



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

MCPB
Item #14
7/10/08

DATE: July 1, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development review *RK*
Ralph Wilson, Zoning Supervisor *RW*
Greg Russ, Zoning Coordinator *GR*
FROM: Greg Russ, Zoning Coordinator
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To define a Transit Center; and to amend the purpose of the C-2 zone to allow transit oriented mixed-use development use in close proximity to Transit Centers

TEXT AMENDMENT: No. 08-13
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: Councilmember Berliner
INTRODUCED DATE: June 10, 2008
PLANNING BOARD REVIEW: July 10, 2008
PUBLIC HEARING: July 15, 2008; 1:30 p.m.

STAFF RECOMMENDATION:

Defer ZTA 08-13 for further consideration as part of the zoning ordinance rewrite. ZTA 08-13 would allow any C-2 zoned site within 500 feet of a transit center, as defined in the ZTA, to be developed as a mixed use project, subject to site plan review. The maximum allowable building height would be 75 feet and the residential component would have to be a minimum of 60 percent of the overall FAR. There are now two options under the C-2 zone which allow mixed use development: (1) C-2 zoned sites within 1,500 feet of a Metro station, and (2) C-2 zones sites within a Metro Station Policy Area. ZTA 08-13 would add a third mixed-use option for C-2 zoned sites that are within 500 feet of a transit center. There are three sites we know of that would be eligible for mixed-use development under ZTA 08-13: (1) a C-2 zoned site near Montgomery Mall, (2) a C-2 zoned site at Langley Park, and (3) a C-2 zoned site in White Oak. Potentially there are others. The most immediate application of the ZTA is likely to be for the Ford Dealership site near Montgomery Mall.

In staff's view, the various C-2 mixed-use options raise important issues. Each mixed-use option was included to address individual development projects and

the consequences have not been considered under any comprehensive approach. Staff is not in favor of including another mixed use option in the C-2 zone without an overall assessment of existing C-2 zone mixed-use provisions. For these reasons, staff recommends that ZTA 8-13 be deferred for review in context of the zoning ordinance rewrite.

BACKGROUND/ANALYSIS

Currently, there are two provisions in the C-2 zone that promote mixed use development. Below is a history of their inception and some detail of the use provisions.

- On November 6, 2001, the County Council approved ZTA 01-08 to promote the effective use of transit facilities in Central Business Districts. Under the ZTA, housing could be developed in connection with commercial uses in the C-2 zone on sites that are within 1,500 feet of a CBD Metro Station (see footnote 40 of the commercial zones land use table-Section 59-C-4.2—This footnote is associated with the “dwellings” land use category). To accommodate mixed-use development, the ZTA (under Sections 59-C-4.351, *Building height*, and 59-C-4.352, *Floor area*) allowed building height to be increased from 42 feet to 75 feet, and FAR to be increased from 1.5 to 2.5. A development is required to consist of at least 60% residential with the ground floor being commercial. To address potential impacts on one-family residential uses in the vicinity, the ZTA required a mixed use development to locate a minimum distance of 300 feet from a one-family residential use.
- On April 18, 2006, the County Council approved ZTA 05-12 to create a special development procedure for transit-oriented mixed-use development in the C-2 zone (Section 59-C-4.358). The special development procedure is intended to be an incentive for the redevelopment of underutilized C-2 properties with residential and non-residential uses that promote and serve transit ridership. The special development procedure is limited to projects that are a minimum of 60% residential use with the ground floor being for retail use. The property must also abut property recommended for the TS-M zone or be separated from such property only by a road or other public right-of-way and be located in a Metro Station Policy Area that is not within a Central Business District. The development standards permit a FAR density of 2.0, a public use space requirement of 10%, a minimum off-site parkland or public right-of-way dedication of 25% of the net lot area and a maximum building height of 180 feet. The procedures address potential impacts on abutting or confronting one-family residentially zoned land by requiring all buildings to be set back from the residentially zoned property at least 3 feet for each 1 foot of building height above 75 feet.

As introduced, this zoning text amendment proposes to define a Transit Center and to amend the purpose of the C-2 zone to allow transit oriented mixed-use development

within 500 feet of a Transit Center (as defined herein). The text amendment further includes a reference to "Transit Center" in "the special development procedure for transit-oriented mixed-use development" (Section 59-C-4.358), where the eligibility standards require that the property abut or confront property recommended for the TS-M zone.

Staff does not believe that the intent of the subject ZTA is to develop under the special development procedures for transit-oriented use that applies to mixed-use projects in a Metro Station Policy Area. **Staff recommends that the text be reframed to locate the applicability of a "mixed-use development within 500 feet of a Transit Center" as a subsection of footnote 40 of the land use table, with its associated development parameters as described earlier (see Attachment 1 for suggested language modifications).** A more appropriate development standard that ties to this section is the maximum building height of 75 feet versus the 180 feet maximum permitted in Section 59-C-4.358.

Definition of Transit Center

The proposed definition for a "Transit Center" is as follows:

Transit Center: A station constructed or funded for construction under the county or state capital improvement program that: 1) accommodates for a minimum of 3 public bus routes, and 2) is used by or is forecast in the Capital Improvements Program by the Department of Transportation to be used by more than 150 passengers per day.

Staff was able to obtain information on the impacts of the transit center definition based only on *bus stops with 3 or more routes that are used by or forecast to be used by more than 150 passengers per day.* The County Department of Transportation is researching information on the number of bus stations that are constructed or funded for construction under the county or state capital improvement program.

As depicted on the attached GIS maps, 248 properties zoned C-2 in the County would be eligible to use the proposed text amendment provisions (located within 500 feet of the Transit Center) if it is determined that all bus stations under the Transit Center definition are constructed under the CIP program. A majority of the potentially eligible properties are located in the Metro Station Policy areas. The potentially eligible properties are located in or near the following areas: Four Corners, Aspen Hill, Bethesda CBD, Flower Hill (Piney Branch Rd. & Flower Ave.), Kensington, Langley Park, Silver Spring (Blair Rd.), Wheaton, White Flint and White Oak.

A preliminary search on the County Department of Transportation's web site indicates that, at a minimum, the Montgomery Mall, Langley Park and White Oak Transit Centers are being constructed or funded for construction under the CIP Program.

Purpose of C-2 Zone

The purpose of the C-2 zone is to provide locations for general commercial uses representing various types of retail trades, businesses and services for a regional or local area. Typical locations for such uses shall include: central urban commercial areas, regional shopping centers and clusters of commercial development. A further purpose of this zone is to promote the effective use of transit facilities in Central Business Districts by encouraging housing with commercial uses in close proximity to Metro stations located in Central Business Districts.

As stated above, the C-2 Zone encourages housing and commercial mixed-use development near metro stations located in Central Business Districts. In addition, the intent, as stated in Section 59-C-4.358. C-2 zone—Special Development Procedure, encourages mixed-use development within a Metro Station Policy Area, with residential and non-residential land uses that will promote and serve transit ridership. It is intended that the special development procedure provide a significant public benefit, including such features as active and passive recreational use, parkland, or public right-of-way dedications.

OPTIONS

Staff believes that there are two possible approaches to addressing the subject proposal:

Euclidean Approach

The staff is generally supportive of providing a method for allowing residential development in conjunction with commercial uses for those C-2 zones adjacent to transit areas. However, continuing to amend the C-2 Zone in a piecemeal manner eventually could have unintended consequences.

Floating Zone Approach

A floating zone in certain circumstances can be a useful development tool. A floating zone of moderate to higher density may be a reasonable alternative to ZTA 08-13, and to the other C-2 zone mixed-use options, for achieving transit related mixed-use development.

RECOMMENDATION

The staff recommends that the ZTA be deferred to allow the issue of mixed used, transit related development to be addressed through the zoning code rewrite in a more comprehensive manner.

GR

Attachments

1. Proposed Text Amendment 08-13
2. Maps of Possible Affected Areas

ATTACHMENT 1

Zoning Text Amendment No: 08-13
Concerning: Transit Oriented Mixed-Use -
General Commercial (C-2) Zone
Development
Draft No. & Date: 1- 5/30/2008
Introduced: June 10, 2008
Public Hearing:
Adopted:
Effective:
Ordinance No:

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

By: Councilmember Berliner

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- define a Transit Center;
- amend the purpose of the C-2 zone to allow transit oriented mixed-use development use in close proximity to Transit Centers; and
- amend footnote 40 of the commercial zone land use table and
- generally amend the provisions of the C-2 to allow transit oriented mixed-use development near transit stations.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-2 DEFINITIONS AND INTERPRETATION
Section 59-A-2.1 Definitions
DIVISION 59-C-4 COMMERCIAL ZONES
Section 59-C-4.2 Land uses
[[Section 59-C-4.35 Purpose
Section 59-C-4.358 C-2 zone – Purpose and development standards
Section 59-C-4.358.1 Intent
Section 59-C-4.358.2 Eligibility]]

EXPLANATION:

***Boldface** indicates a heading or a defined term.
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.*

[Type text]

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

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

1 **Sec. 1. DIVISION 59-A-2 is amended as follows:**

2 **DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.**

3 **Sec. 59-A-2.1. Definitions.**

4 In this Chapter, the following words and phrases have the meanings indicated.

5 * * *

6 Transit Center: A station constructed or funded for construction under the county
7 or state capital improvement program that: 1) accommodates [[for]] a minimum of
8 3 public bus routes, and 2) is used by or is forecast in the County or State Capital
9 Improvements Program [[by the Department of Transportation]] to be used by
10 more than 150 passengers per day.

11 * * *

12 **Sec. 2. DIVISION 59-C-4 is amended as follows:**

13 **DIVISION 59-C-4. COMMERCIAL ZONES.**

14 * * *

15 **Sec. 59-C-4.2 Land uses.**

16 No use is allowed except as indicated in the following table:

- 17 - **Permitted Uses.** Uses designated by the letter “P” are permitted on any
18 lot
- 19 - in the zones indicated, subjected to all applicable regulations.
- 20 - **Special Exception Uses.** Uses designated by the letter “SE” may be
21 authorized
- 22 - as special exceptions under article 59-G.

23

24

[Type text]

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
(a) Residential:												
Apartment Hotels												
Boarding houses			P			P						
Dwellings.	P	P ⁶ /SE	P ^{2,52}		SE	P ⁴⁰ /SE	SE	SE		SE		P ⁴

25

26 * * *

27 40 Dwellings are permitted in the C-2 zone: (1) in a hotel or motel lawfully
 28 existing in the C-2 Zone on October 24, 1972, (2) on a site larger than
 29 1.5 acres within 1,500 feet of a Metro station located in a Central Business
 30 District provided: (i) the sector plan district in which the property is
 31 located is recommended for residential development, (ii) the site adjoins
 32 a public parking garage which exceeds 50 feet in height as measured from the
 33 ground surface along the side of the facing the development, and (iii) the
 34 development complies with the Section 59-D-3 site plan review
 35 requirements, or (3) on a site within 500 feet of a Transit Center provided
 36 the development complies with the Section 59-D-3 site plan review
 37 requirements.

38 * * *

39 **59-C-4.35. C-2 zone – Purpose and development standards.**

40 **59-C-4.350. Purpose**

41 It is the purpose of this zone to provide locations for general commercial uses
 42 representing various types of retail trades, businesses and services for a regional or
 43 local area. Typical locations for such uses shall include: central urban commercial
 44 areas, regional shopping centers and clusters of commercial development. A

[Type text]

45 further purpose of this zone is to [[promote the effective use of Transit Centers and
46 transit facilities in Central Business Districts by]] encouraging housing with
47 commercial uses: (1) within 500 feet of a Transit Center; [[or]] (2) in Metro Station
48 Policy Areas; and (3) in close proximity to Metro stations located in Central
49 Business Districts.

50 * * *

51 **59-C-4.358. C-2 zone—Special Development Procedure for Transit-Oriented**
52 **Mixed Use Development.**

53 **59-C-4.358.1. Intent.**

54 The Special Development Procedure is intended to facilitate the effective
55 development of properties located within a Metro Station Policy Area [[or within
56 500 feet of a Transit Center,]] with residential and non- residential land uses that
57 will promote and serve transit ridership. It is intended that the special development
58 procedure provide a significant public benefit, including such features as active
59 and passive recreational use, parkland, or public right-of-way dedications.

60 **59-C-4.358.2. Eligibility.**

61 The following requirements must be satisfied:

- 62 (a) The property must be classified in the C-2 zone and not recommended
63 for the TS-M zone in an approved and adopted master or sector plan;
- 64 (b) The property must abut property recommended for the TS-M zone or
65 separated from such property only by a road or other public right-of-
66 way;
- 67 (c) The property must be located in a Metro Station Policy Area that is
68 not within a Central Business District [[or within 500 feet of a Transit
69 Center]];

[Type text]

70 (d) At least 60 percent of the development must be for residential use and
71 the ground floor must be for commercial use; however, certain
72 incidental non-commercial uses, such as lobbies, loading areas, and
73 parking access may be at the ground floor level;

74 (e) Moderately Priced Dwelling Units (MPDUs) must be provided as
75 required by Chapter 25A.

76 * * *

77 **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the
78 date of Council adoption.

79 This is a correct copy of Council action.

80

81

82 _____
Linda M. Lauer, Clerk of the Council

C-2 Zoning & Transit Center/Metro Policy Areas

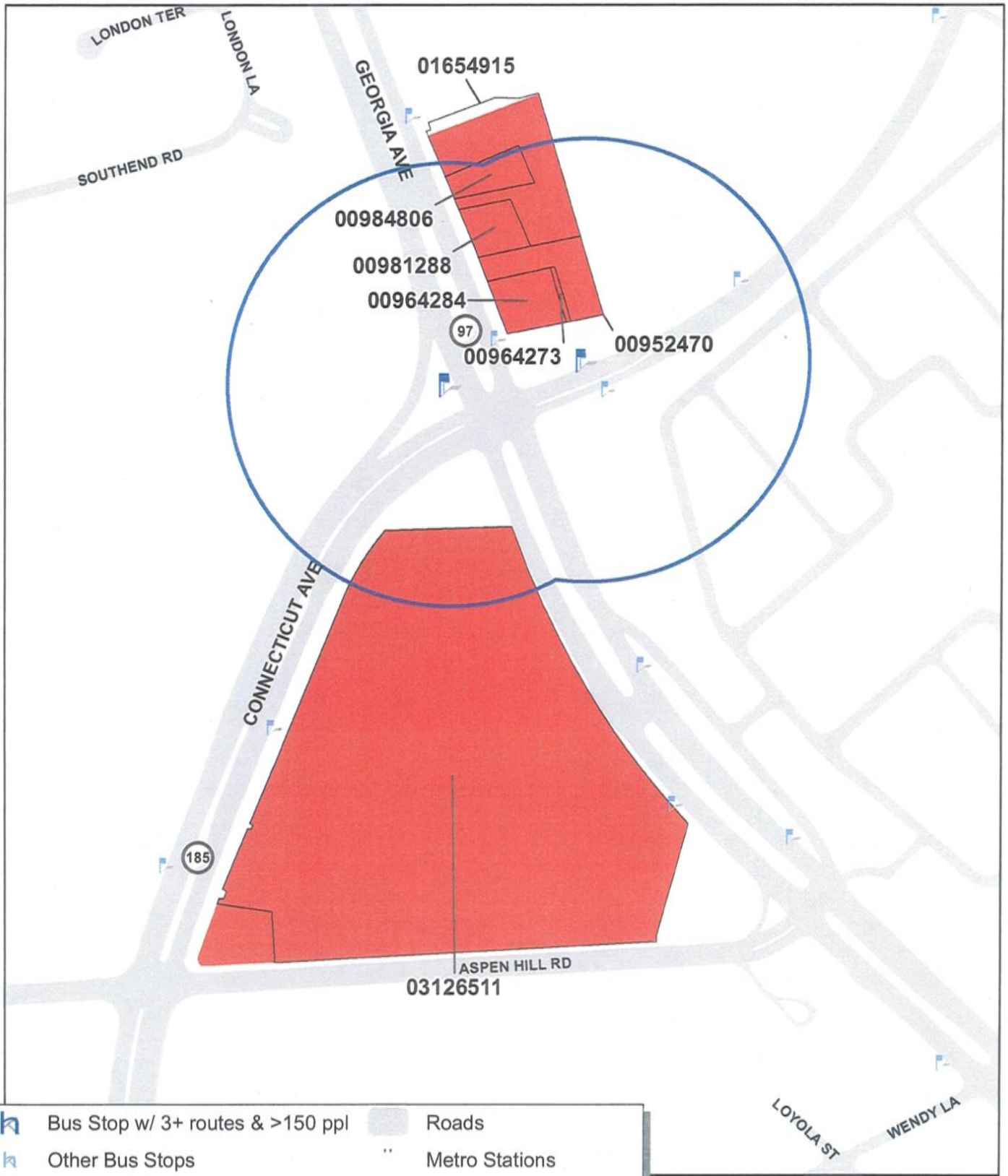


	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	C-2 Areas affected by ZTA		Municipality Boundaries
			County Boundary

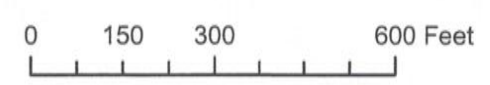
0 100 200 400 Feet

M-NCPPC Data: M-NCPPC, 2008
Research & Technology Center
June 30, 2008

C-2 Zoning & Transit Center/Metro Policy Areas

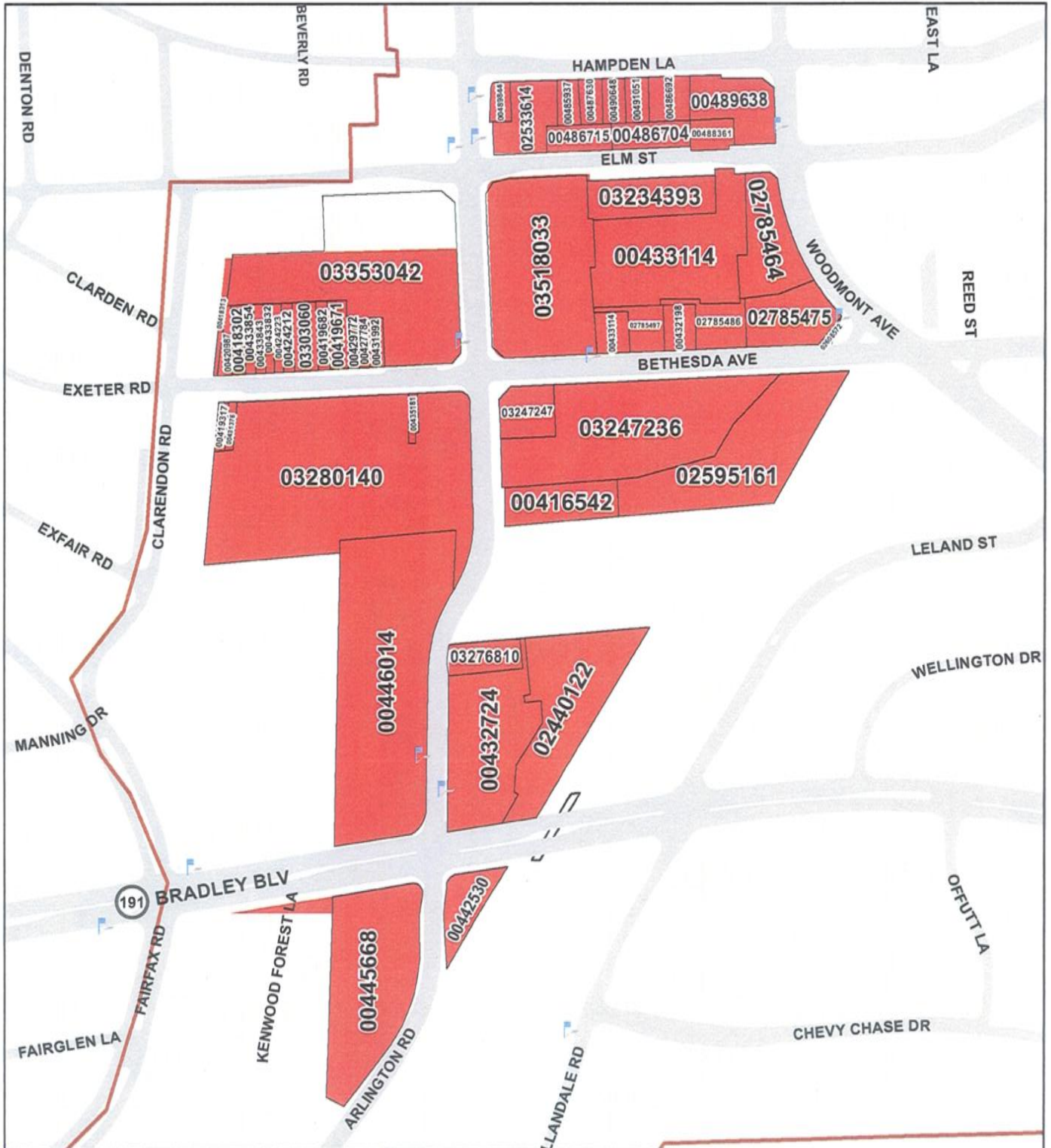


- | | | | |
|--|----------------------------------|--|-------------------------|
| | Bus Stop w/ 3+ routes & >150 ppl | | Roads |
| | Other Bus Stops | | Metro Stations |
| | 500' radius around bus stops | | Railroad |
| | Properties affected by ZTA | | Metrorail |
| | Metro Station Policy Areas | | Municipality Boundaries |
| | C-2 Areas affected by ZTA | | County Boundary |



M-NCPPC Data: M-NCPPC, 2008
 Research & Technology Center
 June 30, 2008

C-2 Zoning & Transit Center/Metro Policy Areas



	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

0 150 300 600 Feet

M-NCPPC Data: M-NCPPC, 2008
 Research & Technology Center
 June 30, 2008

C-2 Zoning & Transit Center/Metro Policy Areas

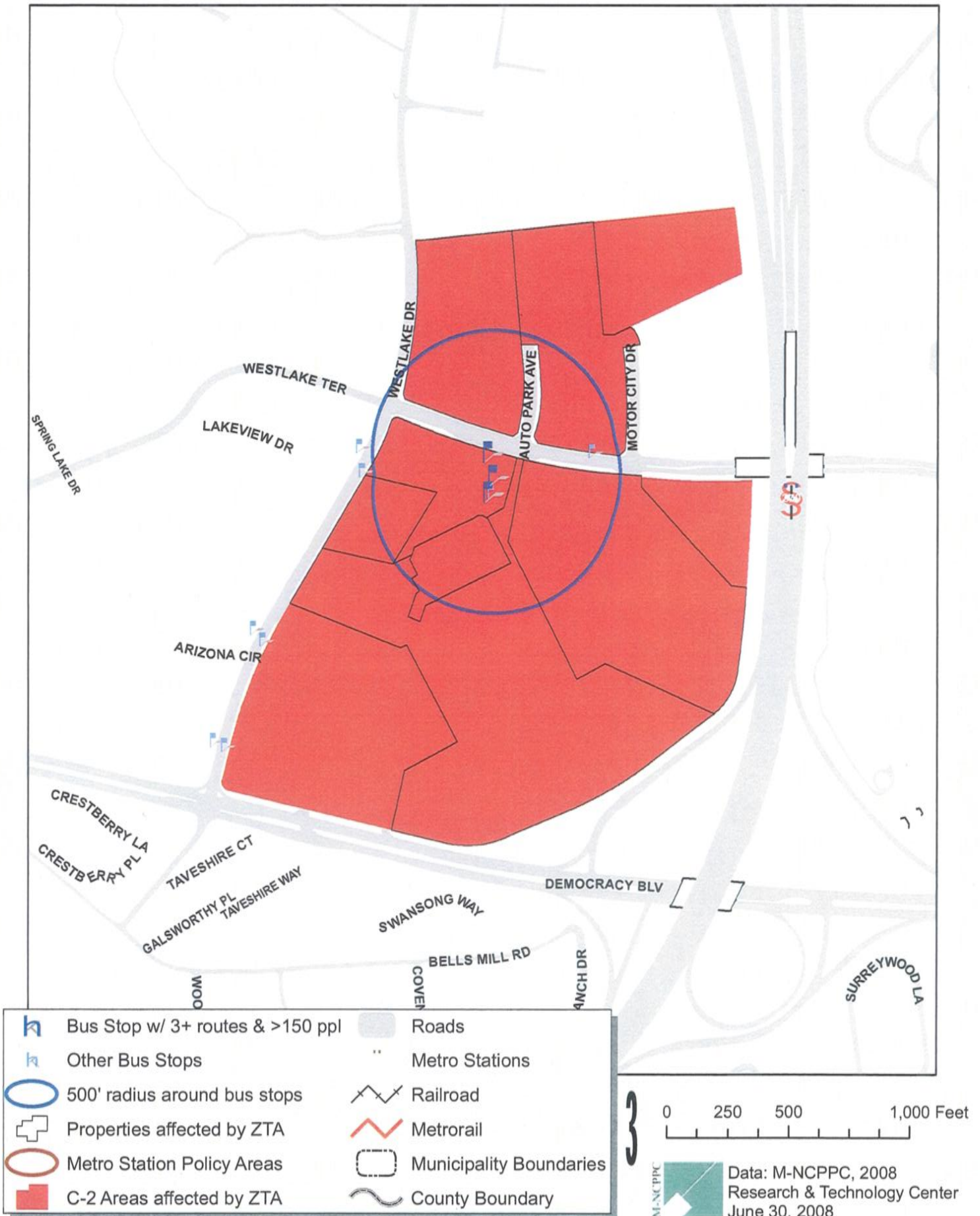


	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

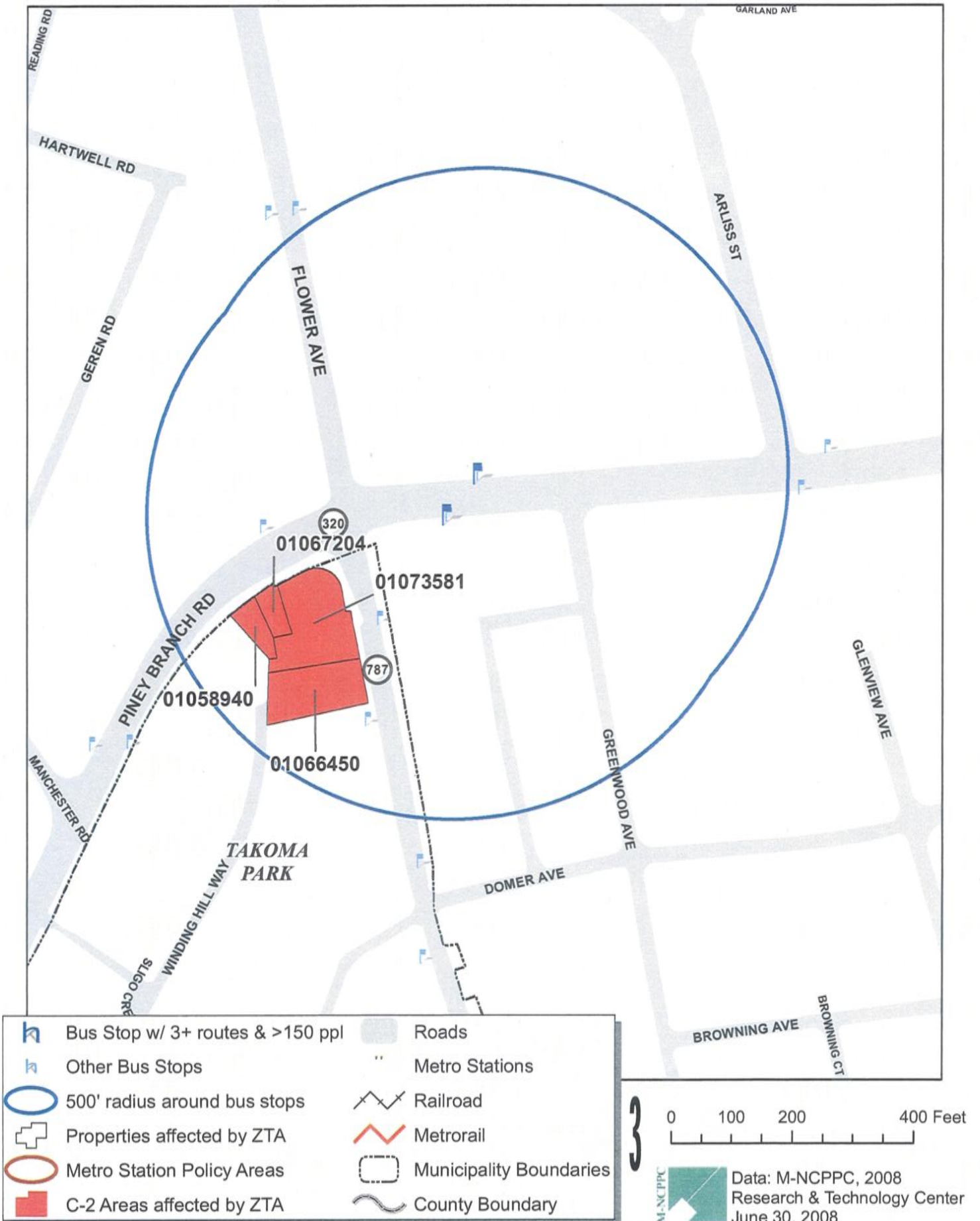
0 50 100 200 Feet

M-NCPPC Data: M-NCPPC, 2008
 Research & Technology Center
 June 30, 2008

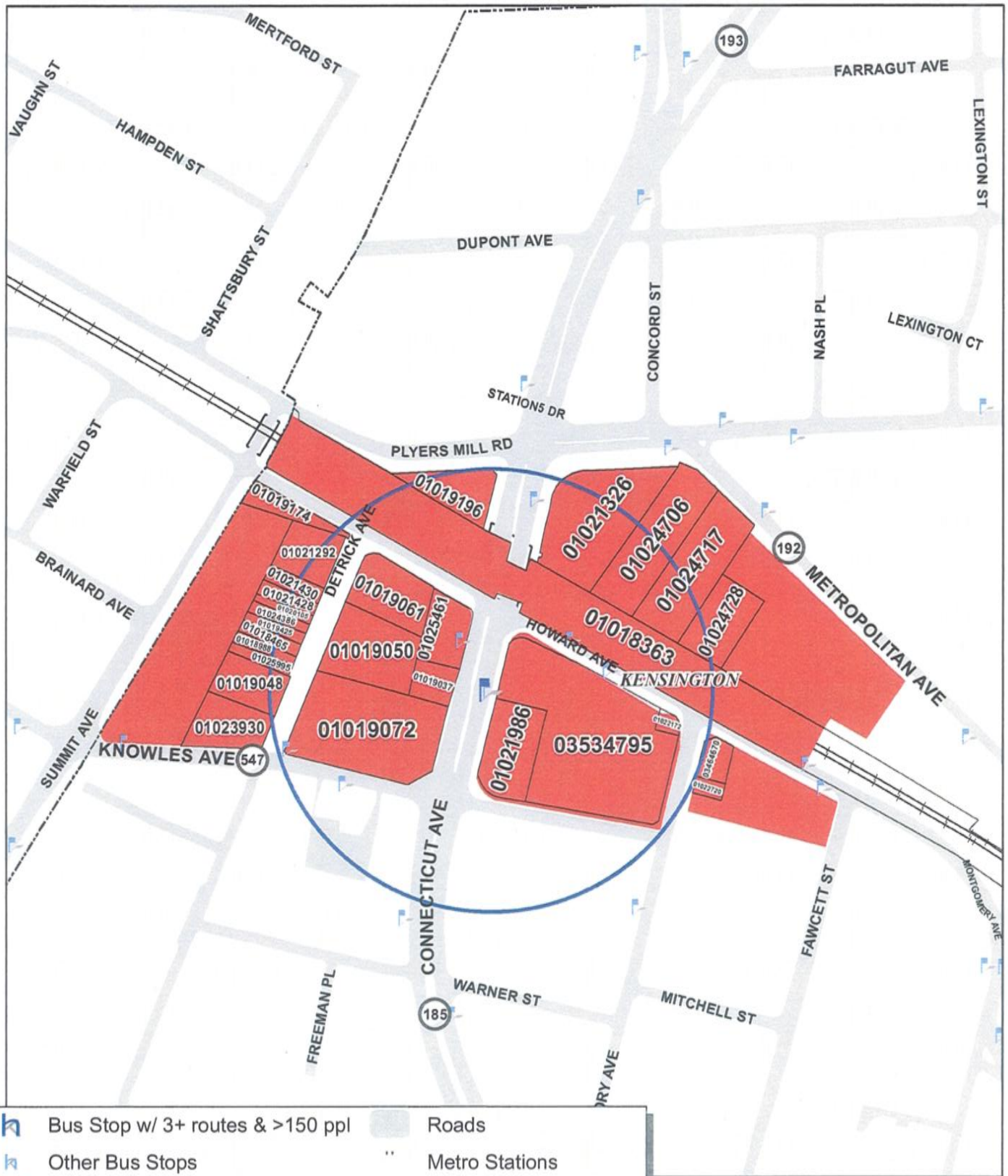
C-2 Zoning & Transit Center/Metro Policy Areas



C-2 Zoning & Transit Center/Metro Policy Areas



C-2 Zoning & Transit Center/Metro Policy Areas

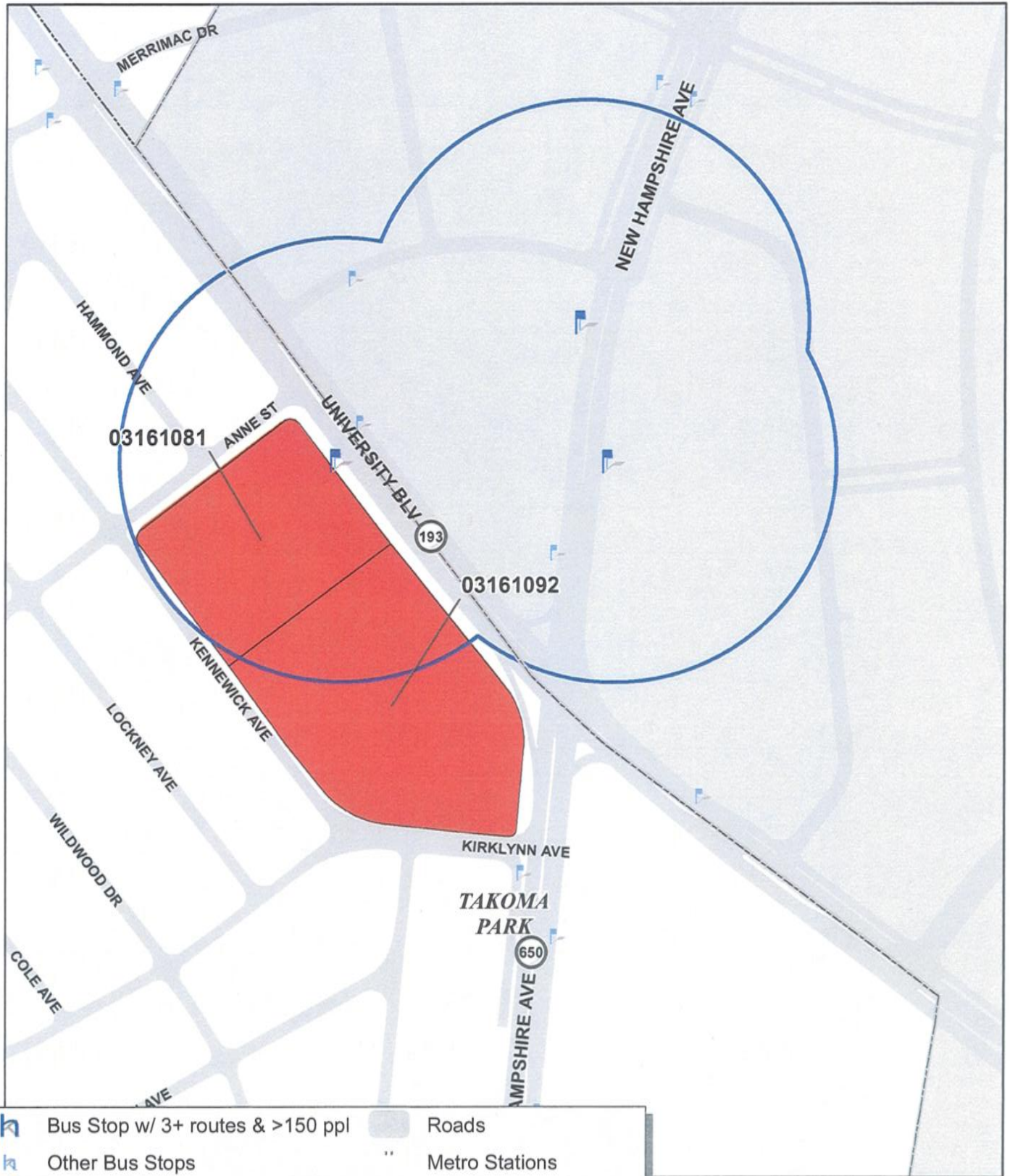


	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

0 150 300 600 Feet

M-NCPPC Data: M-NCPPC, 2008
Research & Technology Center
June 30, 2008

C-2 Zoning & Transit Center/Metro Policy Areas

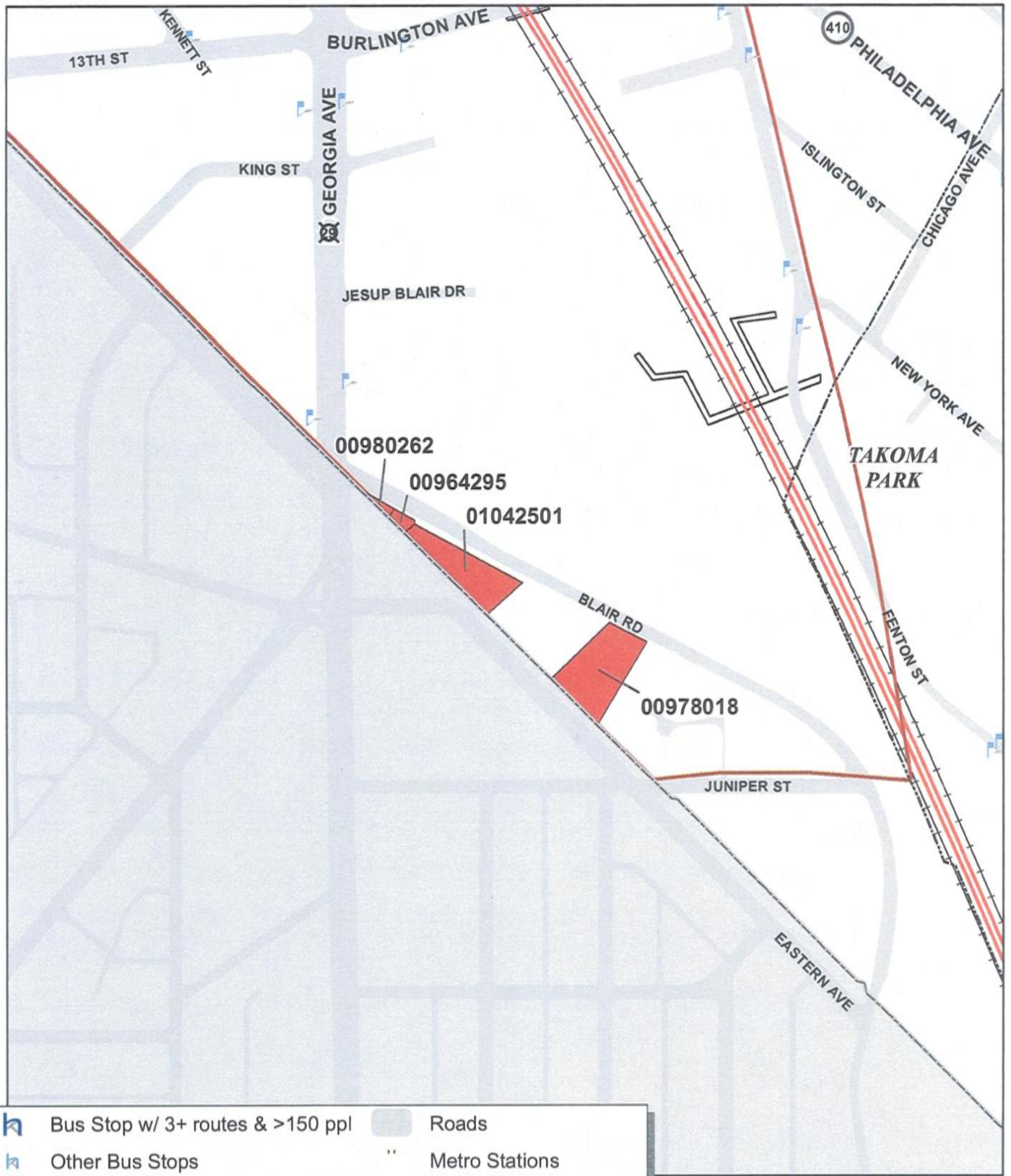


	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

0 150 300 600 Feet

M-NCPPC Data: M-NCPPC, 2008
 Research & Technology Center
 June 30, 2008

C-2 Zoning & Transit Center/Metro Policy Areas



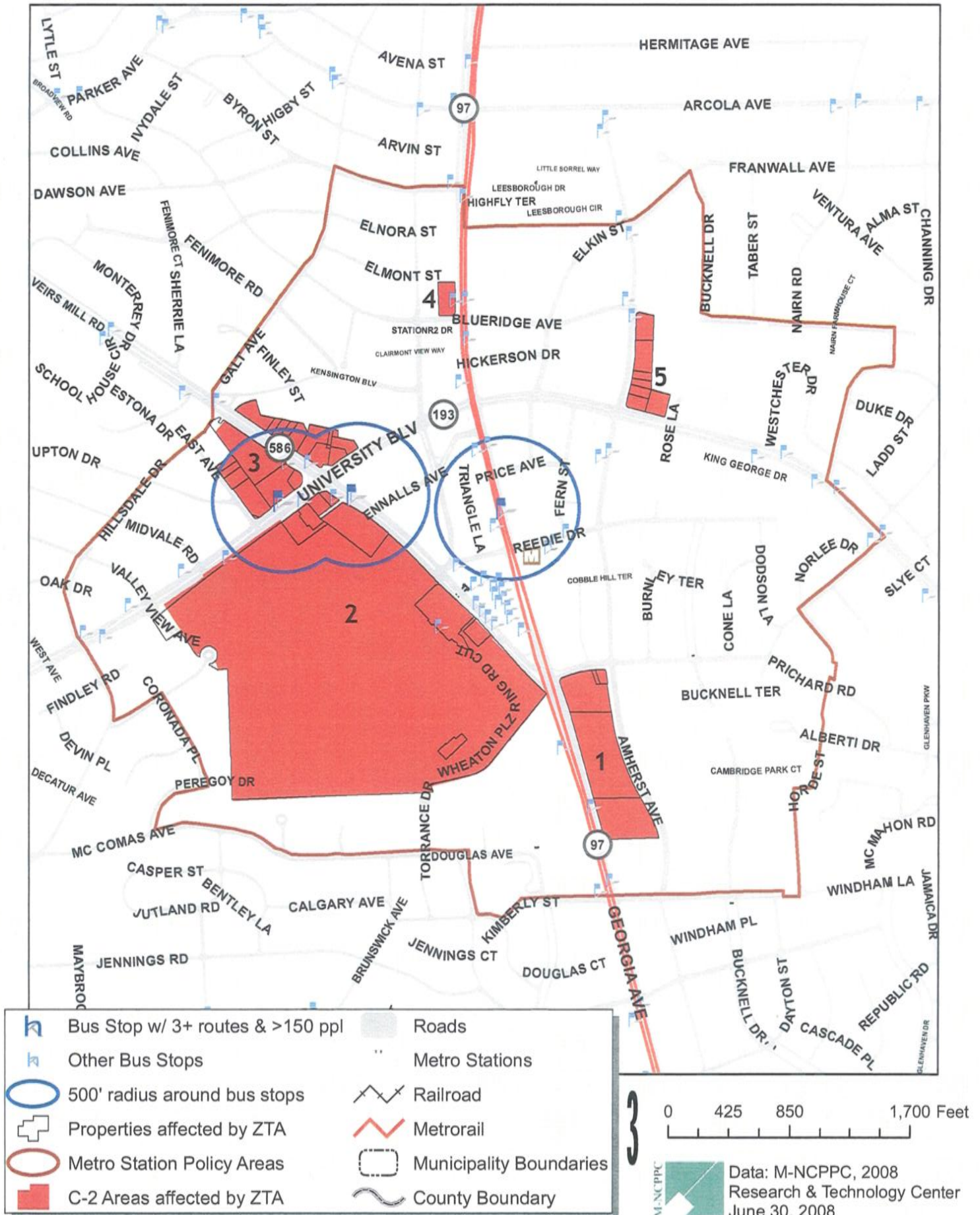
	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

3

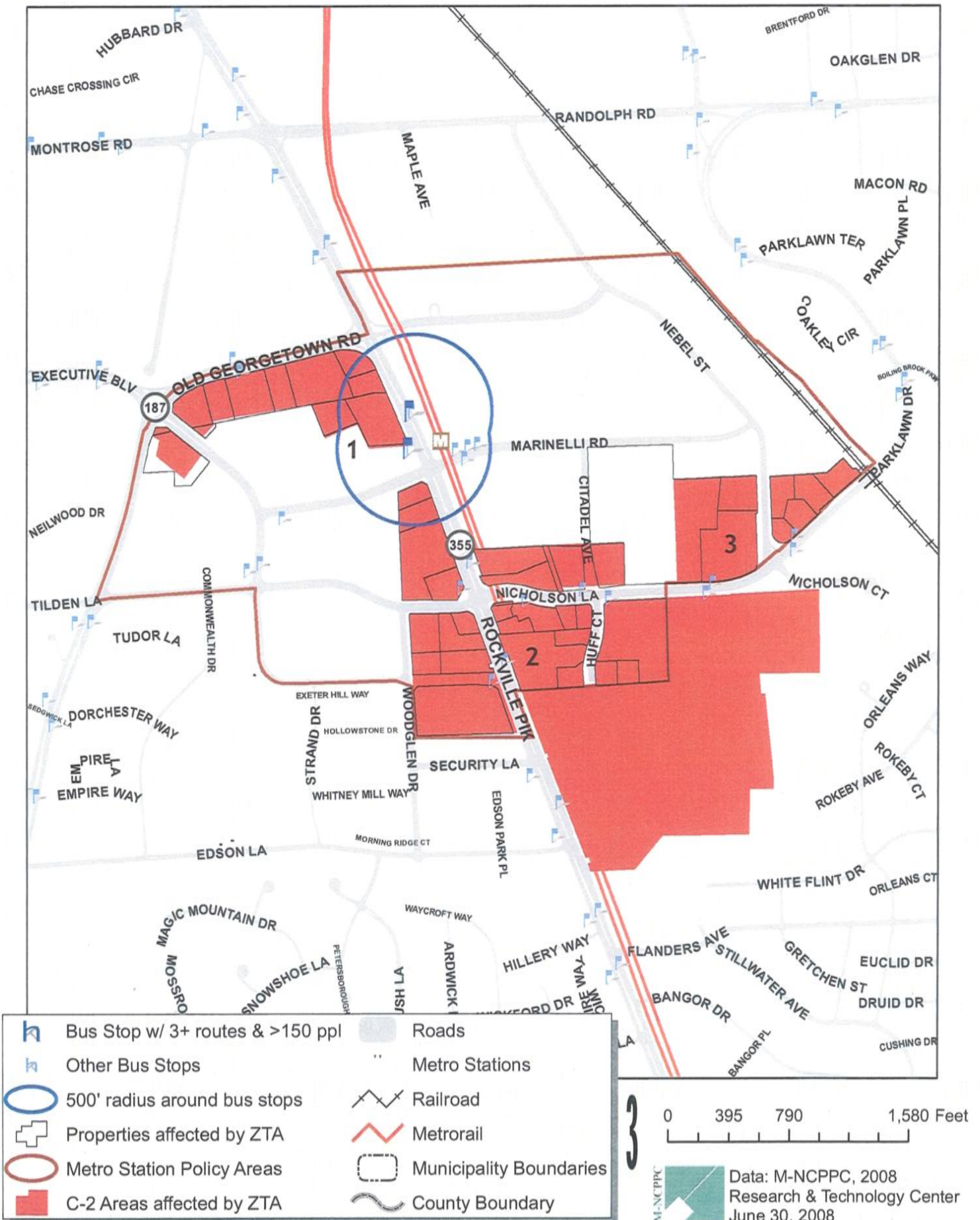
0 150 300 600 Feet

M-NCPPC Data: M-NCPPC, 2008
 Research & Technology Center
 June 30, 2008

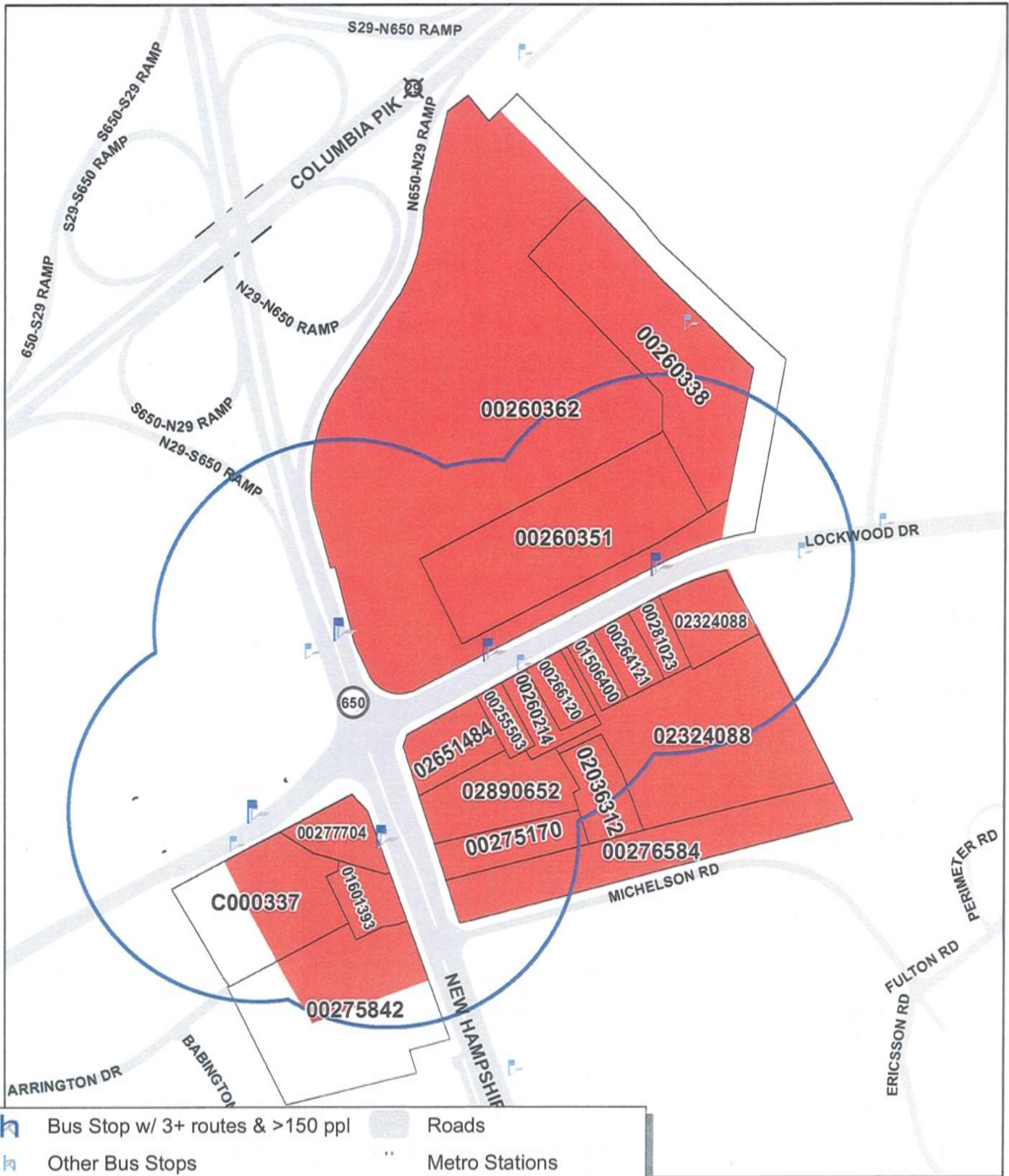
C-2 Zoning & Transit Center/Metro Policy Areas



C-2 Zoning & Transit Center/Metro Policy Areas



C-2 Zoning & Transit Center/Metro Policy Areas



	Bus Stop w/ 3+ routes & >150 ppl		Roads
	Other Bus Stops		Metro Stations
	500' radius around bus stops		Railroad
	Properties affected by ZTA		Metrorail
	Metro Station Policy Areas		Municipality Boundaries
	C-2 Areas affected by ZTA		County Boundary

0 175 350 700 Feet

M-NCPPC Data: M-NCPPC, 2008
Research & Technology Center
June 30, 2008

ACCT	TAXMAP/TOW/DISTRICT	PREMISE PRI/PREMISE__2	PREN/PREMISE__4	PREMISE__5
00052561	hq22 0 04	11720 ROCKVILLE	PIK ROCKVILLE	20852
00045667	hq22 0 04	5055 NICHOLSON	LA ROCKVILLE	20852
02533614	hn22 0 07	4963 ELM	ST BETHESDA	20814
00440702	hn22 11 07	7908 OLD GEORGETOWN	RD BETHESDA	20814
03161092	jn63 23 13	1167 E UNIVERSITY	BLV TAKOMA PARK	20912
00433843	hn22 0 07	4953 BETHESDA	AVE BETHESDA	20814
00048056	hq22 0 04	5065 NICHOLSON	LA ROCKVILLE	20852
00260351	hq21 0 05	11201 NEW HAMPSHIRE	AVE SILVER SPRING	20904
00486692	hn22 0 07	4924 HAMPDEN	LA BETHESDA	20814
00983700	0 13	11030 VEIRS MILL	RD SILVER SPRING	20902
01267938	jq21 0 13	0 PRICHARD	RD	0
00974044	jq21 0 13	11415 AMHERST	AVE SILVER SPRING	20902
00441023	hn22 11 07	7812 OLD GEORGETOWN	RD BETHESDA	20814
00275170	jq61 0 05	11107 NEW HAMPSHIRE	AVE SILVER SPRING	20904
02670795	hq22 0 04	5001 NICHOLSON	LA ROCKVILLE	20852
02785486	hn22 0 07	4817 BETHESDA	AVE BETHESDA	20814
01025461	hp43 22 13	10550 CONNECTICUT	AVE KENSINGTON	20895
01216575	jq42 0 13	10134 COLESVILLE	RD SILVER SPRING	20901
00951236	jq42 0 13	108 W UNIVERSITY	BLV SILVER SPRING	20901
00048923	hq22 0 04	11564 ROCKVILLE	PIK ROCKVILLE	20852
03599860	0 04	11575 OLD GEORGETOWN	RD	0
01809714	0 04	5531 NICHOLSON	LA ROCKVILLE	20852
00052297	0 04	11605 OLD GEORGETOWN	RD ROCKVILLE	20852
01187131	hq61 0 13	11249 VEIRS MILL	RD SILVER SPRING	20902
01999153	hq22 0 04	11520 HUFF	CT KENSINGTON	20895
01267940	jq21 0 13	10915 GEORGIA	AVE SILVER SPRING	20902
02446538	hn22 11 07	7830 OLD GEORGETOWN	RD BETHESDA	20814
00488361	hn22 0 07	4907 ELM	ST BETHESDA	20814
00973255	jq42 0 13	108 W UNIVERSITY	BLV SILVER SPRING	20901
01999131	hq22 0 04	11560 ROCKVILLE	PIK ROCKVILLE	20852
00951668	0 13	2730 W UNIVERSITY	BLV SILVER SPRING	20902
00981288	hr42 0 13	14031 GEORGIA	AVE SILVER SPRING	20906
00489638	hn22 0 07	4900 HAMPDEN	LA BETHESDA	20814

03234393	0 07	4910	ELM	ST	BETHESDA	20814
01995964 jq21	0 13	11445	AMHERST	AVE	SILVER SPRING	20902
01216440 jp43	0 13	10144	COLESVILLE	RD	SILVER SPRING	20901
00440848 hn22	11 07	7904	OLD GEORGETOWN	RD	BETHESDA	20814
01216358 jp42	0 13	105	W UNIVERSITY	BLV	SILVER SPRING	20901
01019037 hp43	22 13	10540	CONNECTICUT	AVE	KENSINGTON	20895
00440941 hn22	11 07	5027	WILSON	LA	BETHESDA	20814
00439986 hn22	11 07	7902	OLD GEORGETOWN	RD	BETHESDA	20814
00951657 hq61	0 13	2730	W UNIVERSITY	BLV	SILVER SPRING	20902
00966988 hq61	0 13	11250	VEIRS MILL	RD	SILVER SPRING	20902
00053771 hq22	0 04	11500	ROCKVILLE	PIK	ROCKVILLE	20852
00951635	0 13	0	VEIRS MILL	RD	SILVER SPRING	20902
01999164 hq22	0 04	11500	HUFF	CT	KENSINGTON	20895
00433832 hn22	0 07	4951	BETHESDA	AVE	BETHESDA	20814
01188512 hq61	0 13	11200	VEIRS MILL	RD	SILVER SPRING	20902
01736960	0 04	5995	EXECUTIVE	BLV		0
02911697	0 13	11160	VEIRS MILL	RD	SILVER SPRING	20902
02324088	0 05	11421	LOCKWOOD	DR	SILVER SPRING	20904
00049233	0 04	11611	OLD GEORGETOWN	RD	ROCKVILLE	20852
01021428 hp43	22 13	10526	DETRICK	AVE	KENSINGTON	20895
00439997 hn22	11 07	7900	OLD GEORGETOWN	RD	BETHESDA	20814
00981723 jq21	0 13	11409	AMHERST	AVE	SILVER SPRING	20902
01027015 hq61	0 13	0	EAST	AVE	KENSINGTON	20895
00419682 hn22	0 07	4929	BETHESDA	AVE	BETHESDA	20814
02254726 hq22	0 04	11601	NEBEL	ST	ROCKVILLE	20852
00049381 hq22	0 04	11431	ROCKVILLE	PIK	KENSINGTON	20895
03161081 jn63	23 13	1101	E UNIVERSITY	BLV	TAKOMA PARK	20912
00470958 hn42	0 07	4507	STANFORD	ST	CHEVY CHASE	20815
00419317 hn22	0 07	4960	BETHESDA	AVE	BETHESDA	20814
01187528 hq61	0 13	11199	VEIRS MILL	RD		0
00981940 jp42	0 13	10110	COLESVILLE	RD	SILVER SPRING	20901
00275842 jq61	0 05	11120	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01019174 hp43	22 13	3960	HOWARD	AVE	KENSINGTON	20895
00958773 jp42	0 13	110	W UNIVERSITY	BLV	SILVER SPRING	20901

01021292	hp43	22 13	10530	DETRICK	AVE KENSINGTON	20895
01019061	hp43	22 13	10516	CONNECTICUT	AVE KENSINGTON	20895
01022172		22 13	10426	ARMORY	AVE KENSINGTON	20895
00052572		0 04	11710	ROCKVILLE	PIK ROCKVILLE	20852
00441604	hn22	11 07	7810	OLD GEORGETOWN	RD BETHESDA	20814
00980262	jp42	0 13	7724	BLAIR	RD	0
00486704	hn22	0 07	4921	ELM	ST BETHESDA	20814
00433114		0 07	4841	BETHESDA	AVE BETHESDA	20814
01506400	jq61	0 05	11315	LOCKWOOD	DR SILVER SPRING	20904
00487630	hn22	0 07	4938	HAMPDEN	LA BETHESDA	20814
00440690	hn22	11 07	7910	OLD GEORGETOWN	RD BETHESDA	20814
00445668	hn21	0 07	5000	BRADLEY	BLV CHEVY CHASE	20815
00055757	hq22	0 04	11428	ROCKVILLE	PIK ROCKVILLE	20852
01027004	hq61	0 13	11217	EAST	AVE KENSINGTON	20895
02752351	hn22	11 07	7818	OLD GEORGETOWN	RD BETHESDA	20814
00420987	hn22	0 07	4959	BETHESDA	AVE BETHESDA	20814
00264121	kq21	0 05	11407	LOCKWOOD	DR SILVER SPRING	20904
00958215	jp42	0 13	2	W UNIVERSITY	BLV SILVER SPRING	20901
01025995	hp43	22 13	10514	DETRICK	AVE KENSINGTON	20895
00260214	jq61	0 05	11311	LOCKWOOD	DR SILVER SPRING	20904
00964251	jq21	0 13	2119	W UNIVERSITY	BLV SILVER SPRING	20902
01179905	hq62	0 13	11500	GEORGIA	AVE SILVER SPRING	20902
01019196	hp43	22 13	10616	CONNECTICUT	AVE KENSINGTON	20895
00491051	hn22	0 07	4928	HAMPDEN	LA BETHESDA	20814
03262813	gq62	0 04	0	OLD GEORGETOWN	RD	0
01019072	hp43	22 13	10504	CONNECTICUT	AVE KENSINGTON	20895
01216861	jp42	0 13	109	W UNIVERSITY	BLV SILVER SPRING	20901
00983892	jp42	0 13	22	W UNIVERSITY	BLV SILVER SPRING	20901
00441433	hn22	11 07	5001	WILSON	LA BETHESDA	20814
01027026	hq61	0 13	0	EAST	AVE KENSINGTON	30895
01874100	hq22	0 04	5501	NICHOLSON	LA ROCKVILLE	20852
01999142		0 04	11411	ROCKVILLE	PIK ROCKVILLE	20852
01019050	hp43	22 13	10506	CONNECTICUT	AVE KENSINGTON	20895
01216597	jp42	0 13	10113	SUTHERLAND	RD	0

03247236	hn22	0 07	4816	BETHESDA	AVE BETHESDA	20814
00260338	jq61	0 05	11271	NEW HAMPSHIRE	AVE SILVER SPRING	20904
03276810	hn22	0 07	6935	ARLINGTON	RD BETHESDA	20814
00967254	jq21	0 13	11411	AMHERST	AVE SILVER SPRING	20902
00416542	hn22	0 07	7015	ARLINGTON	RD BETHESDA	20814
00255503	jq61	0 05	11303	LOCKWOOD	DR SILVER SPRING	20904
00050482	hq22	0 04	11430	ROCKVILLE	PIK ROCKVILLE	20852
03275473		0 04	11565	OLD GEORGETOWN	RD ROCKVILLE	20850
01584641	hq61	0 13	11997	VEIRS MILL	RD SILVER SPRING	20902
01216553	jp42	0 13	10130	COLESVILLE	RD SILVER SPRING	20901
01018988	hp43	22 13	10516	DETRICK	AVE KENSINGTON	20895
01216702	jp42	0 13	10100	COLESVILLE	RD SILVER SPRING	20901
01020105	hp43	22 13	10524	DETRICK	AVE KENSINGTON	20895
01216848	jp42	0 13	10120	COLESVILLE	RD SILVER SPRING	20901
00427784	hn22	0 07	4921	BETHESDA	AVE BETHESDA	20814
00418302	hn22	0 07	4957	BETHESDA	AVE BETHESDA	20814
01508248	gq62	0 04	11569	OLD GEORGETOWN	RD	0
00983722		0 13	11190	VEIRS MILL	RD SILVER SPRING	20902
00418313	hn22	0 07	4957	BETHESDA	AVE BETHESDA	20814
03126511	hr42	0 13	13830	GEORGIA	AVE SILVER SPRING	20910
02608572	hn22	0 07	4803	BETHESDA	AVE	0
00048934	hq22	0 04	11520	ROCKVILLE	PIK ROCKVILLE	20852
00490648	hn22	0 07	4932	HAMPDEN	LA BETHESDA	20814
01216770	jp42	0 13	101	W UNIVERSITY	BLV SILVER SPRING	20901
00958204	jp42	0 13	10112	COLESVILLE	RD	0
03303060	hn22	0 07	4935	BETHESDA	AVE BETHESDA	20814
00053918	hq22	0 04	5543	NICHOLSON	LA	0
02040974	hq22	0 04	5590	NICHOLSON	LA	0
00056056	hq22	0 04	5526	NICHOLSON	LA ROCKVILLE	20852
01024728	hp43	22 13	10576	METROPOLITAN	AVE KENSINGTON	20895
00055746	hq22	0 04	5640	NICHOLSON	LA ROCKVILLE	20852
00424212	hn22	0 07	4937	BETHESDA	AVE BETHESDA	20814
00964284	hr42	0 13	14011	GEORGIA	AVE SILVER SPRING	20906
02785497		0 07	4839	BETHESDA	AVE BETHESDA	20814

01187610	hq61	0 13	11231	VEIRS MILL	RD	SILVER SPRING	20902
01027185	hq61	0 13	0	E UNIVERSITY	BLV		0
01024706	hp43	22 13	10592	METROPOLITAN	AVE	KENSINGTON	20895
02595161	hn22	0 07	4800	BETHESDA	AVE	BETHESDA	20814
01216564	jp42	0 13	10132	COLESVILLE	RD	SILVER SPRING	20901
01042501	jn42	0 13	7720	BLAIR	RD	TAKOMA PARK	20912
03353042	hn22	0 07	7120	ARLINGTON	RD	BETHESDA	20814
00446014	hn22	0 07	5001	BRADLEY	BLV	CHEVY CHASE	20815
02785464	hn22	0 07	4902	ELM	ST	BETHESDA	20814
01187324	hq61	0 13	2704	W UNIVERSITY	BLV	SILVER SPRING	20902
02509396	hq61	0 13	2647	W UNIVERSITY	BLV	SILVER SPRING	20902
02324088		0 05	11421	LOCKWOOD	DR	SILVER SPRING	20904
01657270		0 04	5650	NICHOLSON	LA	ROCKVILLE	20852
01654915	hr42	0 13	14111	GEORGIA	AVE	SILVER SPRING	20906
01267951	jq21	0 13	2300	PRICHARD	RD		0
02876024	hq61	0 13	2741	W UNIVERSITY	BLV	KENSINGTON	20895
02651484	jq61	0 05	11177	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00424223	hn22	0 07	4949	BETHESDA	AVE	BETHESDA	20814
01187120	hq61	0 13	0	VEIRS MILL	RD	SILVER SPRING	30902
00266120	jq61	0 05	11305	LOCKWOOD	DR	SILVER SPRING	20904
00977322	jq21	0 13	10901	GEORGIA	AVE	SILVER SPRING	20902
00442530	hn22	0 07	4972	BRADLEY	BLV	CHEVY CHASE	20815
01187095	hq61	0 13	11295	VEIRS MILL	RD	SILVER SPRING	20902
00973244	jp42	0 13	100	W UNIVERSITY	BLV	SILVER SPRING	20901
00952470	hr42	0 13	14021	GEORGIA	AVE	SILVER SPRING	20906
00435181	hn22	0 07	4910	BETHESDA	AVE	BETHESDA	20814
00984806	hr42	0 13	14101	GEORGIA	AVE	SILVER SPRING	20906
00045075	hq22	0 04	5542	NICHOLSON	LA	KENSINGTON	20895
01216850	jp43	0 13	111	W UNIVERSITY	BLV	SILVER SPRING	20901
03464670		22 13	3794	HOWARD	AVE	KENSINGTON	20895
02440122	hn22	0 07	6931	ARLINGTON	RD	BETHESDA	20814
00433114		0 07	4841	BETHESDA	AVE	BETHESDA	20814
01601393	jq61	0 05	11146	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
01187062	hq61	0 13	11215	VEIRS MILL	RD	SILVER SPRING	20902

00440952	hn22	11 07	5004	CORDELL	AVE	BETHESDA	20814
00440096	hn22	11 07	7806	OLD GEORGETOWN	RD	BETHESDA	20814
00973200	jp42	0 13	10040	COLESVILLE	RD	SILVER SPRING	20902
00441364	hn22	11 07	7906	OLD GEORGETOWN	RD	BETHESDA	20814
01024717	hp43	22 13	10590	METROPOLITAN	AVE	KENSINGTON	20895
00431376	hn22	0 07	4958	BETHESDA	AVE	BETHESDA	20814
00432198	hn22	0 07	4827	BETHESDA	AVE	BETHESDA	20814
00052903		0 04	5511	NICHOLSON	LA	ROCKVILLE	20852
03625867		0 04	0	ROCKVILLE	PIK	ROCKVILLE	20852
00049905		0 04	11615	OLD GEORGETOWN	RD		0
03534795		22 13	10541	CONNECTICUT	AVE	KENSINGTON	0
00964295	jn42	0 13	7722	BLAIR	RD		0
01491216	hq22	0 04	5041	NICHOLSON	LA	ROCKVILLE	20852
01584630	hq61	0 13	0	WHEATON HILLS	DR		0
01188534	hq61	0 13	11201	VEIRS MILL	RD	SILVER SPRING	20902
C000151		0					0
00489844	hn22	0 07	4962	HAMPDEN	LA	BETHESDA	20814
C000337		0					0
00486715	hn22	0 07	4935	ELM	ST	BETHESDA	20814
01584628	hq61	0 13	11205	VEIRS MILL	RD		0
01019048	hp43	22 13	10508	DETRICK	AVE	KENSINGTON	20895
01187118	hq61	0 13	0	VEIRS MILL	RD	SILVER SPRING	20902
00441295	hn22	11 07	7816	OLD GEORGETOWN	RD	BETHESDA	20814
01022720		22 13	10421	ARMORY	AVE	KENSINGTON	20895
00276584	jq61	0 05	11105	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
02785475	hn22	0 07	4807	BETHESDA	AVE	BETHESDA	20814
01073581	jn63	23 13	8640	FLOWER	AVE	TAKOMA PARK	20912
02890652	jq61	0 05	11161	NEW HAMPSHIRE	AVE	SILVER SPRING	20904
00485937	hn22	0 07	4944	HAMPDEN	LA	BETHESDA	20814
00052878	hq22	0 04	11433	ROCKVILLE	PIK	KENSINGTON	20895
00056067	hq22	0 04	5528	NICHOLSON	LA	ROCKVILLE	20852
01021430	hp43	22 13	10528	DETRICK	AVE	KENSINGTON	20895
01058940	jn63	23 13	8435	PINEY BRANCH	RD	SILVER SPRING	20901
00958294	jq21	0 13	11405	AMHERST	AVE	SILVER SPRING	20902

00277704	jq61	0 05	11150	NEW HAMPSHIRE	AVE SILVER SPRING	20904
03280140	hn22	0 07	7020	ARLINGTON	RD BETHESDA	20814
01021326	hp43	22 13	10619	CONNECTICUT	AVE KENSINGTON	20895
00419671	hn22	0 07	4929	BETHESDA	AVE BETHESDA	20814
03198647	hq22	0 04	5516	NICHOLSON	LA KENSINGTON	20877
01024386	hp43	22 13	10522	DETRICK	AVE KENSINGTON	20895
03550740		0 13	11160	VEIRS MILL	RD SILVER SPRING	20902
00051112		0 04	11617	OLD GEORGETOWN	RD ROCKVILLE	20852
01216495	jp42	0 13	10118	COLESVILLE	RD SILVER SPRING	20901
00978018	jn42	0 13	7711	EASTERN	AVE TAKOMA PARK	20912
00970924	jq21	0 13	2121	W UNIVERSITY	BLV SILVER SPRING	20902
00281023	kq21	0 05	11415	LOCKWOOD	DR SILVER SPRING	20904
00049608	hq21	0 04	11501	HUFF	CT KENSINGTON	20895
02036312	jq61	0 05	11313	LOCKWOOD	DR SILVER SPRING	20904
01216746	jp42	0 13	110	SUTHERLAND	RD SILVER SPRING	20901
03198636	hq21	0 04	11511	HUFF	CT NORTH BETHESDA	20895
01021986		22 13	10515	CONNECTICUT	AVE KENSINGTON	20895
00951566	jq21	0 13	10839	GEORGIA	AVE SILVER SPRING	20902
03518033		0 07	7115	ARLINGTON	RD BETHESDA	20814
01018465	hp43	22 13	10518	DETRICK	AVE KENSINGTON	20895
01067204	jn63	23 13	8435	PINEY BRANCH	RD SILVER SPRING	20901
03247247	hn22	0 07	4870	BETHESDA	AVE BETHESDA	20814
01066450	jn63	23 13	8630	FLOWER	AVE TAKOMA PARK	20912
01019425	hp43	22 13	10520	DETRICK	AVE KENSINGTON	20895
00260362	jq61	0 05	11221	NEW HAMPSHIRE	AVE SILVER SPRING	20904
00048956	hq22	0 04	11503	ROCKVILLE	PIK ROCKVILLE	20852
00050436	hq22	0 04	11600	NEBEL	ST ROCKVILLE	20852
02590306	hq61	0 13	11194	VEIRS MILL	RD SILVER SPRING	20902
00432724	hn22	0 07	6925	ARLINGTON	RD BETHESDA	20814
00431992	hn22	0 07	4919	BETHESDA	AVE BETHESDA	20814
00049313	hq22	0 04	5541	NICHOLSON	LA ROCKVILLE	20852
00961372	jp42	0 13	112	W UNIVERSITY	BLV SILVER SPRING	20901
00951247	jp42	0 13	108	W UNIVERSITY	BLV SILVER SPRING	20901
00433854	hn22	0 07	4955	BETHESDA	AVE BETHESDA	20814

00429772	hn22	0 07	4925	BETHESDA	AVE	BETHESDA	20814
00441034	hn22	11 07	5019	WILSON	LA	BETHESDA	20814
01216542	jp42	0 13	10136	COLESVILLE	RD		0
01023930	hp43	22 13	10414	DETRICK	AVE	KENSINGTON	20895
00964273	hr42	0 13	14013	GEORGIA	AVE		0
00055768		0 04	11420	ROCKVILLE	PIK	ROCKVILLE	20852
00048865		0 04	11620	ROCKVILLE	PIK	ROCKVILLE	20852
01928395	hq22	0 04	5507	NICHOLSON	LA	ROCKVILLE	20852
01018363	hp43	22 13	0	RAILROAD TRACKS			0
01971398	jp42	0 13	116	W UNIVERSITY	BLV	SILVER SPRING	20901
C000324		0					0

ACCT	TAXMAYTOWN_CODE	DISTRICT	PREMIUM	PRI	PREMISE__2	PREV	PREMISE__4	PREMISE__5
03379217	gp43	0	10	10341	WESTLAKE	DR	BETHESDA	20817
C000228	gp43	0						0
00862210	gp43	0	10	7103	DEMOCRACY	BLV	WHEATON	20902
02005743	gp43	0	10	10410	AUTO PARK	DR	BETHESDA	20817
01868427	gp43	0	10	10201	WESTLAKE	DR	BETHESDA	20817
C 199920	gp43	0						0
00858855	gp43	0	10	10235	WESTLAKE	TER		0