksburg
Existing Zone:		C-1
Proposed Conv: (6/2)		NR-1.0 H-30
Prop. Revised Conv:		NR-0.75 H-30
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>These properties are zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p> <p><i>However, the Clarksburg Master Plan recommends limiting height in the historic district to 30'.</i></p> <p><i>Therefore, the new conversion is to NR-0.75 H-30.</i></p>		



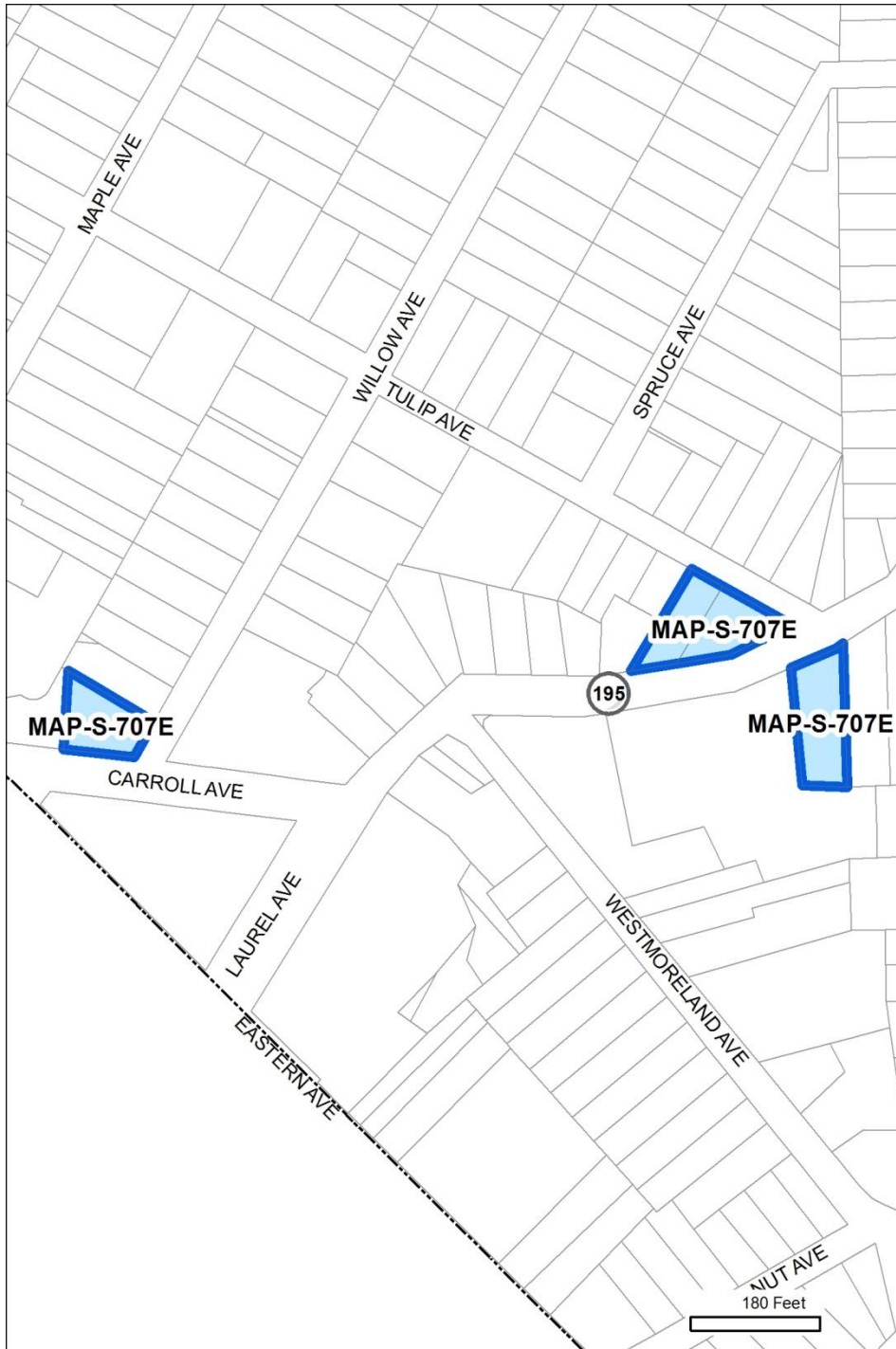
Unique ID: MAP-S-707B		staff change
Master Plan ID: SANDY-04		
Master Plan:	Sandy Spring / Ashton	
Location:	Sandy Spring	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-35	
Prop. Revised Conv:	NR-0.75 H-30	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>These properties are zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p> <p><i>However, the Sandy Spring/Ashton Rural Village Overlay limits height in the historic district to 30'.</i></p> <p><i>Therefore, the new conversion is to NR-0.75 H-30.</i></p>		



Unique ID: MAP-S-707C		staff change
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:	Garrett Park train station	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p>		



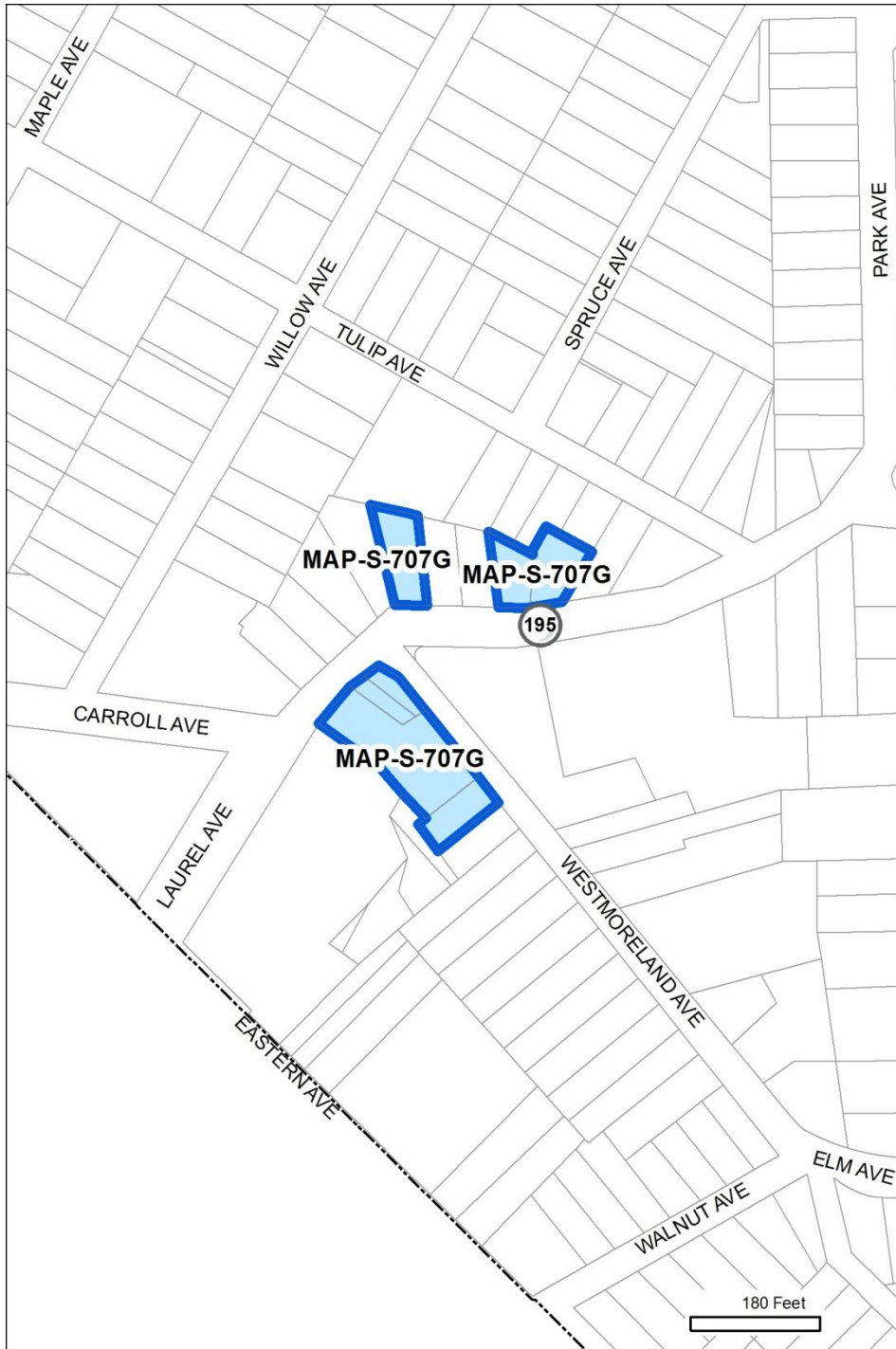
Unique ID: MAP-S-707D		staff change
Master Plan ID:		
Master Plan:	Capitol View	
Location:	Forest Glen Rd & Capitol View Av	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p>		



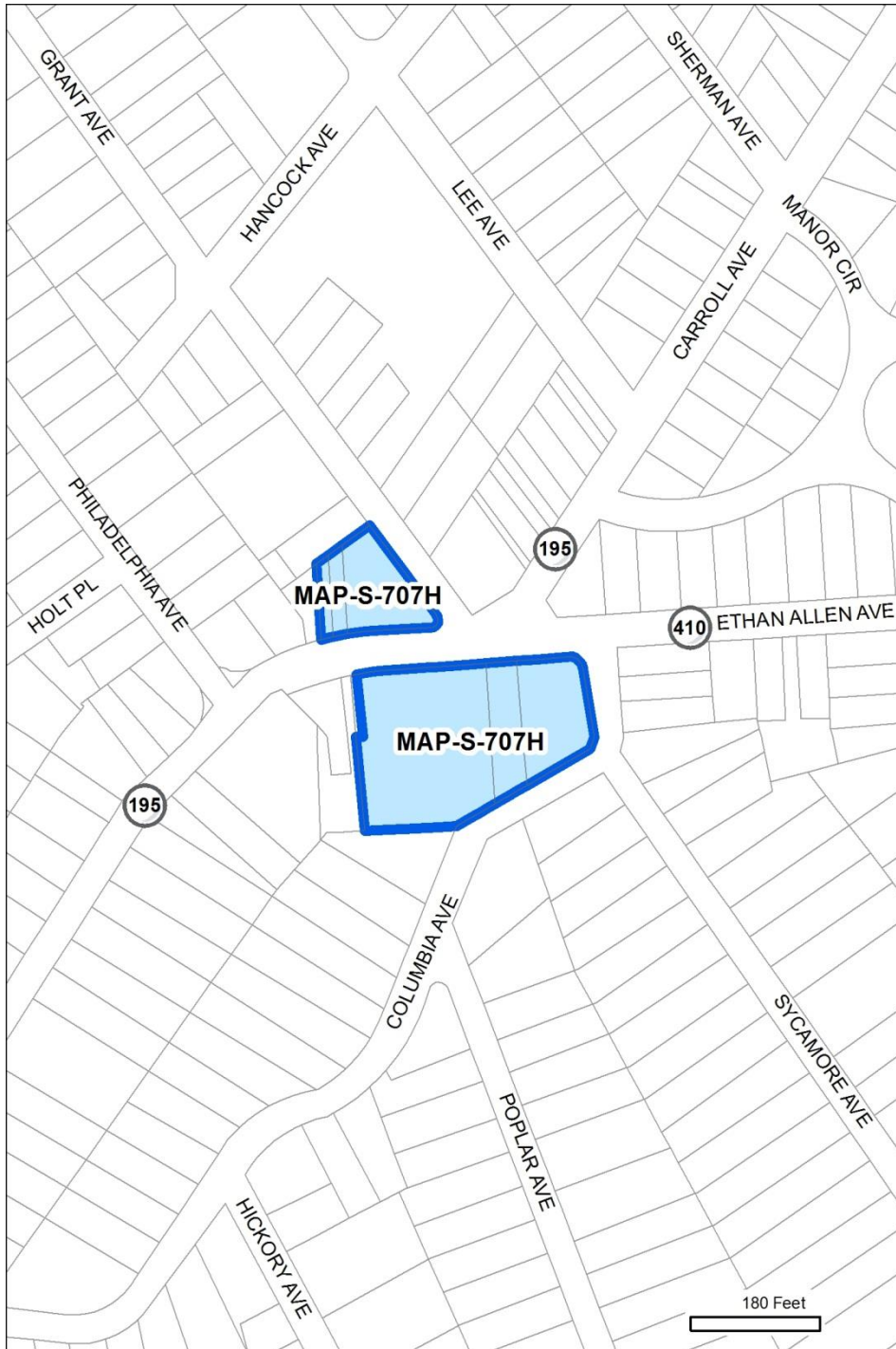
Unique ID: MAP-S-707E		staff change
Master Plan ID: TAKOM-03W		
Master Plan:	Takoma Park	
Location:	Old Takoma	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-50	
Prop. Revised Conv:	NR-0.75 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p> <p><i>However, the Takoma Park / East Silver Spring Commercial Revitalization Overlay allows height to 50'.</i></p> <p><i>Therefore, the revised conversion should be to NR-0.75 H-50.</i></p>		



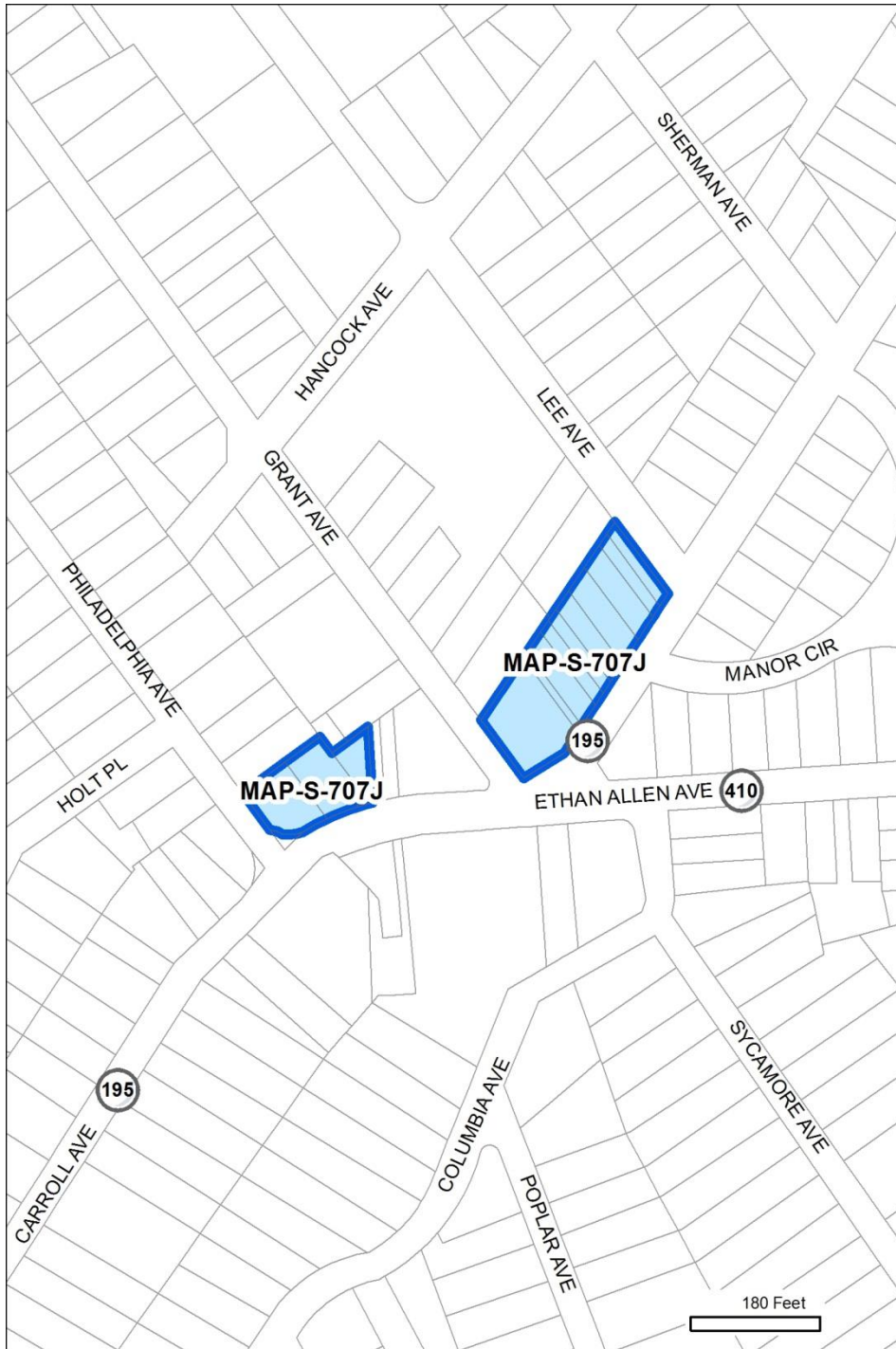
Unique ID: MAP-S-707F		staff change
Master Plan ID: TAKOM-02W		
Master Plan:	Takoma Park	
Location:	Old Takoma	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-50	
Prop. Revised Conv:	NR-0.75 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<i>This property is zoned C-1 and are in a Master Plan designated historic district.</i>		
<i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i>		
<i>However, the Takoma Park / East Silver Spring Commercial Revitalization Overlay allows height to 50'.</i>		
<i>Therefore, the revised conversion should be to NR-0.75 H-50.</i>		



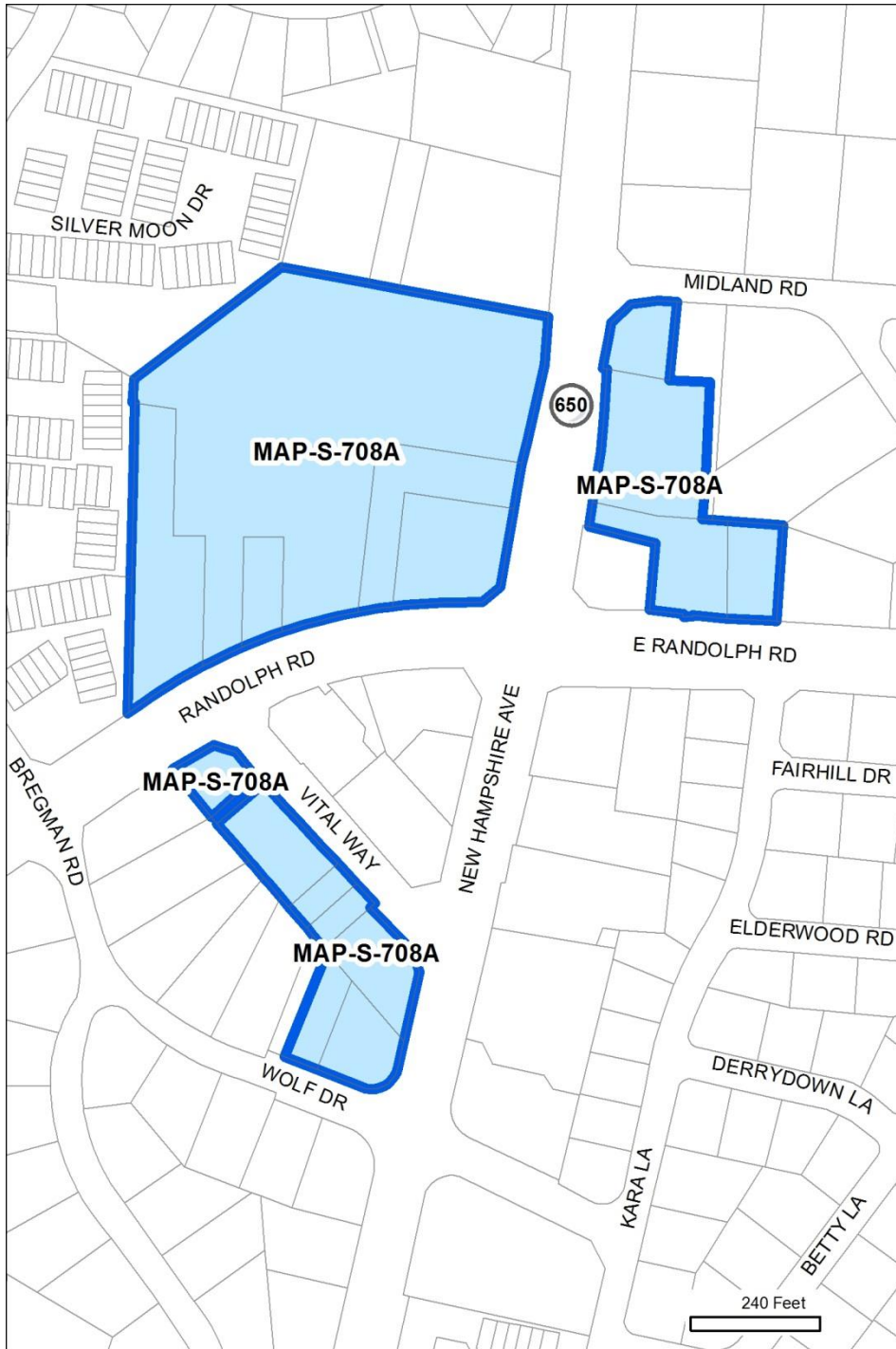
Unique ID: MAP-S-707G		staff change
Master Plan ID: TAKOM-04		
Master Plan:	Takoma Park	
Location:	Old Takoma	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-50	
Prop. Revised Conv:	NR-0.75 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p> <p><i>However, the Takoma Park / East Silver Spring Commercial Revitalization Overlay allows height to 50'.</i></p> <p><i>Therefore, the revised conversion should be to NR-0.75 H-50.</i></p>		



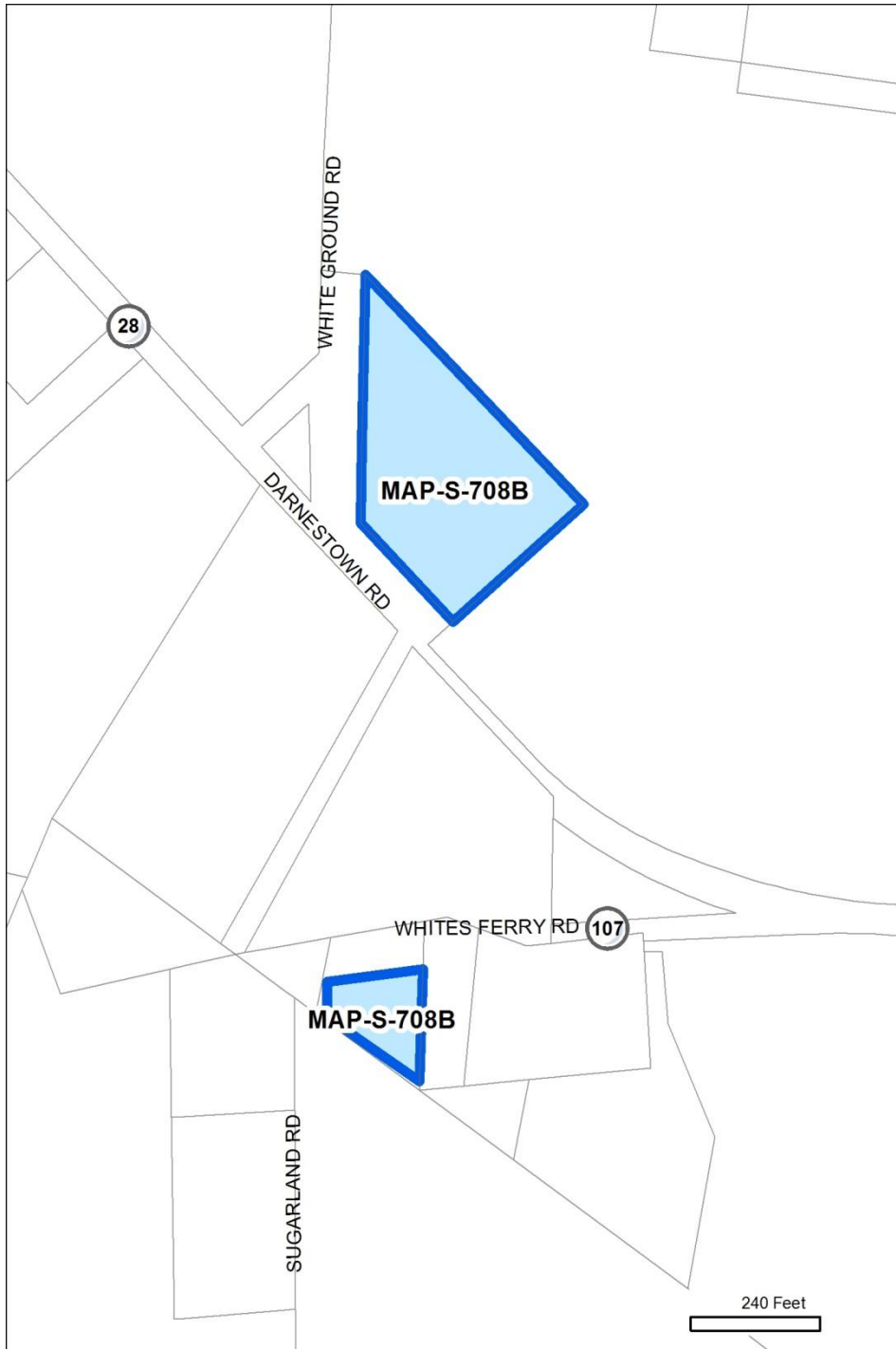
Unique ID: MAP-S-707H		staff change
Master Plan ID: TAKOM-03E		
Master Plan:	Takoma Park	
Location:	Old Takoma	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-50	
Prop. Revised Conv:	NR-0.75 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and are in a Master Plan designated historic district.</i></p> <p><i>Staff recommended changing the "standard" conversion for C-1 in a historic district to NR-0.75 H-45.</i></p> <p><i>However, the Takoma Park / East Silver Spring Commercial Revitalization Overlay allows height to 50'.</i></p> <p><i>Therefore, the revised conversion should be to NR-0.75 H-50.</i></p>		



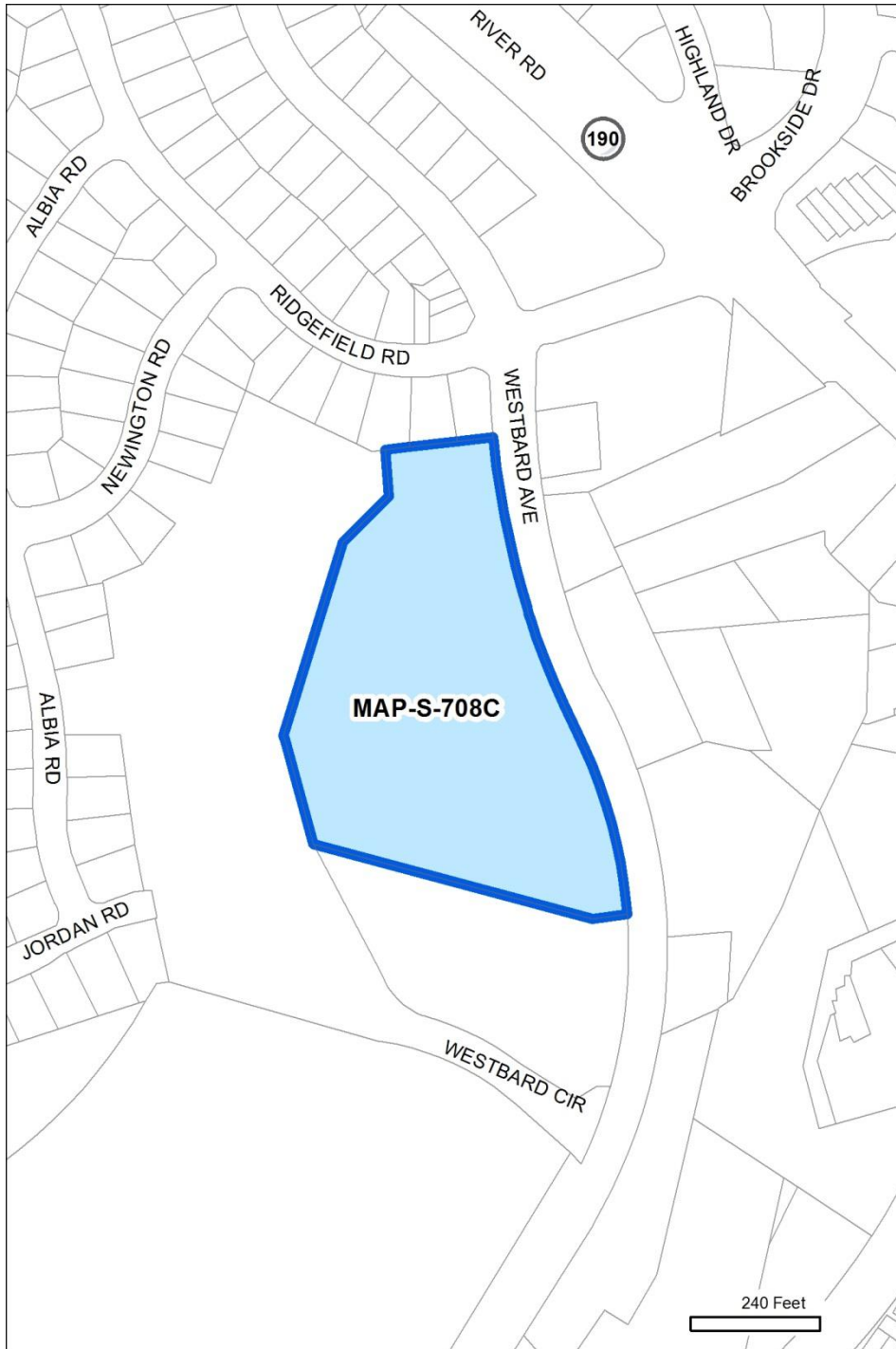
Unique ID: MAP-S-707J		staff change
Master Plan ID: TAKOM-02E		
Master Plan:	Takoma Park	
Location:	Old Takoma	
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-50	
Prop. Revised Conv:	NR-0.75 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	Changed to NR
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
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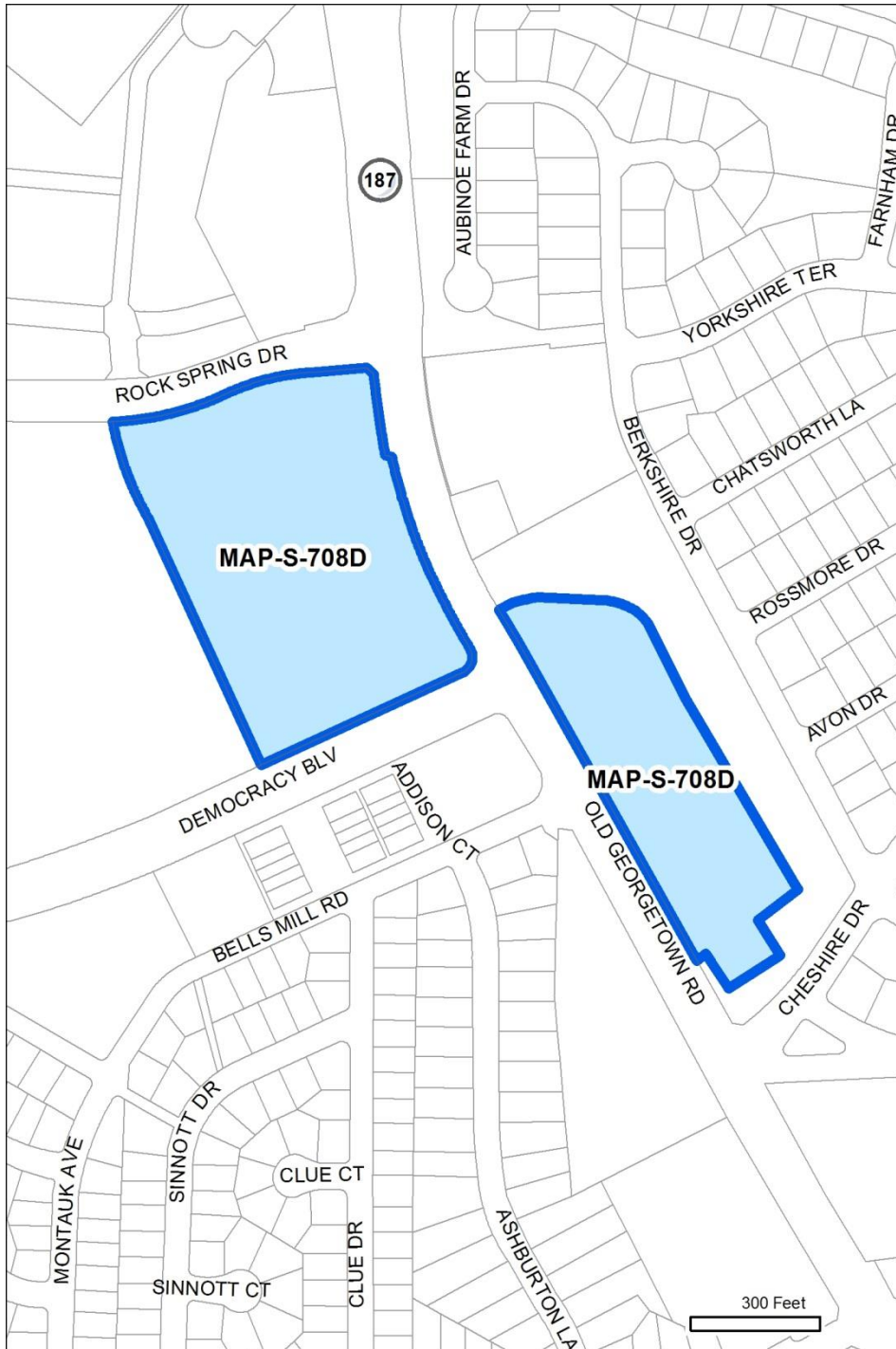
Unique ID: MAP-S-708A		staff change
Master Plan ID:		
Master Plan:	White Oak	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



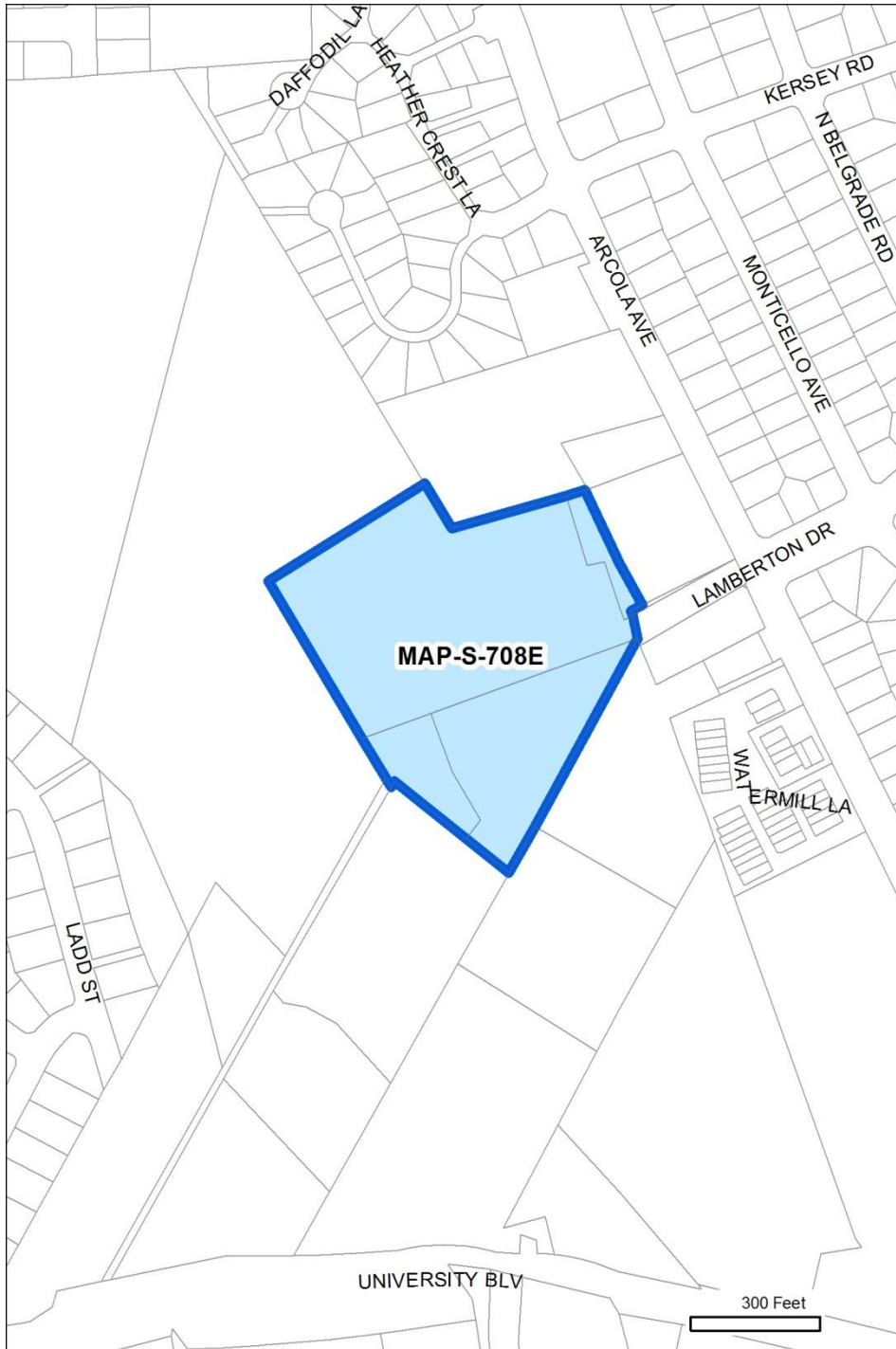
Unique ID: MAP-S-708B		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



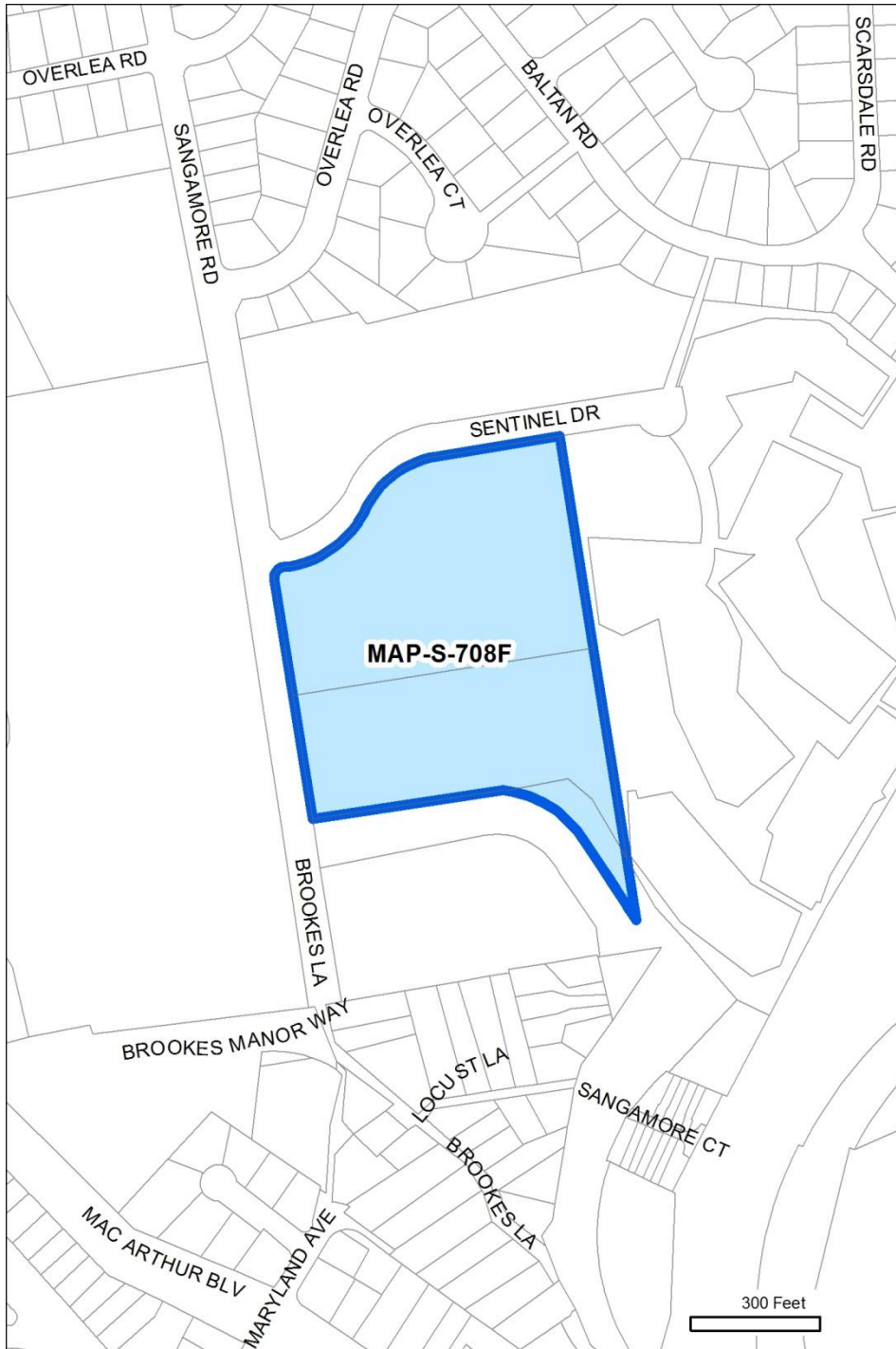
Unique ID: MAP-S-708C		staff change
Master Plan ID:		
Master Plan:	Westbard	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708D		staff change
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



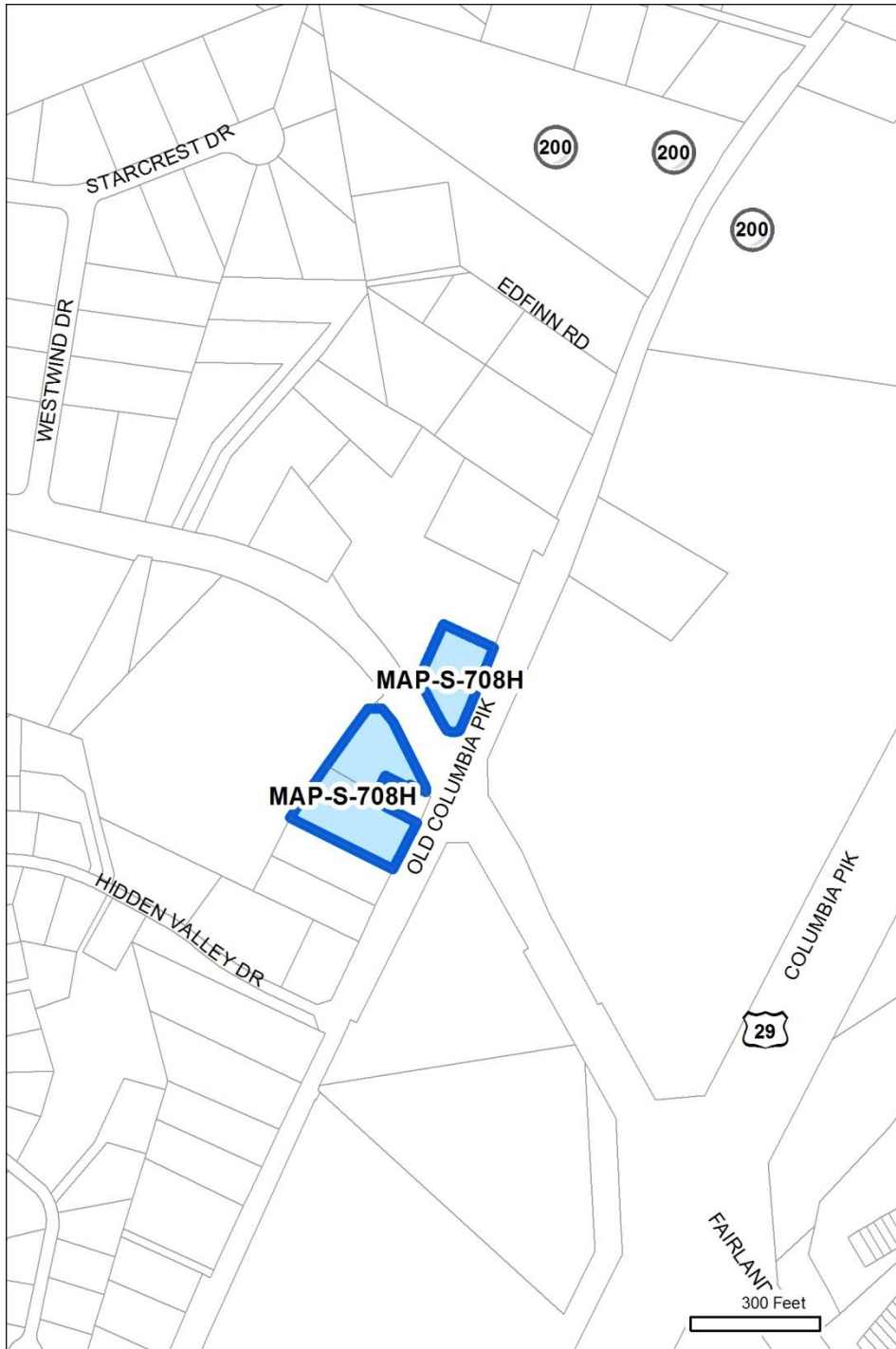
Unique ID: MAP-S-708E		staff change
Master Plan ID:		
Master Plan:	Kemp Mill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



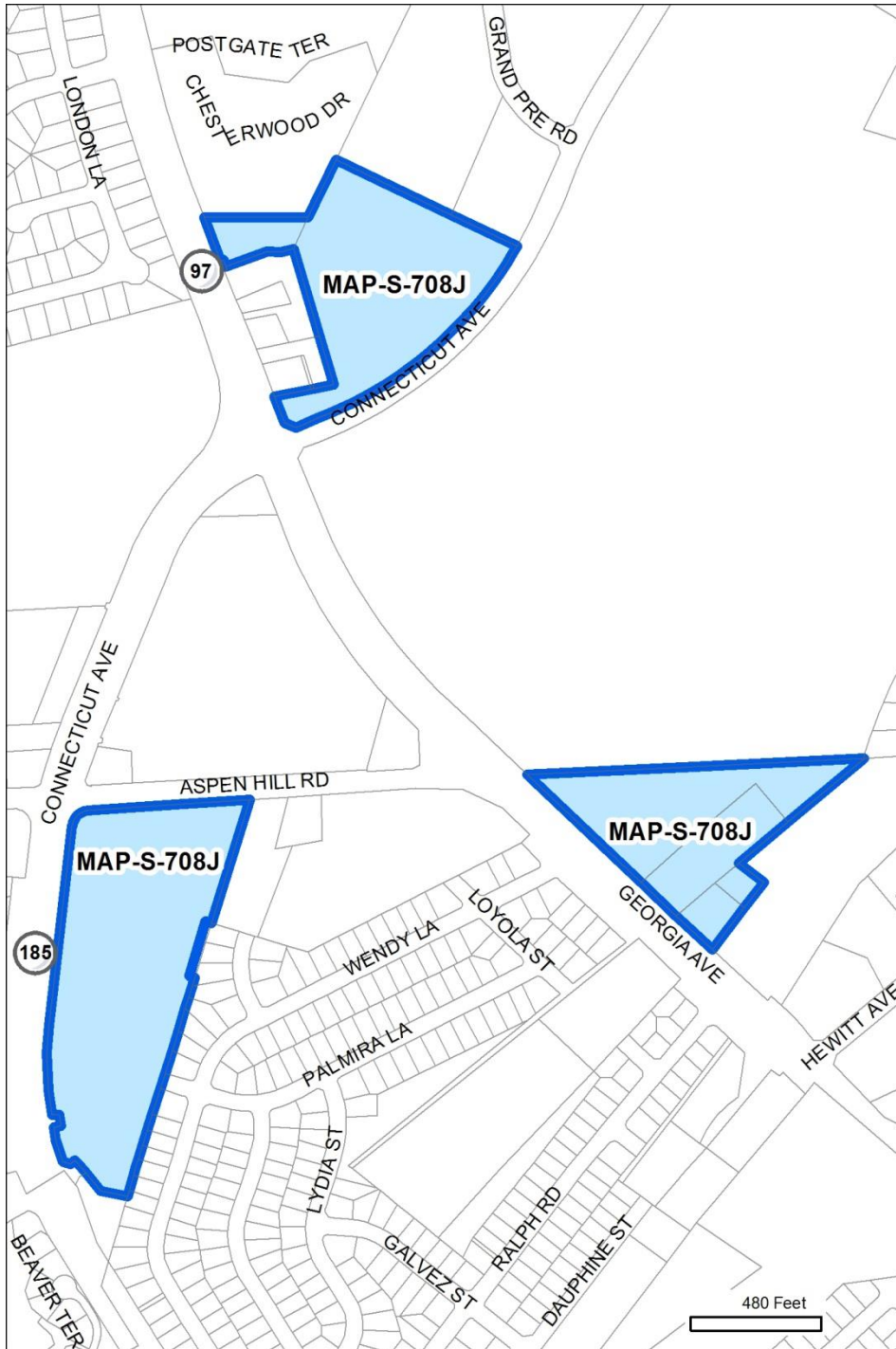
Unique ID: MAP-S-708F		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708G		staff change
Master Plan ID:		
Master Plan:	Kensington / Wheaton	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



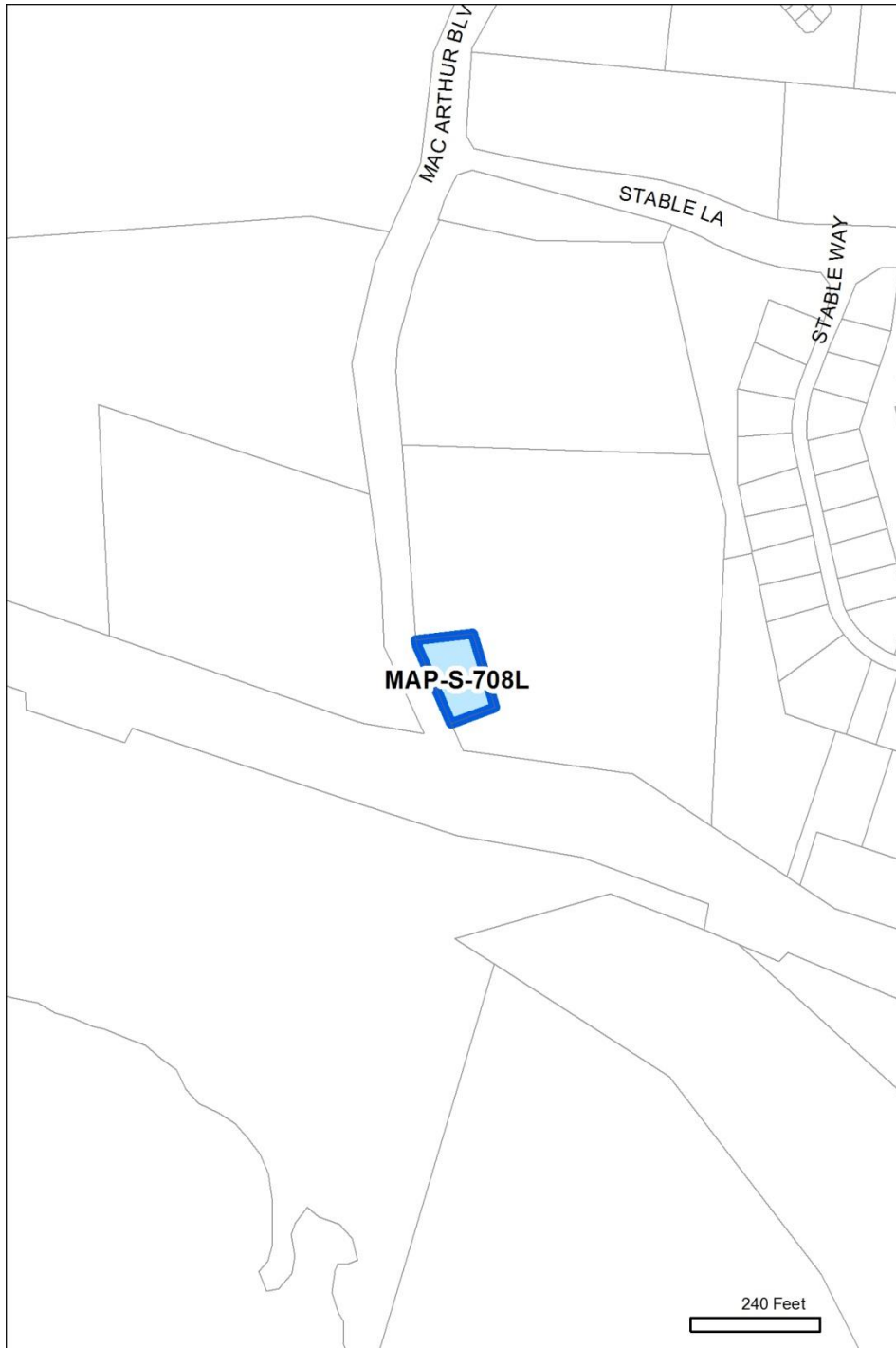
Unique ID: MAP-S-708H		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



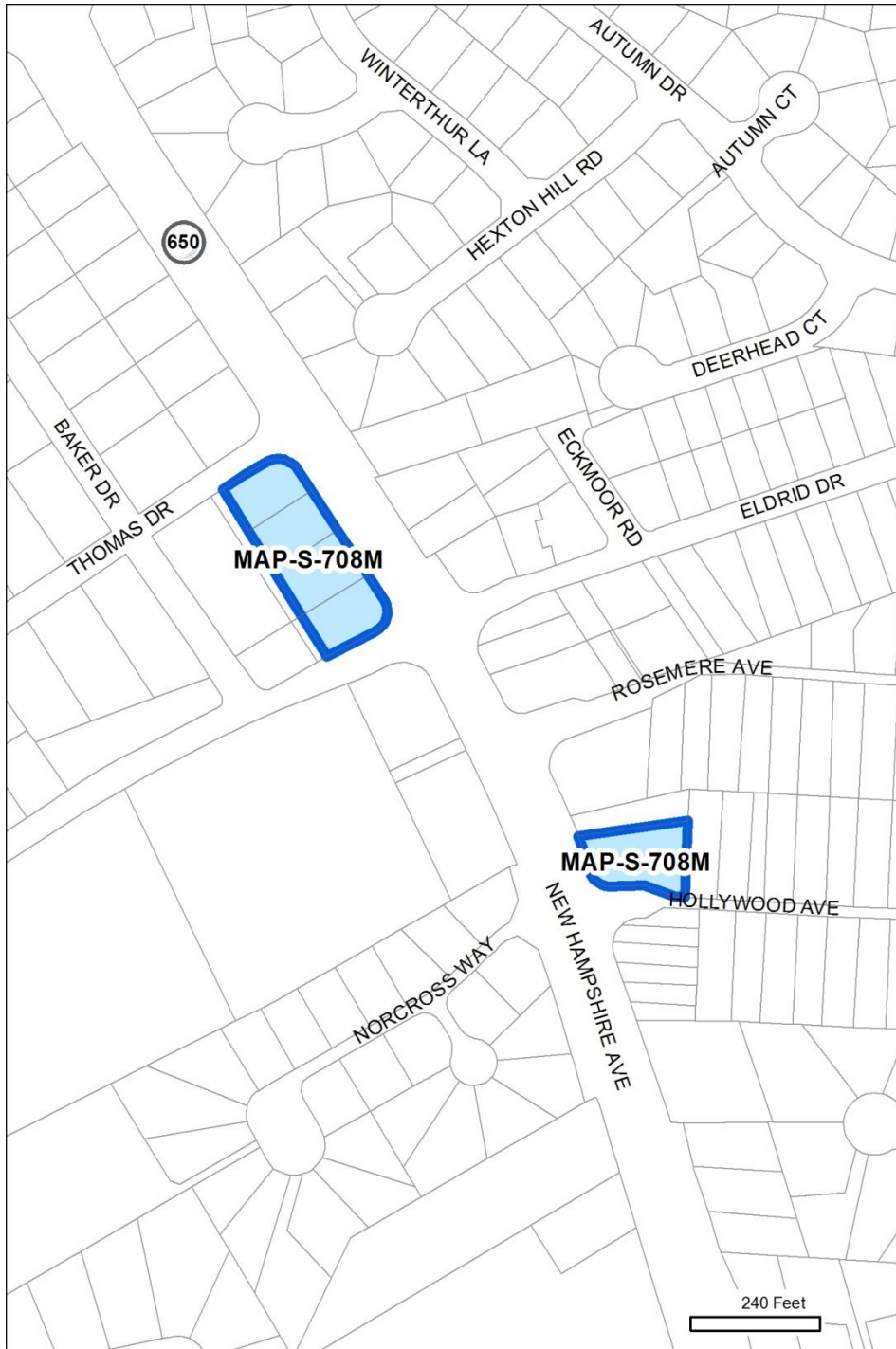
Unique ID: MAP-S-708J		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708K		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708L		staff change
Master Plan ID:		
Master Plan:	Potomac	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708M		staff change
Master Plan ID:		
Master Plan:	White Oak	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



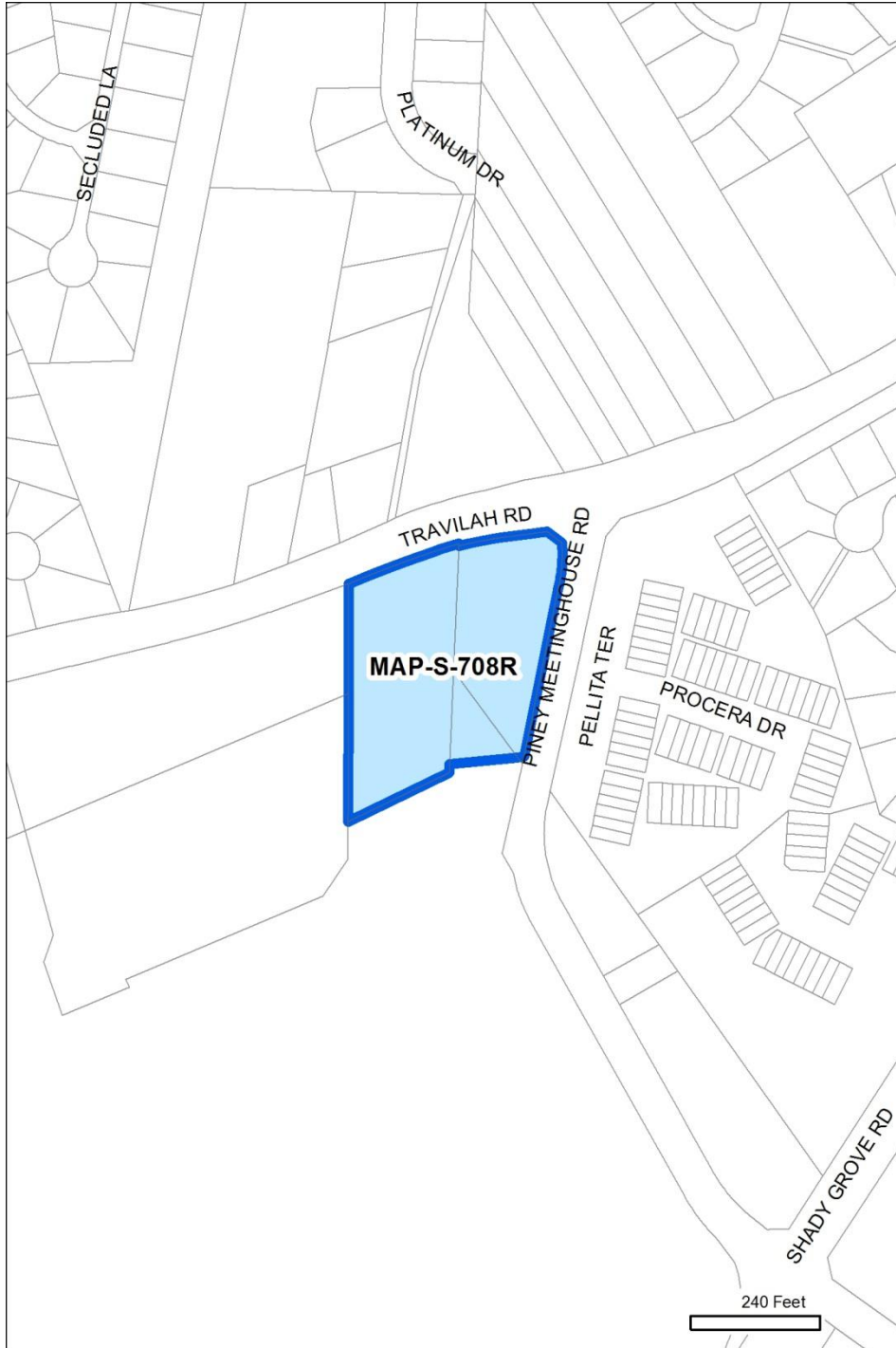
Unique ID: MAP-S-708N		staff change
Master Plan ID:		
Master Plan:	Potomac	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



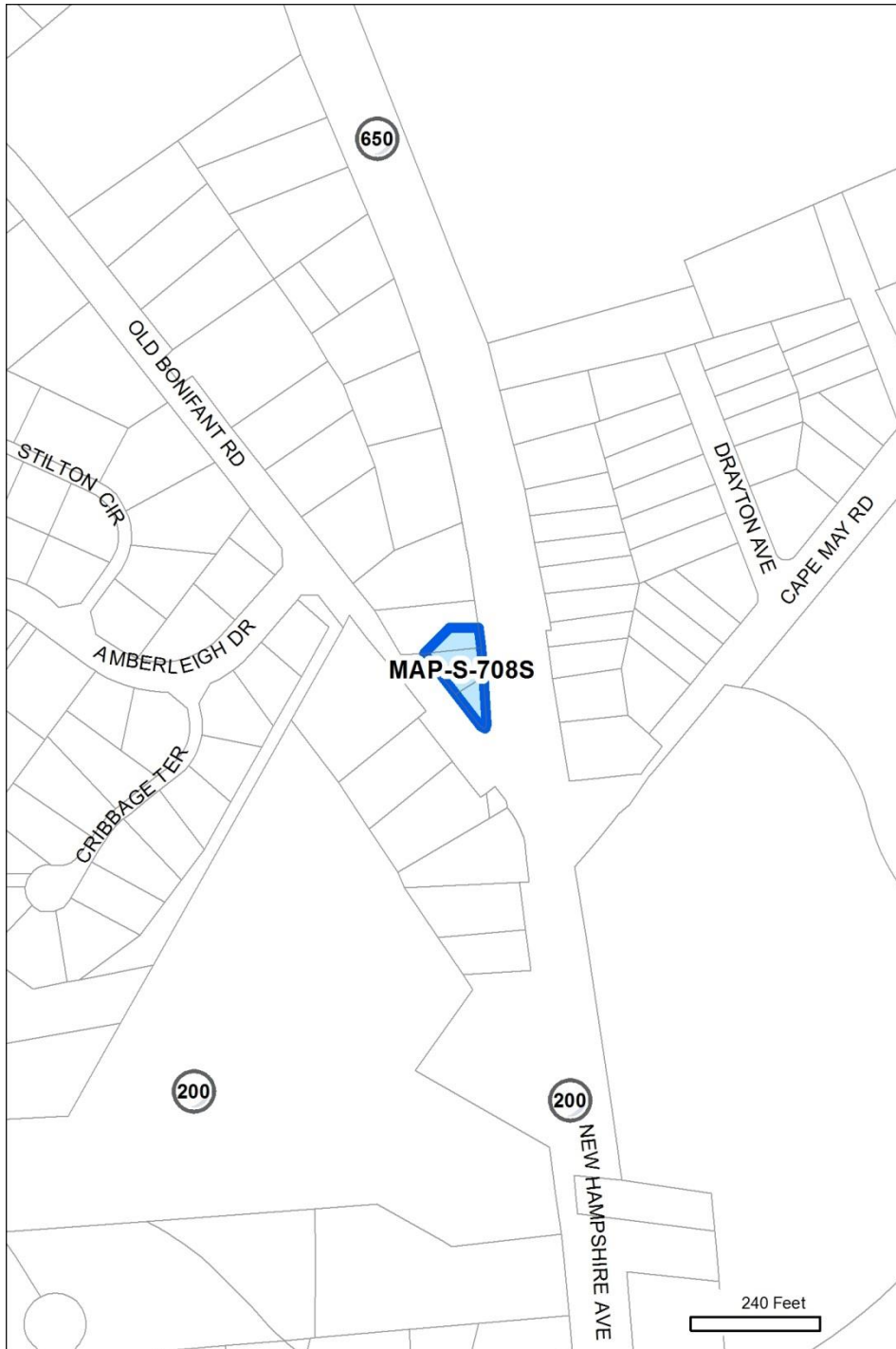
Unique ID: MAP-S-708P		staff change
Master Plan ID:		
Master Plan:	Potomac	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708Q		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



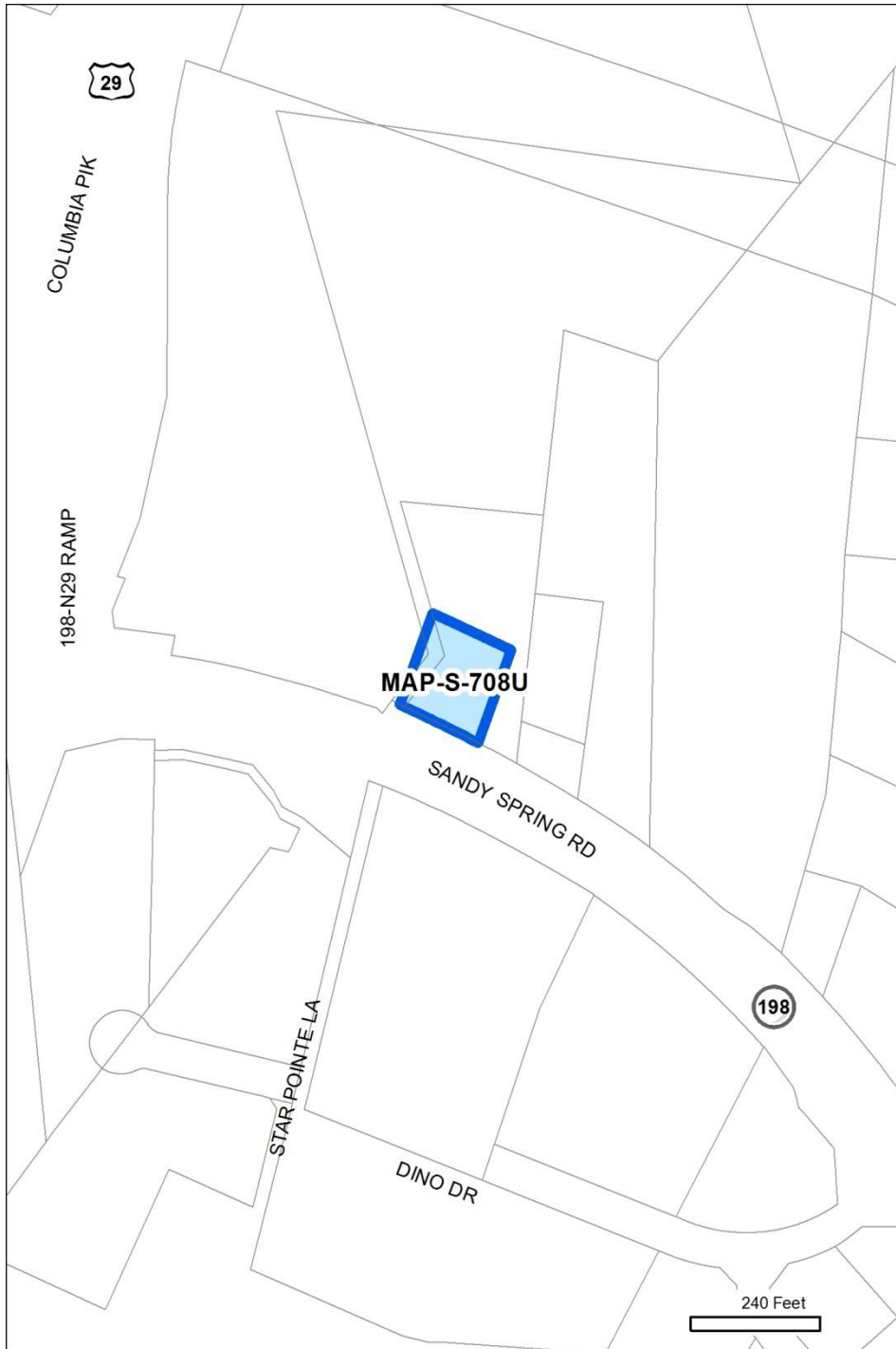
Unique ID: MAP-S-708R		staff change
Master Plan ID:		
Master Plan:	Potomac	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



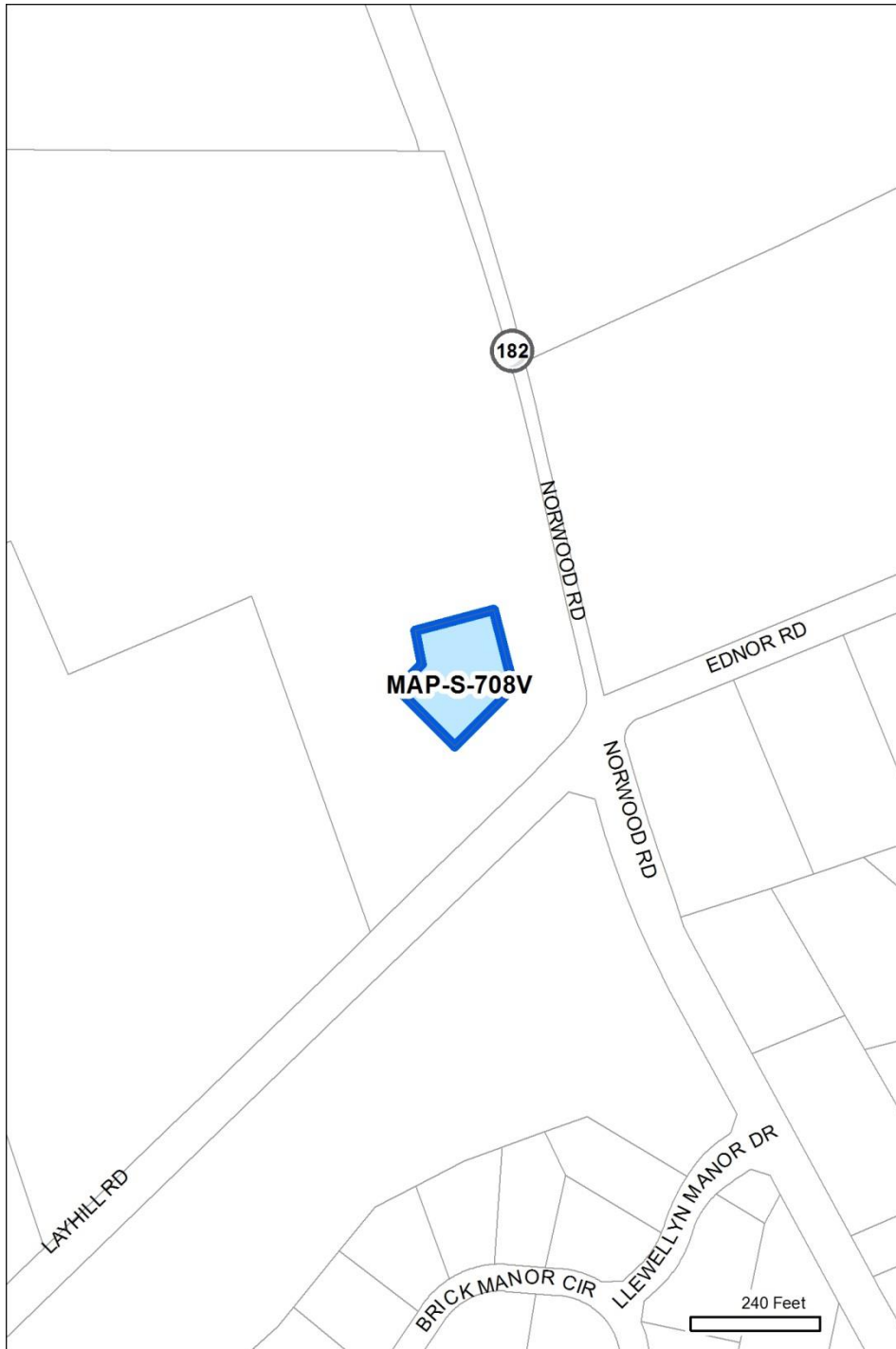
Unique ID: MAP-S-708S		staff change
Master Plan ID:		
Master Plan:	Cloverly	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708T		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



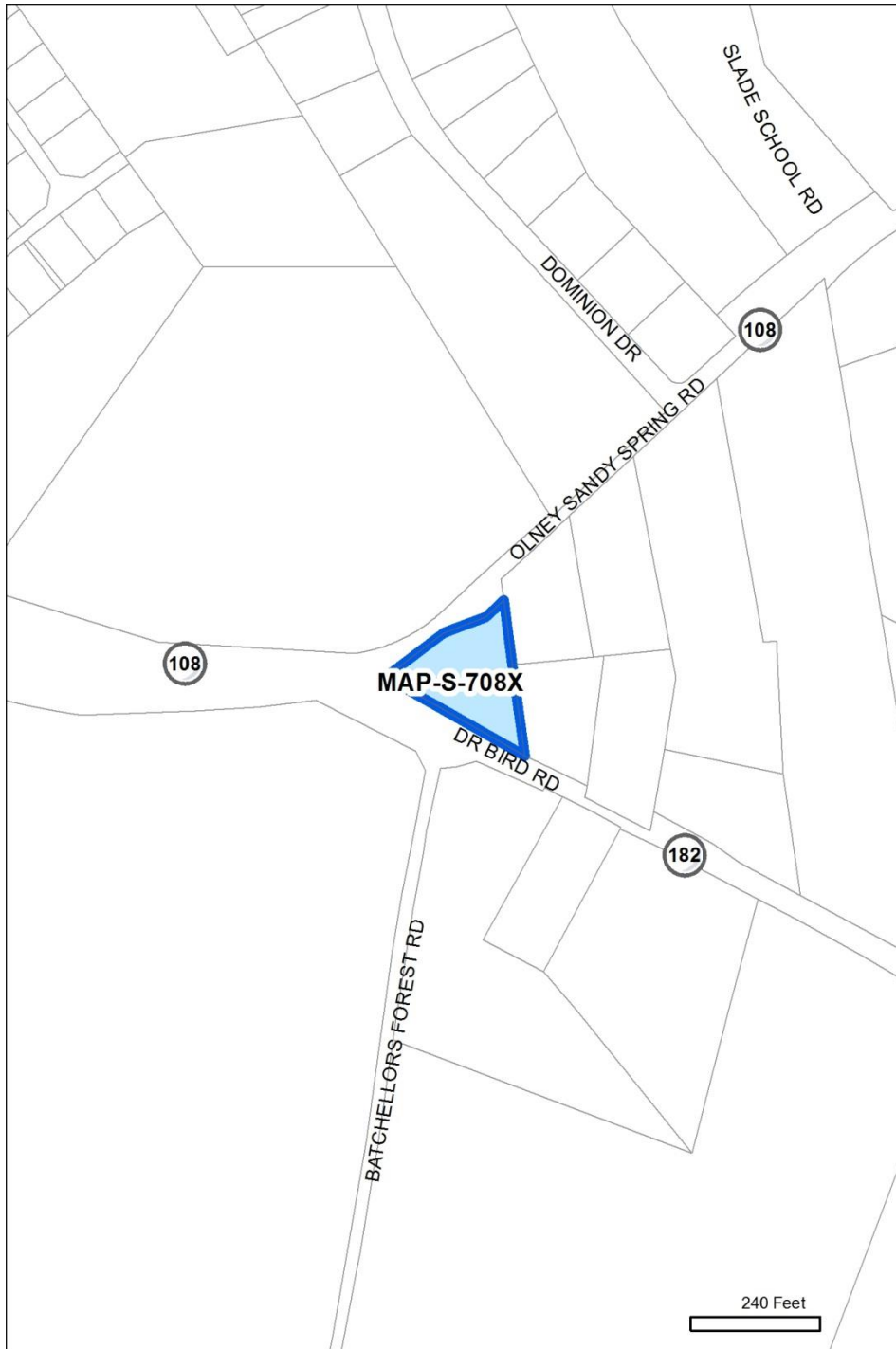
Unique ID: MAP-S-708U		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-708V		staff change
Master Plan ID:		
Master Plan:	Olney	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



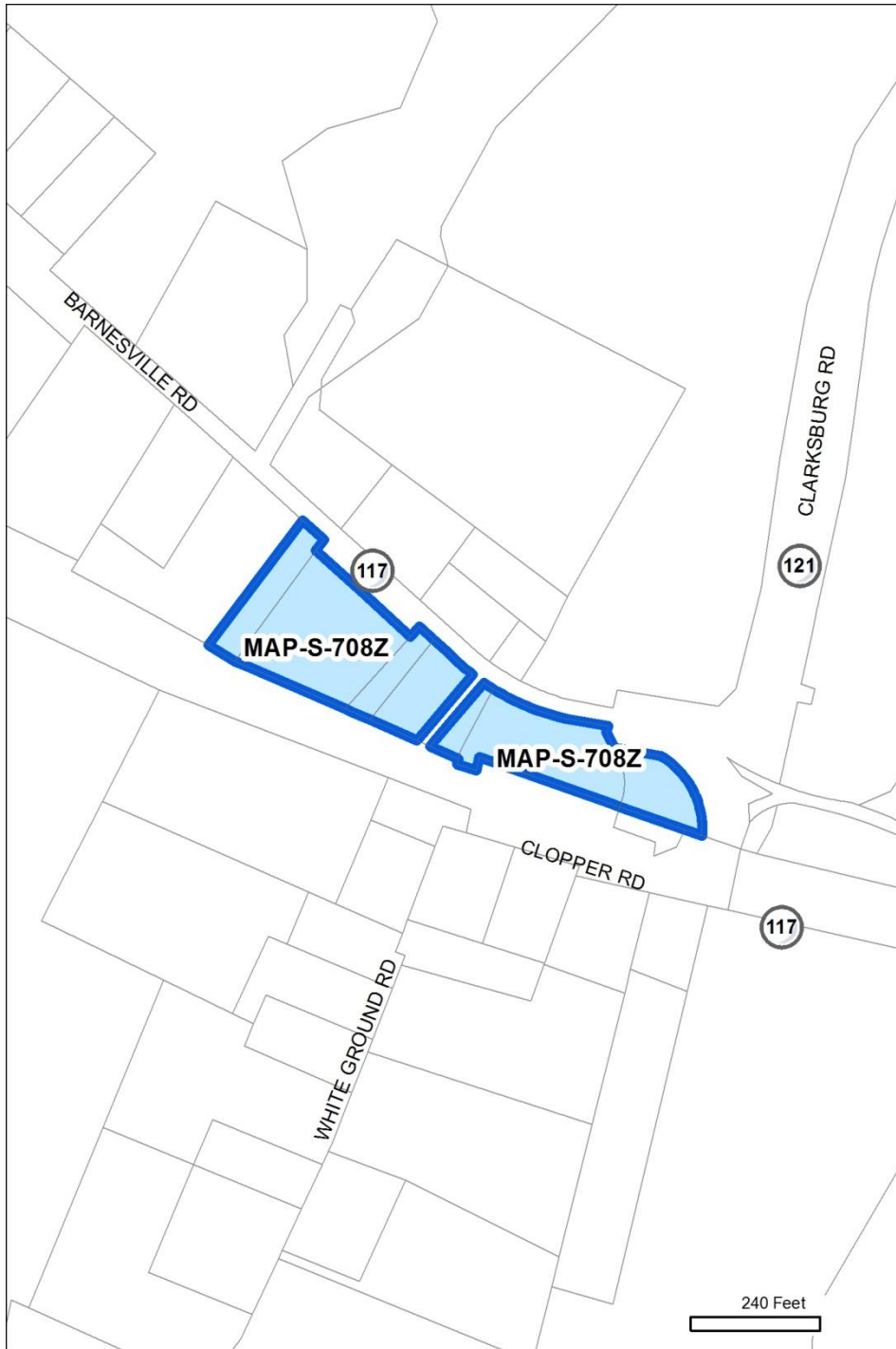
Unique ID: MAP-S-708W		staff change
Master Plan ID:		
Master Plan:	Olney	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



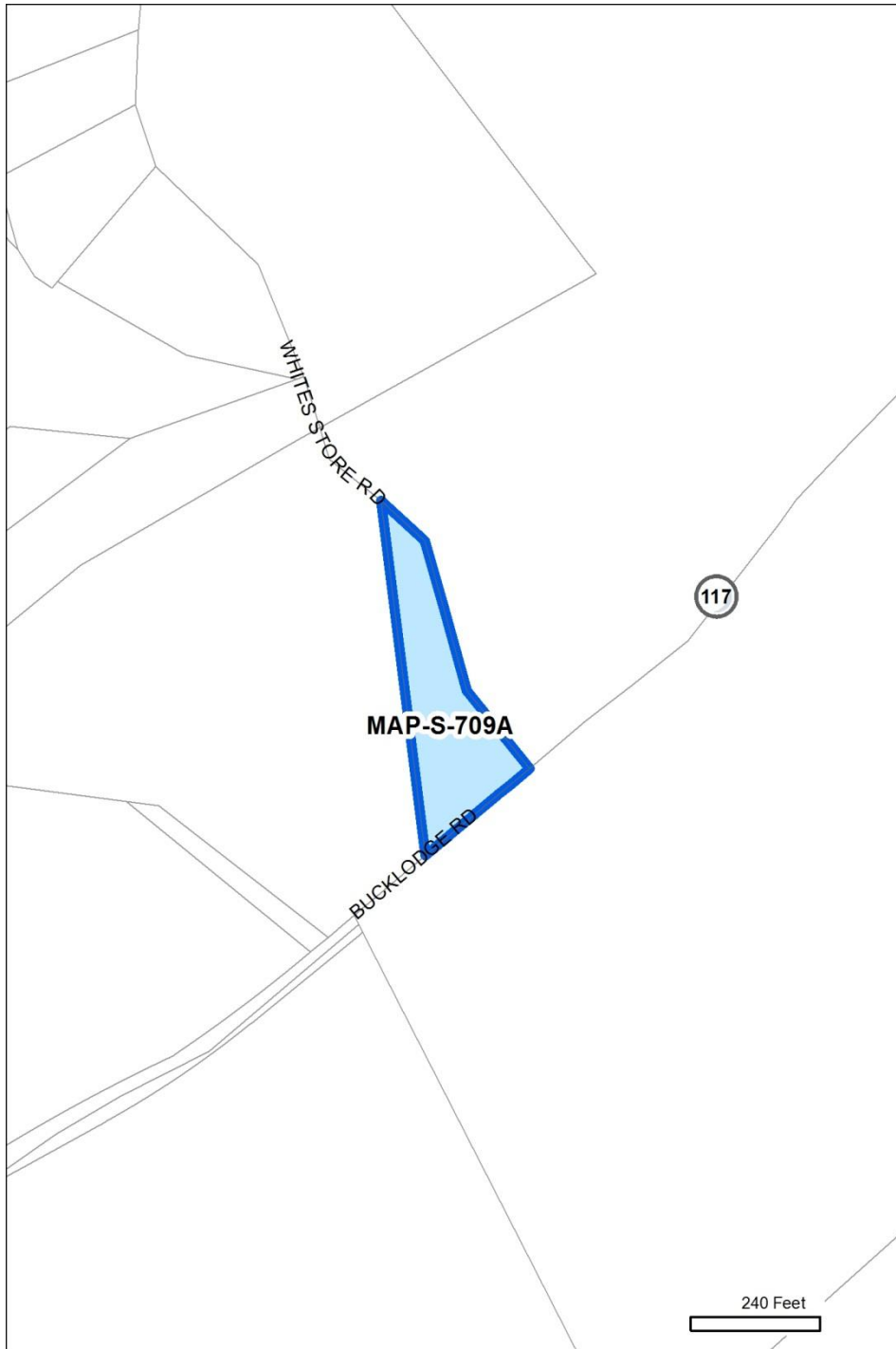
Unique ID: MAP-S-708X		staff change
Master Plan ID:		
Master Plan:	Sandy Spring / Ashton	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



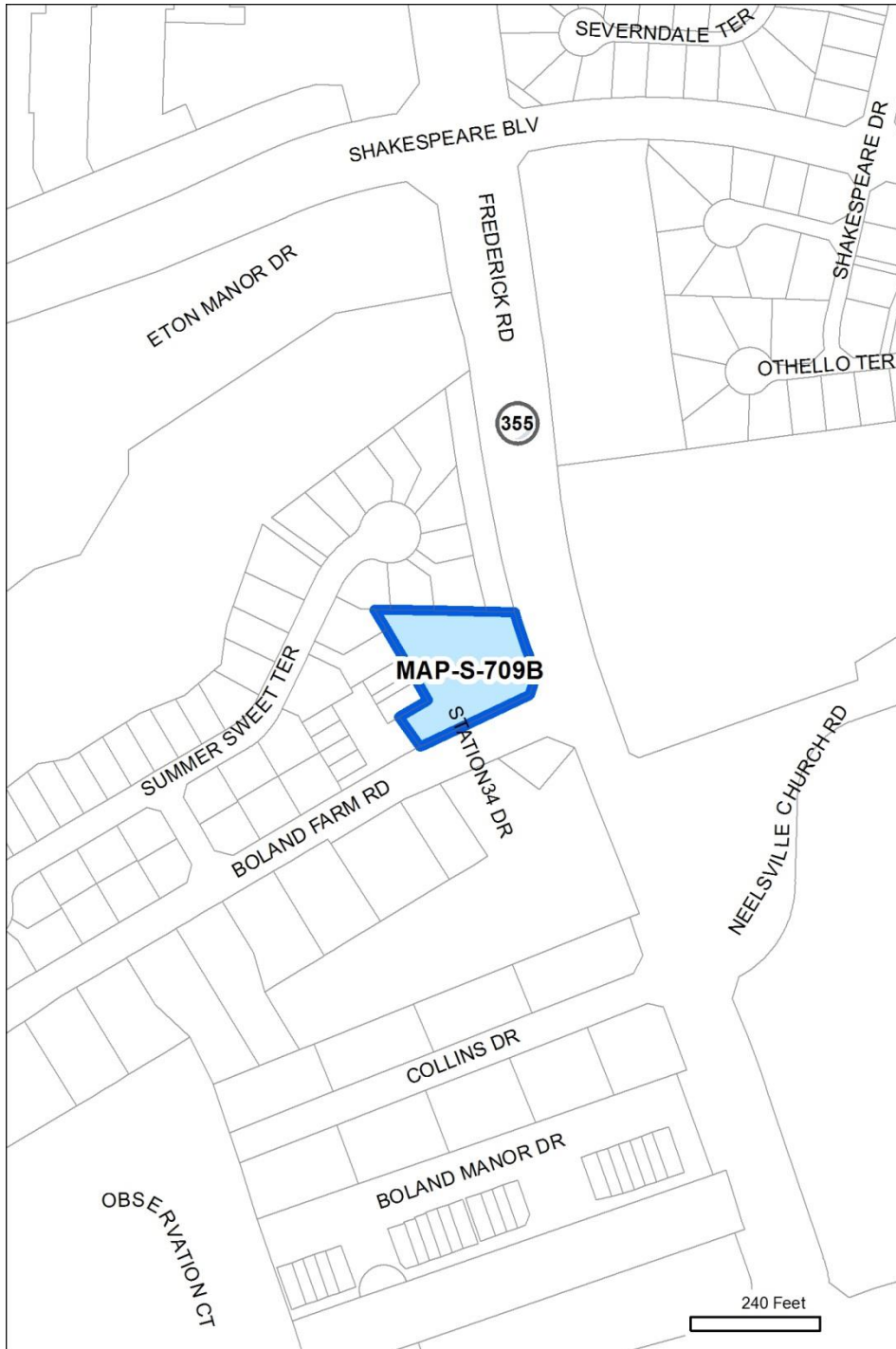
Unique ID: MAP-S-708Y		staff change
Master Plan ID:		
Master Plan:	Germantown	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



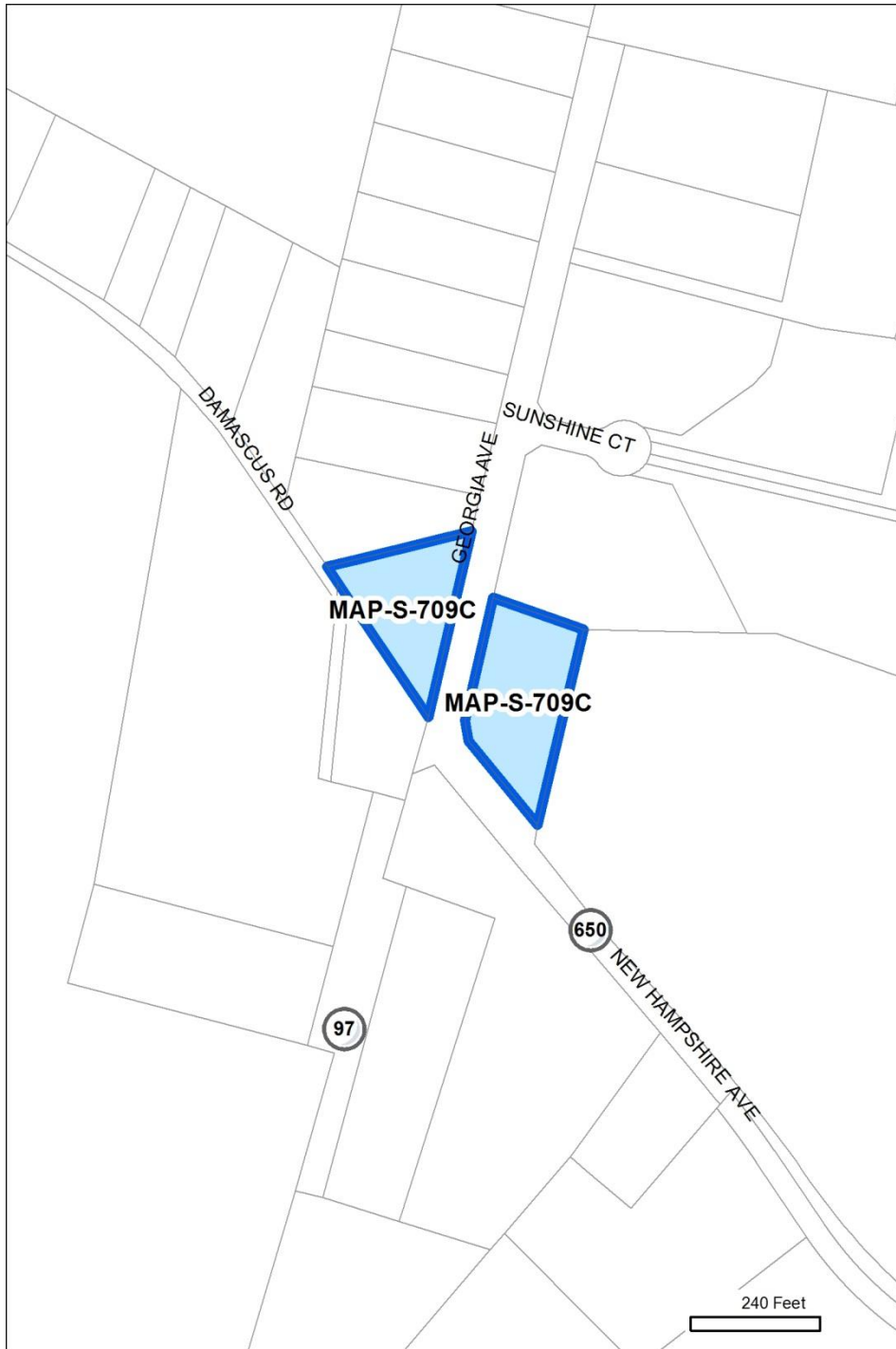
Unique ID: MAP-S-708Z		staff change
Master Plan ID:		
Master Plan:	Boys	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



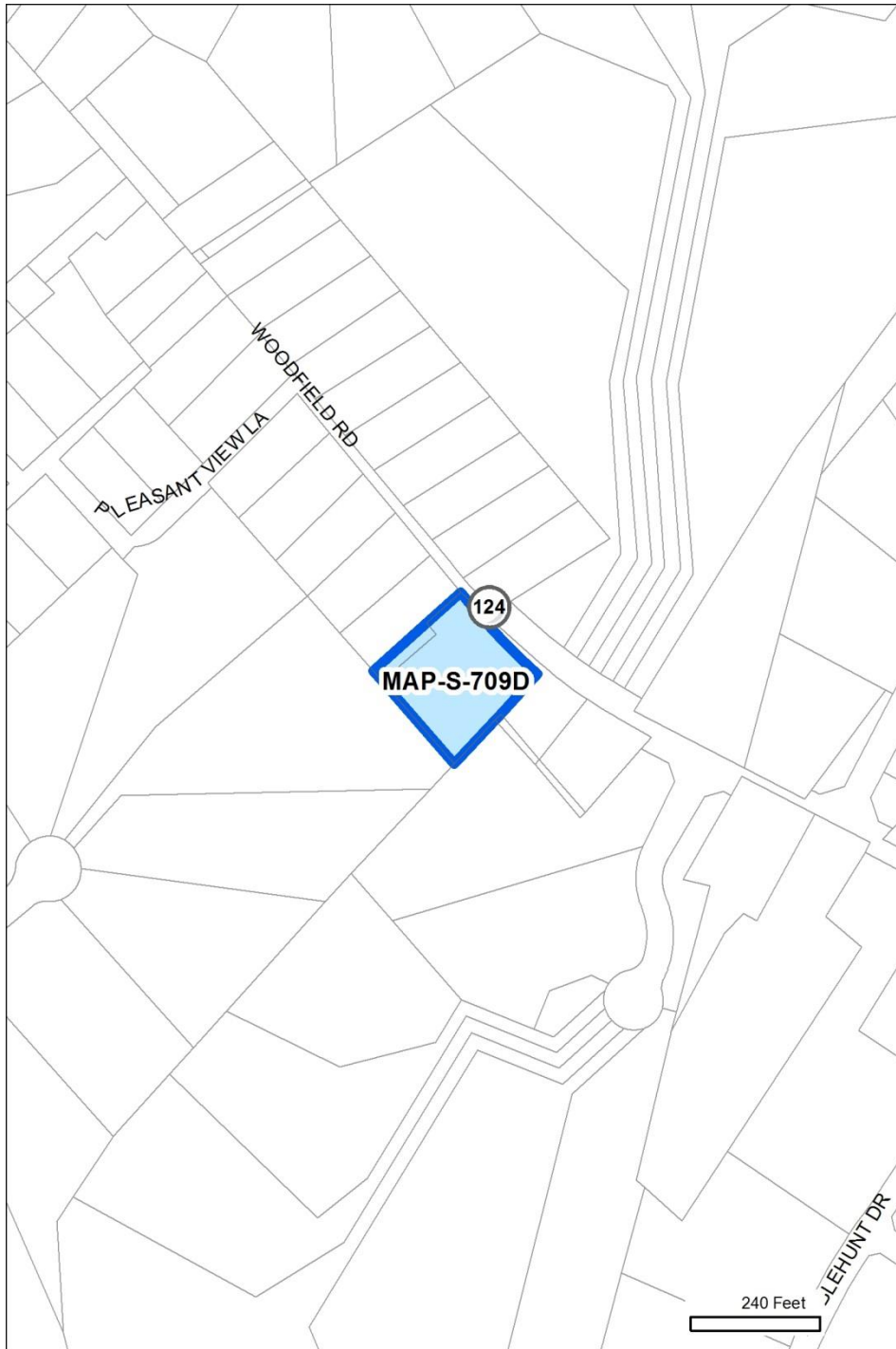
Unique ID: MAP-S-709A		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



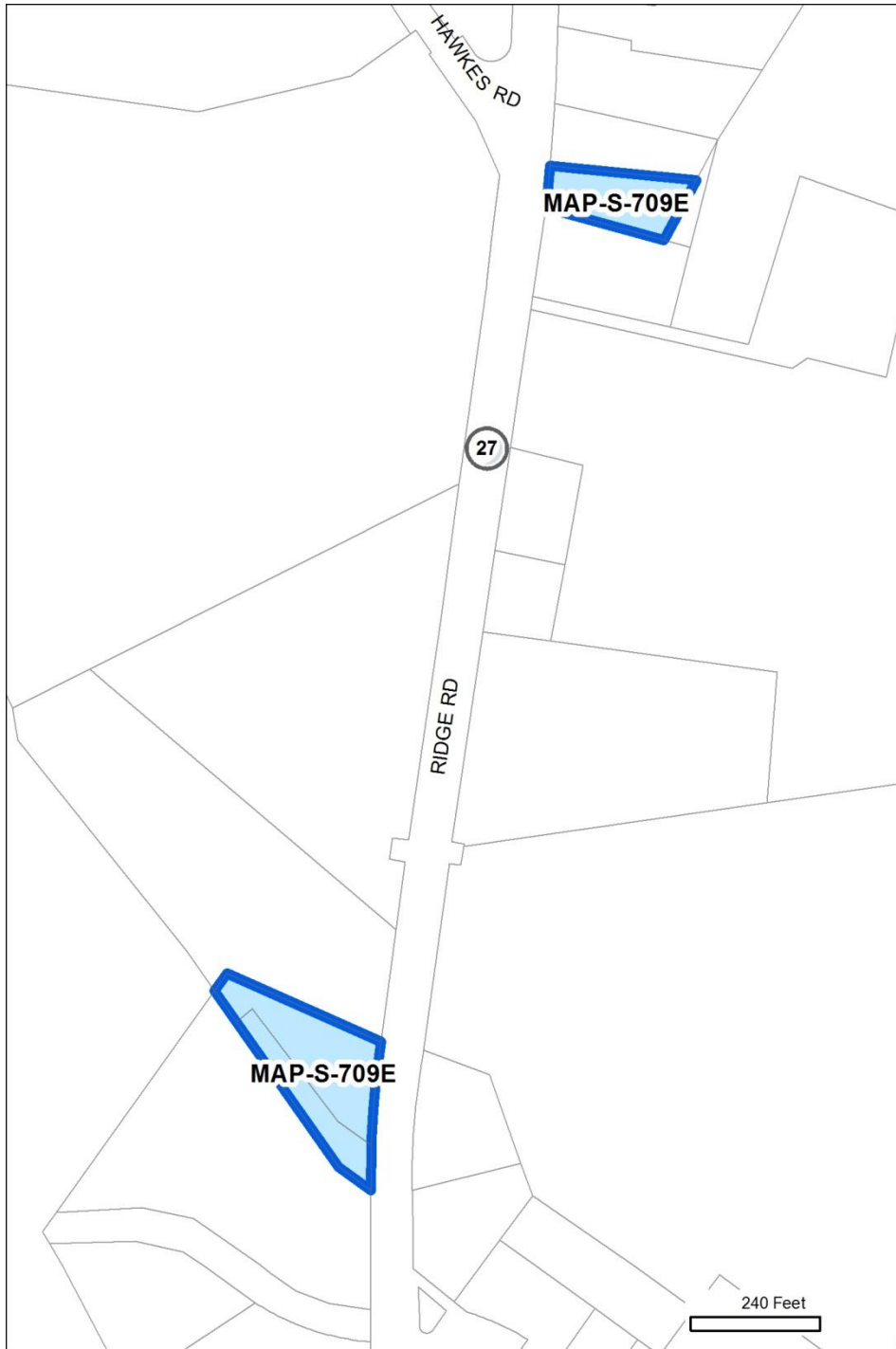
Unique ID: MAP-S-709B		staff change
Master Plan ID:		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



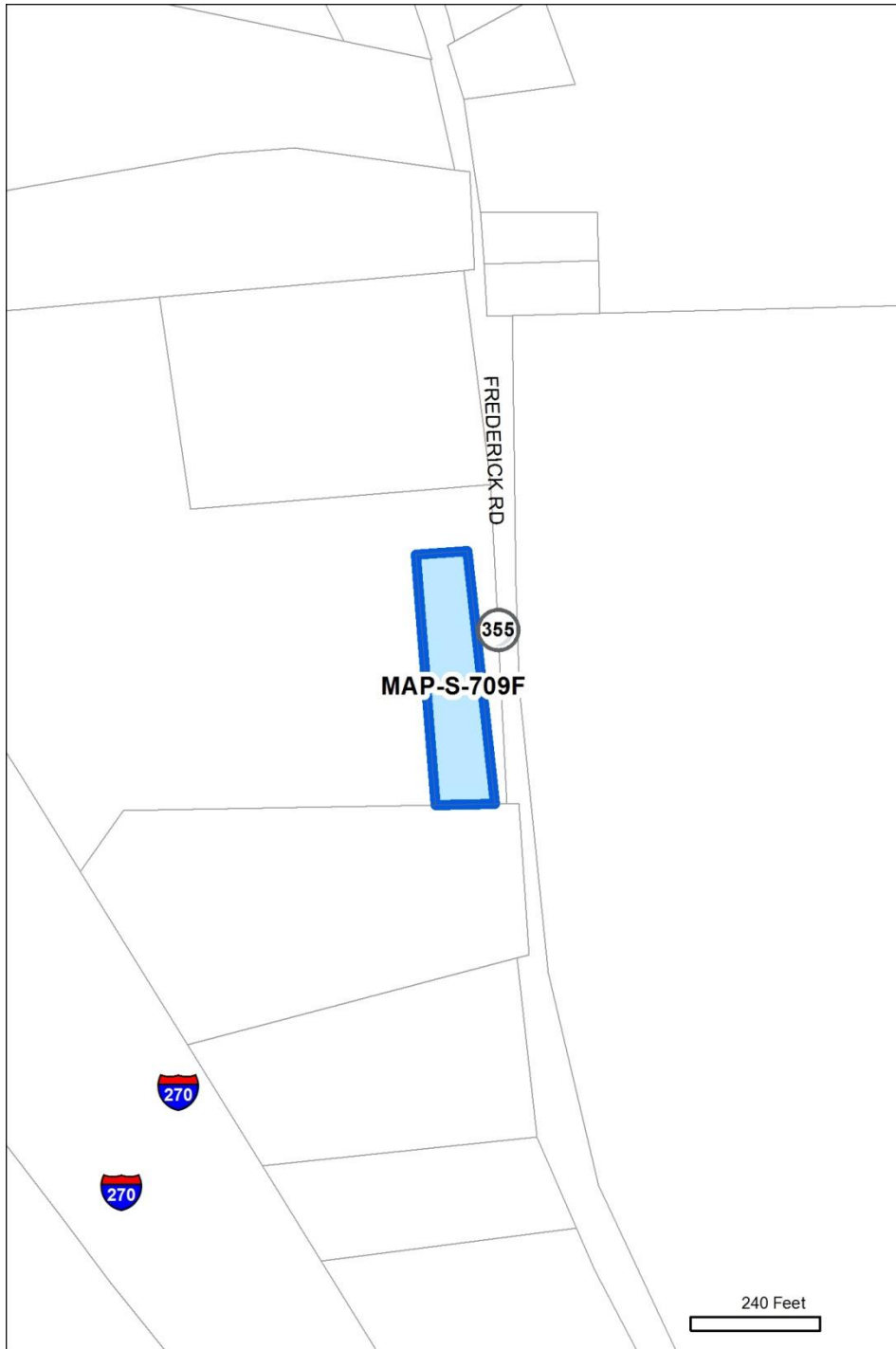
Unique ID: MAP-S-709C		staff change
Master Plan ID:		
Master Plan:	Olney	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



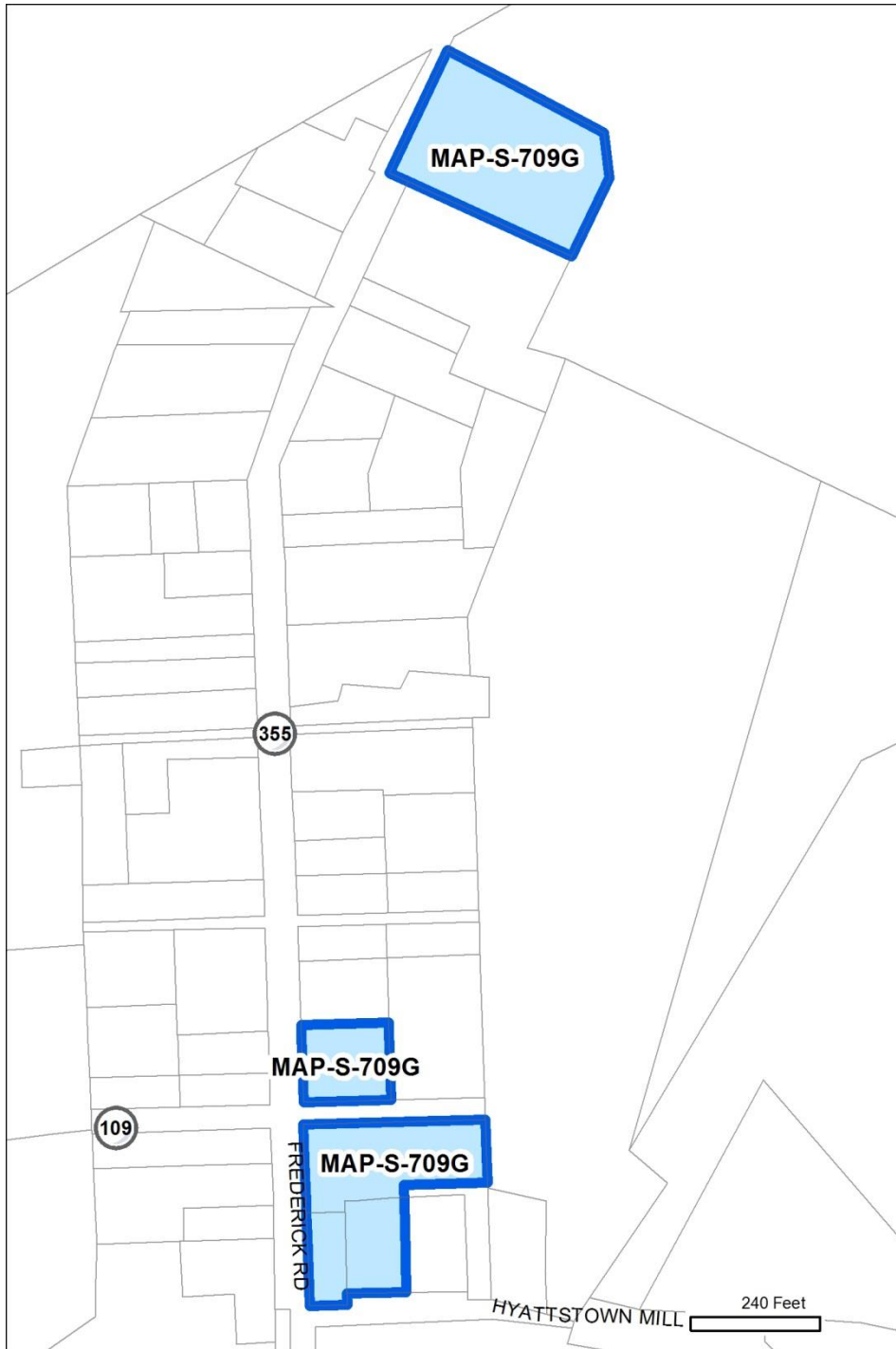
Unique ID: MAP-S-709D		staff change
Master Plan ID:		
Master Plan:	Damascus	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-709E		staff change
Master Plan ID:		
Master Plan:	Clarksburg	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



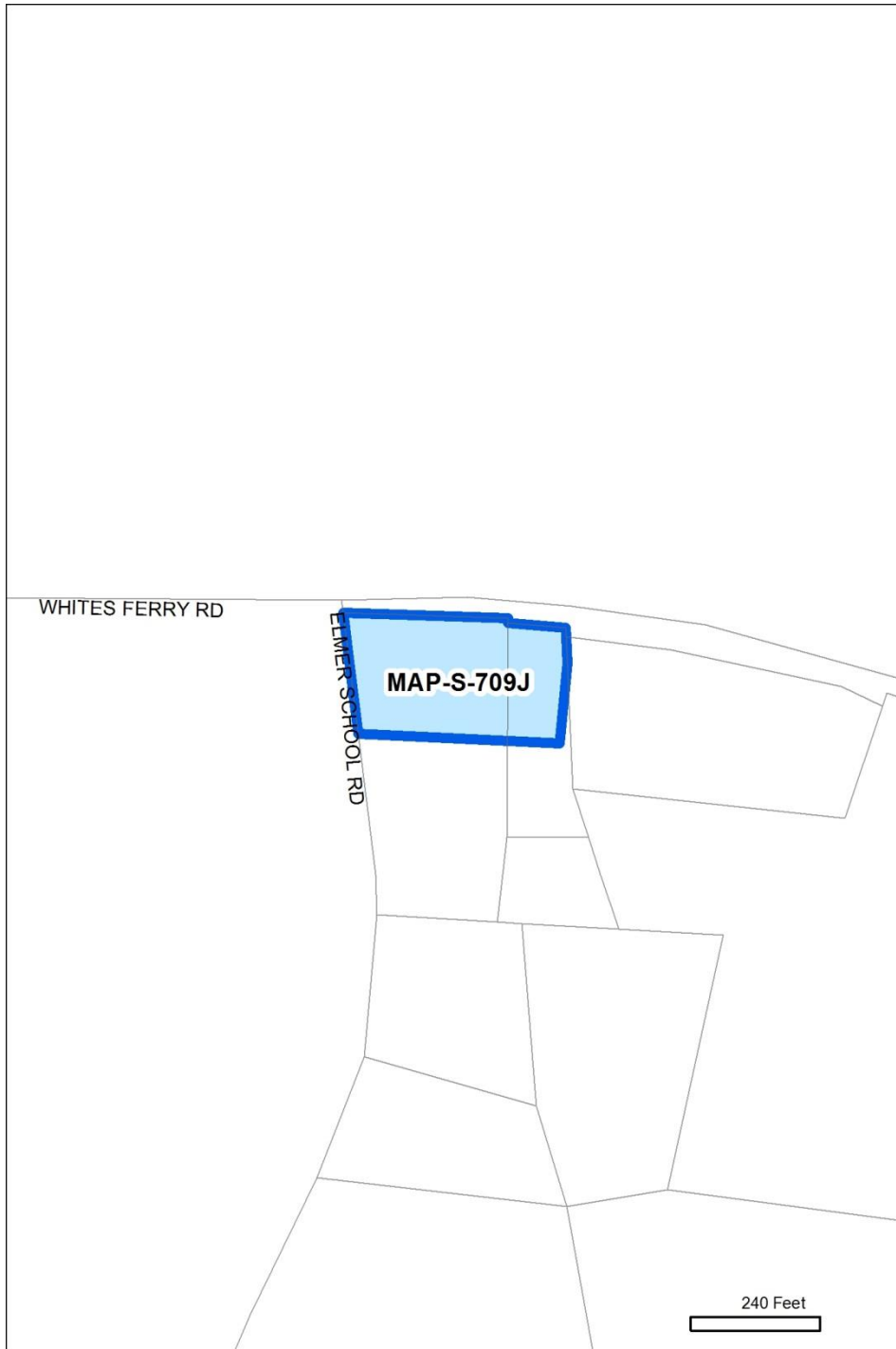
Unique ID: MAP-S-709F		staff change
Master Plan ID:		
Master Plan:	Clarksburg	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



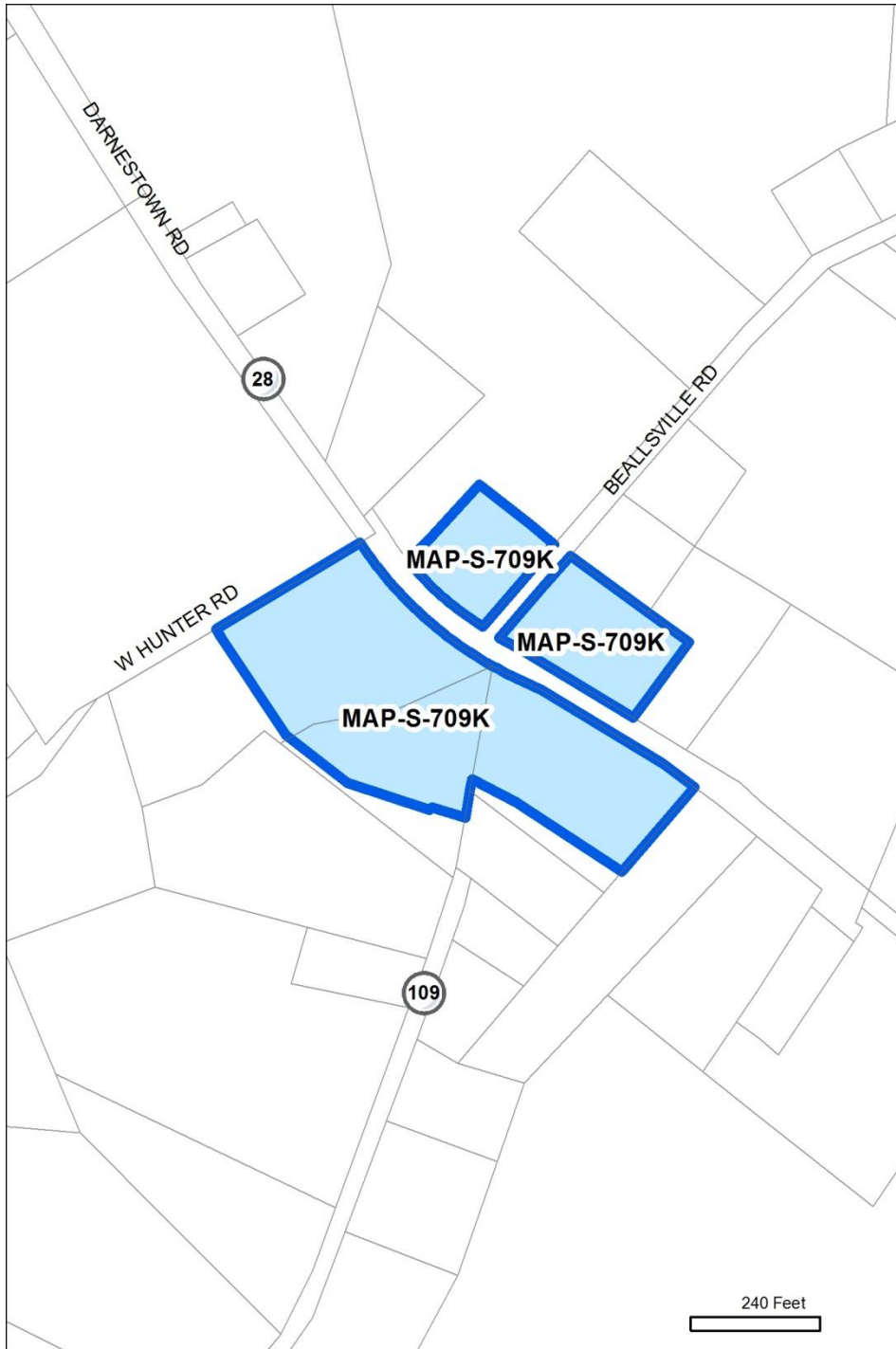
Unique ID: MAP-S-709G		staff change
Master Plan ID:		
Master Plan:	Clarksburg	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



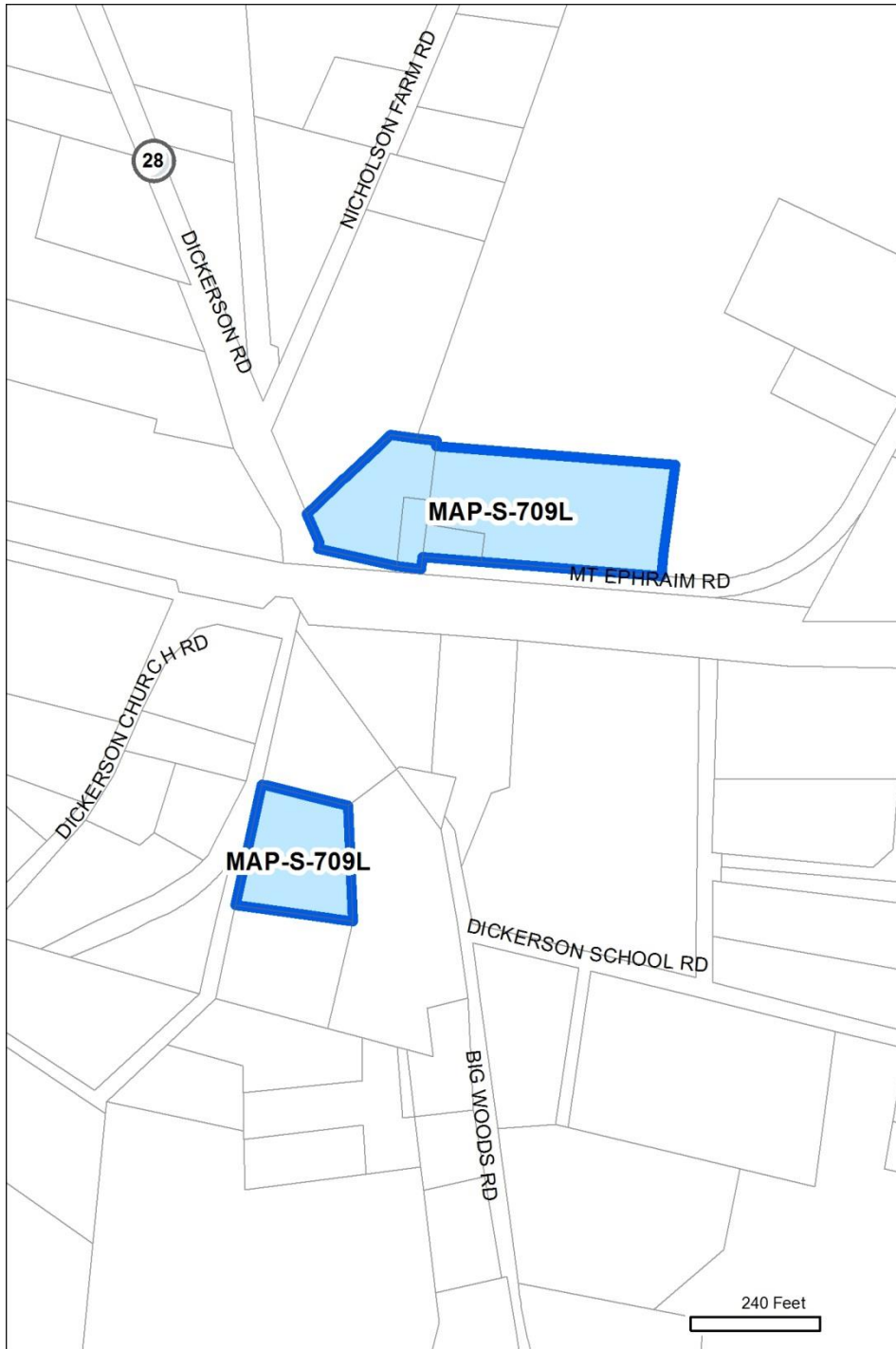
Unique ID: MAP-S-709H		staff change
Master Plan ID:		
Master Plan:	Damascus	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-709J		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



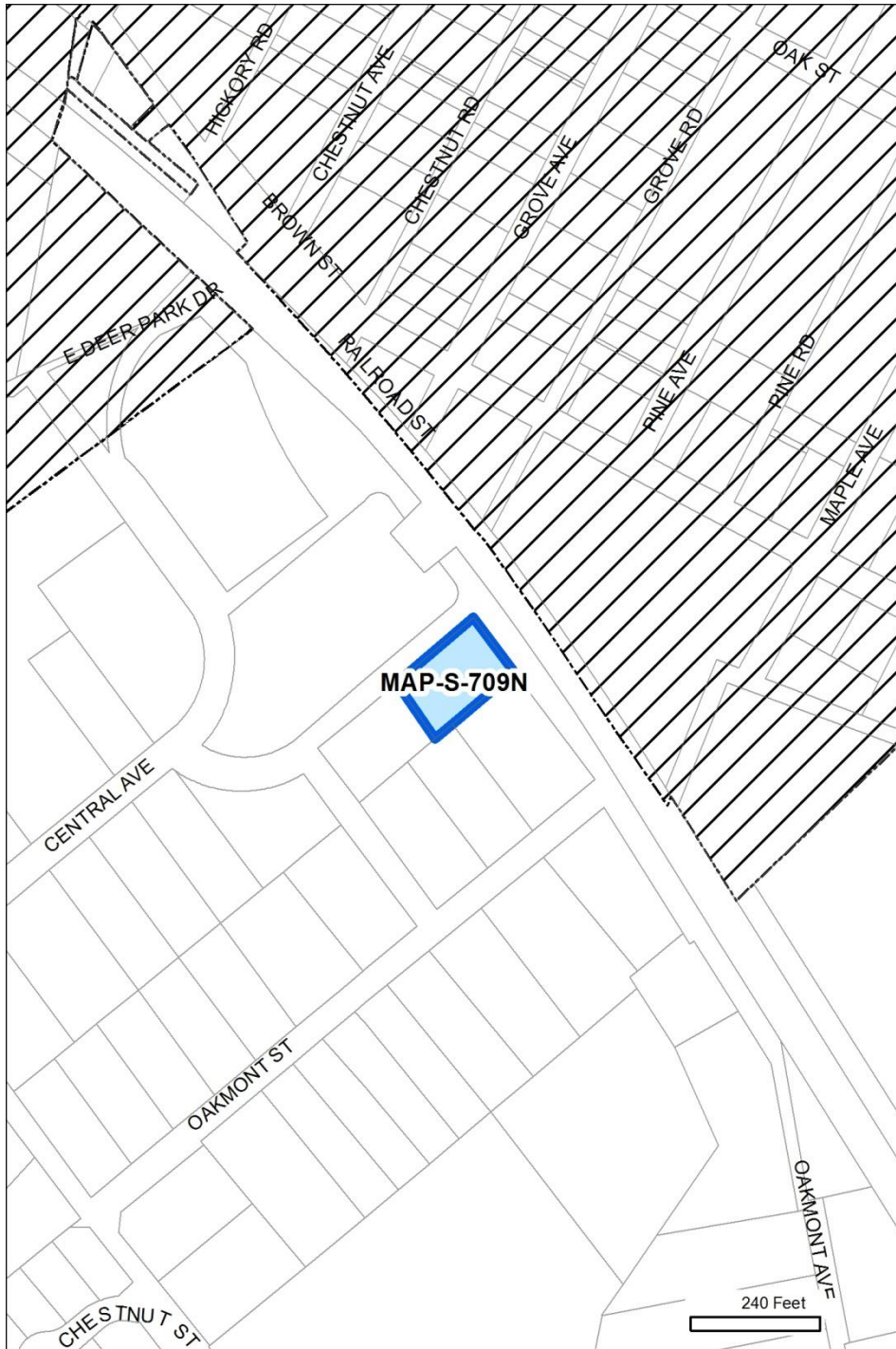
Unique ID: MAP-S-709K		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-709L		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



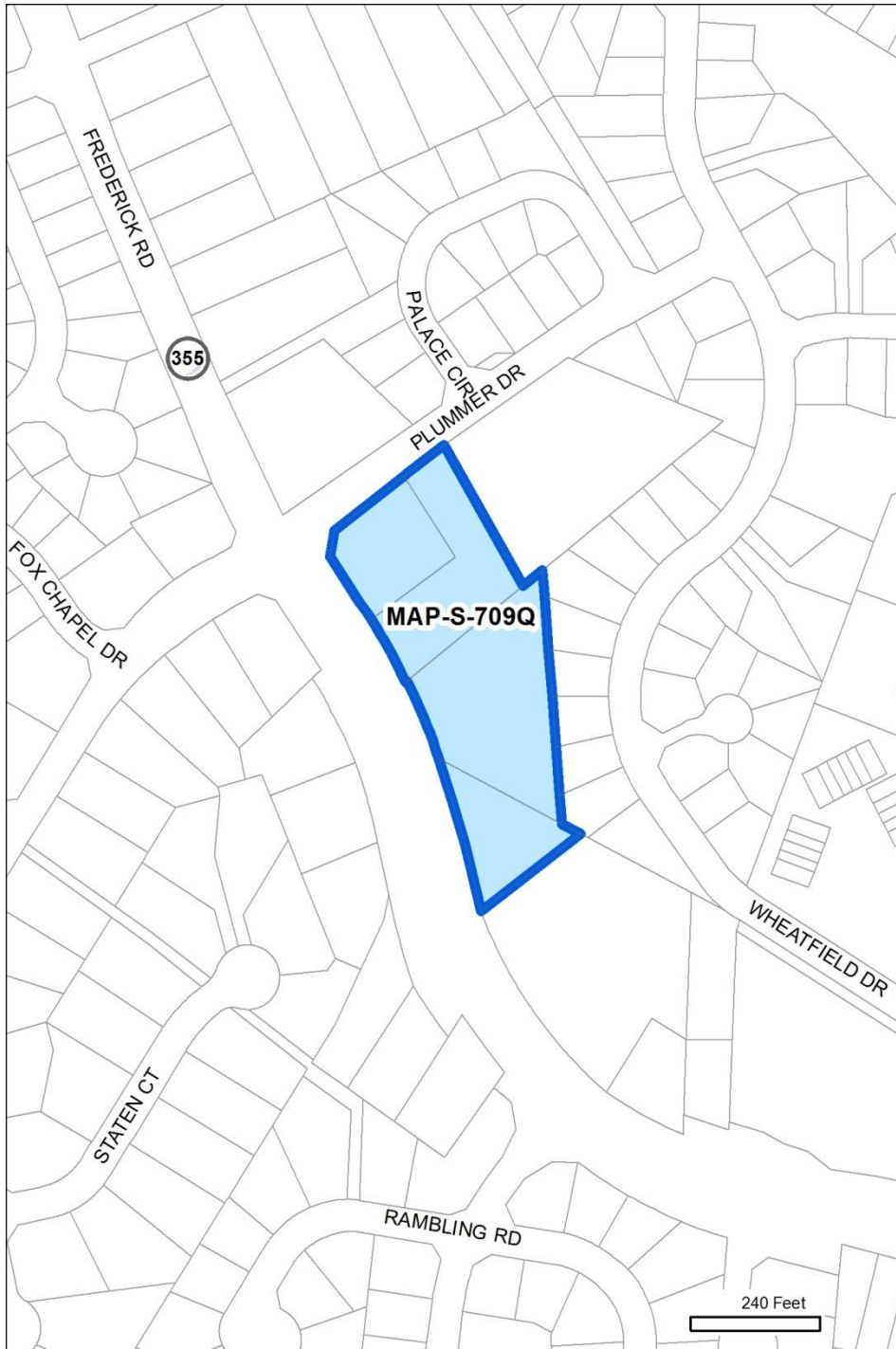
Unique ID: MAP-S-709M		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



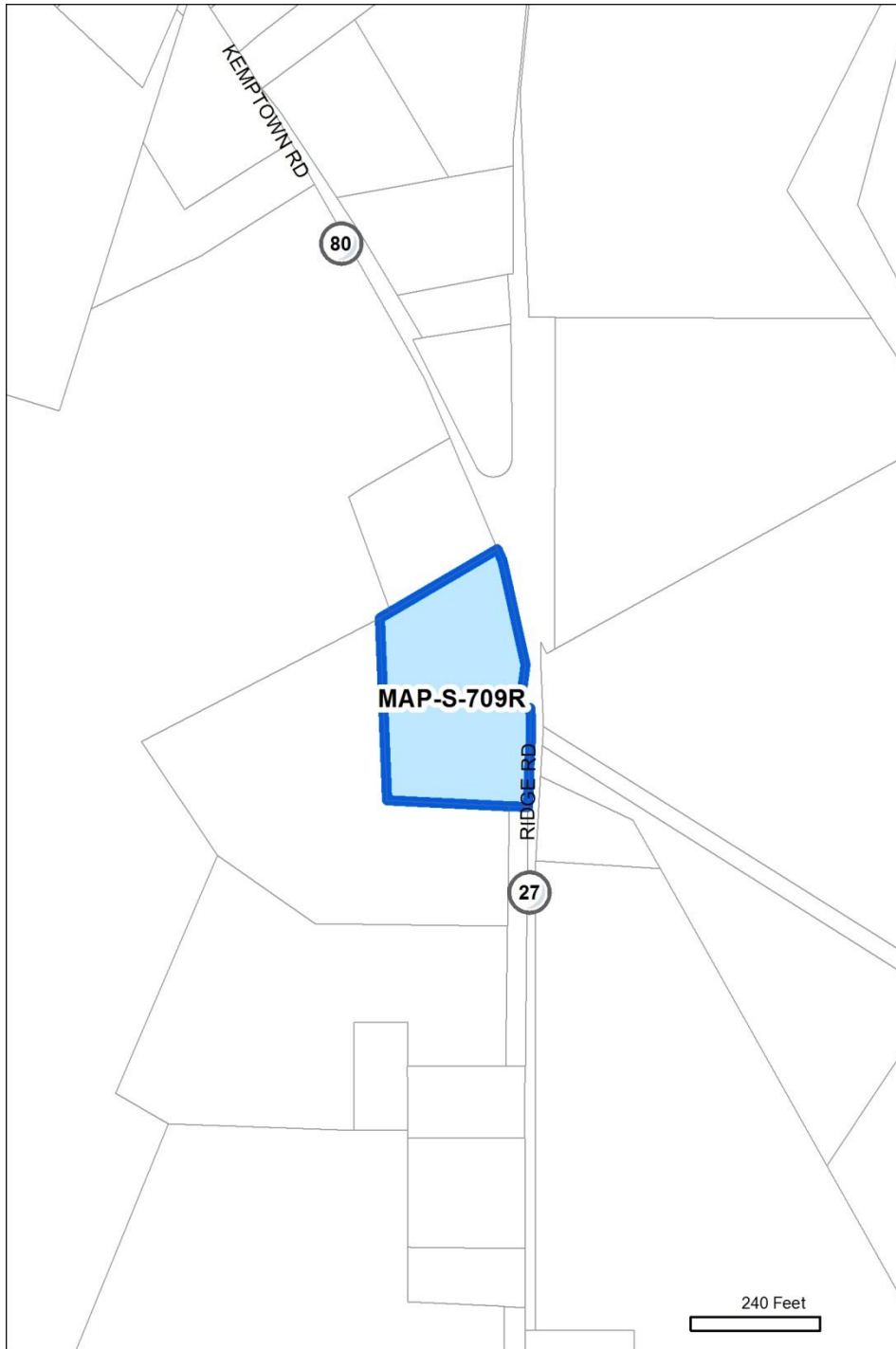
Unique ID: MAP-S-709N		staff change
Master Plan ID:		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



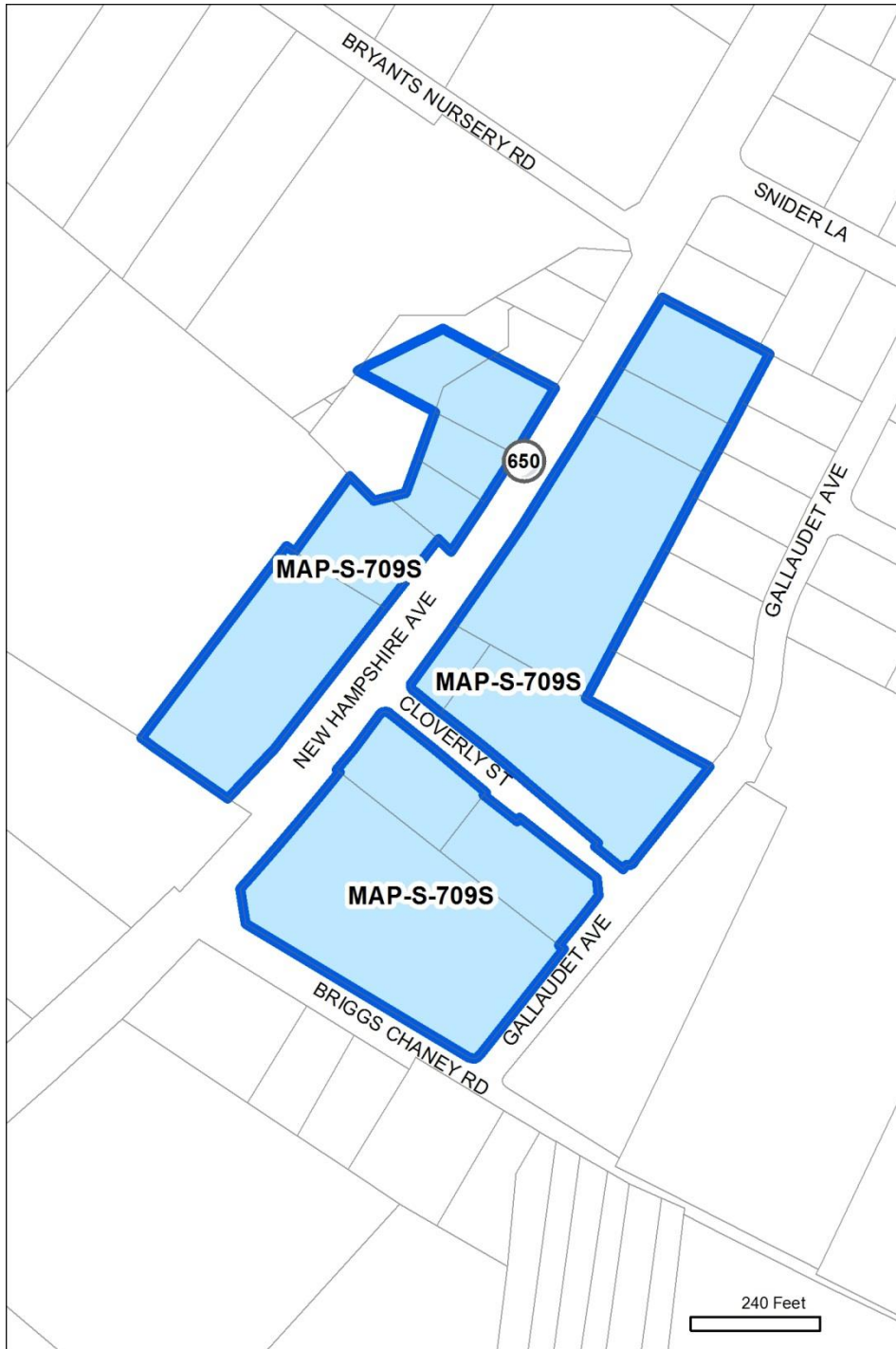
Unique ID: MAP-S-709P		staff change
Master Plan ID:		
Master Plan:	Upper Rock Creek	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-709Q		staff change
Master Plan ID:		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



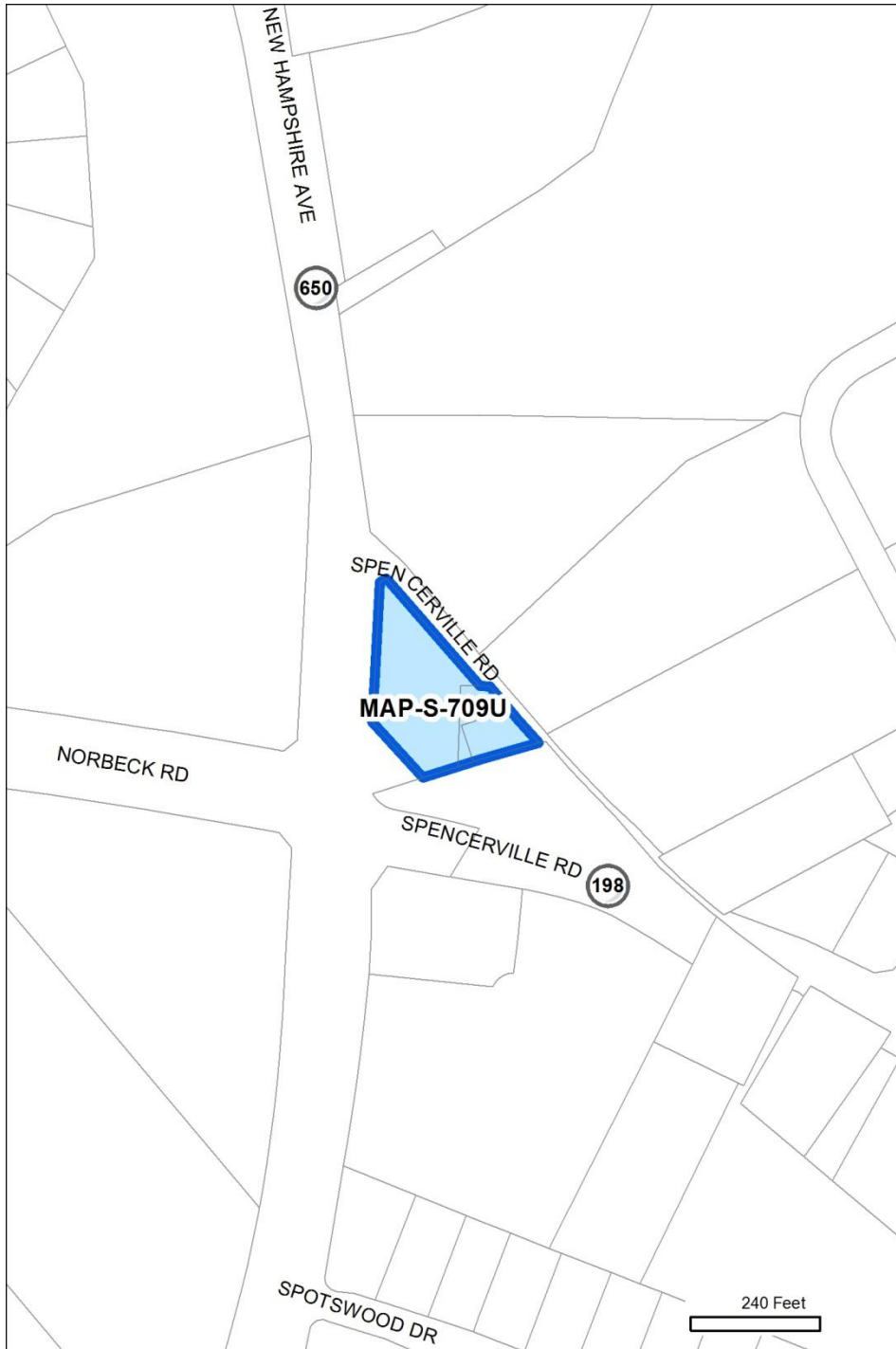
Unique ID: MAP-S-709R		staff change
Master Plan ID:		
Master Plan:	Damascus	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



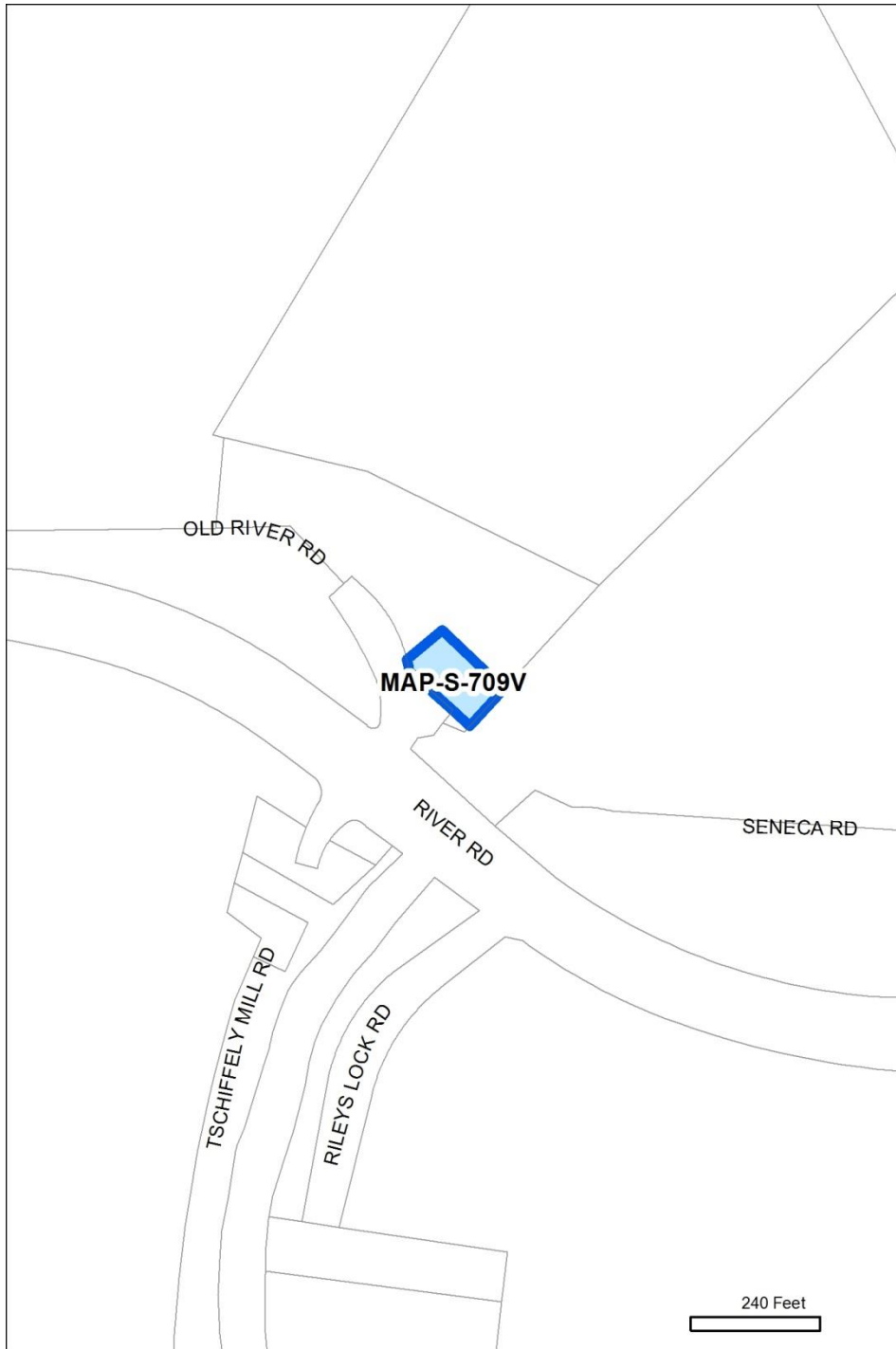
Unique ID: MAP-S-709S		staff change
Master Plan ID:		
Master Plan:	Cloverly	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



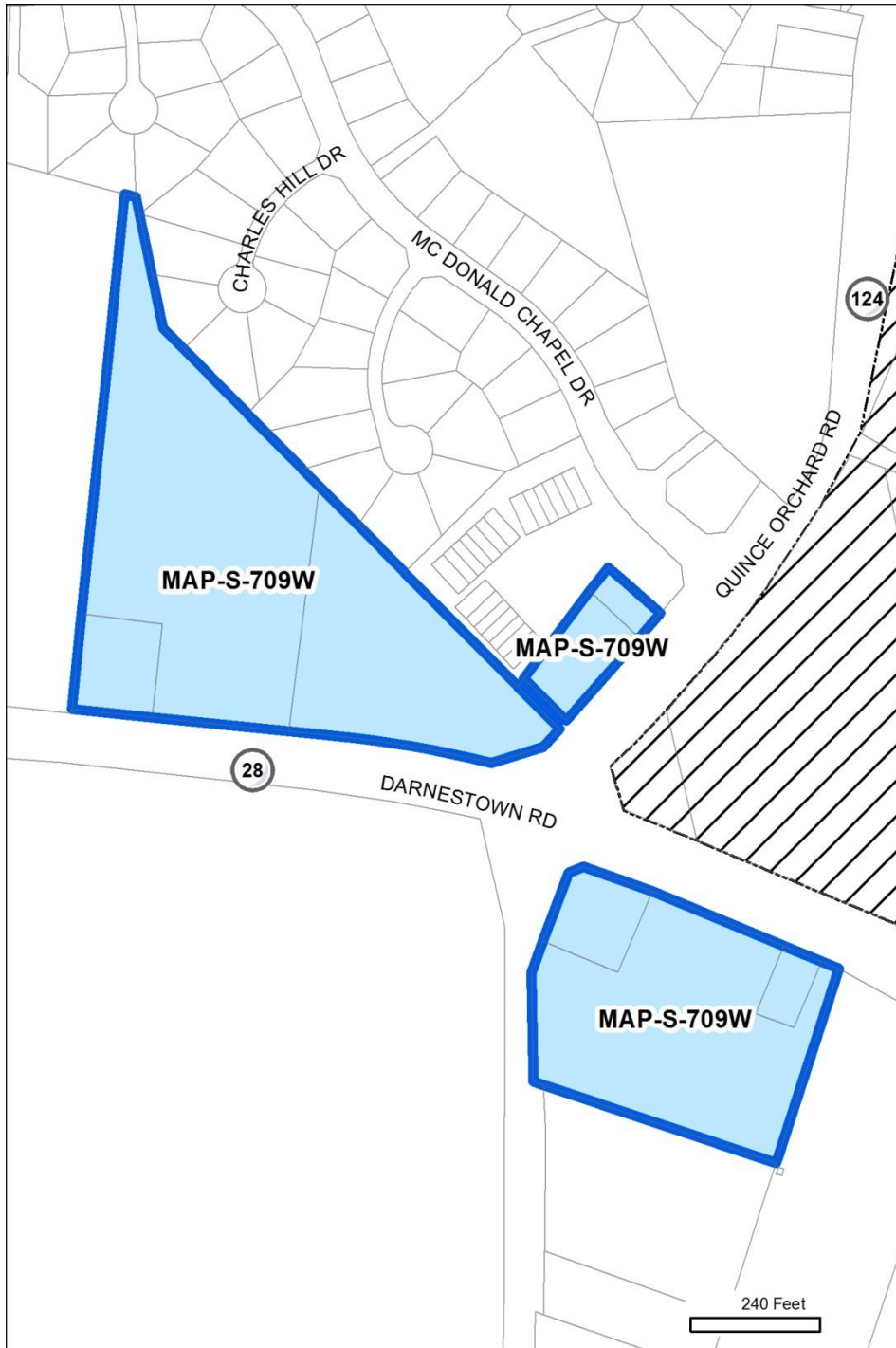
Unique ID: MAP-S-709T		staff change
Master Plan ID:		
Master Plan:	Cloverly	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



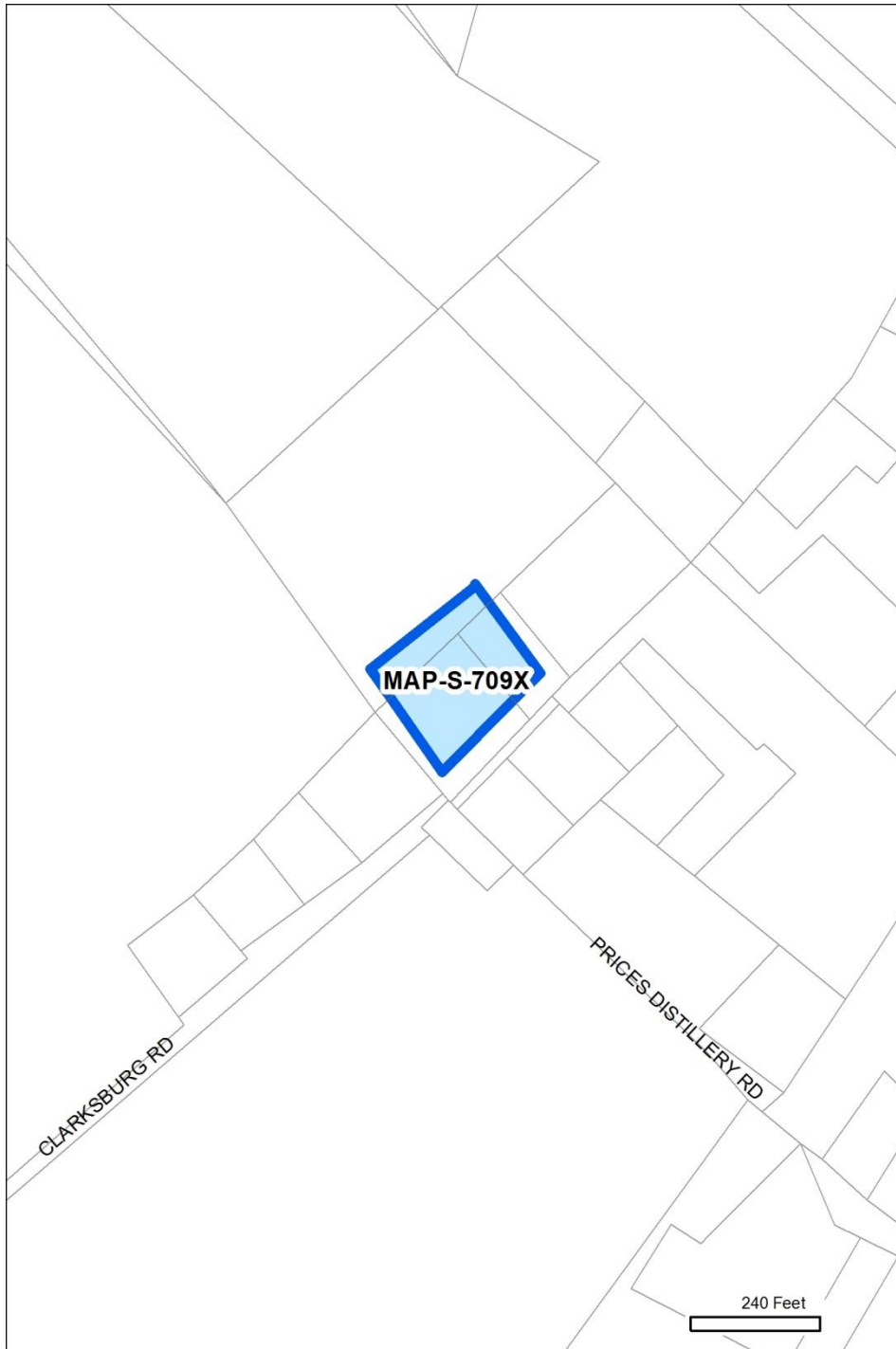
Unique ID: MAP-S-709U		staff change
Master Plan ID:		
Master Plan:	Cloverly	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-709V		staff change
Master Plan ID:		
Master Plan:	Ag Reserve	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



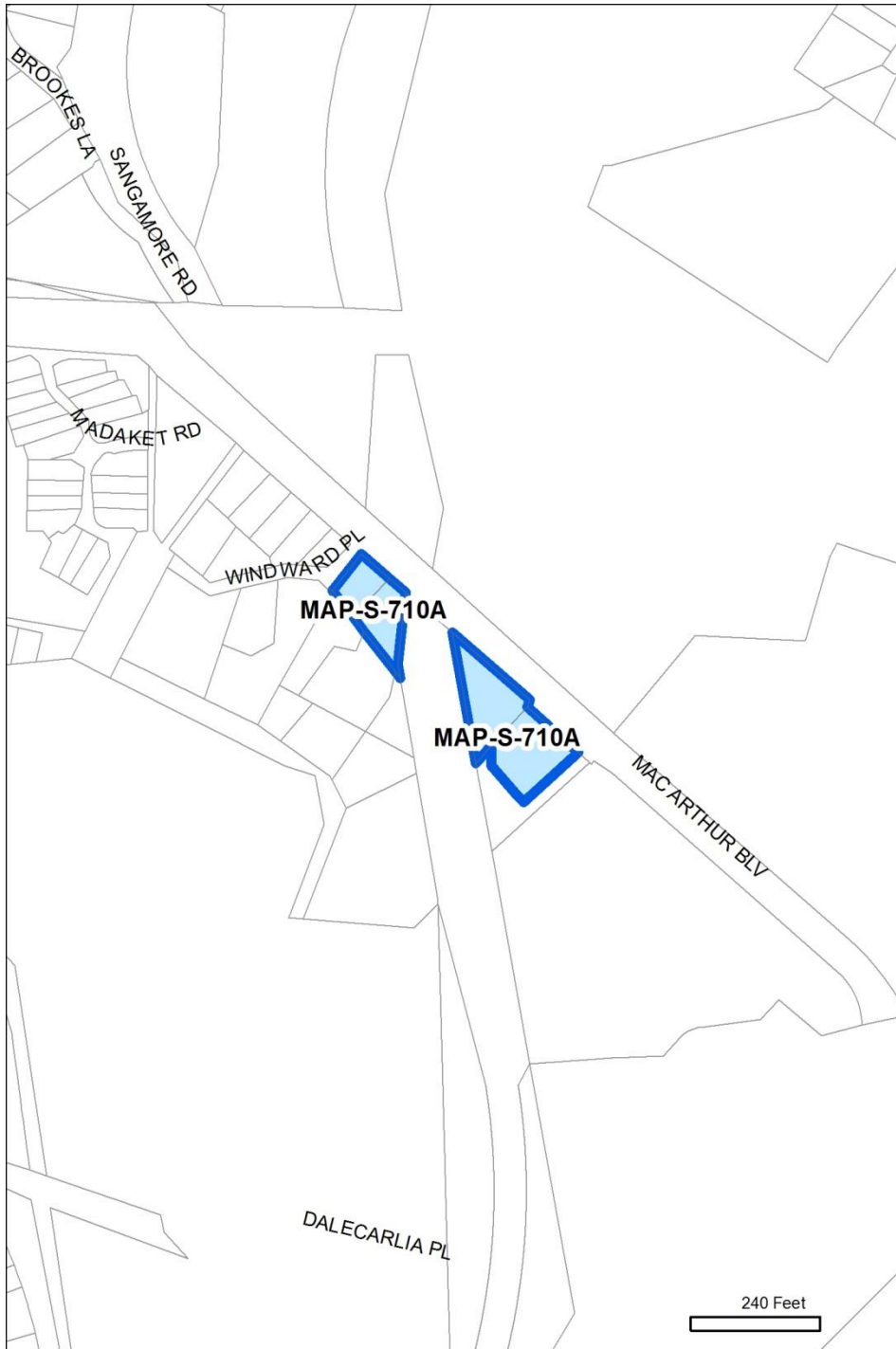
Unique ID: MAP-S-709W		staff change
Master Plan ID:		
Master Plan:	Potomac / GSSC	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



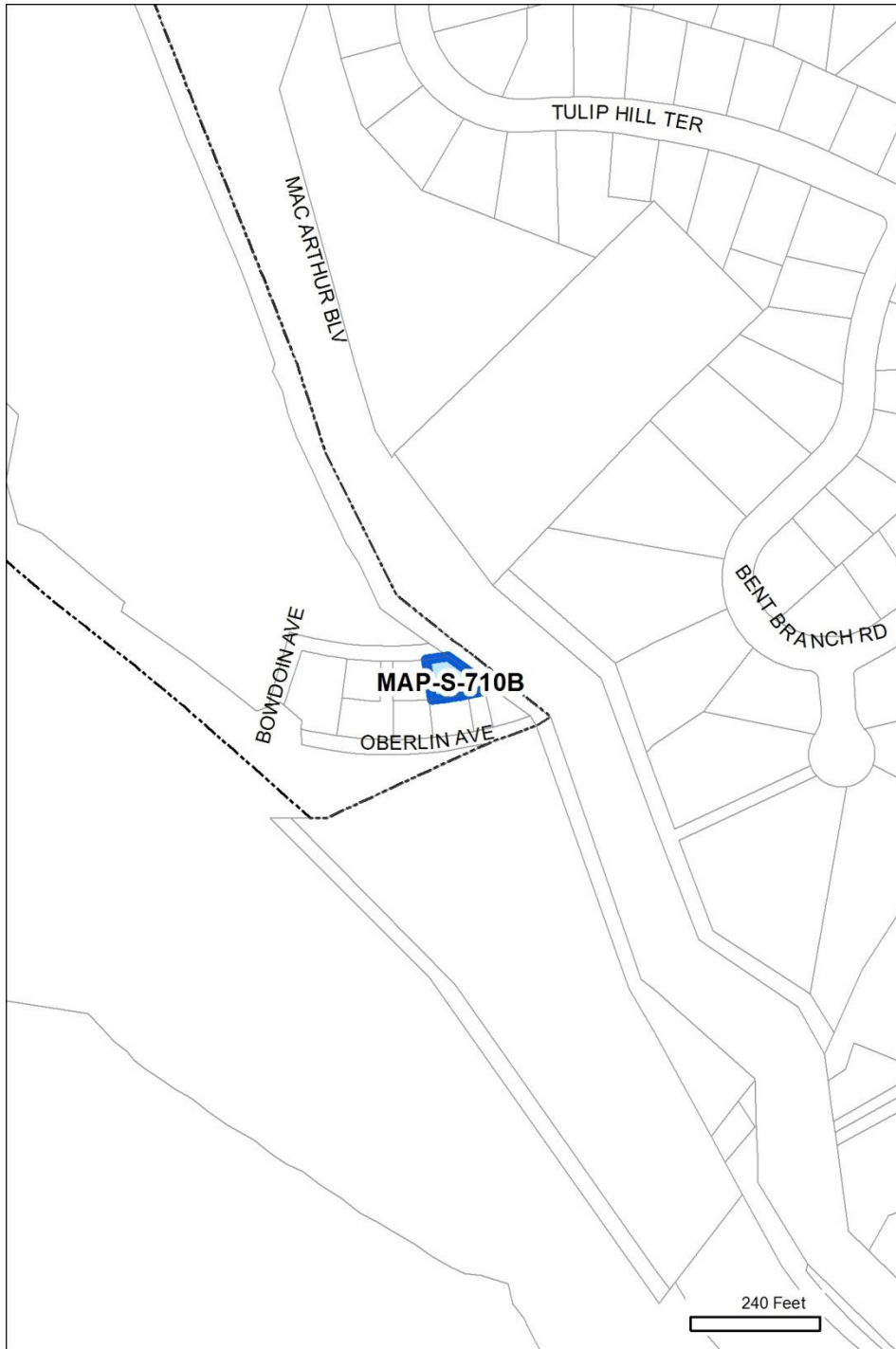
Unique ID: MAP-S-709X		staff change
Master Plan ID:		
Master Plan:	Damascus	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



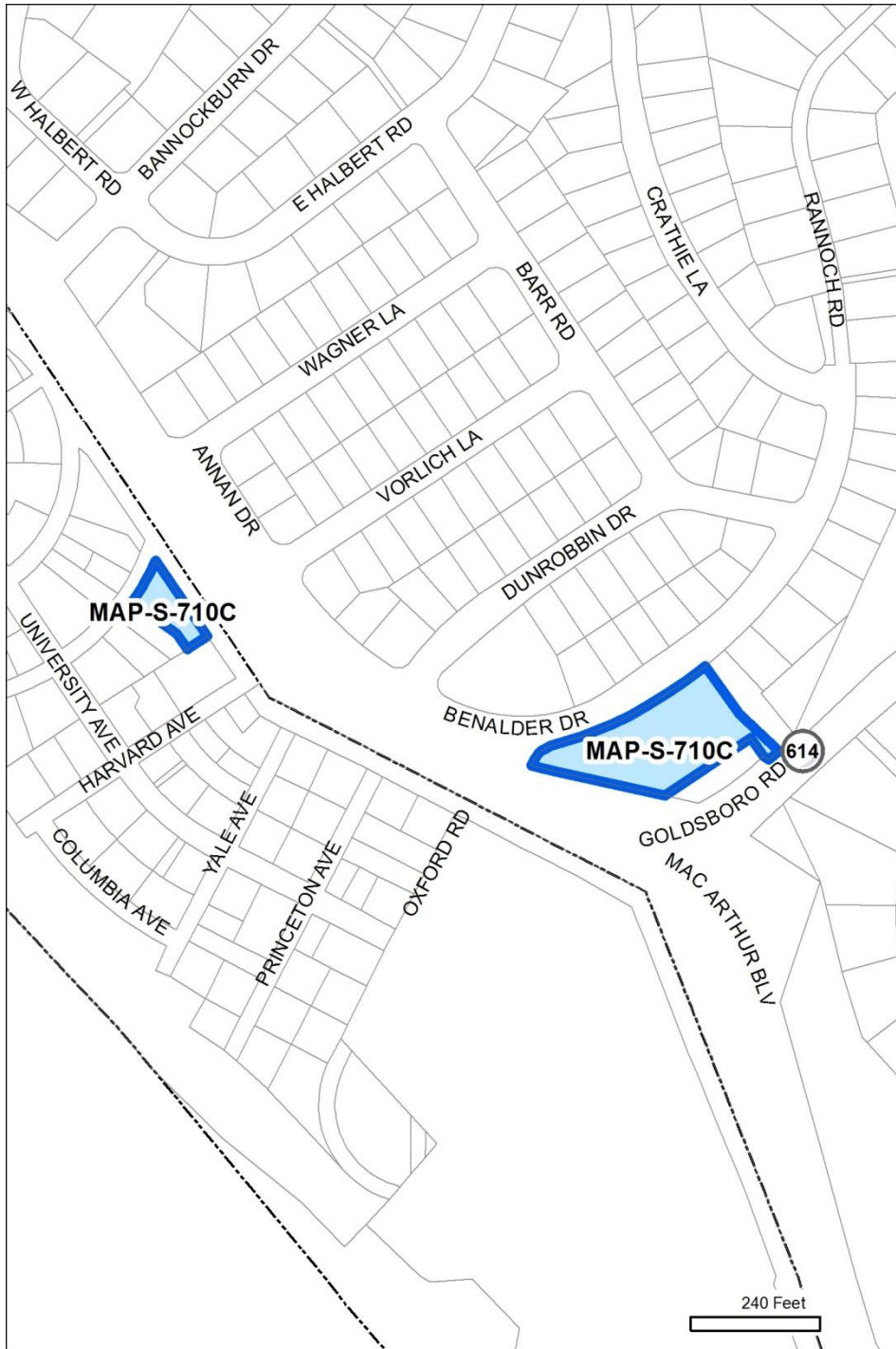
Unique ID: MAP-S-709Y		staff change
Master Plan ID:		
Master Plan:	Germantown	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	NR-1.0 H-45	
Prop. Revised Conv:	NR-0.75 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to NR-1.0 H-45.</i></p> <p><i>However, staff analysis indicates that the buildable FAR is generally unlikely to exceed 0.75 in the C-1 zone (which does not have a statutory FAR limit).</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting or confronting property zoned R-150 or less intense and vacant or improved with a residential use or in an area of C-1 that is 5 contiguous acres or more to NR-0.75 H-45.</i></p>		



Unique ID: MAP-S-710A		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



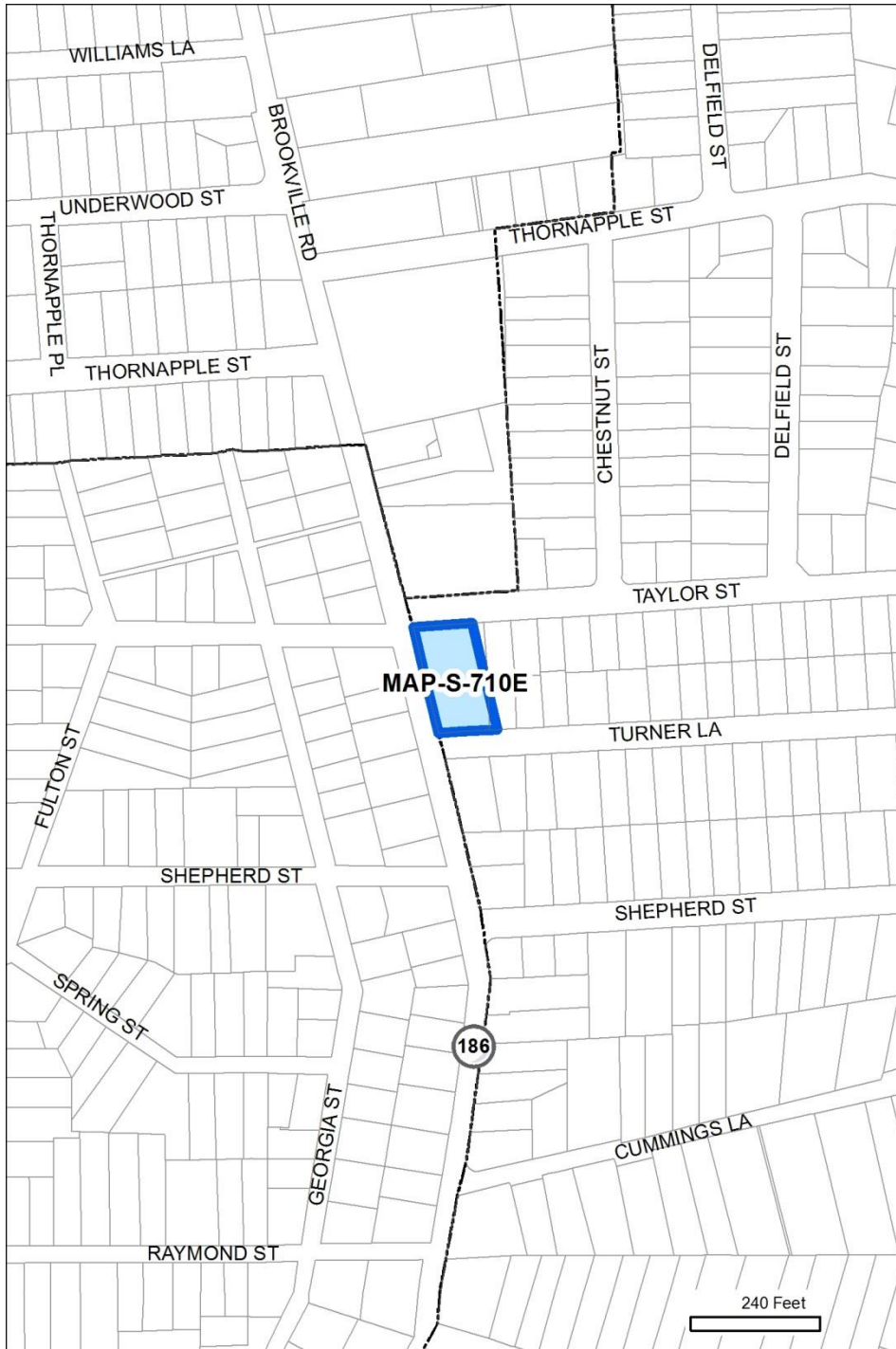
Unique ID: MAP-S-710B		staff change
Master Plan ID:		
Master Plan:		Bethesda / Chevy Chase
Location:		
Existing Zone:		C-1
Proposed Conv: (6/2)		CRT-0.5 C-0.5 R-0.25 H-35
Prop. Revised Conv:		CRT-0.75 C-0.75 R-0.25 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



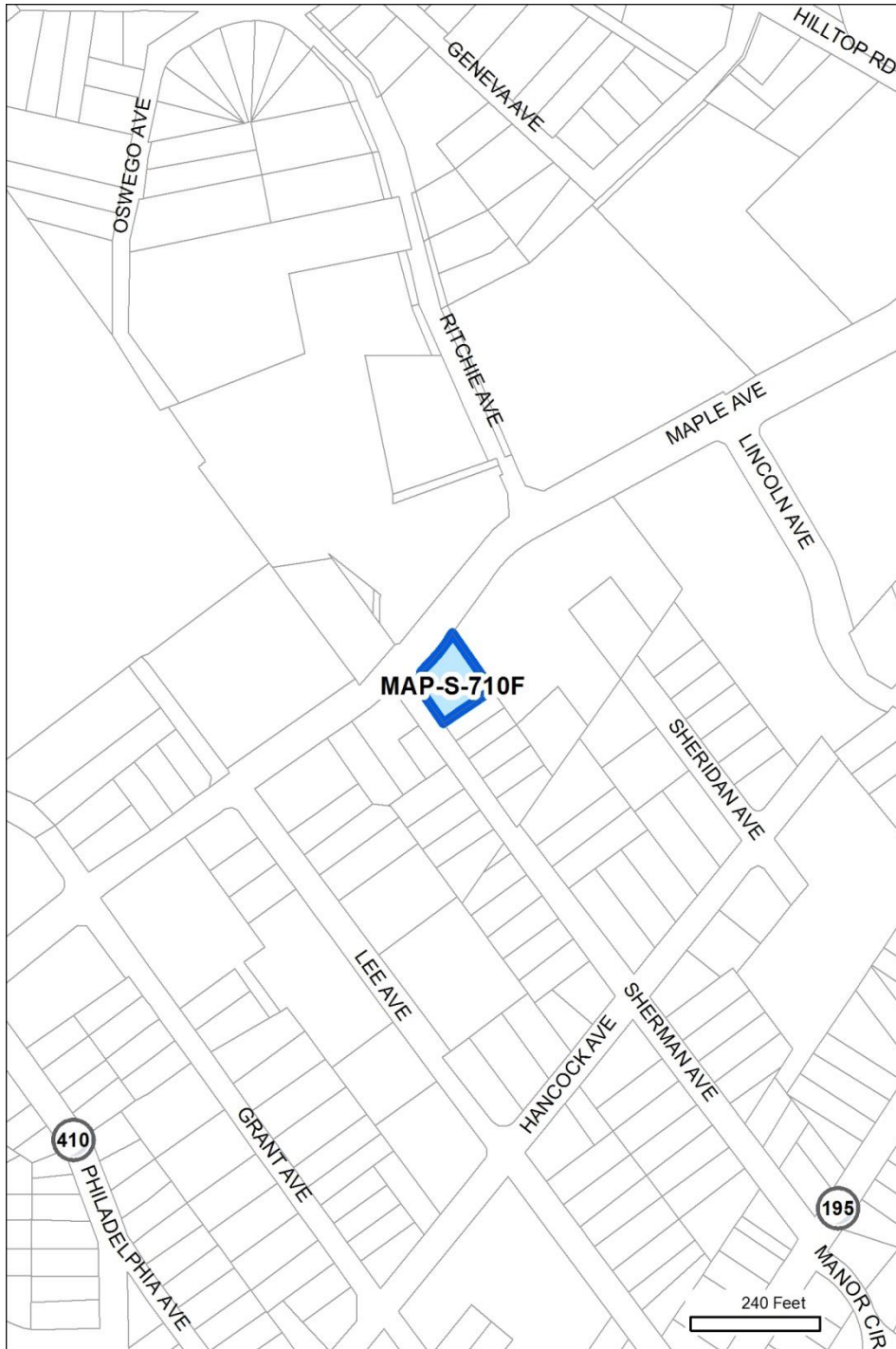
Unique ID: MAP-S-710C		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



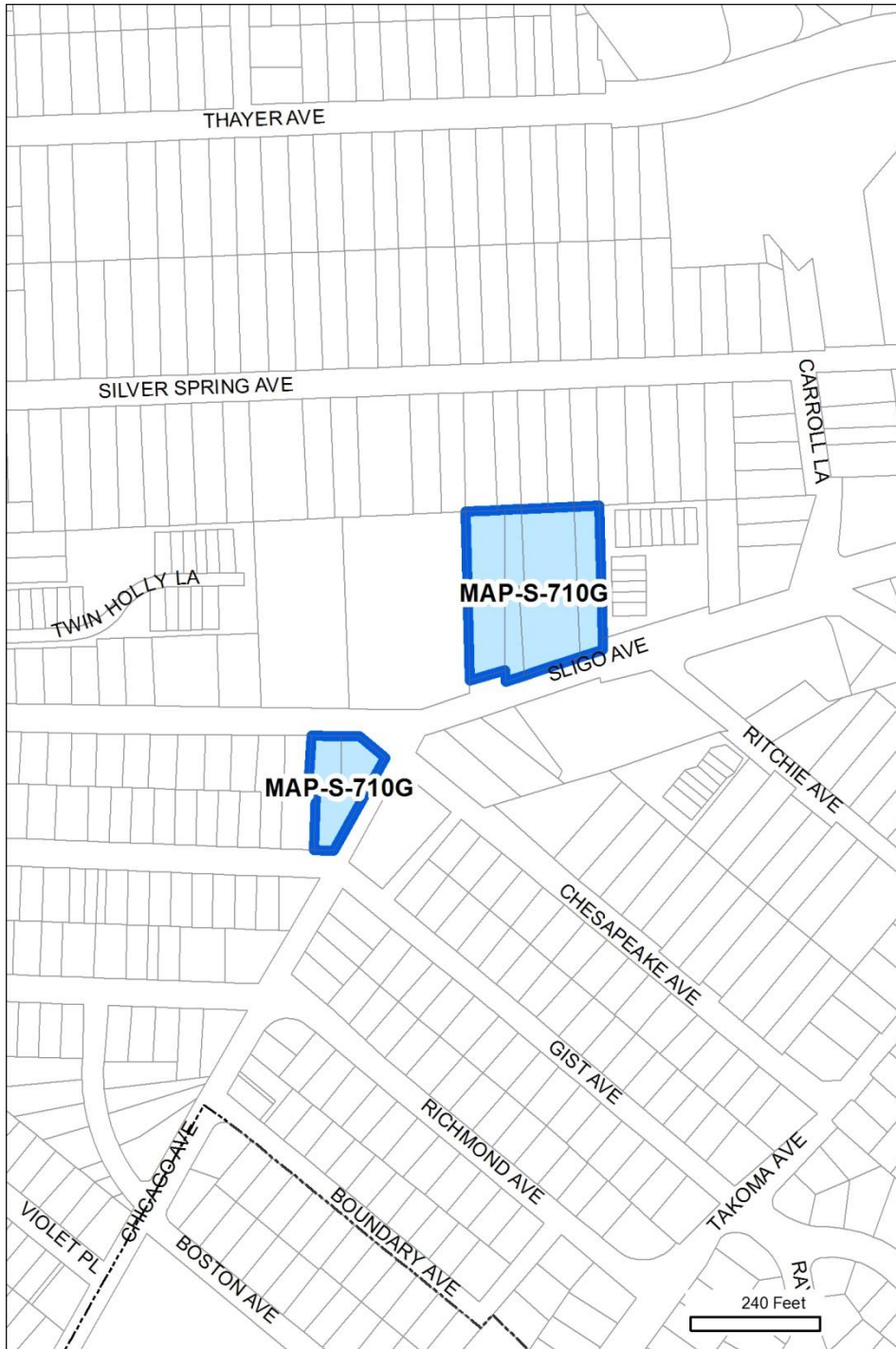
Unique ID: MAP-S-710D		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



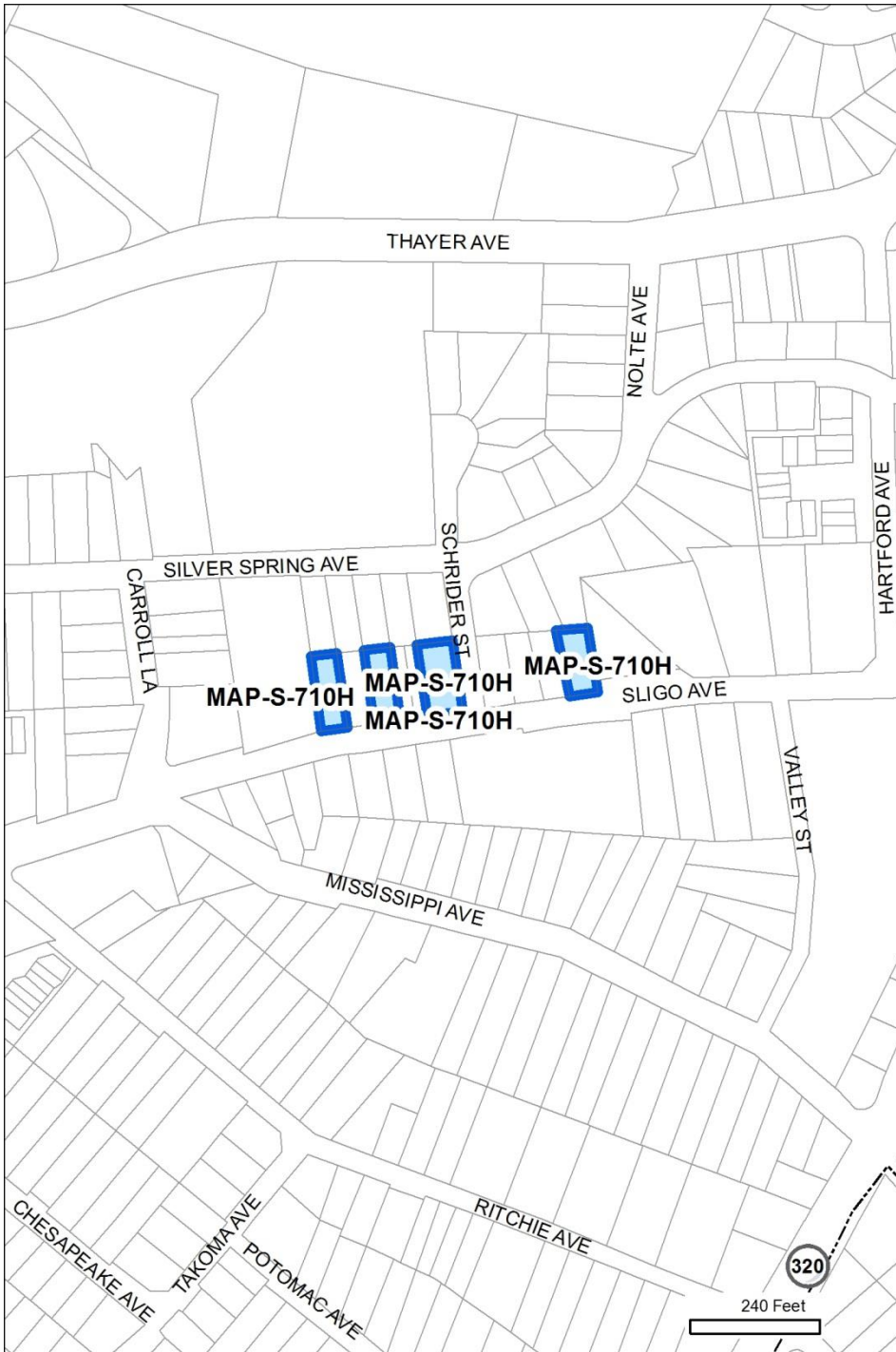
Unique ID: MAP-S-710E		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



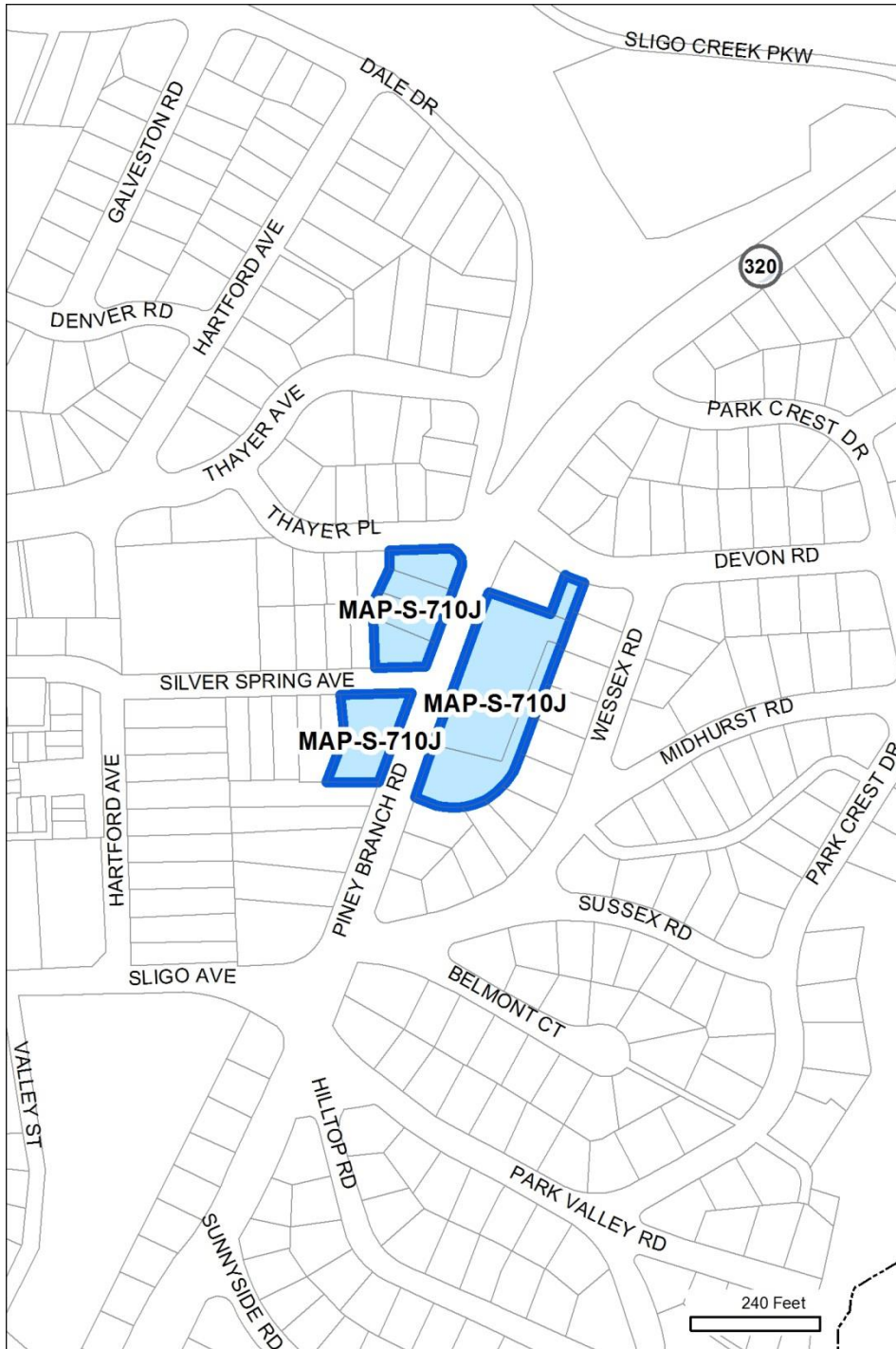
Unique ID: MAP-S-710F		staff change
Master Plan ID:		
Master Plan:	Takoma Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



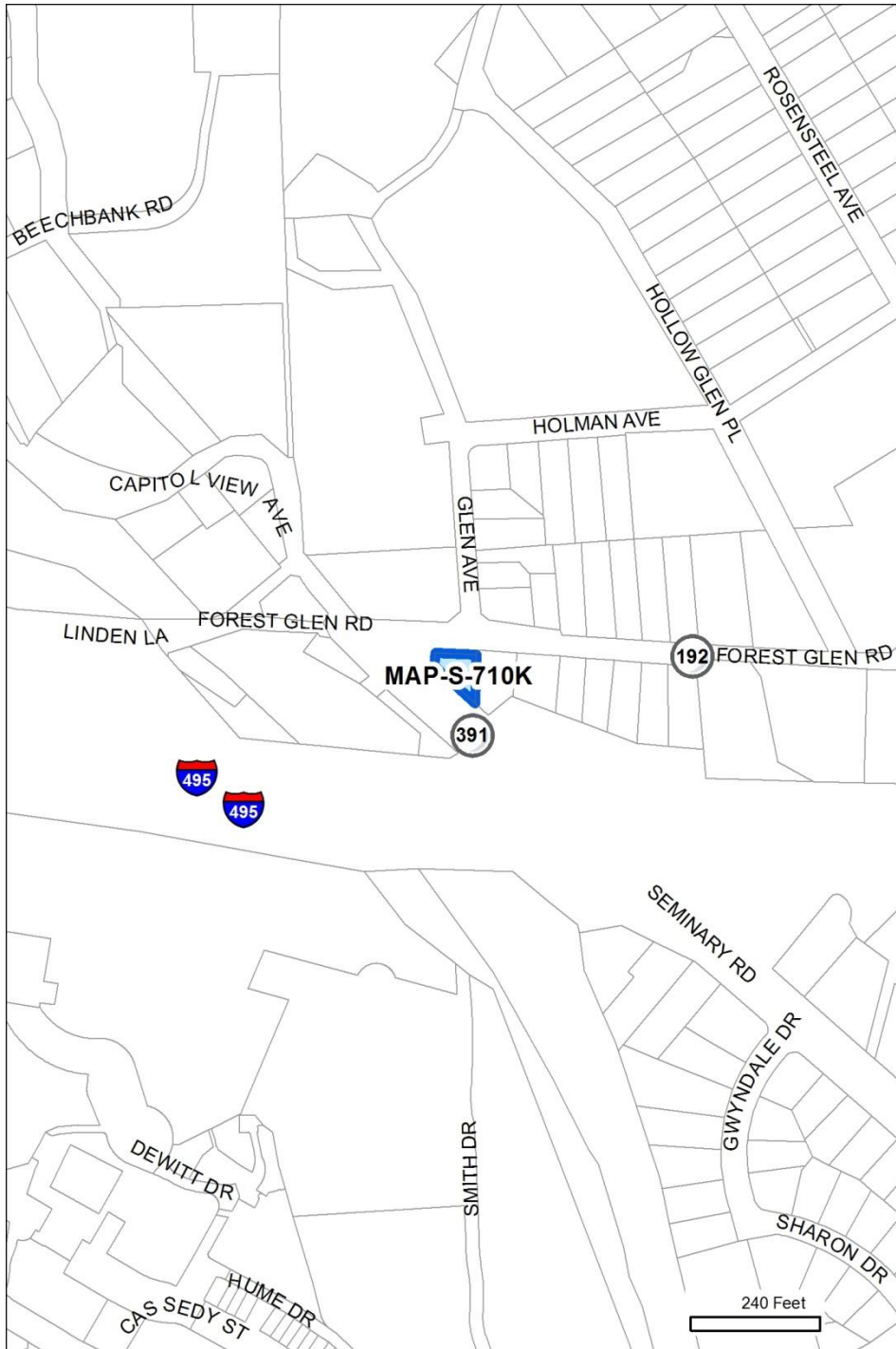
Unique ID: MAP-S-710G		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



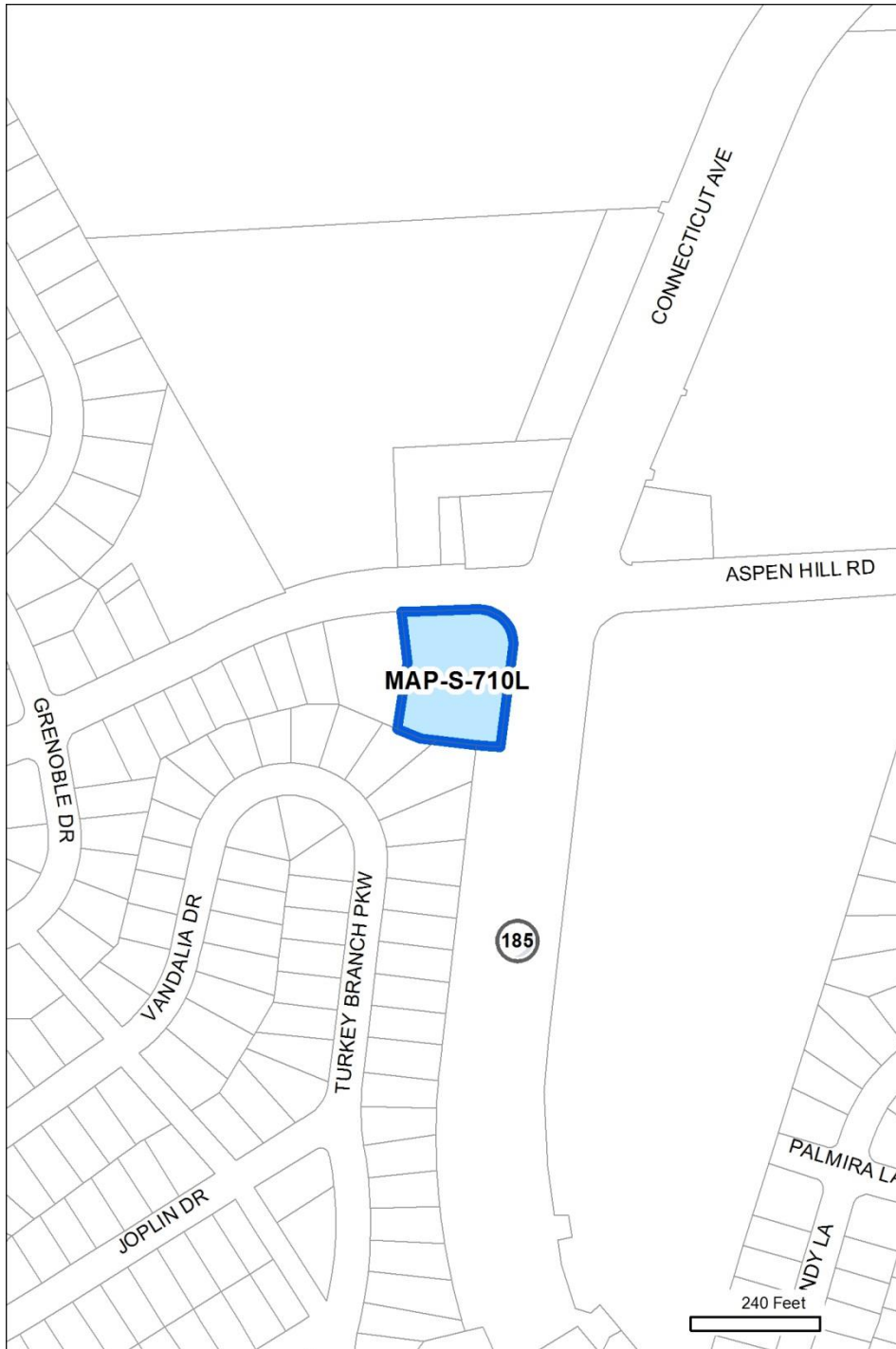
Unique ID: MAP-S-710H		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



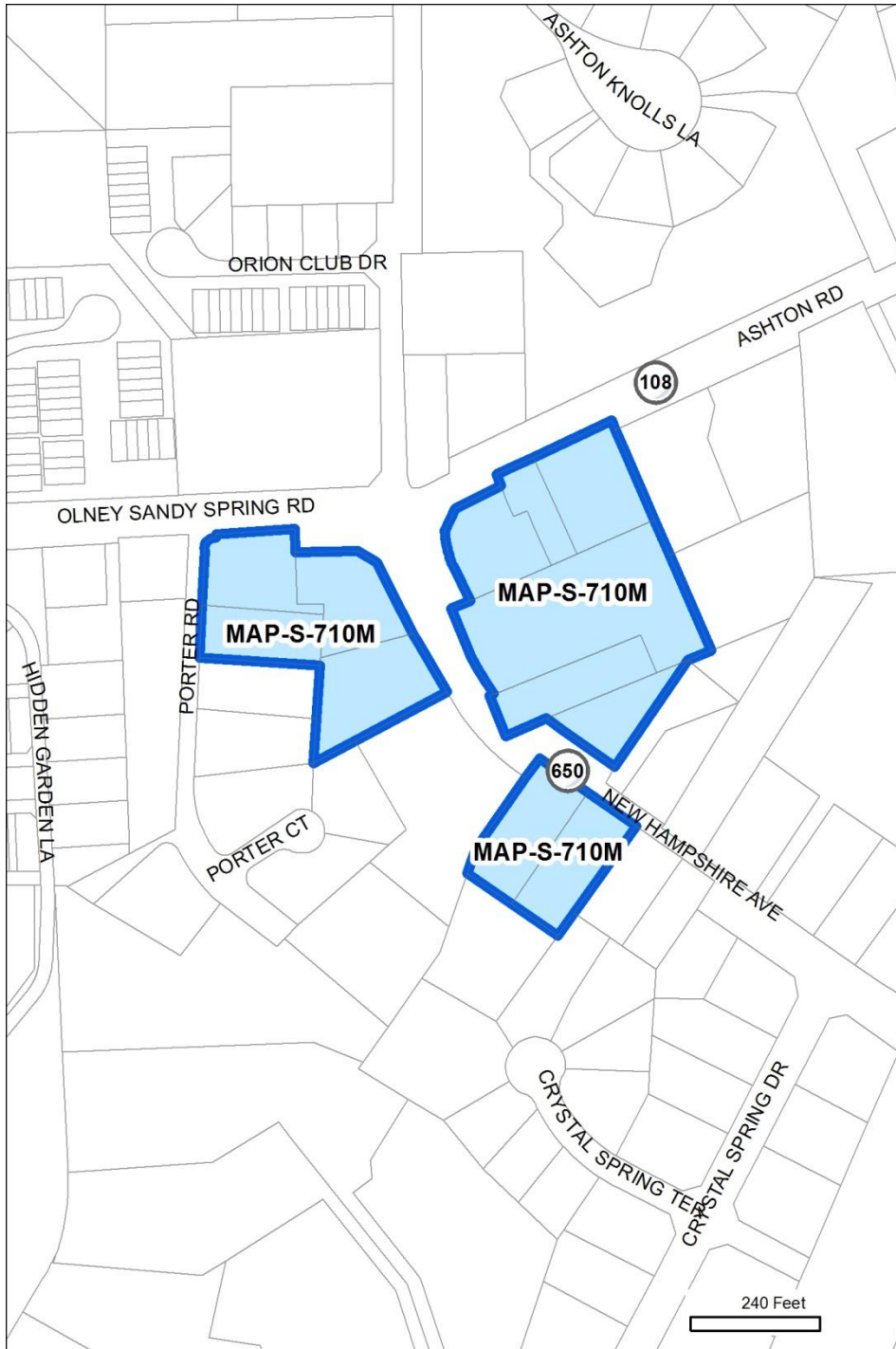
Unique ID: MAP-S-710J		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



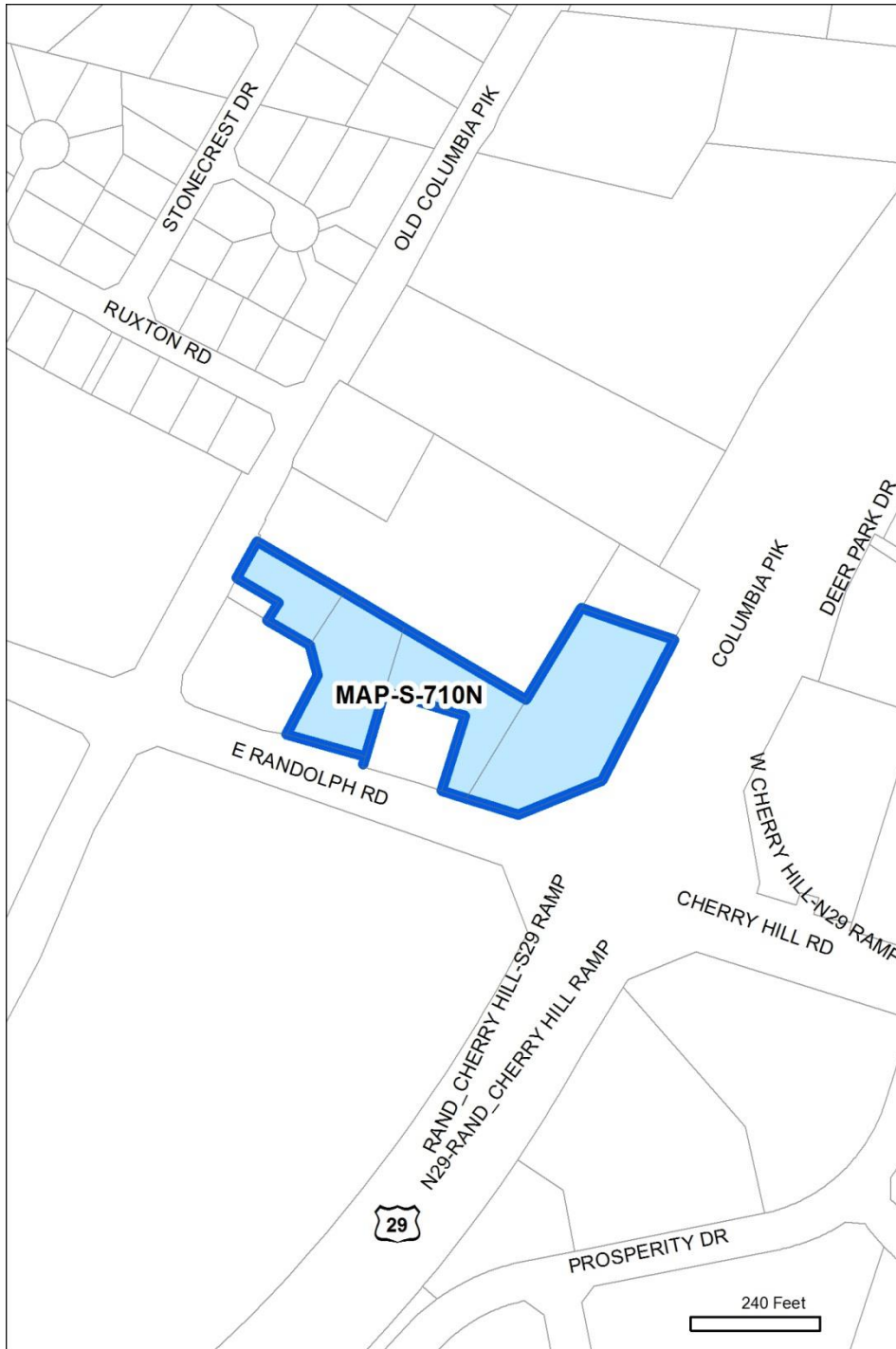
Unique ID: MAP-S-710K		staff change
Master Plan ID:		
Master Plan:	Forest Glen	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



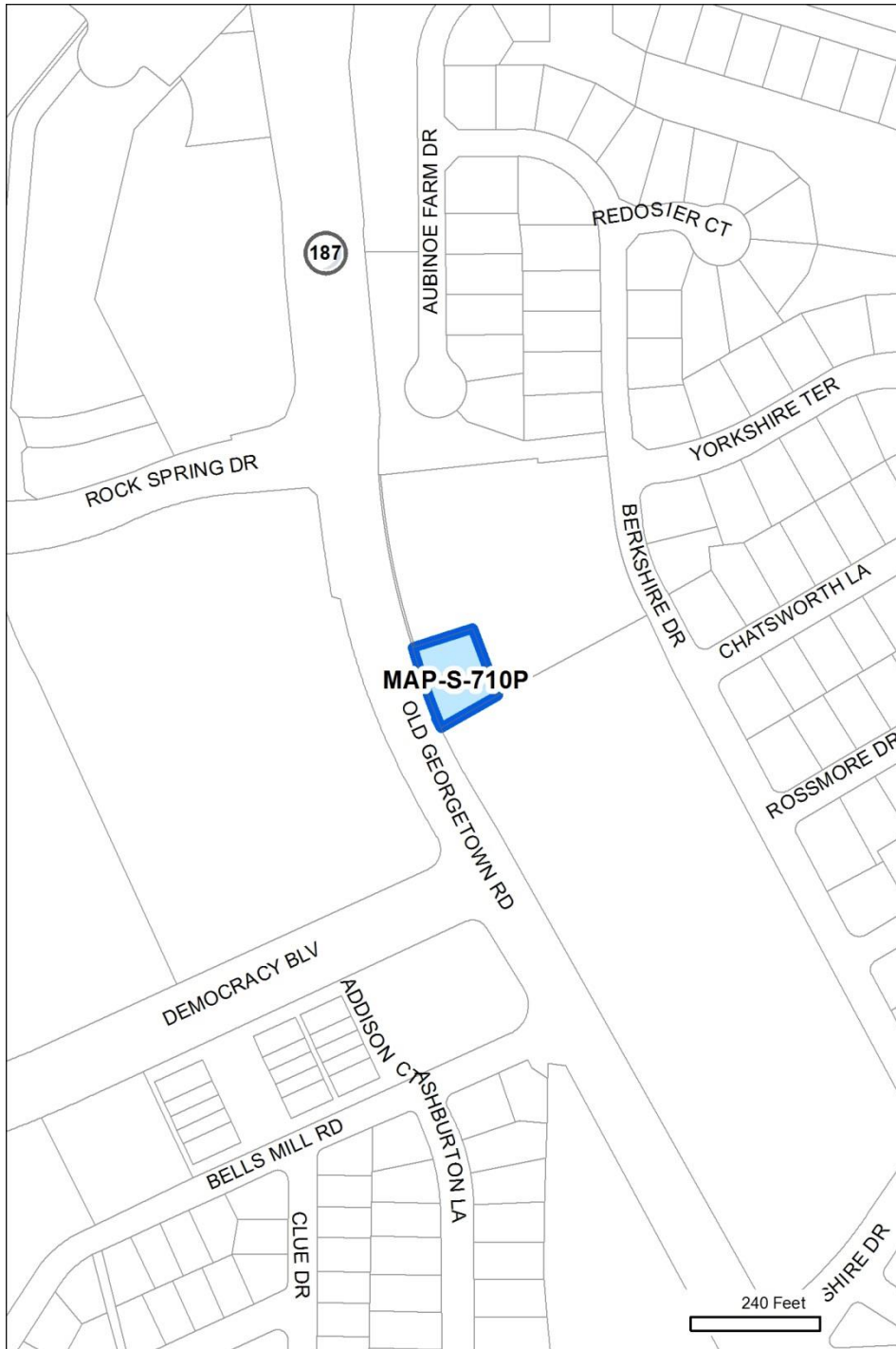
Unique ID: MAP-S-710L		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



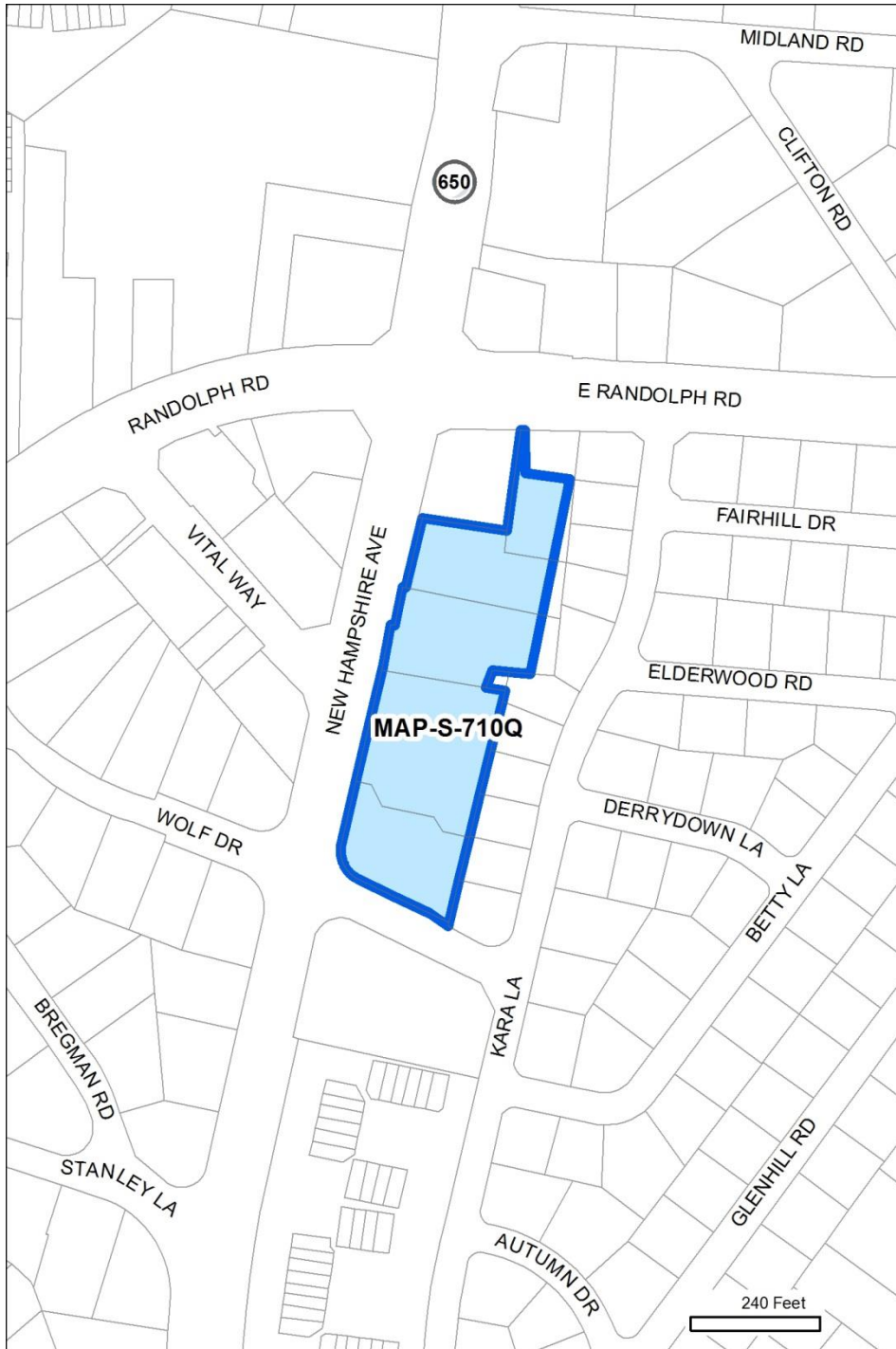
Unique ID: MAP-S-710M		staff change
Master Plan ID:		
Master Plan:	Sandy Spring / Ashton	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



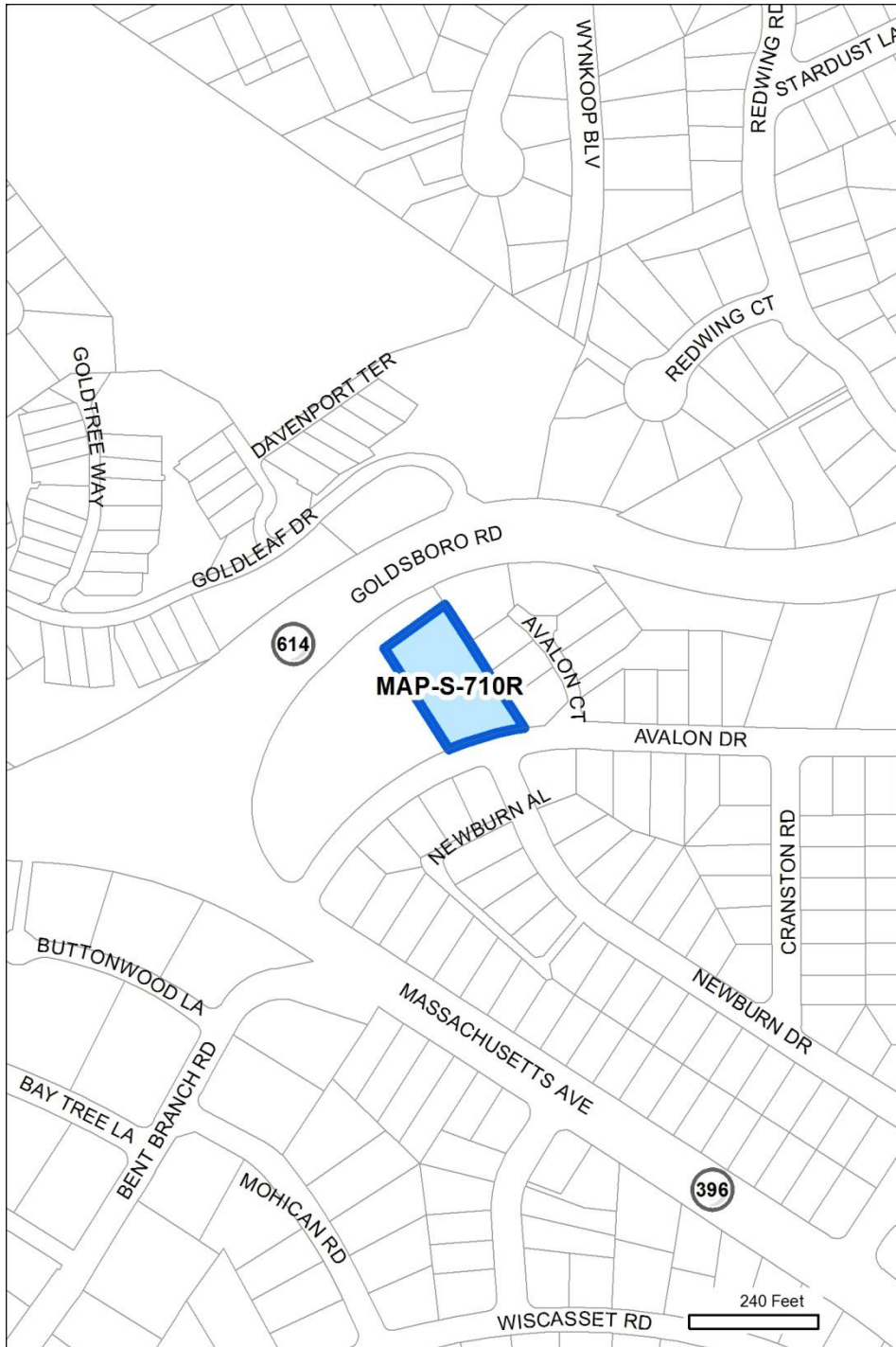
Unique ID: MAP-S-710N		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-710P		staff change
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



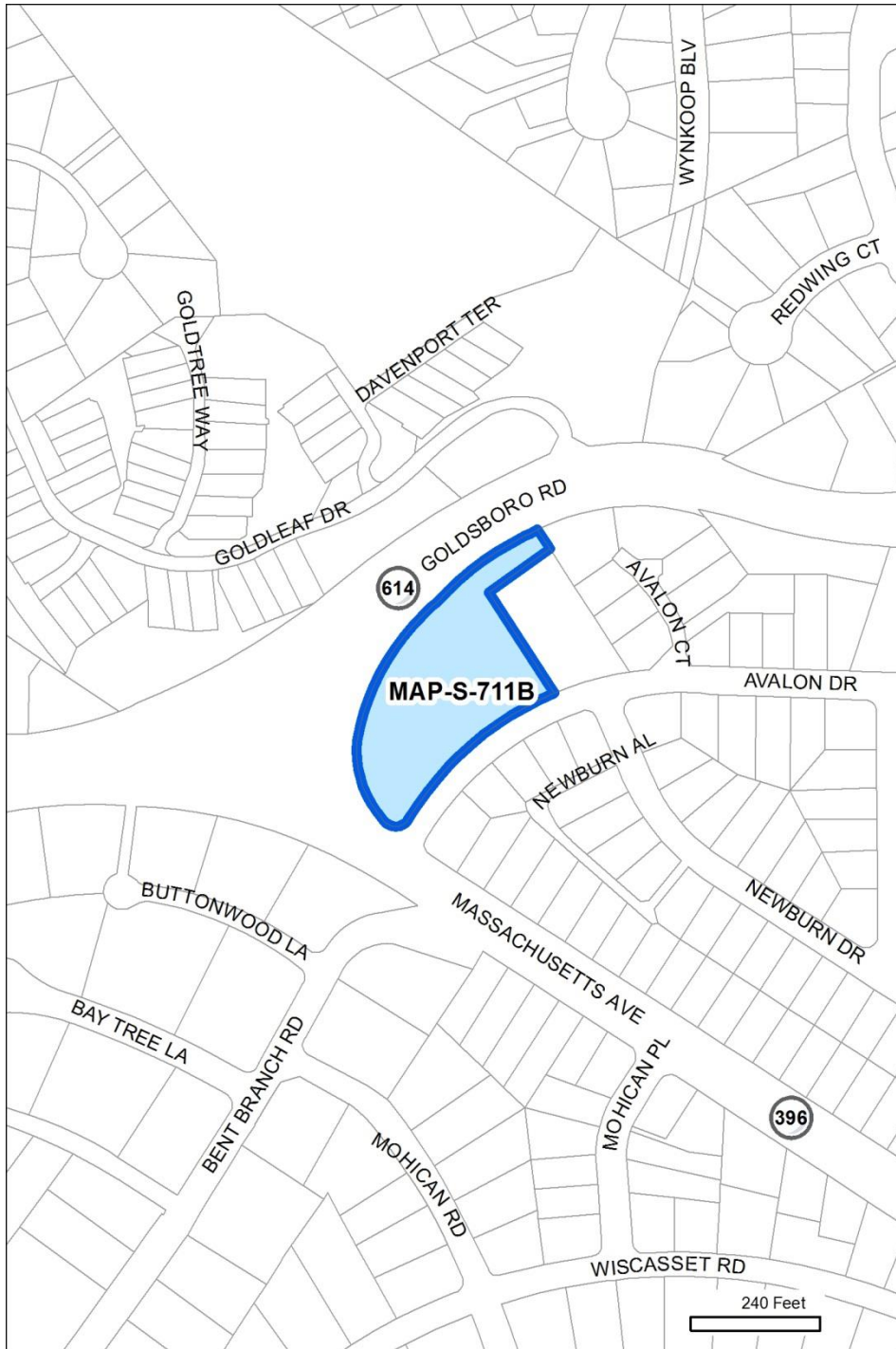
Unique ID: MAP-S-710Q		staff change
Master Plan ID:		
Master Plan:	White Oak	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



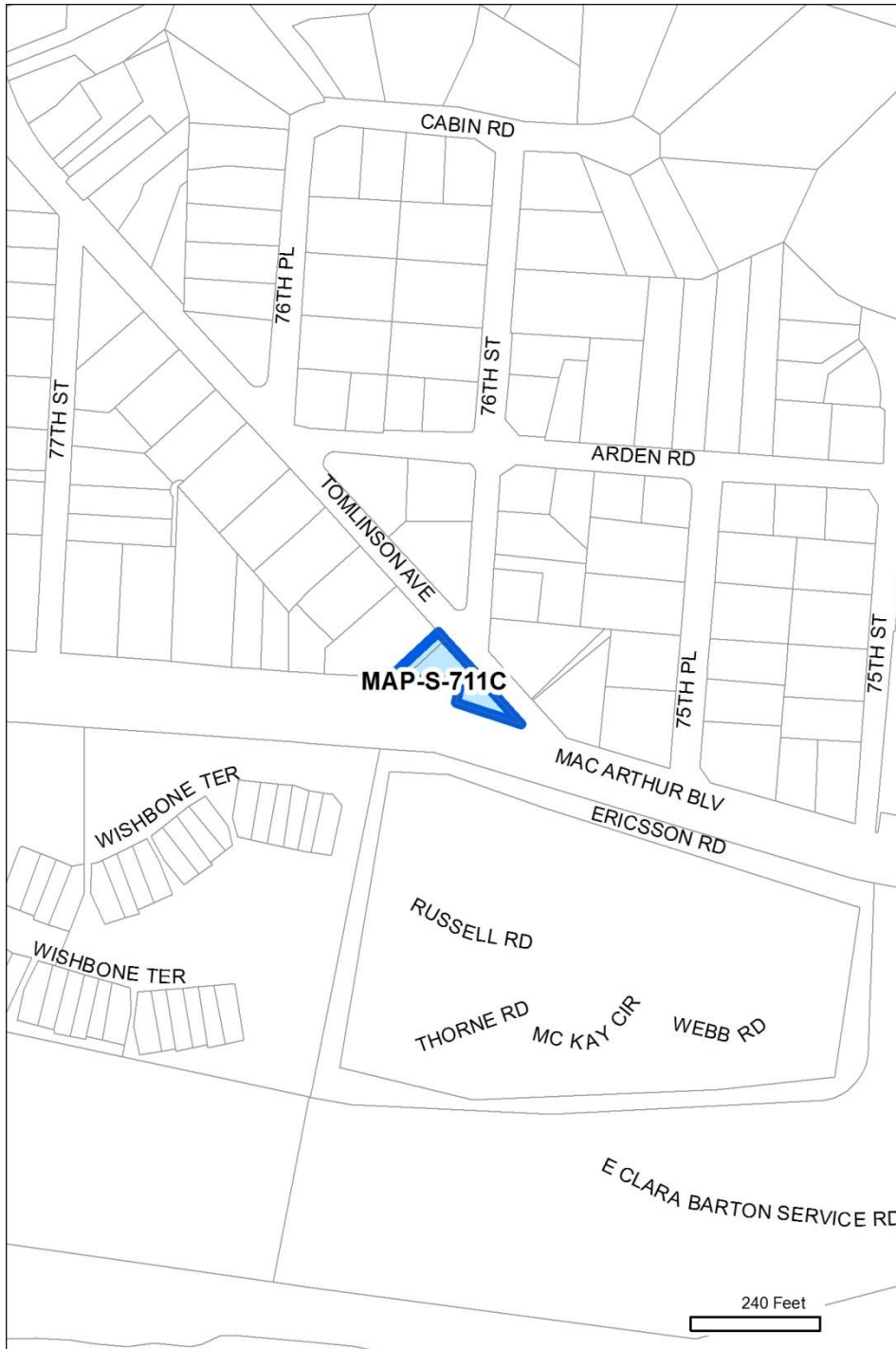
Unique ID: MAP-S-710R		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.5 C-0.5 R-0.25 H-35 because it directly abutted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is abutting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



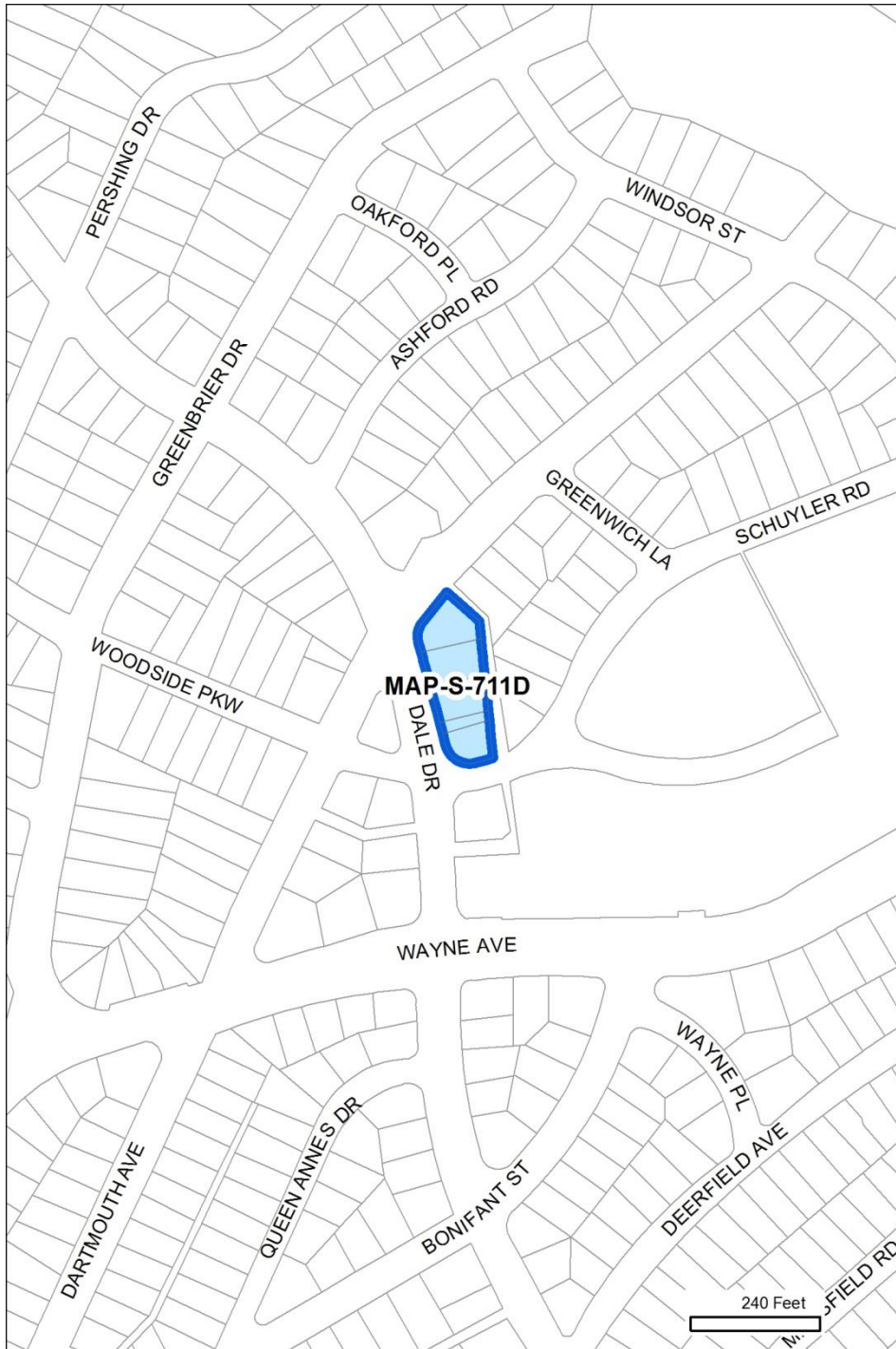
Unique ID: MAP-S-711A		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



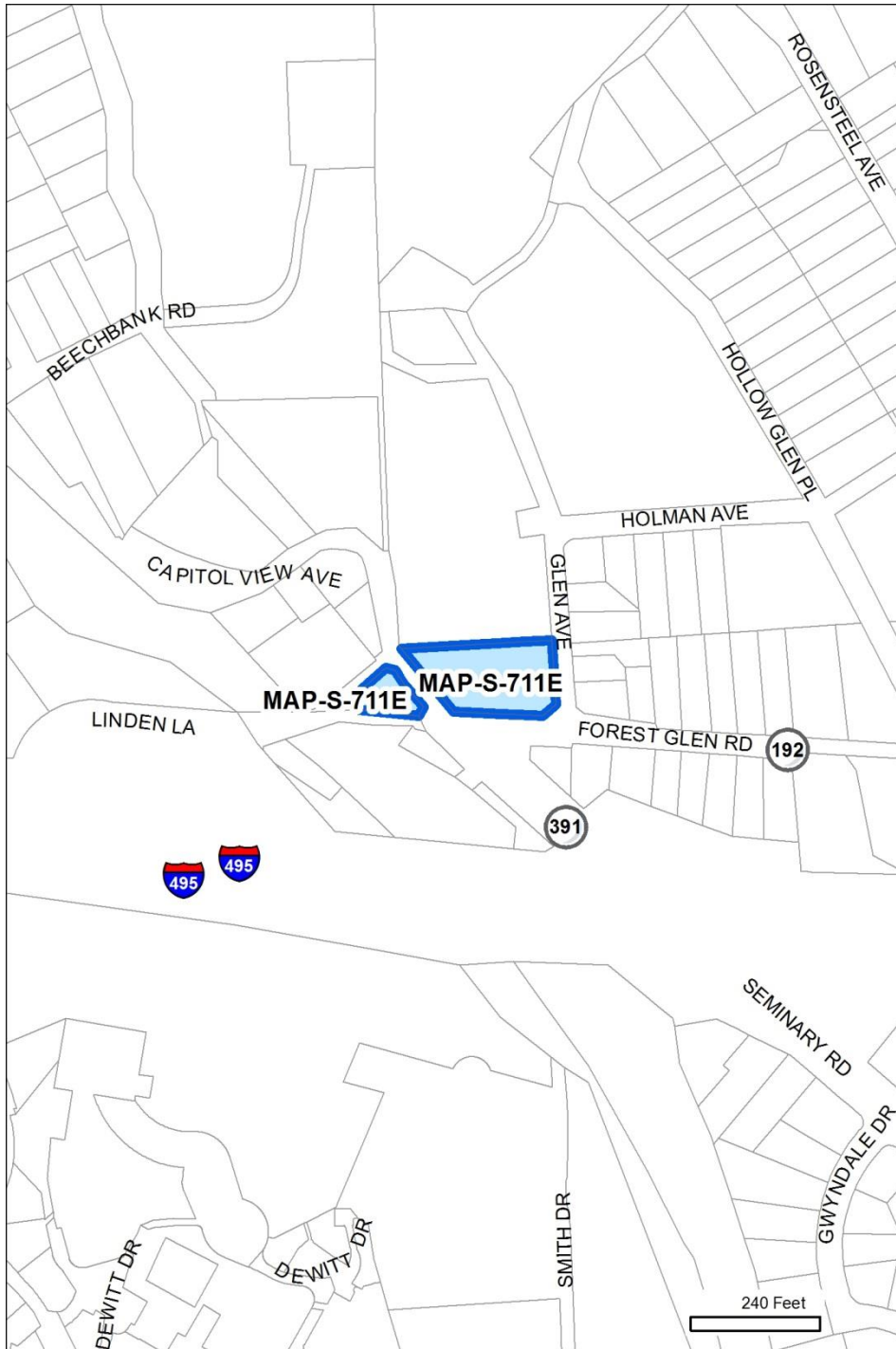
Unique ID: MAP-S-711B		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



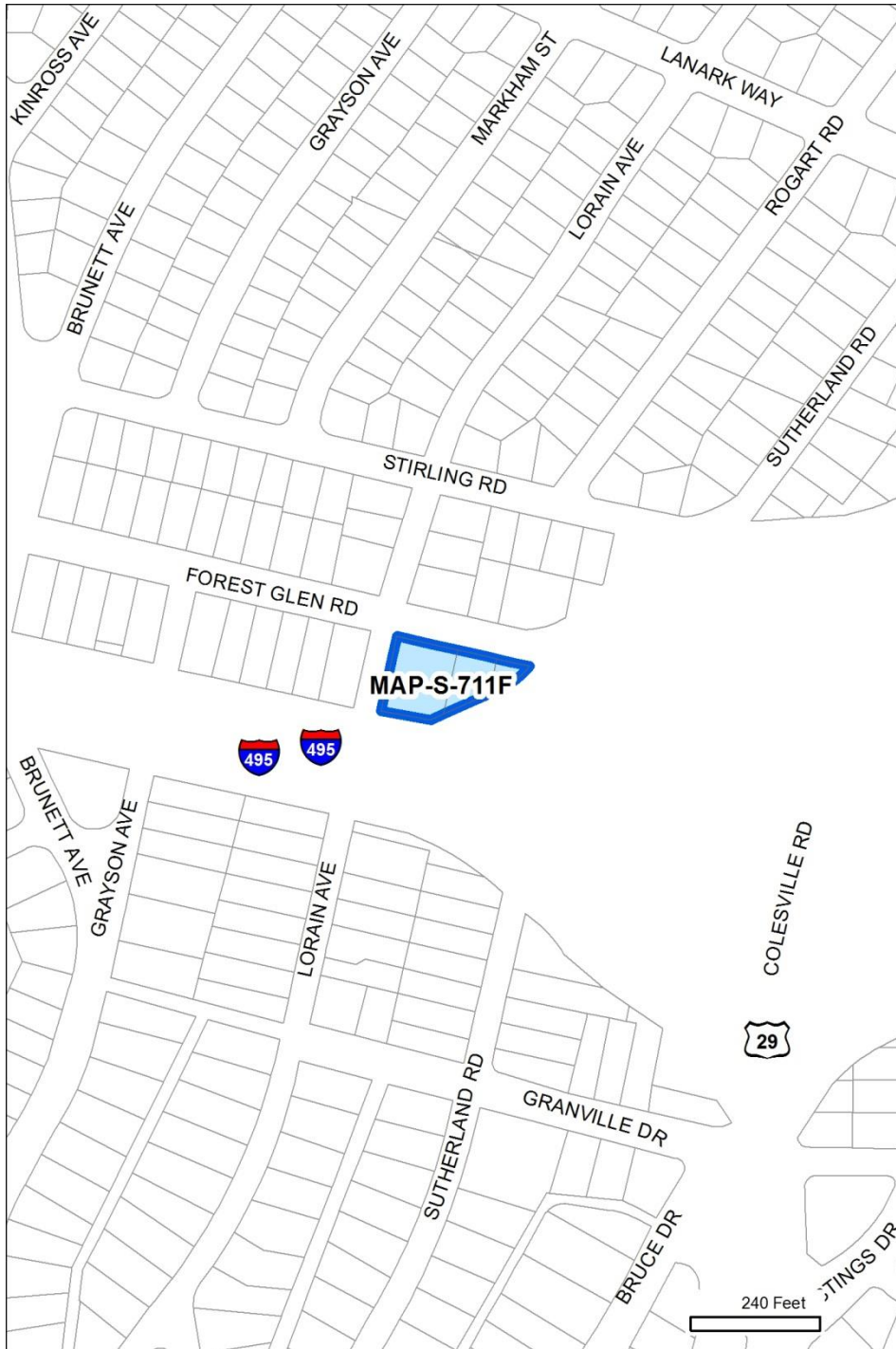
Unique ID: MAP-S-711C		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-711D		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



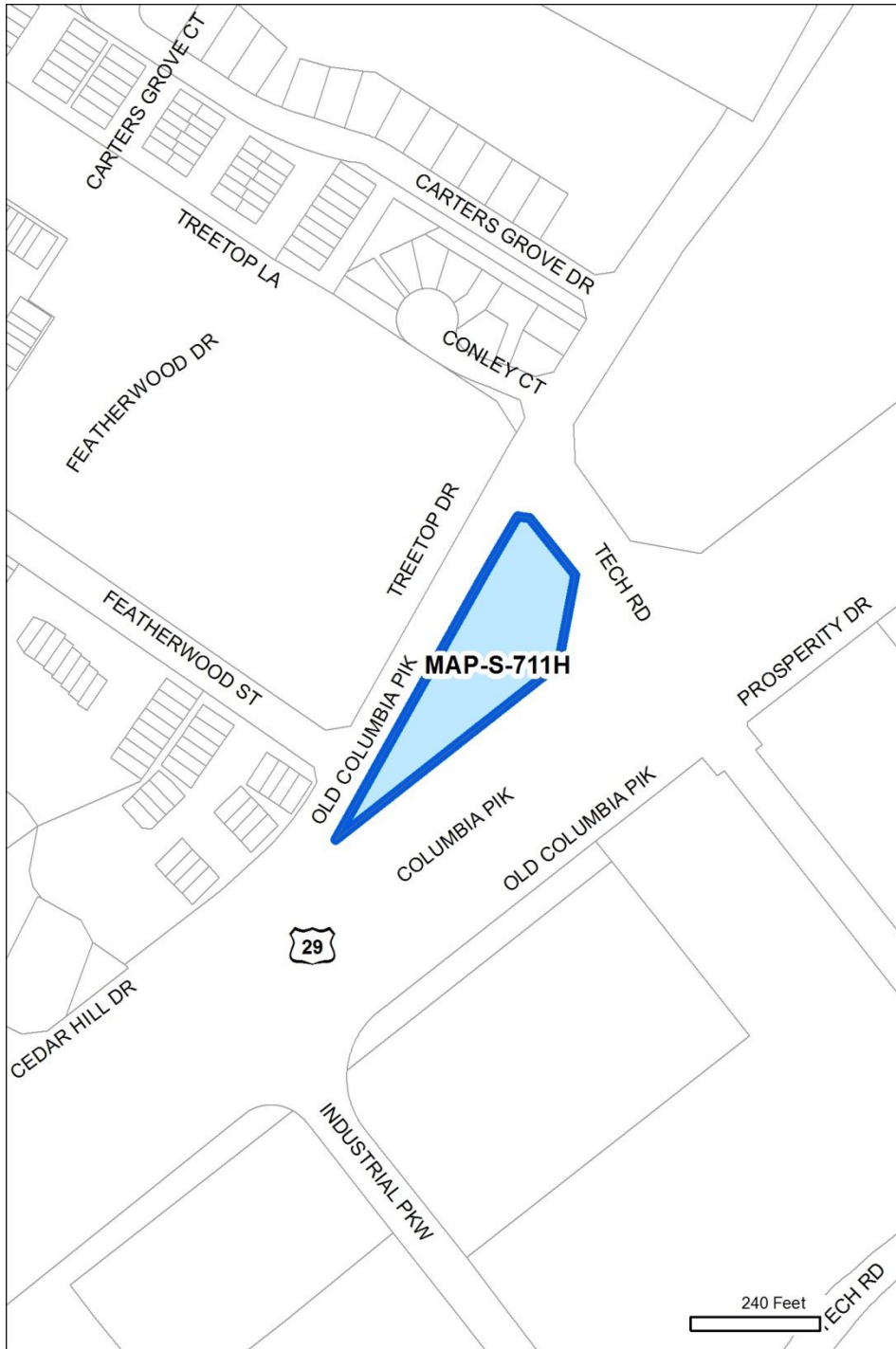
Unique ID: MAP-S-711E		staff change
Master Plan ID:		
Master Plan:	Forest Glen	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-711F		staff change
Master Plan ID:		
Master Plan:	Four Corners	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-711G		staff change
Master Plan ID:		
Master Plan:	Germantown	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-711H		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



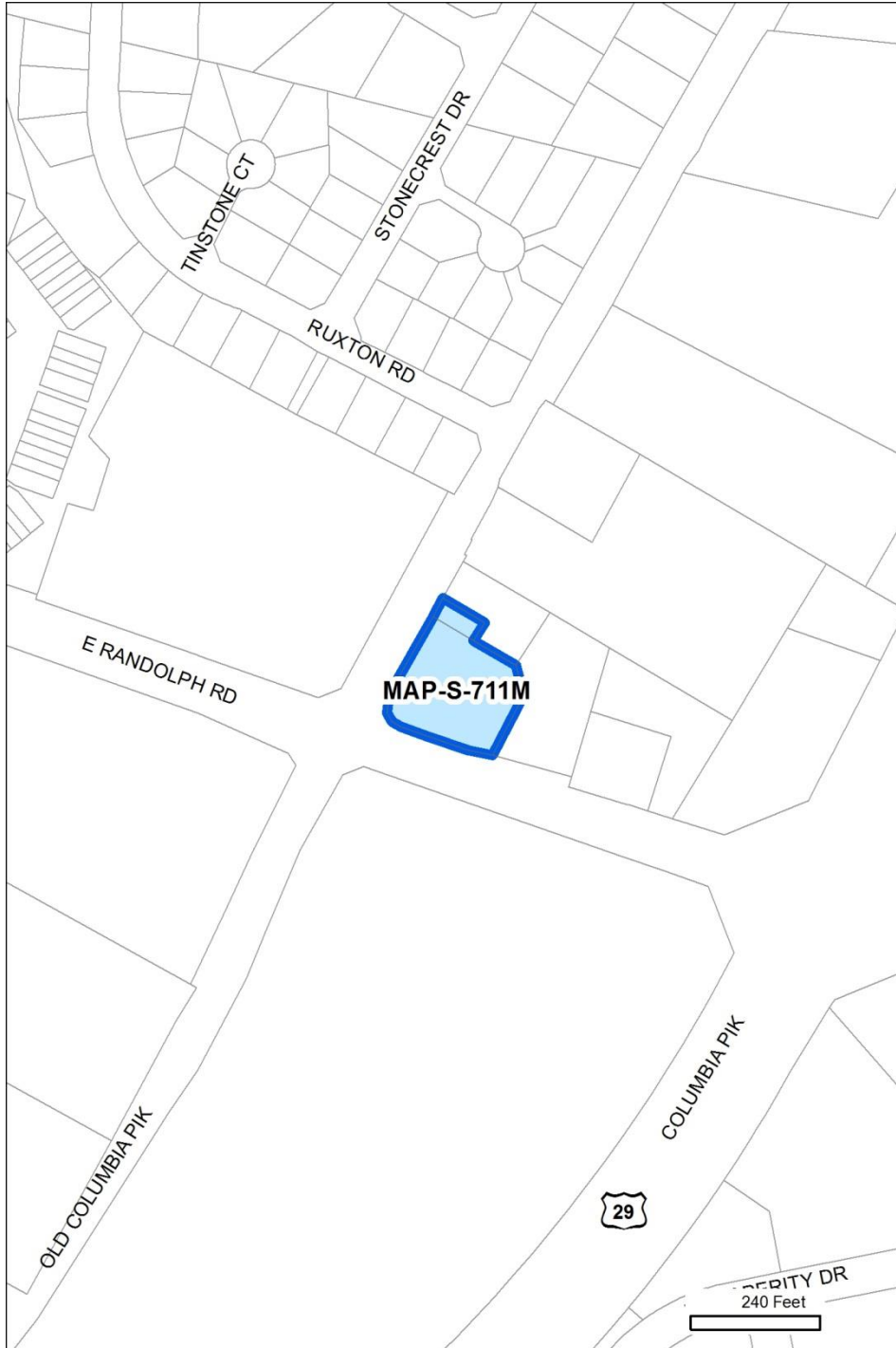
Unique ID: MAP-S-711J		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



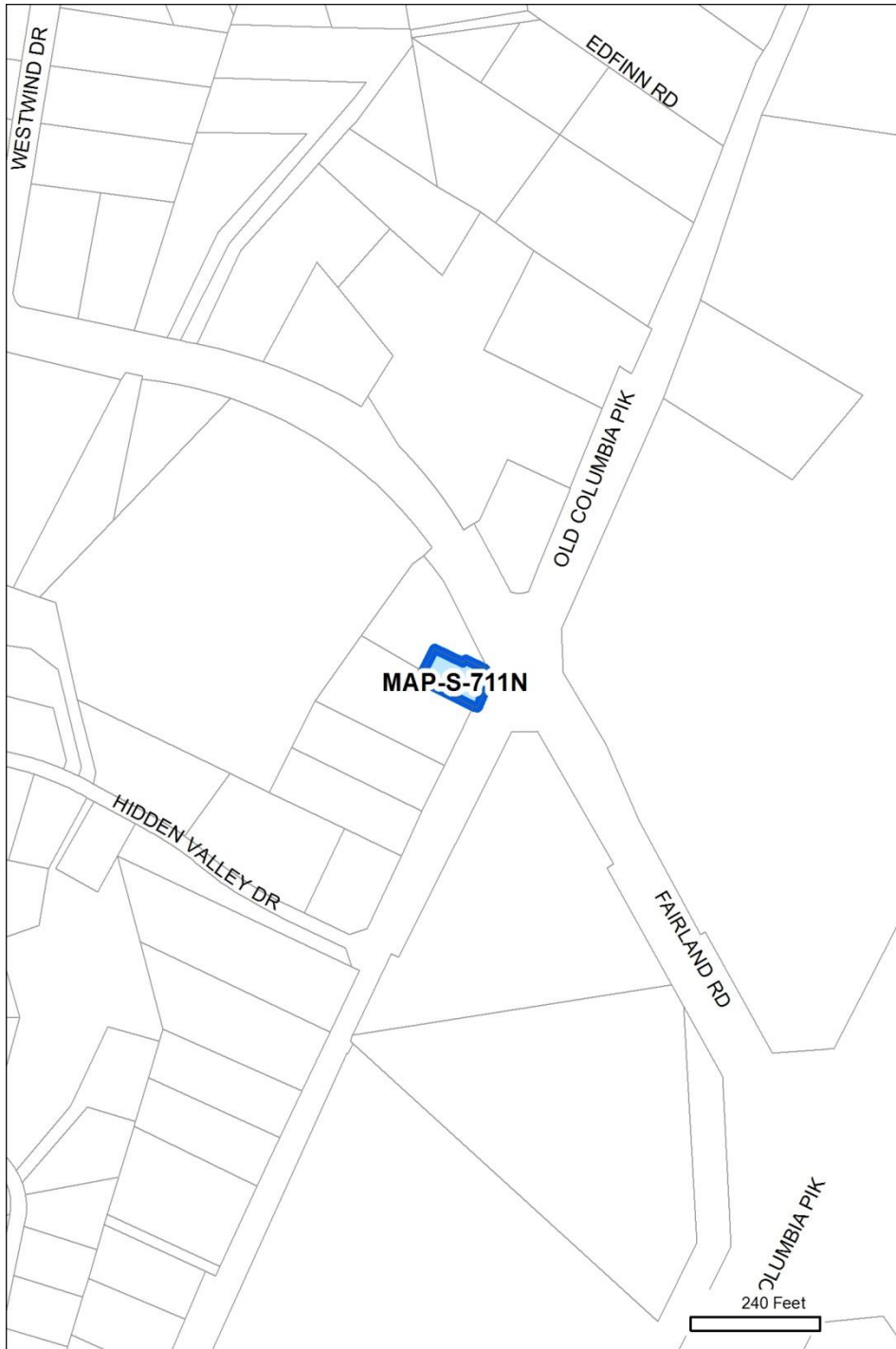
Unique ID: MAP-S-711K		staff change
Master Plan ID:		
Master Plan:	Westbard	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



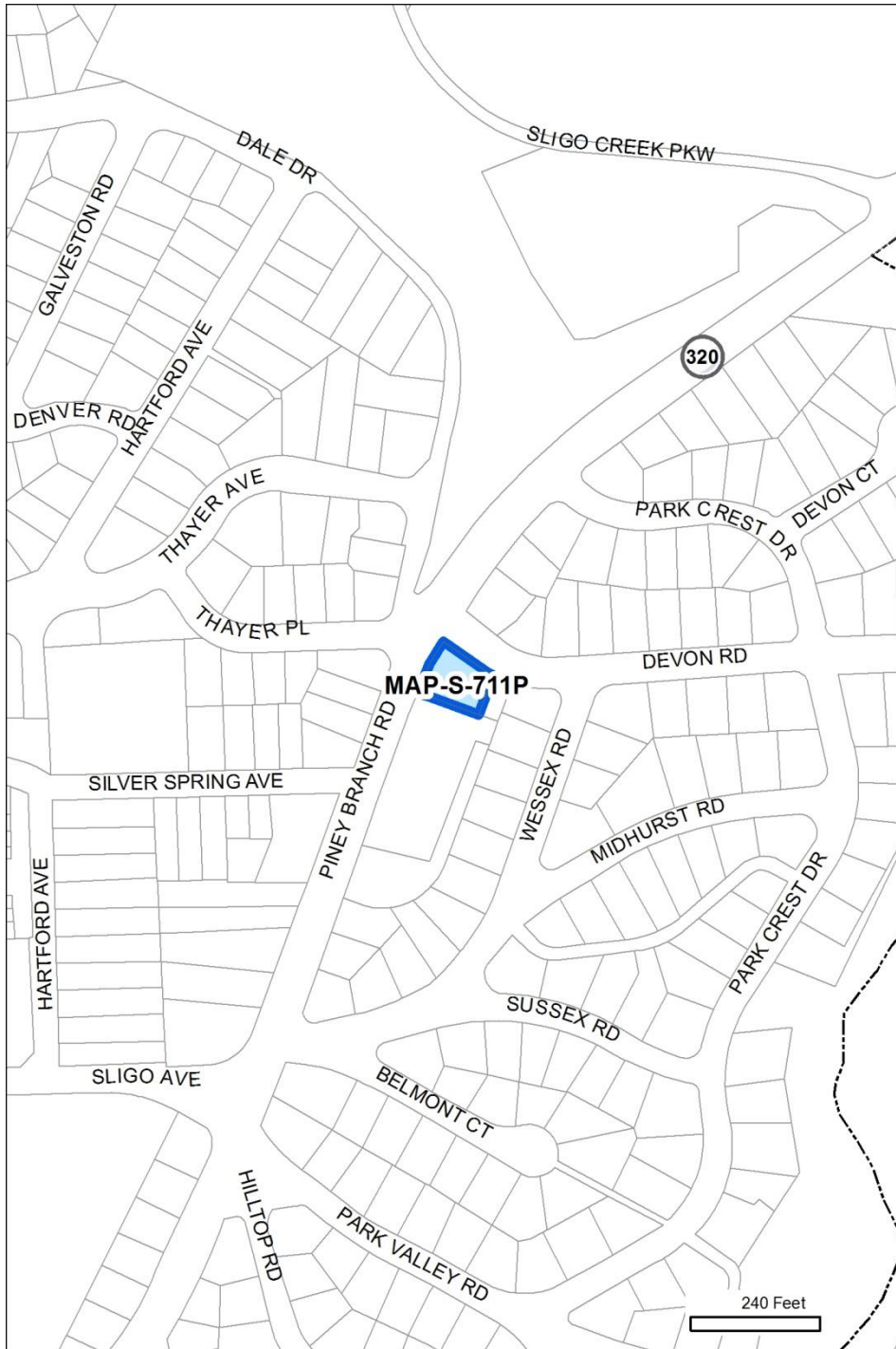
Unique ID: MAP-S-711L		staff change
Master Plan ID:		
Master Plan:	Gaithersburg Vicinity	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



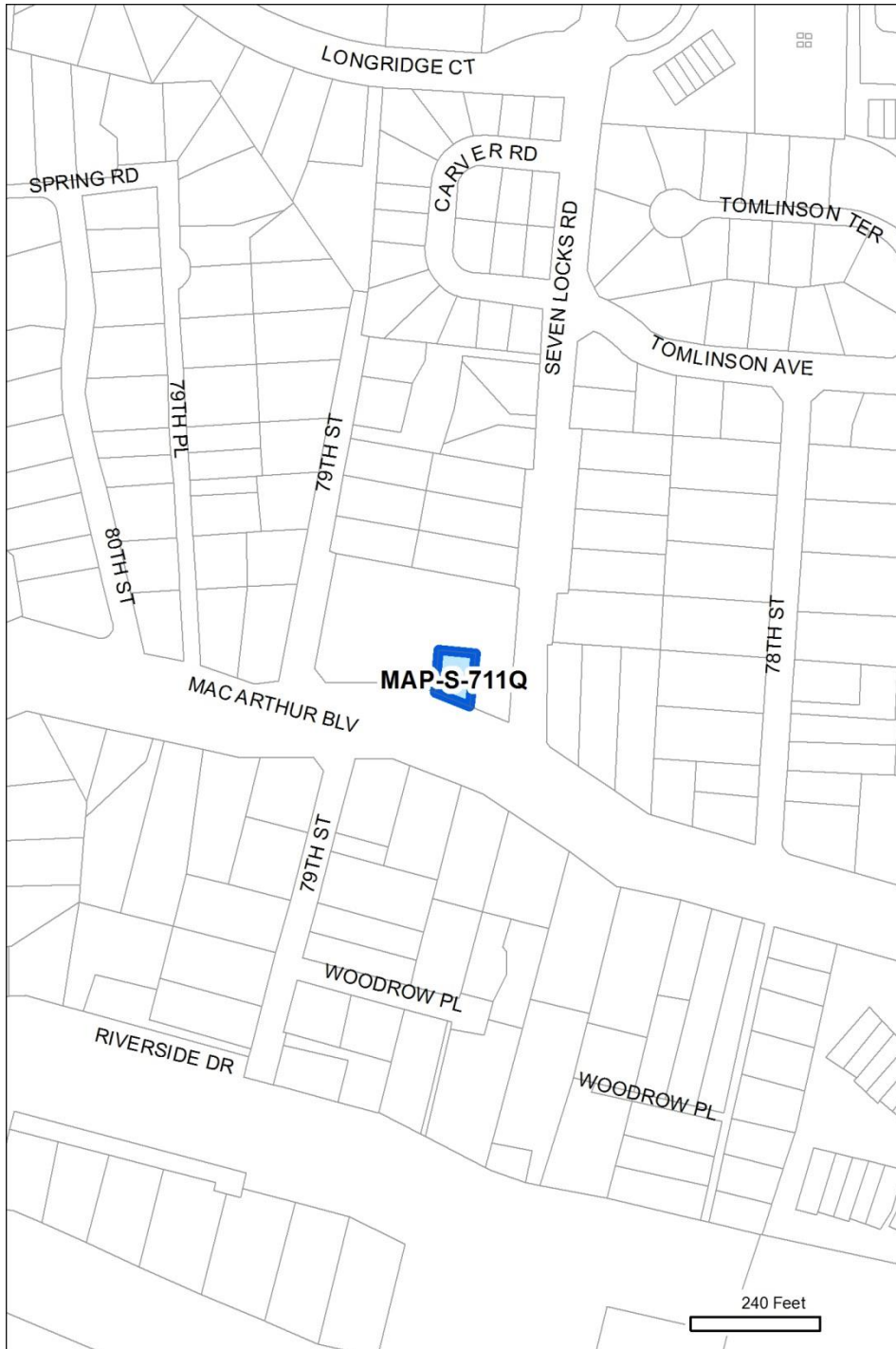
Unique ID: MAP-S-711M		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



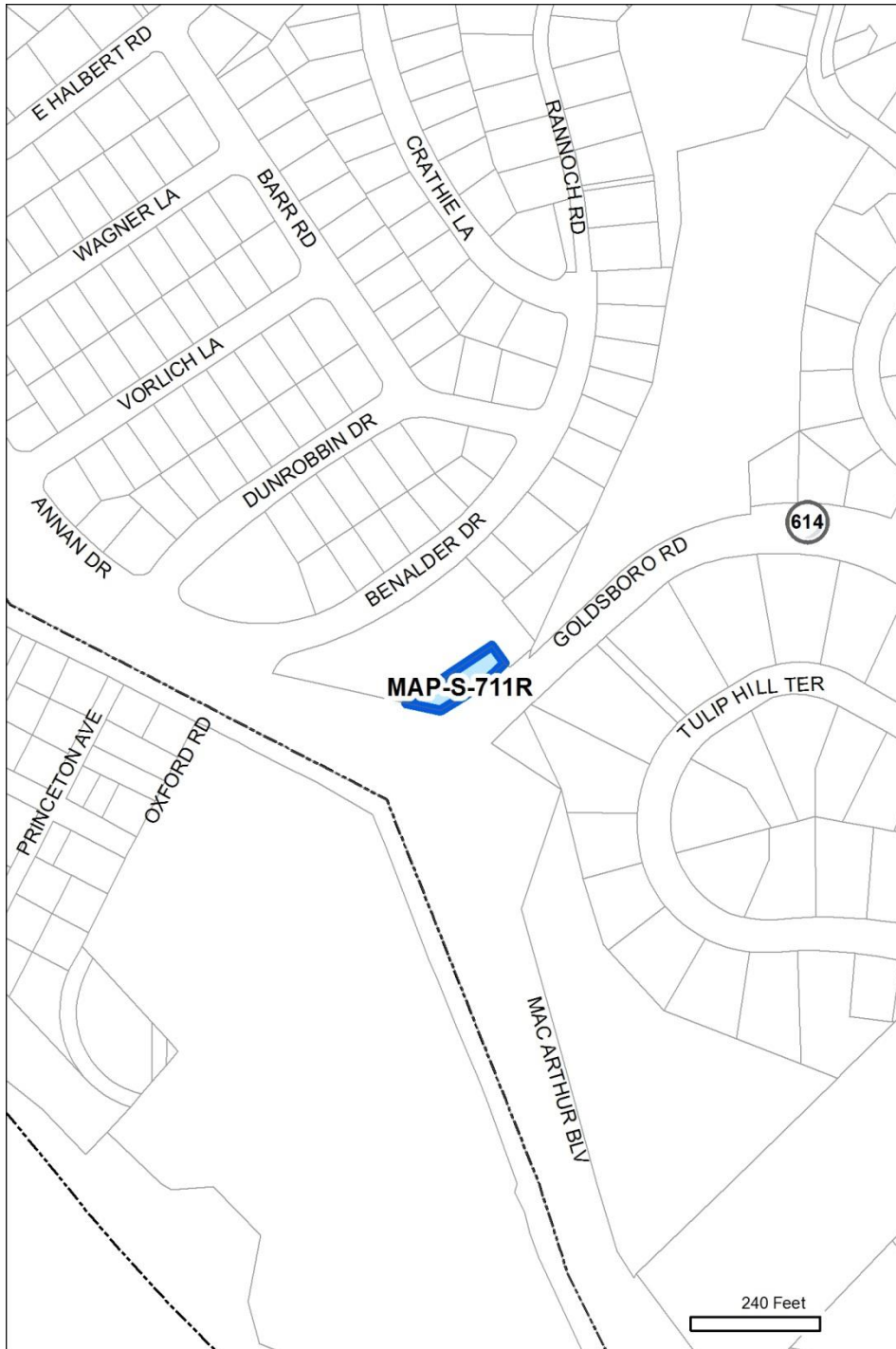
Unique ID: MAP-S-711N		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



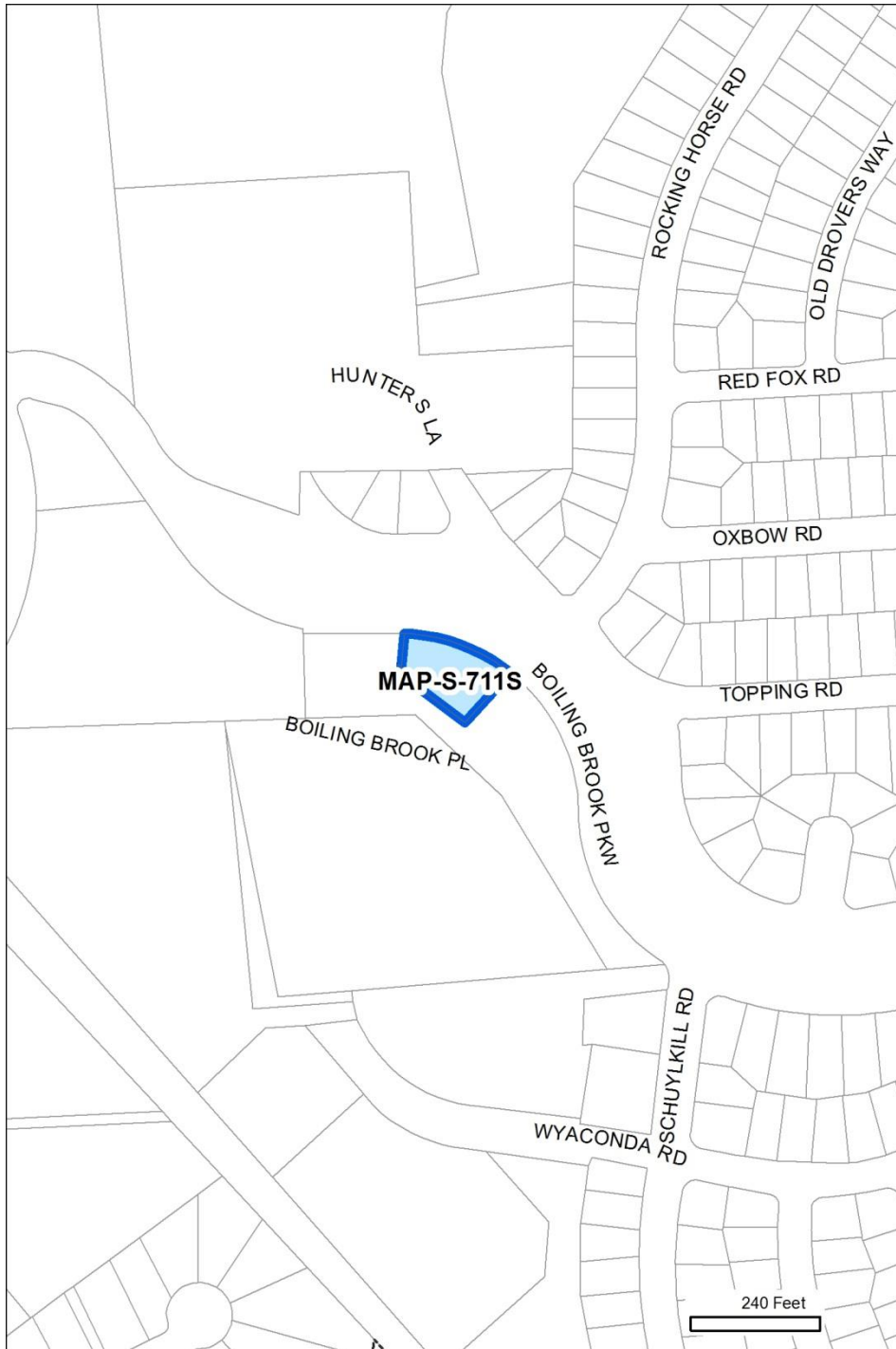
Unique ID: MAP-S-711P		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



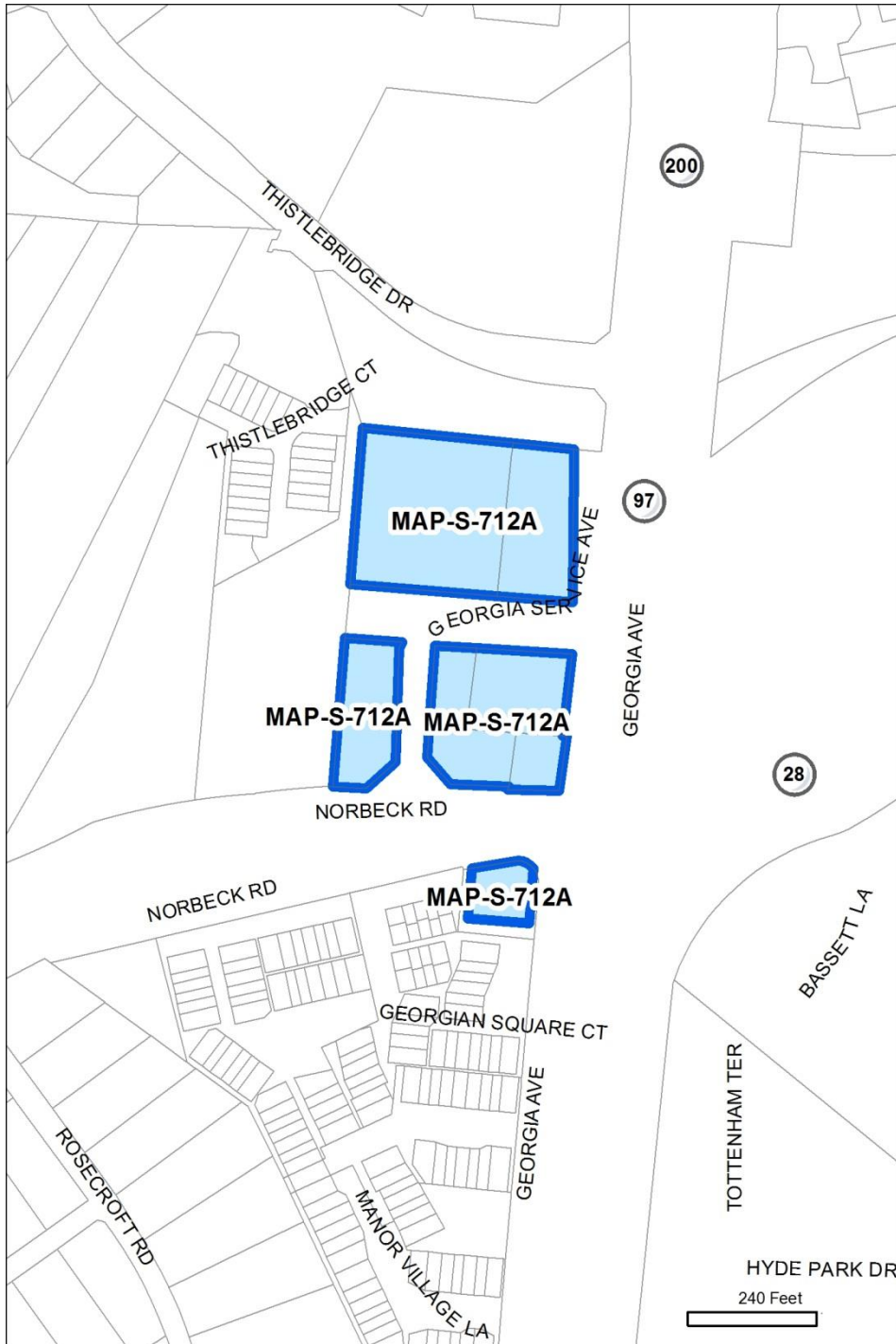
Unique ID: MAP-S-711Q		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



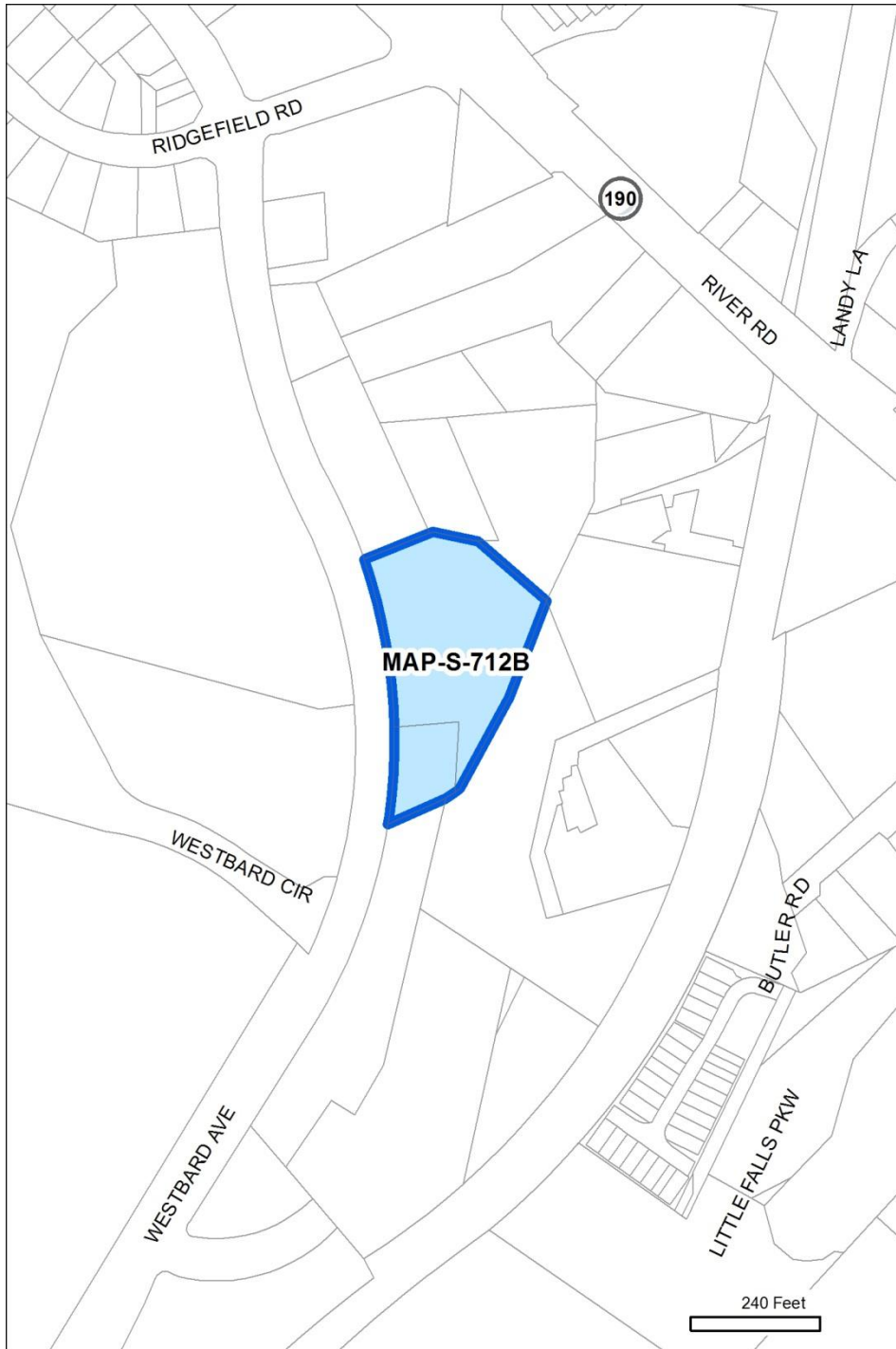
Unique ID: MAP-S-711R		staff change
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



Unique ID: MAP-S-711S		staff change
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.75 C-0.5 R-0.25 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-35	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-0.75 C-0.75 R-0.25 H-45 because it confronted land zoned R-40, R-60, or R-90 that was vacant or improved with a residential use.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate up to 0.75 FAR, which is achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is confronting property zoned R-40, R-60, or R-90 that is vacant or improved with a residential use to CRT-0.75 C-0.75 R-0.25 H-35.</i></p>		



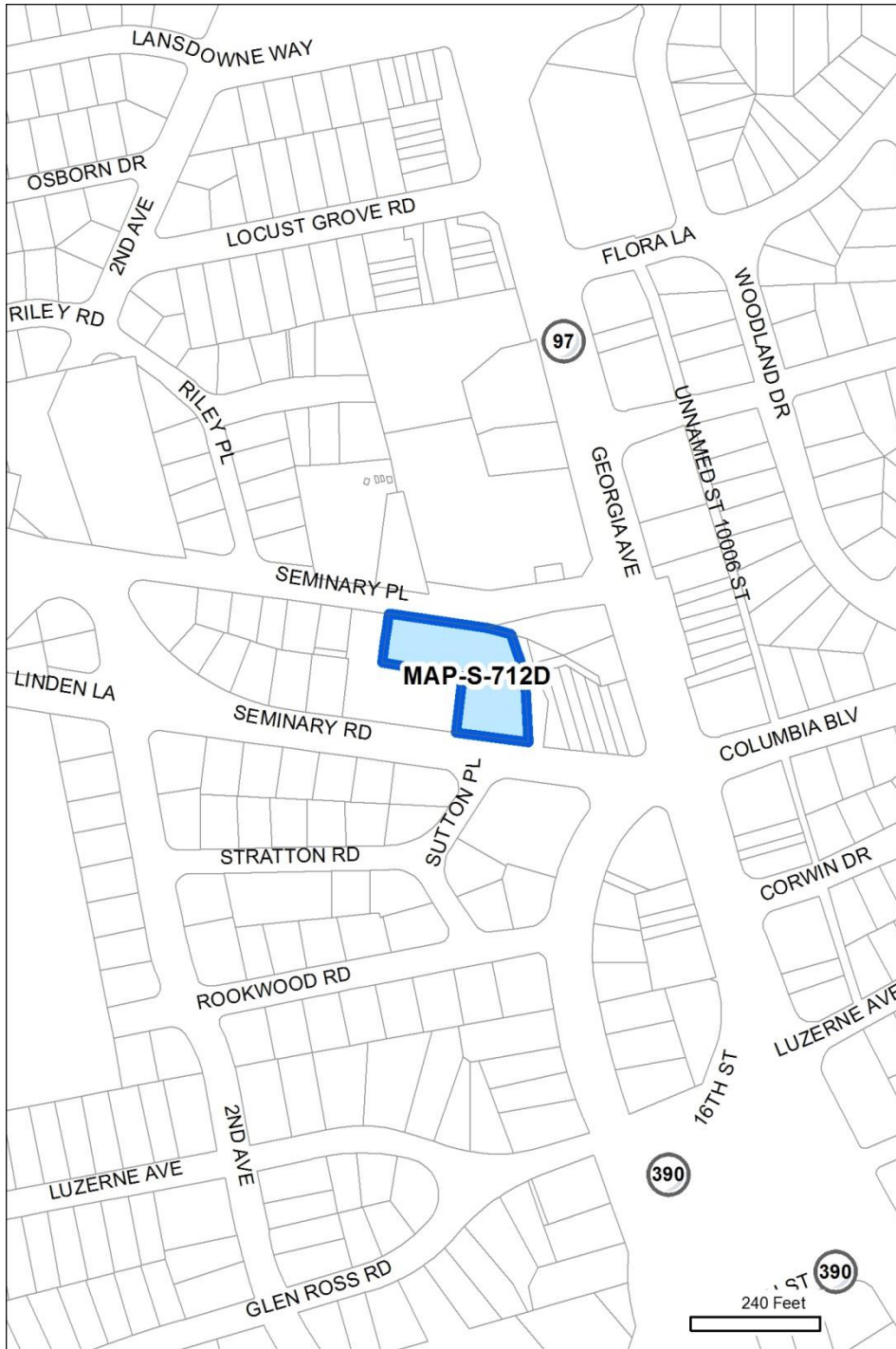
Unique ID: MAP-S-712A		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



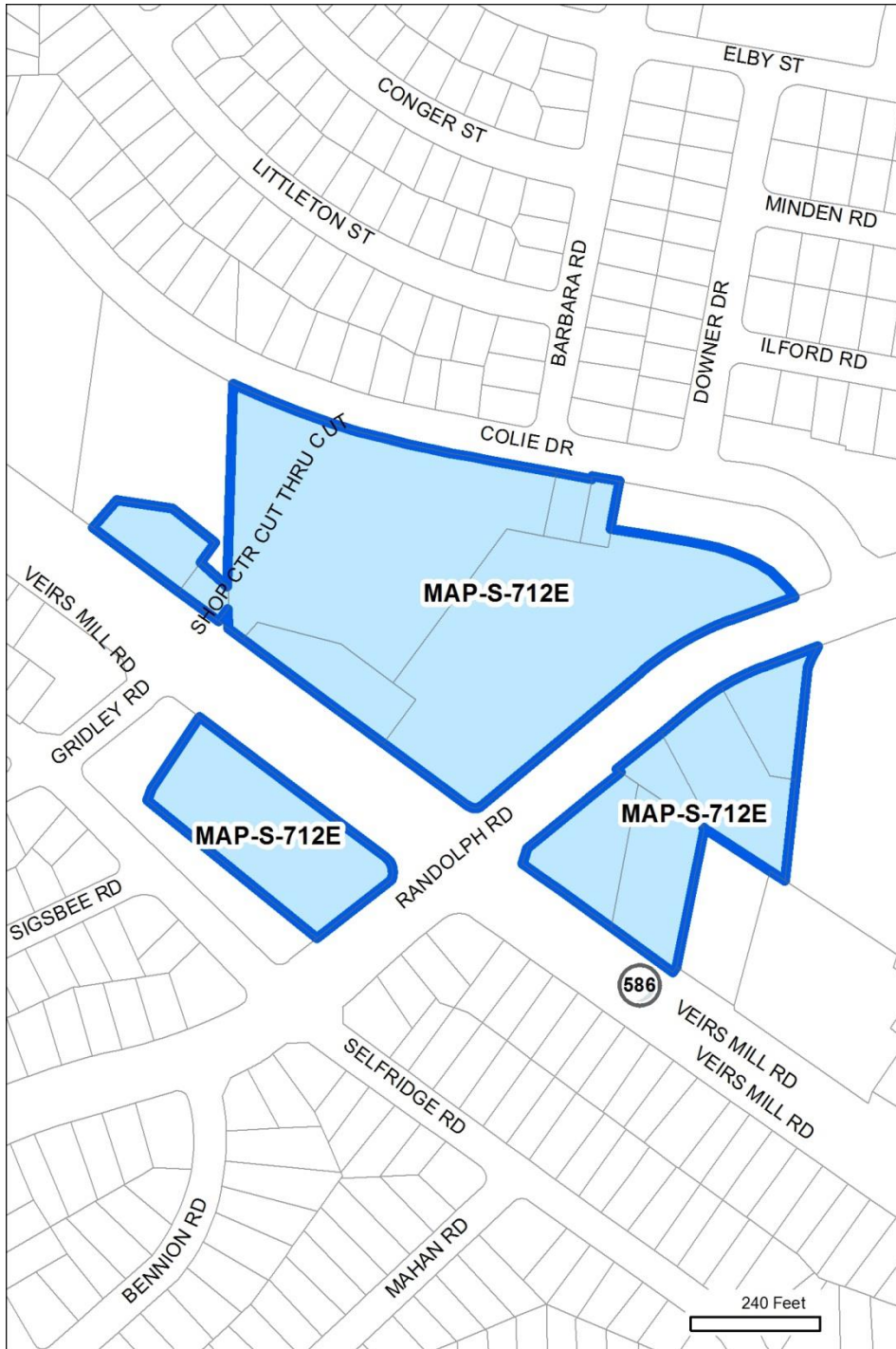
Unique ID: MAP-S-712B		staff change
Master Plan ID:		
Master Plan:	Westbard	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



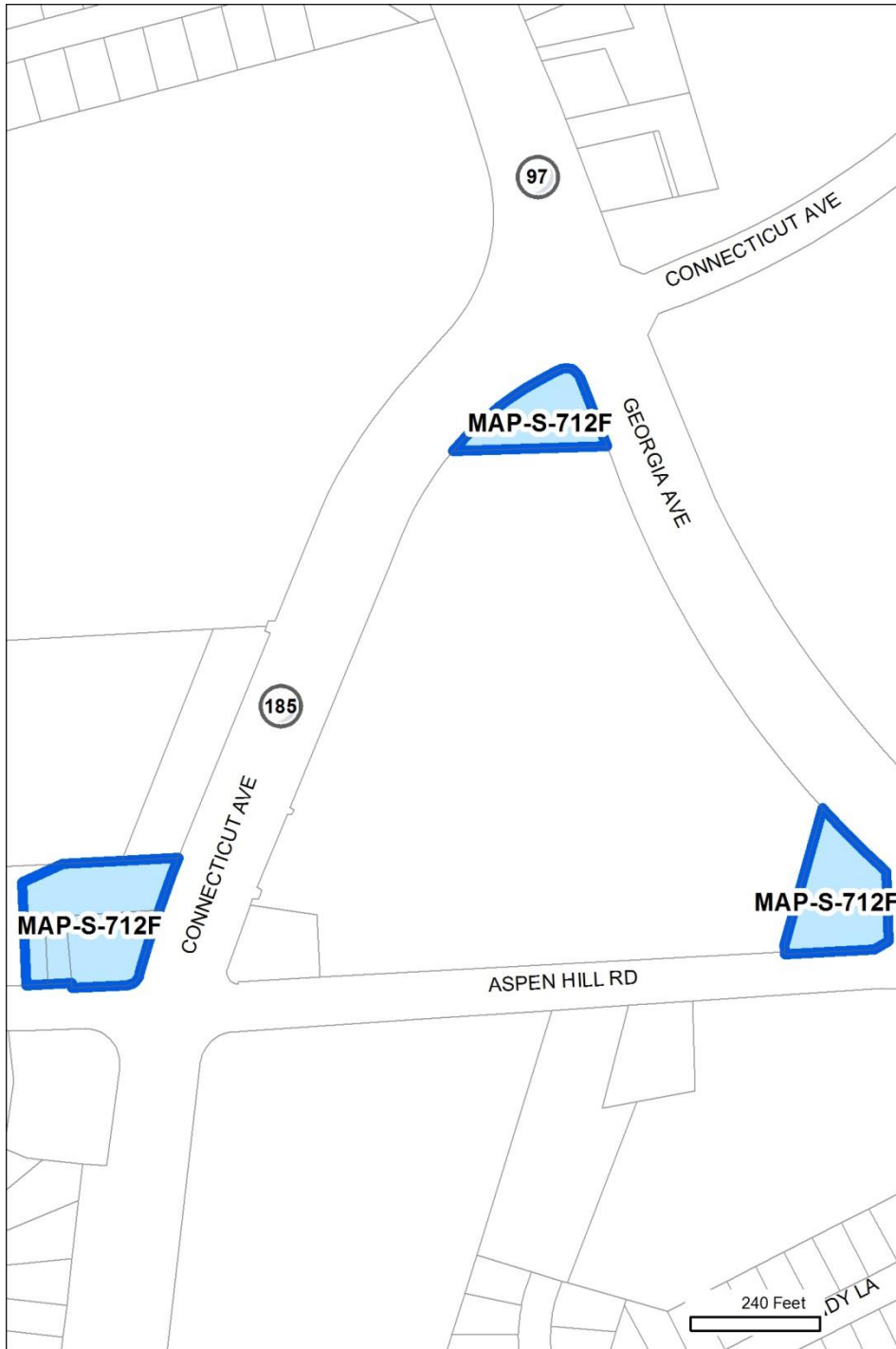
Unique ID: MAP-S-712C		staff change
Master Plan ID:		
Master Plan:	Silver Spring East	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



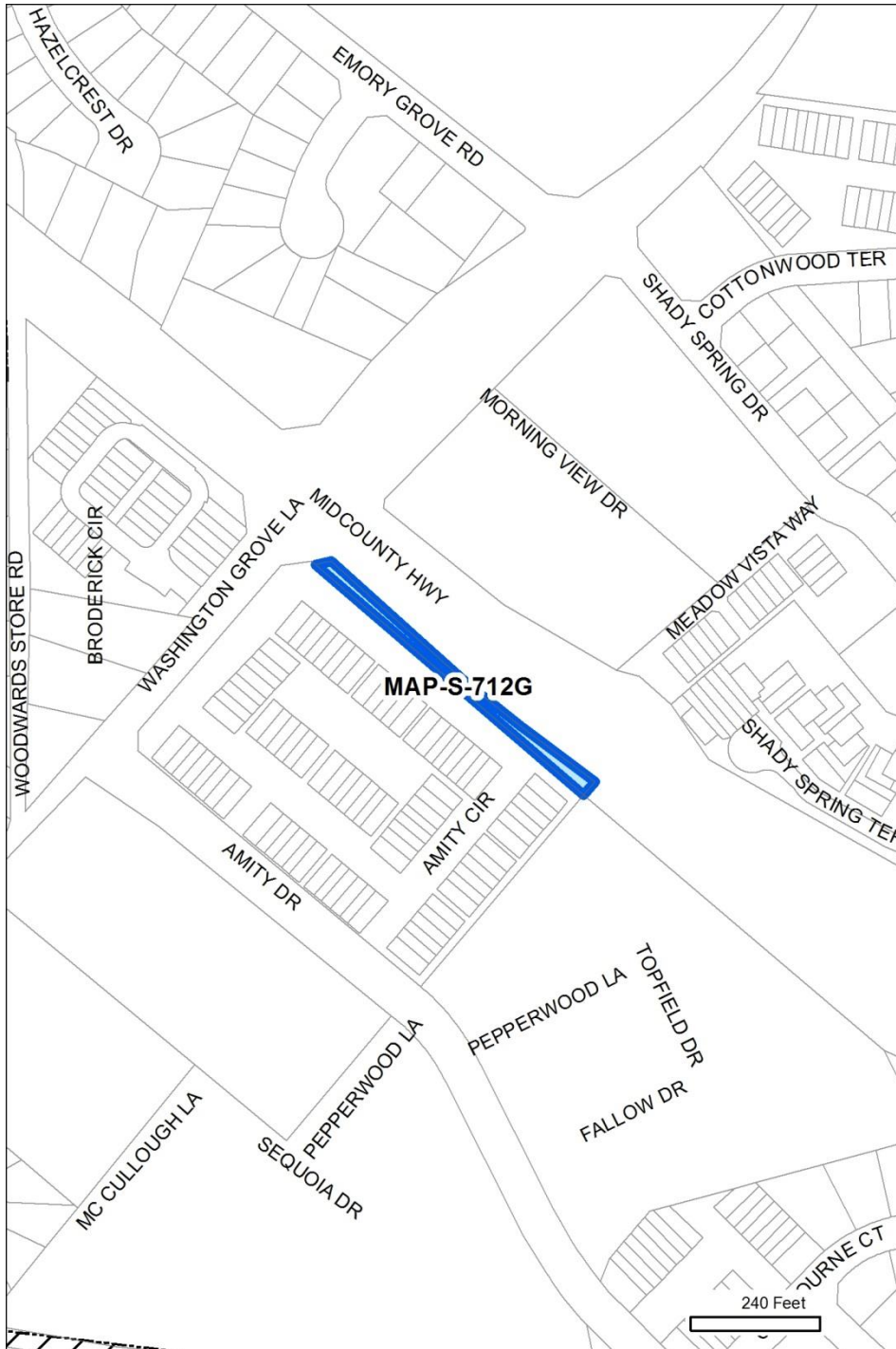
Unique ID: MAP-S-712D		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



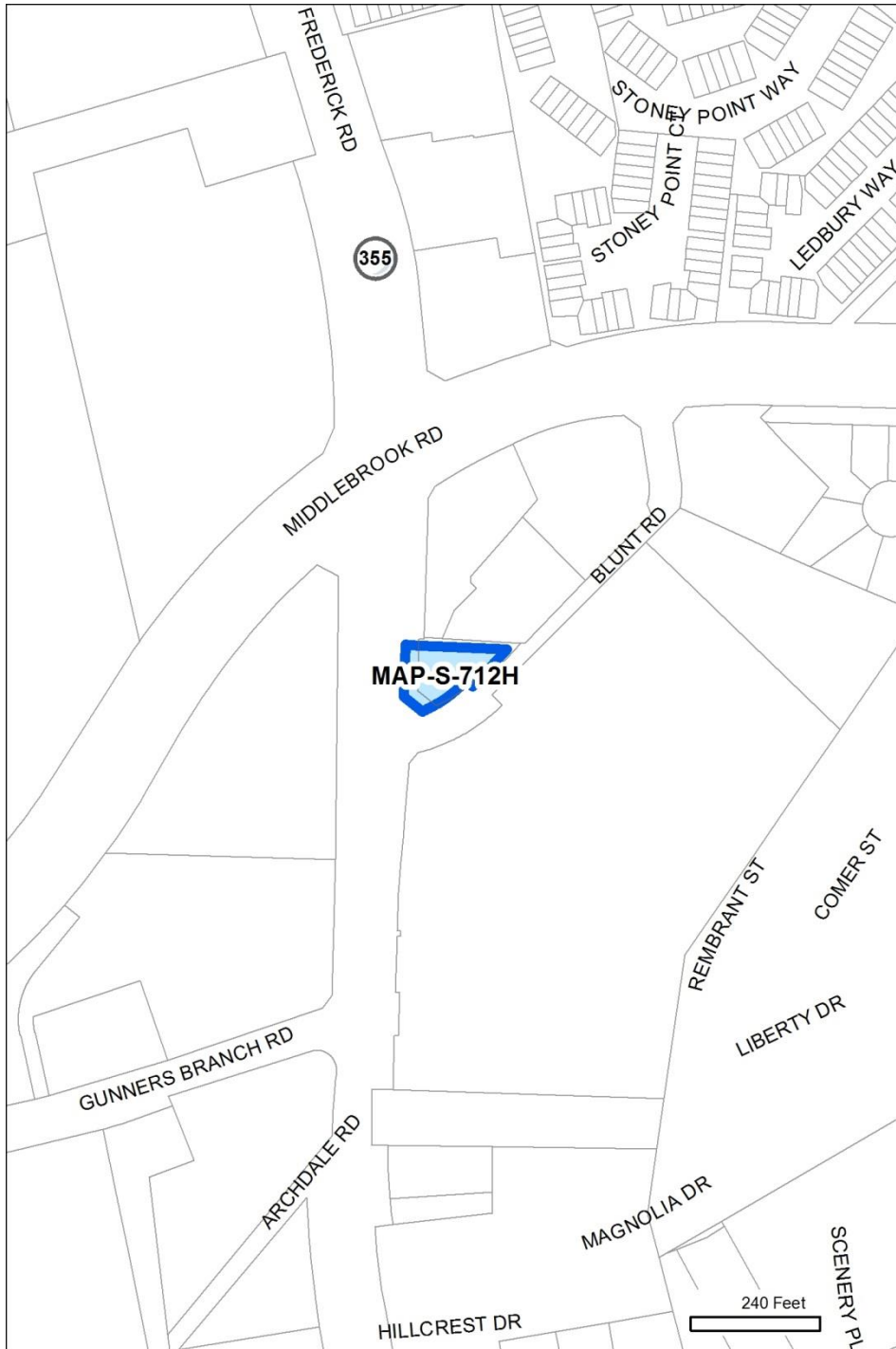
Unique ID: MAP-S-712E		staff change
Master Plan ID:		
Master Plan:	Kensington / Wheaton	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



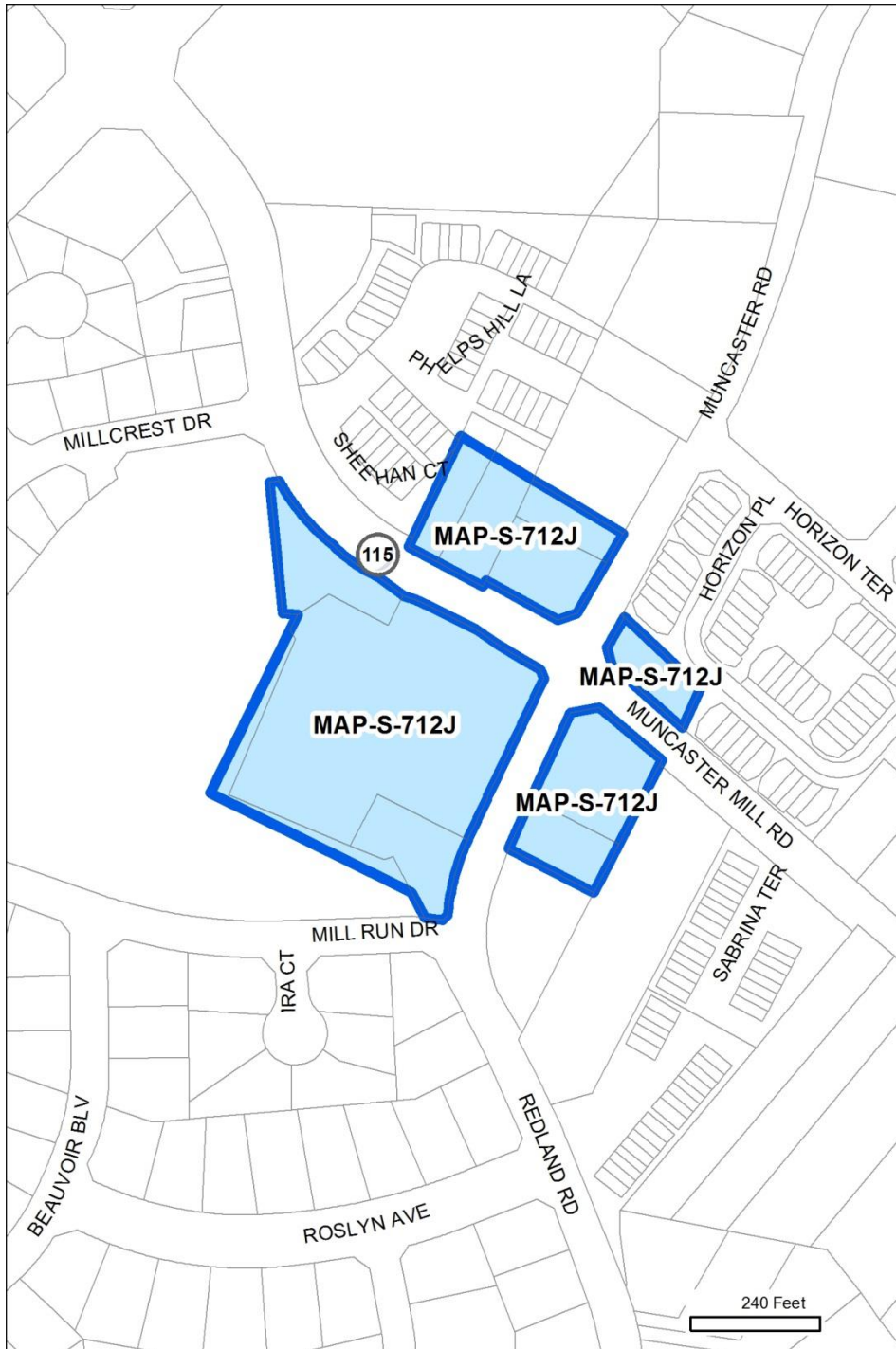
Unique ID: MAP-S-712F		staff change
Master Plan ID:		
Master Plan:	Aspen Hill	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



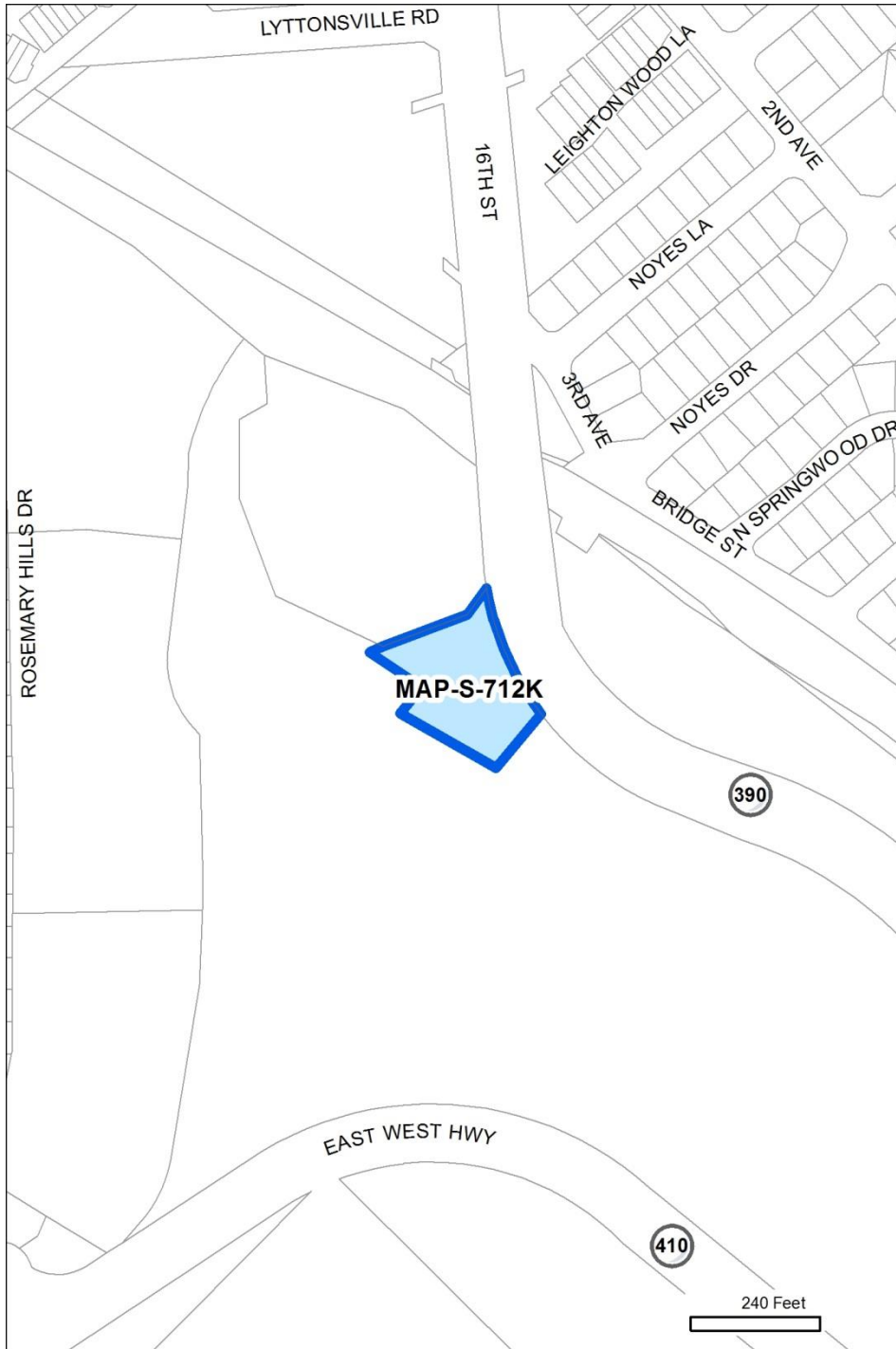
Unique ID: MAP-S-712G		staff change
Master Plan ID:		
Master Plan:	Gaithersburg Vicinity	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



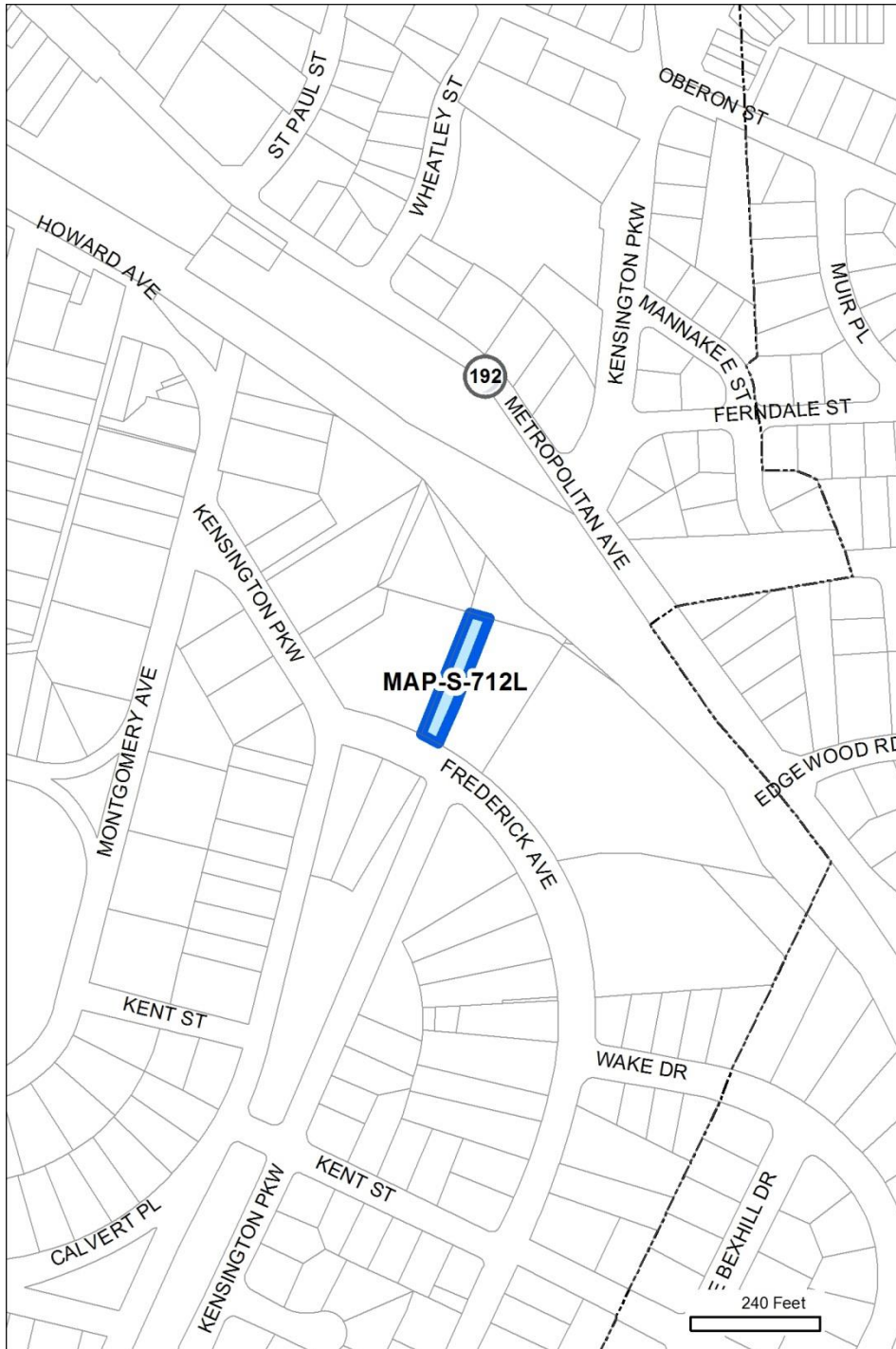
Unique ID: MAP-S-712H		staff change
Master Plan ID:		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



Unique ID: MAP-S-712J		staff change
Master Plan ID:		
Master Plan:	Upper Rock Creek	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



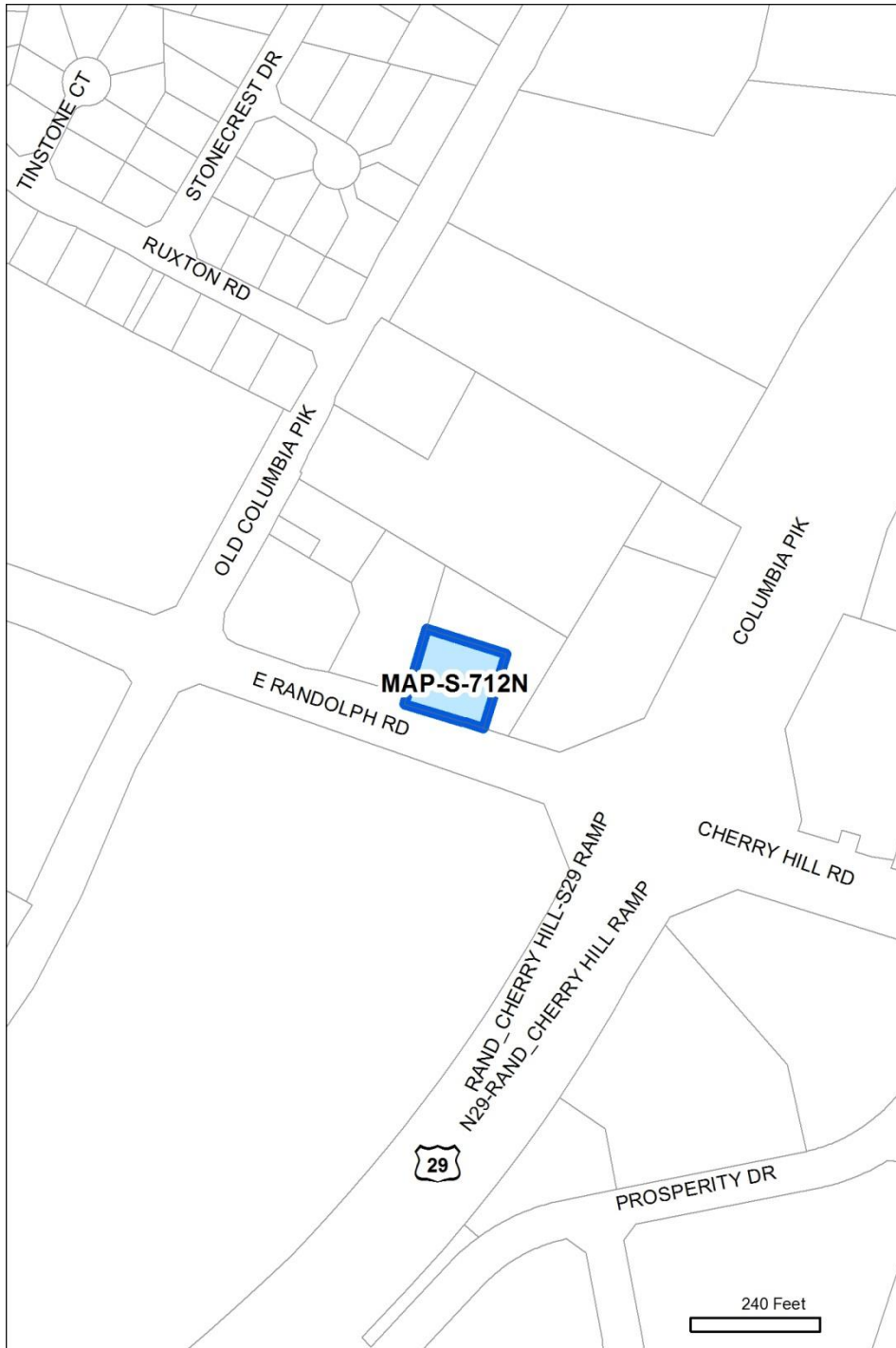
Unique ID: MAP-S-712K		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



Unique ID: MAP-S-712L		staff change
Master Plan ID:		
Master Plan:	Kensington	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



Unique ID: MAP-S-712M		staff change
Master Plan ID:		
Master Plan:	White Oak	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category: Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



Unique ID: MAP-S-712N		staff change
Master Plan ID:		
Master Plan:	Fairland	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



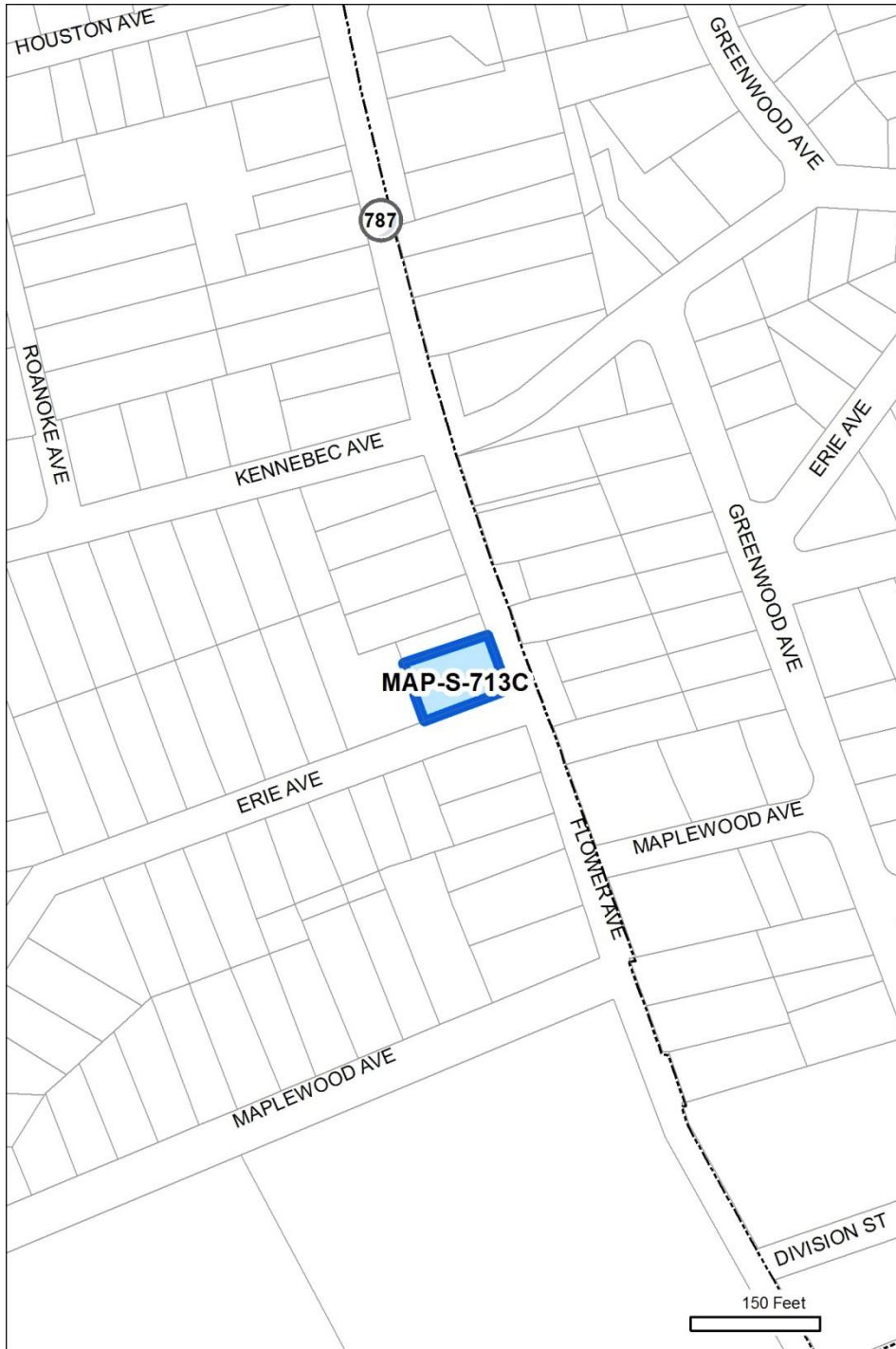
Unique ID: MAP-S-712P		staff change
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-1.0 C-0.75 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a default conversion to CRT-1.0 C-0.75 R-0.5 H-45 because it did not abut or confront single-family residential land.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion and also to accommodate only up to 0.75 FAR, which is roughly the maximum achievable in the C-1 zone today.</i></p> <p><i>As a result, staff recommended, and PHED approved, a change in the standard conversion for C-1 that is not confronting or abutting property that is single-family to CRT-0.75 C-0.75 R-0.25 H-45.</i></p>		



Unique ID: MAP-S-713A		staff change
Master Plan ID: TAKOM-19		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-1
Proposed Conv: (6/2)		CRT-0.75 C-0.5 R-0.25 H-50
Prop. Revised Conv:		CRT-0.75 C-0.75 R-0.25 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a modified standard conversion to CRT-0.75 C-0.5 R-0.25 H-50 because it confronted land zoned R-60. The height of 50' was non-standard because of the Takoma Park / East Silver Spring Overlay, which allows height to 50'.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion. Currently, development in the C-1 can achieve roughly 0.75 FAR of development. Staff felt that the entire density should be able to be commercial, since that is the most likely way a project would develop today.</i></p> <p><i>Because the standard conversion changed, this non-standard conversion also needed to be modified, though it remains non-standard due to the Overlay height..</i></p>		



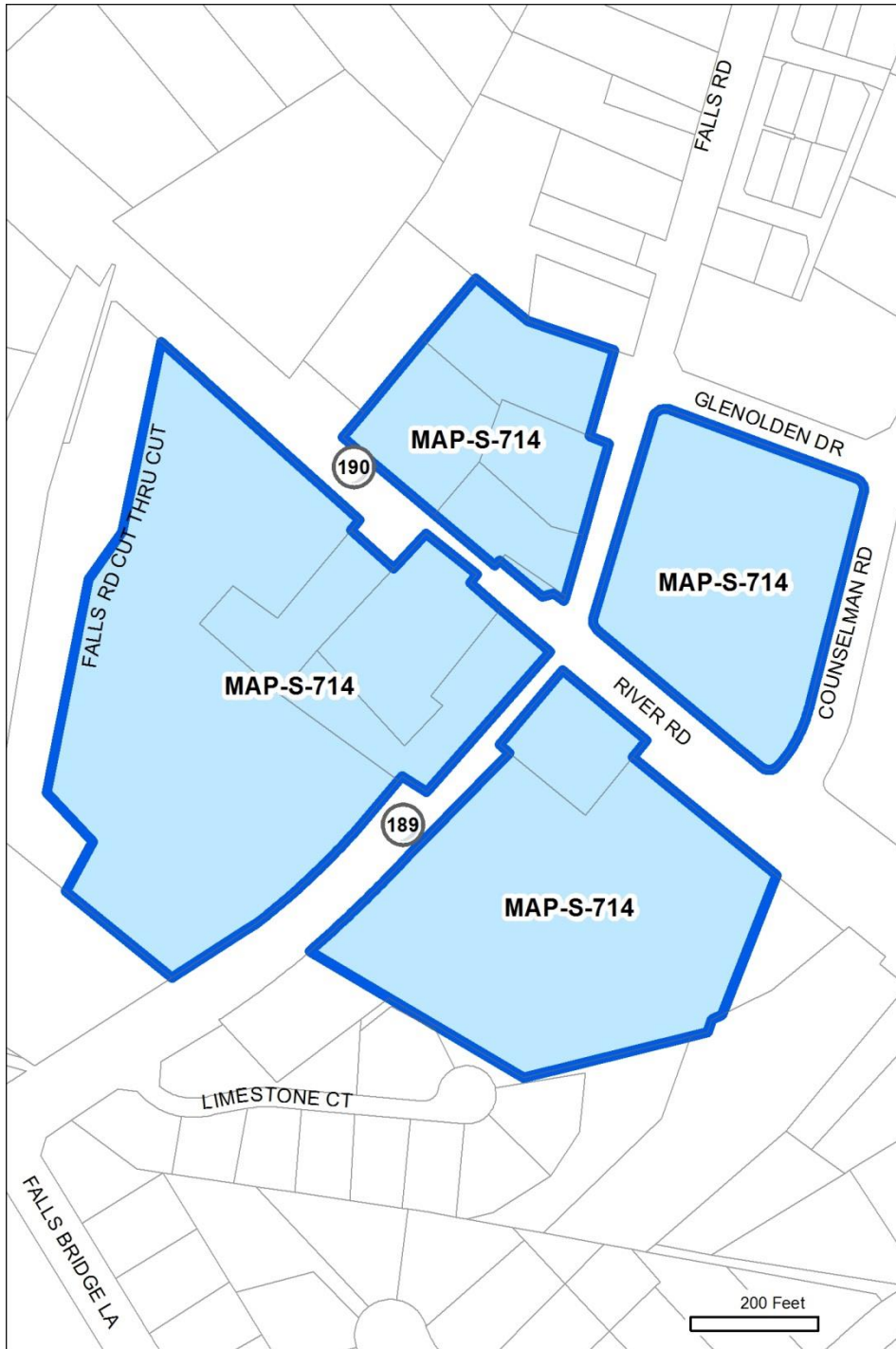
Unique ID: MAP-S-713B		staff change
Master Plan ID: TAKOM-17		
Master Plan:	Takoma Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (6/2)	CRT-0.5 C-0.5 R-0.25 H-50	
Prop. Revised Conv:	CRT-0.75 C-0.75 R-0.25 H-50	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a modified standard conversion to CRT-0.5 C-0.5 R-0.25 H-50 because it abutted land zoned R-60. The height of 50' was non-standard because of the Takoma Park / East Silver Spring Overlay, which allows height to 50'.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion. Currently, development in the C-1 can achieve roughly 0.75 FAR of development. Staff felt that the entire density should be able to be commercial, since that is the most likely way a project would develop today.</i></p> <p><i>Because the standard conversion changed, this non-standard conversion also needed to be modified, though it remains non-standard due to the Overlay height.</i></p>		



Unique ID: MAP-S-713C		staff change
Master Plan ID: TAKOM-18		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-1
Proposed Conv: (6/2)		CRT-0.75 C-0.5 R-0.25 H-50
Prop. Revised Conv:		CRT-0.75 C-0.75 R-0.25 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a modified standard conversion to CRT-0.75 C-0.5 R-0.25 H-50 because it confronted land zoned R-60. The height of 50' was non-standard because of the Takoma Park / East Silver Spring Overlay, which allows height to 50'.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion. Currently, development in the C-1 can achieve roughly 0.75 FAR of development. Staff felt that the entire density should be able to be commercial, since that is the most likely way a project would develop today.</i></p> <p><i>Because the standard conversion changed, this non-standard conversion also needed to be modified, though it remains non-standard due to the Overlay height.</i></p>		



Unique ID: MAP-S-713D		staff change
Master Plan ID: TAKOM-20		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-1
Proposed Conv: (6/2)		CRT-0.5 C-0.5 R-0.25 H-50
Prop. Revised Conv:		CRT-0.75 C-0.75 R-0.25 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned C-1 and had a modified standard conversion to CRT-0.5 C-0.5 R-0.25 H-50 because it abutted land zoned R-60. The height of 50' was non-standard because of the Takoma Park / East Silver Spring Overlay, which allows height to 50'.</i></p> <p><i>However, staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion. Currently, development in the C-1 can achieve roughly 0.75 FAR of development. Staff felt that the entire density should be able to be commercial, since that is the most likely way a project would develop today.</i></p> <p><i>Because the standard conversion changed, this non-standard conversion also needed to be modified, though it remains non-standard due to the Overlay height.</i></p>		



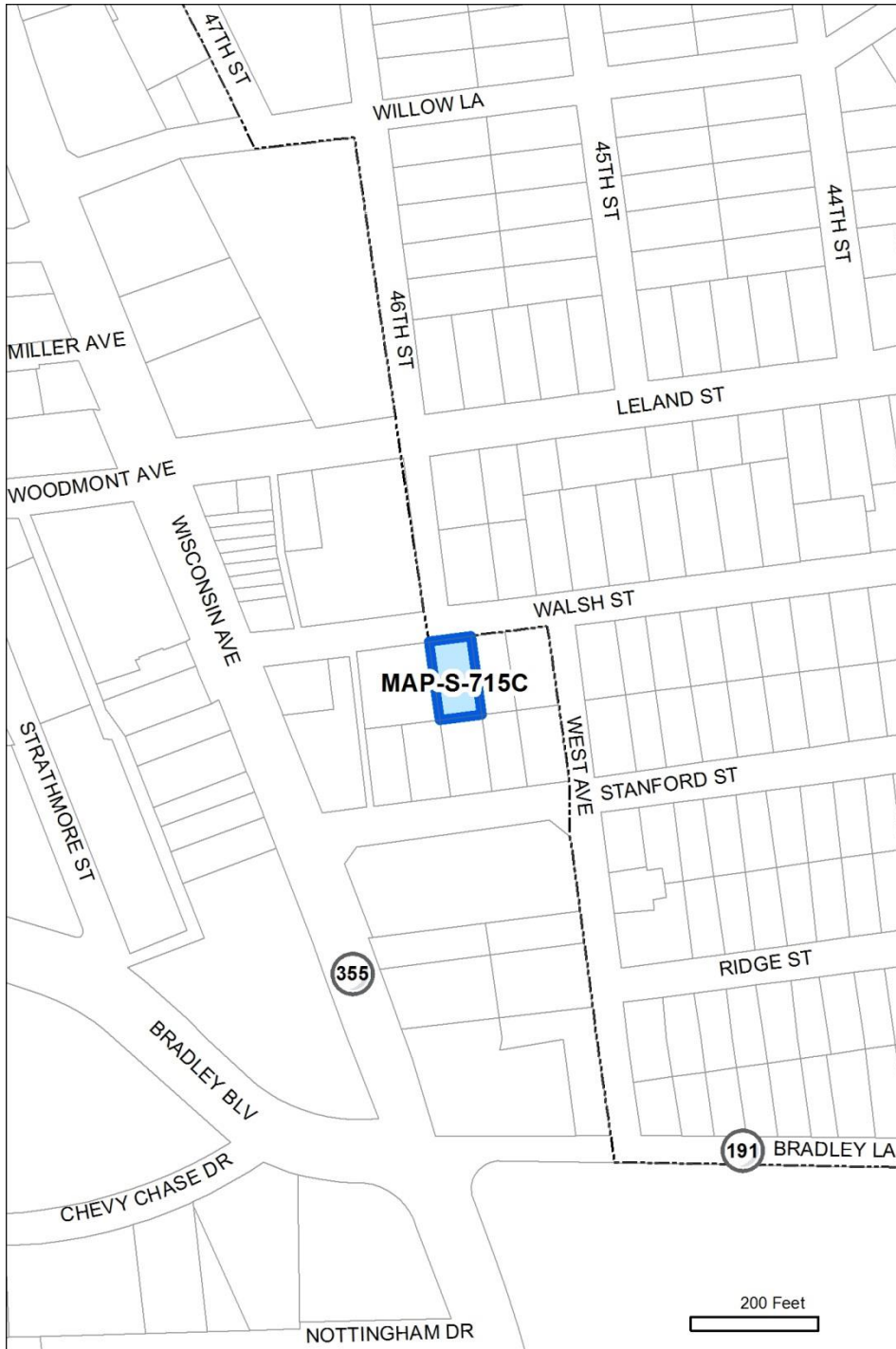
Unique ID: MAP-S-714		staff change
Master Plan ID: POTMC-06		
Master Plan:		Potomac Subregion
Location:		
Existing Zone:		C-1
Proposed Conv: (6/2)		NR-1.0 H-35
Prop. Revised Conv:		NR-0.75 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-1 zone resulted in a recommendation to simplify the conversion. Currently, development in the C-1 can only achieve roughly 0.75 FAR of development.</i></p> <p><i>Because the standard conversion changed, this non-standard conversion also needed to be modified, though it remains non-standard due to the Overlay height.</i></p> <p><i>In this case, the revised standard conversion lowers the overall FAR to 0.75.</i></p> <p><i>The height recommended in the Potomac Subregion Master Plan for this area (35') means the mapped height will remain 35'.</i></p>		



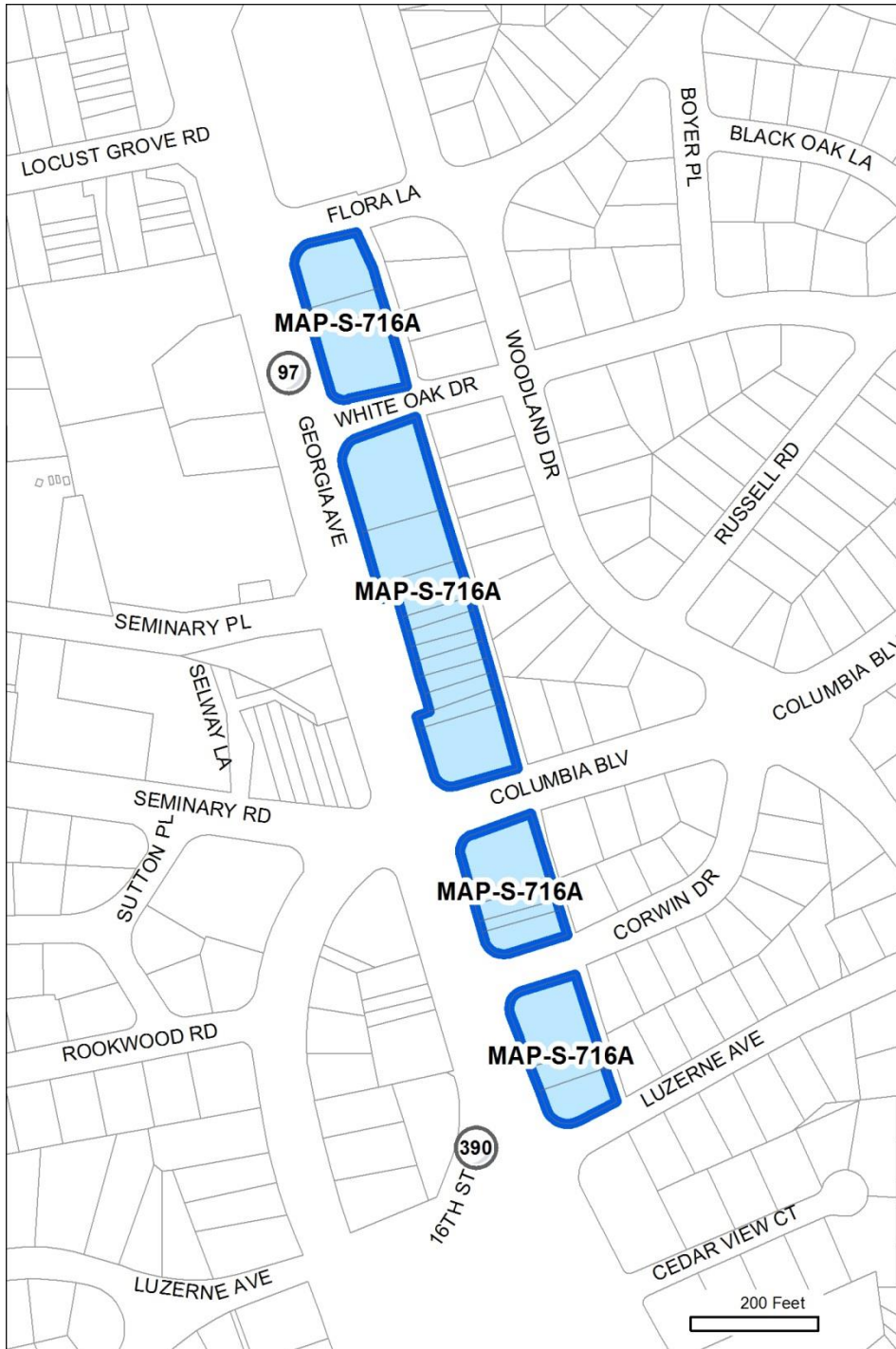
Unique ID: MAP-S-715A		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-1.5 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 abutting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p>		



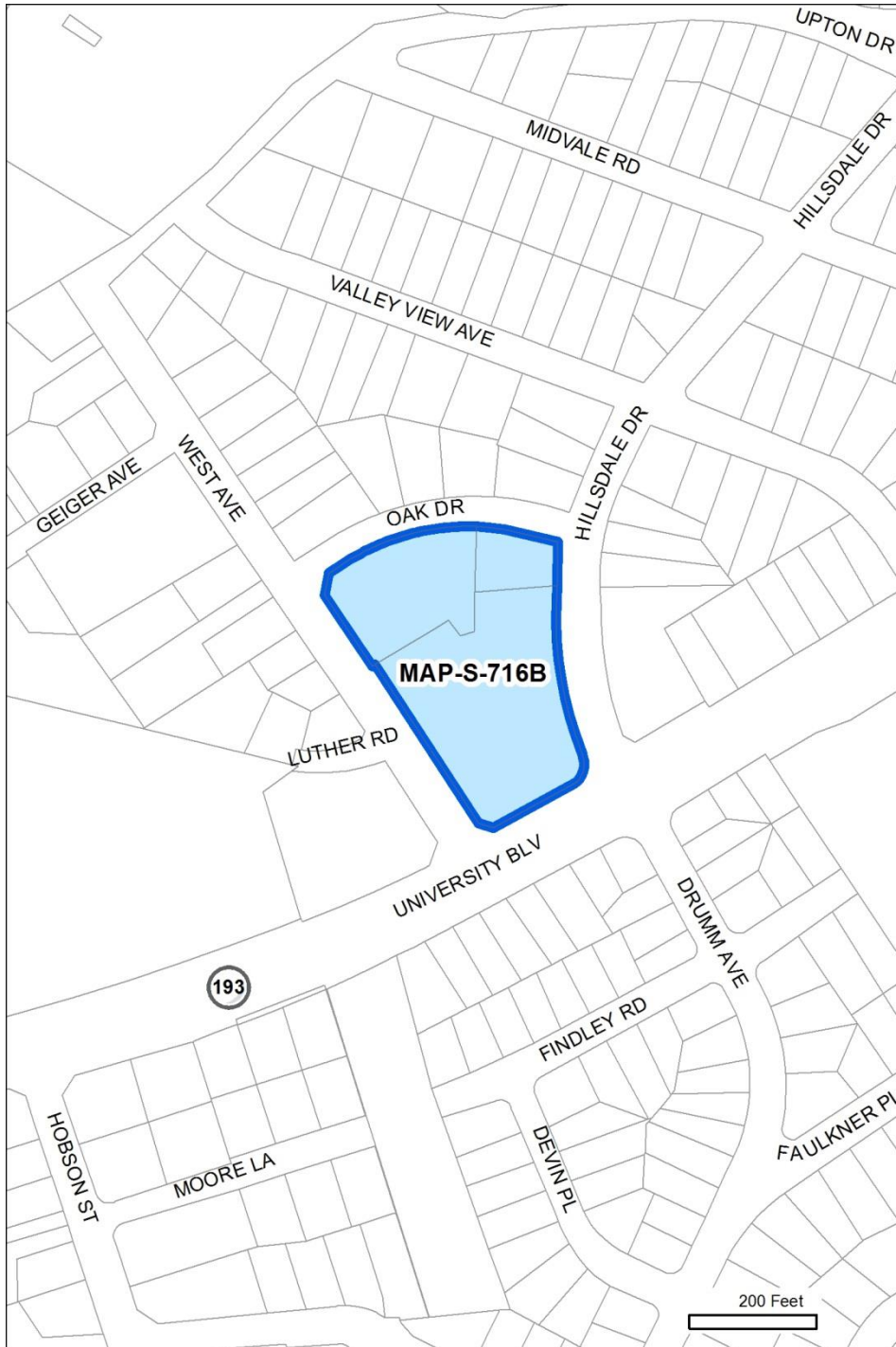
Unique ID: MAP-S-715B		staff change
Master Plan ID:		
Master Plan:	Four Corners	
Location:		
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-1.5 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 abutting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p>		



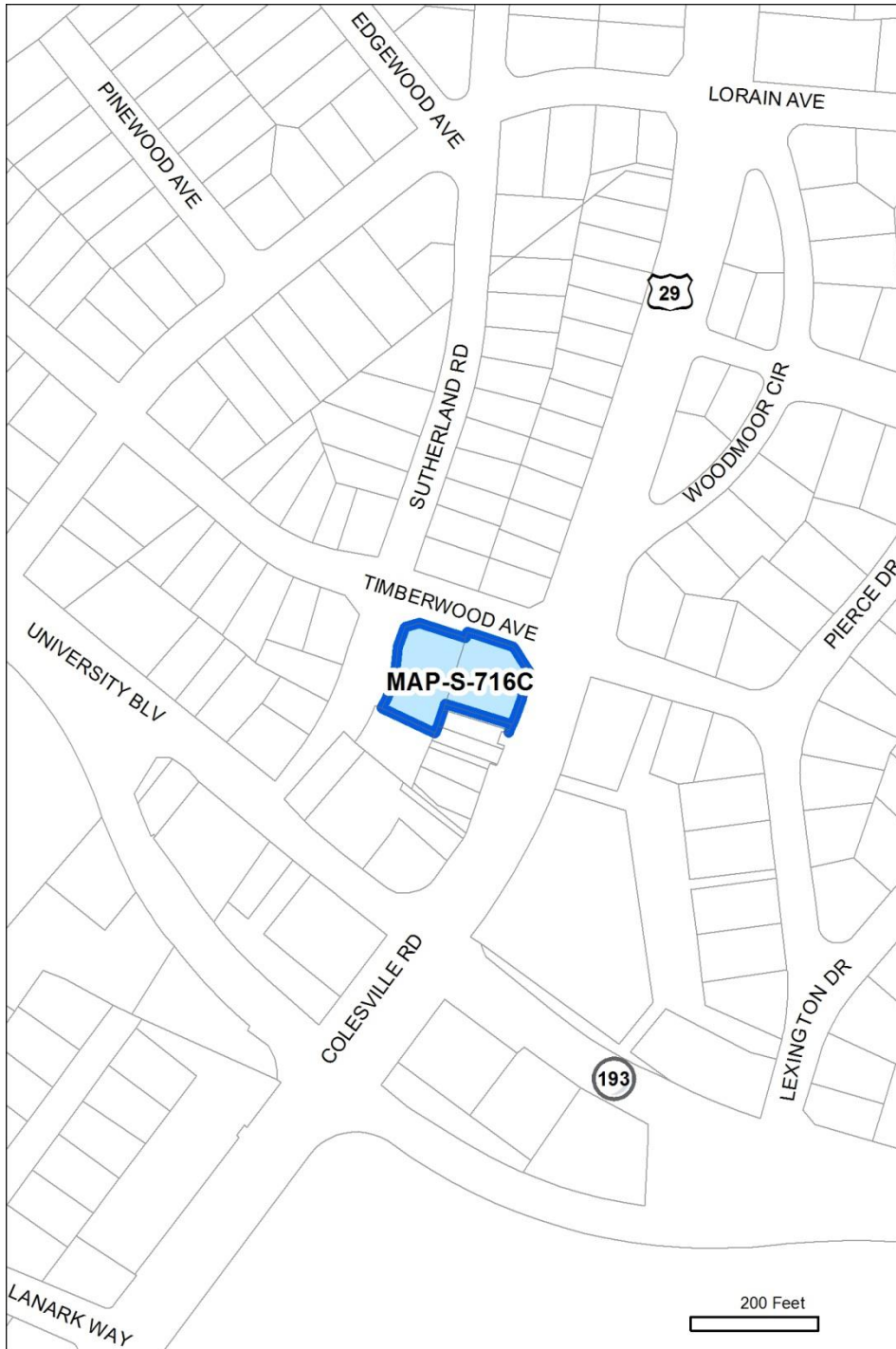
Unique ID: MAP-S-715C		staff change
Master Plan ID: BTHDA-42		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-1.5 R-0.75 H-45
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-45
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 abutting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p> <p><i>The Bethesda CBD Master Plan calls for a maximum height of 35' on this site, so normally this would be a non-standard conversion with a height of 35'.</i></p> <p><i>However, PHED directed staff to map approved or constructed heights and densities that exceed the recommendations in the Master Plan. In this case, the existing structure was built to 42' under Building Permit 274090, approved in 1992.</i></p>		



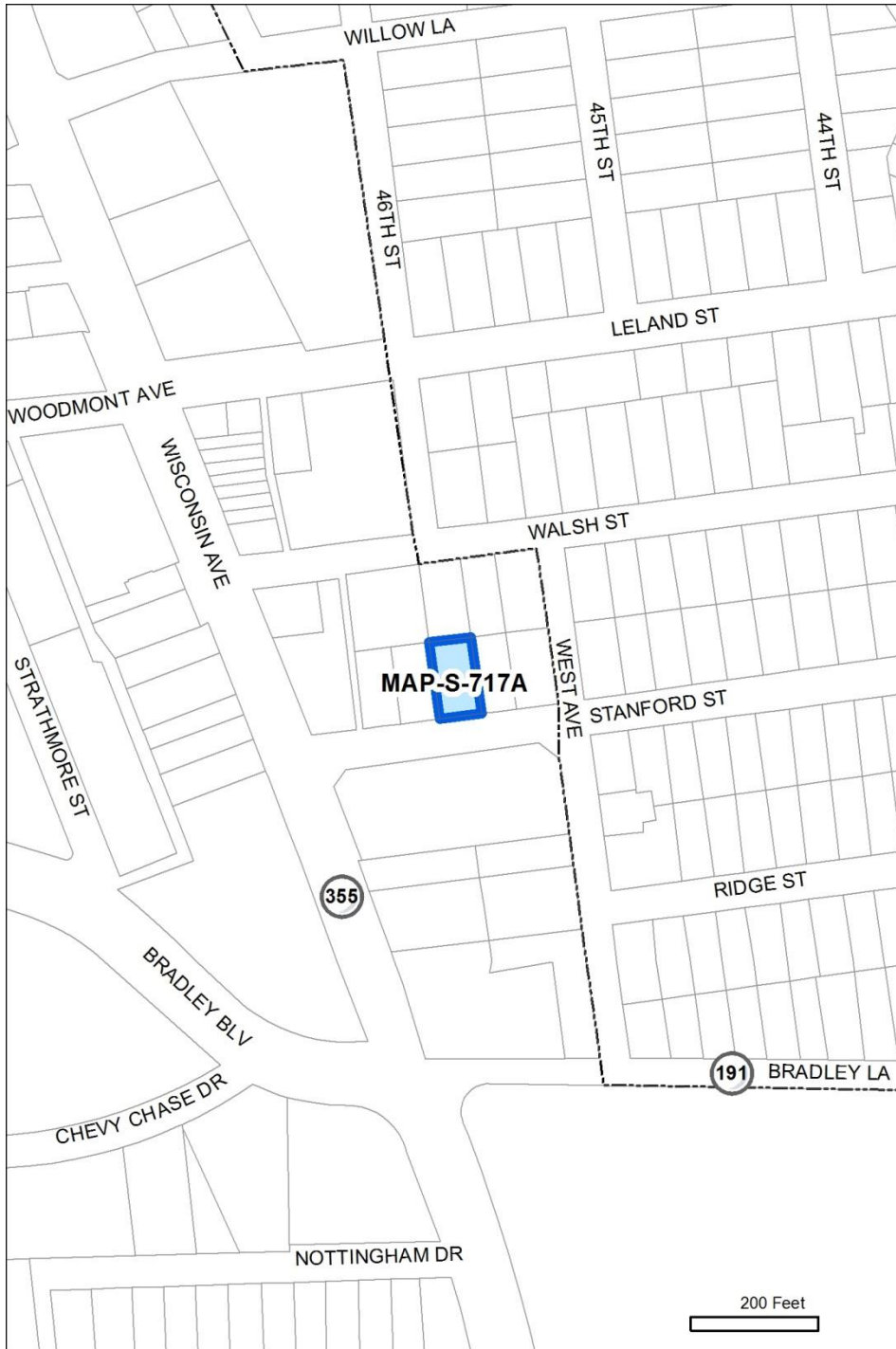
Unique ID: MAP-S-716A		staff change
Master Plan ID:		
Master Plan:	North & West Silver Spring	
Location:		
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-2.0 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 confronting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p>		



Unique ID: MAP-S-716B		staff change
Master Plan ID:		
Master Plan:	Kensington / Wheaton	
Location:		
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-2.0 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 confronting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p>		



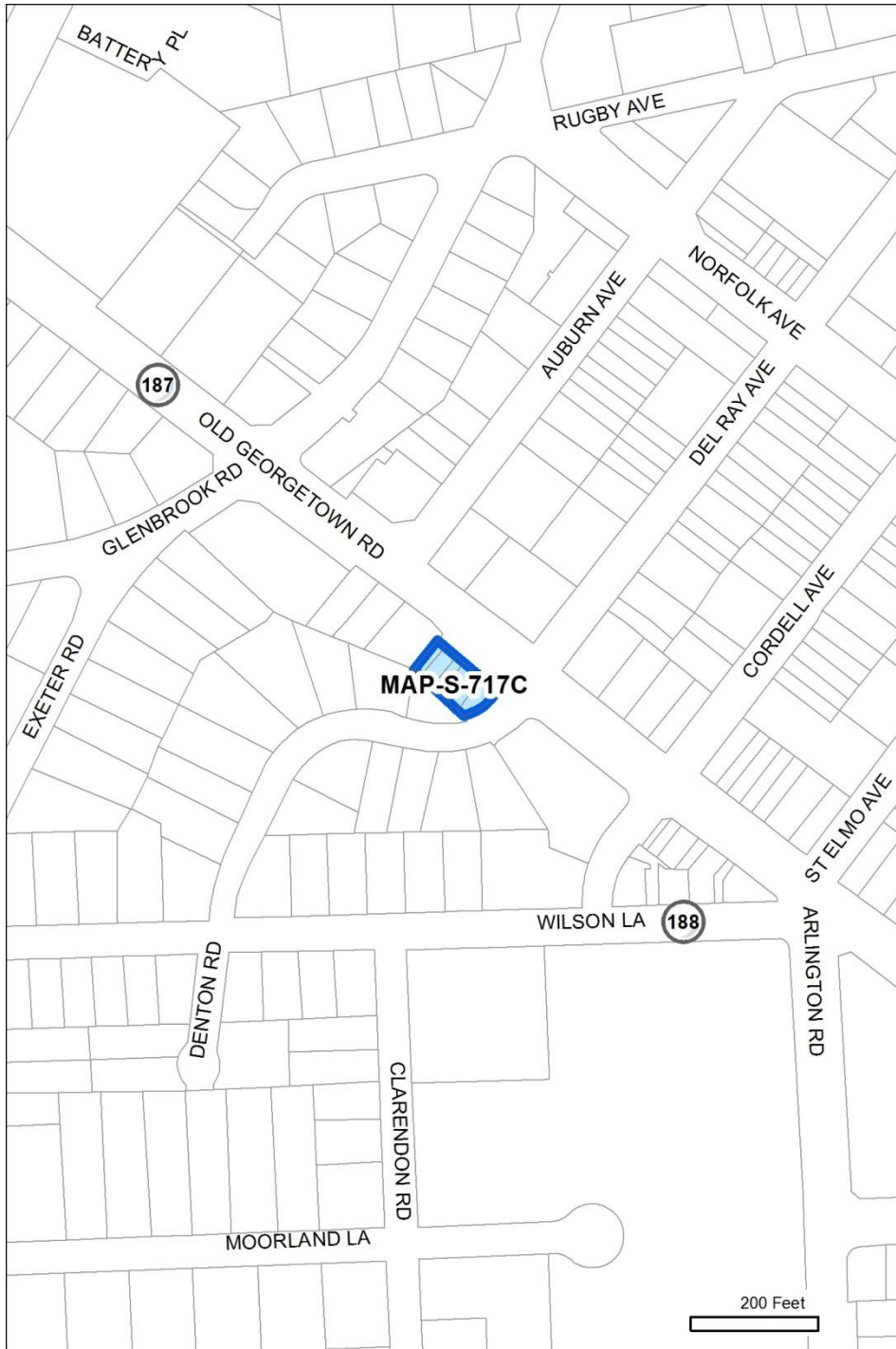
Unique ID: MAP-S-716C		staff change
Master Plan ID:		
Master Plan:	Four Corners	
Location:		
Existing Zone:	C-2	
Proposed Conv: (6/2)	CRT-2.0 C-1.5 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-45	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>These properties are part of the standard conversion. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 confronting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p>		



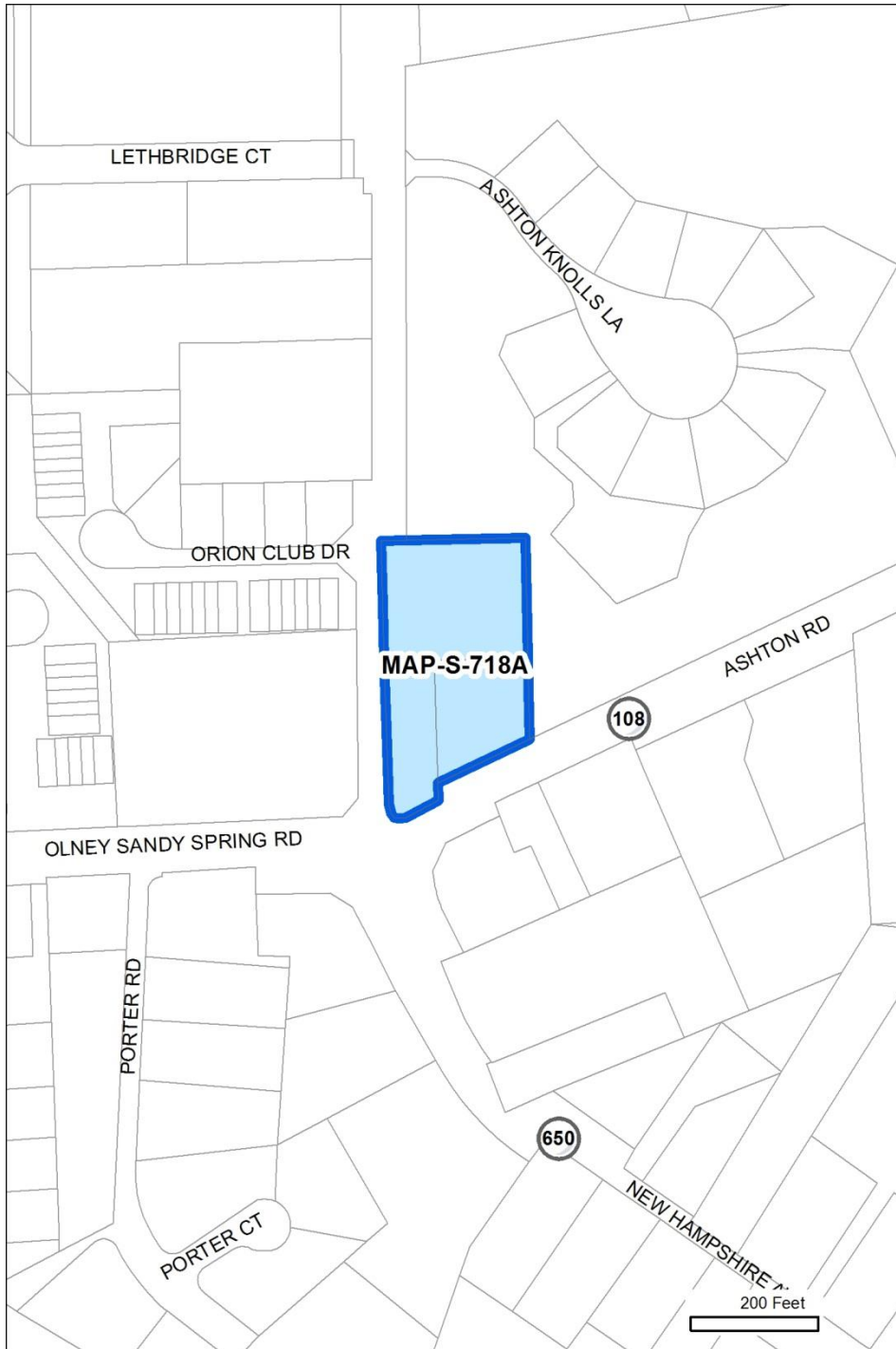
Unique ID: MAP-S-717A		staff change
Master Plan ID: BTHDA-18		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-1.5 R-0.75 H-35
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of a height recommendation. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 abutting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p> <p><i>The height will remain at 35' based on a recommendation in the Master Plan.</i></p>		



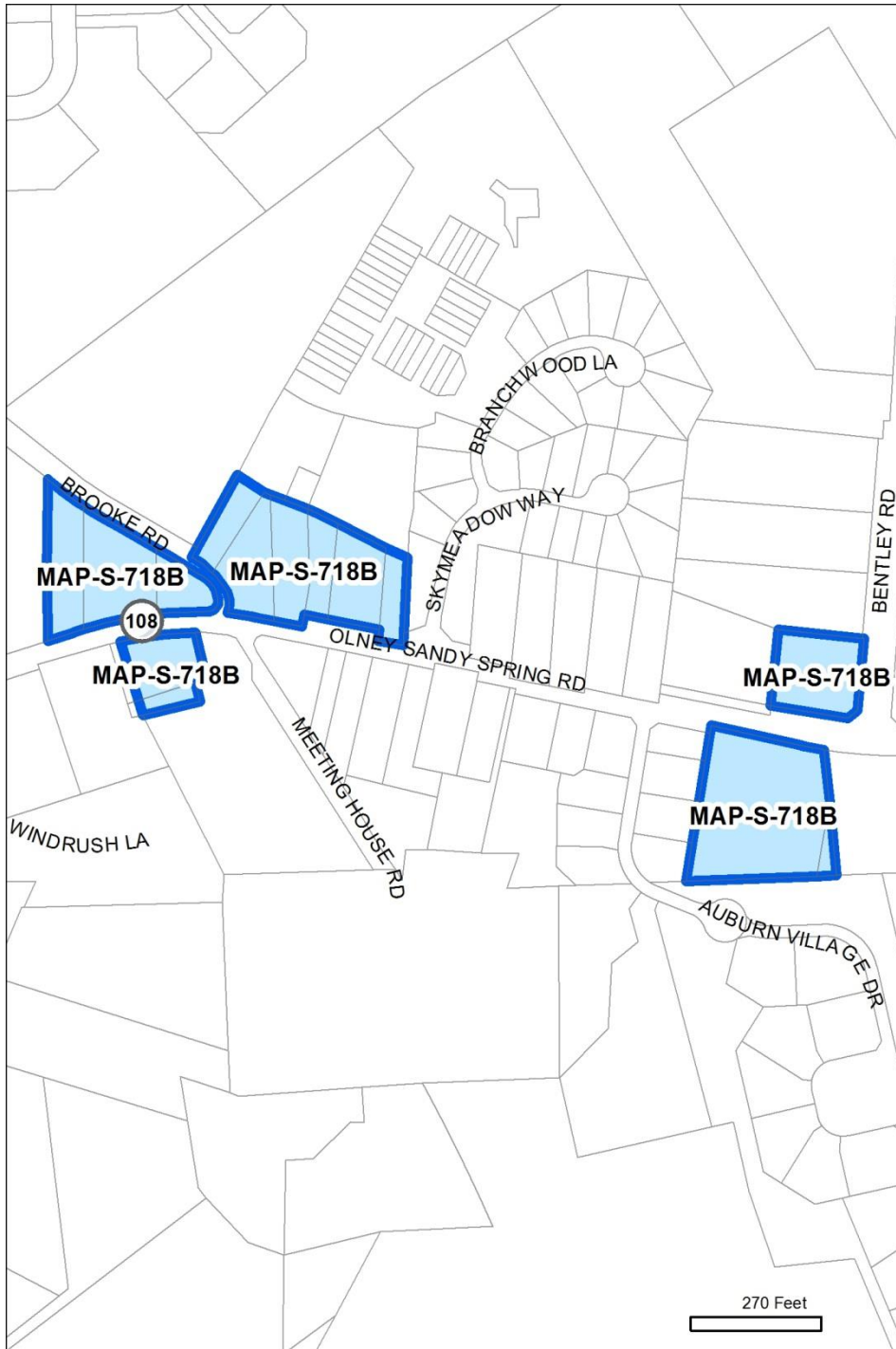
Unique ID: MAP-S-717B		staff change
Master Plan ID: BTHDA-33		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-2.0 C-1.5 R-0.75 H-35
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of a height recommendation. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 confronting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p> <p><i>The height will remain at 35' based on a recommendation in the Master Plan.</i></p>		



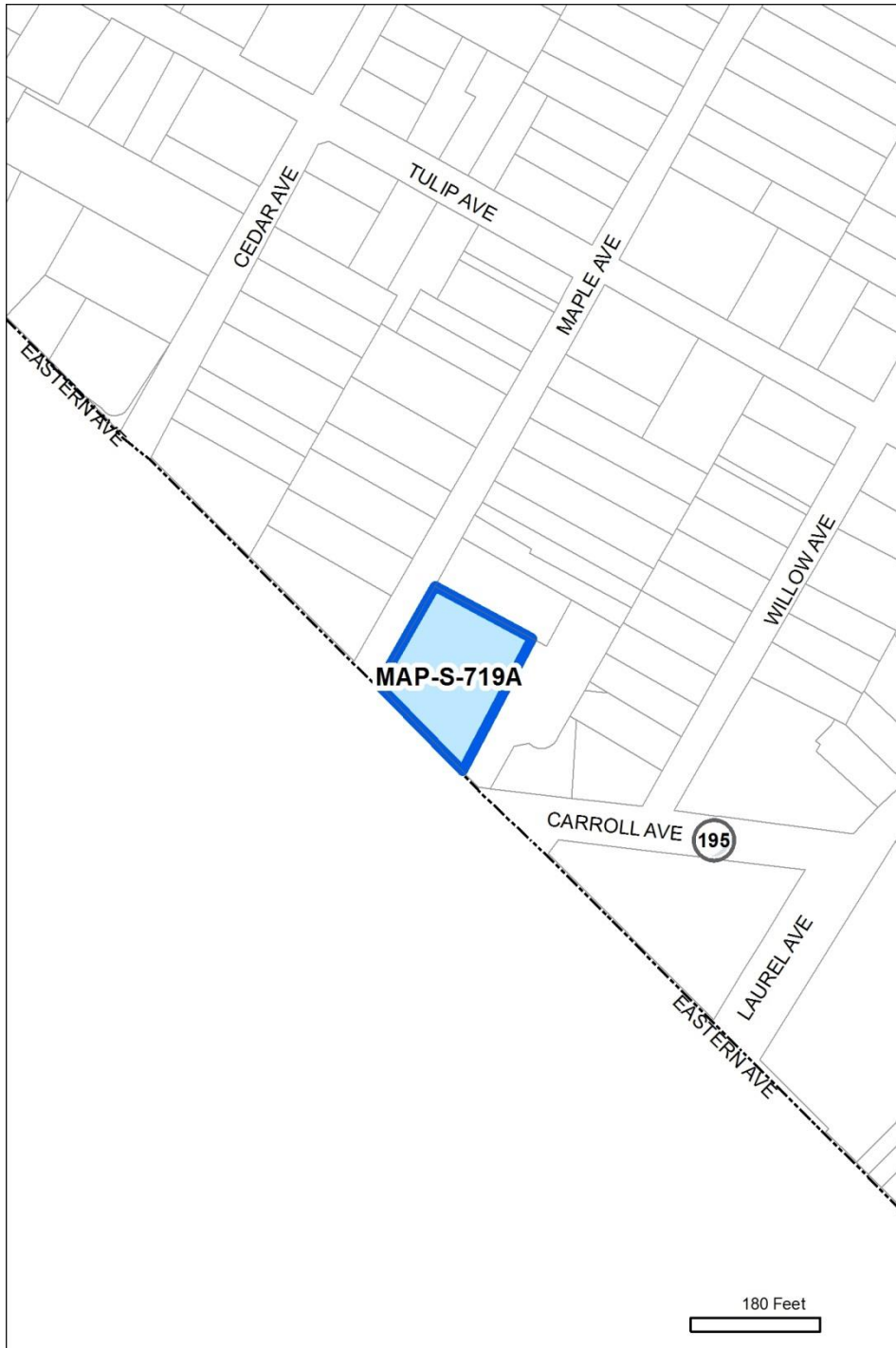
Unique ID: MAP-S-717C		staff change
Master Plan ID: BTHDA-34A		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-1.5 R-0.75 H-35
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of a height recommendation. Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion for C-2 abutting land zoned R-40, R-60, R-90 and vacant or improved with a residential use.</i></p> <p><i>The height will remain at 35' based on a recommendation in the Master Plan.</i></p>		



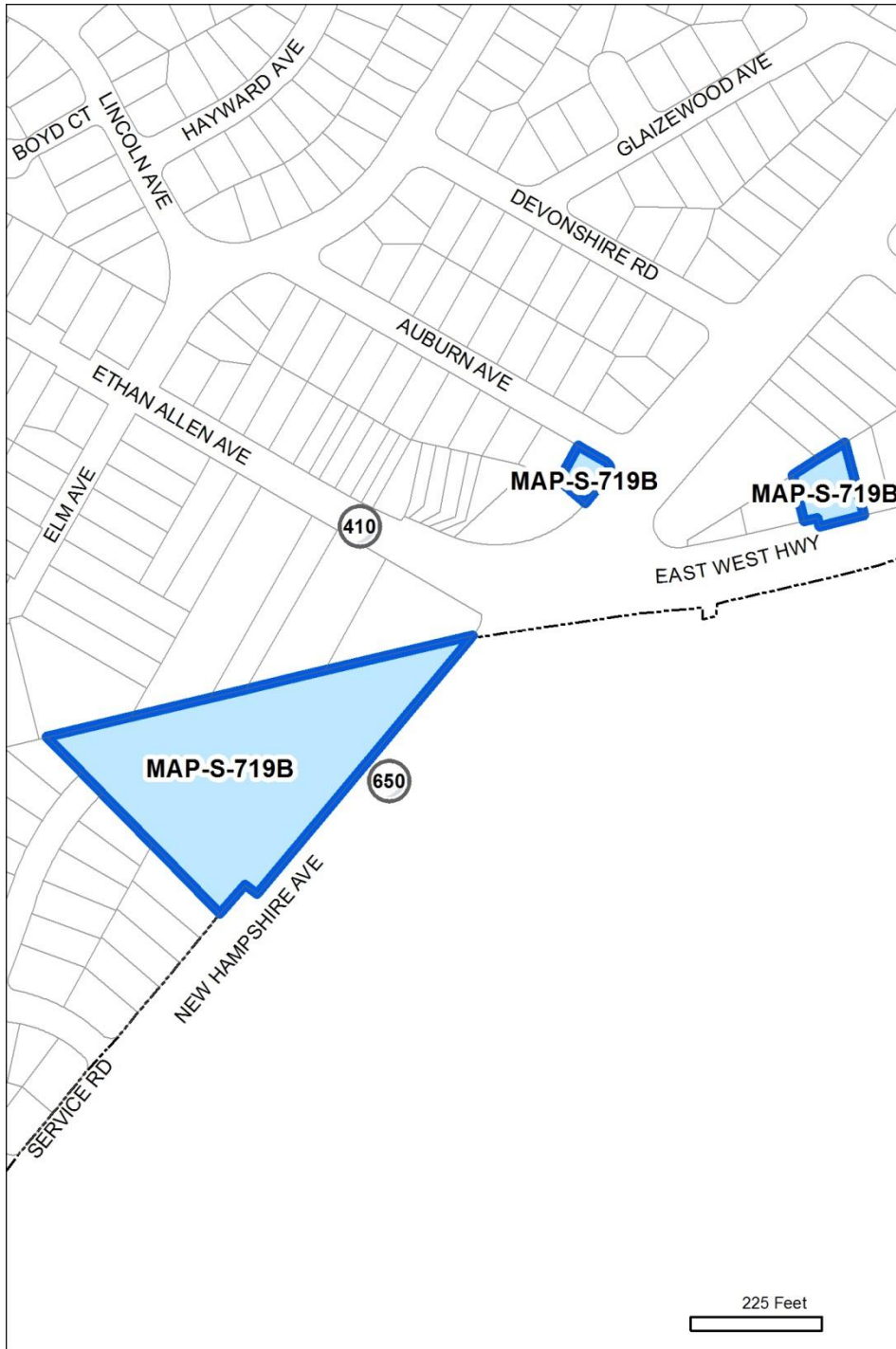
Unique ID: MAP-S-718A		staff change
Master Plan ID: SANDY-01E		
Master Plan:		Sandy Spring / Ashton
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-0.75 R-0.75 H-35
Prop. Revised Conv:		CRT-1.25 C-0.75 R-0.5 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.25
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of a height recommendation and because Commercial FAR is limited to 0.75 in the Sandy Spring / Ashton Rural Village Center Overlay.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, which allow up to 1.5 FAR overall, up to 1.5 FAR commercial, and up to 0.5 FAR for residential.</i></p> <p><i>The height will remain at 35' based on the Sandy Spring / Ashton Rural Village Center Overlay.</i></p> <p><i>The overall FAR is being reduced to 1.25 because the maximum commercial and maximum residential FAR do not add up to 1.5.</i></p>		



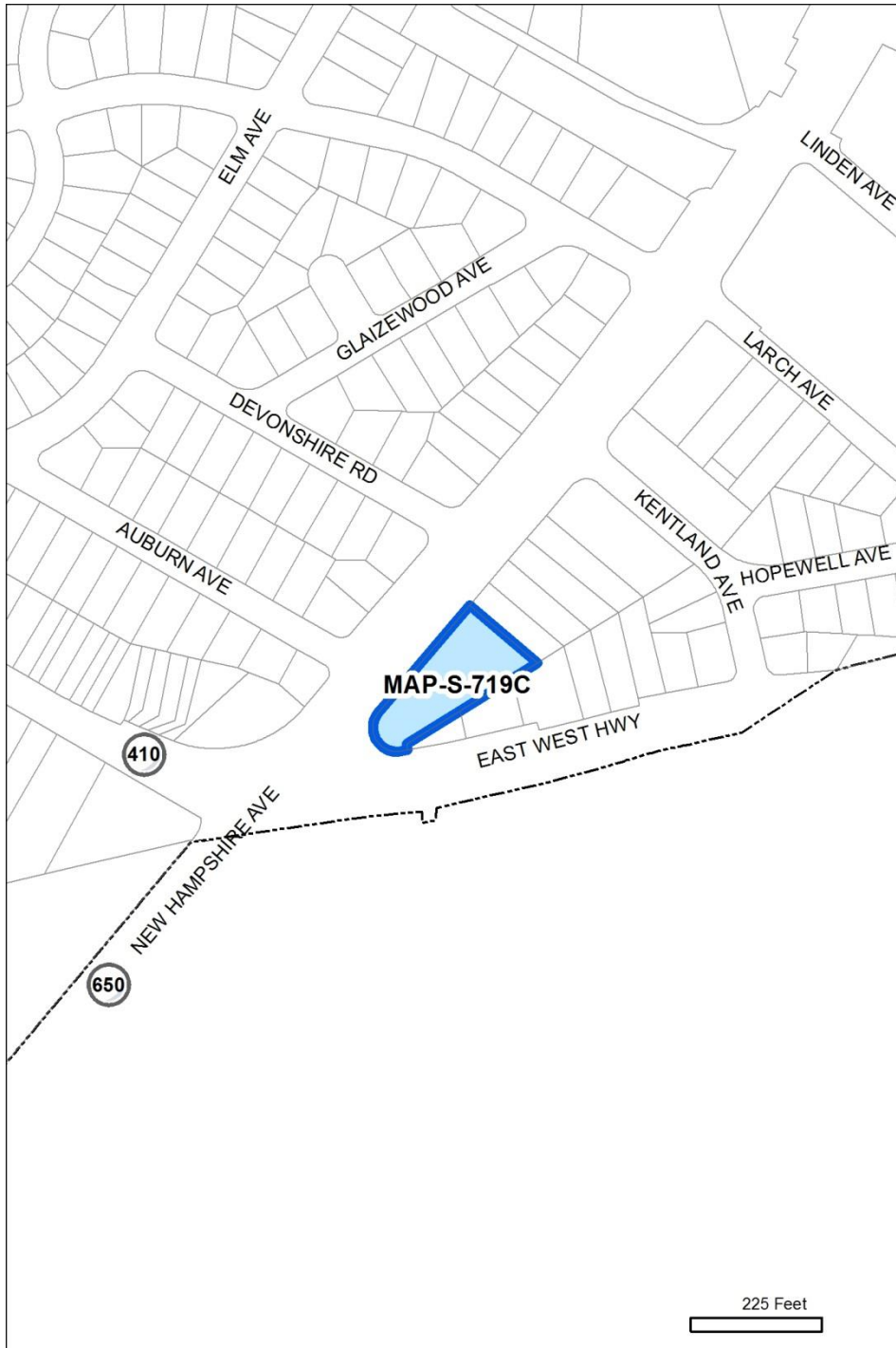
Unique ID: MAP-S-718B		staff change
Master Plan ID: SANDY-01W		
Master Plan:		Sandy Spring / Ashton
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-0.75 R-0.75 H-35
Prop. Revised Conv:		CRT-1.25 C-0.75 R-0.5 H-35
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.25
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of a height recommendation and because Commercial FAR is limited to 0.75 in the Sandy Spring / Ashton Rural Village Center Overlay.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, which allow up to 1.5 FAR overall, up to 1.5 FAR commercial, and up to 0.5 FAR for residential.</i></p> <p><i>The height will remain at 35' based on the Sandy Spring / Ashton Rural Village Center Overlay.</i></p> <p><i>The overall FAR is being reduced to 1.25 because the maximum commercial and maximum residential FAR do not add up to 1.5.</i></p>		



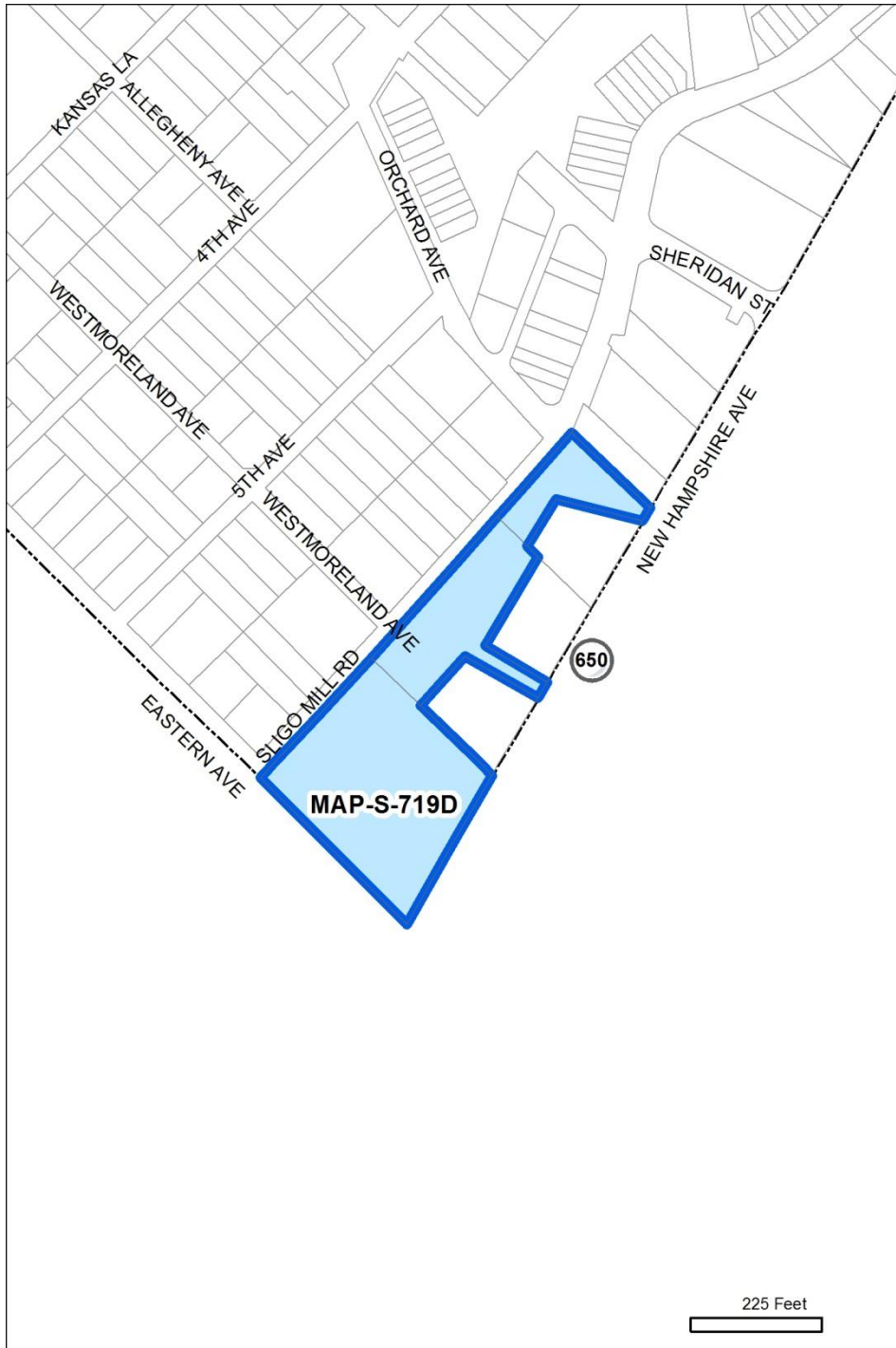
Unique ID: MAP-S-719A		staff change
Master Plan ID: TAKOM-01		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-2.0 C-1.5 R-0.75 H-50
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of height in the Takoma Park / East Silver Spring Overlay, which is allowed to go up to 50'.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, for C-2 confronting R-40, R-60, or R-90.</i></p> <p><i>The height will remain at 50' based on the Takoma Park / East Silver Spring Overlay.</i></p>		



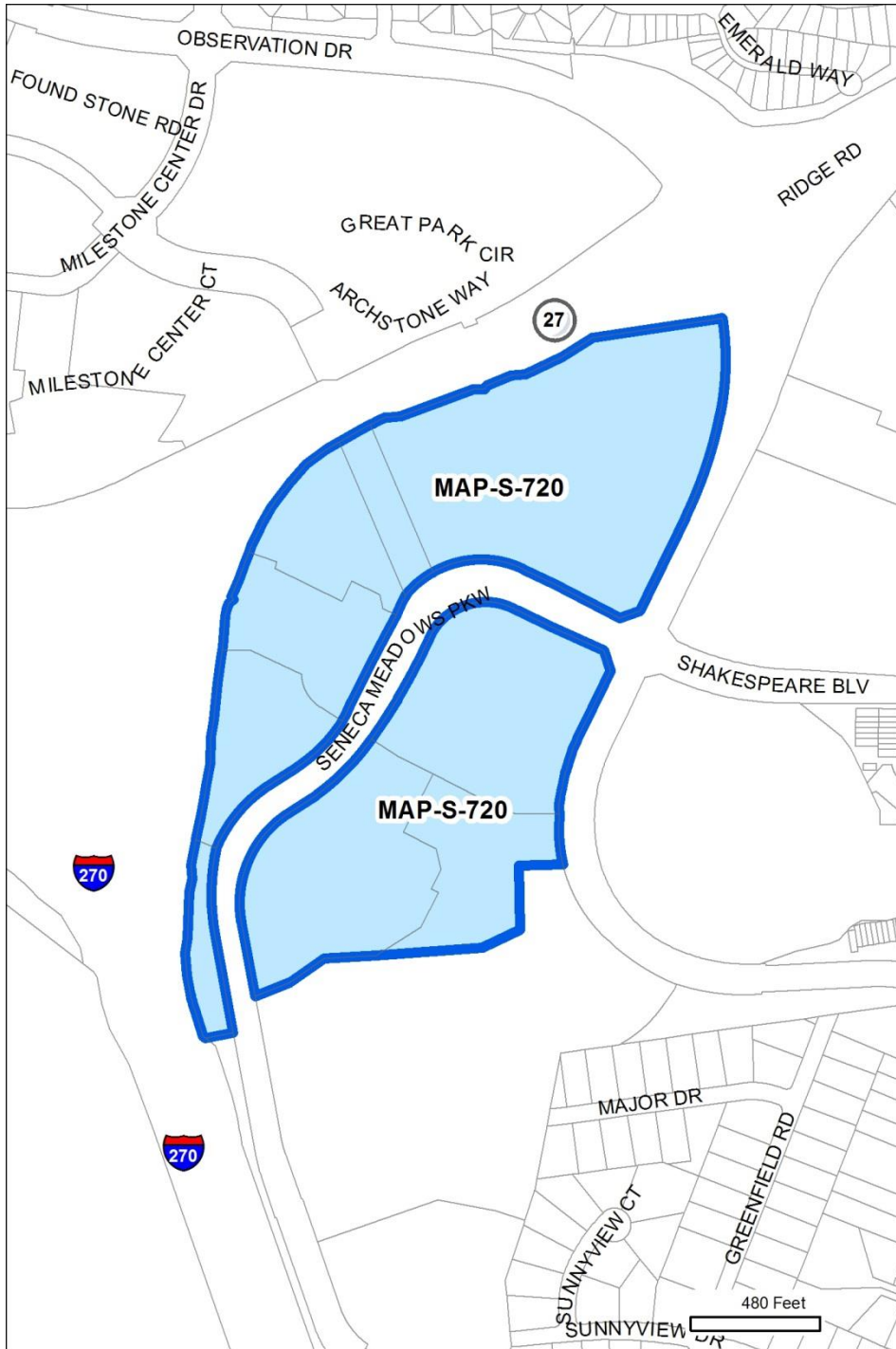
Unique ID: MAP-S-719B		staff change
Master Plan ID: TAKOM-07		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-1.5 C-1.5 R-0.75 H-50
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of height in the Takoma Park / East Silver Spring Overlay, which is allowed to go up to 50'.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, for C-2 abutting R-40, R-60, or R-90.</i></p> <p><i>The height will remain at 50' based on the Takoma Park / East Silver Spring Overlay.</i></p>		



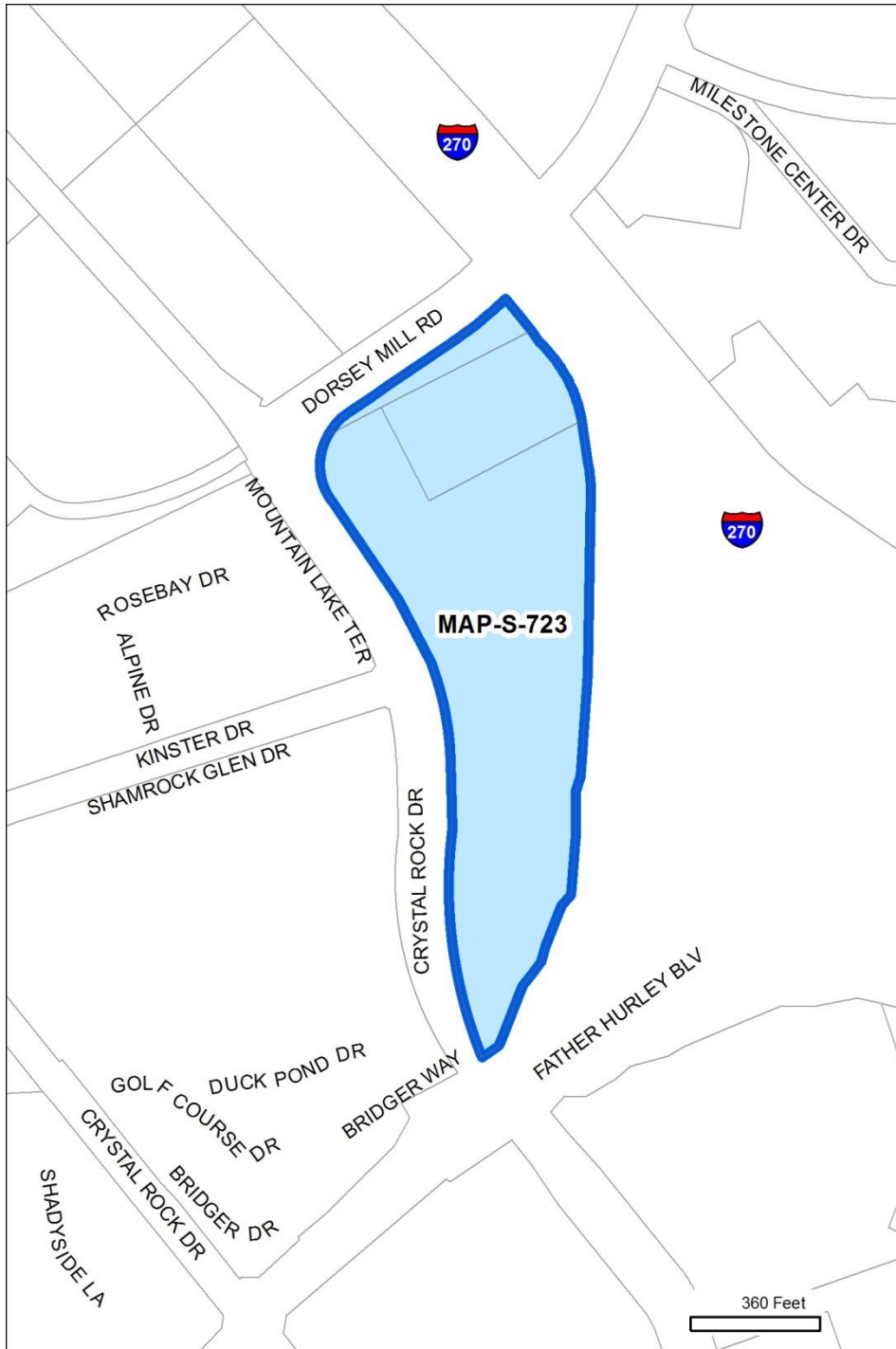
Unique ID: MAP-S-719C		staff change
Master Plan ID: TAKOM-08		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-2.0 C-1.5 R-0.75 H-50
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of height in the Takoma Park / East Silver Spring Overlay, which is allowed to go up to 50'.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, for C-2 confronting R-40, R-60, or R-90.</i></p> <p><i>The height will remain at 50' based on the Takoma Park / East Silver Spring Overlay.</i></p>		



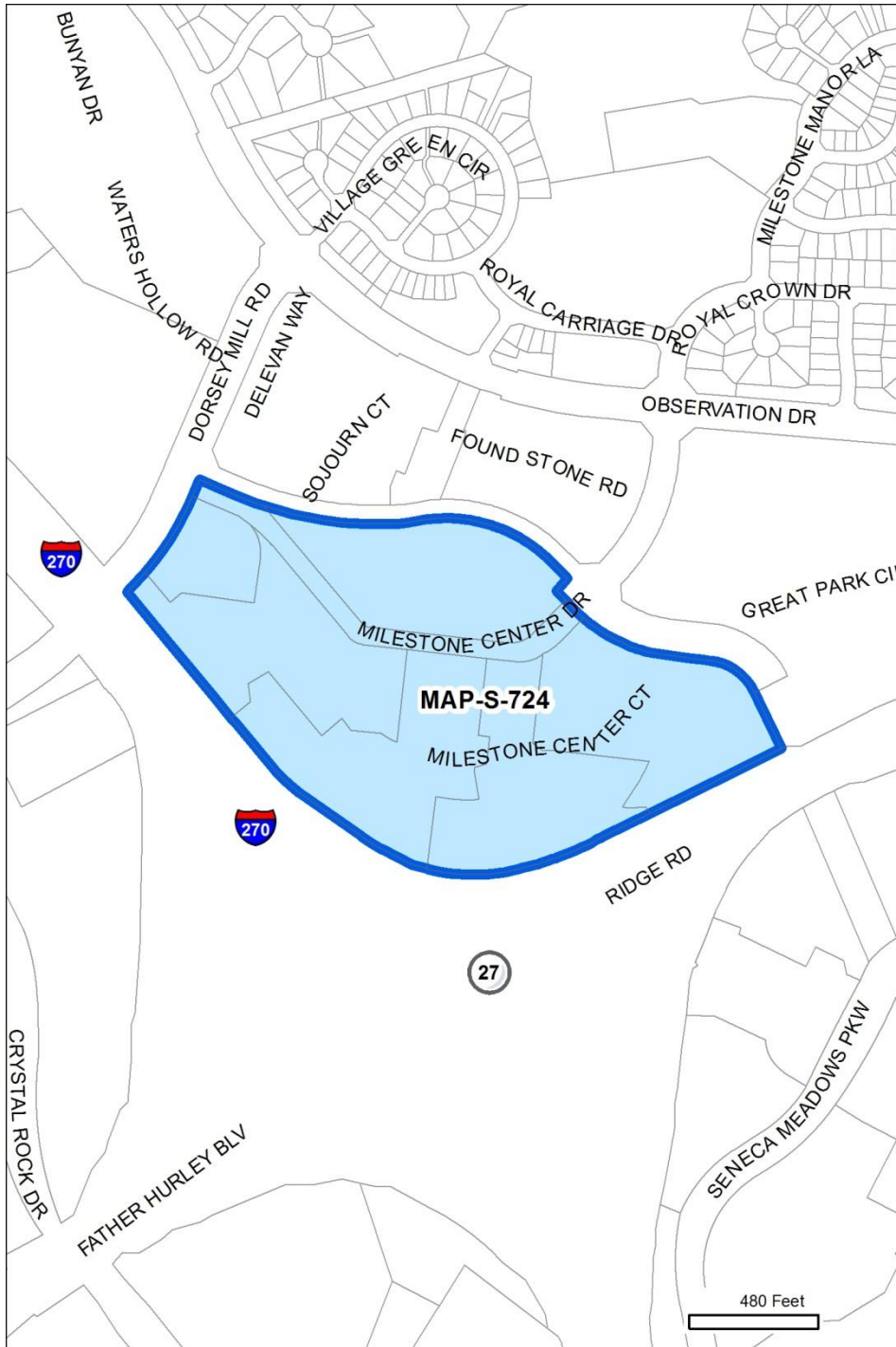
Unique ID: MAP-S-719D		staff change
Master Plan ID: TAKOM-09		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (6/2)		CRT-2.0 C-1.5 R-0.75 H-50
Prop. Revised Conv:		CRT-1.5 C-1.5 R-0.5 H-50
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>Staff analysis of the C-2 zone resulted in a recommendation to simplify the conversion.</i></p> <p><i>This property is a non-standard conversion because of height in the Takoma Park / East Silver Spring Overlay, which is allowed to go up to 50'.</i></p> <p><i>Since staff recommended changing the standard conversion, the conversion here will need to change to reflect the new standard conversion rules, for C-2 confronting R-40, R-60, or R-90.</i></p> <p><i>The height will remain at 50' based on the Takoma Park / East Silver Spring Overlay.</i></p>		



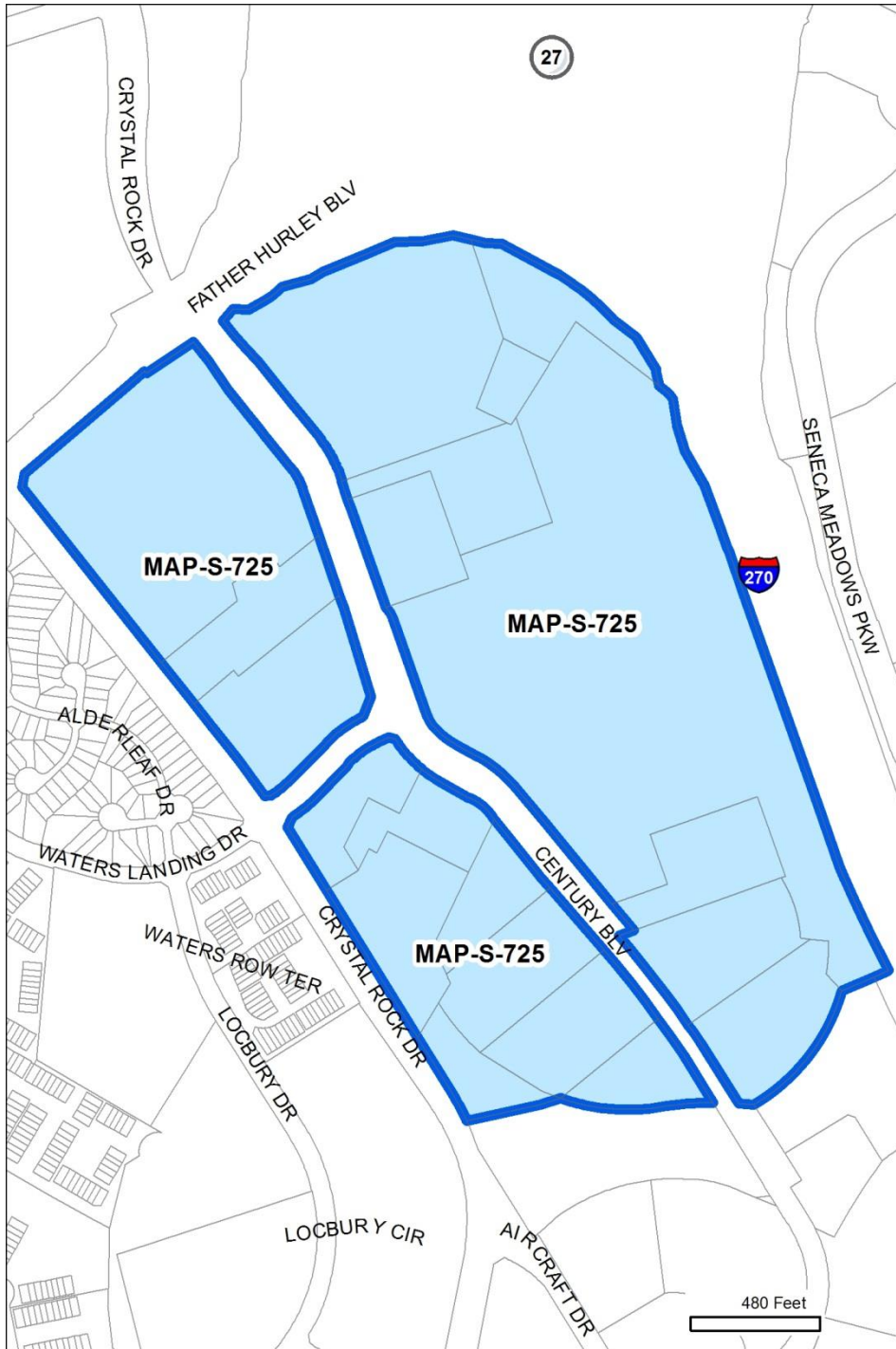
Unique ID: MAP-S-720		staff change
Master Plan ID: GRMTC-24		
Master Plan:	Germantown Town Center	
Location:	Seneca Meadows	
Existing Zone:	TMX-2	
Proposed Conv: (6/2)	CR-1.0 C-0.75 R-0.5 H-145 T	
Prop. Revised Conv:	CR-2.0 C-1.75 R-0.75 H-145 T	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.75
	Resid'l FAR:	Increased to 0.75
	Height:	No change
Reason for change:		
<p><i>These properties are zoned TMX-2 and fall under the Germantown Town Center Sector Plan (2009).</i></p> <p><i>The Sector Plan calls for properties in this area to be built at up to an <u>average</u> FAR of 1.0. That means that technically a property can develop at more than 1.0 FAR, but that other properties would then have to develop at less than 1.0 FAR.</i></p> <p><i>The PHED Committee has instructed staff to map the statutory density limits rather than the "average" recommendations.</i></p>		



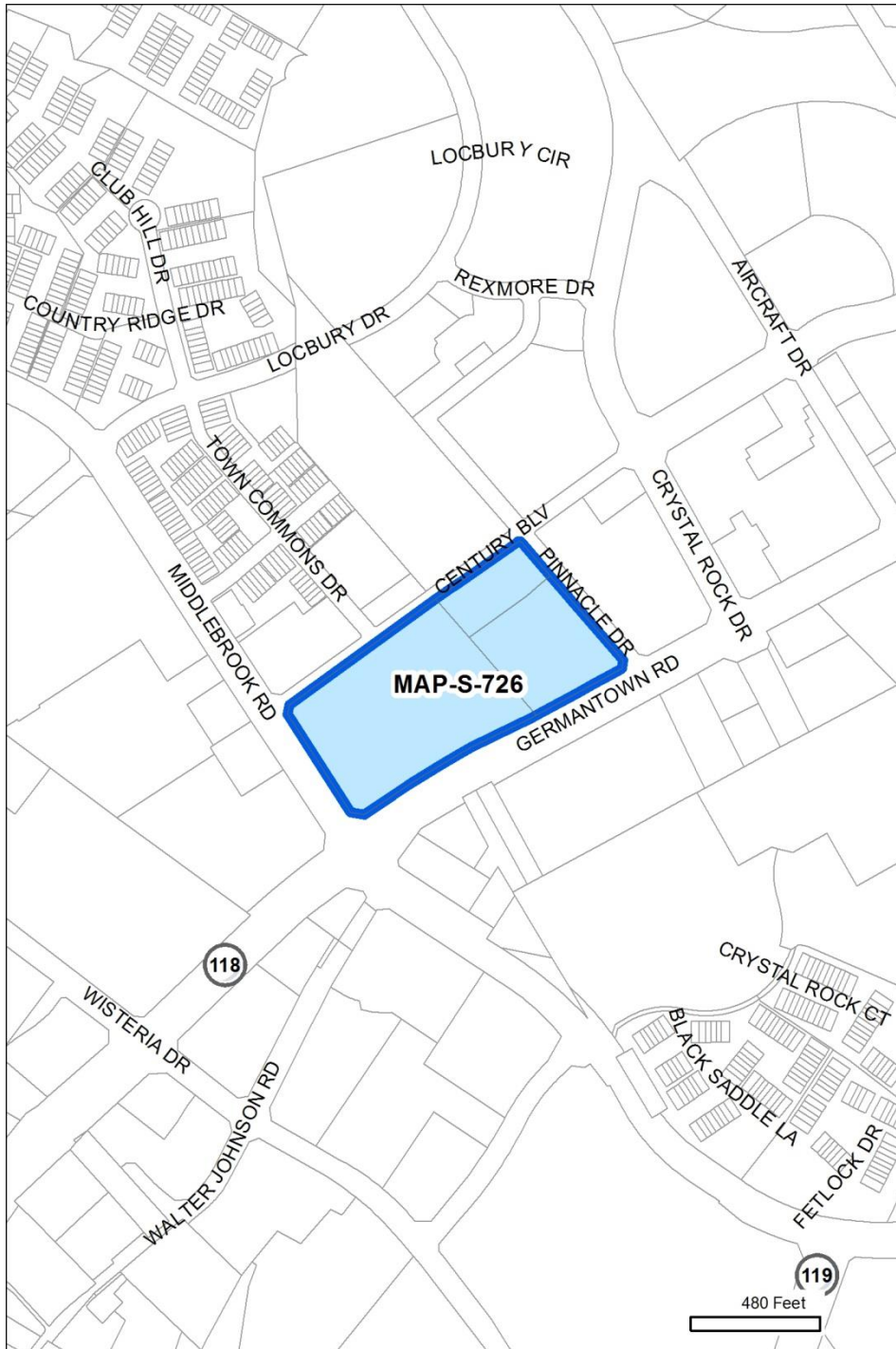
Unique ID: MAP-S-723		staff change
Master Plan ID: GRMTC-01		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		TMX-2
Proposed Conv: (6/2)		CR-1.0 C-0.75 R-0.5 H-145 T
Prop. Revised Conv:		CR-2.0 C-1.75 R-1.0 H-145 T
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.75
	Resid'l FAR:	Increased to 0.5
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.0. The statutory limit, however, is 2.0 FAR.</i></p> <p><i>The plan also calls for a mix of uses that is a minimum of 60% commercial and a maximum of 40% residential.</i></p>		



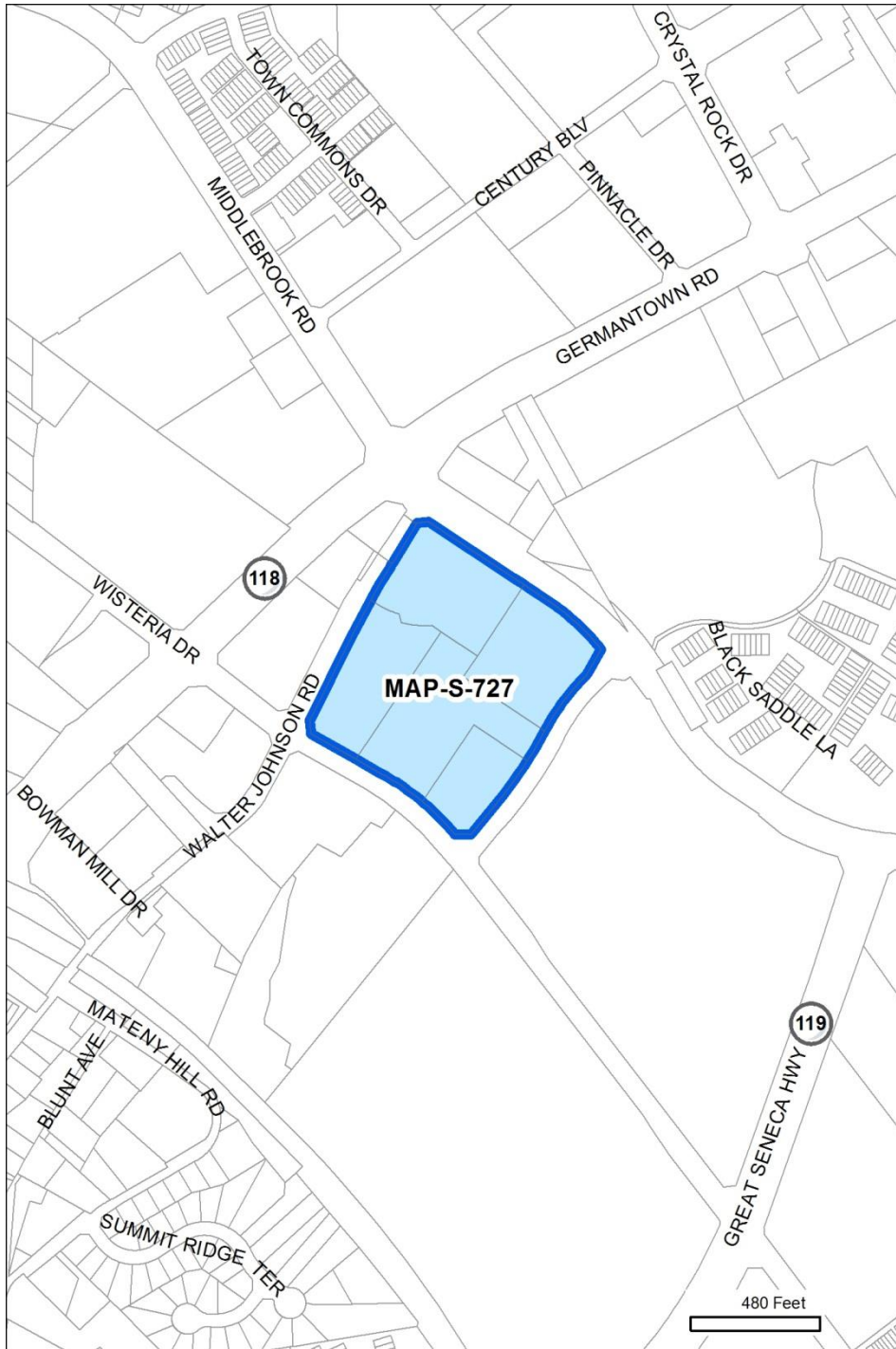
Unique ID: MAP-S-724		staff change
Master Plan ID: GRMTC-04		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		TMX-2
Proposed Conv: (6/2)		CR-1.0 C-1.0 R-0.25 H-125 T
Prop. Revised Conv:		CR-2.0 C-1.75 R-0.5 H-125 T
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.75
	Resid'l FAR:	Increased to 0.5
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.0. The statutory limit, however, is 2.0 FAR.</i></p> <p><i>The plan also calls for a mix of uses that is a maximum of 20% residential.</i></p>		



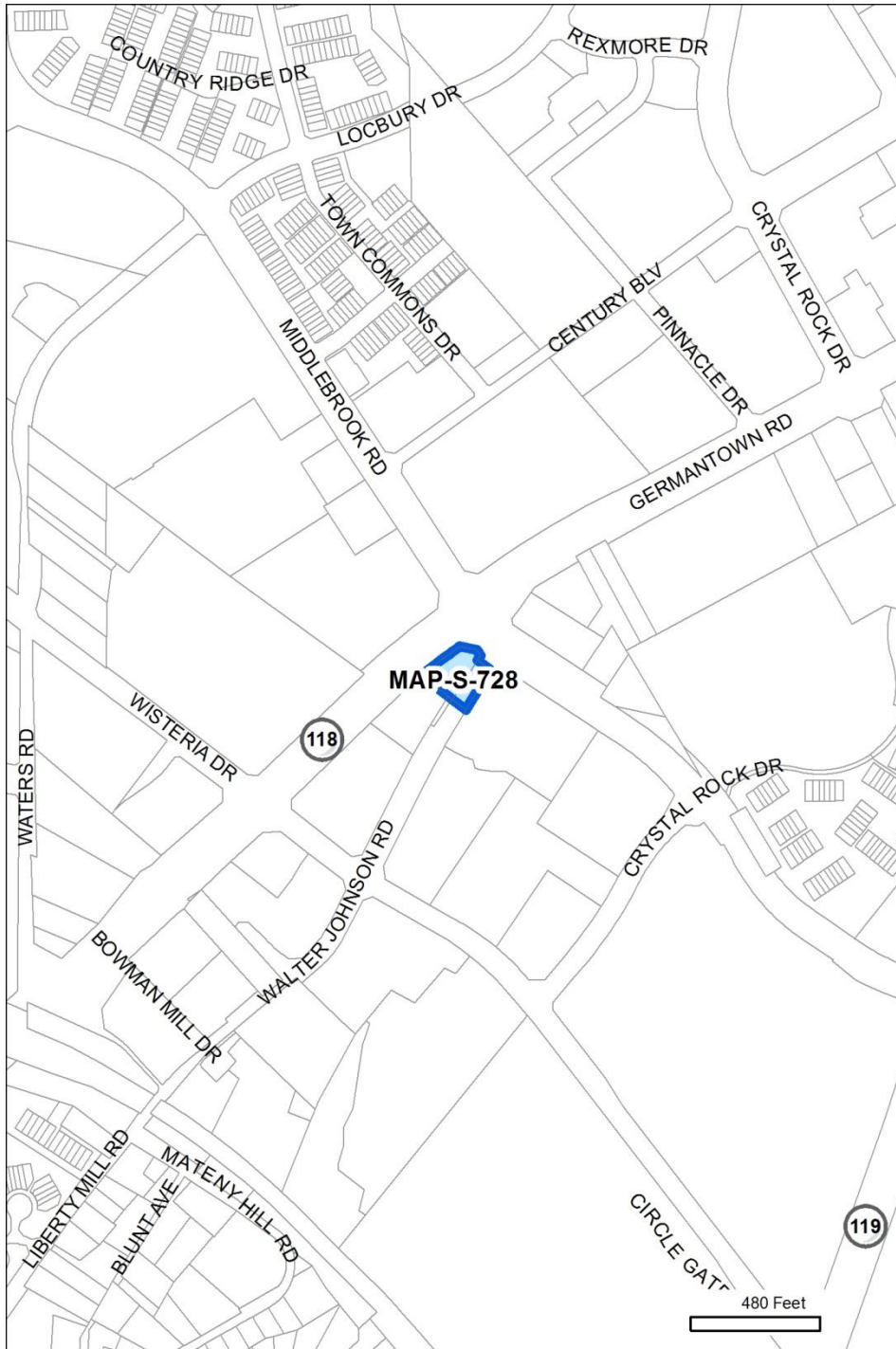
Unique ID: MAP-S-725		staff change
Master Plan ID: GRMTC-07		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		TMX-2
Proposed Conv: (6/2)		CR-1.0 C-0.75 R-0.5 H-145 T
Prop. Revised Conv:		CR-2.0 C-1.25 R-1.0 H-145 T
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.25
	Resid'l FAR:	Increased to 1.0
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.0. The statutory limit, however, is 2.0 FAR.</i></p> <p><i>The plan also calls for a mix of uses that is 50-60% commercial and 40-50% residential.</i></p>		



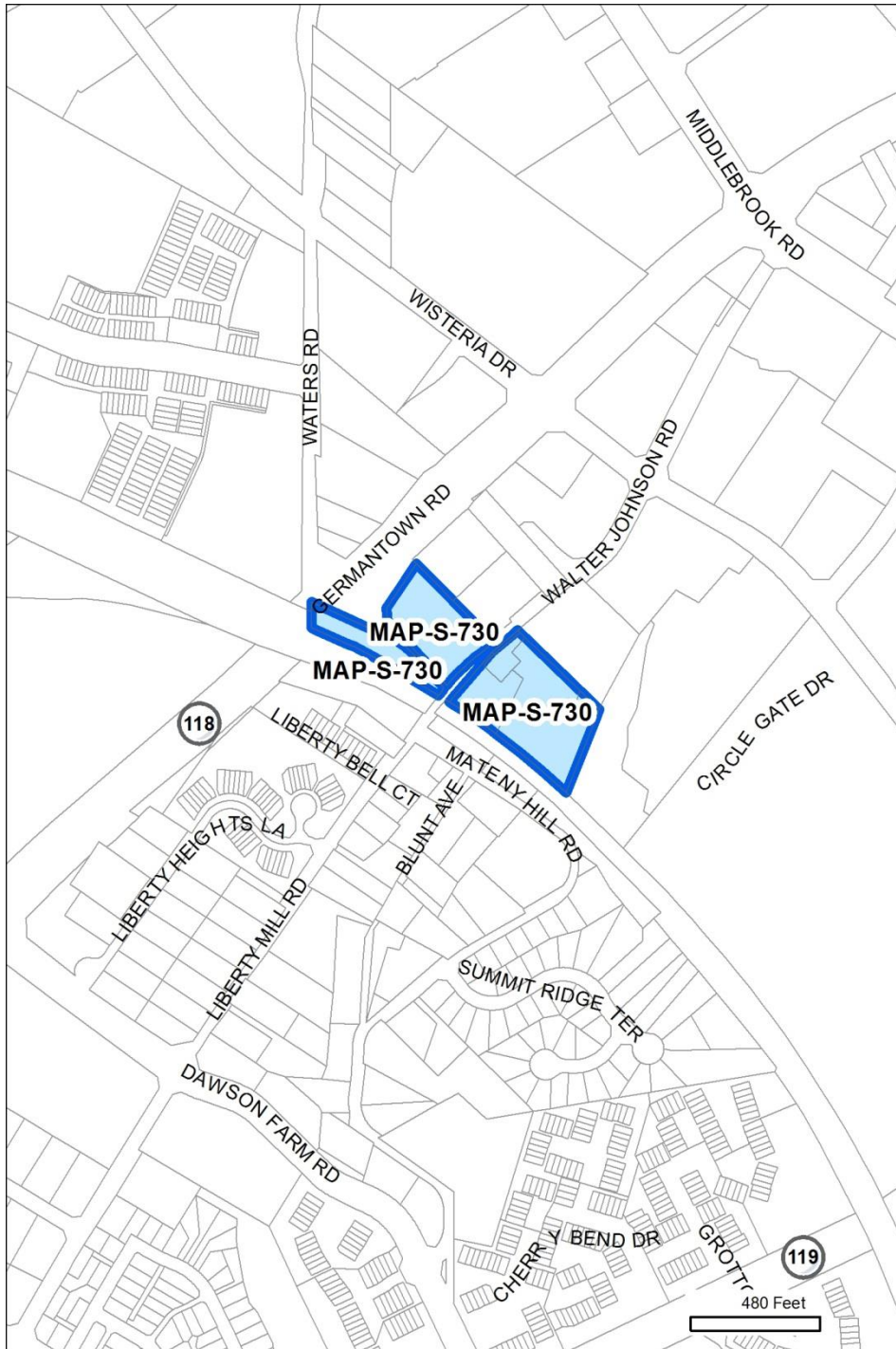
Unique ID: MAP-S-726		staff change
Master Plan ID: GRMTC-14		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		TMX-2
Proposed Conv: (6/2)		CR-1.5 C-1.0 R-1.0 H-100 T
Prop. Revised Conv:		CR-2.0 C-1.5 R-1.5 H-100 T
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.5
	Resid'l FAR:	Increased to 1.5
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.5. The statutory limit, however, is 2.0 FAR.</i></p>		



Unique ID: MAP-S-727		staff change
Master Plan ID: GRMTC-15A		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (6/2)	CR-1.0 C-0.75 R-0.5 H-100 T	
Prop. Revised Conv:	CR-2.0 C-1.75 R-0.75 H-100 T	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.75
	Resid'l FAR:	Increased to 0.75
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.0. The statutory limit, however, is 2.0 FAR.</i></p> <p><i>The Plan calls for a minimum of 65% office and a maximum of 35% residential.</i></p>		



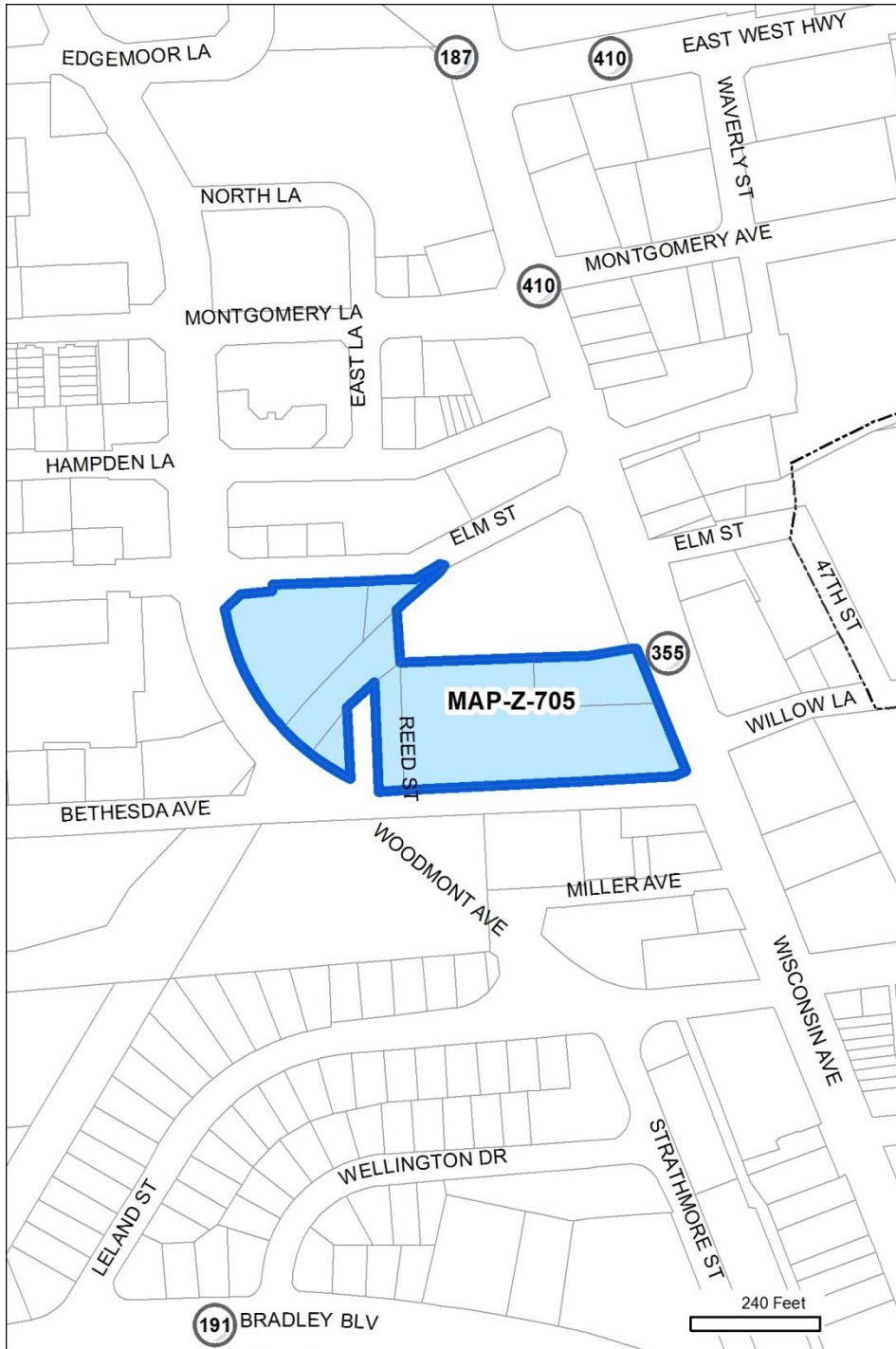
Unique ID: MAP-S-728		staff change
Master Plan ID: GRMTC-15B		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (6/2)	CR-1.0 C-0.75 R-0.75 H-100 T	
Prop. Revised Conv:	CR-2.0 C-1.75 R-0.75 H-100 T	
Category:	Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.75
	Resid'l FAR:	Increased to 0.75
	Height:	No change
Reason for change:		
<p><i>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</i></p> <p><i>In this case, the Sector Plan calls for an average density limit of 1.0. The statutory limit, however, is 2.0 FAR.</i></p> <p><i>The Plan calls for a minimum of 65% office and a maximum of 35% residential.</i></p>		



Unique ID: MAP-S-730		staff change
Master Plan ID: GRMTC-20B		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		TMX-2
Proposed Conv: (6/2)		CR-0.5 C-0.25 R-0.25 H-40 T
Prop. Revised Conv:		CR-2.0 C-1.5 R-1.5 H-40 T
Category:		Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 1.5
	Resid'l FAR:	Increased to 1.5
	Height:	No change
Reason for change:		
<p>The Germantown Town Center Sector Plan sometimes recommends <u>average</u> FAR limits over areas. Because technically a property owner is not limited to the average FAR, the PHED Committee has directed staff to map the statutory limit rather than the <u>average</u> FAR limit.</p> <p>In this case, the Sector Plan calls for an average density limit of 0.35. The statutory limit, however, is 2.0 FAR.</p>		

Changes to proposed District Map Amendment G-956

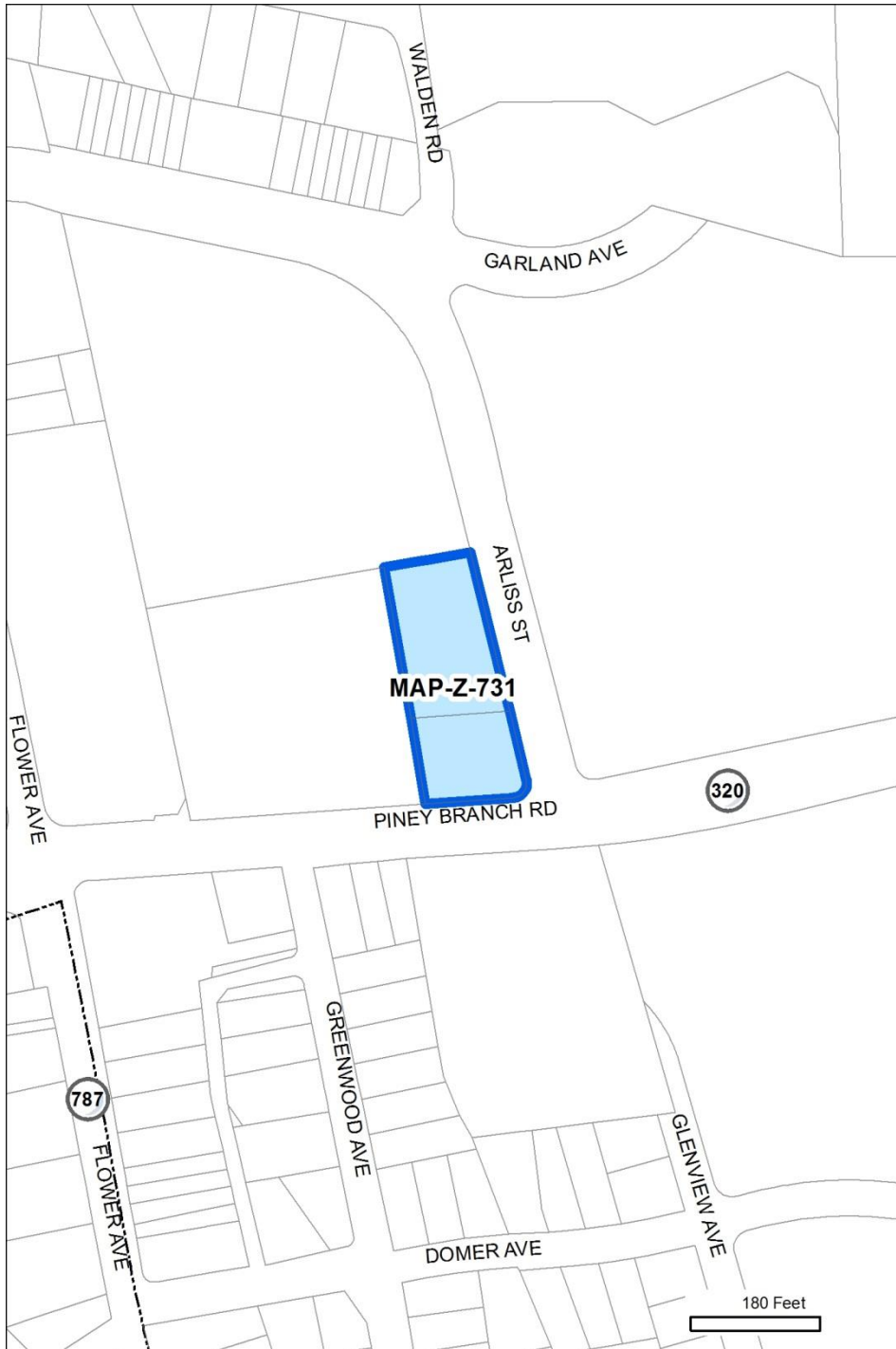
The fifth section covers the **Sectional Map Amendments (SMAs)** recently approved by the County Council for the Bethesda Purple Line Station Area and Long Branch.



Unique ID: MAP-Z-705		SMA
Master Plan ID:		
Master Plan:	Bethesda Purple Line Station	
Location:	Wisconsin Av & Bethesda Av	
Existing Zone:	CR-5.0 C-5.0 R-5.0 H-145	
Zone before SMA:	CBD-2	
SMA Rezoning:	CR-5.0 C-5.0 R-5.0 H-145	
Prop. Revised Conv:	CR-5.0 C-5.0 R-5.0 H-145	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Bethesda Purple Line Station Minor Master Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned CBD-2.</i></p> <p><i>The Bethesda Purple Line Station SMA then later rezoned all of this area to CR-5.0 C-5.0 R-5.0 H-145.</i></p> <p><i>The CR zoning adopted in the Bethesda Purple Line Station Minor Master Plan will not be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-706		SMA
Master Plan ID:		
Master Plan:	Bethesda Purple Line Station	
Location:	Wisconsin Av & Elm St (Apex Bldg)	
Existing Zone:	CR-8.0 C-7.5 R-7.5 H-250	
Zone before SMA:	CBD-2	
SMA Rezoning:	CR-8.0 C-7.5 R-7.5 H-250	
Prop. Revised Conv:	CR-8.0 C-7.5 R-7.5 H-250	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Bethesda Purple Line Station Minor Master Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned CBD-2.</i></p> <p><i>The Bethesda Purple Line Station SMA then later rezoned all of this area to CR-8.0 C-7.5 R-7.5 H-250.</i></p> <p><i>The CR zoning adopted in the Bethesda Purple Line Station Minor Master Plan will not be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-731		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-1.0 R-2.75 H-120	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-1.0 R-2.75 H-120	
Prop. Revised Conv:	CRT-3.0 C-1.0 R-2.75 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-732		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-1.0 R-2.75 H-100	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-1.0 R-2.75 H-100	
Prop. Revised Conv:	CRT-3.0 C-1.0 R-2.75 H-100	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-733		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-1.0 R-2.75 H-85	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-1.0 R-2.75 H-85	
Prop. Revised Conv:	CRT-3.0 C-1.0 R-2.75 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



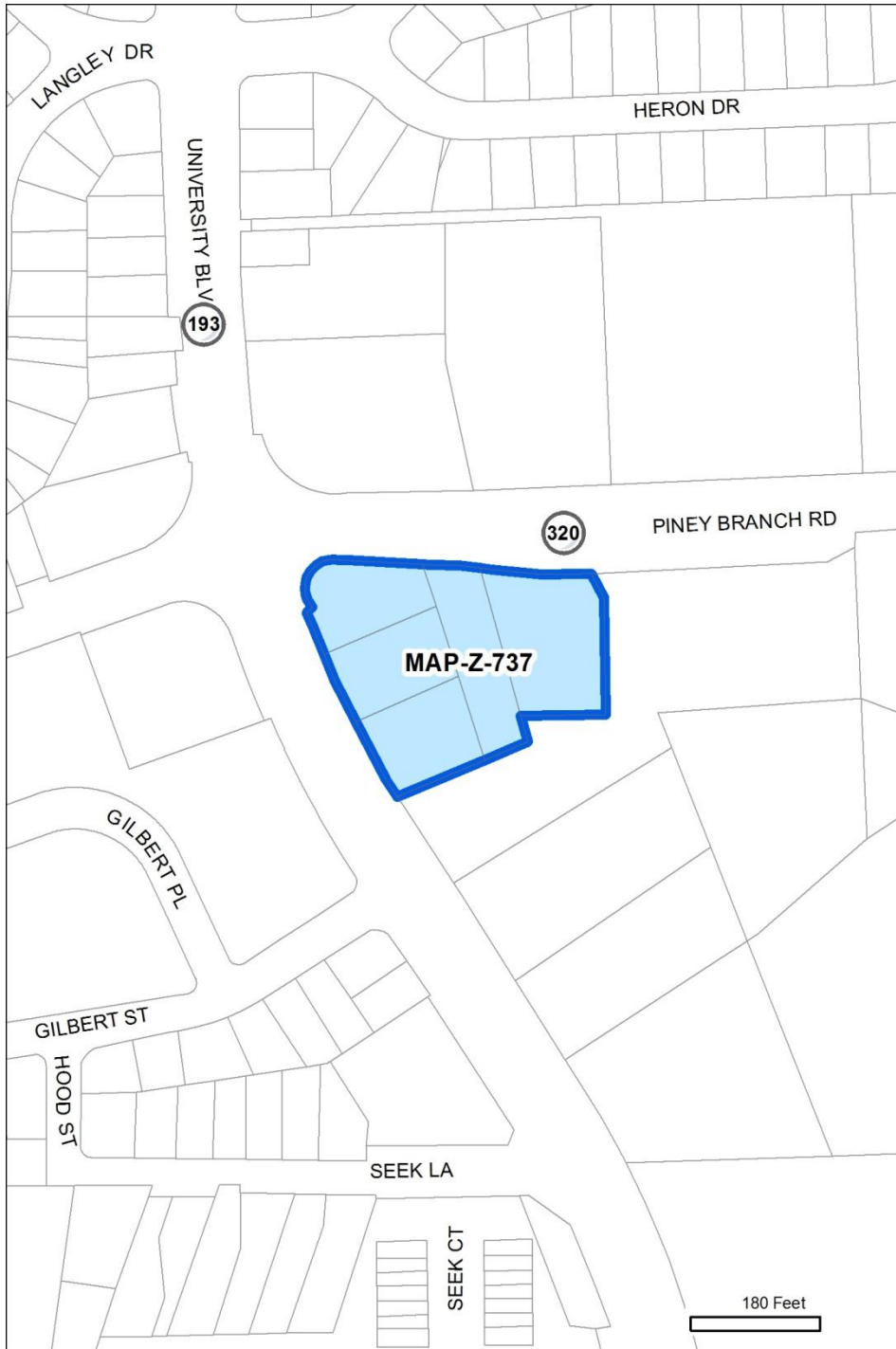
Unique ID: MAP-Z-734		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-0.5 R-2.5 H-85	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-0.5 R-2.5 H-85	
Prop. Revised Conv:	CRT-3.0 C-0.5 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-735		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-0.5 R-2.5 H-85	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-0.5 R-2.5 H-85	
Prop. Revised Conv:	CRT-3.0 C-0.5 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-736		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.5 R-2.5 H-85	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-2.5 C-0.5 R-2.5 H-85	
Prop. Revised Conv:	CRT-2.5 C-0.5 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-737		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.5 R-2.5 H-85	
Zone before SMA:	C-1, R-30	
SMA Rezoning:	CRT-2.5 C-0.5 R-2.5 H-85	
Prop. Revised Conv:	CRT-2.5 C-0.5 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-738		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.25 R-2.5 H-85	
Zone before SMA:	R-60	
SMA Rezoning:	CRT-2.5 C-0.25 R-2.5 H-85	
Prop. Revised Conv:	CRT-2.5 C-0.25 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



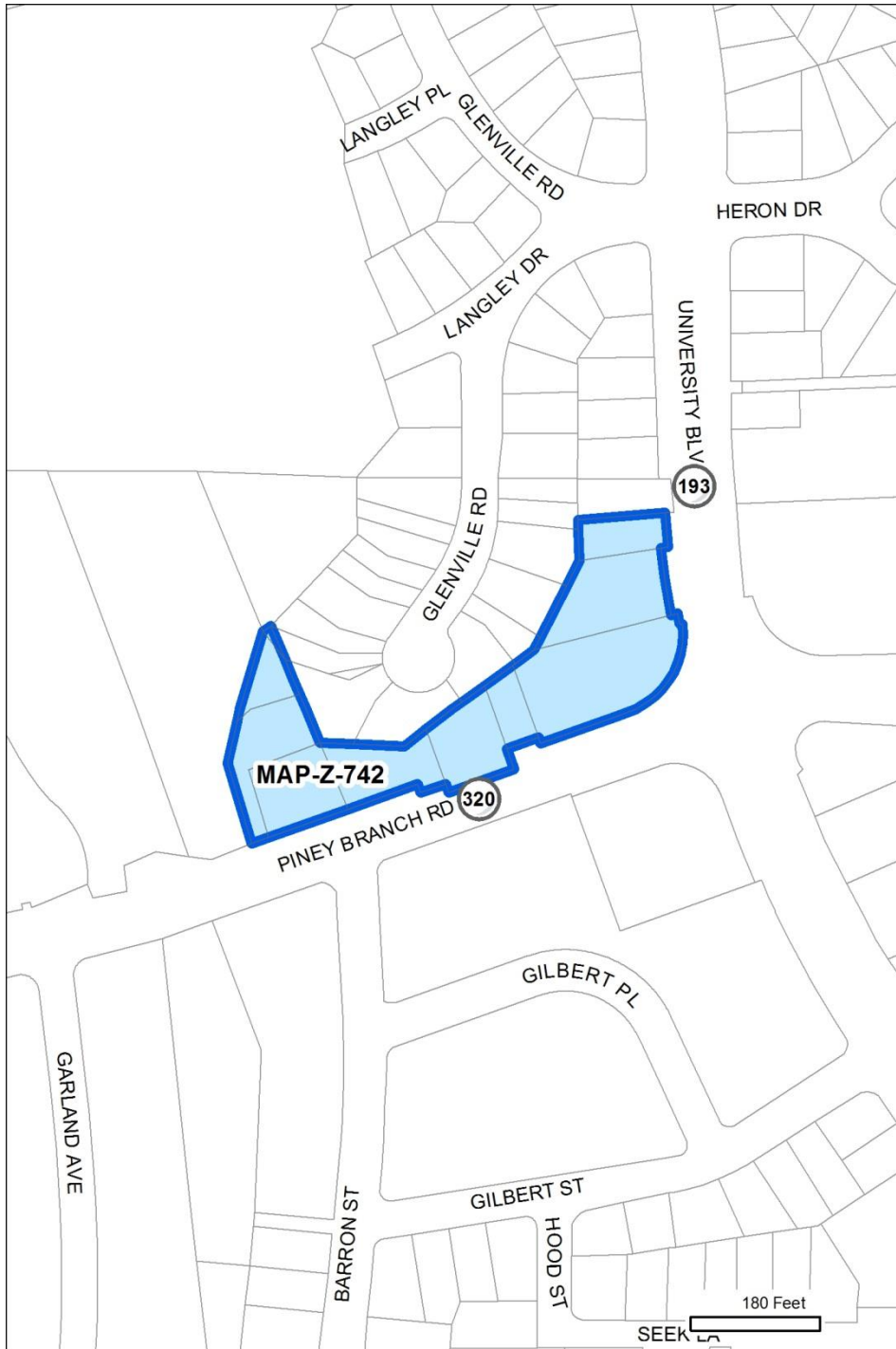
Unique ID: MAP-Z-739		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.5 R-2.5 H-85	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-2.5 C-0.5 R-2.5 H-85	
Prop. Revised Conv:	CRT-2.5 C-0.5 R-2.5 H-85	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



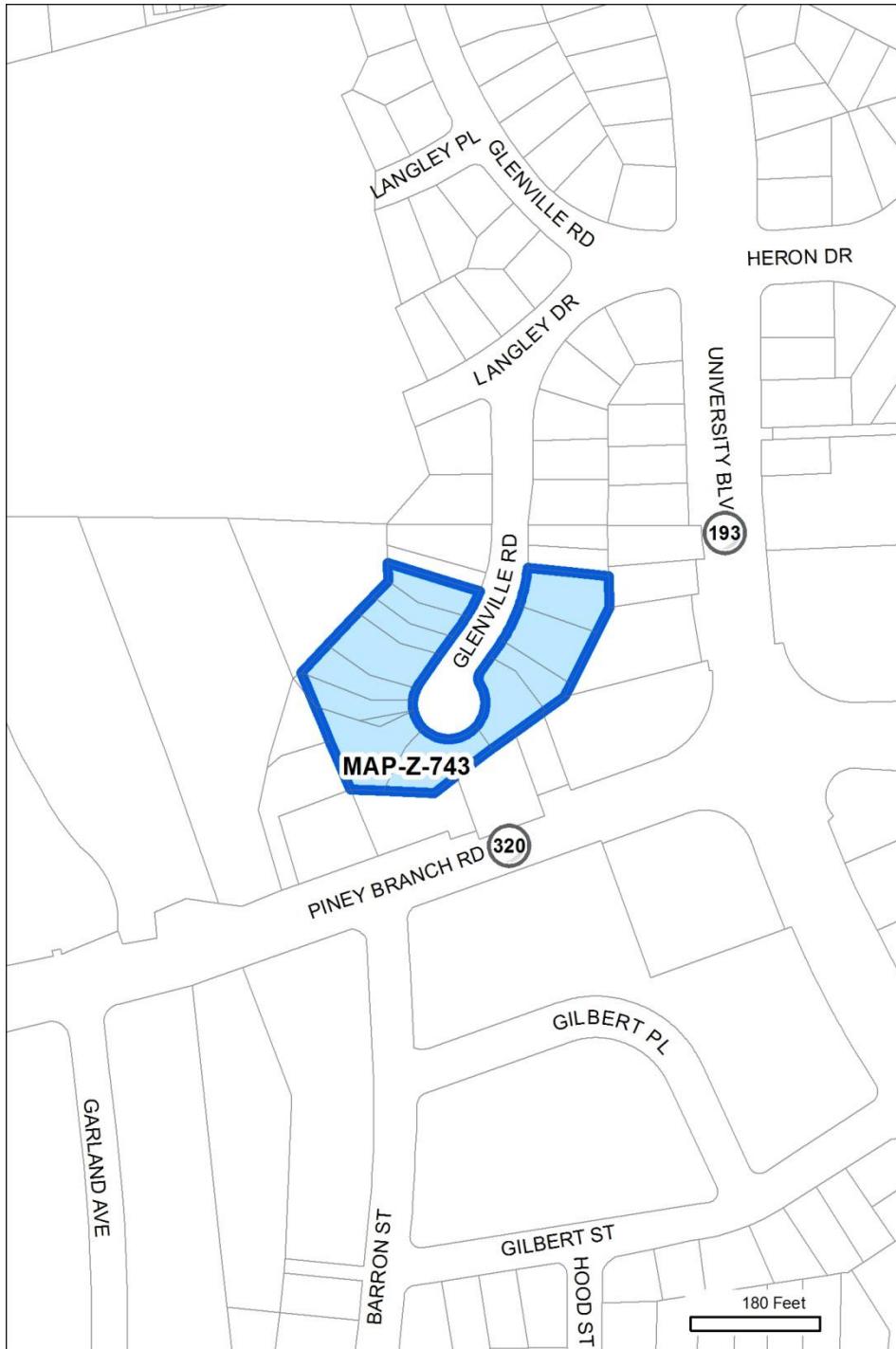
Unique ID: MAP-Z-740		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.25 R-2.5 H-70	
Zone before SMA:	R-10, R-60	
SMA Rezoning:	CRT-2.5 C-0.25 R-2.5 H-70	
Prop. Revised Conv:	CRT-2.5 C-0.25 R-2.5 H-70	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-741		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-3.0 C-1.0 R-2.75 H-70	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-3.0 C-1.0 R-2.75 H-70	
Prop. Revised Conv:	CRT-3.0 C-1.0 R-2.75 H-70	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



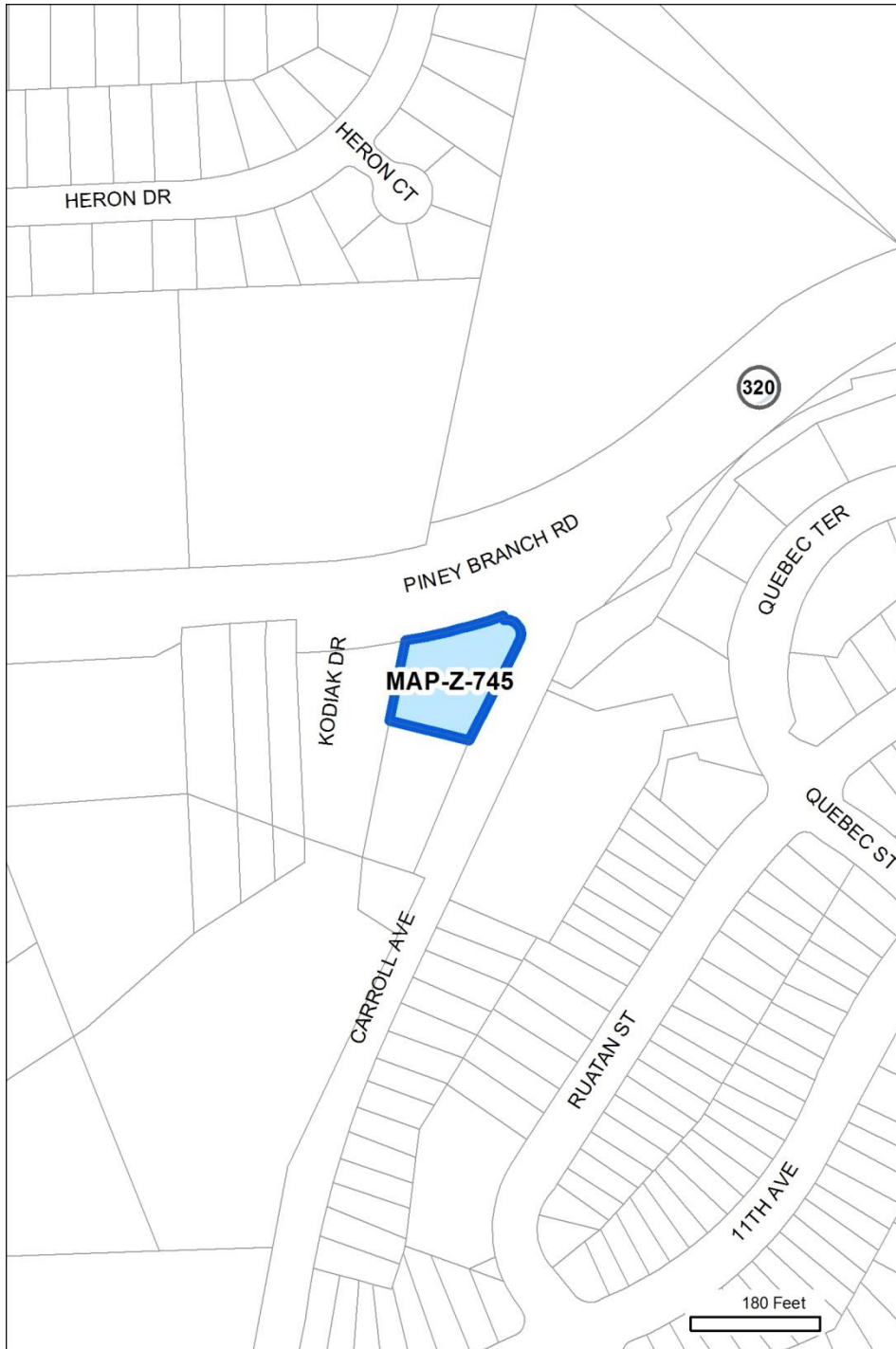
Unique ID: MAP-Z-742		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.5 R-2.5 H-60	
Zone before SMA:	C-1, R-10	
SMA Rezoning:	CRT-2.5 C-0.5 R-2.5 H-60	
Prop. Revised Conv:	CRT-2.5 C-0.5 R-2.5 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



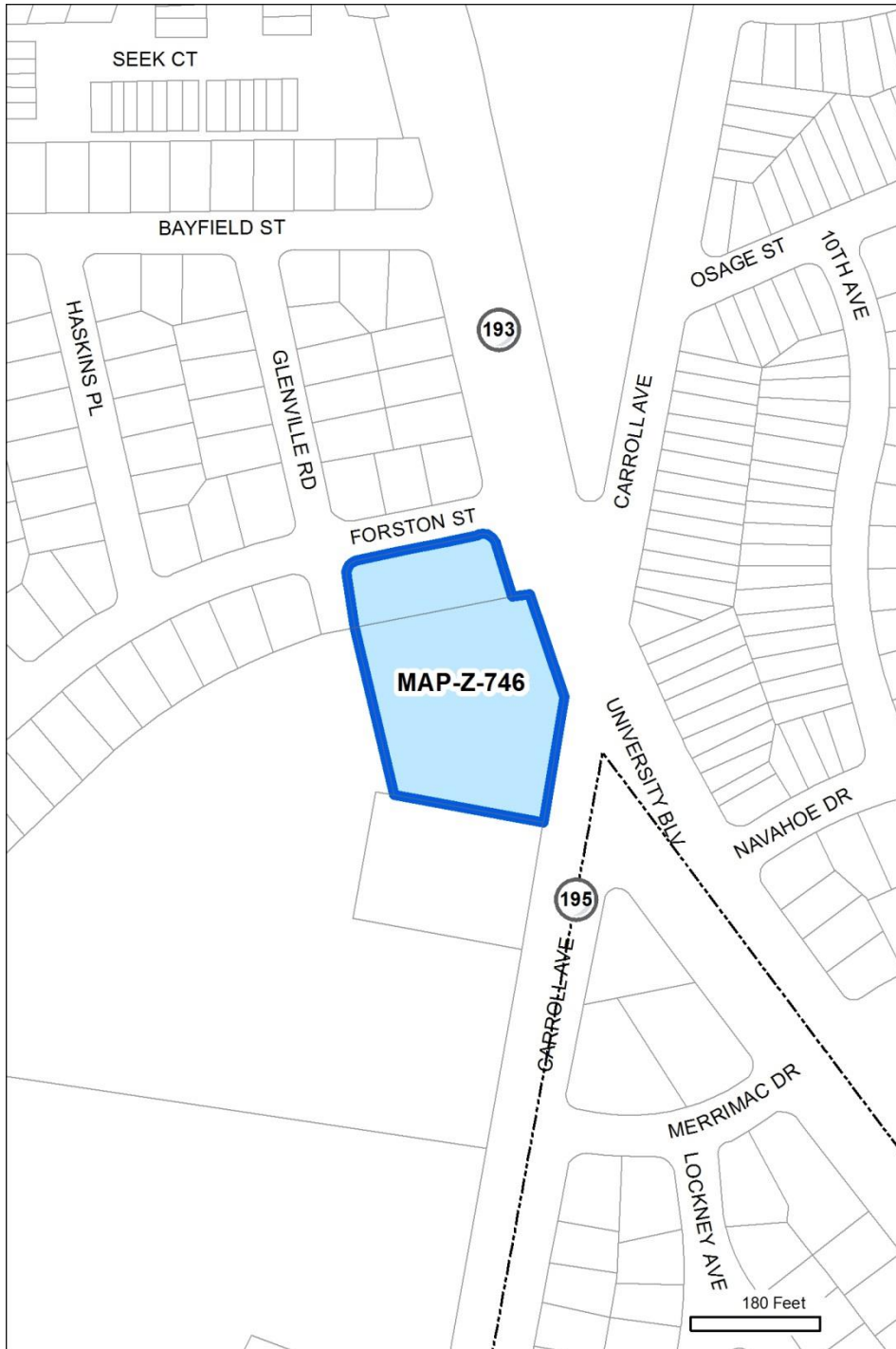
Unique ID: MAP-Z-743		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-0.25 R-2.5 H-60	
Zone before SMA:	R-10	
SMA Rezoning:	CRT-2.5 C-0.25 R-2.5 H-60	
Prop. Revised Conv:	CRT-2.5 C-0.25 R-2.5 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-744		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.5 C-1.0 R-2.0 H-60	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-2.5 C-1.0 R-2.0 H-60	
Prop. Revised Conv:	CRT-2.5 C-1.0 R-2.0 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-745		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-60	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-60	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-746		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.5 R-1.5 H-60	
Zone before SMA:	C-O, R-60	
SMA Rezoning:	CRT-1.5 C-0.5 R-1.5 H-60	
Prop. Revised Conv:	CRT-1.5 C-0.5 R-1.5 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



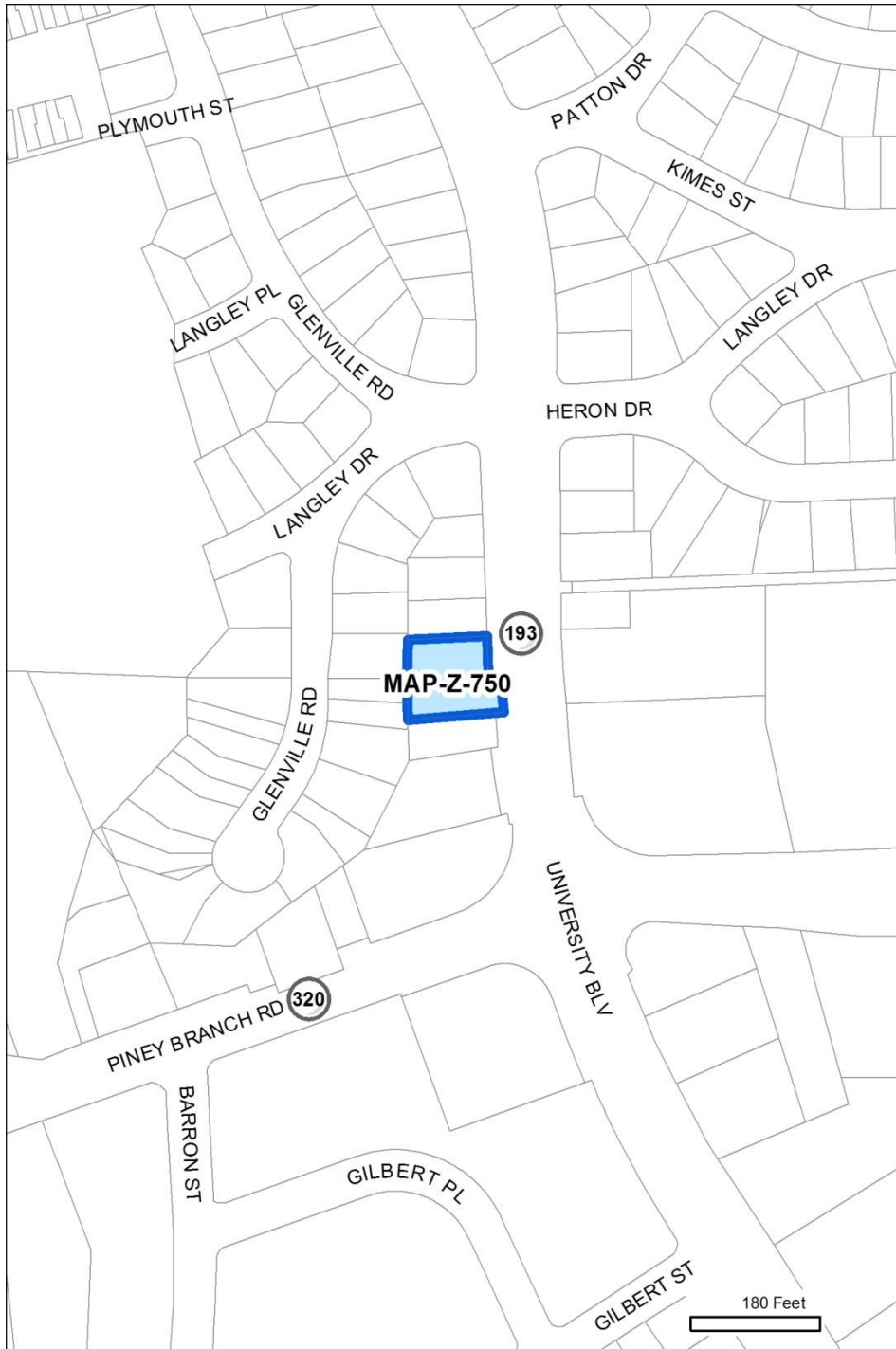
Unique ID: MAP-Z-747		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-1.0 R-1.5 H-60	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-1.5 C-1.0 R-1.5 H-60	
Prop. Revised Conv:	CRT-1.5 C-1.0 R-1.5 H-60	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-748		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-2.0 C-0.5 R-1.5 H-55	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-2.0 C-0.5 R-1.5 H-55	
Prop. Revised Conv:	CRT-2.0 C-0.5 R-1.5 H-55	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



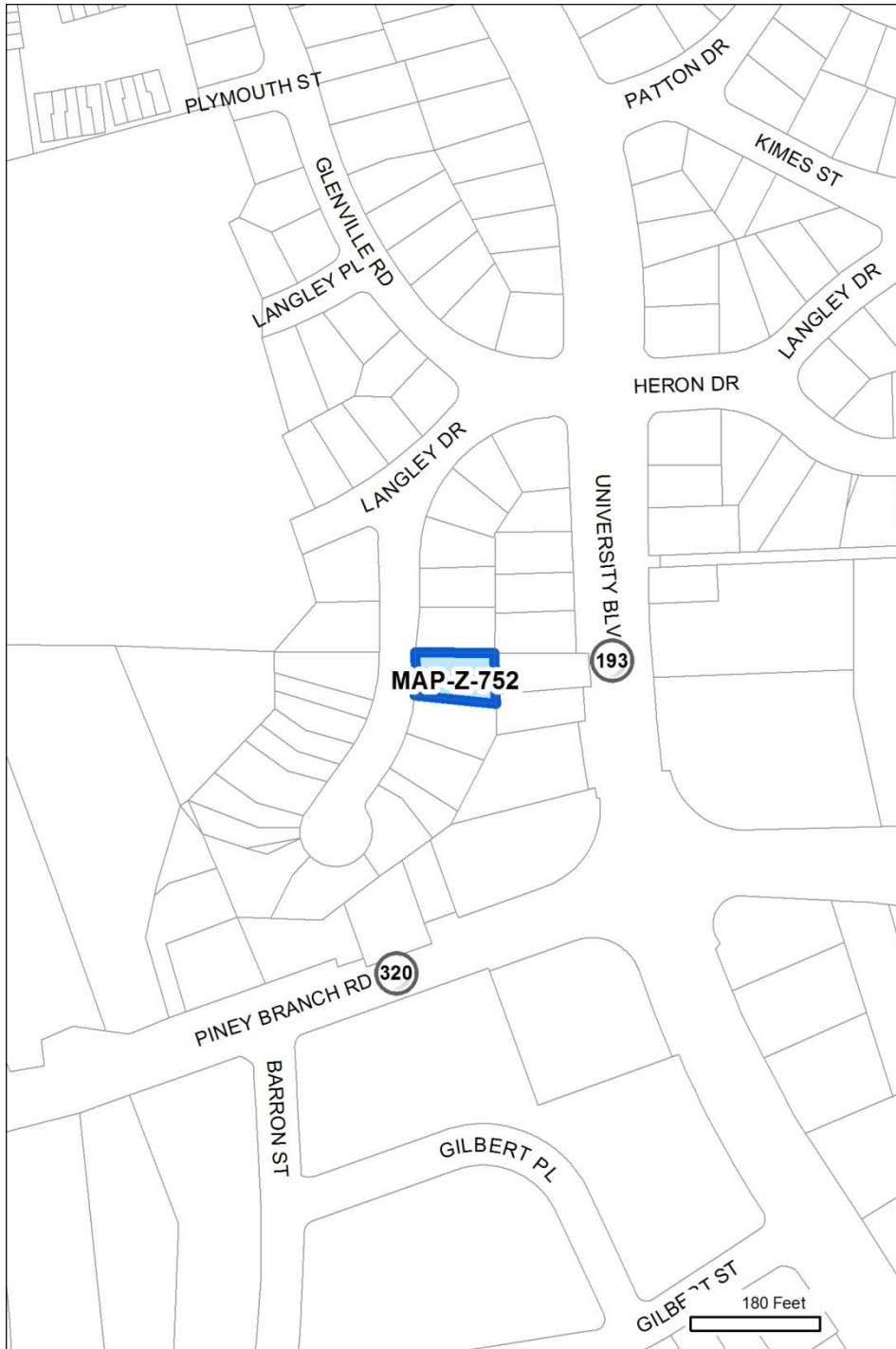
Unique ID: MAP-Z-749		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.5 R-1.5 H-50	
Zone before SMA:	C-1, R-60	
SMA Rezoning:	CRT-1.5 C-0.5 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.5 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-750		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.5 R-1.5 H-50	
Zone before SMA:	C-1	
SMA Rezoning:	CRT-1.5 C-0.5 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.5 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



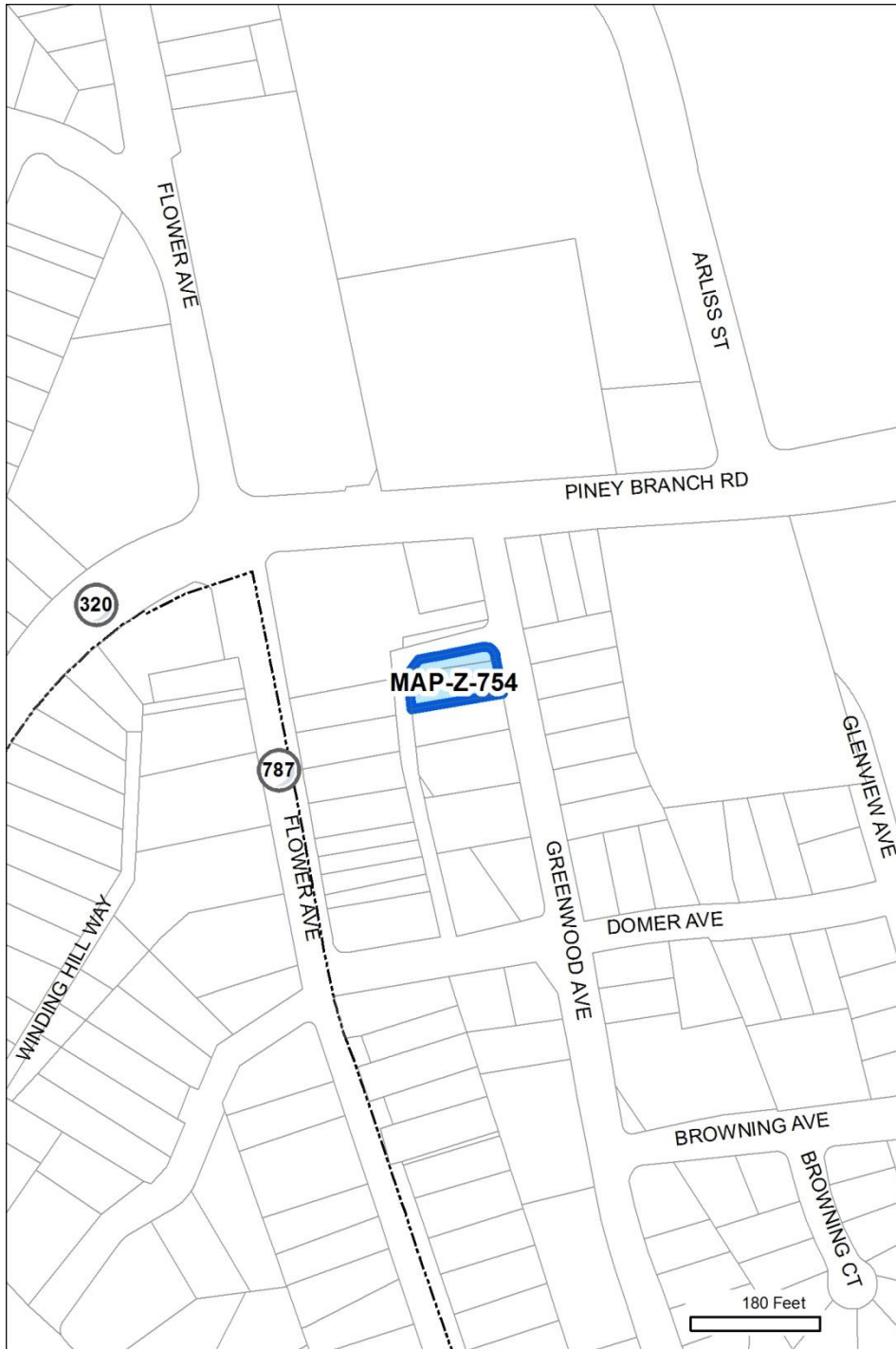
Unique ID: MAP-Z-751		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-50	
Zone before SMA:	C-1, R-60	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-752		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-50	
Zone before SMA:	R-10	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-753		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	CRT-1.5 C-0.25 R-1.5 H-50	
Zone before SMA:	R-10	
SMA Rezoning:	CRT-1.5 C-0.25 R-1.5 H-50	
Prop. Revised Conv:	CRT-1.5 C-0.25 R-1.5 H-50	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-754		SMA
Master Plan ID:		
Master Plan:	Long Branch	
Location:		
Existing Zone:	R-10	
Zone before SMA:	R-60	
SMA Rezoning:	R-10	
Prop. Revised Conv:	R-10	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Long Branch Sectional Map Amendment (SMA) was passed by the Montgomery County Council changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p>		