



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

MCPB
Item # 8
4/28/11

April 20, 2011

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief, Area 2 Planning Division *GK*
Khalid Afzal, Planning Supervisor, East County Team *KA*
Area 2 Planning Division

FROM: Frederick Vernon Boyd, Community Planner (301.495.4654)
Area 3 Division *FVB*

SUBJECT: Public Hearing—Kensington and Vicinity Sector Plan

The Planning Board will hold the Public Hearing for the Kensington and Vicinity Sector Plan on April 28. This hearing responds to the County Council's directive to revise the Sector Plan to incorporate the CRT and CRN zones.

The new draft includes maps and text that have been revised from the October 2009 Planning Board Draft. A new map (Attachment 1, page 34), Proposed CRN and CRT Zones, shows how the Sector Plan proposes to apply the two new zones. The attached table (Attachment 2) identifies properties proposed for the new zones. A new Proposed Building Heights map (Attachment 3, page 22) shows maximum building heights in the proposed zones. Sections on individual properties have been revised to indicate recommended CRN or CRT zones. Other recommendations have been revised to reflect changes to the CR zones that have been proposed since the Sector Plan's initial development and review.

The public hearing offers an opportunity for the Board to hear public testimony on the Sector Plan's recommendations for the new zones and on other changes made to the Sector Plan. Public hearing testimony will become part of a formal record and will be discussed at subsequent Planning Board worksessions on the Sector Plan. The public hearing record will be kept open until a date set by the Planning Board at the hearing.

Copies of the Plan are available at the Kensington Park Library. The Plan can be viewed online at http://www.montgomeryplanning.org/community/kensington/documents/KensingtonSectorPlanrevisedpublichearingdraft_web.pdf.

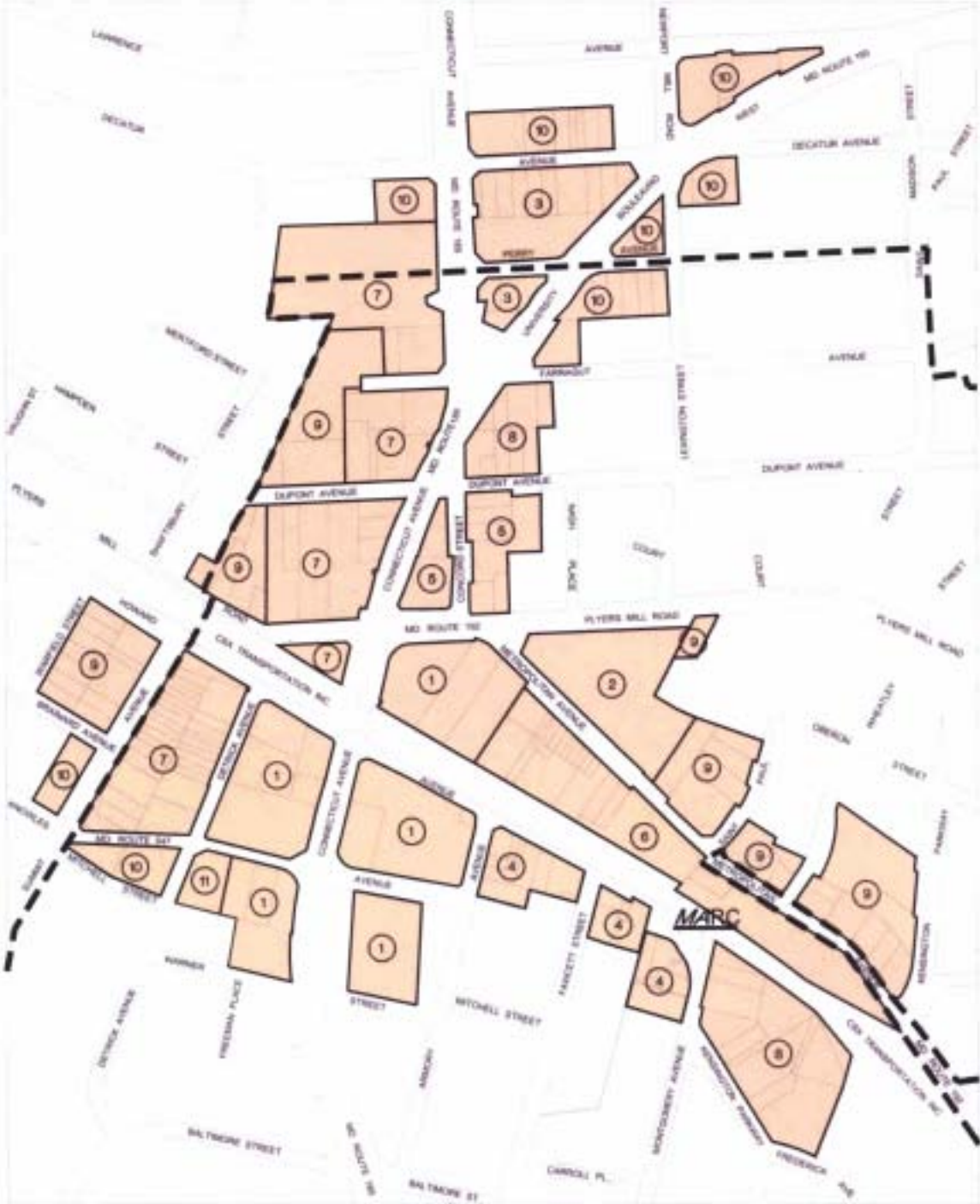
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Attachments:

1. Proposed CRN and CRT Zones map
2. Properties proposed for new zones table
3. Proposed Building Heights map
4. Correspondence

8787 Georgia Avenue, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

Proposed CRT and CRN Zones



- ① CRT 2.5: C 2.0, R 2.0, H 75 ⑤ CRT 1.5: C 1.5, R 1.0, H 60 ⑨ CRN 1.5: C 1.5, R 1.5, H 45 — Town of Kensington
- ② CRT 2.0: C 1.0, R 1.5, H 60 ⑥ CRT 1.5: C 1.5, R 1.5, H 60 ⑩ CRN 1.0: C 1.0, R 0.5, H 45
- ③ CRT 2.0: C 1.5, R 1.5, H 60 ⑦ CRT 1.5: C 1.0, R 0.5, H 60 ⑪ CRT 2.5: C 2.0, R 2.0, H 65
- ④ CRT 2.0: C 2.0, R 0.5, H 60 ⑧ CRT 1.5: C 1.0, R 1.0, H 45



Area	Address		Owner	Zone	Square Ft
Recommended: CRT 2.5: C 2.0, R 2.0, H 75					
1 10426	ARMORY	AVE	DIATZ FAMILY INVSMT GROUP	C2	2,960
1 10400	CONNECTICUT	AVE	KNOWLES ASSOCIATES LLC	CO	49,444
1 10401	CONNECTICUT	AVE	BAKER CONFECTIONERY & TOBACC	CO	75,417
1 10504	CONNECTICUT	AVE	RSJ I LLC ET AL	C2	62,544
1 10506	CONNECTICUT	AVE	RSJ I LLC ET AL	C2	29,807
1 10515	CONNECTICUT	AVE	E & M VENTURES INC	C2	26,202
1 10516	CONNECTICUT	AVE	RSJ I LLC ET AL	C2	22,653
1 10540	CONNECTICUT	AVE	RSJ I LLC ET AL	C2	8,082
1 10541	CONNECTICUT	AVE	SAFEWAY STORES 98 INC	C2	102,821
1 10550	CONNECTICUT	AVE	EXXON CORPORATION	C2	14,945
1 10619	CONNECTICUT	AVE	HUGGINS & HARRISON INC	C2	46,052
1 3906	KNOWLES	AVE	GREEN, JACK A & N C ET AL	CO	15,583
1 3910	KNOWLES	AVE	EBNER, MATHEW TR ET AL	OM	15,583
1 10590	METROPOLITAN	AVE	KENSINGTON JOINT VENTURE	C2	40,075
1 10592	METROPOLITAN	AVE	KENSINGTON JOINT VENTURE	C2	40,075
Recommended: CRT 2.0: C 1.0, R 1.5, H 60					
2 3700	PLYERS MILL	RD	3700 PLYERS MILL ROAD LLC	C2	156,533
Recommended: CRT 2.0: C 1.5, R 1.5, H 60					
3 10801	CONNECTICUT	AVE	INTERNATIONAL EYE FOUNDATION	C1	5,754
3 10805	CONNECTICUT	AVE	MILLER, JAMES R & D F	C1	6,545
3 10821	CONNECTICUT	AVE	CURTIS, RICHARD E ET AL TR	OM	7,500
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	OM	7,500
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	OM	7,500
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	OM	7,500
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	C1	7,500
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	C1	5,968
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	C1	15,000
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	R60	5,829
3 0	DECATUR	AVE	CURTIS, RICHARD E ET AL TR	OM	3,618
3 0	UNIVERSITY	BLV	UNIVERSITY LTD LIABILITY CO	C1	6,130
3 3701	UNIVERSITY	BLV	CURTIS, RICHARD E ET AL TR	C1	9,000
3 3725	UNIVERSITY	BLV	STUBBS SHOPPING CENTER	C1	52,814
3 3745	UNIVERSITY	BLV	UNIVERSITY LTD LIABILITY CO	C1	5,000
Recommended: CRT 2.0: C 2.0, R 0.5, H 50					
4 10415	ARMORY	AVE	APOSTLES LLC	OM	9,739
4 10417	ARMORY	AVE	MCCHESNEY, ROBERT W JR ET AL	C2	6,140
4 10421	ARMORY	AVE	MCCHESNEY, ROBERT W JR ET AL	C2	2,704
4 10419	FAWCETT	ST	HENNEBERRY, JANET W ET AL	C2	7,732
4 10426	FAWCETT	ST	BRODSKY, LESTER S ET AL	C2	1,122
4 3706	HOWARD	AVE	FIRST NATIONAL BANK OF MD	C2	8,691
4 3716	HOWARD	AVE	PREVENTION OF BLINDNESS SOC	C2	6,900
4 3730	HOWARD	AVE	VICTOR ASSOCIATES	C2	13,910
4 3734	HOWARD	AVE	VICTOR ASSOCIATES	C2	1,612
4 3738	HOWARD	AVE	HENNEBERRY, JANET W ET AL	C2	4,891
4 3750	HOWARD	AVE	WYSTER CORP	C2	13,231
4 3760	HOWARD	AVE	WYSTER CORP	C2	7,427
4 3772	HOWARD	AVE	WYSTER CORP	C2	9,150
4 3786	HOWARD	AVE	SOLA-SOLE, MONTSERRAT D TR	C2	1,890
4 3794	HOWARD	AVE	ORR, ROBERT & J A	C2	6,019
4 10404	MONTGOMERY	AVE	MAHANY, CARL ET AL	C2	65
4 10408	MONTGOMERY	AVE	JUBILEE ASSOC OF MD INC	CT/C2	18,301
4 10410	MONTGOMERY	AVE	MAHANY, CARL ET AL	C2	8,015
4 10420	MONTGOMERY	AVE	FARMERS BANKING & TRUST CO	C2	2,802

Area	Address		Owner	Zone	Square Ft
4 10420	MONTGOMERY	AVE	FARMERS BANKING & TRUST CO	C2	153
Recommended: CRT 1.5: C 1.5, R 1.0, H 60					
5 0	CONCORD	ST	CONCORD BT LLC	CO	7,500
5 0	CONCORD	ST	CONCORD BT LLC	CO	7,500
5 10605	CONCORD	ST	CONCORD BT LLC	R60/CO	36,840
5 10613	CONCORD	ST	BEARIPROPERTIES LLC	CT	7,500
5 10625	CONNECTICUT	AVE	KENSINGTON CENTER LLC	C2	18,271
5 10635	CONNECTICUT	AVE	DBM PROPERTIES LLC	C2	12,020
5 3709	PLYERS MILL	RD	ARAVANIS, JOHN P ET AL TR	CT	6,081
5 3711	PLYERS MILL	RD	ARAVANIS, JOHN P ET AL TR	CT	9,482
Recommended: CRT 1.5: C 1.5, R 1.5, H 60					
6 0	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	1,602
6 0	METROPOLITAN	AVE	KENSINGTON JOINT VENTURE	C2	5,342
6 0	METROPOLITAN	AVE	MELKONIAN, ARA B & H ET AL	C2	3,647
6 0	METROPOLITAN	AVE	BERGMANN'S CLEANING INC	C2	7,879
6 0	METROPOLITAN	AVE	KENSINGTON JOINT VENTURE	C2	5,342
6 10450	METROPOLITAN	AVE	KONTERRA LTD PTNSHP	C2	84,071
6 10514	METROPOLITAN	AVE	AYOUB, NABEL F & H N	C2	7,500
6 10540	METROPOLITAN	AVE	BERGMANN'S CLEANING INC	C2	8,824
6 10542	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	1,704
6 10548	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	17,490
6 10552	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	1,806
6 10554	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	1,908
6 10556	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	2,010
6 10558	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	2,112
6 10560	METROPOLITAN	AVE	MELKONIAN, ARA B & H ET AL	C2	2,214
6 10562	METROPOLITAN	AVE	MELKONIAN, ARA B & H ET AL	C2	2,316
6 10566	METROPOLITAN	AVE	JOHN S STUBBS ASSN INC	C2	12,898
6 10576	METROPOLITAN	AVE	KENSINGTON JOINT VENTURE	C2	21,603
6 10580	METROPOLITAN	AVE	JOHN S STUBBS&ASSN INC	C2	25,972
6 10500	ST PAUL	ST	MIZELL LUMBER & HARDWARE CO	C2	56,500
Recommended: CRT 1.5: C 1.0, R 0.5, H 60					
7 10616	CONNECTICUT	AVE	AAA REAL PROPERTY ENTERPRISES LLC	C2	16,419
7 10620	CONNECTICUT	AVE	KENSINGTON VOL FIRE DEPT	R60	50,256
7 10628	CONNECTICUT	AVE	STEINBERG, ALVIN J TRUSTEE	C2	5,269
7 10634	CONNECTICUT	AVE	AGER, JOHN B	C2	6,507
7 10644	CONNECTICUT	AVE	KASPARIAN, AVEDIS A & N ET AL	C2/R60	8,870
7 10700	CONNECTICUT	AVE	SUNNY DAY LLC	C2	26,022
7 10730	CONNECTICUT	AVE	YIM, TAI L &	C2	20,135
7 10800	CONNECTICUT	AVE	10800 CONNECTICUT AVE LLC	C1	22,133
7 10810	CONNECTICUT	AVE	KAISER FOUNDATION HEALTH PLN	OM	176,418
7 10414	DETRICK	AVE	KENSINGTON-BOWIE PROPERTIES LLC	C2	18,216
7 10508	DETRICK	AVE	RSJ I LLC ET AL	C2	15,365
7 10514	DETRICK	AVE	WILLIAMS, THOMAS H & R M H	C2	3,600
7 10516	DETRICK	AVE	BRUNO, JOSEPH A & RHEA B	C2	3,554
7 10518	DETRICK	AVE	BEATTY, ROBERT E REV LIV TR	C2	3,508
7 10520	DETRICK	AVE	KAINEN, RUTH C TR	C2	3,461
7 10522	DETRICK	AVE	WOLPOFF, CHARLOTTE R TRUSTEE ET AL	C2	3,415
7 10524	DETRICK	AVE	CANTOR, MARK L ET AL	C2	3,369
7 10526	DETRICK	AVE	KNOWLES & SILVERMAN GEN PTN	C2	3,322
7 10528	DETRICK	AVE	KNOWLES & SILVERMAN GEN PTN	C2	3,276
7 10530	DETRICK	AVE	DAVIS, JOHN D ET AL	C2	17,239
7 0	DUPONT	AVE	SUNNY DAY LLC	C2	3,441
7 3817	DUPONT	AVE	TOMPROS, KATHERINE C ET AL TR	C2	17,000

Area	Address		Owner	Zone	Square Ft
7 3838	DUPONT	AVE	WOLPOFF, CHARLOTTE R TRUSTEE ET AL	C2	11,076
7 3809	FARRAGUT	AVE	MAHJOUBI, MAHMOUD & B	C1	7,500
7 3812	FARRAGUT	AVE	WOOD ACRES LLC	C2	23,093
7 3960	HOWARD	AVE	CARLOS AUTO SERVICE INC	C2	9,223
7 0	KNOWLES	AVE	CAMPBELL, LARRY W ET AL	C2	20
7 3827	PLYERS MILL	RD	KOSTER, MARINUS FANNY ET AL	C2	42,470
7 3837	PLYERS MILL	RD	ABERNETHY, JOHN C & P R	C2	29,389
7 0	SUMMIT	AVE	MILLER, ROBERT ET AL	C2	4,482
7 0	SUMMIT	AVE	MILLER, ROBERT ET AL	C2	8,146
7 0	SUMMIT	AVE	MILLER, ROBERT ET AL	C2	8,337
7 10509	SUMMIT	AVE	MILLER, ROBERT ET AL	C2	15,735
7 10511	SUMMIT	AVE	10K SUMMIT LLC	C2	7,590
7 10513	SUMMIT	AVE	BINDER & BINDER LLC	C2	5,837
7 10515	SUMMIT	AVE	10515 SUMMIT LLC	C2	3,575
7 10517	SUMMIT	AVE	BARTHLOW, MARSHALL A & J M	C2	3,531
7 10519	SUMMIT	AVE	GUIRAGOSSIAN, BERTHA ET AL	C2	3,487
7 10521	SUMMIT	AVE	SUMMIT AVE THREE LTD PTNSHP	C2	3,443
7 10523	SUMMIT	AVE	SUMMIT AVE THREE LTD PTNSHP	C2	3,399
7 10525	SUMMIT	AVE	TSANG, GRACE W ET AL TR	C2	3,355
7 10527	SUMMIT	AVE	SUMMIT AVE THREE LTD PTNSHP	C2	3,311
7 10529	SUMMIT	AVE	MATHEOS, EUGENIA TR	C2	3,267
7 10531	SUMMIT	AVE	FIorentino, MARIA	C2	3,223
7 10533	SUMMIT	AVE	FIorentino, MARIA	C2	3,179
7 10535	SUMMIT	AVE	CARLOS AUTO SERVICE INC	C2	4,060
Recommended: CRT 1.5: C 1.0, R 1.0, H 45					
8 10707	CONNECTICUT	AVE	VASILE, ANNA M REV TR	C1	10,378
8 10756	CONNECTICUT	AVE	VASILE, ANNA M REV TR	C1	6,410
8 0	DUPONT	AVE	VASILE, ANNA M REV TR	C1	2,857
8 0	DUPONT	AVE	SCHLESINGER, GILBERT A ET AL TR	R60	7,500
8 0	DUPONT	AVE	SCHLESINGER, GILBERT A ET AL TR	R60	7,500
8 3723	DUPONT	AVE	VASILE, ANNA M REV TR	C1	7,500
8 3725	DUPONT	AVE	VASILE, ANNA M REV TR	C1	3,650
8 3716	FARRAGUT	AVE	SCHLESINGER, GILBERT A ET AL TR	R60	7,500
8 3720	FARRAGUT	AVE	SCHLESINGER, GILBERT A ET AL TR	CO	15,000
8 3898	FARRAGUT	AVE	WOOD ACRES LLC	R60/C2	373
8 0	KENSINGTON	PKW	MAXINO, JANET L	I1	27,120
8 0	KENSINGTON	PKW	GATTI, RICHARD S 3RD ET AL	I1	3,823
8 10233	KENSINGTON	PKW	JOHNSON FAMILY ENTERPRISES LLC	C1	44,546
8 10241	KENSINGTON	PKW	FAHRINGER, VICTOR T 3RD ET AL	I1	5,789
8 10247	KENSINGTON	PKW	JOHNSON FAMILY ENTERPRISES LLC	I1	17,273
8 10313	KENSINGTON	PKW	JOHNSON FAMILY ENTERPRISES LLC	C1	8,149
8 10325	KENSINGTON	PKW	GATTI, RICHARD S 3RD ET AL	C1	28,060
8 10335	KENSINGTON	PKW	MAXINO, JANET L	C1	8,868
8 10405	MONTGOMERY	AVE	KENSINGTON STATION JNT VENT	C1	13,988
8 10411	MONTGOMERY	AVE	CSX TRANSPORTATION INC	C2	9,063
8 10415	MONTGOMERY	AVE	THE FIRST NATIONAL BANK OF MD	C2	18,536
8 10415	MONTGOMERY	AVE	CSX TRANSPORTATION INC	C2	7,785
Recommended: CRT 2.5: C 2.0, R 2.0, H 55					
11 3930	KNOWLES	AVE	KNOWLES AVE JOINT VENTURE	CT	25,386

Area	Address	Owner	Zone	Square Ft
Recommended: CRN 1.5: C 1.5, H 1.5, H 45				
9 3825	DUPONT AVE	DUPONT LIMITED PARTNERSHIP	C2	30,150
9 3835	DUPONT AVE	TOWN OF KENSINGTON	C2	8,657
9 3844	DUPONT AVE	3921 PLYERS MILL LLC	C2	24,154
9 3846	DUPONT AVE	PLYERS MILL ROAD LLC	C2	9,025
9 4000	HOWARD AVE	RUTTER, NIKKI ET AL TRUSTEE	I1	13,504
9 10403	KENSINGTON PKW	TOWN OF KENSINGTON	CT	14,504
9 10410	KENSINGTON PKW	PARKWAY PLAZA ASSOC LLC	CT	68,379
9 10417	KENSINGTON PKW	10417 METRO AVE PROP LLC	C2	12,652
9 10421	METROPOLITAN AVE	HERBST, HERMAN & E & KBK ASSOC	C2	8,054
9 10431	METROPOLITAN AVE	KENSINGTON PROPERTIES LLC	C2	10,152
9 10441	METROPOLITAN AVE	HERBST, HERMAN & E & KBK ASSOC	C2	13,979
9 10449	METROPOLITAN AVE	SCHWARTZ, MICHAEL R & M P	C2	6,954
9 10501	METROPOLITAN AVE	HERBST, HERMAN & E & KBK ASSOC	C2	5,182
9 10507	METROPOLITAN AVE	HERBST, HERMAN & E & KBK ASSOC	C2	5,000
9 10511	METROPOLITAN AVE	HERBST, HERMAN & E & KBK ASSOC	C2	5,000
9 10517	METROPOLITAN AVE	LEW, HING W ET AL	R60/C2	11,883
9 10533	METROPOLITAN AVE	POTOMAC ELECTRIC POWER CO	C2/R60	27,390
9 0	PLYERS MILL RD	PLYERS MILL ROAD LLC	C2	3,861
9 3923	PLYERS MILL RD	PLYERS MILL ROAD LLC	C2	10,166
9 3925	PLYERS MILL RD	3925 PLYERS MILL LLC	R60/C2	12,082
9 7259	PLYERS MILL RD	JLDE LLC	C2	4,529
9 10524	ST PAUL ST	PHILLIPS, H BRUCE & K K	C2	15,942
9 10526	ST PAUL ST	MULHERON, EDWARD S	C2	10,599
9 0	SUMMIT AVE	RUTTER, NIKKI ET AL TRUSTEE	I1	3,240
9 0	SUMMIT AVE	KAISER FOUNDATION HEALTH PLN	C2	6,750
9 10516	SUMMIT AVE	ACKER, LARY L ET AL	C2	17,010
9 0	WARFIELD ST	ACKER, LARY L & L K ET AL	CT	6,750
9 0	WARFIELD ST	ACKER, LARY L ET AL	CT	6,750
9 0	WARFIELD ST	ACKER, LARY L ET AL	CT	6,750
9 0	WARFIELD ST	ACKER, LARY L ET AL	I1	7,425
9 0	WARFIELD ST	ACKER, LARY L ET AL	I1	6,750
9 10513	WARFIELD ST	ACKER, LARY L & L K ET AL	CT	6,750
9 10519	WARFIELD ST	ACKER, LARY L ET AL	CT	6,750
9 0	WHEATLEY ST	HERBST, HERMAN & E & KBK ASSC	C2	5,167
9 10503	WHEATLEY ST	HANKEL, RONALD L & B C	C2	6,016
9 3825-57	FARRAGUT AVE	VARIOUS CONDO OWNERS	C2/C1	72,613
9 10531-63	METROPOLITAN AVE	VARIOUS CONDO OWNERS	C2	19,635
9 10528	ST PAUL ST	VARIOUS CONDO OWNERS	C2	9,290
Recommended: CRN 1.0: C 1.0, R 0.5, H 45				
10 10901	CONNECTICUT AVE	MIRKIN PROFESSIONAL BUILDING LLC	CT	25,846
10 0	DECATUR AVE	CURTIS, RICHARD E ET AL TR	R60	7,500
10 0	DECATUR AVE	CURTIS, RICHARD E ET AL TR	R60	3,750
10 0	DECATUR AVE	CURTIS, RICHARD E ET AL TR	R60	7,500
10 3606	DECATUR AVE	PRINTZ, WILLIAM A & M M	CT	7,500
10 3610	DECATUR AVE	PRINTZ, WM A & M M	C1	6,461
10 3711	DECATUR AVE	10901 CONNECTICUT AVENUE LLC	R60	3,750
10 3713	DECATUR AVE	10901 CONNECTICUT AVENUE LLC	R60	7,500
10 10408	DETRICK AVE	KAISER, JULIUS A JR & M J	R60	24,000
10 4000	KNOWLES AVE	CARLIN, THERESA M	CT	11,490
10 3514	LAWRENCE AVE	SOUTHLAND CORP	R60	4,120
10 3606	LAWRENCE AVE	MCDOWELL, JOYCE A	C1	7,500
10 0	SUMMIT AVE	KAISER FOUNDATION HEALTH	C2	6,750
10 10500	SUMMIT AVE	KAISER FOUNDATION HEALTH	CT	22,500

Area	Address		Owner	Zone	Square Ft
10 0	UNIVERSITY	BLV	MCDOWELL, JOYCE A	C1	1,539
10 0	UNIVERSITY	BLV	PAREDES, ANDRES & R	C1/R60	1,669
10 3507	UNIVERSITY	BLV	SOUTHLAND CORP	C1	14,818
10 3535	UNIVERSITY	BLV	LAFAYETTE FED CREDIT UNION	C1	27,445
10 3610	UNIVERSITY	BLV	PRINTZ, WILLIAM A & M M	C1	4,791
10 3700	UNIVERSITY	BLV	COOPERSMITH, ESTHER L TRUSTEE	C1	19,889
10 3717	DECATUR	AVE	VARIOUS CONDO OWNERS	CT	14,567

