



Sectional Map Amendment for the Wheaton CBD and Vicinity Sector Plan

Completed: 3/9/12

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description

- Sectional Map Amendment (SMA), G-911, filed on February 27, 2012 to implement multiple zoning map changes recommended by the *approved and adopted Wheaton CBD and Vicinity Sector Plan* and corrective zoning map amendments in the area
- District Council Public Hearing is scheduled for April 10, 2012.

summary

Staff recommendation: Support Council approval of Sectional Map Amendment G-911 to implement the recommendations of the *approved and adopted Wheaton CBD and Vicinity Sector Plan*. Staff presentation will include:

- Sectional Map Amendment process
- Corrective Map Amendments
- Split zone parcel
- Affected properties

background

On November 29, 2011, the County Council approved the *Wheaton CBD and Vicinity Sector Plan* (Sector Plan), by Resolution 17-313. On January 18, 2012, the Maryland-National Capital Park and Planning Commission (M-NCPPC) adopted the Sector Plan by M-NCPPC Resolution No. 11-23.

On February 27, 2012, the Montgomery County Planning Board filed Sectional Map Amendment (SMA) G-911 with the County Council, sitting as the District Council, to implement the zoning changes recommended by the approved and adopted *Wheaton CBD and Vicinity Sector Plan*.

The total acreage of the Sector Plan is approximately 484 acres, of which 135 acres are proposed for rezoning. The remaining 349 acres are being reconfirmed with the existing zoning.

The proposed SMA also includes some Corrective Map Amendments inside and outside the Sector Plan area boundary.

There are no pending zoning cases within the boundaries of the Sector Plan.

contents of the sectional map amendment

The SMA book includes an index map indicating the boundaries of the *Wheaton CBD and Vicinity Sector Plan*, and is included as Attachment 1 to this report. The SMA book, which includes six zoning maps at 200-foot scale, delineates the existing and requested zoning boundaries. The affected pages of the zoning maps are as follows: 215NW03, 215NW20, 214NW03, 214NW02, 213NW03, 213NW02.

This SMA is being prepared in conjunction with the Planning Department's effort to convert all hand-drawn and Auto-CAD zoning maps to Geographic Information System (GIS) based maps. Because of this comprehensive map review, staff has identified three areas which need corrective action. In order to correct the technical errors that led to inaccurate depictions of the zoning boundaries and zoning classifications for certain properties on the official zoning maps, staff has opted to include these corrections with this SMA (see Attachments 3-5).

recommended rezoning

The 2011 approved and adopted *Wheaton CBD and Vicinity Sector Plan* amended the approved and adopted 1990 Wheaton CBD and Vicinity Sector Plan, as amended, as well as *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended, the *Master Plan of Highways within Montgomery County*, as amended, and the *Countywide Bikeways Functional Master Plan*, as amended.

The Sector Plan focused on Wheaton's Central Business District and surrounding commercially zoned properties. It includes revitalization strategies; extending mixed-use zoning beyond the

CBD to surrounding commercial areas; removal of the Wheaton Retail Preservation Overlay Zone; and rezoning all commercially zoned, and some multifamily and single-family properties to Commercial/Residential (C/R and CRN) zones. Attachment 2 of this report identifies all properties affected by this SMA. The table is divided by area, as identified by the index map and the requested rezoning.

The Sector Plan recommended the Westfield/Wheaton Mall parcel, Area #2 (see Attachment 1) to be split by three zoning classifications: C-T, C-2 and CR-6.0: C-5.5, R-5.5, H-200. Staff has chosen to describe the boundaries of the CR Zone on this property by metes and bounds to reduce the error of interpretations later on the zoning maps. The description of the metes and bounds is as follows and based on the NAD_1983_StatePlane_Maryland_FIPS_1900_Feet coordinate system:

Beginning at the intersection of University Boulevard and the northern entrance to the Westfield/Wheaton Mall:

Westfield/Wheaton Mall at XY coordinate recognized as 1296190.911ft,
499798.795602ft

Thence South 36 degrees 58 minutes 47.1 seconds East 255.82 Feet;

Thence South 89 degrees 6 minutes 28 seconds East 286.26 Feet;

Thence South 44 degrees 1 minutes 57.4 seconds East 656.91 Feet;

Thence South 88 degrees 57 minutes 15.3 seconds East 174.29 Feet;

Thence South 0 degrees 2 minutes 1.8 seconds East 695.17 Feet;

Thence South 89 degrees 59 minutes 1.3 seconds East 420.15 Feet; and

Thence South 51 degrees 8 minutes 50.5 seconds East 201.13 Feet.

The zoning map contains approximate measurements of the CR Zone boundaries on the Westfield/Wheaton Mall property. However, the above metes and bounds description will be used when describing the official boundaries of the CR Zone for this property.

corrective map/zoning adjustments amendments

In accordance with the Zoning Ordinance, zoning lines are generally drawn to property lines. Property lines change over time through the subdivision process. Changes in property boundaries occur more often than the changes to the zoning maps, which can occur only through District Council action. The Planning Department is responsible for maintaining the zoning maps, and generally uses the State Tax Assessor's property maps as the base on which to draw zoning boundaries, unless a property is split zoned on purpose during a rezoning process. Some of these property boundary changes may create odd situations where zoning boundaries are not coterminous with the property boundaries while it was not the intent of the original zoning action to split zone these properties. A "correction" of these boundaries is appropriate to eliminate any complications in the implementation of the zoning controls without negatively impacting the intended, current and proposed use of the property.

Additional mapping errors may occur in a couple of different ways: (1) incorrect interpretation of parcel lines during the application of a local map or sectional map amendment; or (2) misinterpretation of zoning boundaries which are located on sheets associated with Sectional

Map Amendments during the conversion of the hand-drawn maps to the AutoCAD maps. These areas may lie inside the master or sector plan boundaries, or they may be outside of master plan boundaries, but on the same zoning sheet as the master plan boundaries.

A Corrective Map Amendment process allows for correction of inadvertent omissions and mistakes without impacting the original intent of the rezoning actions. The Zoning Ordinance also allows the SMA process to incorporate Corrective Map Amendments as part of an SMA application, per §59-H-2.6(d).

There are three Corrective Map Amendments in conjunction with this SMA as described below. Two corrections are the result of misinterpretations of zoning boundaries during the application of approved Local Map Amendments, the third is the result of a right-of-way withholding, which the Superior Courts of Maryland subsequently held to be unconstitutional.

C-1: Corrective C-1 is located on the north side of McComas Avenue, along Torrance Drive and is identified as Lots 2 - 5, Block F, “Kensington Heights” (see Attachment 3). This mapping error occurred as part of LMA G-505, when parts of Lots 14 and 15 and Lot 1, and Parcel A, Block 14A, “Kensington Heights”, including Torrance Drive, were reclassified from R-60 to PD-9. The zoning map incorrectly included a portion of the adjacent parcels as PD-9. Staff found this to be an inadvertent mistake and recommends reclassifying approximately 0.15 acres of Lots 2- 5, Block F from the PD-9 Zone to the R-60 Zone in order to correctly show the intent of the zoning boundaries established in G-505.

C-2: Corrective C-2 is located on the northwest corner of University Boulevard West and West Avenue, just outside of the Wheaton CBD and Vicinity Sector Plan Boundary. The corrective area includes Parcels B and C, and Pt 14, Block A, “Kensington View,” (see Attachment 4). These parcels were reclassified as part of LMA E-49; however, pursuant to a section of the Montgomery County Code in effect at that time, the County Council left the zoning unchanged for the area that was withheld for future right-of-way. In 1969, the Maryland Court of Appeals found withholding rights-of-way from rezoning solely for purposes of future rights-of-way to be unconstitutional. Therefore, that section of the County Code was removed and §59-A-1.72 added, which requires that the zoning for any previously withheld rights-of-way match the zoning of the surrounding property.

Since the properties were rezoned to C-2, with the exception of the right-of-way, the portions of the property previously withheld should be classified as C-2 to comply with the law. Therefore, staff is implementing the corrective mapping action to affirm the C-2 Zone for the entire property (see Attachment 4).

C-3: Corrective C-3 is located on the western edge of Westfield/Wheaton Mall, between University Boulevard West and Faulkner Place, and is part of Parcel 10, Wheaton Plaza (see Attachment 5). The current configuration, absent the proposed CR Zone from the new Sector Plan, is the result of 11 LMAs in the 1960s, and a SMA in the 1970s. LMA E-107, approved in 1965, changed approximately 0.5 acres of land, located on the westernmost side of the parcel,

between University Boulevard West and Faulkner Place from the R-60 Zone to the C-2 Zone; however, subsequent to the approval, 0.04 acres of land was inadvertently excluded from the zoning maps (see Attachment 5), and remained such through subsequent zoning changes, including SMAs. Staff recommends reclassifying approximately 0.04 acres of Parcel 10, Westfield/Wheaton Mall from the R-60 Zone to the C-2 Zone in order to show the intent of the zoning boundaries established in E-107 (see Attachment 5).

conclusion

Staff recommends approval of this SMA G-911, to help implement the recommendations of the 2011 approved and adopted *Wheaton CBD and Vicinity Sector Plan*.

ATTACHMENTS:

Attachment 1- SMA Index Map for the Wheaton CBD and Vicinity Sector Plan

Attachment 2- List of Properties

Attachment 3- Proposed Corrective Map Amendment 1 (C-1)

Attachment 4- Proposed Corrective Map Amendment 2 (C-2)

Attachment 5- Proposed Corrective Map Amendment 3 (C-3)

SECTIONAL MAP AMENDMENT FOR THE WHEATON CBD & VICINITY SECTOR PLAN

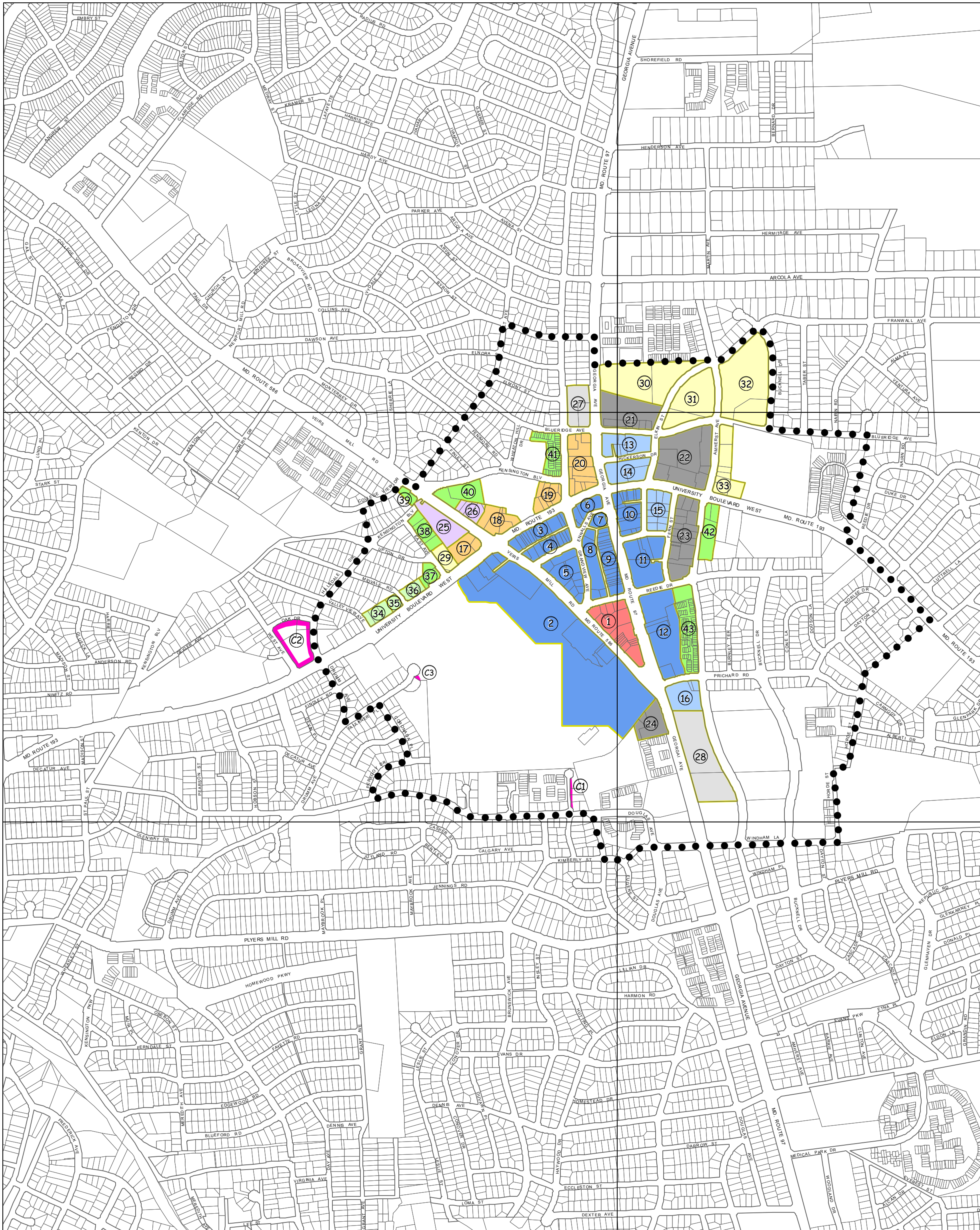
NW03

NW02

215

214

213



NW03

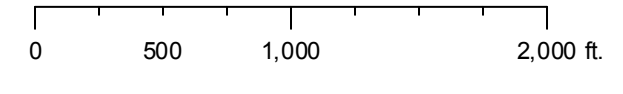
NW02

| MASTER PLAN AMENDMENTS | | | |
|----------------------------|-----------------|----------------------------|--------------|
| Area # | Existing Zoning | Proposed Zoning | Acres |
| 1 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250' | 3.6 |
| 2 | C-2 | CR-6.0 C-5.5 R-5.5 H-200' | 26.4 |
| 3 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 1.9 |
| 4 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 1.4 |
| 5 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 2.7 |
| 6 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 1.1 |
| 7 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 0.5 |
| 8 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 2 |
| 9 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200' | 2.2 |
| 10 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200' | 2.3 |
| 11 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200' | 3.6 |
| 12 | CBD-R1,CBD-3 | CR-6.0 C-5.5 R-5.5 H-200' | 5.7 |
| 13 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150' | 2.2 |
| 14 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150' | 2 |
| 15 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150' | 2 |
| 16 | C-2 | CR-5.0 C-4.5 R-4.5 H-150' | 2 |
| 17 | C-2 | CR-5.0 C-4.5 R-4.5 H-130' | 1.3 |
| 18 | C-2 | CR-5.0 C-4.5 R-4.5 H-130' | 1.8 |
| 19 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130' | 1.4 |
| 20 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130' | 3.1 |
| 21 | CBD-1,C-O | CR-4.0 C-3.5 R-3.5 H-100' | 3.8 |
| 22 | R-20,R-30,CBD-2 | CR-4.0 C-3.5 R-3.5 H-100' | 6.3 |
| 23 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100' | 4.2 |
| 24 | TS-R | CR-4.0 C-3.5 R-3.5 H-100' | 1.8 |
| 25 | R-60,C-2 | CR-3.0 C-2.5 R-2.5 H-100' | 2.2 |
| 26 | R-60,C-2 | CR-3.0 C-2.5 R-2.5 H-100' | 0.9 |
| 27 | C-O,C-2 | CR-3.0 C-2.5 R-2.5 H-75' | 2 |
| 28 | C-2 | CR-3.0 C-2.5 R-2.5 H-75' | 6.5 |
| 29 | C-2 | CR-2.0 C-1.5 R-1.5 H-75' | 0.8 |
| 30 | CBD-0.5,R-20 | CR-2.0 C-1.5 R-1.5 H-75' | 6.3 |
| 31 | R-20,R-30 | CR-2.0 C-1.5 R-1.5 H-75' | 4.2 |
| 32 | R-20 | CR-2.0 C-1.5 R-1.5 H-75' | 7.7 |
| 33 | C-2 | CR-2.0 C-1.5 R-1.5 H-75' | 2.6 |
| 34 | C-T | CRN-1.0 C-0.25 R-1.0 H-45' | 0.9 |
| 35 | C-T | CRN-1.0 C-0.5 R-1.0 H-45' | 0.4 |
| 36 | R-60,C-T | CRN-1.0 C-0.5 R-1.0 H-45' | 0.7 |
| 37 | C-O | CRN-1.5 C-0.5 R-1.5 H-45' | 0.7 |
| 38 | R-60,C-T,C-2 | CRN-1.5 C-0.25 R-1.5 H-45' | 1.3 |
| 39 | C-T,C-O | CRN-1.5 C-0.5 R-1.5 H-45' | 0.4 |
| 40 | R-60,C-2 | CRN-1.5 C-0.5 R-1.5 H-45' | 1.9 |
| 41 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45' | 1.7 |
| 42 | C-1,C-T | CRN-1.5 C-0.5 R-1.5 H-45' | 1.7 |
| 43 | CBD-R1,CBD-3 | CRN-1.5 C-0.5 R-1.5 H-45' | 3.4 |
| Total Change Acres: | | | 131.6 |

| CORRECTIVE AMENDMENTS | | | |
|----------------------------|------------|----------|-------------|
| CMA# | From Zone: | To Zone: | Acres |
| C1 | PD-9 | R-60 | 0.15 |
| C2 | R-60 | C-2 | 2.78 |
| C3 | R-60 | C-2 | 0.04 |
| Total Change Acres: | | | 2.97 |



1 inch = 750 feet



ATTACHMENT 2

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|---------------------|---|---------------|--------------------------|
| 1 | 01187255 | 2,221.3 | 11021 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187927 | 1,132.7 | 11111 Veirs Mill Rd | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188022 | 8,444.0 | 2406 Reddie Dr | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187734 | 2,060.2 | 11025 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187233 | 2,027.4 | 11019 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188556 | 27,078.9 | 11132 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188102 | 1,760.7 | 11116 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188000 | 5,901.7 | 2406 Reddie Dr | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187244 | 1,991.0 | 11021 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 1 | 01187723 | 2,046.6 | 11023 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188011 | 48,013.3 | 11150 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188088 | 1,789.2 | 11120 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187893 | 23,460.6 | 11114 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01187596 | 12,061.7 | 11123 Veirs Mill Rd | Robert P. Hillerson 801 Wayne Avenue Silver Spring, MD 20910 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188090 | 1,643.7 | 11118 Georgia Ave | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 1 | 01188330 | 5,417.4 | 11011 Veirs Mill Rd | Wahington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | CBD-2 | CR-6.0 C-6.0 R-3.0 H-250 |
| 2 | 02590306 | 7,001.9 | 11194 Veirs Mill Rd | DURON INC Tax Department 145 P.O. Box 6027 Cleveland, OH 44101 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 01187324 | 14,270.9 | 2704 W University Blvd | Michale N. Causey, et. al 14415 Shirley Bon Drive Mt. Airy, MD 21771 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 2 | 00951668 | 30,582.9 | 2730 W University Blvd | Wheaton Regional Plaza C/O Westfield Property Tax P.O. Box 130940 Carlsbad, CA 92013 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 00983722 | 85,767.8 | 11190 Veirs Mill Rd | Wheaton Regional Plaza C/O CVS #01177-01 1 CVS Drive Woonsocket, RI 28956 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 00983700 | 18,750.8 | 11030 Veirs Mill Rd | Wheaton Regional Plaza C/O DAVCO Restaurant Property Tax 1657 Crofton Boulevard Crofton, CA 92013 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 03550740 | 865,937.2 | 11160 Veirs Mill Rd | Wheaton Regional Plaza C/O Westfield Property Tax P.O. Box 130940 Carlsbad, CA 92013 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 00951635 | 15,004.4 | 0 Veirs Mill Rd | Wheaton Regional Plaza C/O Westfield Property Tax P.O. Box 130940 Carlsbad, CA 92013 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 02911697 | 88,205.7 | 11160 Veirs Mill Rd | Washington Metropolitan Transit Authority 600 5th Street, NW Washington, D.C. 20001 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 2 | 00951657 | 16,881.0 | 2730 W University Blvd | Wheaton Regional Plaza C/O Westfield Property Tax P.O. Box 130940 Carlsbad, CA 92013 | C-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187858 | 16,649.3 | 2630 W University Blvd | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187313 | 4,759.1 | 2654 W University Blvd | 2654 Univeristy, LLC PO BOX 5877 Bethesda, MD 20824 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 3 | 01187038 | 4,474.0 | 2610 W University Blvd | 2610 Associates 11151 Veirs Mill Road Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187051 | 6,518.0 | 2670 W University Blvd | Arnold Family, LLC C/O Marshall Arnold 800 River Point Drive, Apt 211 Naples, FL 34102 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187632 | 5,250.3 | 2638 W University Blvd | Camillo Damiano, Trustee 5841 Osceola Road Bethesda, MD 20816 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187346 | 3,650.8 | 2662 W University Blvd | 2662- 2664 University, LLC 11016 Powder Horn Drive Potomac, MD 20854 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187461 | 3,908.3 | 2652 W University Blvd | Stewart T & WW Tsao 1516 Arbor View Rd Silver Spring, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187530 | 10,979.9 | 11193 Veirs Mill Rd | EMT/CBA Godfrey Horsmon C/O Luxottica P.O. Box 8508 Mason, OH 45040 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01188215 | 6,048.6 | 2646 W University Blvd | George Mon, et. al. C/O Anna Lee 9812 Tibron Court Potomac, MD 20854 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01188341 | 6,090.6 | 2646 W University Blvd | George Mon, et. al. C/O Anna Lee 9812 Tibron Court Potomac, MD 20854 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 03142954 | 5,295.4 | 2640 W University Blvd | Tong M & Q Tang 12805 Brandon Green Court Silver Spring, MD 20904 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 3 | 01188352 | 4,037.8 | 2658 W University Blvd | Plum Associates C/O Wolpoff Industries 1300 Spring Street, Suite 124 Silver Spring, MD 20910 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01188328 | 2,556.2 | 2666 W University Blvd | Josephine C. Valenti 1001 Forest Glen Road Silver Spring, MD 20901 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 3 | 01187472 | 3,714.0 | 2608 W University Blvd | 2600 University Limited Partnership 4919 Bethesda Avenue, Suite 200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187701 | 9,913.5 | 2549 Ennalls Ave | Triangle Park Association, LP C/O Greenburg Co. 4901 Fairmont Ave, #200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187197 | 2,464.4 | 2521 Ennalls Ave | Anh Ngoc Hoang Le 2509 Ennalls Avenue Silver Spring, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187175 | 4,074.3 | 2551 Ennalls Ave | Triangle Park Association, LP C/O Greenburg Co. 4901 Fairmont Ave, #200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01188226 | 5,428.2 | 2515 Ennalls Ave | Fred G. Rush, Jr., Trustee 3556 Fiske Terrrace, Apt 144A Silver Spring, MD 20906 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187211 | 1,998.3 | 2525 Ennalls Ave | Gladys D. Lewis, et. al. 70110 Chappel Road Rancho Mirage, CA 92264 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187687 | 2,182.9 | 2523 Ennalls Ave | S & G Bellafore, et. al. 13912 Huxley Cove Court Silver Spring, MD 20906 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187200 | 1,566.7 | 2519 Ennalls Ave | Anh Ngoc Hoang Le 2509 Ennalls Avenue Silver Spring, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|---------------------|---|---------------|--------------------------|
| 4 | 01187698 | 3,955.1 | 2503 Ennalls Ave | Joseph S. Thompson, Jr P O BOX 467 Kensington, MD 20895 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01188237 | 4,197.8 | 2529 Ennalls Ave | Michael TetTerr 11783 Folly Lane Lovettsville, VA 20180 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01188248 | 3,947.3 | 2505 Ennalls Ave | Anh Ngoc Hoang Le 2509 Ennalls Avenue Silver Spring, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187153 | 4,086.3 | 2501 Ennalls Ave | Angelo Cordaro 401 Hawser Lane Naples, FL 34102 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01187186 | 8,709.2 | 2547 Ennalls Ave | Triangle Park Association, LP C/O Greenburg Co. 4901 Fairmont Ave, #200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 4 | 01188204 | 9,526.1 | 2535 Ennalls Ave | RR McMan, LLC 20517 Wilderness Run Road Boonsboro, MD 21713 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01187905 | 7,577.6 | 11230 Grandview Ave | Grandview Avenue, LLC 12414 Hanford Court Monrovia, MD 21770 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01187938 | 6,487.6 | 11137 Veirs Mill Rd | Georgia Avenue Partnership 4901 Fairmont Avenue, Suite 200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01188272 | 18,475.9 | 11242 Grandview Ave | Georgia Avenue Partnership 11151 Veirs Mill Road Silver Spring, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01187277 | 5,896.0 | 11224 Grandview Ave | Capri Building Corp 11222 Grandview Aveune Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01187836 | 21,269.8 | 2506 Ennalls Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|--------------------------|
| 5 | 01188192 | 7,072.7 | 11147 Veirs Mill Rd | Charles & Margret Levin Family Partnership LP 11242 Grandview Avenue Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01187552 | 6,503.1 | 11145 Veirs Mill Rd | Georgia Avenue Partnership 11151 Veirs Mill Road Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 03341716 | 9,187.5 | 11165 Veirs Mill Rd | Alan Levin, et. al. C/O Washington Music Sales Center, Inc 11151 Veirs Mill Road Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 03215253 | 29,460.6 | 11153 Veirs Mill Rd | Charles & Margret Levin Family Partnership LP 11153 Veirs Mill Road Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 5 | 01188545 | 4,589.7 | 11208 Grandview Ave | David N Attias 1530 Key Boulevard, Aprt 608 Arlington, VA 22209 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 6 | 01188113 | 13,216.9 | 2522 W University Blvd | William Bobrow, et. al 2522 Univeristy Boulevard, West Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 6 | 01187665 | 10,676.9 | 2526 W University Blvd | Micahel A. Abatuno, Trustee C/O Ferdinan J. St. Germain 21 Harbor View Drive Newport, RI 2840 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 6 | 01188261 | 7,013.4 | 2514 W University Blvd | Southside Oil, LLC 4900 W Hunderd Road Chester, MD 20815 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|---------------------|---|---------------|--------------------------|
| 6 | 01187483 | 2,406.5 | 2423 Ennalls Ave | Richard S. Gatti, Sr C/O PNC Realty Service Tax 620 Liberty Ave, Floor 19 Pittsburgh, PA 15222 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 6 | 01188250 | 12,398.1 | 11310 Ennalls Ave | Southside Oil, LLC 4900 W Hunderd Road Chester, TX 77001 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 7 | 01187916 | 19,849.5 | 11300 Georgia Ave | Green Mountain Assoc C/O Greenburg Co. 4901 Fairmont Ave, Suite 200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 8 | 01187027 | 5,715.4 | 2415 Reedie Dr | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 8 | 01187756 | 9,548.9 | 2440 Ennalls Ave | Green Mountain Assoc C/O Greenburg Co. 4901 Fairmont Ave, Suite 200 Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 8 | 01187016 | 8,429.9 | 2421 Reedie Dr | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 8 | 01187335 | 10,014.6 | 11255 Grandview Ave | Joseph Ferrante, et. al. 8357 Reservoir Road Fulton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 8 | 01187767 | 53,245.1 | 11143 Grandview Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187745 | 4,923.1 | 11250 Georgia Ave | B & L Associates, LLC 12009 Edge Park Court Potomac, MD 20854 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187494 | 5,654.6 | 11240 Georgia Ave | NMJC II, LLC C/O Michael Mngmt, Inc 10100 Business Parkway Lanham, MD 20706 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-------------------|--|---------------|--------------------------|
| 9 | 01187450 | 4,644.0 | 11234 Georgia Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187142 | 4,952.7 | 11220 Georgia Ave | Georgia Triangle C/O CHANDER KHOSLA 8000 Norfolk Avenue Bethesda, MD 20814 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187506 | 4,939.5 | 11236 Georgia Ave | NMJC, LLC C/O Michael Mngmt, Inc 10100 Business Parkway Lanham, MD 20706 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187676 | 4,743.7 | 11264 Georgia Ave | Frank Jones, et. al. C/O MD Hudson Realty 11321 Amherst Avenue Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01188077 | 5,612.8 | 11262 Georgia Ave | Capco Land Company C/O Stanely H. Goldstein 10717 Barn Wood Lane Potomac, MD 20854 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187712 | 5,985.5 | 11244 Georgia Ave | Antoinette Kostianes, Trustee 2475 Virginia Avenue, NW Washington, D.C. 20037 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187951 | 2,484.6 | 11210 Georgia Ave | Nick Farce 2113 Parker Avenue Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187962 | 5,192.2 | 11230 Georgia Ave | Tretter Shopping Centers Associates, LLP 600 St Andrews Lane Silver Spring, MD 20901 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187882 | 4,800.1 | 11216 Georgia Ave | Kammak Investments, LLC C/O Community Realty Co, Inc 6305 Ivy Lane, Suite 202 Greenbelt, MD 20770 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 9 | 01188055 | 13,960.9 | 11200 Georgia Ave | Catherine Ann Byron Nichols, et. al. 6207 Maiden Ln Bethesda, MD 20817 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187585 | 4,274.2 | 11254 Georgia Ave | Joshua Youlus, et. al. 11252 Georgia Ave Wheaton, MD 20902 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187608 | 4,602.3 | 11272 Georgia Ave | Lot Investments, LLC 3540 Crain Hwy # 131 Bowie, MD 20716 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187368 | 2,838.2 | 11214 Georgia Ave | Joseph S. Thompson, Jr. PO BOX 467 Kensington, MD 20895 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187973 | 6,628.1 | 11226 Georgia Ave | Tretter Shopping Centers Associates, LLP 600 St Andrews Ln Silver Spring, MD 20901 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187370 | 2,944.6 | 11212 Georgia Ave | Joseph S. Thompson, Jr. P O BOX 467 Kensington, MD 20895 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187164 | 3,567.2 | 11258 Georgia Ave | George C. Chaconas, et. al. 7809 Carteret Rd Bethesda, MD 20817 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 9 | 01187563 | 2,574.5 | 11260 Georgia Ave | George C. Chaconas 7809 Carteret Rd Bethesda, MD 20817 | CBD-2 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186648 | 3,719.0 | 11325 Georgia Ave | Marlu Investments, LLC 4901 FAIRMONT AVE STE 200 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186923 | 2,982.1 | 2410 W University Blvd | Marlu Investments, LLC 4901 FAIRMONT AVE STE 200 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01187005 | 5,932.5 | 2400 W University Blvd | Yu Lan Chen, et. al. 12102 CONNECTICUT AVE Silver Spring, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|--------------------------|
| 10 | 02799940 | 24,209.7 | 11323 Georgia Ave | US Gas & Company, Inc 14114 CALABASH LN Rockville, MD 20850 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186661 | 4,017.4 | 11320 Elkin St | Charles & Margaret Levine & Family, LP 11151 VEIRS MILL RD Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186650 | 3,324.8 | 11307 Georgia Ave | Charles & Margaret Levine & Family, LP 11151 VEIRS MILL RD Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186912 | 1,872.3 | 2405 Price Ave | Franaces Prioa, Trustee 13630 NICHOLS DR Clarksville, MD 21029 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186967 | 5,187.0 | 11301 Georgia Ave | Demosthenes Skouzes C/O Deoudes-Magafan Realty 7910 WOODMONT AVE STE 1335 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186728 | 6,009.8 | 2408 W University Blvd | Georgia East, LP 4901 FAIRMONT AVE STE 200 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186502 | 2,085.5 | 2407 Price Ave | Moore Real Estate, LLC C/O Michael Moore 2704 EVANS DR Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 02856414 | 20,670.2 | 11305 Georgia Ave | Washington Music Sales Center, Inc 11151 VIERS MILL ROAD Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186706 | 2,652.8 | 2404 W University Blvd | Georgia East, LP 4901 FAIRMONT AVE Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 10 | 01186422 | 2,703.0 | 2418 W University Blvd | Clary Bros Corporation 2418 University Blvd W Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 01186433 | 10,919.9 | 11333 Georgia Ave | Marlu Investments, LLC 4901 FAIRMONT AVE STE 200 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 10 | 02851560 | 1,655.2 | 2410 W University Blvd | Chris S. & L Hondros 1513 ARBOR VIEW RD Silver Spring, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 03124512 | 26,972.3 | 11241 Georgia Ave | Capital One C/O Real Estate Admn 275 Broadhollow Rd Melville, NY 11747 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01186694 | 8,493.4 | 2404 Price Ave | Lee & Lee Investment 2404 Price Ave Wheaton, MD 20902 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01186763 | 29,703.5 | 2300 Price Ave | Montgomery County 101 Monroe St Rockville, MD 20850 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01268773 | 19,414.7 | 11201 Georgia Avenue | Safeway, Inc C/O CPTS #4964 1371 Oakland Blvd, St 200 Walnut Creek, CA 94596 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01268831 | 19,414.7 | 1200 Fern Street | Montgomery County 101 Monroe St Rockville, MD 20850 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01268751 | 19,414.7 | 11215 Georgia Ave | Safeway, Inc C/O CPTS #4964 1371 Oakland Blvd, St 200 Walnut Creek, CA 94596 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |
| 11 | 01268762 | 19,414.7 | 11119 Georgia Ave | Safeway, Inc C/O CPTS #4964 1371 Oakland Blvd, St 200 Walnut Creek, CA 94596 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-200 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|--------------------------------|---|--|--------------------------|
| 12 | 03394816 | split zone | Parcel 5, "Wheaton Terrace" | Wheaton Metro Apts, LLC C/O State & Local Tax 9200 E Panorama Cir Ste 400 Englewood, CO 80112 | CBD-3 (129,795 sq.ft.) /CBD-R-1 (1,580 sq.ft.) | CR-6.0 C-5.5 R-5.5 H-200 |
| 12 | C000762 | split zone | 11175 Georgia Ave | Wheaton Metro Development Corp 10400 Detrick Ave | CBD-3 (37,992 sq. ft.) /CBD-R-1 (1,071sq.ft.) | CR-6.0 C-5.5 R-5.5 H-202 |
| 12 | C000762 | split zone | 11175 Georgia Ave | Wheaton Metro Limited Ptnshp C/O Peter Engle 3930 Knowles Ave, St 100 | CBD-3 (37,992 sq. ft.) /CBD-R-1 (1,071sq.ft.) | CR-6.0 C-5.5 R-5.5 H-203 |
| 12 | 01269210 | 8,114.8 | 11147 Georgia Ave | Weinkranz Family, Ltd Ptnshp, et. al C/O G & W Enterprises 9010 Marsella Dr Washington, D.C. 20036 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-204 |
| 12 | 01268476 | 16,281.0 | 11101 Georgia Ave | Wheaton Metro Apts, LLC C/O State & Local Tax 9200 E Panorama Cir Ste 400 Englewood, CO 80112 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-205 |
| 12 | 03394827 | 601.0 | Parcel 1, "Wheaton Forest" | Weinkranz Family, Ltd Ptnshp, et. al C/O G & W Enterprises 9010 Marsella Dr Washington, D.C. 20036 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-206 |
| 12 | 01268501 | 14,588.0 | 11141 Georgia Ave | Weinkranz Family, Ltd Ptnshp, et. al C/O Edge Commercial, LLC 6931 Arlington RD, STE 550 Bethesda, MD 20814 | CBD-3 | CR-6.0 C-5.5 R-5.5 H-207 |
| 13 | 00971371 | 44,390.4 | 2402 Blueridge Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 13 | 00957951 | 6,872.9 | 2423 Hickerson Dr | Angelo H. Magafan 7 Rosemont Ct Bethesda, MD 20852 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|--------------------------|
| 13 | 00951214 | 28,890.6 | 11427 Georgia Ave | David E. Aaronson, et. al. 5272 River Rd, STE 430 Bethesda, MD 20816 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 13 | 00959403 | 6,852.4 | 2416 Blueridge Ave | Quick Printing, Inc 2410 Blueridge AVE Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 13 | 00951225 | 6,721.4 | 2 Hickerson Dr | David E. Aaronson, et. al. 5272 River Rd, STE 430 Bethesda, MD 20816 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 14 | 01737612 | 26,067.3 | 2401 W University Blvd | David E. Aaronson, et. al. 5272 River Rd, STE 430 Bethesda, MD 20816 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 14 | 00951203 | 61,099.7 | 11401 Georgia Ave | David E. Aaronson, et. al. 5272 River Rd, STE 430 Bethesda, MD 20816 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186615 | 12,407.6 | 2322 W University Blvd | Lafayette Place Accoc, LTD C/O Greenberg Co 4901 Fairmont Ave, #200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186934 | 6,607.9 | 11308 Fern St | Fern Street Partnership 11308 Fern St Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186945 | 6,750.4 | 11316 Fern St | Silver Spring Memorial Post 2562 VFW, Inc 11316 Fern St Silver Spring, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186898 | 7,186.6 | 0 W University Blvd | Potomac Electric Power Co C/O Corp Tax Dept 701 9TH St NW, St 5617 Washington, D.C. 20068 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186717 | 7,662.0 | 11301 Elkin St | Charles & Margaret Levin Family LP 11151 Veirs Mill Rd Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-------------------------------------|--|---------------|--------------------------|
| 15 | 01186730 | 6,908.8 | 11315 Elkin St | Charles & Margaret Levin Family LP 11151 Veirs Mill Rd Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186752 | 6,991.4 | 11311 Elkin St | Charles & Margaret Levin Family LP 11151 Veirs Mill Rd Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186683 | 7,241.8 | 11322 Fern St | John C. Knoedler 1020 Hawlings Rd Brookeville, MD 20833 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186626 | 6,676.5 | 11300 Fern St | Lafayette Place Accoc, LTD C/O Greenberg Co 4901 Fairmont Ave, #200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186741 | 7,531.8 | 11319 Elkin St | Charles & Margaret Levin Family LP 11151 Veirs Mill Rd Wheaton, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 15 | 01186901 | 9,605.7 | Lot P3, Block B "Wheaton Knolls" | Potomac Electric Power Co C/O Corp Tax Dept 701 9TH St NW, St 5617 Washington, D.C. 20068 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 16 | 01267951 | 6,655.7 | 2300 Prichard Rd | Wheaton Assoc Ltd Ptnshp C/O Don Bolts 5500 MaCarthur Blvd, NW Washington, D.C. 20016 | C-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 16 | 01267940 | 79,264.7 | 10915 Georgia Ave | Wheaton Assoc Ltd Ptnshp C/O Don Bolts 5500 MaCarthur Blvd, NW Washington, D.C. 20016 | C-2 | CR-5.0 C-4.5 R-4.5 H-150 |
| 16 | 01267938 | 2,703.2 | Parcel B "Wheaton Forest" | Wheaton Assoc Ltd Ptnshp C/O Don Bolts 5500 MaCarthur Blvd, NW Washington, D.C. 20016 | C-2 | CR-5.0 C-4.5 R-4.5 H-150 |

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|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 17 | 01188512 | 9,382.6 | 11200 Veirs Mill Rd | Wheaton Comm Ctr Assoc Ltd Ptnshp 7811 Montrose Rd, Ste 500 Potomac, MD 20854 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 17 | C000151 | 46,200.2 | 2175 W University Blvd | Wheaton University Blvd Ltd Ptnshp 10400 Detrick Ave Kensington, MD 20895 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01584628 | 2,887.1 | 11205 Veirs Mill Rd | Speedy Real Property, LLC 9204 Jones Mill Rd Chevy Chase, MD 20853 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01187528 | 11,363.3 | 11199 Veirs Mill Rd | Charles R. Glick 8722 Bradmoor Dr Bethesda, MD 20817 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01584630 | 1,874.0 | 0 Wheaton Hills Dr | Carver Wheaton Real Property, LC PO BOX 2840 Montgomery Village, MD 20886 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01187062 | 27,185.1 | 11215 Veirs Mill Rd | Speedy Real Property, LLC 9204 Jones Mill Rd Chevy Chase, MD 20853 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01188534 | 18,646.3 | 11201 Veirs Mill Rd | Wheaton Property, LLC C/O Andrew L. Isaacson 5450 Whitley Park Terr # 410 Bethesda, MD 20814 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 01584641 | 644.1 | 11997 Veirs Mill Rd | Wheaton Property, LLC C/O Andrew L. Isaacson 5450 Whitley Park Terr # 410 Bethesda, MD 20814 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 18 | 02509396 | 13,987.1 | 2647 W University Blvd | Carver Wheaton Real Property, LC PO BOX 2840 Montgomery Village, MD 20886 | C-2 | CR-5.0 C-4.5 R-4.5 H-130 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 19 | 01188157 | 7,821.5 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01188181 | 2,559.7 | 11245 Grandview Ave | Suburban Bank C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01188146 | 6,604.9 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01188135 | 5,451.7 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01188168 | 7,802.0 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01188170 | 8,657.5 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 19 | 01187040 | 10,758.0 | 2621 W University Blvd | Gursehej, LLC 2621 University BlvdD W Silver Spring, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 19 | 01188124 | 10,358.9 | 2601 W University Blvd | First States Investors 5200, LLC C/O B. Wolfe, Afrt Comp Team PO BOX 27713 Houston, TX 77227 | CBD-2 | |
| 20 | 01186012 | 12,501.6 | 11435 Grandview Ave | Wheaton Rescue Squad, Inc 11435 Grandview Ave Silver Spring, MD 20902 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 03590825 | 7,552.6 | 2513 W University Blvd | Anchor Inn Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 03582392 | 12,297.3 | 0 Georgia Ave | Old Bladensberg Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 03582404 | 9,572.2 | 2521 W University Blvd | Grandview Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 01185861 | 20,461.9 | 11402 Georgia Ave | Old Bladensberg Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 01177600 | 28,329.1 | 11420 Georgia Ave | Doris Aaronson, et. al 5272 River Rd, St 430 Bethesda, MD 20816 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 01185495 | 4,261.4 | 11413 Grandview Ave | GAFM, LLC 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|---------------------------|--|---------------|--------------------------|
| 20 | 01185484 | 24,351.0 | 11416 Georgia Ave | GAFM, LLC 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 01187984 | 6,010.0 | 2509 W University Blvd | Anchor Inn Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 03590814 | 2,931.7 | 2507 W University Blvd | Anchor Inn Properties, LLC C/O Greenhill Realty Co 4901 Fairmont Ave, St 200 Bethesda, MD 20814 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 20 | 01184616 | 8,317.5 | 11448 Georgia Ave | Potomac Energy Holdings, LLC PO BOX 2810 La Plata, MD 20646 | CBD-2 | CR-5.0 C-4.5 R-4.5 H-130 |
| 21 | C000767 | 14145.64246 | 11521 - 11537 Georgia Ave | Leesborough Condos Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642064 | | 11521 Georgia Ave | Theodore & Marie Nkodo 11521 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642075 | | 11523 Georgia Ave | Housing Unlimited, Inc 1398 Lambertson Dr, St G1 Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642086 | | 11525 Georgia Ave | Sivakumar Jegannathan 11525 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642097 | | 11527 Georgia Ave | John P. Benitez, et. al. 11527 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642100 | | 11529 Georgia Ave | Hector Hernandez 11529 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------------------|--|---------------|--------------------------|
| 21 | 03642111 | | 11531 Georgia Ave | Elaine L. Myada 11531 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642122 | | 11533 Georgia Ave | Pierre-Luc Paultre 11533 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642133 | | 11535 Georgia Ave | Ching Tsai, et. al. 11535 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 03642144 | | 11537 Georgia Ave | Daniel M. Treadwell 11537 Georgia Ave Silver Spring, MD 20902 | CBD-1 | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 00983460 | 5,238.9 | 2401 Blueridge Ave | 2401 Blueridge, LLC C/O Miles Realty Co, Inc 2401 Blueridge Ave, St 308 Wheaton, MD 20902 | C-O | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 01869683 | 129,831.6 | 11501 Georgia Ave | Georgia Ave, Inc C/O Avalon Bay 2900 Eisenhower Ave, St 300 Alexandria, VA 22314 | C-O | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 00962308 | 5,277.9 | 2409 Blueridge Ave | Georgia Avenue, Inc 671 N Glebe Rd, St 800 Arlington, VA 22314 | C-O | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 00951954 | 5,250.0 | 2413 Blueridge Ave | Georgia Ave, Inc C/O Avalon Bay 2900 Eisenhower Ave, St 300 Alexandria, VA 22314 | C-O | CR-4.0 C-3.5 R-3.5 H-100 |
| 21 | 00974738 | 5,276.8 | 2411 Blueridge Ave | Georgia Ave, Inc C/O Avalon Bay 2900 Eisenhower Ave, St 300 Alexandria, VA 22314 | C-O | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | C000706 | 40,745.8 | Lot 5, Block 2 "Wheaton Manor" | Silver Spring, MD 20904 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------------|---|---------------|--------------------------|
| 22 | 00966465 | 7,276.3 | 10825 Amherst Ave | Pembridge Square Apts, LP 12200 Tech Rd, St 250 Silver Spring, MD 20904 | R-30 | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | 00983516 | 42,532.6 | 11440 Amherst Ave | MHP Scattered Site, Inc 12200 Tech Rd, St 250 Silver Spring, MD 20904 | R-20 | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | 02345070 | 21,487.3 | 2321 W University Blvd | LER, Inc 4600 N PARK AVE Chevy Chase, MD 20815 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | 01843280 | 114,658.0 | 2321 Elkin St | Pembridge Square Apts, LP 12200 Tech Rd, St 250 Silver Spring, MD 20904 | R-30 | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | 02345057 | 17,789.0 | 2201 W University Blvd | 2201 University, LLC 2201 University BlvdD W Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 22 | 02345046 | 29,846.6 | 11411 Elkin St | Lloyd E. Raport, et. al 5600 Wisconsin Ave, Apt 17E Chevy Chase, MD 20815 | R-30 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186672 | 8,454.5 | 2200 W University Blvd | June E. Koier, Living Trust C/O George E. Krouse 2815 University Blvd W Kensington, MD 20895 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186887 | 5,704.8 | 11309 Fern St | Wong Tran, LLC 11315 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186513 | 7,729.6 | 11321 Fern St | R. Craig Ward 12907 Matey Rd Wheaton, MD 20906 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01268248 | 29,263.5 | Block D "Wheaton Forest" | M-NCPPC Montgomery County 8787 Georgia Ave Silver Spring, MD 20910 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 23 | 01186796 | 9,305.6 | 11304 Amherst Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186568 | 10,863.4 | 2204 W University Blvd | SGM, LLC 12311 Middlebrook Rd Germantown, MD 20874 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186774 | 10,030.3 | 11210 Amherst Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186570 | 2,872.5 | 11237 Fern St | 11249 Fern Street Ptnshp C/O Sherwood Assoc 11249 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186991 | 12,206.0 | 11225 Fern St | Wheaton Post 268 Dept of MD C/O American Legion, Inc 11225 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01653033 | 20,173.7 | 11210 Amherst Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 02284084 | 13,496.0 | 11340 Amherst Ave | Joseph M. Sipocz 8492 Baltimore National Pke, #203 Ellicott City, MD 21043 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186581 | 5,642.3 | 11249 Fern St | 11249 Fern Street Ptnshp C/O Sherwood Assoc 11249 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186592 | 461.3 | 11249 Fern St | 11249 Fern Street Ptnshp C/O Sherwood Assoc 11249 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186785 | 9,406.6 | 11210 Amherst Ave | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------------------|---|---------------|--------------------------|
| 23 | 01186546 | 8,419.5 | 11315 Fern St | Wong Tran, LLC 11315 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186604 | 593.6 | 11237 Fern St | 11249 Fern Street Ptnshp 11249 Fern St Wheaton, MD 20902 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01186490 | 6,608.9 | 11301 Fern St | 11249 Fern Street Ptnshp C/O Bisselle Meade & Co, LLP 4328 Montgomery Ave Bethesda, MD 20814 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 02101583 | 9,229.0 | 2204 W University Blvd | SGM LLC 12311 Middlebrook Rd Germantown, MD 20874 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 23 | 01268842 | 13,662.6 | Block PD "Wheaton Knolls" | Montgomery County 101 Monroe Street Rockville, MD 20850 | CBD-2 | CR-4.0 C-3.5 R-3.5 H-100 |
| 24 | 00960195 | 6,271.9 | P754 | First Baptist Church 10914 Georgia Ave Silver Spring, MD 20902 | TS-R | CR-4.0 C-3.5 R-3.5 H-100 |
| 24 | 00960218 | 61,975.9 | 10914 Georgia Ave | First Baptist Church 10914 Georgia Ave Silver Spring, MD 20902 | TS-R | CR-4.0 C-3.5 R-3.5 H-100 |
| 24 | 00960207 | 11,945.0 | P758 | First Baptist Church 10914 Georgia Ave Silver Spring, MD 20902 | TS-R | CR-4.0 C-3.5 R-3.5 H-100 |
| 25 | 00966988 | 96,088.5 | 11250 Veirs Mill Rd | 11250 Veirs Mill Rd, LLC 1525 Kenwood Ave Alexandria, VA 22302 | C-2 | CR-3.0 C-2.5 R-2.5 H-100 |
| 26 | 01187118 | 8,394.6 | Lot P5, Block B "Triangle Park" | Richard S. Gatti, Jr C/O Tax Dept 1735 Market ST, St LL Philadelphia, PA 19103 | C-2 | CR-3.0 C-2.5 R-2.5 H-100 |
| 26 | 01187610 | 17,538.8 | 11231 Veirs Mill Rd | 11250 VEIRS MILL RD, LLC 1525 Kenwood Ave Alexandria, VA 22302 | C-2 | CR-3.0 C-2.5 R-2.5 H-100 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|--|--|---------------|--------------------------|
| 26 | 01187120 | 7,824.6 | Lot P4, Block B "Triangle Park" | Richard S. Gatti, Jr C/O Tax Dept 1735 Market ST, St LL Philadelphia, PA 19103 | C-2 | CR-3.0 C-2.5 R-2.5 H-100 |
| 26 | 01187131 | 5,932.2 | 11249 Veirs Mill Rd | Richard S. Gatti, Jr C/O Tax Dept 1735 Market ST, St LL Philadelphia, PA 19103 | C-2 | CR-3.0 C-2.5 R-2.5 H-100 |
| 26 | 01187621 | 1,231.6 | P11, Blok B "Triangle Park" | 11250 VEIRS MILL RD, LLC 1525 Kenwood Ave Alexandria, VA 22302 | R-60 | CR-3.0 C-2.5 R-2.5 H-100 |
| 27 | 01185198 | 61,670.1 | 11510 Georgia Ave | Lakewood @ Georgia Ave, LLC 11 N Washington St, St 600 Rockville, MD 20850 | C-O | CR-3.0 C-2.5 R-2.5 H-75 |
| 27 | 01179905 | 27,435.7 | 11500 Georgia Ave | BFS Retail & Comm Operations, LLC C/O Tax Dept 123080 535 Marriot Dr Nashville, TN 37214 | C-2 | CR-3.0 C-2.5 R-2.5 H-75 |
| 28 | 00977322 | 176,364.5 | 10901 Georgia Ave | Samuel Rocks, et. al. Trustee C/O Allen & Rocks, Inc 1960 Gallows Rd, St 300 Vienna, VA 22182 | C-2 | CR-3.0 C-2.5 R-2.5 H-75 |
| 28 | 00951566 | 104,676.0 | 10839 Georgia Ave | ESS VRS Owner, LLC C/O PTA-EX #469 PO BOX 19156 Alexandria, VA 22320 | C-2 | CR-3.0 C-2.5 R-2.5 H-75 |
| 29 | 01027185 | 745.3 | Lot P14, Block F "Section 2 Kensignton View" | McDonalds Corp 19-0038 PO BOX 182571 Columbus, OH 43218 | C-2 | CR-2.0 C-1.5 R-1.5 H-75 |
| 29 | 02876024 | 35,899.6 | 2741 W University Blvd | McDonalds Corp 19-0038 PO BOX 182571 Columbus, OH 43218 | C-2 | CR-2.0 C-1.5 R-1.5 H-75 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-------------------------------|---|---------------|-------------------------|
| 30 | 00964876 | 165,496.4 | 11507 Georgia Ave | WMATA 600 5 St, NW Washington, D.C. 20001 | CBD-0.5 | CR-2.0 C-1.5 R-1.5 H-75 |
| 30 | 01396563 | 106,938.0 | 11500 Elkin St | MHP Landings Edge, Inc 12200 Tech Rd, St 200 Silver Spring, MD 20904 | R-20 | CR-2.0 C-1.5 R-1.5 H-75 |
| 31 | 00966487 | 40,785.9 | Block 3, "Wheaton Manor" | Pembridge Square Apt, LP 12200 Tech Rd, St 250 Silver Spring, MD 20904 | R-30 | CR-2.0 C-1.5 R-1.5 H-75 |
| 31 | 01396574 | 141,860.0 | 11509 Elkin St | MHP Landing's Edge, Inc 12200 Tech Rd, St 250 Silver Spring, MD 20904 | R-20 | CR-2.0 C-1.5 R-1.5 H-75 |
| 32 | 01396437 | 69,219.8 | 11500 Bucknell Dr | Bucknell Apartmenst, LLC 6939 Georgia Ave, NW Washington, D. C 20012 | R-20 | CR-2.0 C-1.5 R-1.5 H-75 |
| 32 | C000647 | 268,325.6 | Amerherst Ave and Bucknell Dr | Sierra Landings Silver Spring, MD 20904 | R-20 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 01995964 | 23,251.5 | 11445 Amherst Ave | 7-Eleven, Inc C/O Ad Valorem Tax Dept 2711 N Haskell Ave Dallas, TX 75204 | C-2 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 00964251 | 22,858.5 | 2119 W University Blvd | M. Carmen Bishop, et. al. 5700 Sugarbush Ln Rockville, MD 20852 | C-3 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 00981723 | 7,464.5 | 11409 Amherst Ave | Farce Nick 2113 Parker Ave Wheaton, MD 20902 | C-4 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 00967254 | 7,365.6 | 11411 Amherst Ave | Wheaton H Y Investment, LLC 11411 Amherst Ave Silver Spring, MD 20902 | C-5 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 00970924 | 13,481.0 | 2121 W University Blvd | Jeanette Goldman 15909 White Rock Rd Darnestown, MD 20906 | C-6 | CR-2.0 C-1.5 R-1.5 H-75 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|--------------------------------------|--|---------------|---------------------------|
| 33 | 00958294 | 9,717.6 | 11405 Amherst Ave | Helen Diacopoulos, et. al. C/O Shops on Amherst, LLC 11321 Marcliff Rd Bethesda, MD 20852 | C-7 | CR-2.0 C-1.5 R-1.5 H-75 |
| 33 | 00974044 | 27,533.3 | 11415 Amherst Ave | Northwest Ridge Corp PO BOX 4446 Rockville, MD 20849 | C-8 | CR-2.0 C-1.5 R-1.5 H-75 |
| 34 | 02893234 | 13,899.8 | 2909 W University Blvd | Lilianne Nguyen 2055 George Washington Rd Vienna, VA 22182 | C-T | CRN-1.0 C-0.25 R-1.0 H-45 |
| 34 | 02893223 | 14,939.3 | 2907 W University Blvd | Lilianne Nguyen 2055 George Washington Rd Vienna, VA 22182 | C-T | CRN-1.0 C-0.25 R-1.0 H-45 |
| 34 | 01026853 | 9,339.7 | 11107 Valley View Ave | Lilianne Nguyen 2055 George Washington Rd Vienna, VA 22182 | C-T | CRN-1.0 C-0.25 R-1.0 H-45 |
| 35 | 01026886 | 16,505.5 | 2901 W University Blvd | | C-T | CRN-1.0 C-0.5 R-1.0 H-45 |
| 36 | 01027790 | 6,736.6 | 2809 W University Blvd | Gerald Cabanillas 2809 University Blvd W Kensington, MD 20895 | R-60 | CRN-1.0 C-0.5 R-1.0 H-45 |
| 36 | 01027061 | 6,736.5 | 2813 W University Blvd | Deborah S. Grant, et. al. 3208 Woodhollow Dr Chevy Chase, MD 20815 | C-T | CRN-1.0 C-0.5 R-1.0 H-45 |
| 36 | 01027287 | 6,188.5 | Lot P6, Block G "Kensington View" | Alan H. Grant, et. al. 3208 Woodhollow Dr Chevy Chase, MD 20815 | C-T | CRN-1.0 C-0.5 R-1.0 H-45 |
| 36 | 01027152 | 9,094.1 | 2815 W University Blvd | Marvin M. Waldman, et. al. 2815 University Blvd W Kensington, MD 20895 | C-T | CRN-1.0 C-0.5 R-1.0 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|--|--|---------------|---------------------------|
| 37 | 01027595 | 13,753.0 | 2801 W University Blvd | Capital One C/O Real Estate Admn 275 Broadhollow Rd Melville, NY 11747 | C-O | CRN-1.5 C-0.5 R-1.5 H-45 |
| 37 | 01027301 | 5,668.3 | 2807 W University Blvd | Capital One C/O Real Estate Admn 275 Broadhollow Rd Melville, NY 11747 | C-O | CRN-1.5 C-0.5 R-1.5 H-45 |
| 37 | 01027298 | 2,090.4 | Lot P2, Block G "Kensington View, Sc 2" | Capital One C/O Real Estate Admn 275 Broadhollow Rd Melville, NY 11747 | C-O | CRN-1.5 C-0.5 R-1.5 H-45 |
| 37 | 01027196 | 9,380.3 | Lot 28, Block G "Kensington View, Sc 2" | Capital One C/O Real Estate Admn 275 Broadhollow Rd Melville, NY 11747 | C-O | CRN-1.5 C-0.5 R-1.5 H-45 |
| 38 | 01027026 | 7,100.6 | Lot 9, Block F "Kensington View" | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | C-2 | CRN-1.5 C-0.25 R-1.5 H-45 |
| 38 | 01027015 | 7,163.4 | Lot 10, Block F "Kensington View Sc 2" | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | C-2 | CRN-1.5 C-0.25 R-1.5 H-45 |
| 38 | 01027378 | 7,513.8 | 11225 East Ave | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | R-60 | CRN-1.5 C-0.25 R-1.5 H-45 |
| 38 | 01026977 | 7,597.1 | 11223 East Ave | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | C-T | CRN-1.5 C-0.25 R-1.5 H-45 |
| 38 | 01027106 | 12,396.9 | 11227 East Ave | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | R-60 | CRN-1.5 C-0.25 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|---------------------------|
| 38 | 01027004 | 14,573.5 | 11217 East Ave | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | C-2 | CRN-1.5 C-0.25 R-1.5 H-45 |
| 39 | 00978304 | 8,349.0 | 11300 Veirs Mill Rd | Banc Realty, LLC 11300 VEIRS MILL RD Wheaton, MD 20902 | C-O | CRN-1.5 C-0.5 R-1.5 H-45 |
| 39 | 00978281 | 8,058.0 | 11302 Veirs Mill Rd | Alama Real Estate, LLC 11302 VEIRS MILL RD Silver Spring, MD 20902 | C-T | CRN-1.5 C-0.5 R-1.5 H-45 |
| 40 | 01187095 | 25,351.8 | 11295 Veirs Mill Rd | PMIG MD 082, LLC 12680 Darby Brook Ct Woodbridge, VA 22192 | C-2 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 40 | 03293197 | 55,458.3 | N203 | 11250 Veirs Mill Rd, LLC C/O Lindsay Auto Grp 1525 Kenwood Ave Alexandria, VA 22302 | R-60 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407191 | 1,129.8 | 2602 Blueridge Ave | Katherine & Jean-Paul Chretien 2602 Blueridge Ave Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406802 | 1,543.5 | 2513 Kensington Blvd | Hua Cheng 2513 Kensington Blvd Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407087 | 1,575.0 | 2516 Blueridge Ave | Janup & Christine Agwani 2516 Blueridge Ave Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406857 | 1,109.0 | 2503 Kensington Blvd | Arlene M. Nunes 5909 Barbados Pl, Apt 201 Rockville, MA 27401 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406972 | 1,010.0 | 11506 Clairmont View T | Bamidele B. Alexander 11506 Clairmont View Terr Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407032 | 1,039.9 | 11428 Grandview Ave | Rod W & Amy L Rivard 3027 King Tree St Wheaton, OH 45342 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|---|---------------|--------------------------|
| 41 | 03406813 | 1,048.0 | 2511 Kensington Blvd | Patrick B & Natalia C. Dandenault 2511 Kensington Blvd Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406926 | 1,058.6 | 11422 Grandview Ave | Leonard E. & Tameka W. Lucas 11422 Grandview Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407203 | 1,131.2 | 2604 Blueridge Ave | Shari Acree 2604 Blueridge Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406904 | 1,040.2 | 11418 Grandview Ave | David S. Abramson, et al 11418 Grandview Ave Wheaton ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407156 | 1,217.3 | 2520 Blueridge Ave | Richard C. Liu 2520 Blueridge Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407178 | 1,154.8 | 2524 Blueridge Ave | Jeremy Beaver 2524 Blueridge Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407214 | 1,141.9 | 2606 Blueridge Ave | David S. Lesnoy 2606 Blueridge Ave Wheaton ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407010 | 1,300.0 | 2501 Clairmont View W | Jacob Steinbach 2501 Clairmont View Way Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406937 | 1,300.0 | 2500 Clairmont View W | Lanaya Smith 717 Stoney Spring Dr Baltimore ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|--------------------------|
| 41 | 03406961 | 1,010.0 | 11504 Clairmont View T | Xuan Mai Huynh 11504 Clairmont View Terr Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406983 | 1,010.0 | 11508 Clairmont View T | Abigail A Artcher 11508 Clairmont View Terr Wheaton ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407167 | 1,181.3 | 2522 Blueridge Ave | Harry B. Harris 1712 Colesberg St Silver Spring ,MD 20905 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407021 | 1,040.1 | 11426 Grandview Ave | Kate & Ferdinand Addo 11426 Grandview Ave Wheaton ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406870 | 1,436.3 | 11412 Grandview Ave | Kyu & Susan Kwak 8239 Sandy Stream Rd Laurel ,MD 20723 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406950 | 1,008.2 | 11502 Clairmont View T | Tobias & Elizabeth Grauman 1300 Arcola Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406948 | 1,238.6 | 11500 Clairmont View T | Willis M. Mays 11500 Clairmont View Terr Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407180 | 1,137.8 | 2600 Blueridge Ave | Suganthi Walter 2600 Blueridge Ave Silver Spring ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407225 | 1,874.8 | 2608 Blueridge Ave | Pin-Yu Perera 3207 GEIGER Ave Kensington ,MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 41 | 03406994 | 1,262.5 | 11510 Clairmont View T | Beverly & Woodrow Williams 717 Stoney Spring Dr Baltimore, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406915 | 1,039.8 | 11420 Grandview Ave | Linda M. Davis 11420 Grandview Ave Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406881 | 1,300.0 | 11414 Grandview Ave | March Jean Yves Lixi 11414 Grandview Ave Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407008 | 14,894.6 | 0 Blueridge Ave | Pulte Home Corp 10660 Arrowhead Dr, #225 Fairfax, VA 22030 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406846 | 1,053.2 | 2505 Kensington Blvd | George L. Cato, Jr. 9334 Harvey Rd Silver Spring, MD 20910 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407076 | 1,040.0 | 11436 Grandview Ave | Manuel P. Deguzman, et. al. 11436 Grandview Ave Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406824 | 1,045.6 | 2509 Kensington Blvd | Chao Qun Zheng 13505 Gum Spring Dr Rockville, MD 20850 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406790 | 12,047.7 | 0 Clairmont View Terr | Pulte Home Corp 10660 Arrowhead Dr, #225 Fairfax, VA 22030 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407043 | 1,040.1 | 11430 Grandview Ave | Rebecca O. Kouam 11430 Grandview Ave Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407065 | 1,040.0 | 11434 Grandview Ave | Robert J. Rapena 11434 Grandview Ave Wheaton, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|---|---------------|--------------------------|
| 41 | 03406892 | 1,023.6 | 11416 Grandview St | Rosita Alvarado 1102 Lambertson Dr Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407145 | 1,586.8 | 2518 Blueridge Ave | David S. & Catherine T Eaton 2518 Blueridge Ave Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406835 | 1,026.5 | 2507 Kensington Blvd | Tanya L. Baskin 2507 Kensington Blvd Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03406868 | 1,139.7 | 2501 Kensington Blvd | Dian & Terry Hsu 11654 Plaza America Dr, #310 Reston, VA 20190 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 41 | 03407054 | 1,040.0 | 11432 Grandview Ave | Mason S Chang, et. al. 11432 Grandview Ave Silver Spring, MD 20902 | CBD-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 42 | 00979616 | 13,309.5 | 2122 W University Blvd | BS Properties, LLC 2122 University Blvd W Wheaton, MD 20902 | C-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 42 | 02897196 | 17,072.7 | 11331 Amherst Ave | 11331 Amherst Avenue, LLC C/O Steven H. Oram 4600 N PARK AVE Chevy Chase, MD 20815 | C-T | CRN-1.5 C-0.5 R-1.5 H-45 |
| 42 | C000118 | 35,873.6 | 11301 Amherst Ave | Amherst/Norman Bldg 11301 Amherst Ave Wheaton, MD 20902 | C-T | CRN-1.5 C-0.5 R-1.5 H-45 |
| 42 | 00965938 | 8,439.1 | 2130 W University Blvd | 2130 Associates 2130 University Blvd W Wheaton, MD 20902 | C-1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419063 | 792.0 | 11018 Amherst Ave | Andrew & Susan Chin 11018 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419041 | 792.0 | 11014 Amherst Ave | DSB Investments, LLC 12209 Kemp Mill Rd Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|---|---------------|--------------------------|
| 43 | 03419201 | 754.2 | 2344 Cobble Hill Terr | Haimera A Workie 2344 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419531 | 830.2 | 2320 Cobble Hill Terr | Raymond & Remedios Pepper 942 Raymond Rd Charottesville, VA 22902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419314 | 799.6 | 11030 Amherst Ave | Abebe Haregwain 11030 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419553 | 13,643.5 | 0 Cobble Hill Ct | Brownstones @ Wheaton PO BOX 1130 Germantown, MD 20875 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419644 | 876.8 | 10 Cobble Hill Ct | Anh D Mai, et. al. 10 Cobble Hill Ct Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03418968 | 23,565.2 | 0 Amherst Ave | Brownstones @ Wheaton PO BOX 1130 Germantown, MD 20875 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419291 | 957.6 | 11026 Amherst Ave | Akeia P. Conner 11026 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419052 | 792.0 | 11016 Amherst Ave | Myron Wasyluk 4887 Autumn Ln Brooklyn, OH 44144 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419575 | 790.1 | 11102 Amherst Ave | Myong H. Kim 11102 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419495 | 808.0 | 2312 Cobble Hill Terr | Charles & Mariola Rosser 2312 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419724 | 776.3 | 2303 Cobble Hill Terr | Adam Miller 2303 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|--|---------------|--------------------------|
| 43 | 03419611 | 766.6 | 11110 Amherst Ave | Aaron & Dena Katz 11110 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419633 | 1,001.0 | 12 Cobble Hill Ct | Ruth M. Beltran, et. al. C/O PMB 751 200 Ave Rafael Cordero, St 140 Caguas, PR 725 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419245 | 828.0 | 2352 Cobble Hill Terr | William Burnside 9310 Memory Rd Greenwood, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419371 | 803.0 | 11042 Amherst Ave | Christopher Rudy 205 Locust St, SW Vienna, VA 22180 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419096 | 953.5 | 11024 Amherst Ave | Heung & Siu Tse 11024 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419110 | 828.0 | 2326 Cobble Hill Terr | Kimerbly Whitehurst 2326 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03435655 | 847.9 | 2300 Cobble Hill Terr | Sara Lappano, et. al. 2300 Cobble Hill Terr Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419212 | 1,126.0 | 2346 Cobble Hill Terr | Edith M. Patterson 2346 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419028 | 1,021.2 | 11010 Amherst Ave | Michael S. Hansen 11010 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419655 | 863.6 | 8 Cobble Hill Ct | James A & Mary Fenner 12003 Provost Wy Germantown, MD 20874 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419520 | 797.9 | 2318 Cobble Hill Terr | Erwin & Aba Kwawu 2318 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|---|---------------|--------------------------|
| 43 | 03419336 | 801.1 | 11034 Amherst Ave | Mukemil F. Abdella 11034 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419303 | 796.9 | 11028 Amherst Ave | Ram & Rekha Agarwal 11028 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419074 | 792.0 | 11020 Amherst Ave | Danette R Edwards 11020 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419121 | 816.2 | 2328 Cobble Hill Terr | Hoa Ung 800 Gabel St Silver Spring, MD 20901 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419405 | 806.6 | 11048 Amherst Ave | Yafeng Xia 11048 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419688 | 811.3 | 2 Cobble Hill Ct | Tim & Mary Cao 2 Cobble Hill Ct Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419735 | 783.7 | 2301 Cobble Hill Terr | Mark Liu 20408 Alderleaf Terr Germantown, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03531928 | 26,726.4 | 0 Amherst Ave | Wheaton Metro Limited Ptnshp C/O Peter Engle 3930 Knowles Ave, St 100 Kensington, MD 20895 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419518 | 1,298.5 | 2316 Cobble Hill Terr | Neil Potts, et. al. 2316 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419382 | 806.4 | 11044 Amherst Ave | Li Hien Cheung 11044 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419085 | 792.0 | 11022 Amherst Ave | Leo & Anne Wise 11022 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419677 | 837.3 | 4 Cobble Hill Ct | Bin-Giang Cheung, et. al. 4 Cobble Hill Ct Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|--|---------------|--------------------------|
| 43 | 03419176 | 835.8 | 2338 Cobble Hill Terr | Walter Jones, Jr 2338 Cobble Hill Terr Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419622 | 882.5 | 11112 Amherst Ave | Carlos & Sarah Rodriguez 11112 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419507 | 1,287.5 | 2314 Cobble Hill Terr | Michael McNease, et. al. 2314 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419234 | 828.0 | 2350 Cobble Hill Terr | Linda M. Amendt, et. al. 2350 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419030 | 1,021.2 | 11012 Amherst Ave | Eacata Gregory 11012 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419440 | 828.8 | 2302 Cobble Hill Terr | Farley Guimmule 12466 Ansin Circle Dr Potomac, MD 20854 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419451 | 820.2 | 2304 Cobble Hill Terr | George Cato 9334 Harvey Rd Silver Spring, MD 20910 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419393 | 807.6 | 11046 Amherst Ave | Dallas & Whitney Brooks 11046 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419187 | 787.3 | 2340 Cobble Hill Terr | Kimberly Wing, et. al. 2340 Cobble Hill Terr Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419586 | 786.9 | 11104 Amherst Ave | Emilienne E. Sindjui, et. al. 11104 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419597 | 781.4 | 11106 Amherst Ave | John & Ericka Kamya 9621 River Rd Potomac, MD 20854 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

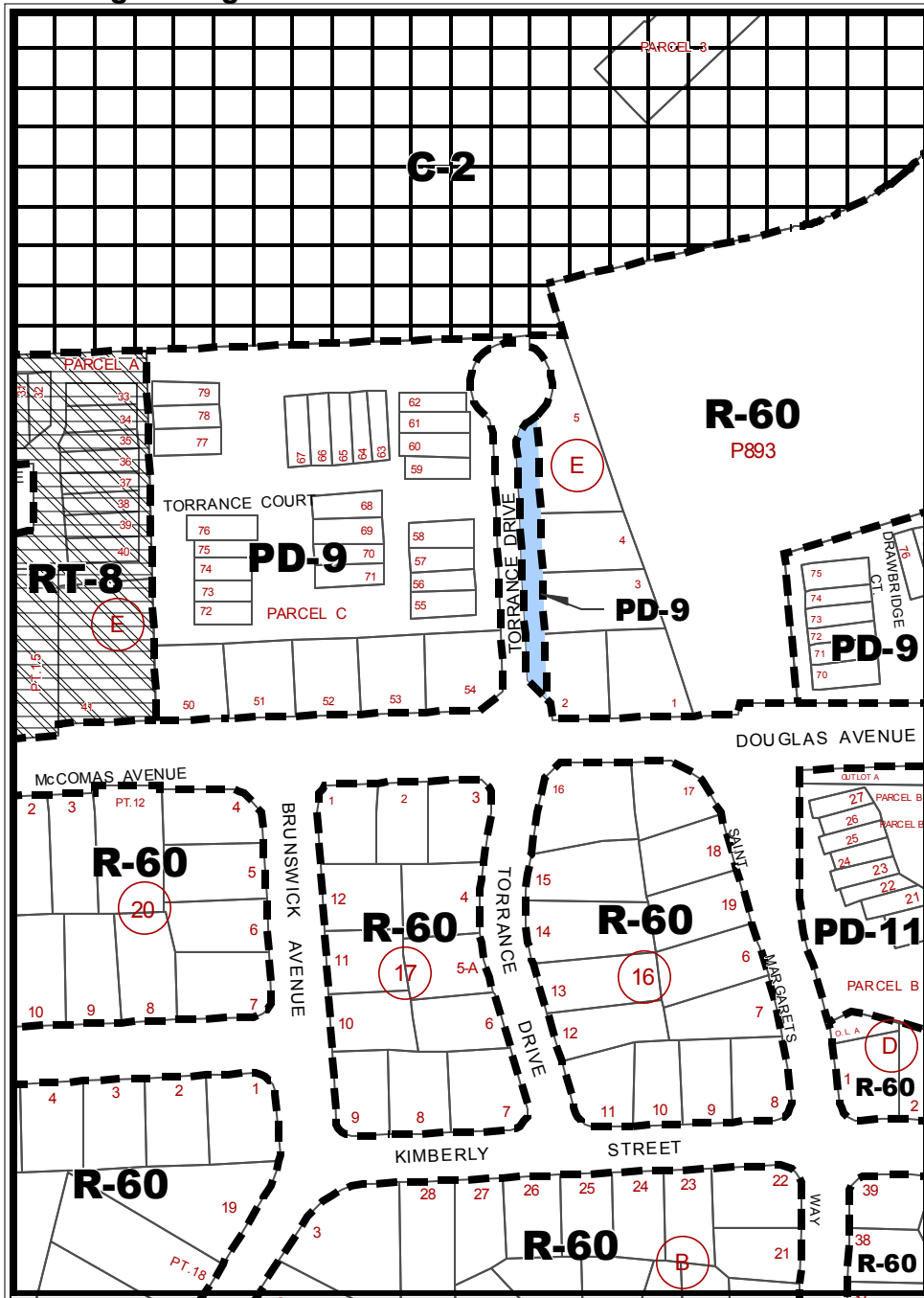
| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|--|---------------|--------------------------|
| 43 | 03419713 | 781.7 | 2305 Cobble Hill Terr | David R. & Marie T. Humphrey 2305 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419564 | 933.9 | 11100 Amherst Ave | Y Lam, et. al. 11100 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419600 | 773.7 | 11108 Amherst Ave | Eugenio Cid 11108 Amherst Ave Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03418992 | 792.0 | 11004 Amherst Ave | Stuart M. Dulin 7028 Sulky Ln Rockville, MD 20852 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419017 | 792.0 | 11008 Amherst Ave | Min Li, et. al. 9215 Charterhouse Rd Frederick, MD 21704 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419325 | 800.5 | 11032 Amherst Ave | Paul & Elisabeth Kim 11032 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03435644 | 17,852.6 | 0 Amherst Ave | Brownstones @ Wheaton PO BOX 1130 Germantown, MD 20875 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419154 | 811.0 | 2334 Cobble Hill Terr | Ava H. Booker 2334 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419223 | 835.8 | 2348 Cobble Hill Terr | Gary L. Ellison 2348 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419416 | 803.3 | 11050 Amherst Ave | Dolores A. Valencia 11050 Amherst Ave Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419006 | 792.0 | 11006 Amherst Ave | Andrew Cieminis 167 Baxton Cir Rochester, NY 14625 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419198 | 779.9 | 2342 Cobble Hill Terr | Patricia Hill Collins 2342 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |

| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|-----------------------|--|---------------|--------------------------|
| 43 | 03419360 | 1,001.3 | 11040 Amherst Ave | Timothy J. White, Sr, et. al. 3205 Lake Ave Highland Beach, MD 21403 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419108 | 835.8 | 2324 Cobble Hill Terr | Jacqueline Eubany 100 Brewster Blvd Camp Lejeune, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419666 | 850.5 | 6 Cobble Hill Ct | Luan Van Nguyen, et. al. 3004 Marlow Rd Silver Spring, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419484 | 830.2 | 2310 Cobble Hill Terr | Timothy J. White, Jr. 2310 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419347 | 799.7 | 11036 Amherst Ave | Ismaila B. Ceesay C/O Dr. K. Farooq 1453 Dewberry Ct McLean,VA 22101 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419358 | 1,066.1 | 11038 Amherst Ave | Tuan Le, et. al. 11038 Amherst Ave Wheaton,MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419165 | 828.0 | 2336 Cobble Hill Terr | Joseph Johnson, Jr 700 New Hampshire Ave, NW #1215 Washington, D.C. 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419256 | 828.0 | 2354 Cobble Hill Terr | John & Sarah O'Grady 2354 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419143 | 1,215.4 | 2332 Cobble Hill Terr | Andy V. Cabral, et. al. 2405 Reddie Dr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| 43 | 03419132 | 1,213.9 | 2330 Cobble Hill Terr | Leon Crawford 2330 Cobble Hill Terr Wheaton, MD 20902 | CBD-R1 | CRN-1.5 C-0.5 R-1.5 H-45 |
| C-1 | 03316461 | 1663.5 | 10807 Torrance Dr | Itamar Simony 10807 Torrance Dr Kensington, MD 20895 | PD-9 | R-60 |

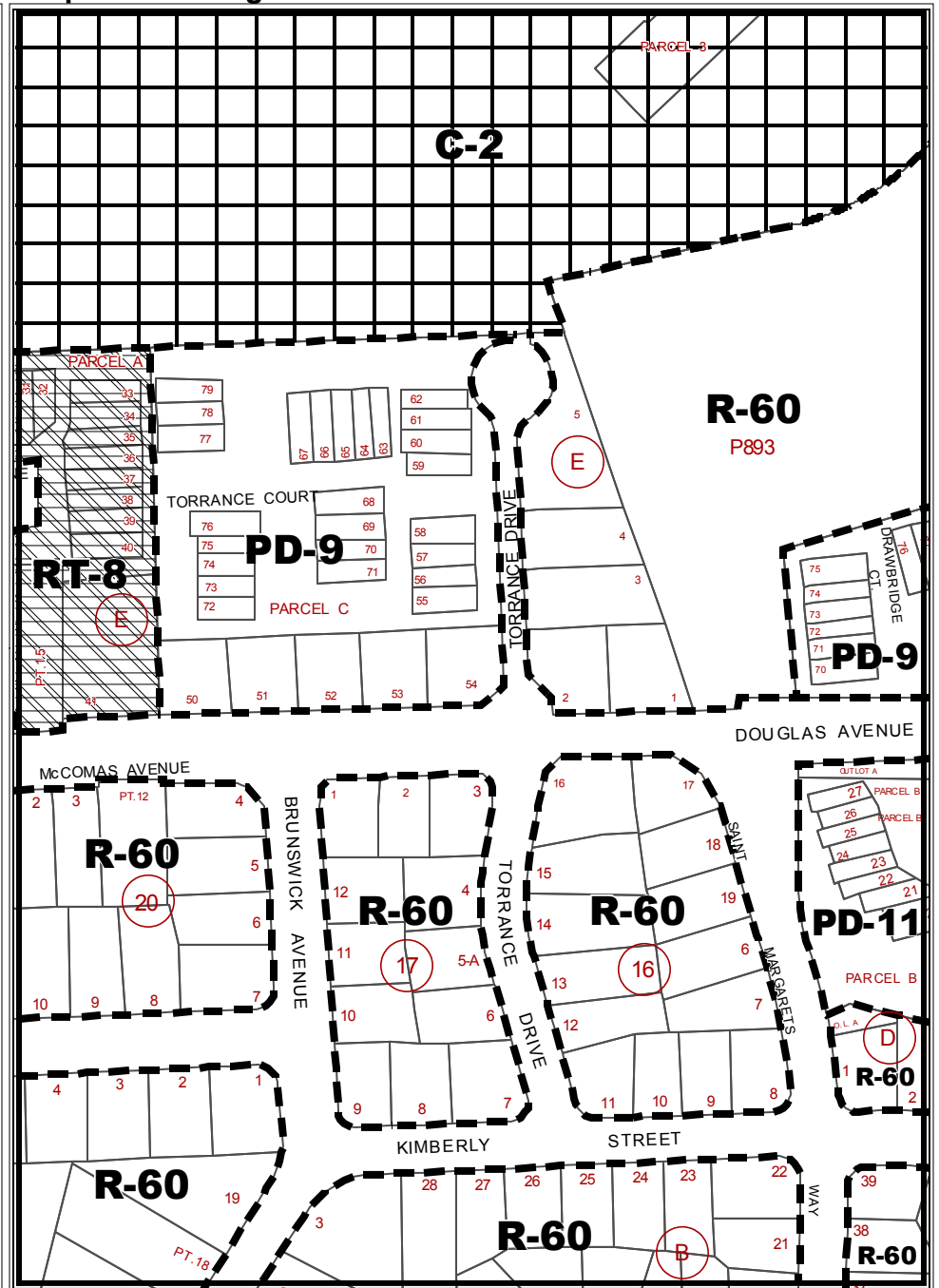
| SMA Index Area | Tax Acct # | Area (sq. ft.) | Premise Address | Property Owner/Contact | Existing Zone | Proposed Zone |
|----------------|------------|----------------|------------------------|--|---------------|---------------|
| C-1 | 03316448 | 1663.5 | 10803 Torrance Dr | James & Oanh Tran 10803 Torrance Dr Kensington, MD 20895 | PD-9 | R-60 |
| C-1 | 03316437 | 1663.5 | 10801 Torrance Dr | Alberto & Ann Arevalo 10801 Torrance Dr Kensington, MD 20895 | PD-9 | R-60 |
| C-1 | 03316450 | 1663.5 | 10805 Torrance Dr | David Elder 10805 Torrance Dr Kensington, MD 20895 | PD-9 | R-60 |
| C-2 | 01027276 | 11,259.4 | 3000 Oak Dr | Carl F. & TL Peterson 3000 Oak Dr Kensington, MD 20895 | C-2 | C-2 |
| C-2 | 03314256 | 35,161.7 | 11015 West Ave | LDG INC 8601 Georgia Ave, St 200 Silver Spring, MD 20910 | C-2 | C-2 |
| C-2 | 03314267 | 74,838.2 | 3015 W University Blvd | Washington Telephone Federal Credit Union C/O Signal Financial FCU 3015 University Blvd W Kensington, MD 20895 | C-2 | C-2 |
| C-3 | 03550740 | 1742.4 | 11160 Veirs Mill Rd | Wheaton Plaza Regional Shopping Cnt C/O Westfield Property Tax Dept PO BOX 130940 Carlsbad,CA 92013 | R-60 | C-2 |

ATTACHMENT 3

Existing Zoning



Proposed Zoning



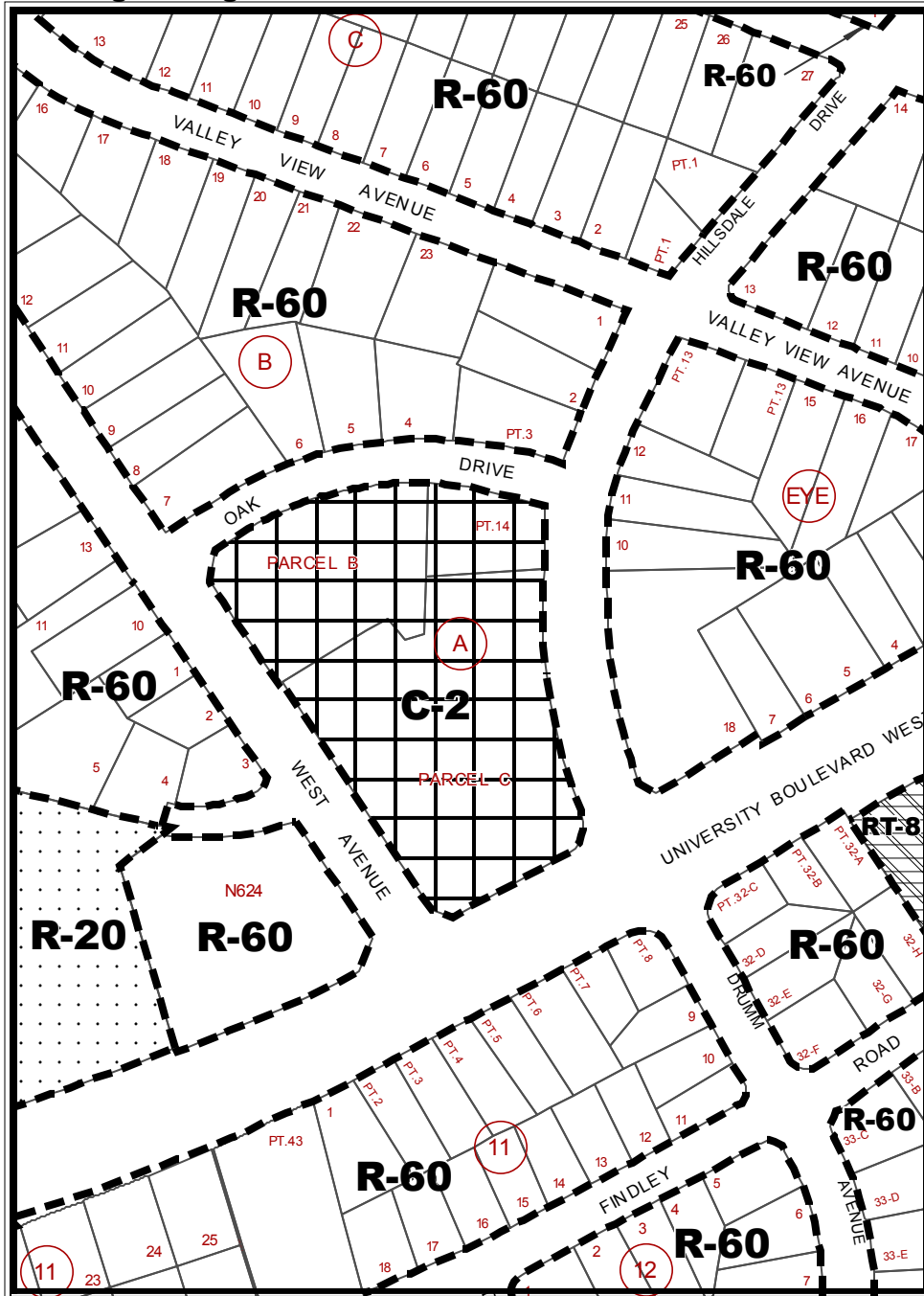
Map Grid: 214NW03

Corrective Map Amendment

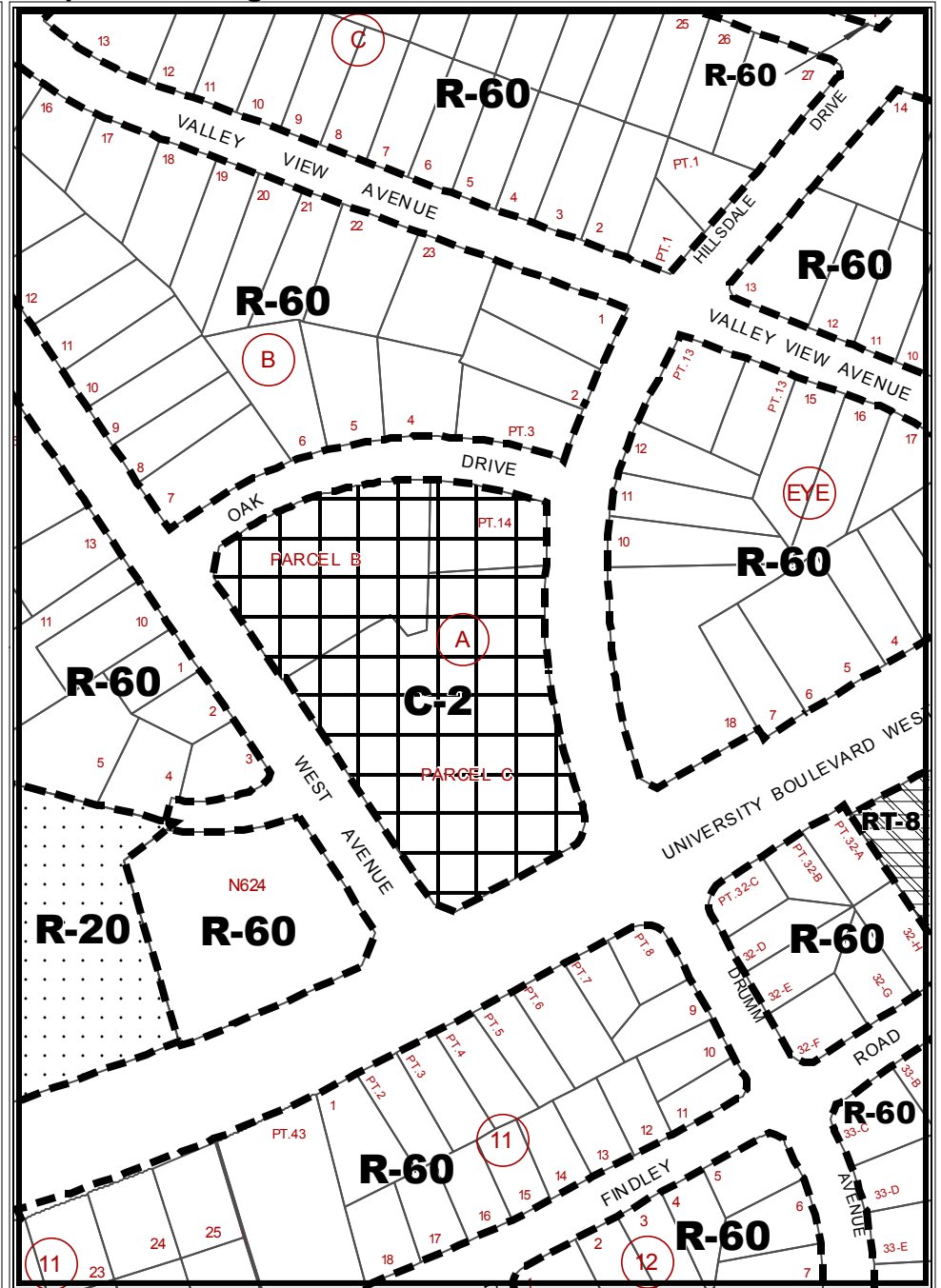
1 in = 200 ft

ATTACHMENT 4

Existing Zoning



Proposed Zoning



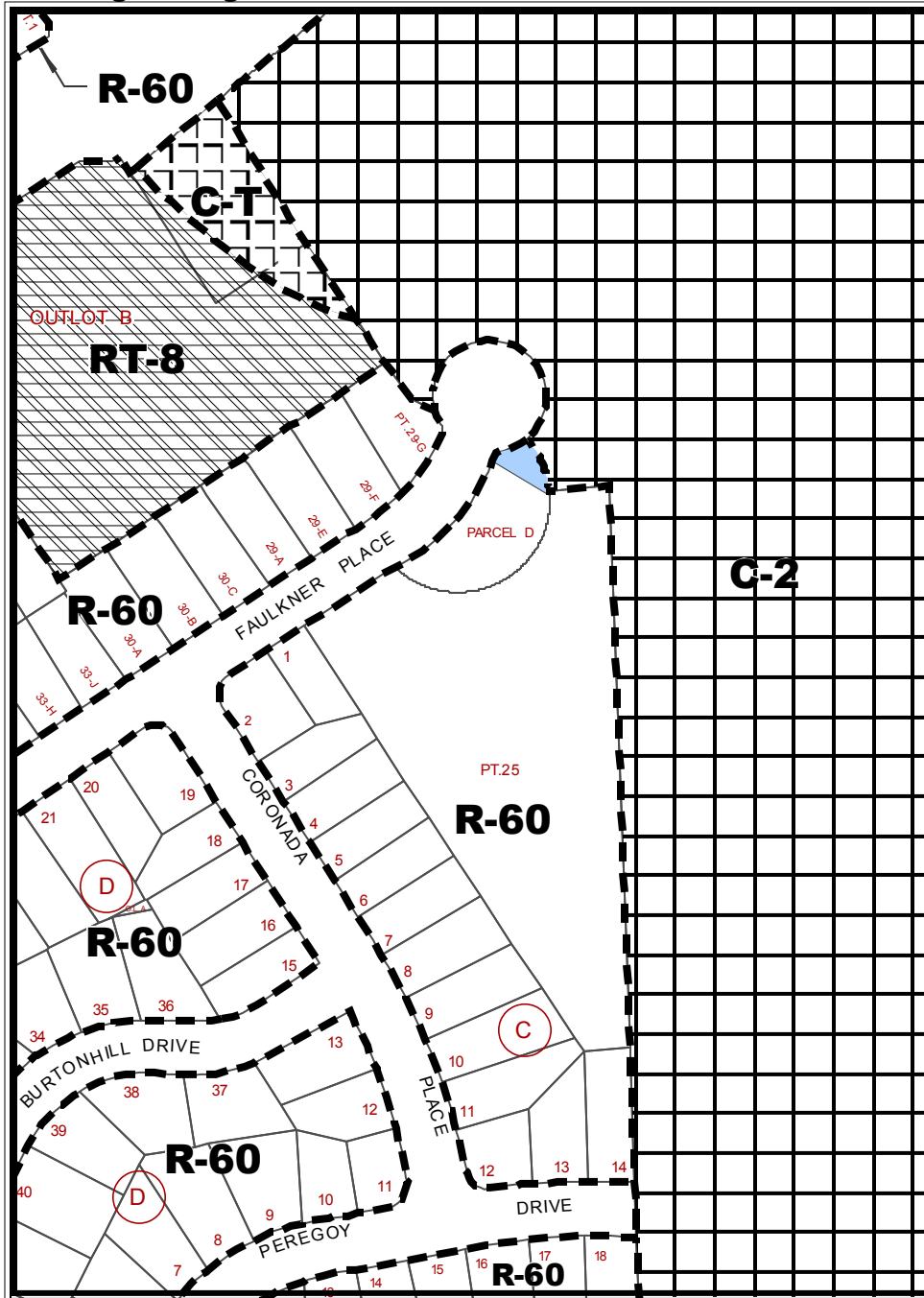
Map Grid: 214NW03

 Corrective Map Amendment

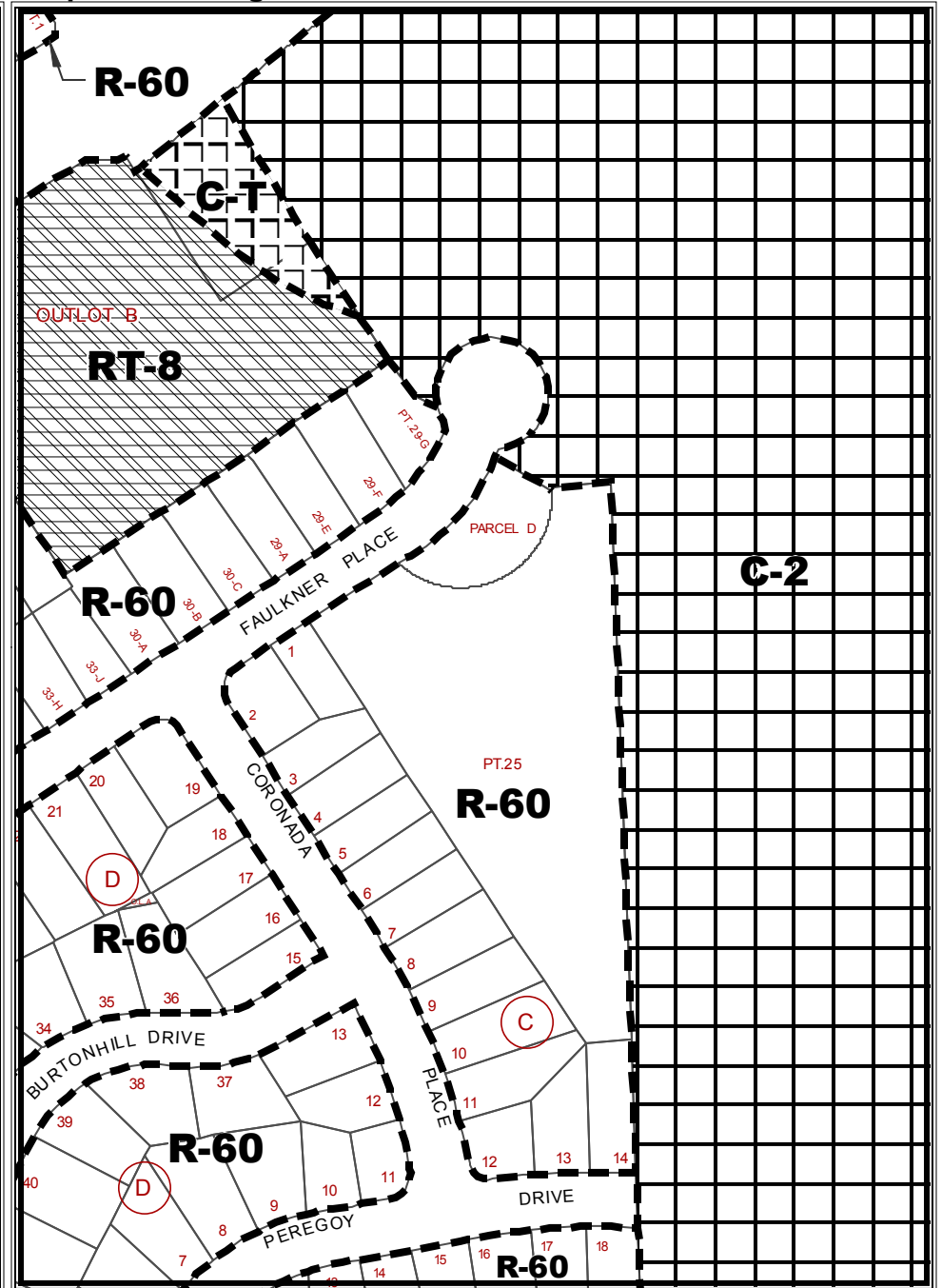
1 in = 200 ft

ATTACHMENT 5

Existing Zoning



Proposed Zoning



Map Grid: 214NW03

 Corrective Map Amendment

1 in = 200 ft