

**Corrective Map Amendments G-927 through G-936, G-938 through G-948 and G-952**

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**Completed 3/26/13**

**description**

These Corrective Map Amendments (CMAs) are part of the Planning Department's initiative to create an official Geographical Information System (GIS)-based zoning layer for the County. Staff reviewed all official zoning maps for mapping errors and found a total of fifty corrections that needed to be made. The District Council approved fourteen corrections on July 26, 2011 (Council Resolution #17-243), twelve on January 22, 2013 (Council Resolution #17-655), and two on March 5, 2013 (Council Resolution #17-691). The remaining twenty-two corrections are included in this report.

This will conclude the Planning Department's efforts in ensuring quality control before transferring the hand-drawn and AutoCAD maps into a GIS-based database and enable the County Council to adopt the digital maps as the official zoning maps for Montgomery County.

**Staff recommendation:** Approval to file 22 Corrective Map Amendments, G-927 through G-936, G-938 through G-948, and G-952 with a Planning Board recommendation of approval to the District Council.

## Introduction

Section 59-H-10.1(b) of the Zoning Ordinance states that the purpose of a CMA is to “enable the District Council in lieu of a comprehensive sectional map amendment to correct technical errors or inaccurate depictions of zoning boundary lines on an adopted map that are known as a result of mapping, surveying or other technical information.”

In the spring of 2008, the District Council approved The Zoning Discovery document, which, among other recommendations, proposed to modernize Montgomery County’s zoning maps from the current hand-drawn and AutoCAD maps to ones generated through a GIS-based mapping tool. Should there be a need for a future comprehensive rezoning, the mapping process could be done quickly and accurately.

This is the last group of mapping errors found during the GIS conversion project. In the next few weeks, staff will bring a Zoning Text Amendment to the Planning Board for consideration and recommendation to the County Council to adopt the digital zoning layer as the official zoning map for Montgomery County.

## Background

Mapping errors occur for a number of reasons, but usually involve discrepancies arising from placing the boundary for a rezoning request along a WSSC grid line rather than a property line, or drawing a line across two map pages. These errors are more apparent in a GIS-based map because there are no grids or page breaks.

### A. Corrective Map Amendment G-927 (Attachment 2)

<b>Property ID/Location:</b>	Lots 6, 7 & 8, Block B, Watkins Village Subdivision, located at 26746, 26800 and 26804 Howard Chapel Drive, <i>Damascus Master Plan</i>
<b>WSSC Grid:</b>	237NW08
<b>Proposed Reclassification:</b>	0.2 acres from the RNC/TDR Zone to the RC Zone

Lots 6, 7 and 8, Block B are located on the northwest side of Howard Chapel Drive, east of Dix Street. On May 25, 2006, the Watkins Village development was rezoned from RE-2 Zone to the RC Zone as part of SMA G-854 (County Council Resolution #15-1615) to implement zoning recommendations of the 2006 *Damascus Master Plan*. The application to file the SMA designated these parcels to be rezoned to RC as part of Site 15 on the SMA’s Index Map. The County Council’s resolution approved the rezoning. However, the official zoning map labeled these parcels as RNC/TDR instead of RC. No other rezoning action has occurred on this site since SMA G-854.

Staff recommends rezoning approximately 0.2 acres of Lots 6, 7 & 8, Block B from the RNC/TDR Zone to the RC Zone consistent with the County Council’s resolution for SMA G-854.

**B. Corrective Map Amendment G-928 (Attachment 3)**

**Property ID/Location:** P907, located at Clarksridge Road & Public House Road, *Clarksburg Master Plan*  
**WSSC Grid:** 233NW13  
**Proposed Reclassification:** 0.02 acres from the RMX-2 Zone to the R-200 Zone

P907 is located on the west side of Clarksridge Road, west of its intersection with Public House Road. The staff report and SMA index sheet for SMA G-710, for the 1994 *Clarksburg Master Plan and Hyattstown Special Study Area* indicate Parcel P907 is adjacent to Site 26. Site 26 was recommended for the RMX-2 Zone in SMA G-710. The Council Resolution approved the RMX-2 Zone (County Council Resolution #12-1844). In implementing the SMA, staff drew the zone boundary along the grid line, not the property line.

Staff recommends rezoning approximately 0.02 acres of P907 from the RMX-2 Zone to the R-200 Zone consistent with the SMA G-710.

**C. Corrective Map Amendment G-929 (Attachment 4)**

**Property ID/Location:** Parcel B, Block A, Kings Square Subdivision, located at Minstrel Tune Way, *Germantown Master Plan*  
**WSSC Grid:** 227NW11  
**Proposed Reclassification:** 0.3 acres from the RMX-2C/TDR Zone to the R-90 Zone

Parcel B, Block A is located south of Middlebrook Road, directly south of its intersection with Minstrel Tune Way. It was inadvertently reclassified to the RMX-2C/TDR Zone during the final mapping of the approved SMA G-877 implementing the 2009 *Germantown Sector Plan* (County Council Resolution #16-1349). SMA G-877 proposed to reclassify an adjacent parcel (see Site 30, Figure 1) from the R-90 Zone to the RMX-2C/TDR Zone. According to the Technical Staff report for the SMA, Site 30 did not include the Kings Square Subdivision and Parcel B and, therefore, Parcel B should not have been rezoned to the RMX-2C/TDR.

Staff recommends rezoning approximately 0.3 acres of Parcel B, Block A from the RMX-2C/TDR Zone to the R-90 Zone consistent with the approved SMA G-877.

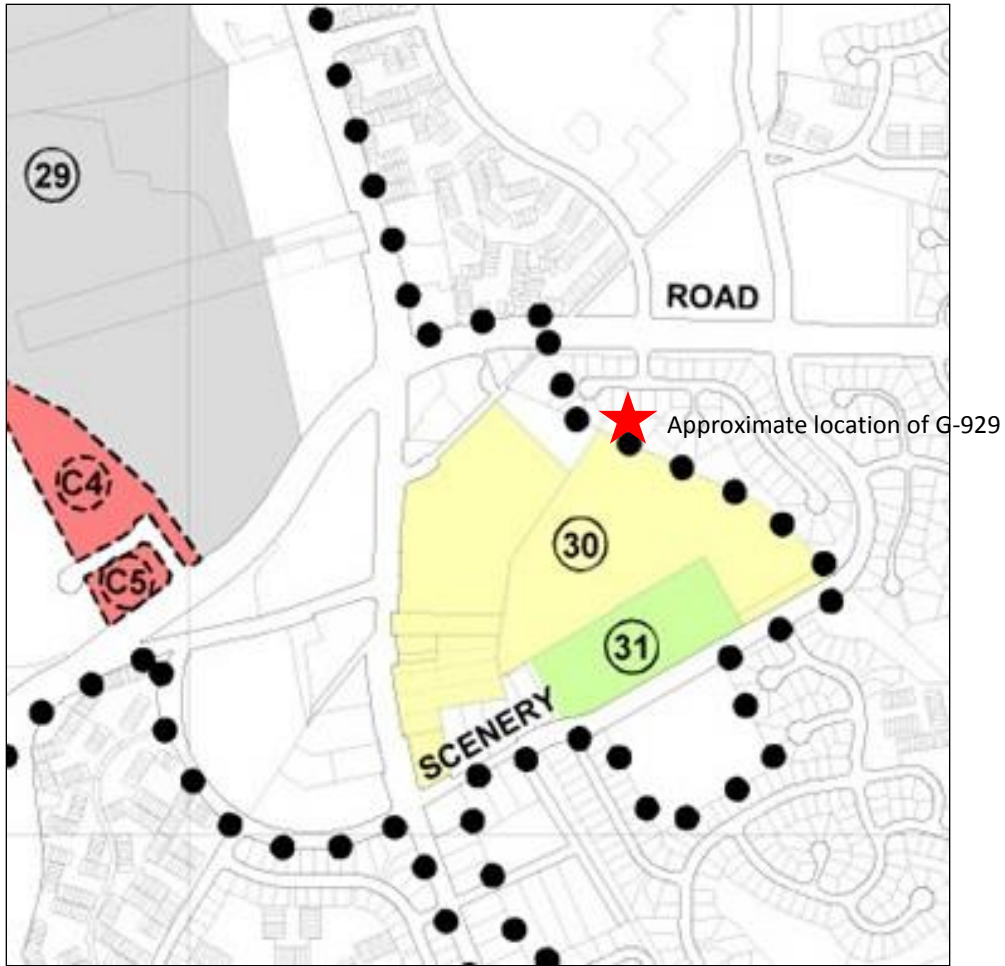


Figure 1: SMA G-877 Index Map

**D. Corrective Map Amendment G-930 (Attachment 5)**

**Property ID/Location:**

Parcels A, D, E, F, and J, Lots 53, 54, 59 - 61, 63 - 66, 77 - 79, 129 - 132, Lot 155 and Lot 163, Block B, Outlot A and Outlot B, Meadowvale Subdivision (initially three properties, which were subdivided into the Meadowvale Subdivision), and P412, located at 18667, 18671, 18701, 18733, 18725, 18727, 18743 18747, 18751, and 18611 Cross Country Lane, 8717 and 8901 Emory Grove Road, 18308, 18304, 18300, and 18301 Amber Meadows Court, 18304, 18300, and 18301 Winter Park Court, 18700, 18702, and 18704, 18706 Capella Lane, 8804 and 8802 Gingerbread Court, *Gaithersburg and Vicinity Master Plan*

**WSSC Grid:**

225NW09

**Proposed Reclassification:**

0.4 acres from the R-90 Zone to the R-200/TDR Zone and 2.5 acres from the R-200/TDR Zone to the R-90 Zone

The Meadowvale Subdivision is located to the north of Emory Grove Road, between Strawberry Knoll Road and Capella Drive. Meadowvale was rezoned in sections over several years by Local Map Amendments, F-780 (1972), G-72 (1977), and G-328 (1982), and SMA F-925 (1974), implementing the Rural Zone.

In 1972, Lots 129-132, and Parcel J, were subject to LMA F-780 (County Council Resolution #7-780), which rezoned these parcels from R-R Zone to the R-90 Zone (identified in purple in Figure 2, below). In 1974, Parcels A, D, E, F, and J, Lots 53, 54, 59-61, 63-66, 77-79, 155, 163, Outlots A and B were subject to SMA F-925 (County Council Resolution #7-1907) and reclassified from R-R to R-200.

In 1977, as part of LMA G-72, Parcels A, D, E & F, Lots 53, 54, and portions of Lots 63-66 and 77-79 (County Council Resolution #8-1689) were rezoned from the R-200 Zone to the R-90 Zone (identified in yellow in Figure 2, below).

Lastly in February 1982, LMA G-328 (depicted in green in Figure 2) changed the remaining portions of Lots 63-66 and Lots 77-79 and Outlot A from the R-200 to the R-90 Zone (County Council Resolution #9-1660).

The current zoning error is a result of SMA G-568 (1987), which applied “TDRs” to particular areas that were R-200 in the *Gaithersburg Vicinity Master Plan*, some of which inadvertently included all of the lots subject to this CMA, except for Lots 155 and 163, Outlot B and P416.

Between 1982 and 1986, several subdivisions occurred within the Meadowvale Subdivision, which resulted in the current lot configuration of properties. All plats recorded for Parcels A, D, E, F, and J, Lots 53, 54, 59-61, 63-66, 77-79, 129-132, Block B, and Outlot A indicate the correct zoning for these parcels as the R-90 Zone. All plats recorded for Lots 155 and 163, and Outlot B, Block B indicate the correct zoning for these parcels in the R-200/TDR Zone.

Staff recommends rezoning approximately 2.5 acres consisting of Parcels A, D, E, F and J, Lots 53, 54, 59-66, 77-79, and 129-132, Block B, and Outlot A Meadowvale Subdivision, from the R-200/TDR Zone to the R-90 Zone to be consistent with LMAs F-780, G-72 and G-328, and 0.4 acres of Lots 155 and 163, Outlot B, Block B and P416 the R-90 Zone to the R-200/TDR Zone to be consistent with SMA G-568.

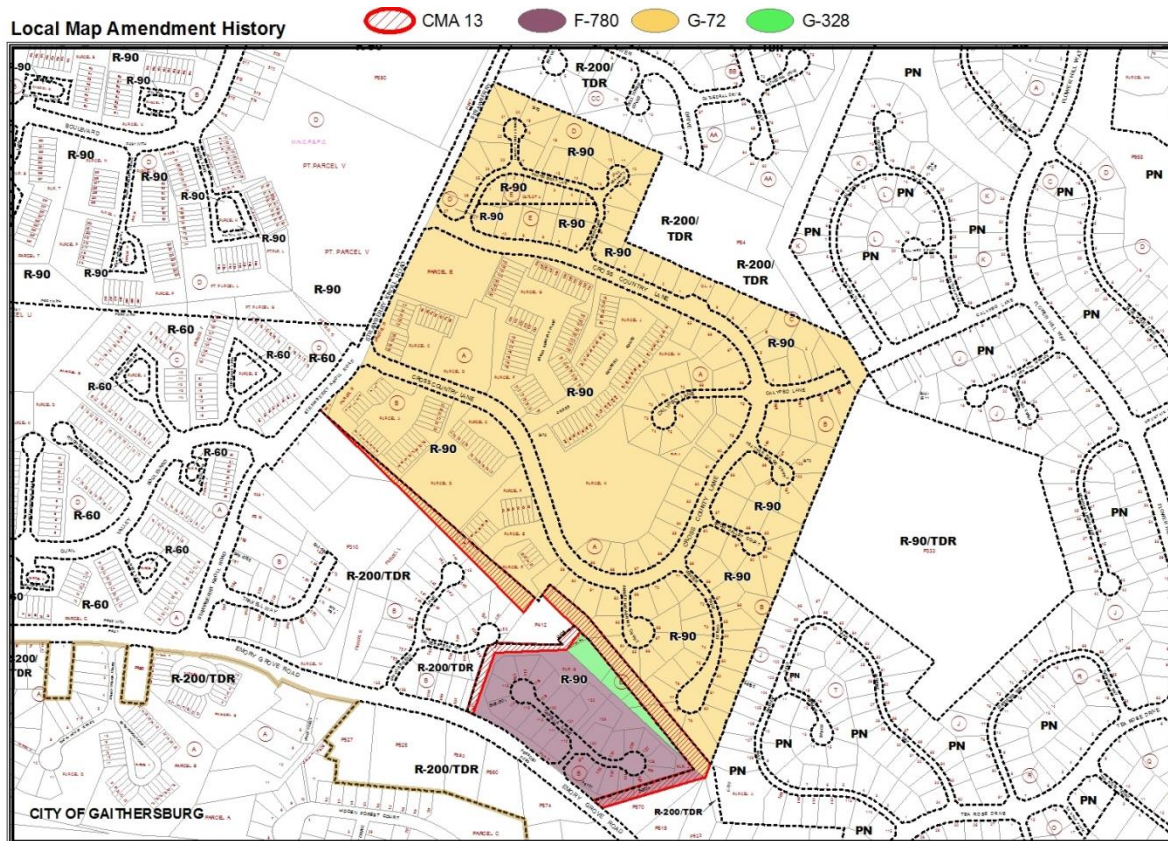


Figure 2: Meadowvale Subdivision Map Amendment History

**E. Corrective Map Amendment G-932 (Attachment 5)**

- Property ID/Location:** Parcel A, Block J, Flower Hill Subdivision, located at Cape Jasmine Way, Gaithersburg and Vicinity Master Plan
- WSSC Grid:** 225NW09
- Proposed Reclassification:** 0.2 acres from the R-200/TDR Zone to the PN Zone

Parcel A, Block J of the Flower Hill subdivision is located between Cape Jasmine Way and Emory Grove Road. In 1969, LMA E-772 (County Council Resolution #6-2375) rezoned approximately 249 acres of land from the R-R Zone to the Planned Neighborhood (PN) Zone. All of Parcel A was included in E-772 as shown within the approved development plan. The parent tract subject to the LMA was subdivided in 1982, thus creating Parcel A as well as other lots. Parcel A was included in SMA G-502 (1986) and SMA G-568 (1987), and split zoned so that 0.2 acres was shown in the R-200/TDR Zone, instead of the PN Zone. This corrective amendment will adjust the zoning line for the split zoned lot to coincide with property lines, as intended by E-772.

Staff recommends rezoning approximately 0.2 acres of Parcel A, Block J, Flower Hill Subdivision from the R-200/TDR Zone to the Planned Neighborhood (PN) Zone.

**F. Corrective Map Amendment G-931 (Attachment 6)**

**Property ID/Location:** Parcel EE, Block DD, Flower Hill Subdivision, located at Sugarberry Court and Snouffer School Road, *Gaithersburg and Vicinity Master Plan*

**WSSC Grid:** 225NW08

**Proposed Reclassification:** 0.64 acres from the RT-10 to the PN Zone

Parcel EE is located on the southwest side of Snouffer School Road, approximately 465 feet north of its intersection with Cherry Laurel Lane. This site was granted the PN Zone per LMA E-772 (County Council Resolution #6-2375). It was reconfirmed in the PN Zone per the Gaithersburg and Vicinity SMA G-502 (1986) and SMA G-568 (1987). Parcel EE was later subdivided in 1988, and no additional map amendments have been granted for the site.

Staff believes that the mistake occurred with the grant of the RT-10 (LMA G-604, County Council Resolution #11-1235) to an adjacent parcel in 1989. The new zone boundary was drawn without the benefit of a subdivision or plat, and included a portion of Parcel EE not subject to the approved LMA.

Staff recommends rezoning approximately 0.64 acres of Parcel EE, Block DD, Flower Hill Subdivision from the RT-10 to the Planned Neighborhood (PN) Zone consistent with LMA E-772.

**G. Corrective Map Amendment G-933 (Attachment 7)**

**Property ID:** U-330162 and Parcel G, Block B, Barnsley Manor Estates, located at Bowie Mill Road and Bluebell Lane, *Olney Master Plan* and *Upper Rock Creek Area Master Plan*

**WSSC Grid:** 225NW05

**Proposed Reclassification:** 0.1 acres from the RE-2 to the RE-1/TDR Zone and 0.07 acres from the RE-1/TDR Zone to the RE-2 Zone

U-330162 and Parcel G are located on the north side of Bowie Mill Road, approximately 1,335 feet northwest of its intersection with Bluebell Lane. Parcel G, was part of Site 2 in SMA G-564, which was rezoned to the RE-1/TDR Zone in 1987 (County Council Resolution #11-387). According to the Resolution, the RE-1/TDR designation was to be applied only to the Barnsley Manor Estates area. The mistake occurred in the subsequent SMA G-827 when the zoning boundary for the RE-2 and RE-1/TDR was misinterpreted to be the stream centerline, rather than the lot line of Parcel G. Parcel G, Block B, and U-330162 were not proposed or approved to be reclassified in SMA G-827, according to Council Resolution #15-805. Rather, the base zone was to remain and the Upper Rock Creek Environmental Overlay Zone was applied, which followed the stream centerline.

Staff recommends rezoning approximately 0.1 acres of U-330162 from the RE-1 Zone to the RE-2 Zone and 0.07 acres of Parcel G, Block B from the RE-1 Zone to the RE-1/TDR Zone consistent with SMA G-564.

**H. Corrective Map Amendment G-934 (Attachment 8)**

<b>Property ID:</b>	P110, located at 16700 Norwood Road, <i>Olney Master Plan</i>
<b>WSSC Grid:</b>	222NW02 & 222NW01
<b>Proposed Reclassification:</b>	0.4 acres from RC to the RE-2 Zone

P110 is located on the west side of Norwood Road, approximately 1,700 feet north of its intersection with Layhill Road/Ednor Road. In 1967, a portion of Parcel P110 was zoned Industrial and changed to R-A, via SMA E-998. In 1973, per text amendment 73013, the R-A Zone was renamed the RE-2 Zone. The 1980 *Olney Master Plan* gave land owners the option during SMA G-256 to apply for the RC Zone. The owner of the adjacent property applied for a rezoning on approximately 220 acres for what was then known as Parcel 905 (depicted in green, in Figure 3). The County Council approved Parcel 905 (County Council Resolution #9-1039) as part of the SMA G-256 as to the RC Zone and the current P110 as the RE-2 Zone. The mapping error occurred during this time as the new maps inadvertently changed Parcel P110 (approximately 0.4 acres at the time) to the RC Zone, and followed what was then the northern parcel line of the old P110, instead of the southern boundary of Parcel P110. In 2007, the old Parcels P110, P106 and P134 were combined into one parcel, P110 and thereby P110 became split zoned.

Staff recommends rezoning approximately 0.4 acres of P110 from the RC Zone to the RE-2 Zone, consistent with SMA G-256.



Existing Zoning

Parcel 905

G-934



Figure 3: Parcel P110

I. Corrective Map Amendment G-935 (Attachment 9)

**Property ID:** Parcels E, F and H, Block G; Outlot C, and Lots 26 through 29, Block P, Quince Orchard Knolls Subdivision, located at 12000, 11838, 11820, 11824, 11828, 11832, & 11836 Quince Mill Drive, *Potomac Subregion Master Plan*

**WSSC Grid:** 221NW12 & 220NW12

**Proposed Reclassification:** 2.7 acres from the R-200/TDR Zone to the R-200 Zone

Parcels E, F and H, Block G, Outlot C, and Lots 26 through 29, Block P, Quince Orchard Knolls Subdivision are located on the south side of Quince Mill Drive, just east of its intersection with Peach Leaf Lane. Prior to the application of the R-200/TDR Zone in 1987, what is now known as Outlot C and portions of Lots 26-29 (Block P) were one parcel, identified as Parcel B (see Figure 4). The grant of the R-200/TDR Zone through SMA G-566 followed the east property line of Parcel B. Parcel B and areas to the west were to remain in the R-200 Zone. In 2002, the Parcels

were subject to SMA G-800, which implemented the zoning recommendations for the *Potomac Subregion Master Plan*. Parcels E, F and H, Block G and Outlot C, and portions of Lots 26-29, Block P, were reconfirmed in the R-200 Zone. In 2009, while preparing the maps for SMA G-890 (for the *Great Seneca Science Corridor Master Plan*), staff found the error, but since the property was outside of the SMA boundary, staff decided not to correct this error as part of G-890.

Staff recommends rezoning approximately 2.7 acres of Parcels E, F & H, Block G, and Outlot C and Lots 26-29, Block P from R-200/TDR to the R-200 Zone, consistent with SMA G-566.

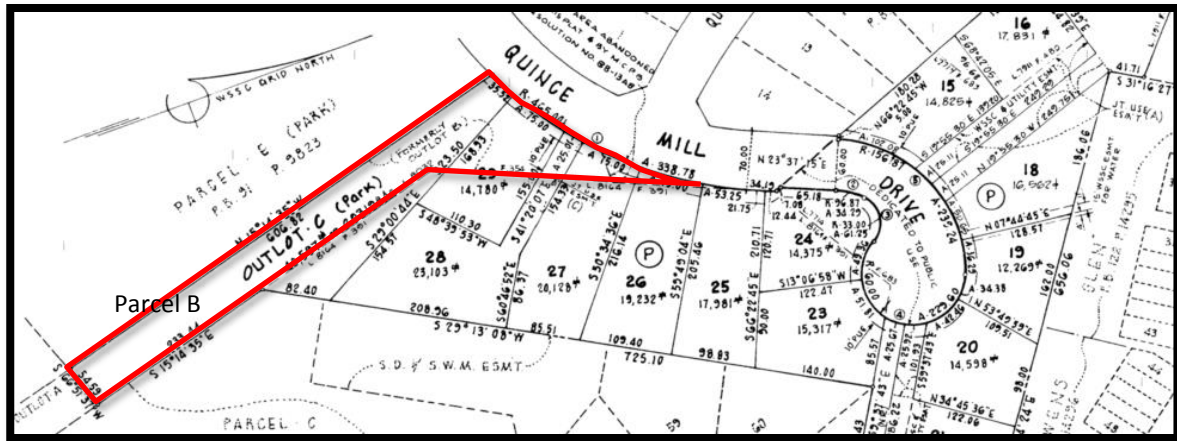


Figure 4: Old Parcel B

**J. Corrective Map Amendment G-936 (Attachment 10)**

**Property ID:** P540 and Parcel A, Block B, Derwood Station, located at 15740 Indianola Drive, *Shady Grove Sector Plan*  
**WSSC Grid:** 221NW07  
**Requested Amendment:** 0.2 acres from the I-2 Zone to the PD-2 Zone

P540 and Parcel A are located on the southeast corner of Crabbs Branch Way and Indianola Drive. The site was rezoned to the PD-2 Zone in LMA G-100, approved in 1978 (County Council Resolution #8-2247), which granted the PD-2 Zone to approximately 243 acres, including P540 and Parcel A. The error in designating the parcels in the I-1 Zone occurred during SMA G-516, (1986) which implemented the zoning recommendations of the 1985 *Upper Rock Creek Master Plan*. The 1985 *Upper Rock Creek Master Plan* did not recommend any changes to this parcel, nor were there any alternate recommendations for these parcels during the SMA approval. The mapping error has been carried forward through subsequent SMAs for the *Shady Grove Sector Plan*.

Staff recommends rezoning approximately 0.2 acres from the I-1 Zone to the PD-2 Zone consistent with LMA G-100.

**K. Corrective Map Amendment G-938 (Attachment 11)**

**Property ID:** Parcel GG, Snowdens Mill Subdivision, located at Sunstone Court, *Fairland Master Plan*  
**WSSC Grid:** 217NE02  
**Proposed Reclassification:** 981 square feet from the R-200 Zone to the R-90 Zone

Parcel GG is located within the Snowdens Mill Subdivision, north of Aventurine Way, west of US 29. Staff believes that the mapping error occurred during SMA G-747 (for the 1997 *Fairland Master Plan*), which mapped approximately 981 square feet of Parcel GG as the R-200 Zone (County Council Resolution #13-980). The previous SMA, G-337, approved in 1982, showed Parcel GG within the R-90 Zone. The staff report for SMA G-747 did not indicate a rezoning for the subject property, nor did any subsequent approvals or actions occur for this parcel to indicate otherwise; therefore the correct zone for Parcel GG is R-90.

Staff recommends rezoning approximately 981 square feet of Parcel GG from R-200 Zone to the R-90 Zone, consistent with SMA G-337.

**L. Corrective Map Amendment G-939 (Attachment 12)**

**Property ID:** P400, located northeast of Greencastle Road, approximately 1,100 feet from Almana Court, *Fairland Master Plan*  
**WSSC Grid:** 219NE04 and 219NE05  
**Proposed Reclassification:** 0.59 acres from R-200 Zone to the RE-2 Zone

P400, is located northeast of Greencastle Road, approximately 1,100 feet east of its intersection with Almana Court. In 1997, this parcel was reconfirmed in the RE-2 Zone in SMA G-747 (County Council Resolution # 13-980). Subsequently, in April 2004, the County Council approved LMA G-813 (County Council Resolution # 15-577) on an adjacent parcel. Staff believes the error occurred when the zoning boundary for LMA G-813 was drawn on a portion of the WSSC grid instead of the parcel line. No subsequent SMAs or LMAs have been approved by the County Council since.

Staff recommends rezoning approximately 0.59 acres of Parcel P400 from the R-200 Zone to the RE-2 Zone consistent with G-747.

**M. Corrective Map Amendment G-940 (Attachment 13)**

**Property ID:** P025, located at 7802 Seven Locks Road, *Potomac Subregion Master Plan*

**WSSC Grid:** 214NW08

**Proposed Reclassification:** 916 square feet from the RT-12.5 Zone to the R-90 Zone

P025 is located north of Muirfield Drive and east of Seven Locks Road, within the Cabin John Regional Park, and is adjacent to the Scotland Community subdivision. In 1967, the R-T Zone was applied to the adjacent parcel (Part B, Bells Mill Springs) per LMA E-1016 (depicted in green below in Figure 5). Subsequently, in 1978, ZTA #77019 converted all R-T Zones to the RT-12.5 Zone at the time. The mapping error occurred when SMA G-565 was approved in 1987, to implement the TDR zones for the Potomac-Cabin John area. While Sheet 214NW08 was included within the SMA area, no properties depicted on the sheet were subject to the proposed reclassifications. At this time, approximately 916 square feet of Parcel P025 (blue, hatched area) was drawn to be included as RT-12.5. Records show that this area was not intended to change zoning, nor did the Council Resolution alter the proposed recommendations. SMA G-800 for the 2002 *Potomac Subregion Master Plan* carried forward the mapping error of SMA G-565.

Staff recommends rezoning approximately 916 square feet of P025 from the RT-12.5 Zone to the R-90 Zone.

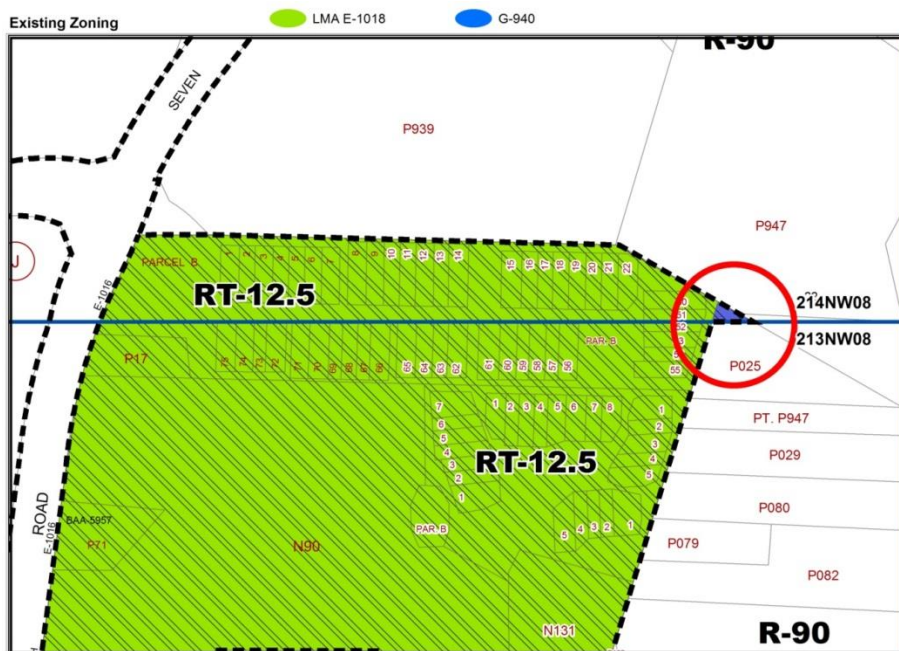


Figure 5: Parcel P025 Boundary

**N. Corrective Map Amendment G-941 (Attachment 14)**

<b>Property ID:</b>	A portion of CSX railroad right-of-way, located along a portion of the northwest boundary of the Town of Garrett Park
<b>WSSC Grid:</b>	214NW04
<b>Proposed Reclassification:</b>	10.6 acres from the R-60 Zone to the R-60 Zone with the Town of Garrett Park Overlay Zone

On November 9, 1992, the County Council approved SMA G-706 (County Council Resolution #12-1363), for the 1992 *North Bethesda/Garrett Park Master Plan*, which included the “Town of Garrett Park Overlay Zone” (Overlay Zone). The boundaries of the Overlay Zone extended across the CSX tracks and included all rights-of-way within the Town of Garrett Park. In 1998, CMA G-761 digitized all zoning maps within the *Master Plan for the Communities of Kensington-Wheaton*, but inadvertently removed the CSX right-of-way from the Overlay Zone.

Staff recommends depicting “Town of Garrett Park Overlay Zone” boundary to include all of the CSX right-of-way, as originally intended in SMA G-706.

**O. Corrective Map Amendment G-942 (Attachment 15)**

<b>Property ID:</b>	P88, located at 2501 Lyttonsville Road, <i>North and West Silver Spring Master Plan</i>
<b>WSSC Grid:</b>	211NW03 and 210NW03
<b>Proposed Reclassification:</b>	2.04 acres from the I-1 Zone to the R-60 Zone

P88 is located on the northwest corner of Lyttonsville Road and Lyttonsville Place. The property is currently split zoned R-60 and I-1. R-60 zoning was depicted on this property in the 1958 Comprehensive District Map Amendment (County Council Ordinance #3-206). Subsequently, the property was included in the 1972 *Master Plan for the Western Silver Spring* and recommended to continue in the R-60 Zone. Staff believes the error occurred in 1990 with the inclusion of sheet 210NW03 into the application for the Georgetown Branch SMA G-665. This site was outside of the SMA area and not subject to the SMA application. However, the southeastern portion of the property was inadvertently zoned as I-1 because the property line traverses two separate zoning maps, and the WSSC grid line was misinterpreted to be the property line. The mapping error continued in 2000, with the adoption of the *North and West Silver Spring Master Plan* (G-787).

Staff recommends rezoning approximately 2.04 acres of P88 in the R-60 Zone, consistent with the zoning recommendations of the 1958 Comprehensive Map Amendment.

**P. Corrective Map Amendment G-943 (Attachment 16)**

**Property ID:** Pt Lot 33, Block BB, New Hampshire Estates,  
located at 1058 Rutan Street, *East Silver Spring  
Master Plan*

**WSSC Grid:** 210NE01 and 211NE01

**Proposed Reclassification:** 407 square feet from the R-30 Zone to the R-40  
Zone

Pt Lot 33 is located on the north side of Rutan Street, approximately 255 feet east of its intersection with Quebec Street. Pt Lot 33 was within Site 94 in SMA G-80 and was granted the R-40 Zone in 1978 (County Council Resolution #8-1773). Pt Lot 33, however, is on two separate zoning sheets, and although the entire Parcel was within the proposed rezoning (and granted by Council) the southern portion of the parcel was inadvertently left in the R-30 Zone. Subsequent SMAs carried forward this mistake and no other zoning actions were proposed for this site.

Staff recommends rezoning approximately 417 square feet of Pt Lot 33, Block BB from the R-30 Zone to the R-40 Zone consistent with SMA G-80.

**Q. Corrective Map Amendment G-944 (Attachment 17)**

**Property ID:** Lot 27, Block 49, located at 706 Chaney Drive,  
*Takoma Park Master Plan*

**WSSC Grid:** 209NE01

**Proposed Reclassification:** 0.04 acres from the R-20 Zone to the R-60 Zone

Lot 27 is located on the north side of Chaney Drive, just west of its intersection with Flower Avenue, and is currently split zoned R-20 and R-60. The split zoning occurred during the application of the R-60 and R-20 zones in the 1982 *City of Takoma Park Master Plan* SMA G-351 (County Council Resolution #9-1965). The SMA rezoned Lot 27 from R-10 to the R-60 Zone and the adjacent Lot 35 from the R-10 to the R-20 Zone (Site #50, page 53, 1982 *City of Takoma Park Master Plan*). The SMA index showed all of Lot 27 in the R-60 Zone and Council approved this change; however, approximately 0.04 acres of Lot 27 was obscured by the binding and depicted as R-20 instead of R-60. Subsequent master plans and SMAs continued this technical error.

Staff recommends rezoning approximately 0.04 acres of Lot 27 from the R-20 Zone to the R-60 Zone consistent with SMA G-351.

**R. Corrective Map Amendment G-945 (Attachment 18)**

**Property ID:** N950, located at 7101 New Hampshire Avenue,  
*Takoma Park Master Plan*

**WSSC Grid:** 209NE02

**Proposed Reclassification:** Approximately 119 square feet from the RE-2 Zone  
to the R-30 Zone

N950 is located on the east side of Myrtle Avenue, south of Elson Street. This site was part of the Takoma Park annexation in 1987 (G-748, County Council Resolution #13-1171), and specifically designated as Site 25, which was recommended for the R-30 Zone. Approximately 119 square feet of N950 is located on a separate WSSC grid and was inadvertently left in the RE-2 Zone. According to the resolution, the proposed rezoning was granted, as requested. There have been no subsequent sectional map amendments for the annexed area.

Staff recommends rezoning approximately 119 square feet of N950 from the RE-2 Zone to the R-30 Zone consistent with SMA G-748.

**S. Corrective Map Amendment G-946 (Attachment 19)**

**Property ID:** Pt. Parcel A (a.k.a. GEICO property), located at 5260  
Western Avenue, *Friendship Heights Sector Plan*

**WSSC Grid:** 207NW05

**Proposed Reclassification:** 1.7 acres from the R-60 Zone to the R-60/TDR Zone

Pt. Parcel A is located on the south side of Willard Avenue approximately 800 feet from its intersection with River Road. The 1998 *Friendship Heights Sector Plan* recommended this Parcel be rezoned from the R-60 and C-O Zones to the TS-M and R-60/TDR Zones. On July 14, 1998, the District Council approved the proposed zoning changes via SMA G-762 (County Council Resolution #13-1371). Although the boundaries were shown correctly during the SMA process, the final zoning sheets incorrectly showed the zoning as R-60. There have been no subsequent zoning changes to this parcel.

Staff recommends rezoning approximately 1.7 acres of Pt. Parcel A from the R-60 Zone to the R-60/TDR Zone consistent with SMA G-762.

**T. Corrective Map Amendment G-947 (Attachment 20)**

**Property ID:** P191, located at 5218 River Road, *Westbard Sector Plan*  
**WSSC Grid:** 207NW05  
**Proposed Zone:** 0.2 acres from the C-4 Zone to the I-1 Zone

P191 is located to the west of the intersection of River Road (MD 190) and Landy Lane. In SMA G-368 (County Council Resolution #9-2005) for the 1982 *Westbard Sector Plan*, P191 was part of Site 31 and rezoned from the I-2 Zone to the I-1 Zone. On July 14, 1998, the District Council approved SMA G-762 (County Council Resolution #13-1371), for the 1998 *Friendship Heights Sector Plan*, which showed the property’s zoning as C-4. The Master Plan and the Technical Staff report did not indicate rezoning for this parcel as it was outside of the SMA boundary. There has been no subsequent zoning changes.

Staff recommends rezoning approximately 0.2 acres of P191 from the C-4 Zone to the I-1 Zone, consistent with SMA G-368.

**U. Corrective Map Amendment G-948 (Attachment 21)**

**Property ID:** P85, located at 16020 Batson Road, *Cloverly Master Plan*  
**WSSC Grid:** 221NE02  
**Proposed Reclassification:** 0.08 acres from the RE-1 Zone to the RC Zone

P85 is located west of Batson Road, north of its intersection with Spencerville Road (MD 198). On September, 30, 1997, the County Council approved SMA G-750 (County Council Resolution #13-1059) for the 1997 *Cloverly Master Plan*. P85 was part of Site 4 in the SMA’s Parcel Index. The

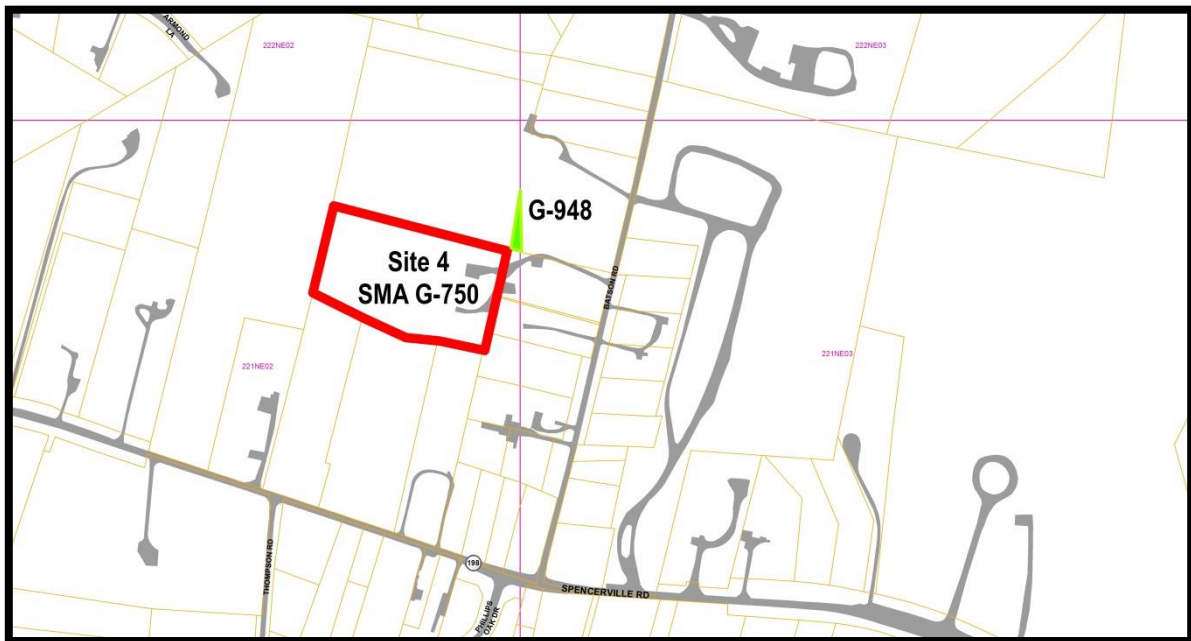


Figure 6: SMA G-750 Change Index



southern portion of P85 was requested to be reclassified from RE-1 Zone to the RC Zone. The inclusion of the southern portion of Site 4 should have included all of P85 in the RC Zone. On sheet 221NE02, however, the zoning boundary was not drawn following the entirety of P85. Approximately 0.08 acres was incorrectly represented as RE-1.

Staff recommends rezoning approximately 0.08 acres of P85 from the RE-1 Zone to the RC Zone consistent with SMA G-750.

**V. Corrective Map Amendment G-952 (Attachment 22)**

<b>Property ID:</b>	P951, located at 22145 Dickerson Road, <i>Agricultural and Rural Open Space Functional Master Plan</i>
<b>WSSC Grid:</b>	231NW20
<b>Proposed Reclassification:</b>	0.24 acres from the R-200 Zone to the C-1 Zone

Two actions are required for P951: correcting a right-of-way withholding and correcting a mapping error. This parcel is located on the east side of Dickerson Road (MD 28), just south of the intersection with the CSX tracks. The right-of-way withholding and mapping error occurred at the time of LMA C-217. County Council Resolution #4-622 expressly stated that the rezoning to the C-1 Zone should not include “that portion of the property lying within 60 feet of the center line of State Route 28...” Therefore, the rezoning was applied to the remaining 32,859 square feet of the property. However, it appears that when the boundary for the LMA was drawn on the zoning map, the outline was drawn incorrectly, leaving both the right-of-way withholding and the rear of the parcel in the R-R Zone.

Both the withheld area and the rear of the property remained R-R until 1981 when this site was subject to SMA G-266, which reclassified the R-R Zone to the R-200 Zone, but did not identify or correct the withholding or identify the boundary error.

Staff recommends rezoning approximately 0.24 acres of P951, (0.07 acres for the withholding and 0.17 acres for the mapping error) from the R-200 Zone to the C-1 Zone as had been intended in LMA C-217.

**Conclusion and Recommendations**

Staff recommends approval to file Corrective Map Amendments G-927 through G-936, G-938 through G-948 and G-952 with the District Council, with a recommendation of approval by the Planning Board for the above corrective actions to be transmitted to the District Council.

## **Attachments**

- Attachment 1:** Table of Properties Recommended for Reclassification
- Attachment 2:** Corrective Map Amendment G-927
- Attachment 3:** Corrective Map Amendment G-928
- Attachment 4:** Corrective Map Amendment G-929
- Attachment 5:** Corrective Map Amendment G-930 & G-932
- Attachment 6:** Corrective Map Amendment G-931
- Attachment 7:** Corrective Map Amendment G-933
- Attachment 8:** Corrective Map Amendment G-934
- Attachment 9:** Corrective Map Amendment G-935
- Attachment 10:** Corrective Map Amendment G-936
- Attachment 11:** Corrective Map Amendment G-938
- Attachment 12:** Corrective Map Amendment G-939
- Attachment 13:** Corrective Map Amendment G-940
- Attachment 14:** Corrective Map Amendment G-941
- Attachment 15:** Corrective Map Amendment G-942
- Attachment 16:** Corrective Map Amendment G-943
- Attachment 17:** Corrective Map Amendment G-944
- Attachment 18:** Corrective Map Amendment G-945
- Attachment 19:** Corrective Map Amendment G-946
- Attachment 20:** Corrective Map Amendment G-947
- Attachment 21:** Corrective Map Amendment G-948
- Attachment 22:** Corrective Map Amendment G-952

RMK\ha

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Final.docx

## ATTACHMENT 1

### Properties Recommended for Reclassification

CMA #	Acreage <sup>1</sup>	Address/Parcel ID	Area	Existing zone <sup>2</sup>	New Zone	Reason for Correction
G-927     (A)	0.2	26746 Howard Chapel Dr 12-00941532  26800 Howard Chapel Dr 12-00924687  26804 Howard Chapel Dr 12-00927715	Damascus	RNC/TDR	RC	Technical Mapping error
G-928  (B)	0.02	Clarksridge Rd & Public Meeting House Rd  02-00018482	Clarksburg	RMX-2	R-200	Technical Mapping Error
G-929  (C)	0.3	0Minstrel Tune Dr  09-02816748	Germantown	RMX-2C/TDR	R-90	Technical Mapping Error
G-930          (D)	2.5	18667 Cross Country Ln 09-02164341  18671 Cross Country Ln 09-02254976  18701 Cross Country Ln 09-02255105  18733 Cross Country Ln 09-02255116  8717 Emory Grove Rd 09-02615076  18725 Cross Country Ln 09-02255231  18727 Cross Country Ln 09-02255242	Gaithersburg	R-200/TDR	R-90	Technical Mapping Error

<sup>1</sup> Acreage equates to the total number of acres affected by the proposed zoning change, not the individual size(s) of the parcel.

<sup>2</sup> Existing zone correlates to the amendment area only.

CMA #	Acreage <sub>1</sub>	Address/Parcel ID	Area	Existing zone <sup>2</sup>	New Zone	Reason for Correction
(D)		18743 Cross Country Ln 09-02255355	Gaithersburg	R-200/TDR	R-90	Technical Mapping Error
		18747 Cross Country Ln 09-02255366				
		18751 Cross Country Ln 09-02255377				
		18308 Amber Meadow Ct 09-02255390				
		18304 Amber Meadows Ct 09-02255402				
		18300 Amber Meadows Ct 09-02255413				
		18301 Amber Meadows Ct 09-02255424				
		18611 Cross County Ln 09-02164352				
		18304 Winter Park Ct 09-02255537				
		18300 Winter Park Ct 09-02255548				
		18301 Winter Park Ct 09-02255550				
		18700 Capella Dr 09-02615156				
		18702 Capella Dr 09-02615167				

CMA #	Acreage <sup>1</sup>	Address/Parcel ID	Area	Existing zone <sup>2</sup>	New Zone	Reason for Correction
(D)	0.4	18704 Capella Ln 09-02615178  18706 Capella Ln 09-02615180  8804 Gingerbread Ct 09-02871363  8901 Emory Grove Rd 09-02871443  8802 Gingerbread Ct 09-02871248; 09-00771912	Gaithersburg	R-90	R-200/TDR	Technical Mapping Error
G-931 (F)	0.64	Sugarberry Ct & Snouffer School Rd  09-02811852	Gaithersburg	RT-10	PN	Technical Mapping Error
G-932 (E)	0.2	Cape Jasmine Wy  09-02362666	Gaithersburg	R-200/TDR	PN	Technical Mapping Error
G-933 (G)	0.07  0.1	Bowie Mill Rd 08-03099278  Bowie Mill Rd U330162	Olney  Upper Rock Creek	RE-2  RE-1/TDR	RE-1/TDR  RE-2	Technical Mapping Error
G-934 (H)	0.4	16700 Norwood Rd  08-00715197	Olney	RC	RE-2	Technical Mapping Error
G-935 (I)	2.7	12000 Quince Mill Dr 06-00411948; 06-00411937; 06-00411920  11838 Quince Mill Dr 06-02798318  11820 Quince Mill Dr 06-02798422  11824 Quince Mill Dr	Potomac	R-200/TDR	R-200	Technical Mapping Error

CMA #	Acreage <sup>1</sup>	Address/Parcel ID	Area	Existing zone <sup>2</sup>	New Zone	Reason for Correction
G-935 (I)		06-02798433 11828 Quince Mill Dr 06-0279844  11832 Quince Mill Dr 06-02798455  11836 Quince Mill Dr 06-2798466	Potomac	R-200/TDR	R-200	Technical Mapping Error
G-936 (J)	0.2	Indianola Dr 04-02008201  15740 Indianola Dr 04-02278824	Shady Grove	I-1	PD-2	Technical Mapping Error
G-938 (K)	981 (sf)	Sunstone Ct  05-01910345	Fairland	R-200	R-90	Technical Mapping Error
G-939 (L)	0.59	Greencastle Rd  05-01590356	Fairland	R-200	RE-2	Technical Mapping Error
G-940 (M)	916 (sf)	7802 Seven Locks  10-02676006	Potomac	RT-12.5	R-90	Technical Mapping Error
G-941 (N)	10.6	Parklawn Dr.  04-00045428	North Bethesda/Garrett Park	R-60	R-60 with the Town of Garrett Park Overlay Zone	Technical Mapping Error
G-942 (O)	2.04	2501 Lytonsville Rd  13-00983072	North and West Silver Spring	I-1	R-60	Technical Mapping Error
G-943 (P)	407 (sf)	1058 Rutan St  13-01134441	Silver Spring East	R-30	R-40	Technical Mapping Error
G-944 (Q)	0.04	706 Chaney Dr  13-01080028	Takoma Park	R-20	R-60	Technical Mapping Error

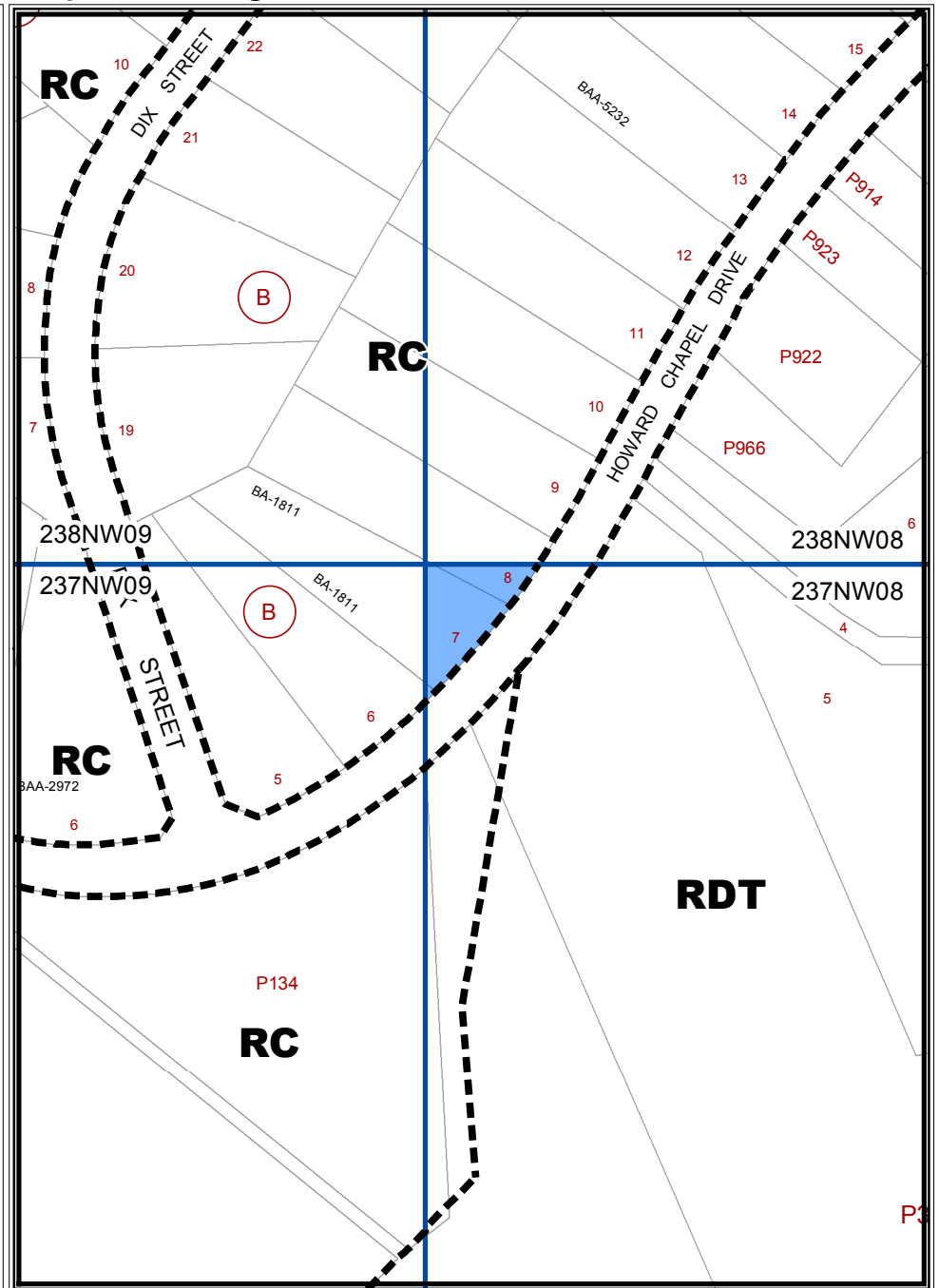
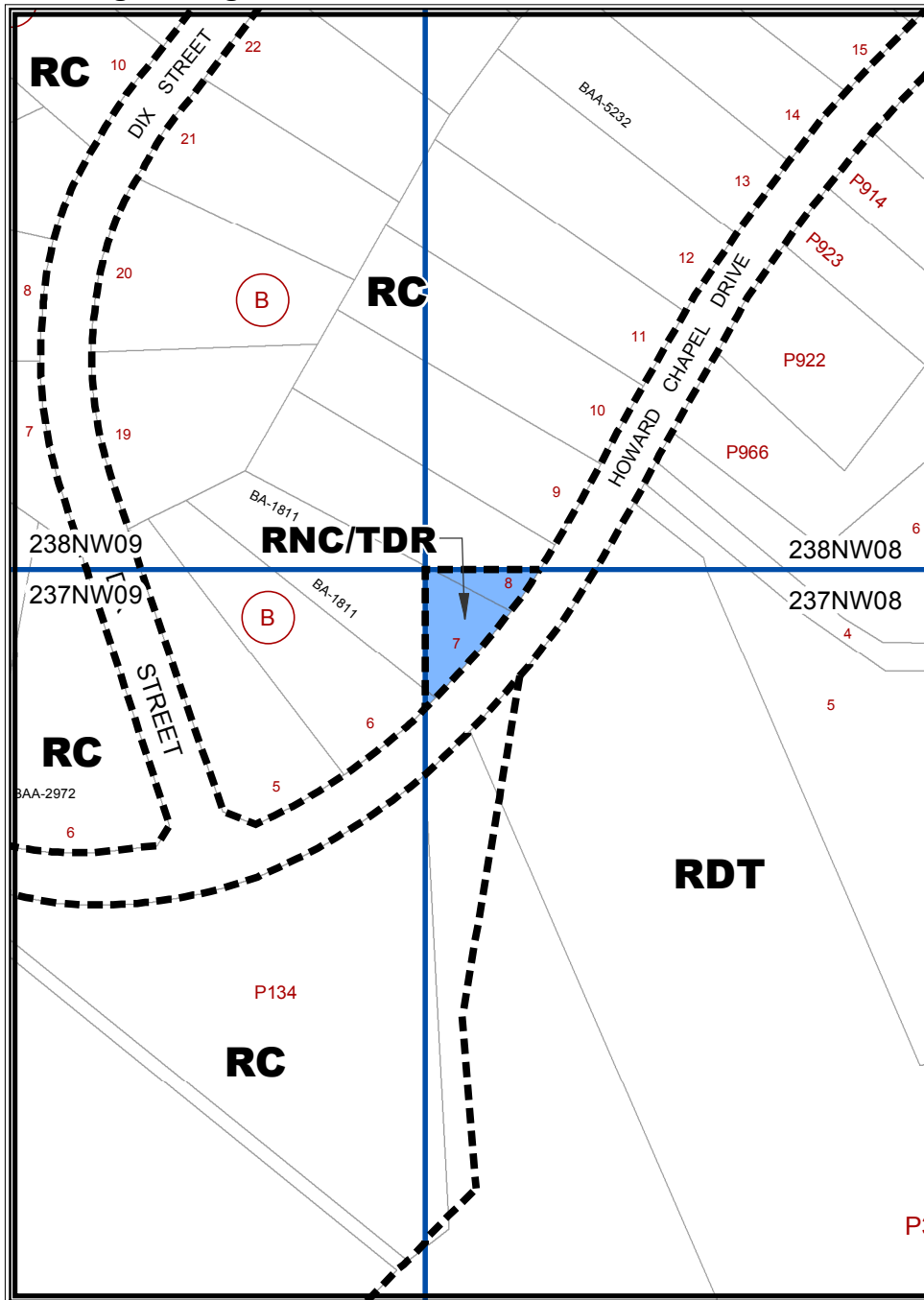
CMA #	Acreage <sup>1</sup>	Address/Parcel ID	Area	Existing zone <sup>2</sup>	New Zone	Reason for Correction
G-945 (R)	119 (sf)	7101 New Hampshire Ave 13-03174777	Takoma Park	RE-2	R-30	Technical Mapping Error
G-946 (S)	1.7	5260 Western Ave 07-00423718	Friendship Heights	R-60	R-60/TDR	Technical Mapping Error
G-947 (T)	0.2	5218 River Rd 07-00419363	Westbard	C-4	I-1	Technical Mapping Error
G-948 (U)	0.08	16020 Batson Rd 05-0055068	Cloverly	RE-1	RC	Technical Mapping Error
G-952 (V)	0.24	22145 Dickerson Rd 11-00915284	Agricultural & Rural Open Space	R-200	C-1	Right-of-way withholding & technical mapping error

# ATTACHMENT 2

## Existing Zoning

 G-927

## Proposed Zoning



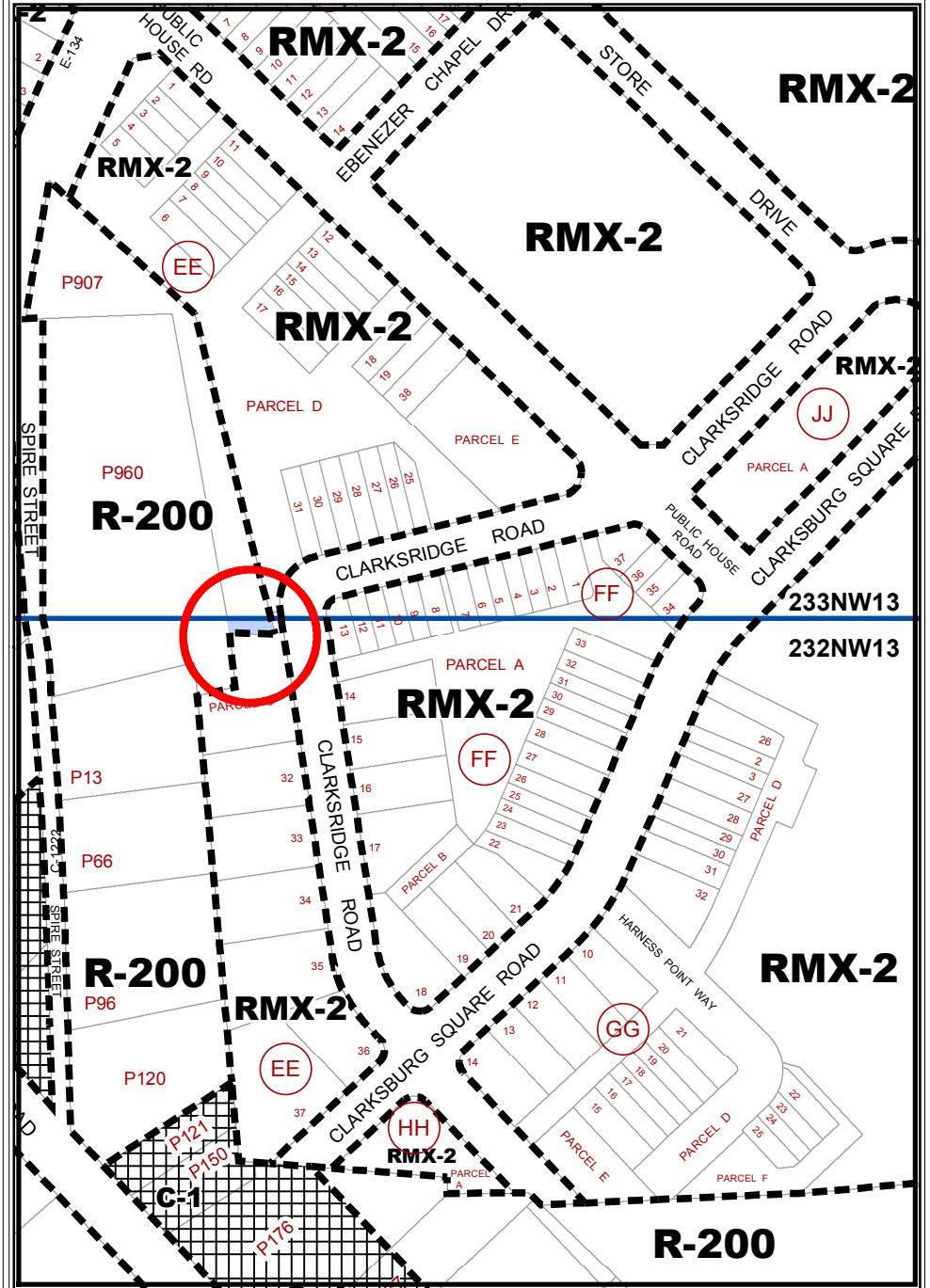
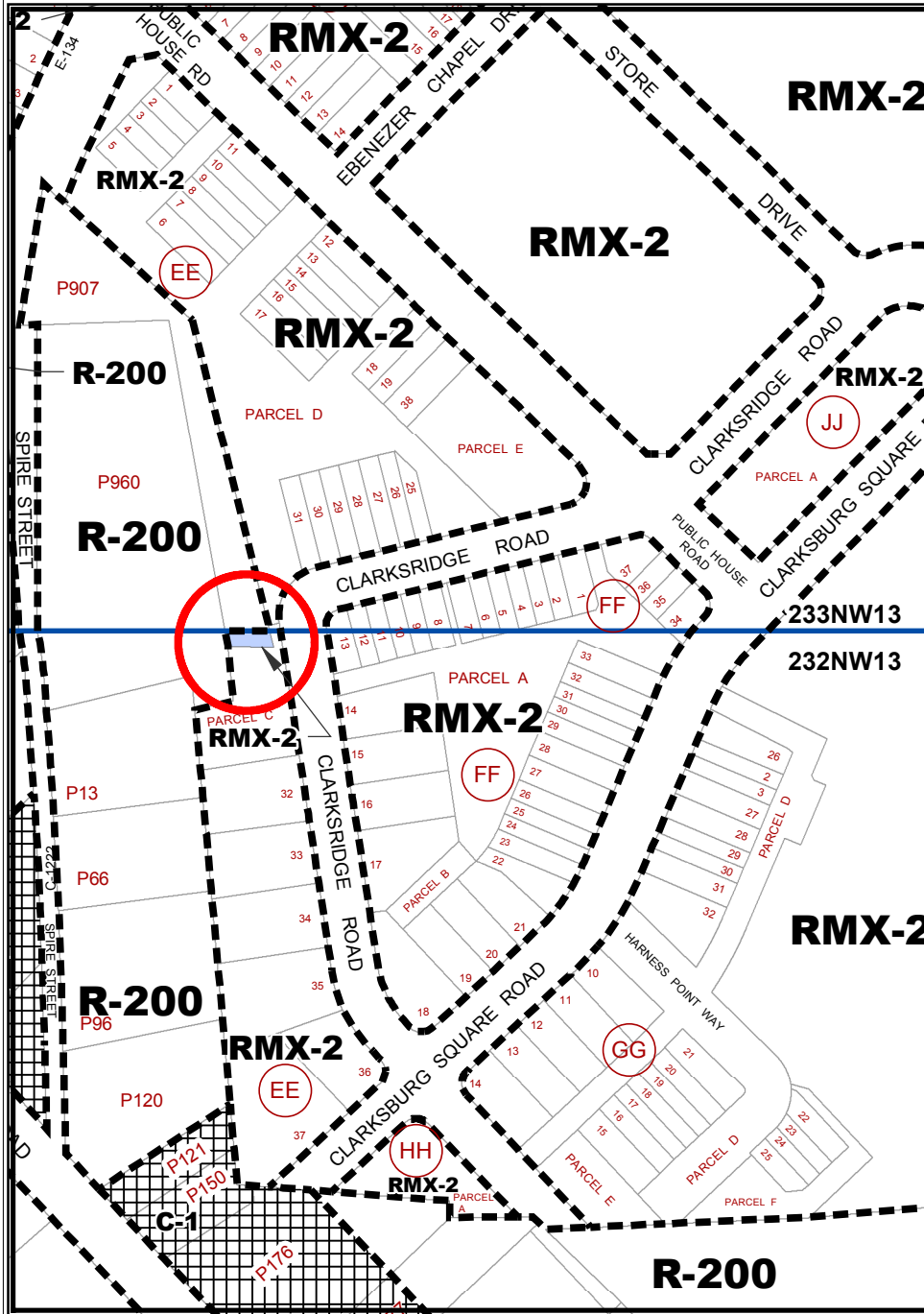


# ATTACHMENT 3

Existing Zoning

 G-928

Proposed Zoning



Map Grid: 232NW13

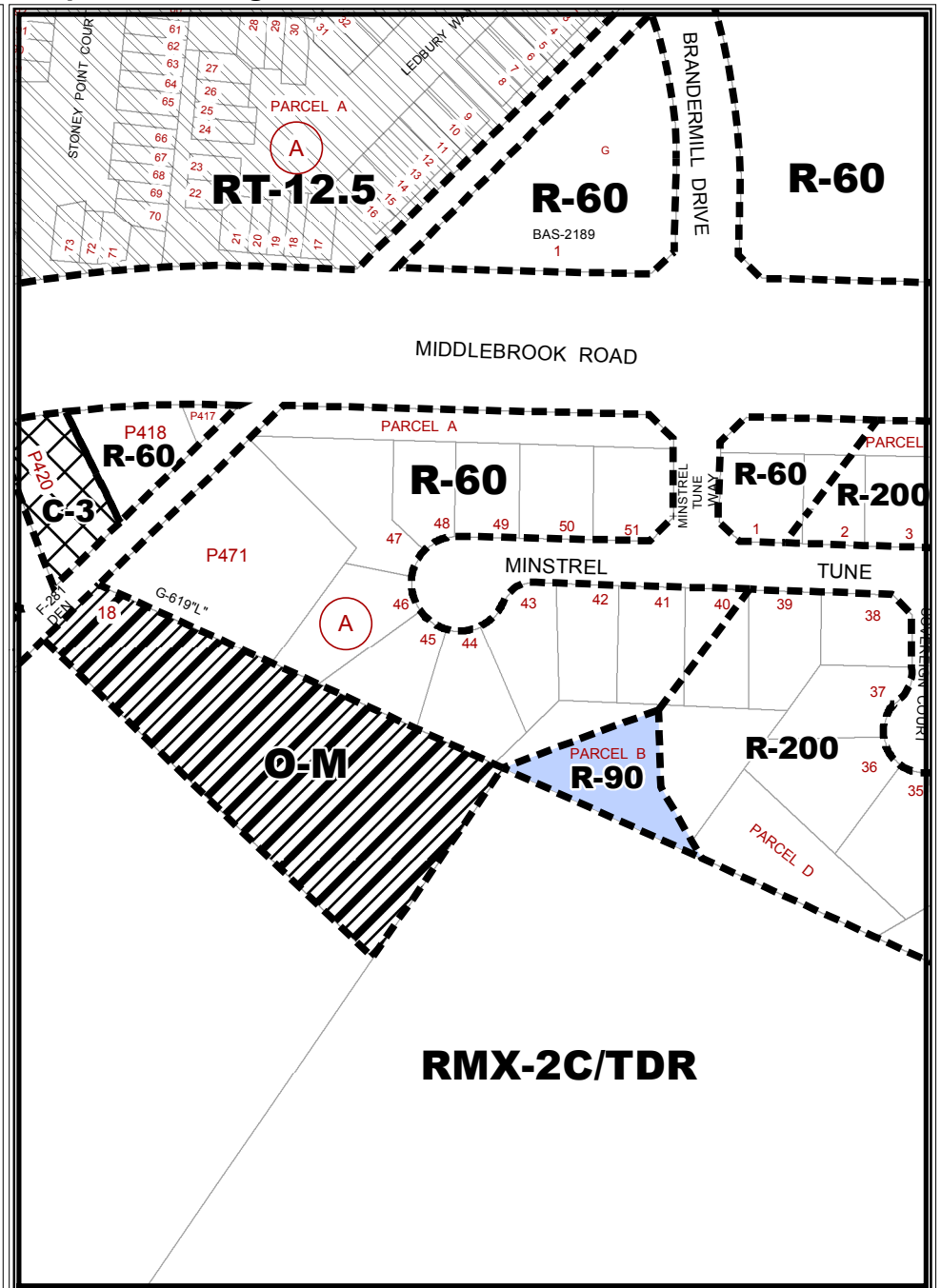
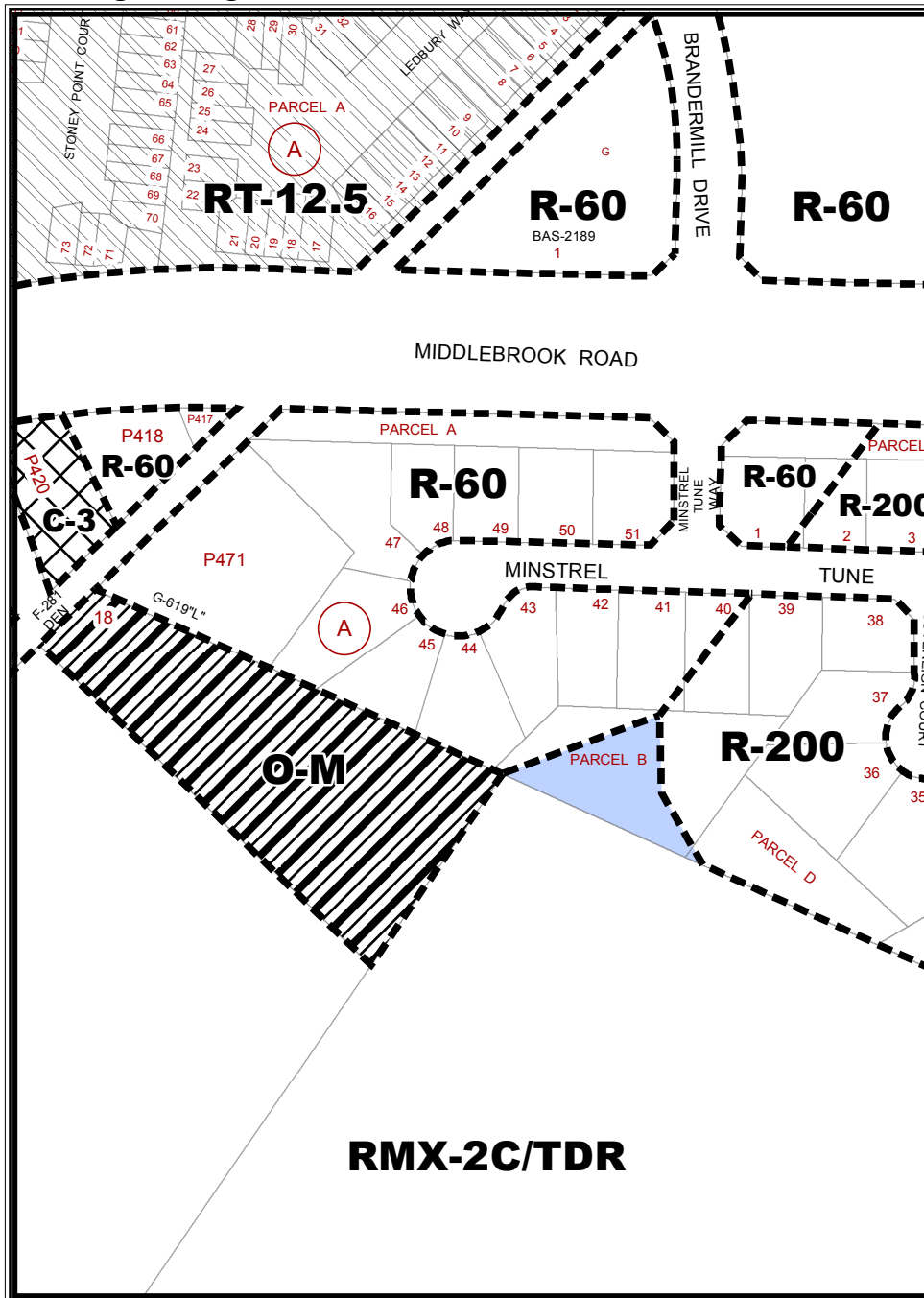
1 in = 200 ft

# ATTACHMENT 4

## Existing Zoning

G-929

## Proposed Zoning

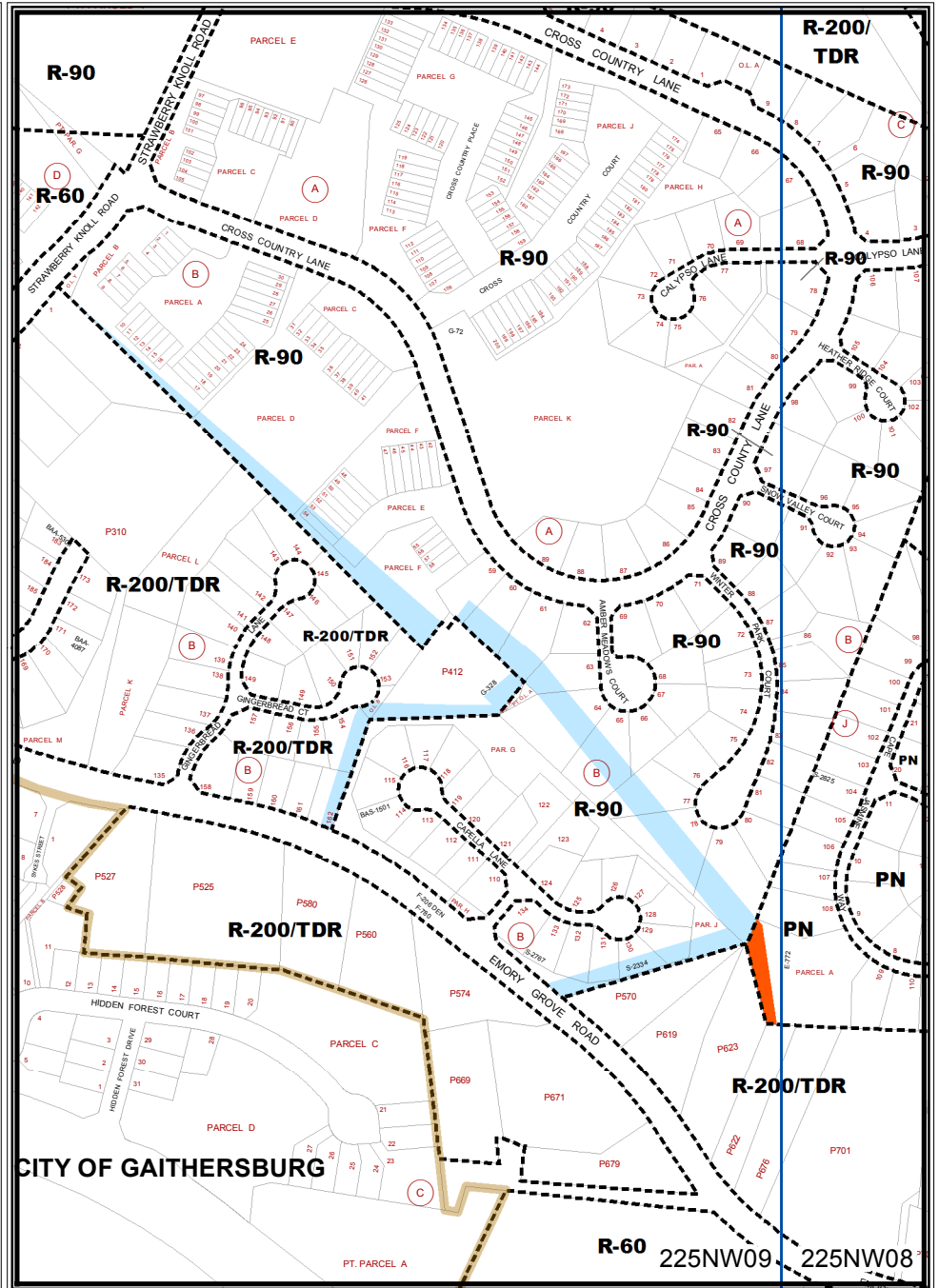
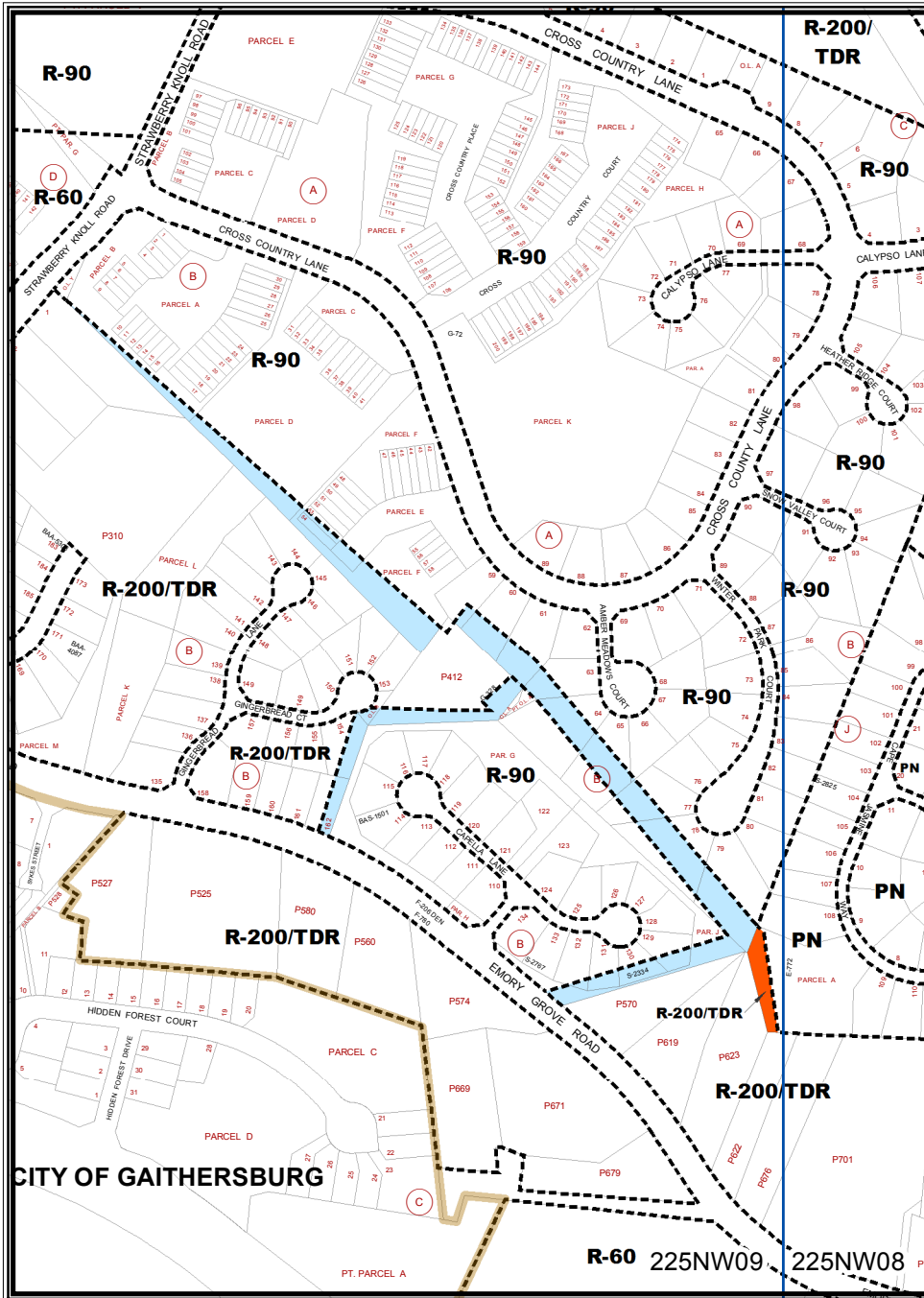


# ATTACHMENT 5

## Existing Zoning



## Proposed Zoning

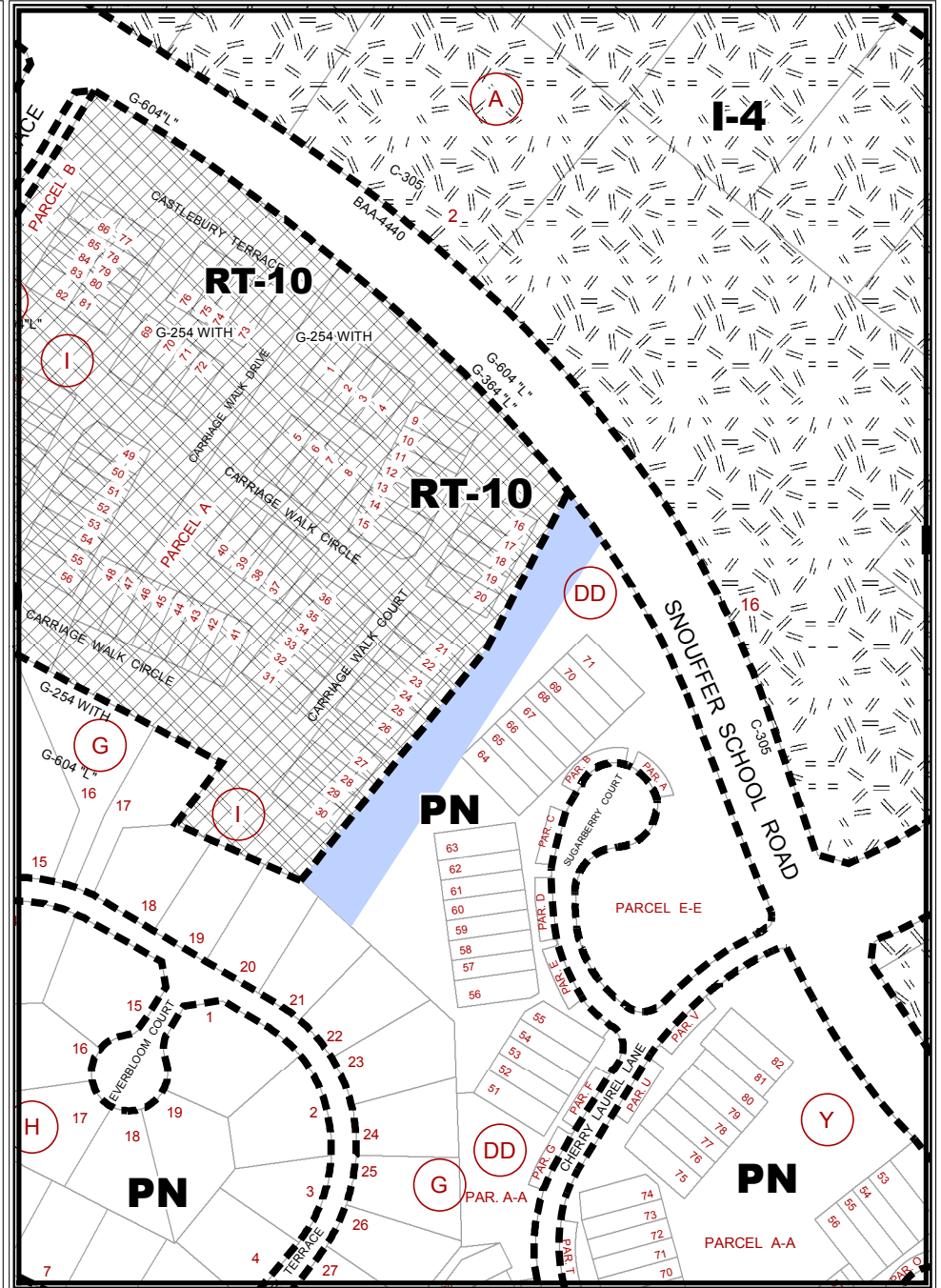
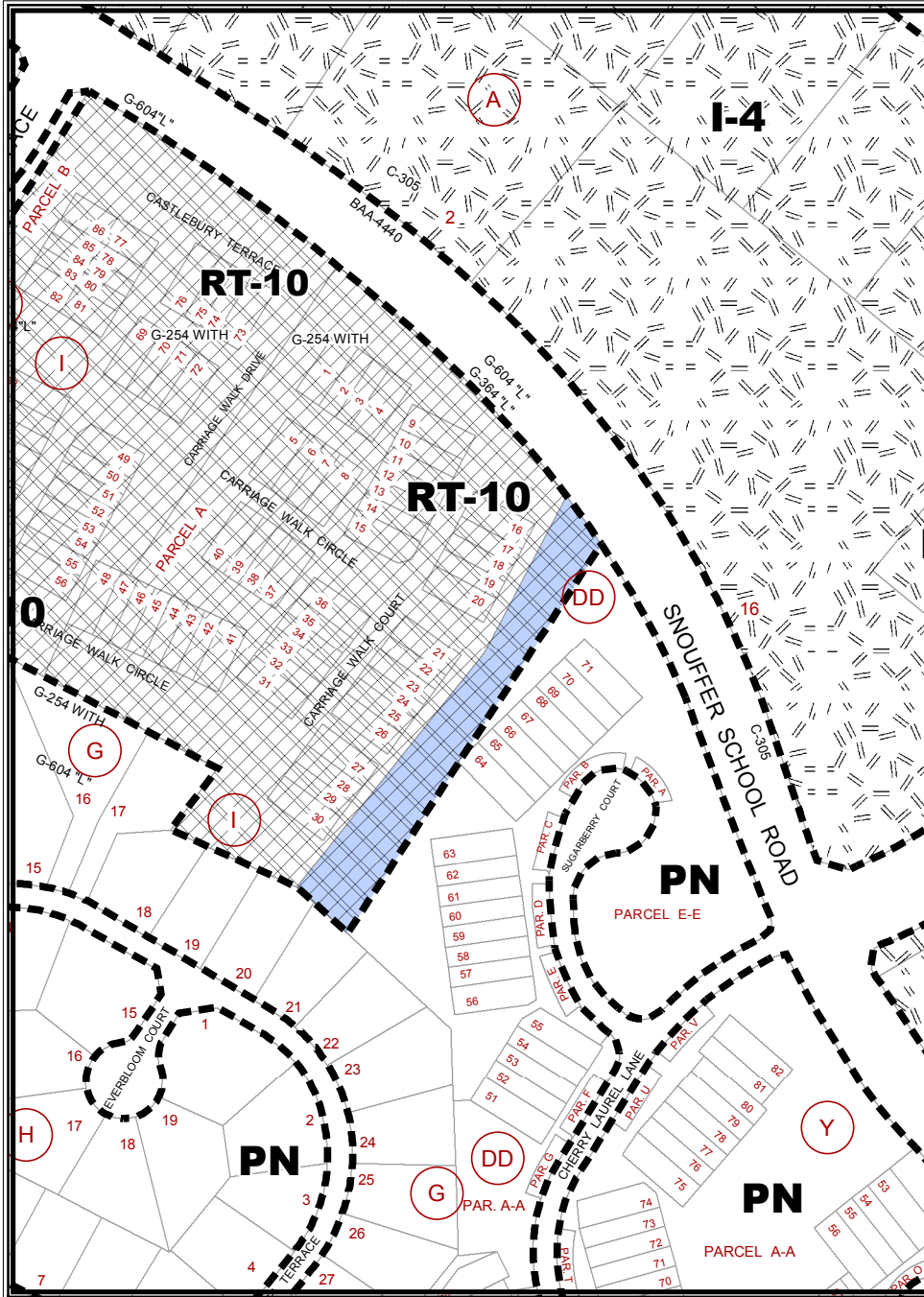


# ATTACHMENT 6

## Existing Zoning

 G-931

## Proposed Zoning



Map Grid: 225NW08

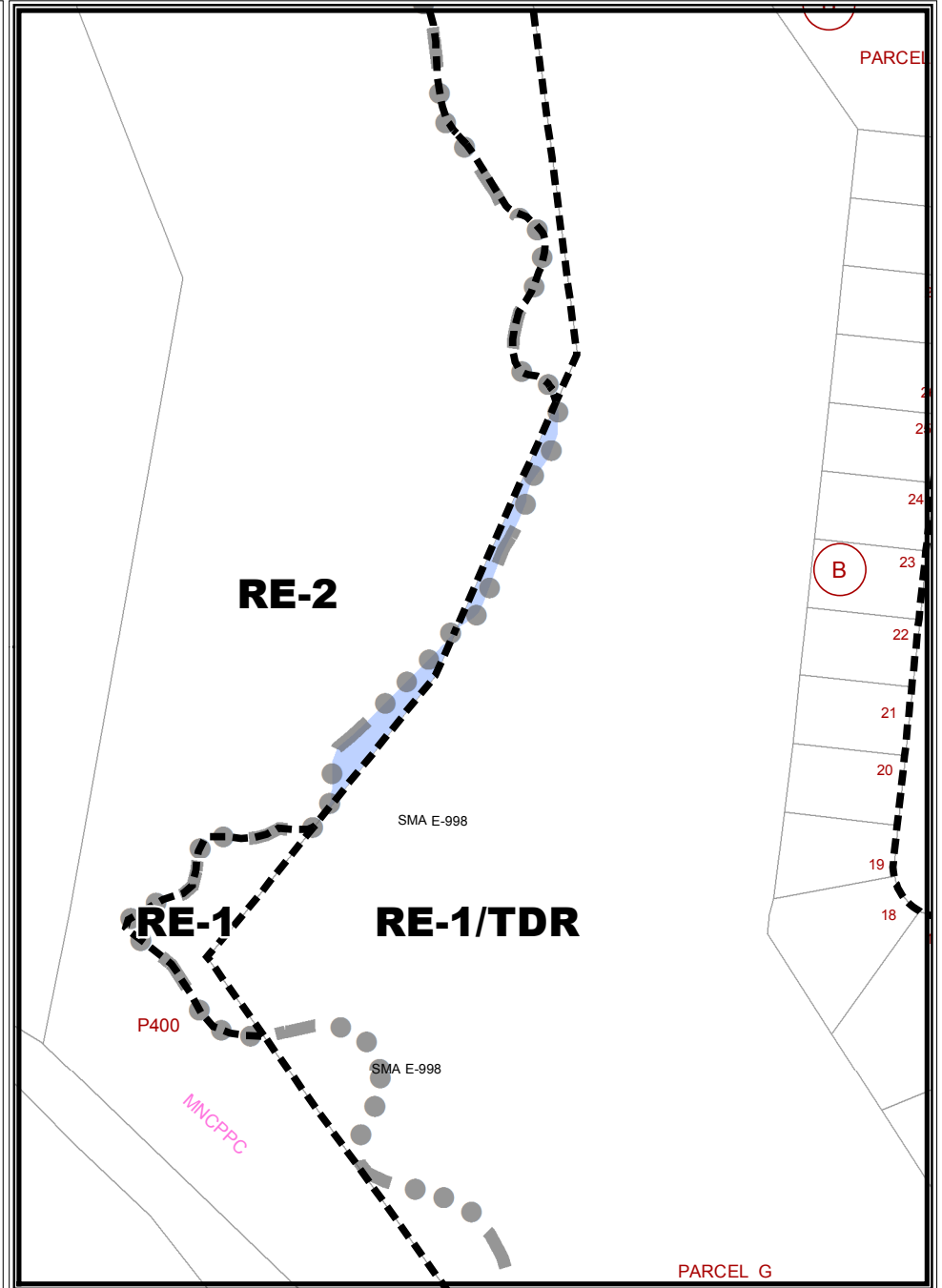
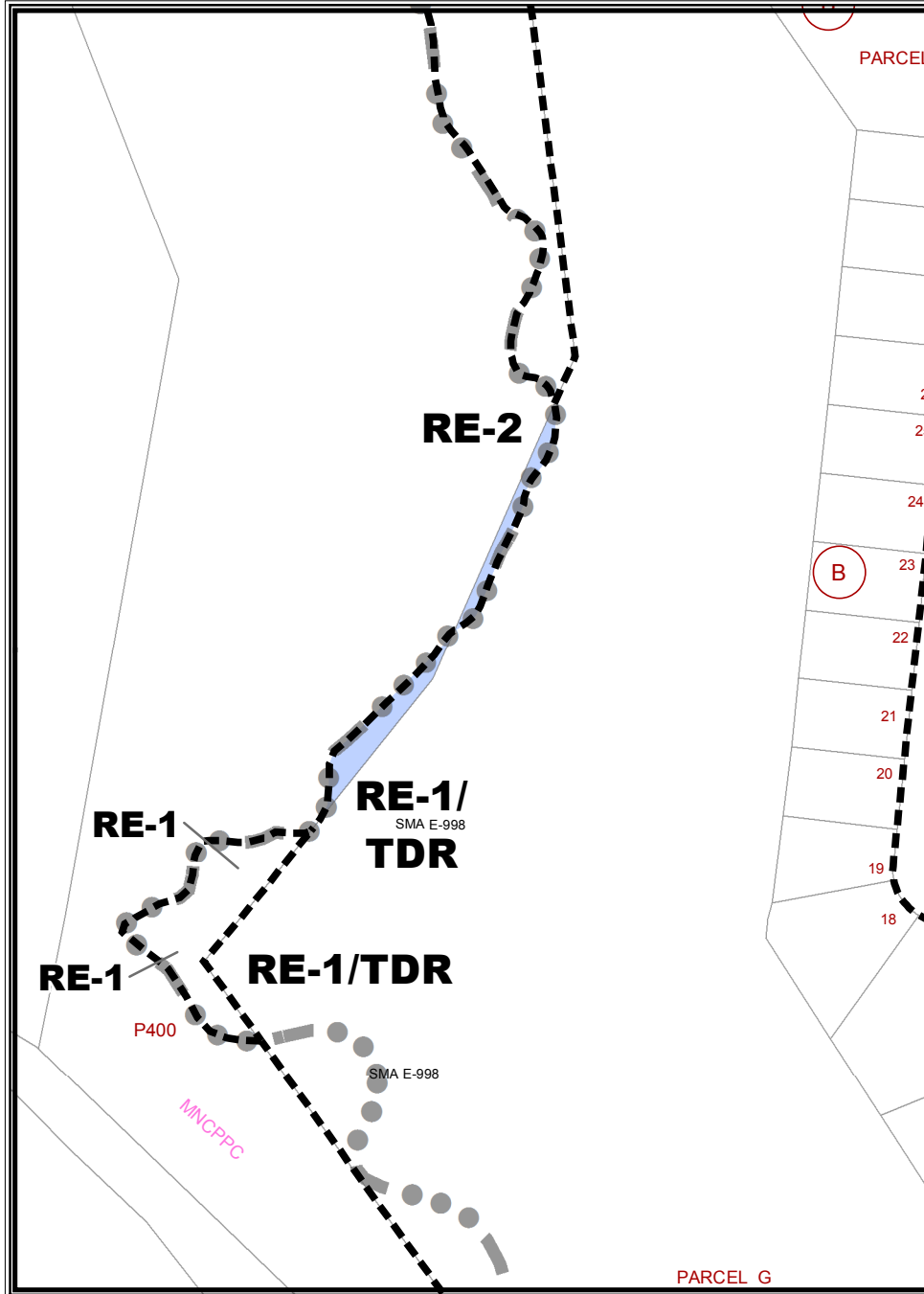
1 in = 200 ft

# ATTACHMENT 7

## Existing Zoning

G-933

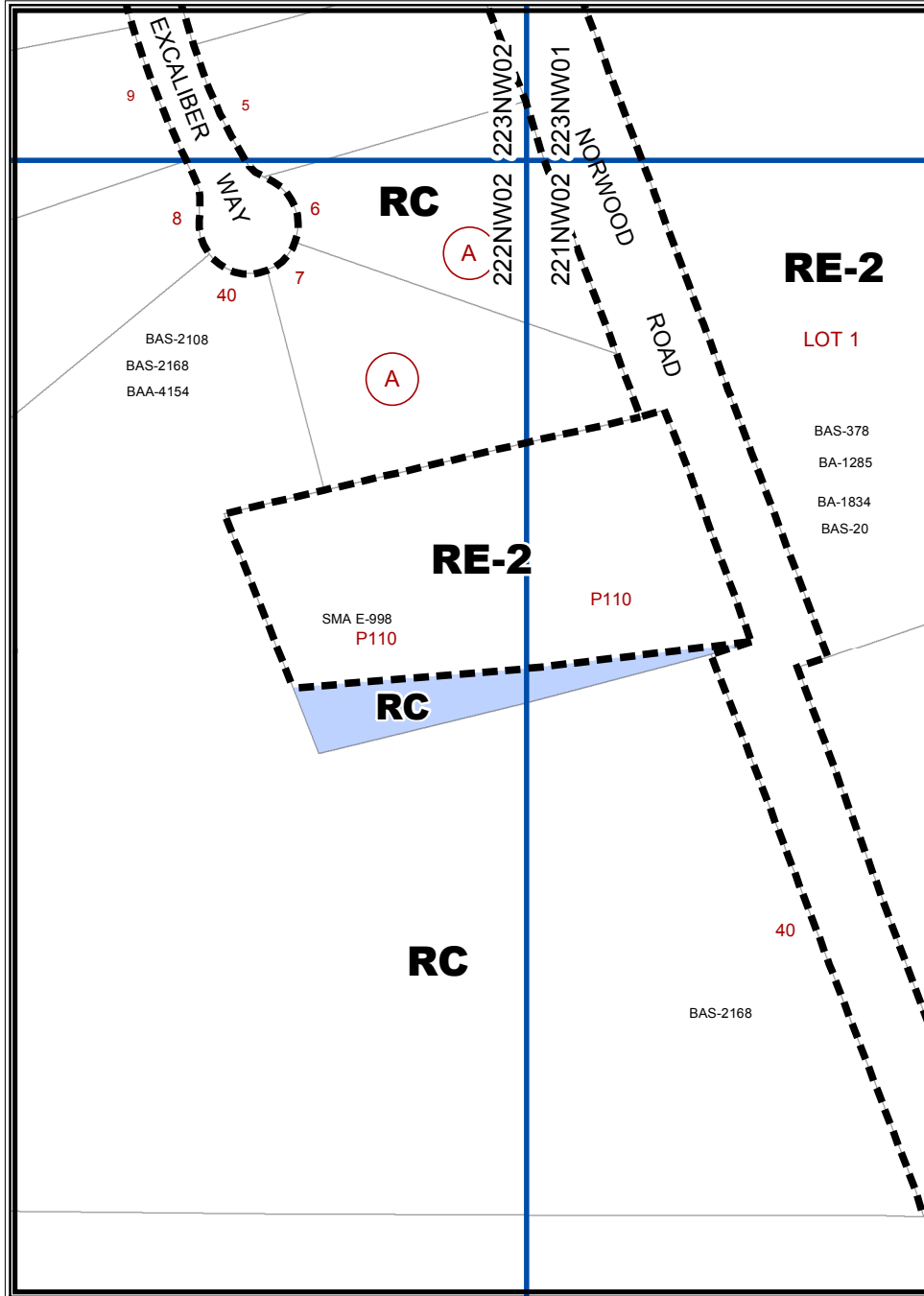
## Proposed Zoning



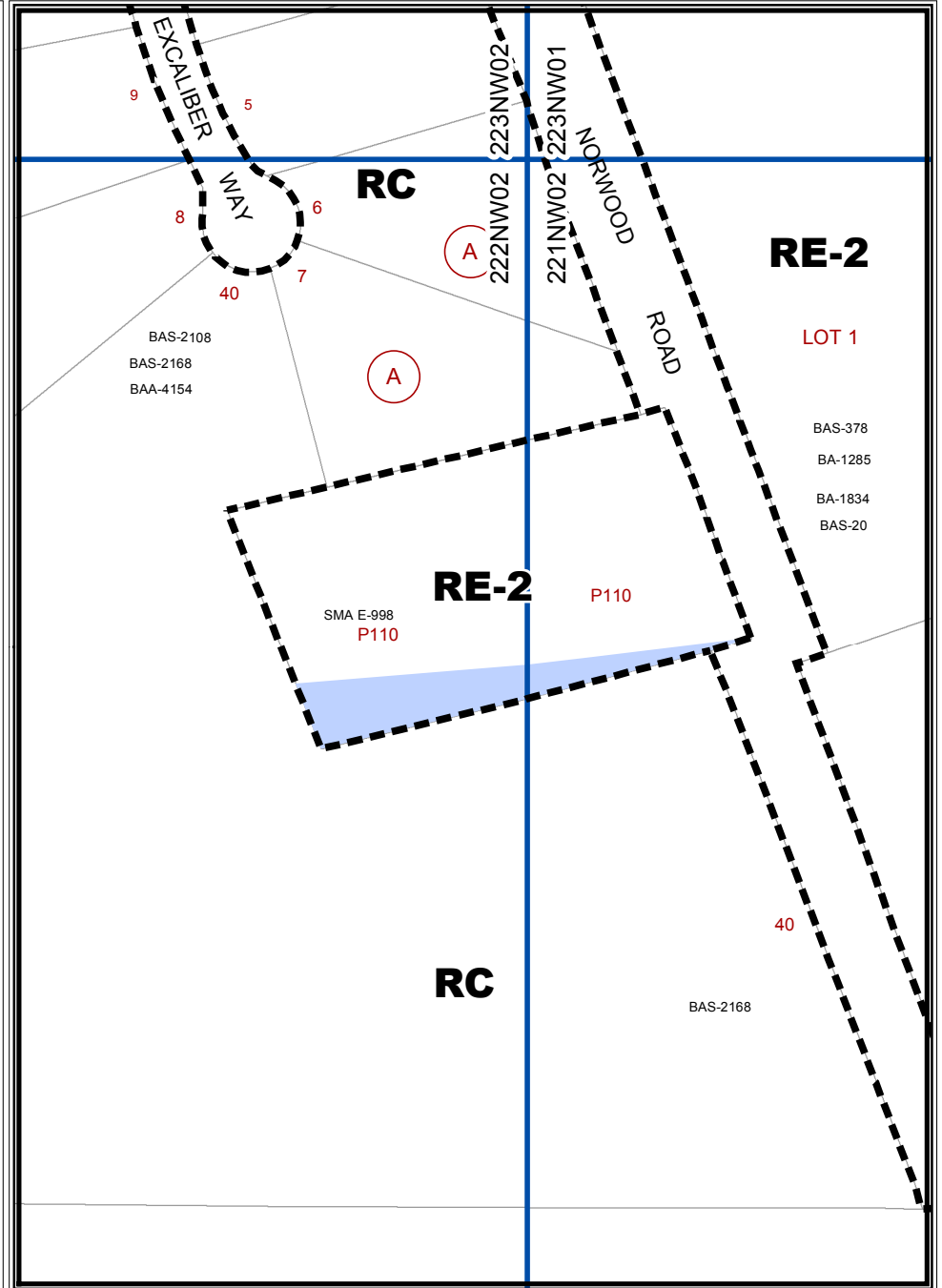
# ATTACHMENT 8

## Existing Zoning

 G-934



## Proposed Zoning

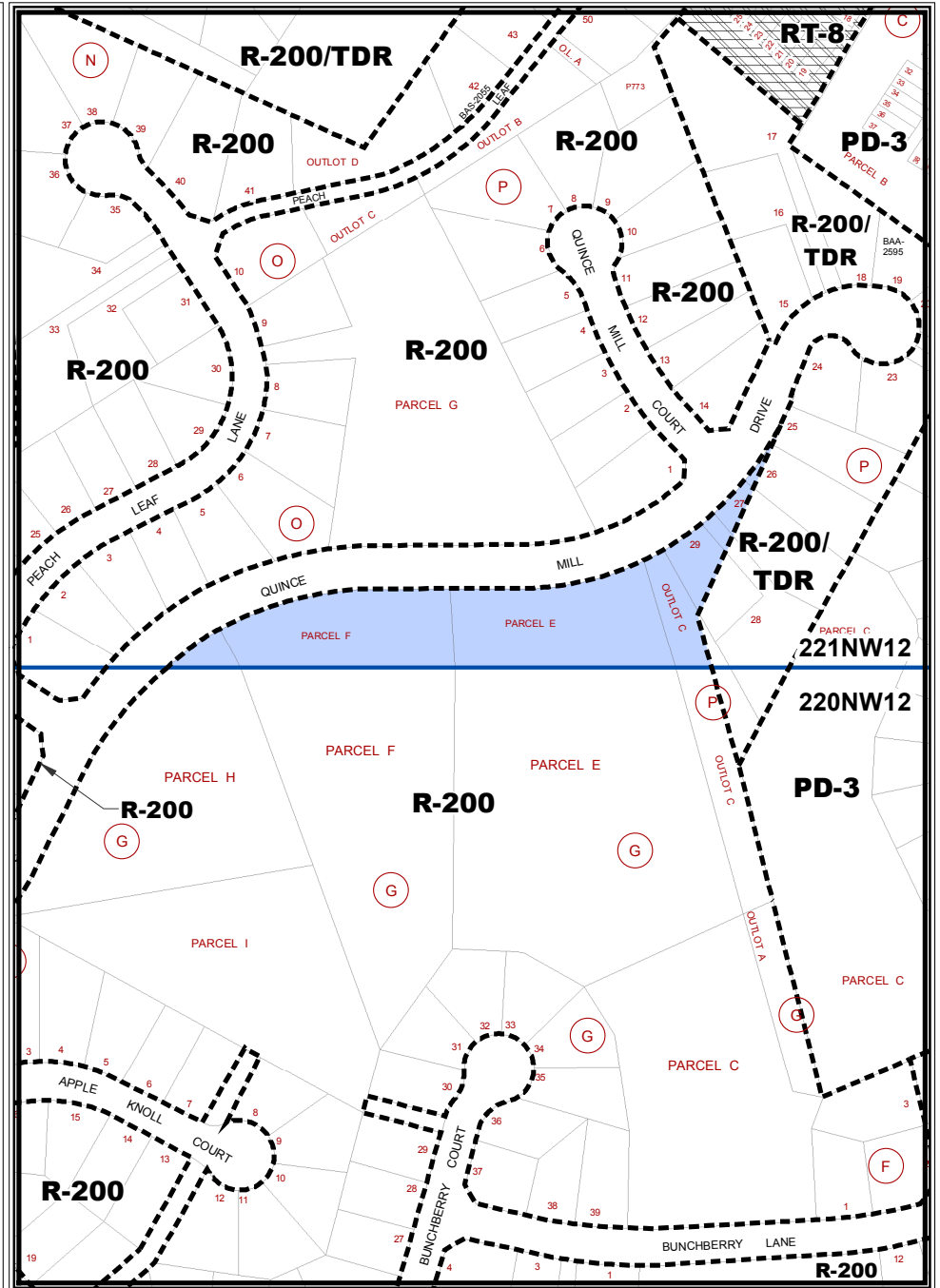
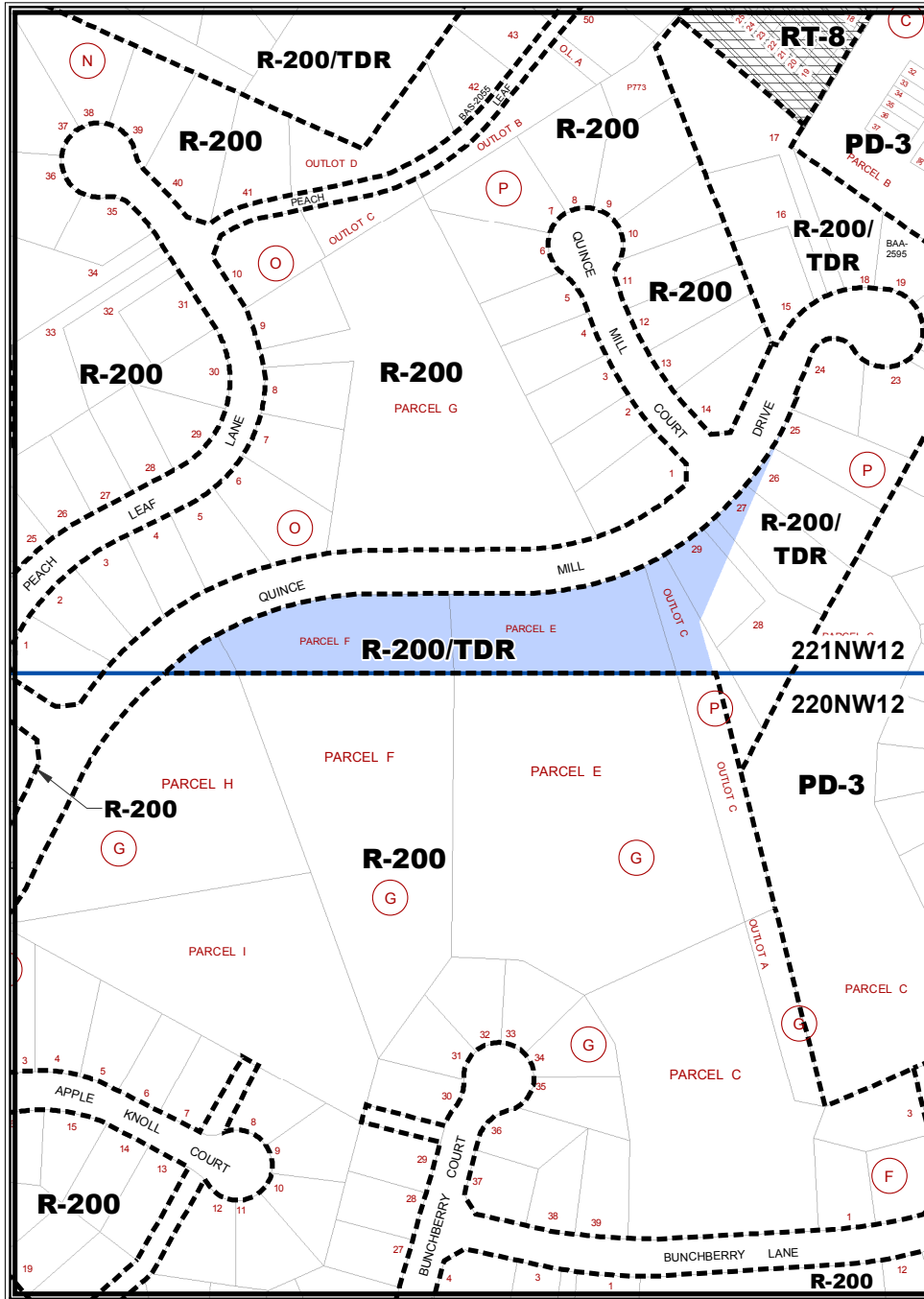


# ATTACHMENT 9

## Existing Zoning

 G-935

## Proposed Zoning



Map Grid: 221NW12 & 220NW12

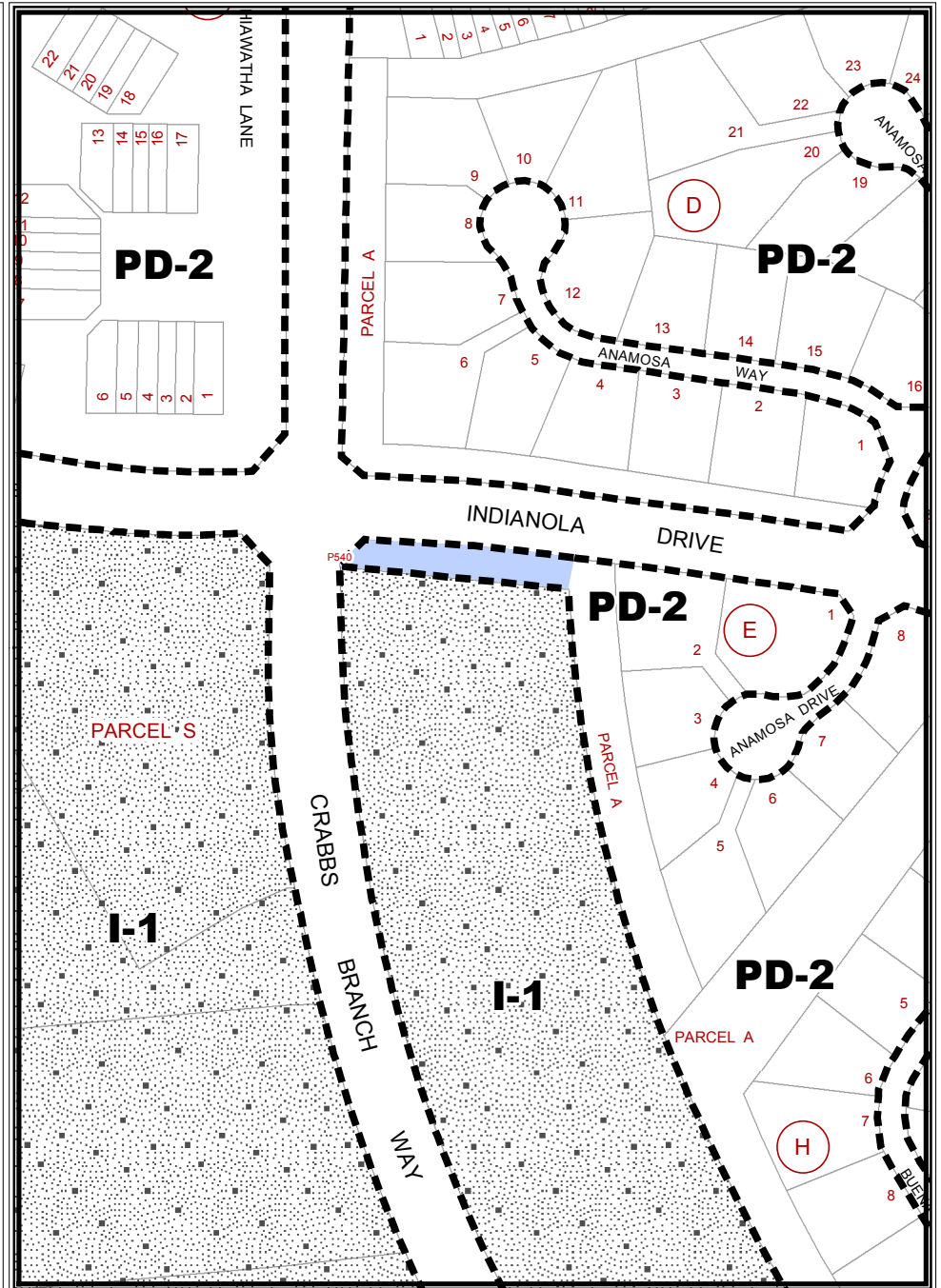
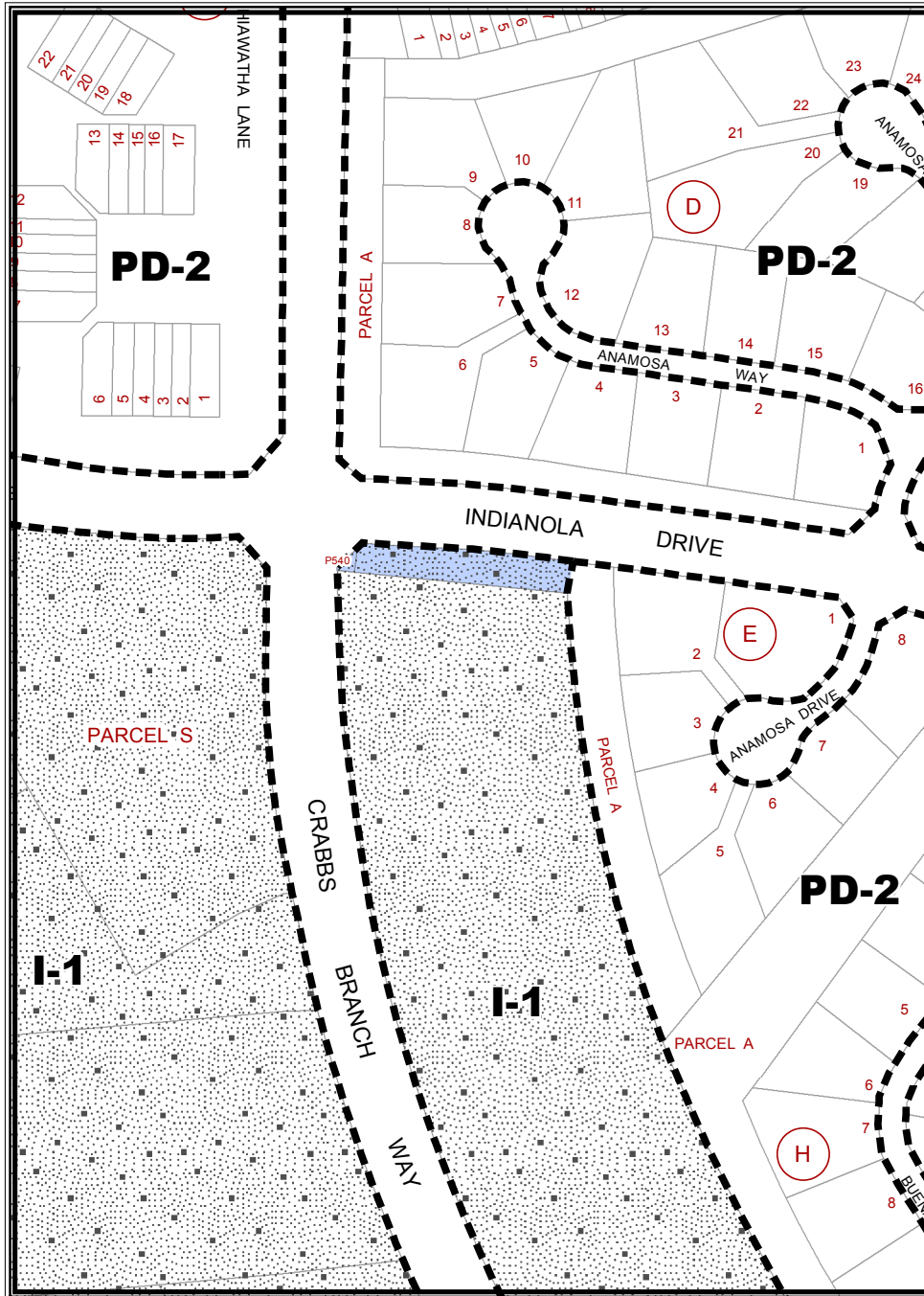
1 in = 300 ft

# ATTACHMENT 10

## Existing Zoning

 G-936

## Proposed Zoning



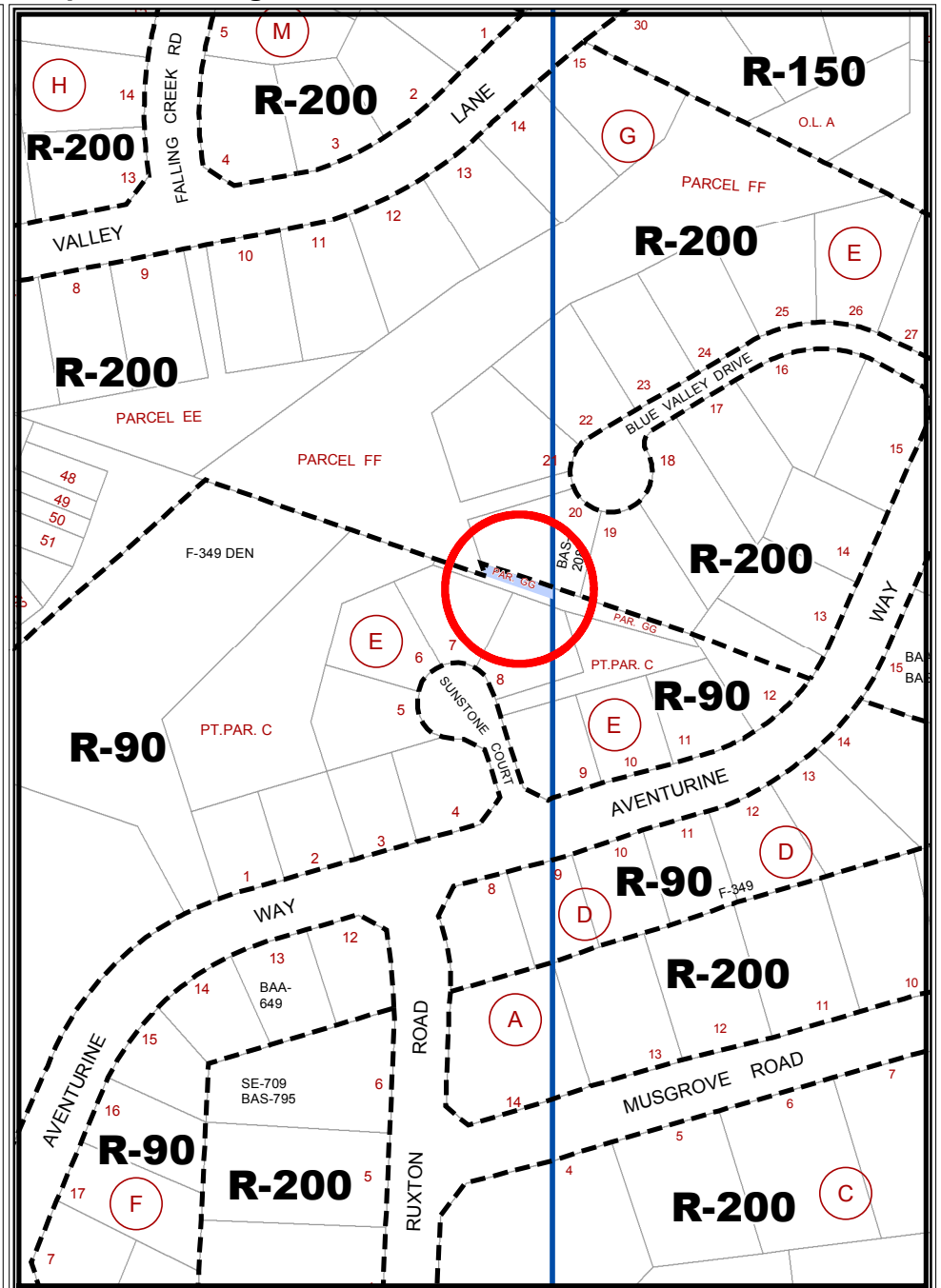
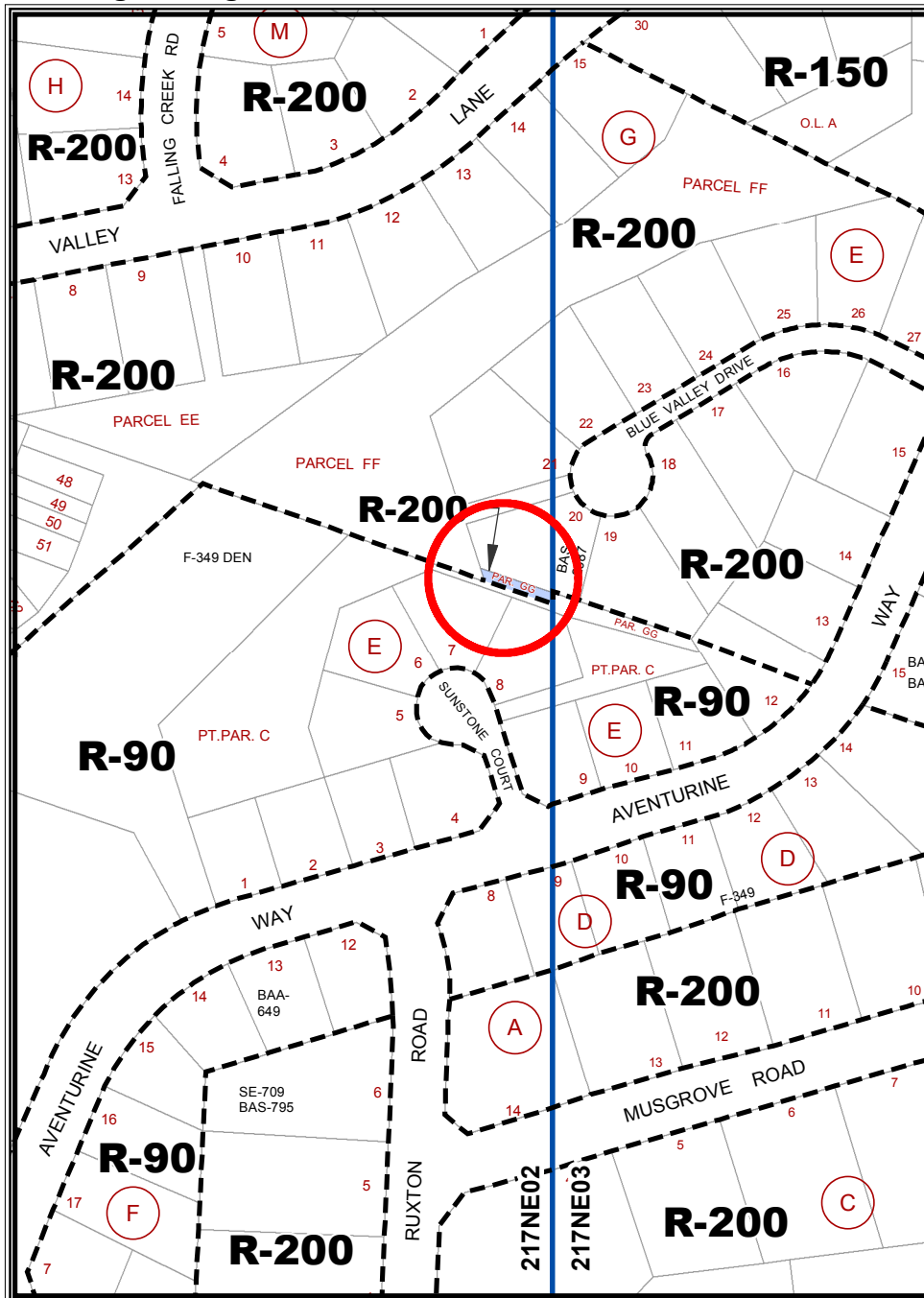


# ATTACHMENT 11

## Existing Zoning

G-938

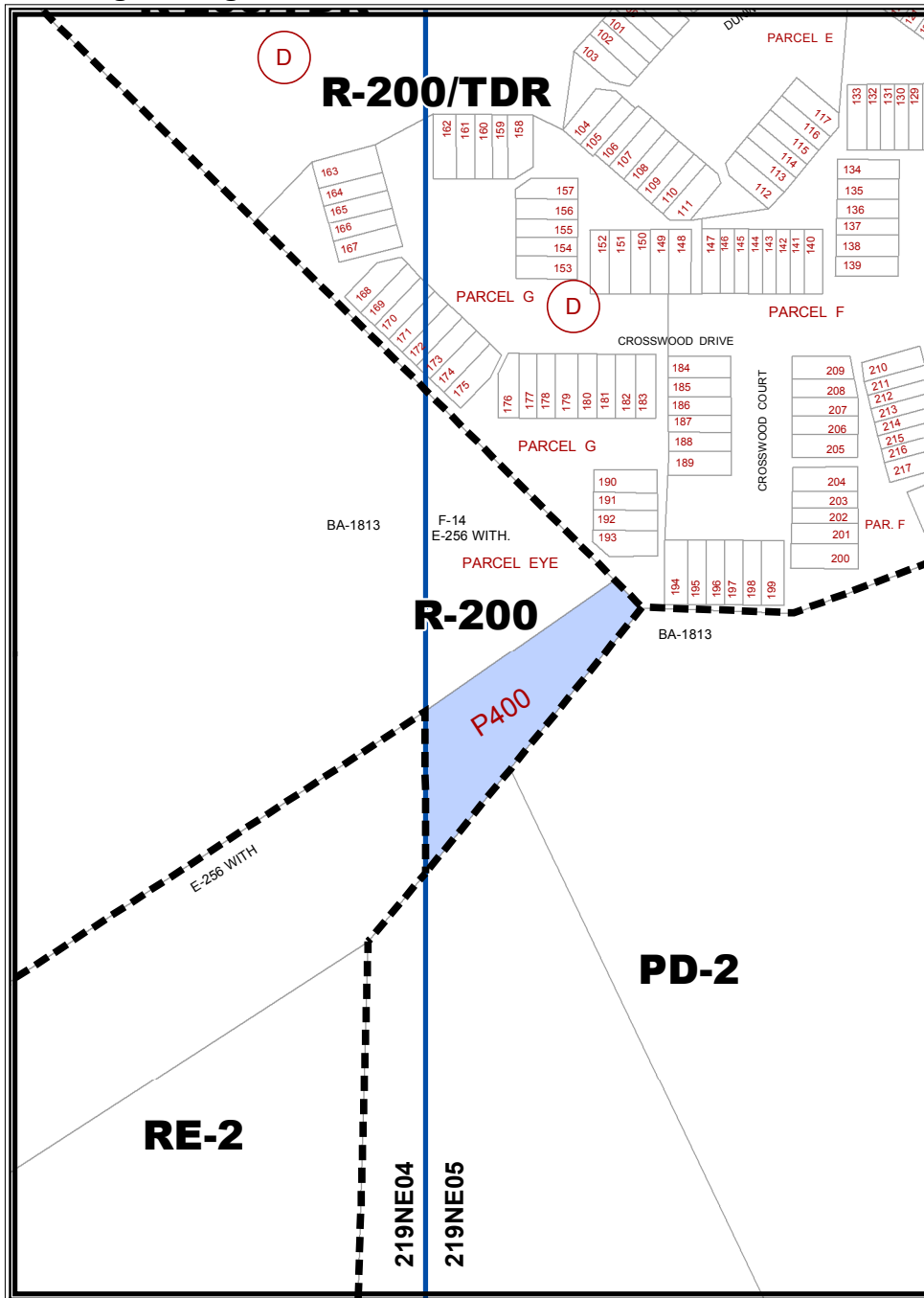
## Proposed Zoning



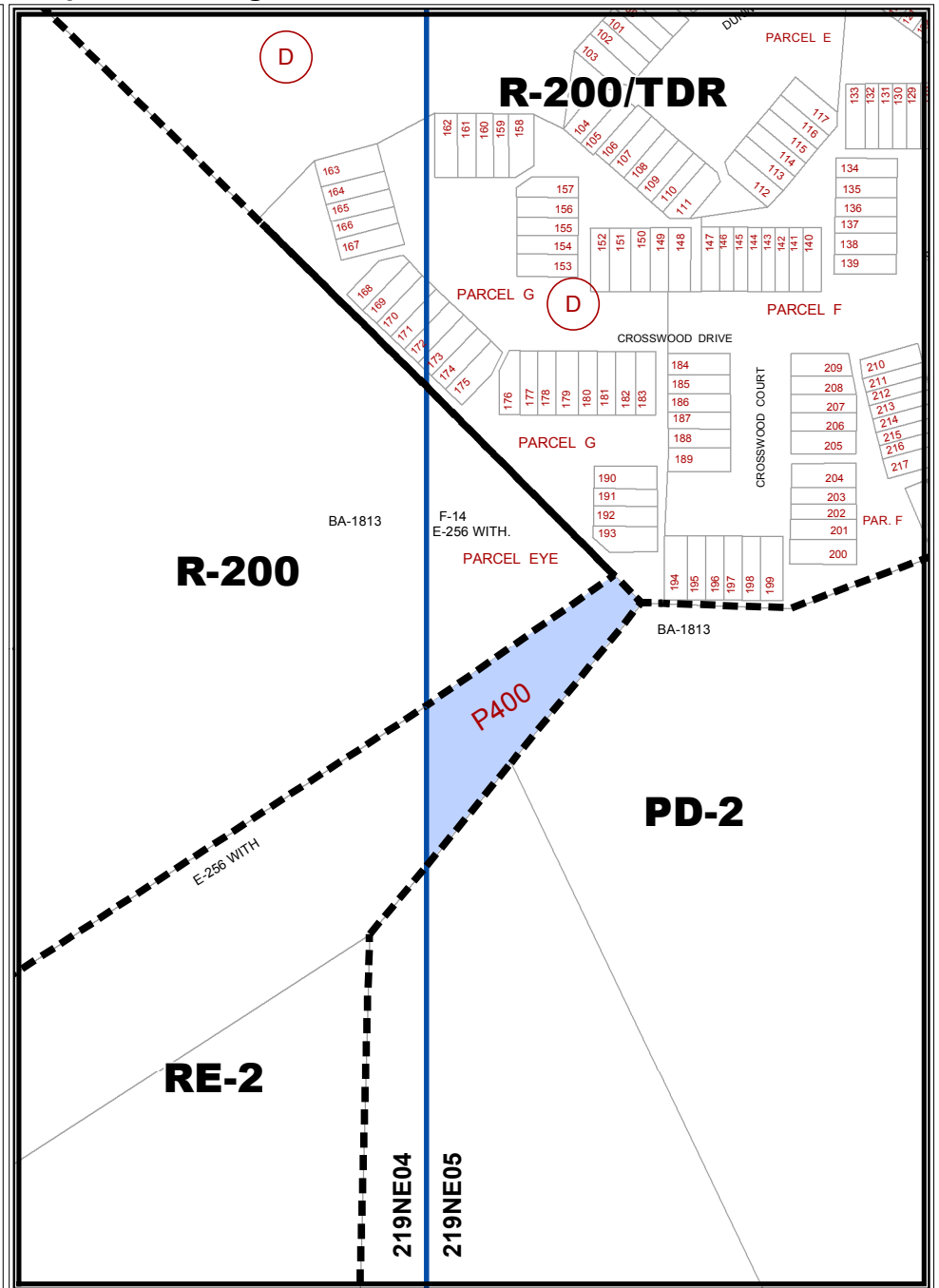
# ATTACHMENT 12

## Existing Zoning

G-939



## Proposed Zoning

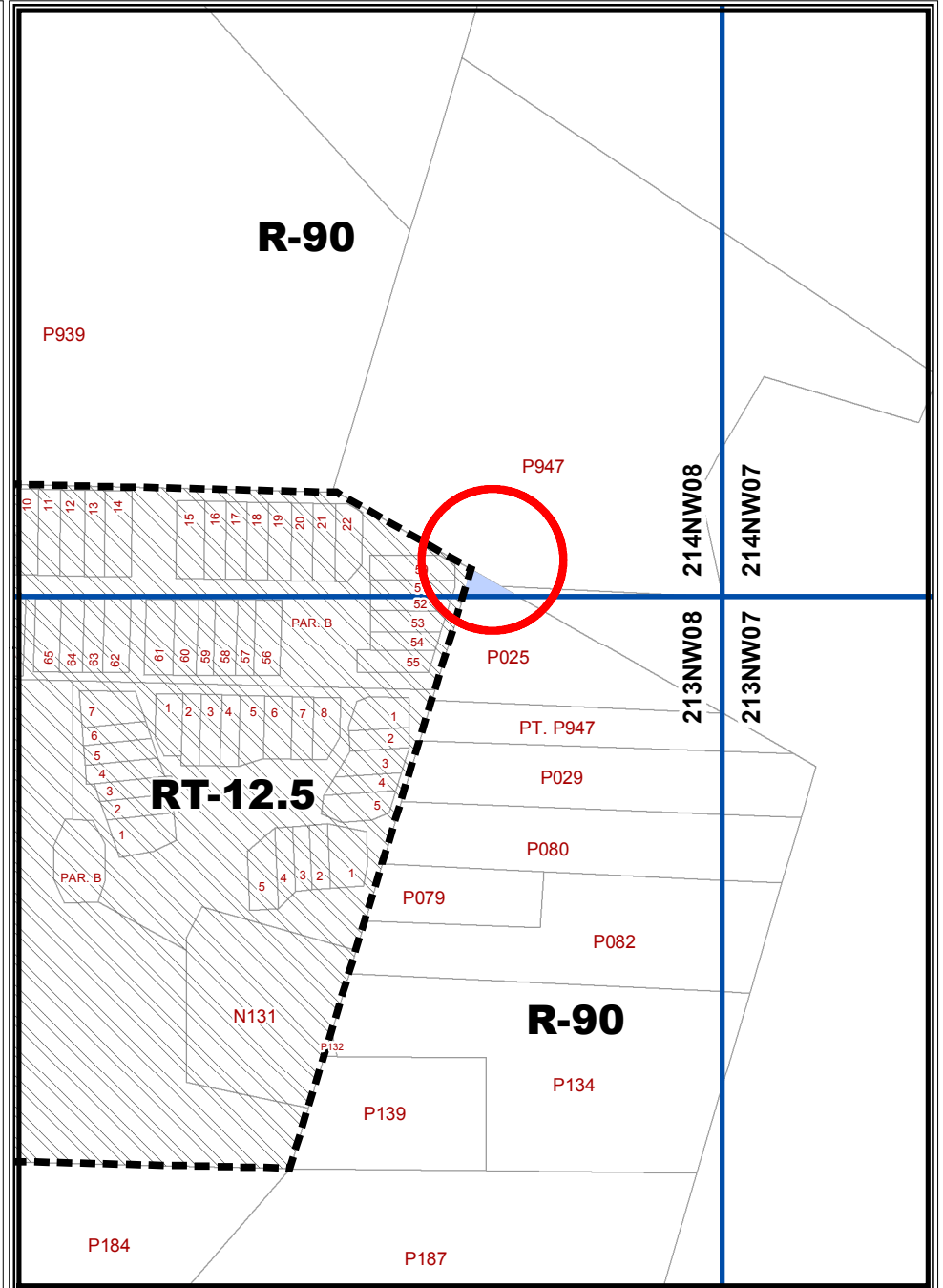
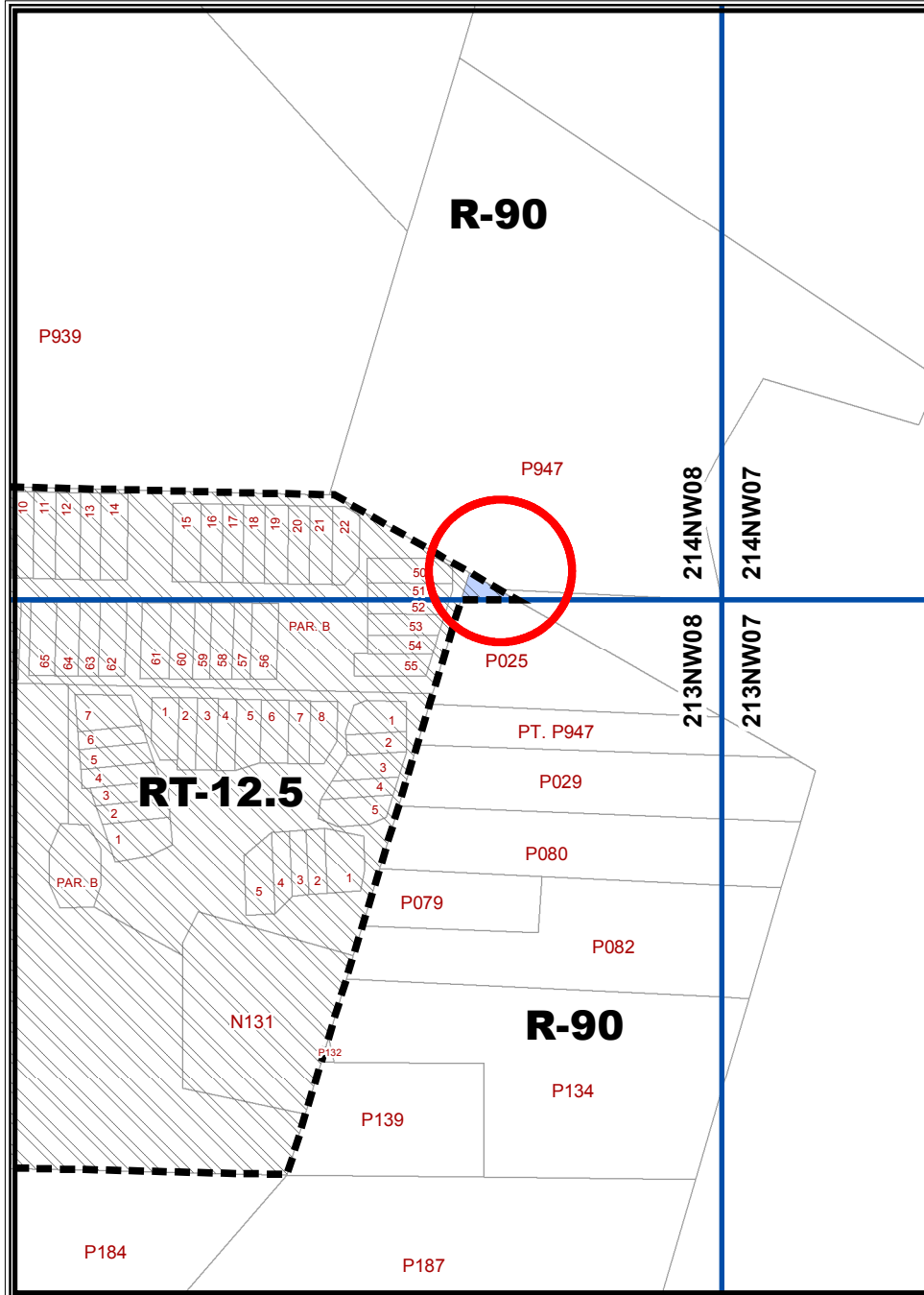


# ATTACHMENT 13

Existing Zoning

 G-940

Proposed Zoning



Map Grid: 214NW08

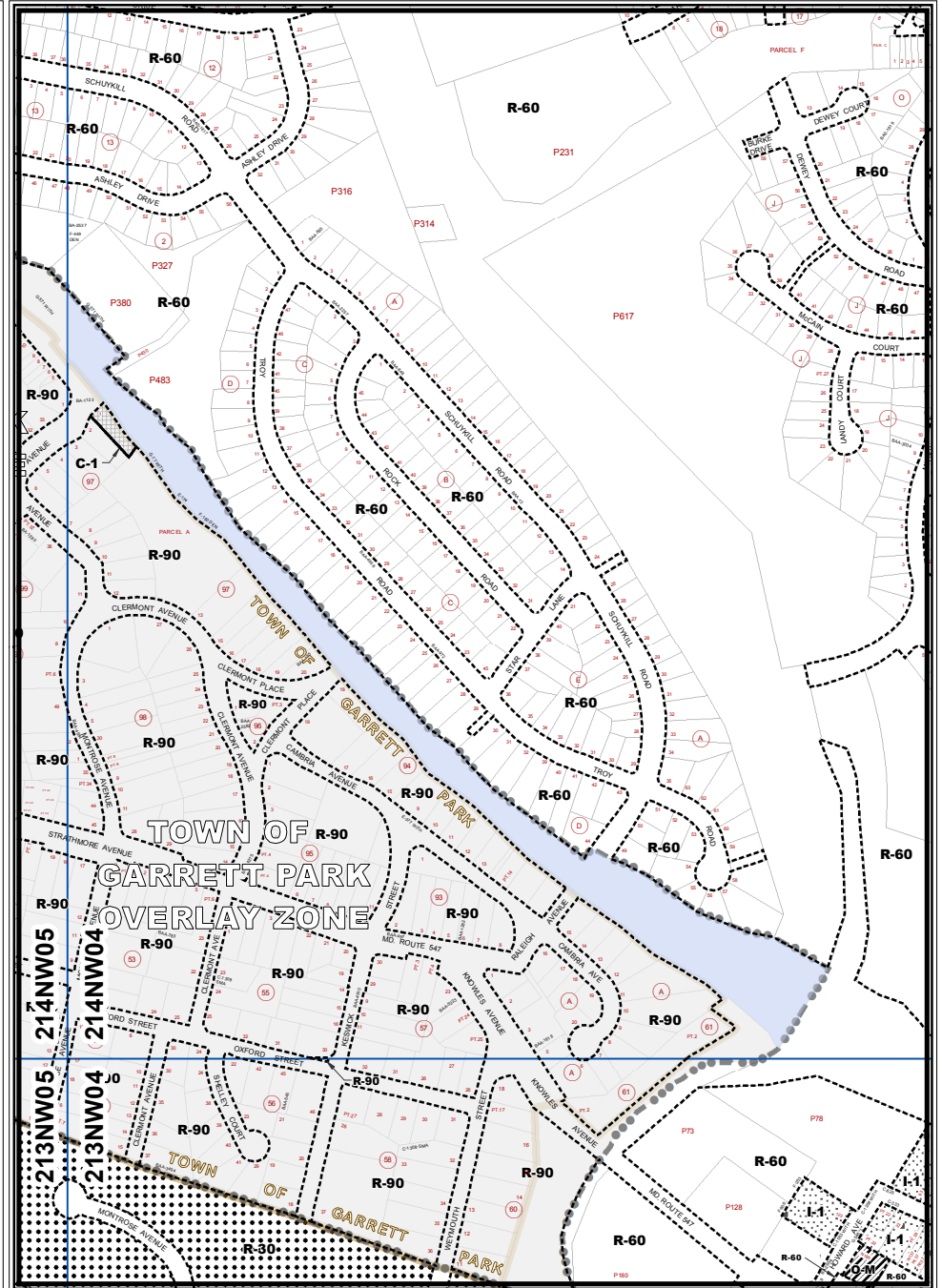
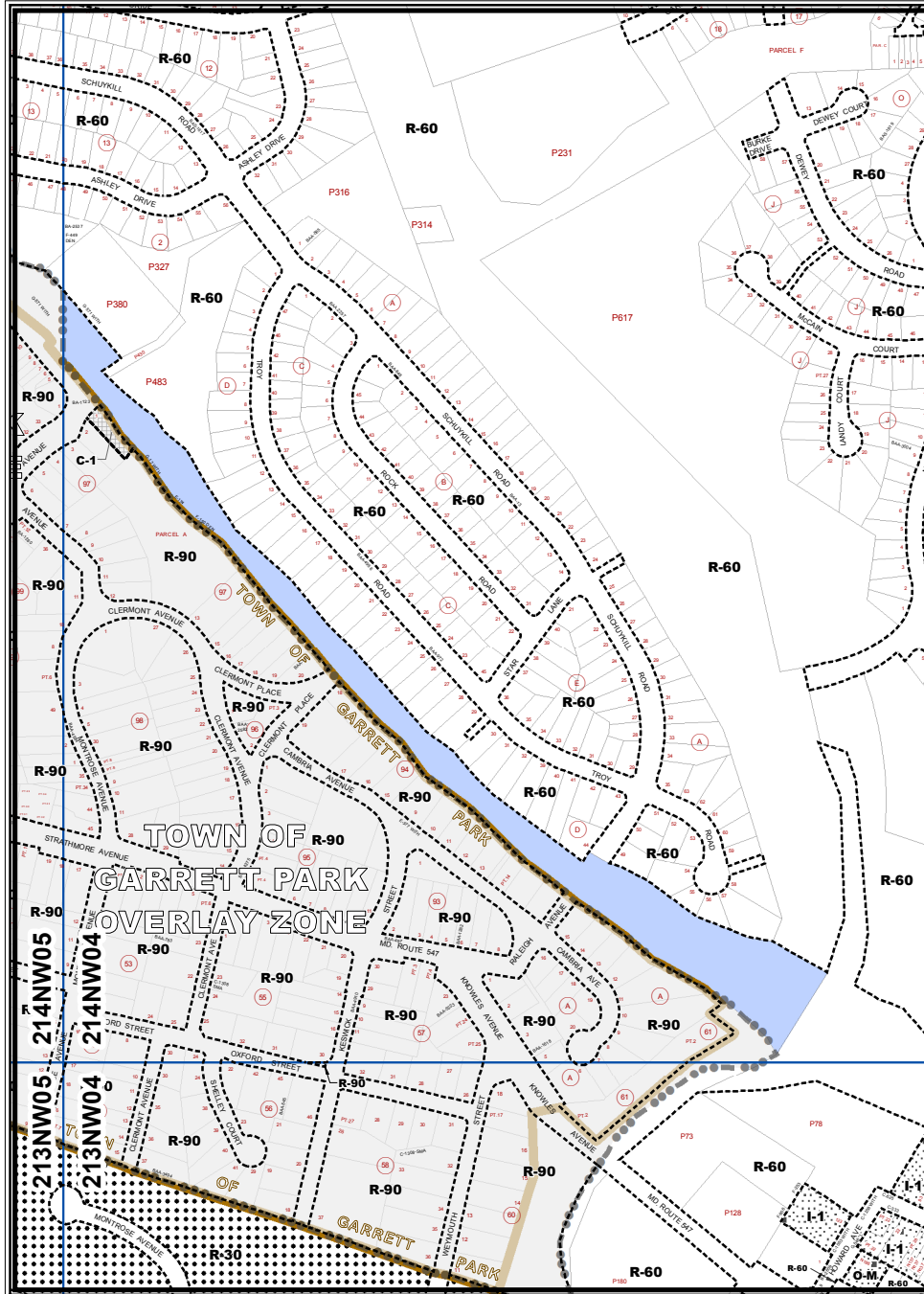
1 in = 200 ft

# ATTACHMENT 14

## Existing Zoning

 G-941

## Proposed Zoning



Map Grid: 214NW04

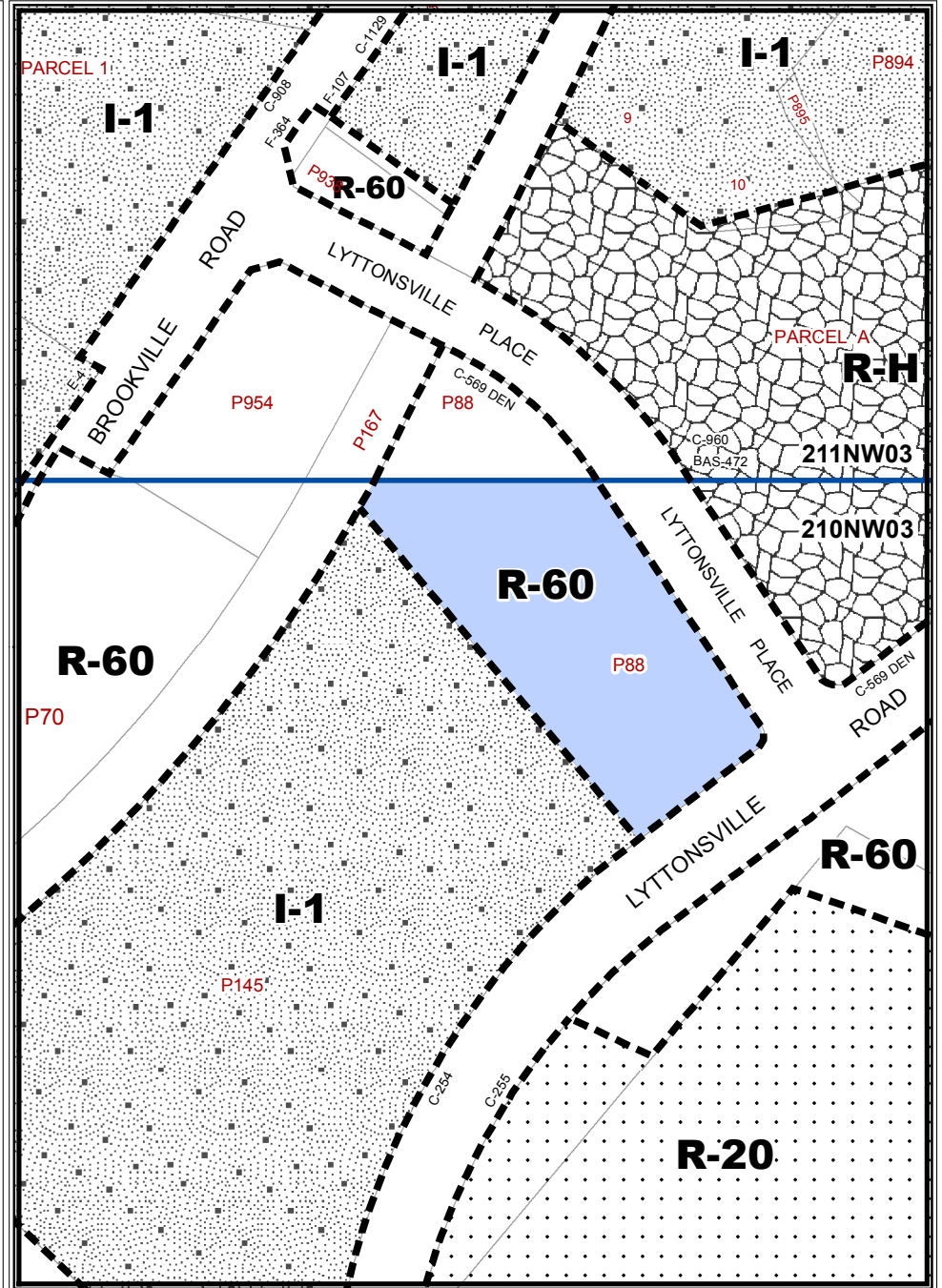
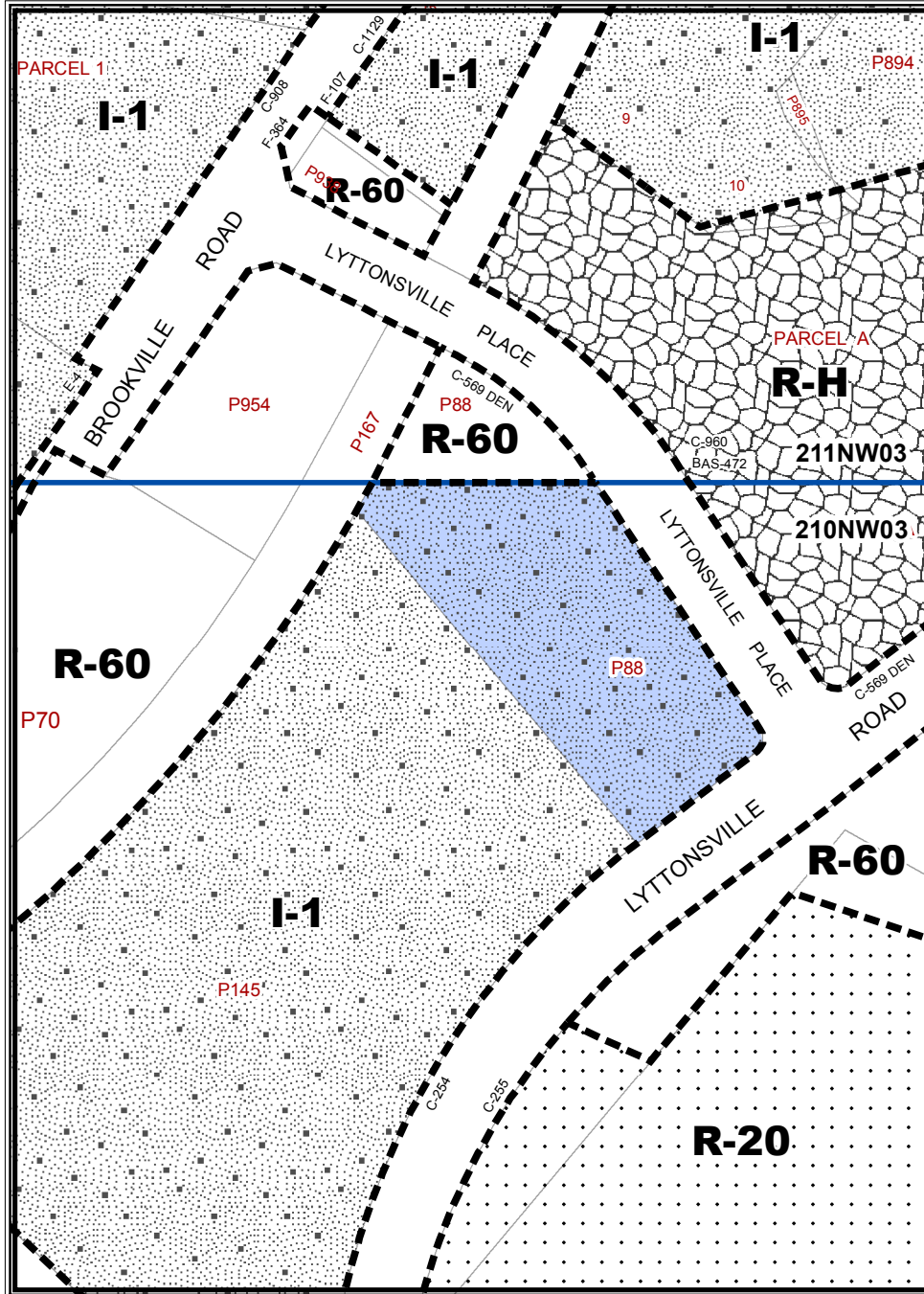
1 in = 600 ft

# ATTACHMENT 15

## Existing Zoning

G-942

## Proposed Zoning

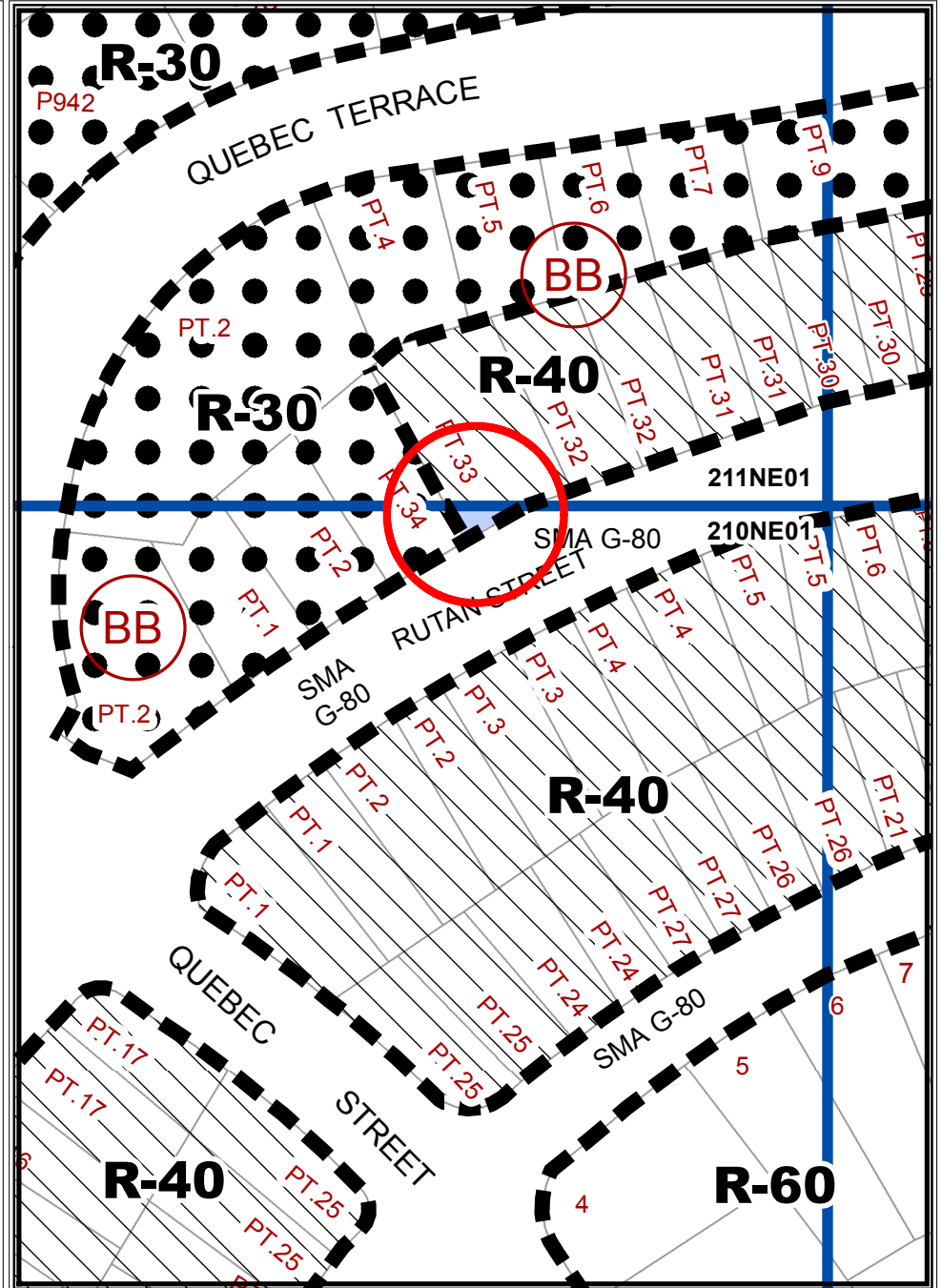
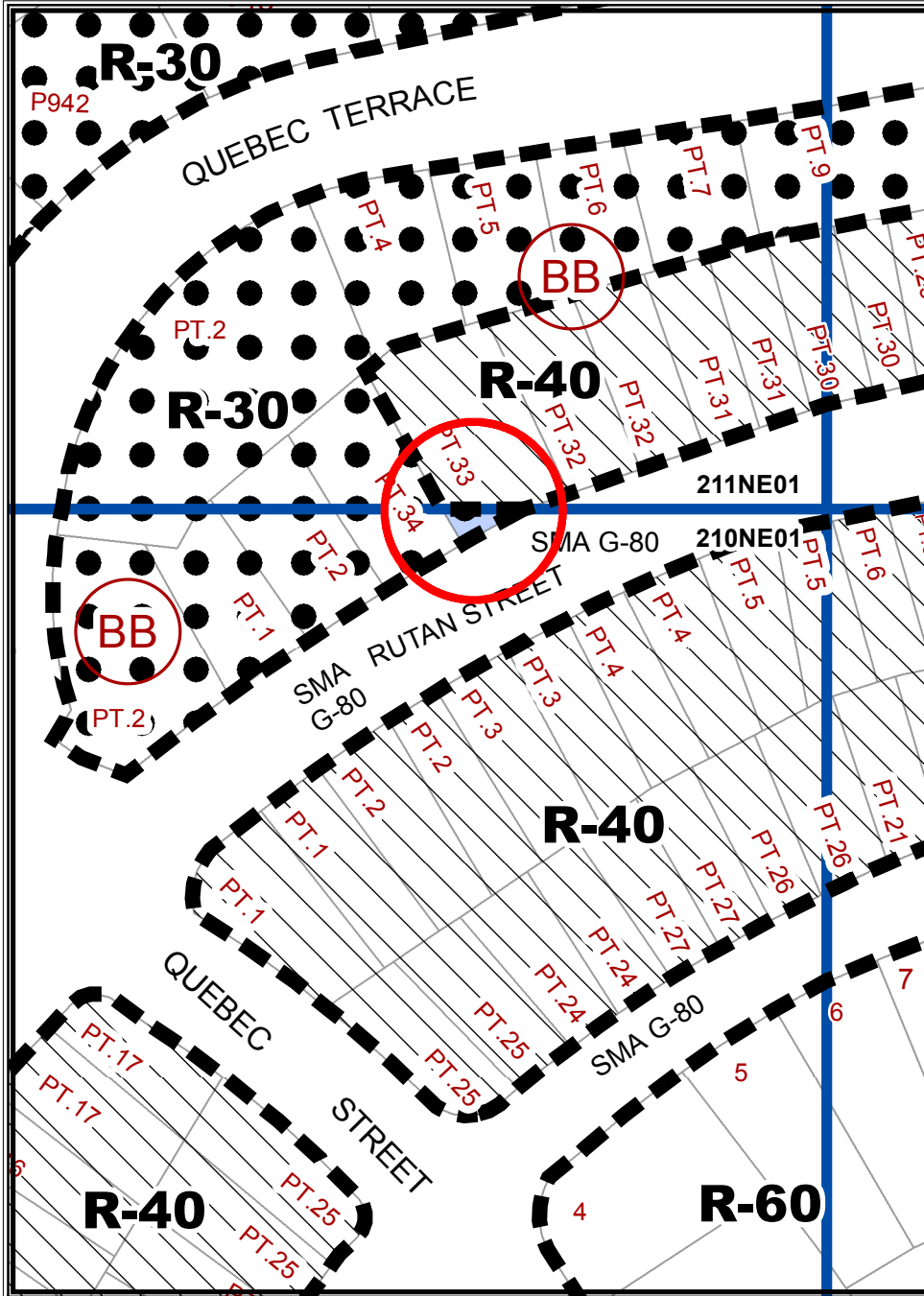


# ATTACHMENT 16

Existing Zoning

G-943

Proposed Zoning



Map Grid: 210NE01

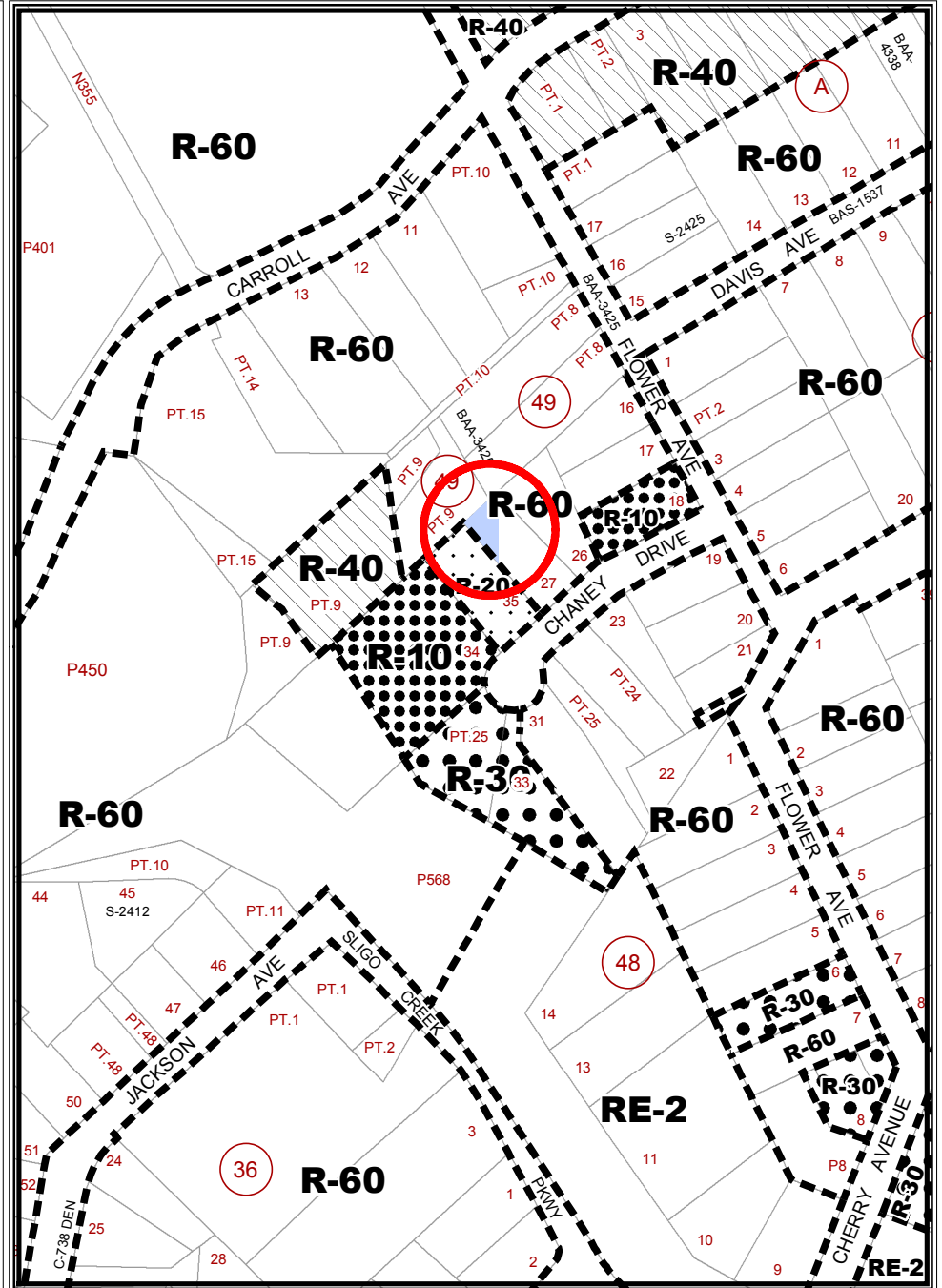
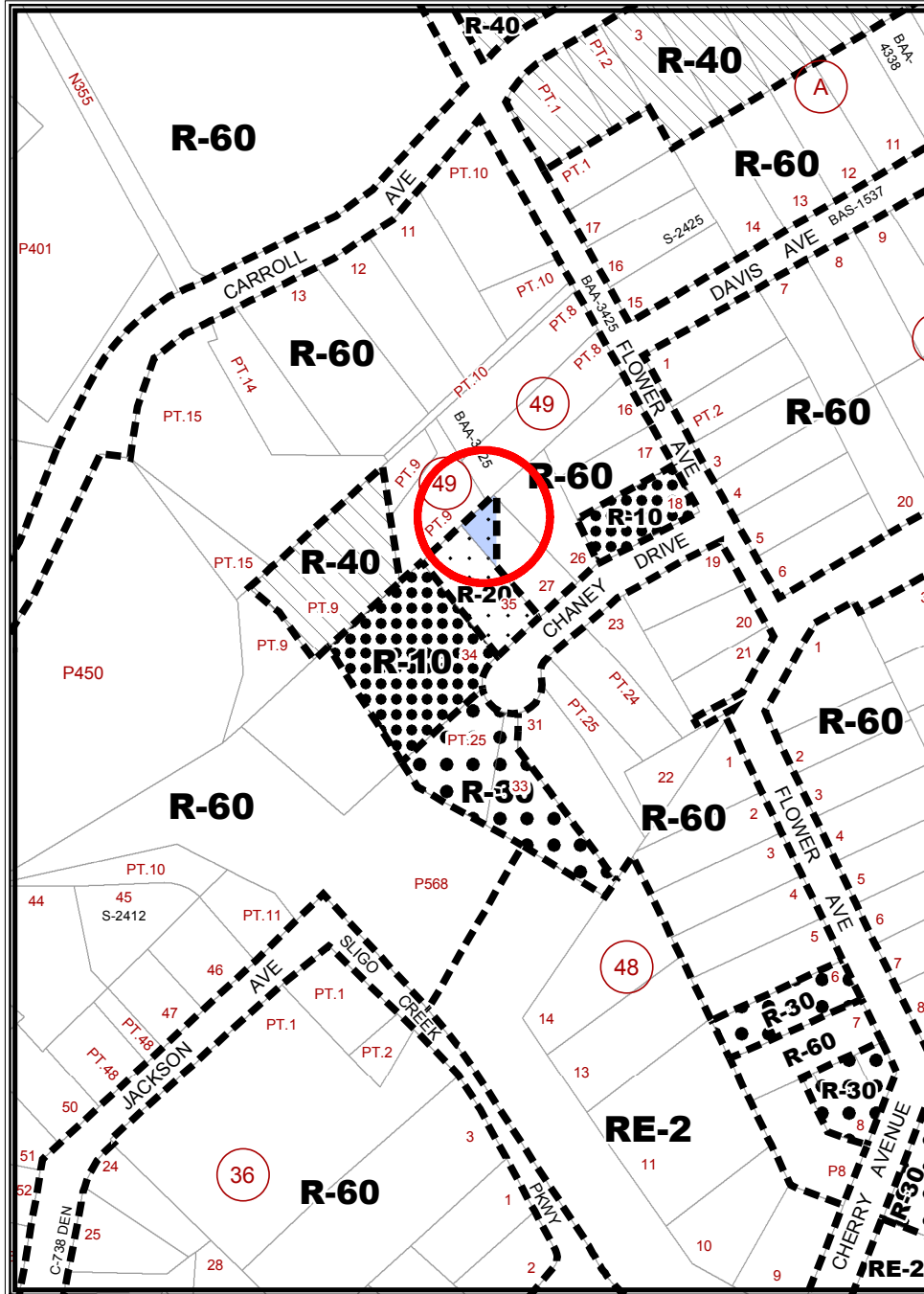
1 in = 100 ft

# ATTACHMENT 17

## Existing Zoning

 G-944

## Proposed Zoning

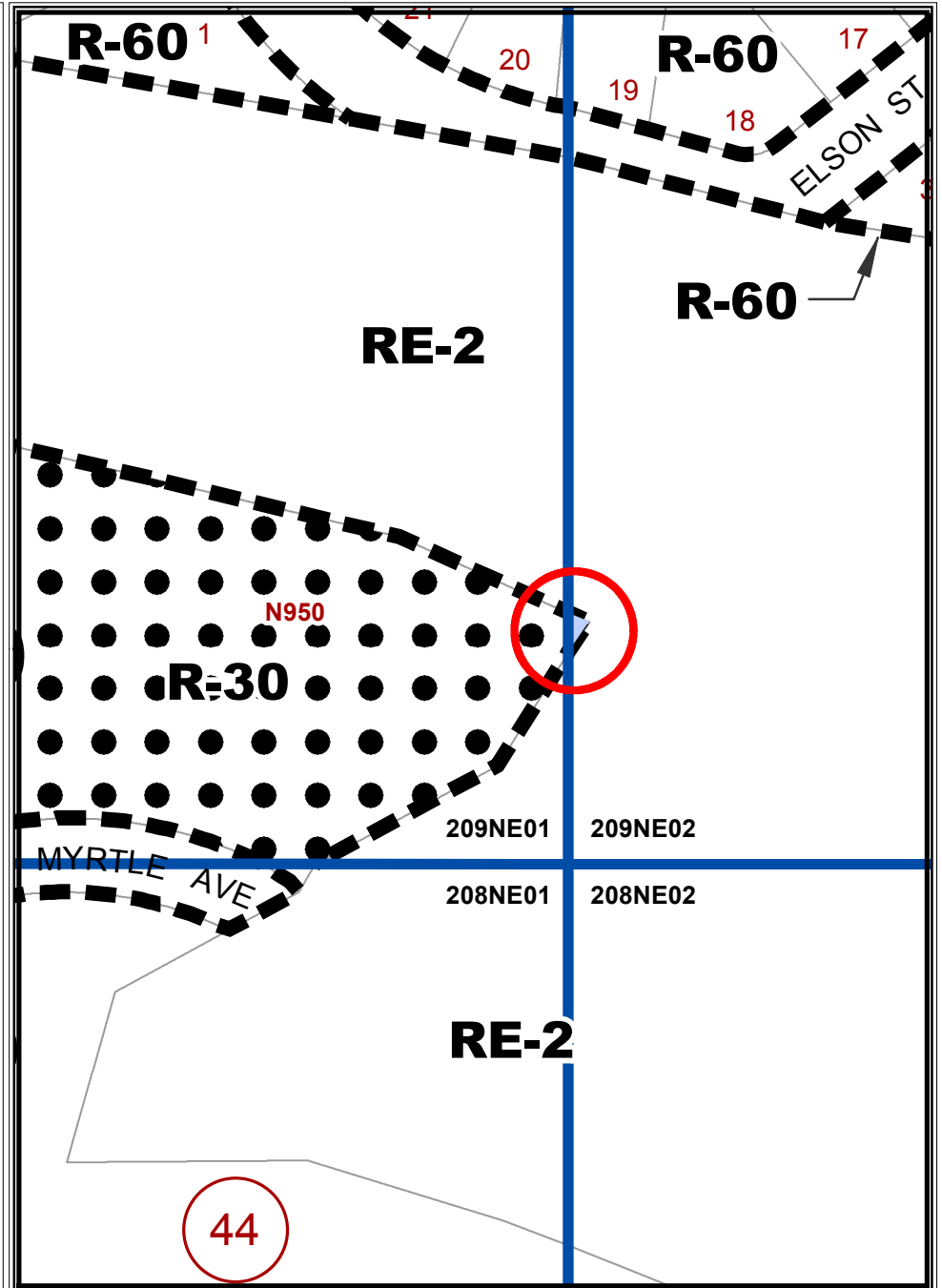
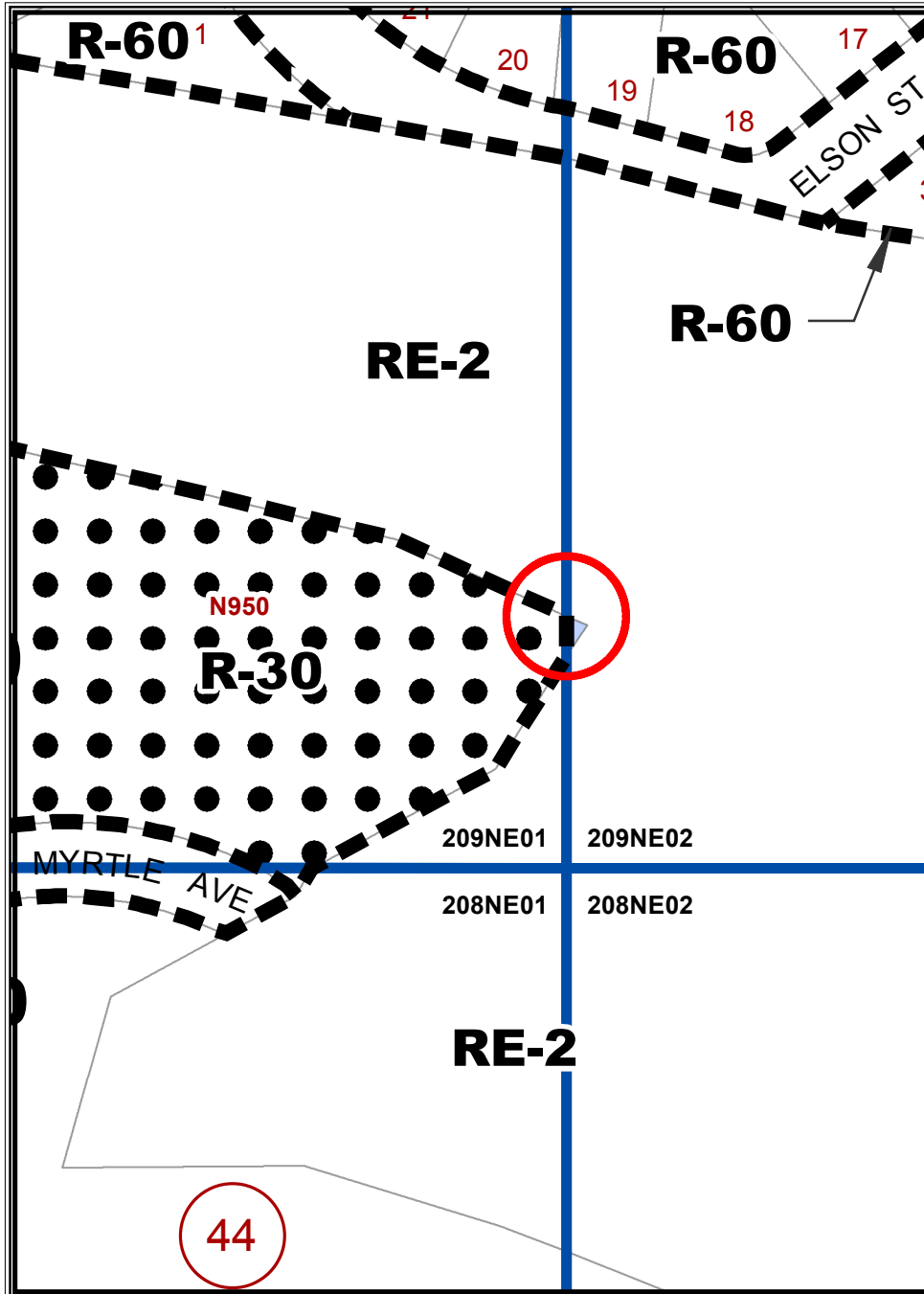


# ATTACHMENT 18

Existing Zoning

G-945

Proposed Zoning



Map Grid: 209NE02

1 in = 100 ft

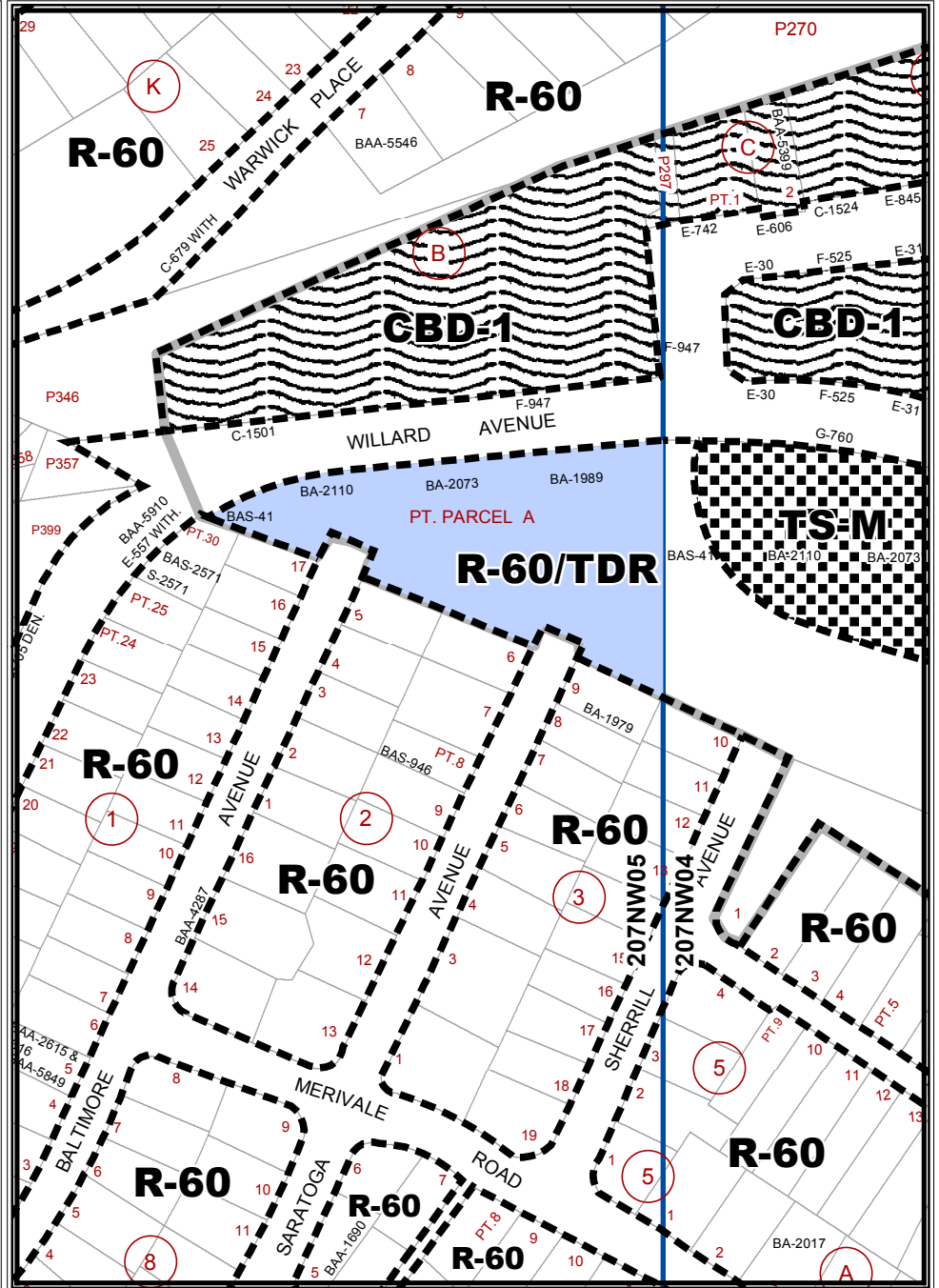
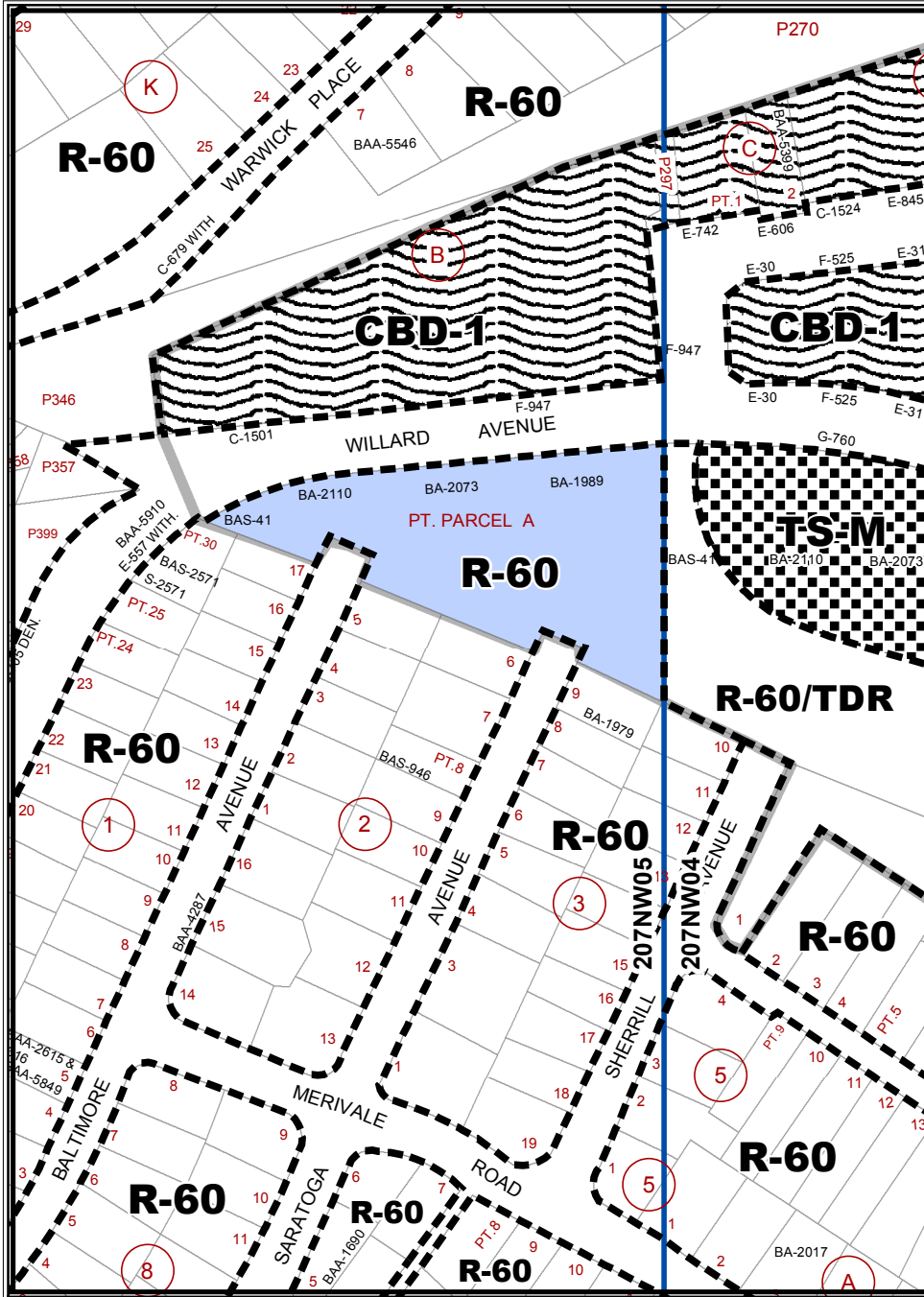


# ATTACHMENT 19

## Existing Zoning

G-946

## Proposed Zoning



Map Grid: 207NW05

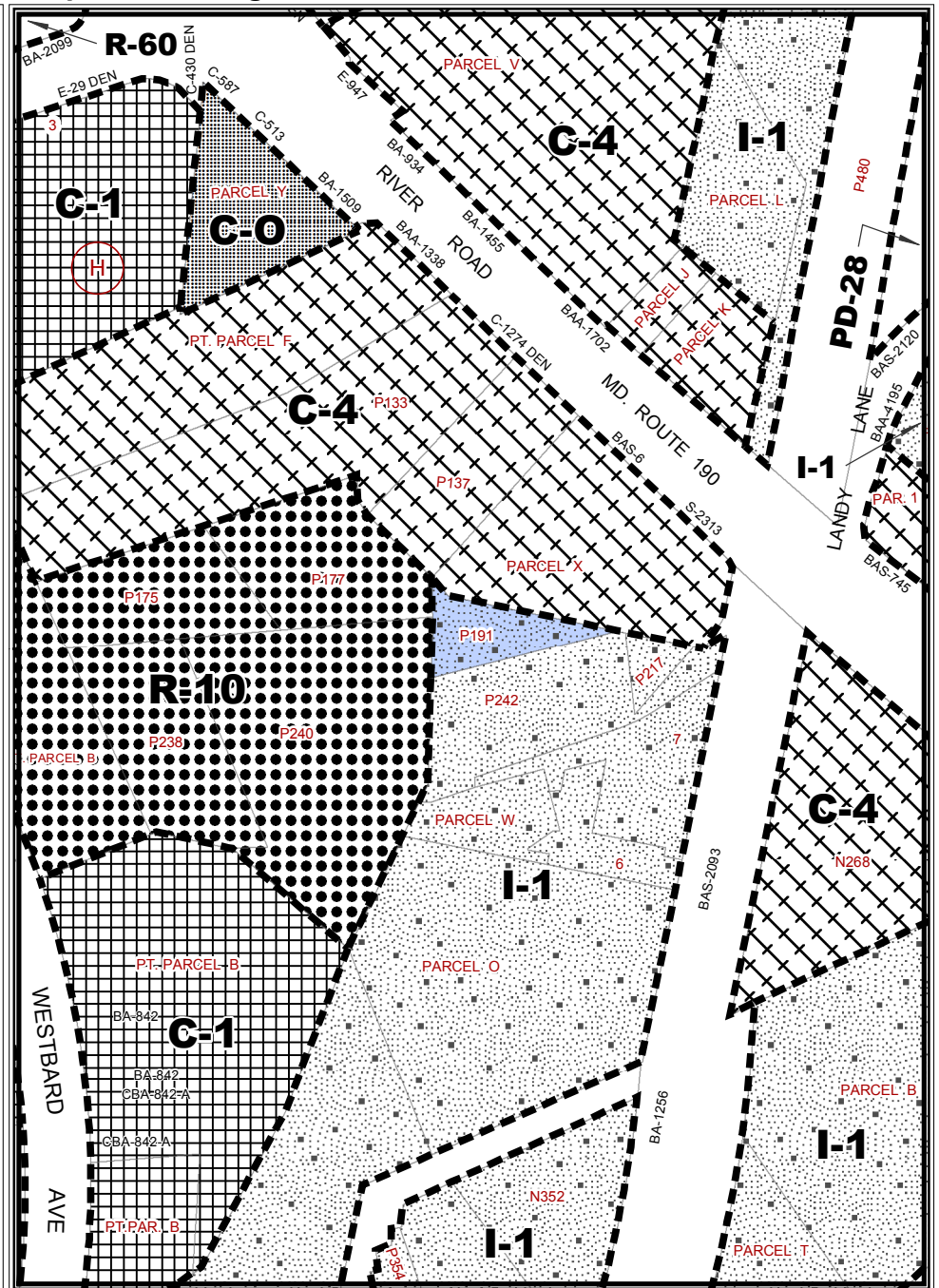
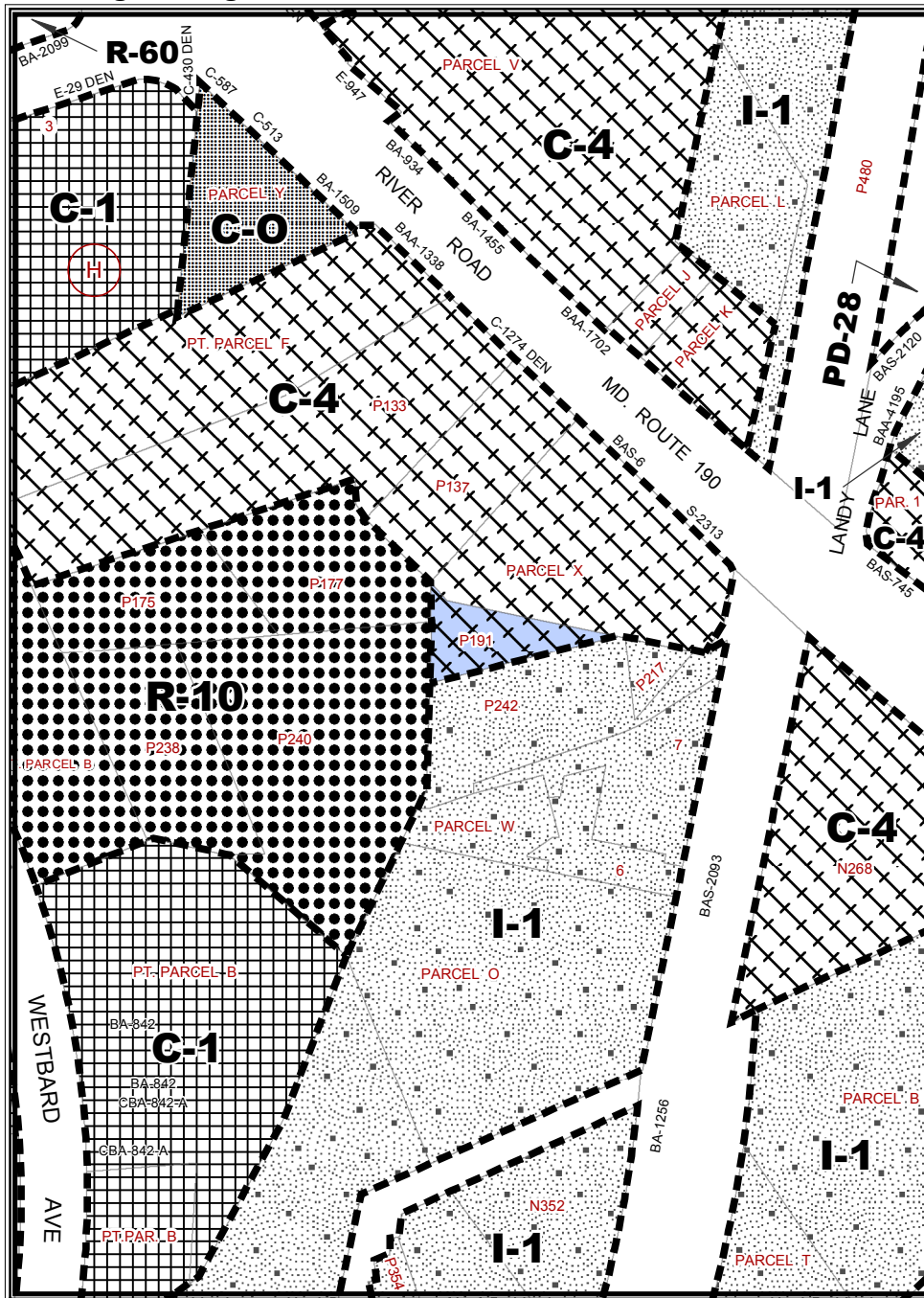
1 in = 200 ft

# ATTACHMENT 20

## Existing Zoning

 G-947

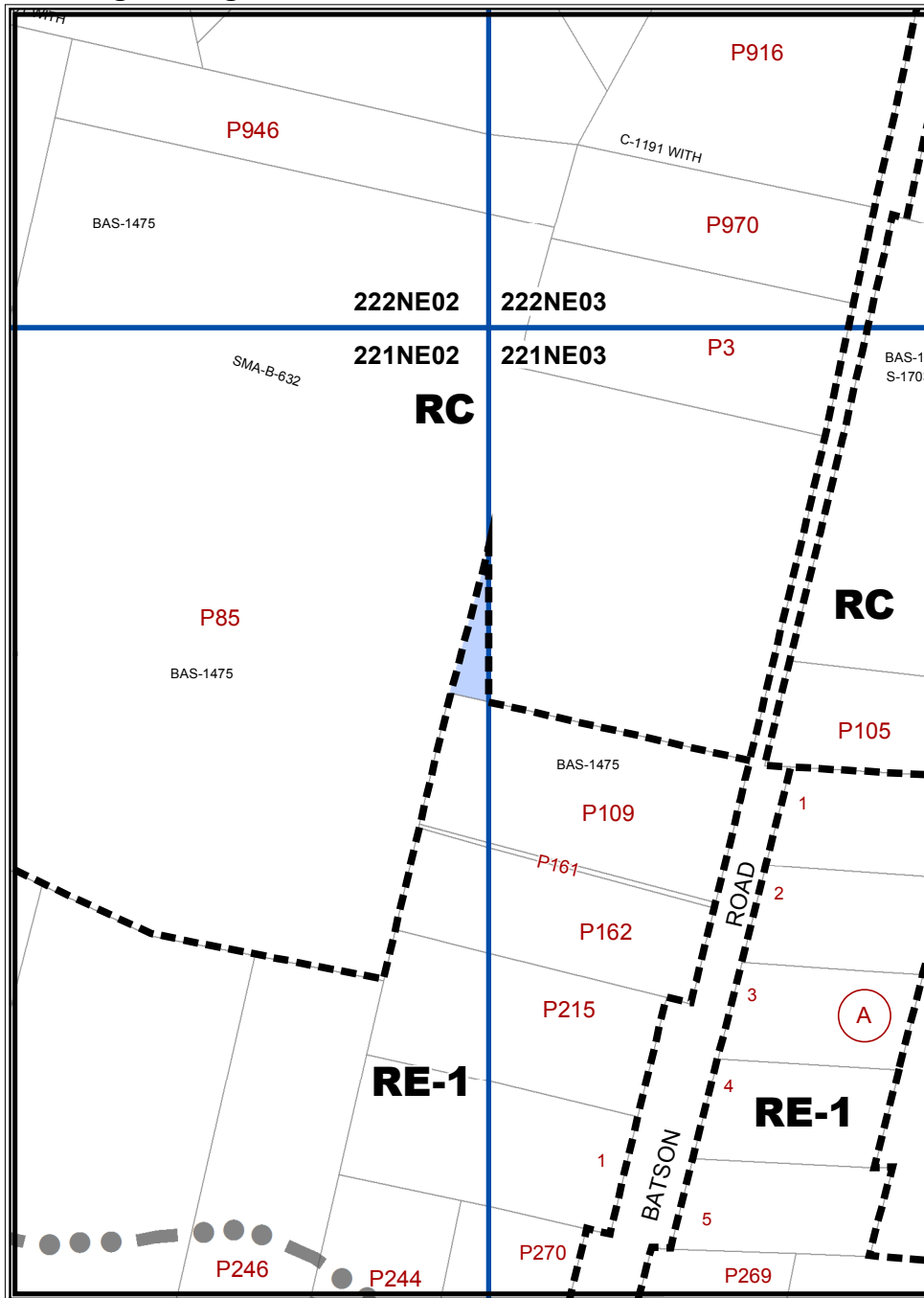
## Proposed Zoning



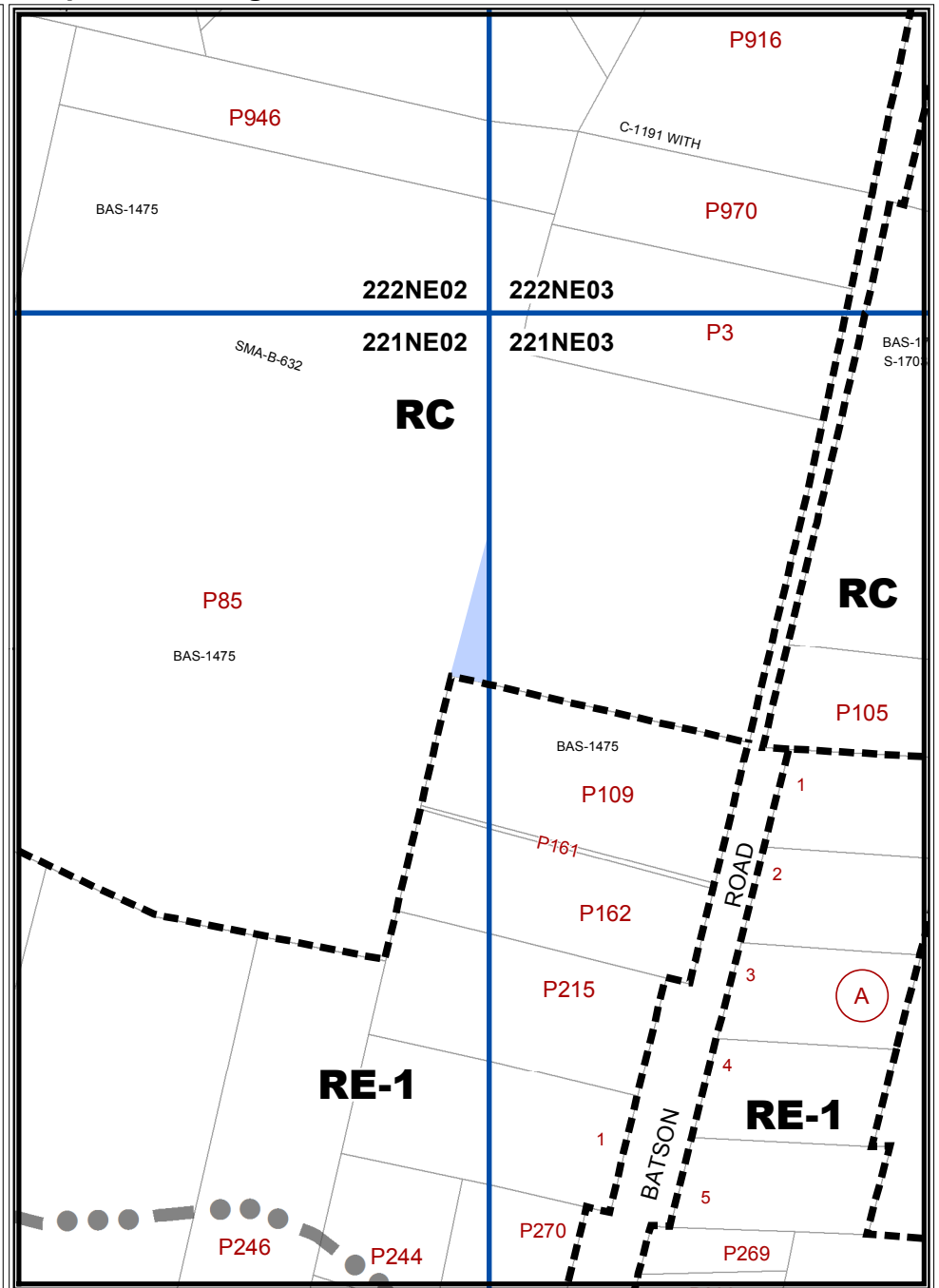
# ATTACHMENT 21

## Existing Zoning

G-948



## Proposed Zoning



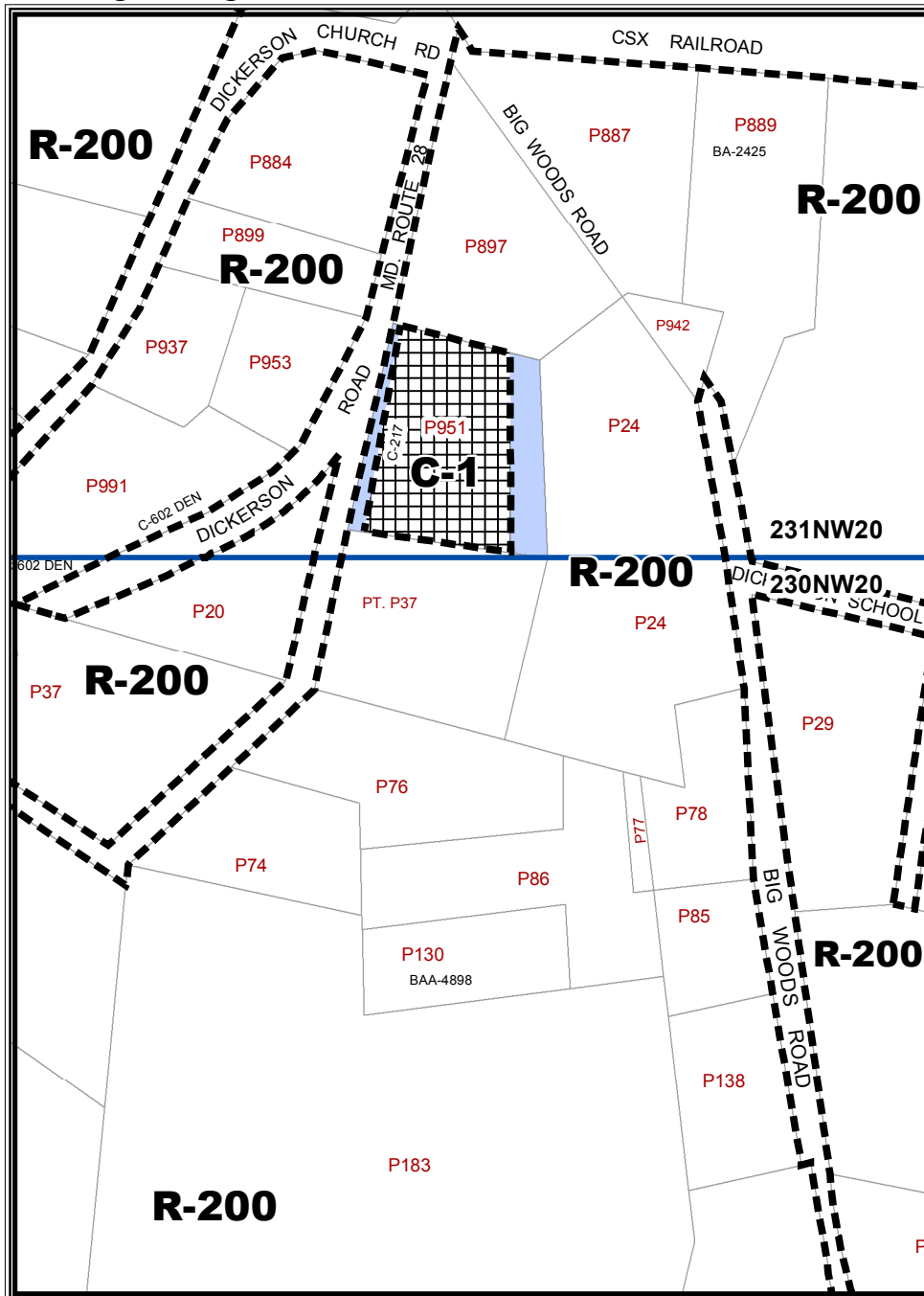
Map Grid: 221NE02

1 in = 200 ft

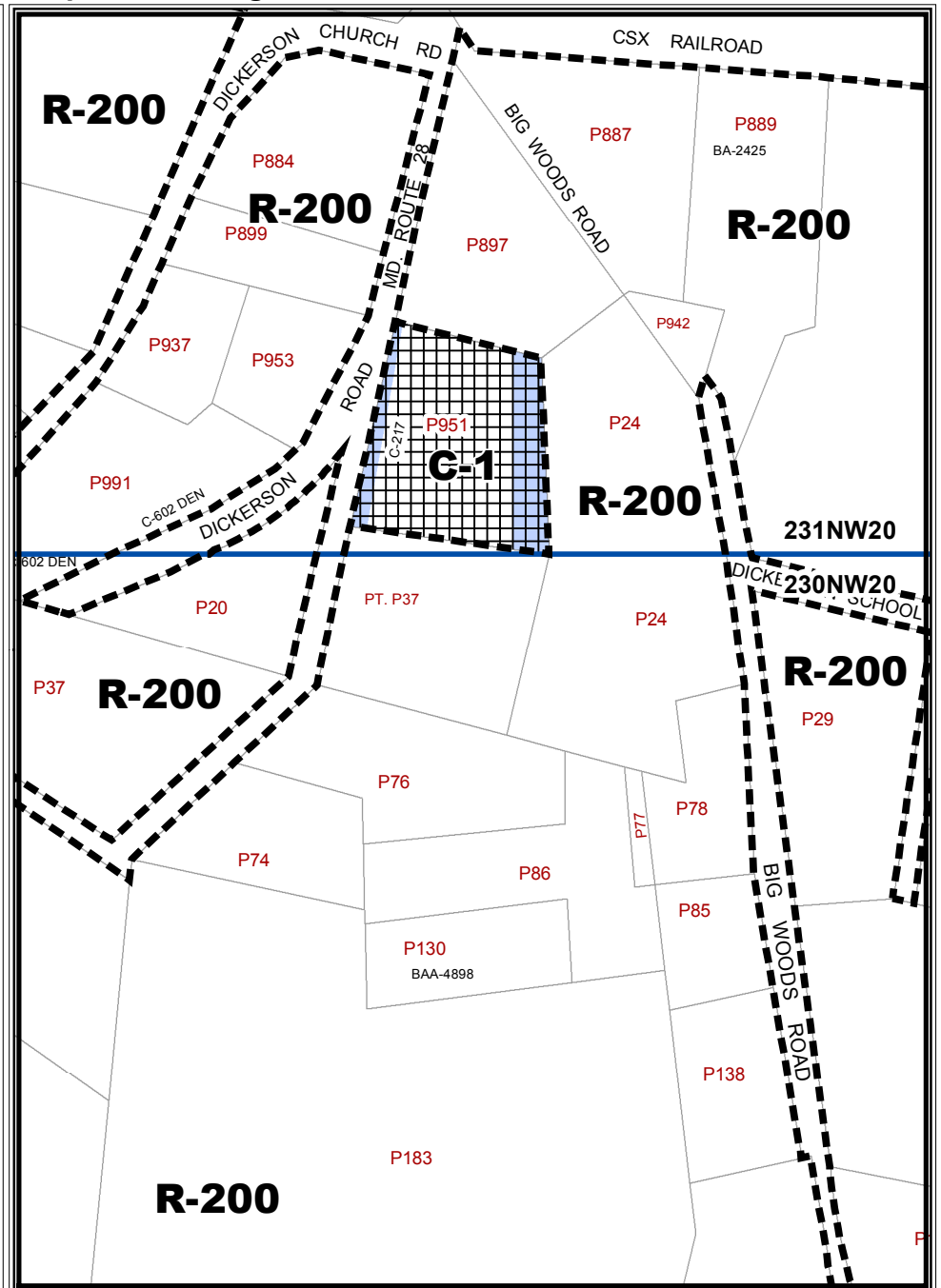
# ATTACHMENT 22

## Existing Zoning

 G-952



## Proposed Zoning



Map Grid: 231NW20

1 in = 200 ft