



Zoning Text Amendment (ZTA) No. 15-11, Employment Office (EOF) Zone – Limited Uses



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Completed: 12/18/15

Description

ZTA No. 15-11 would allow additional limited uses in the Employment Office (EOF) zone and establish standards for those additional limited uses in the EOF zones. Specifically, the ZTA would allow Light Vehicle Sales and Rental (Indoor and Outdoor) and Vehicle Service Repair (major) as limited uses in the EOF zone, if each use is located on a tract less than 10 acres in size and located outside of a Metro Station Policy Area. All other limited use standards currently associated with these three uses would remain in effect.

Summary

Staff recommends denial of ZTA No. 15-11 to allow additional limited uses in the Employment Office (EOF) zone and establish standards for those additional limited uses in the EOF zones. Staff has concerns with permitting vehicle sales or rental facilities and major vehicle repair in a zone that is intended for office and employment activity with limited residential and neighborhood commercial uses (a maximum of 30% retail/service uses). A more appropriate method for providing an alternative to development under the restrictions of the EOF zone would be to request a change in zoning to an applicable floating zone (in this case, the GRF zone) that allows these uses either as permitted or with limited standards.

Background/Analysis

Currently, Light Vehicle Sales and Rental (Indoor or Outdoor) and Vehicle Service Repair (major) are not permitted in the EOF zone. The EOF zone is intended for office and employment activity combined with limited residential and neighborhood commercial uses. The EOF allows flexibility in building, circulation, and parking lot layout.

Use Definitions and Limited Use Standards

Light Vehicle Sales and Rental (Indoor) means a building for the indoor sales, rental, or leasing of light equipment and vehicles, including vehicles for hauling and moving. Light Vehicle Sales and Rental (Indoor) includes the repair of vehicles and equipment for sale, rent, or lease as an incidental use if

conducted indoors. Light Vehicle Sales and Rental (Indoor) includes indoor storage of vehicles for sale, and an accessory car wash for vehicles and equipment for sale, rent, or lease.

Where Light Vehicle Sales and Rental (Indoor) is allowed as a limited use and the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, access to the site from a street with a residential classification is prohibited and site plan approval is required.

Currently under the Employment zones, the GR zone allows indoor light vehicle sales and rental as a permitted use. No other Employment Zone allows this use as a permitted or limited use.

Light Vehicle Sales and Rental (Outdoor) is defined similarly to indoor sales, except for the inclusion of outdoor storage of vehicles for sale. Where Light Vehicle Sales and Rental (Outdoor) is allowed as a limited use and the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, it must satisfy the following standards:

- i. Access to the site from a street with a residential classification is prohibited.
- ii. Vehicles must be stored or parked only on a hard surface that is constructed of material resistant to erosion, is adequately treated to prevent dust emission, and is surrounded by a raised curb. The parking and storage area must be set back 15 feet from any right-of-way, 15 feet from any lot line abutting land in an Agricultural, Rural Residential, or Residential Detached zone, and 3 feet from any other lot line.
- iii. There must be a minimum of 20 feet between access driveways, and all driveways must be perpendicular to the curb or street line.
- iv. When such use occupies a corner lot, an access driveway is prohibited within 20 feet from the intersection of the rights-of-way, and cannot exceed 30 feet in width.
- v. Product displays, parked vehicles, and other obstructions, which would adversely affect visibility at intersections or to driveways, are prohibited.
- vi. In the CRT zone, site plan approval is required under Section 7.3.4.

Currently under the Employment zones, only the GR zone allows Light Vehicle Sales and Rental (Outdoor) as a limited use. Under the NR zone, this use requires conditional use approval.

Under the Vehicle Service category (Section 3.5.13.), **Repair (Major)** means an establishment where general vehicle repair and service is conducted, including engine and transmission replacement or rebuild, body, and paint shops. Repair (Major) does not include repair or services for commercial vehicles or heavy equipment. Where Repair (Major) is allowed as a limited use, and the subject lot abuts or confronts a property zoned Residential that is vacant or improved with a residential use, all buildings must be set back a minimum of 100 feet from the abutting residential lot line; parking and storage for vehicles must be set back a minimum of 50 feet from the abutting residential lot line; the site must be a minimum of 20,000 square feet if the use is not fully contained in a structure; and access to the site from a street with a residential classification is prohibited.

Currently under the Employment zones, only the GR zone allows major repair of vehicles as a limited use. Under the LSC zone, this use requires conditional use approval.

Uses Allowed in the EOF Zone

Section 3.1.6. (Use Table), depicts a number of commercial/service uses as permitted or limited uses in the EOF zone including Restaurants, Hotel, Motel, Clinics, Medical, Dental Laboratory, Office, Research and Development, Structured Parking, Surface Parking for Use Allowed in the Zone, Conference Center, Health Clubs and Facilities, Retail/Service Establishment (up to 30% of gross floor area on the subject site), and Minor (Vehicle) Repair (subject to certain setback, lot size and access requirements when abutting or confronting property zoned Agricultural, Rural Residential, or Residential). As introduced, the ZTA would allow automobile sales/rental and major auto repair establishments on EOF zoned properties all over the County under the current and proposed limited use standards. The proposed additional standards would limit the size of a tract to less than 10 acres and would limit property locations to outside of Metro Station Policy Areas.

Overall, Staff has concerns with permitting vehicle sales or rental facilities in a zone that is intended for office and employment activity with limited residential and neighborhood commercial uses (a maximum of 30% retail/service uses). Staff believes that indoor auto sales/rental and repair uses, in some instances, could be compatible with other uses allowed in EOF, but outdoor auto sales/rental and major repair uses (especially if the repair use is not fully contained in a structure) are not appropriate. Staff further believes that a more appropriate method for providing an alternative to development under the restrictions of the EOF zone would be to request a change in zoning to an applicable floating zone (in this case, the GRF zone).

On a case by case basis, a floating zone can provide flexible applicability to respond to changing economic, demographic, and planning trends that occur between a comprehensive District or Sectional Map Amendment. Floating zones were established to ensure protection of established neighborhoods by establishing compatible relationships between new development and existing neighborhoods, providing development standards and general compatibility standards to protect the character of adjacent neighborhoods and allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.

Should the County Council decide to allow the subject uses in the EOF zone, Staff suggest that either more standards be provided to limit where outdoor auto sales/rental and repair uses could be located in the EOF zone (for example, only located adjacent to zones that allow this use as a permitted or limited use) or only allow the outdoor auto sales/rental and repair uses as conditional uses.

GIS Data on EOF Properties

Attachment 2 includes 10 maps and a table depicting 349 EOF zoned properties (totaling over 484 acres), each less than 10 acres in size and located outside of the Metro Station Policy Areas. The table and maps also list the zones that are closest in location to the EOF zones. Although the adjacent uses and zones vary throughout the County, the data depicts that a number of the EOF zoned properties (approximately 47%) abut or confront property in a residential zone or use. The table further indicates the uses that are located on the EOF zoned properties including offices, apartments, vacant land, retail, parking, warehouses, detached residences, agriculture, industrial uses, and open space/recreation, with a majority of the acreage devoted to office use.

Conclusion

Based on the analysis above, Staff recommends denial of ZTA 15-11. Staff has concerns with permitting vehicle sales or rental facilities and major vehicle repair in a zone that is intended for office and employment activity but believes that, on a case by case basis, an alternative to development under the restrictions of the EOF zone would be to request a change in zoning to an applicable floating zone (in this case, the GRF zone).

Attachments

1. ZTA No. 15-11 as introduced
2. GIS information of EOF zoned properties based on parameters of the ZTA

Zoning Text Amendment No.: 15-11
Concerning: Employment Office
(EOF) Zone – Limited
Uses
Draft No. & Date: 1 - 10/4/15
Introduced: November 3, 2015
Public Hearing:
Adopted:
Effective:
Ordinance No.:

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

Lead Sponsor: Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow additional limited uses in the EOF zone;
- establish standards for limited uses the EOF zones; and
- generally amend the provisions for the EOF zone.

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

DIVISION 59-3.1. “Use Table”
Section 59-3.1.6. “Use Table”
DIVISION 59-3.5. “Commercial Uses”
Section 59-3.5.12. “Vehicle/Equipment Sales and Rental”
Section 59-3.5.13. “Vehicle Service”

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

ORDINANCE

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

1 **Sec. 1. DIVISION 59-3.1 is amended as follows:**

2 **Division 3.1. Use Table**

3 * * *

4 **Section 3.1.6. Use Table**

5 The following Use Table identifies uses allowed in each zone. Uses may be
6 modified in Overlay zones under Division 4.9.

USE OR USE GROUP	Definitions and Standards	* * *	Commercial/Residential			Employment				Industrial		
			CRN	CRT	CR	GR	NR	LSC	EOF	IL	IM	IH
* * *												
VEHICLE/EQUIPMENT SALES AND RENTAL	<u>3.5.12</u>											
Heavy Equipment Sales and Rental	<u>3.5.12.A</u>					L					P	P
Light Vehicle Sales and Rental (Indoor)	<u>3.5.12.B</u>			L	P	P			<u>L</u>	P	P	
Light Vehicle Sales and Rental (Outdoor)	<u>3.5.12.C</u>			L	P	L	C		<u>L</u>	P	P	
VEHICLE SERVICE	<u>3.5.13</u>											
* * *												
Repair (major)	<u>3.5.13.E</u>			C	C	L		C	<u>L</u>	P	P	P
* * *												

7
8 **Sec. 2. DIVISION 59-3.5 is amended as follows:**

9 **Division 3.5. Commercial Uses**

10 * * *

11 **Section 3.5.12. Vehicle/Equipment Sales and Rental**

12 * * *

13 **B. Light Vehicle Sales and Rental (Indoor)**

14 **1. Defined**

15 Light Vehicle Sales and Rental (Indoor) means a building for the
16 indoor sales, rental, or leasing of light equipment and vehicles,
17 including vehicles for hauling and moving. Light Vehicle Sales and
18 Rental (Indoor) includes the repair of vehicles and equipment for sale,
19 rent, or lease as an incidental use if conducted indoors. Light Vehicle
20 Sales and Rental (Indoor) includes indoor storage of vehicles for
21 sale[,] and an accessory car wash for vehicles and equipment for sale,
22 rent, or lease.

23 **2. Use Standards**

24 a. Where Light Vehicle Sales and Rental (Indoor) is allowed as a
25 limited use, and the subject lot abuts or confronts a property
26 zoned Agricultural, Rural Residential, or Residential Detached
27 that is vacant or improved with an agricultural or residential
28 use, it must satisfy the following standards:

29 [a] i. Access to the site from a street with a residential
30 classification is prohibited.

31 [b] ii. Site plan approval is required under Section 7.3.4.

32 b. In the EOF zone, the tract on which a Light Vehicle Sales and
33 Rental (Indoor) use is allowed must also be:

34 i. less than 10 acres in size; and

35 ii. located outside of a Metro Station Policy Area.

36 **C. Light Vehicle Sales and Rental (Outdoor)**

37 **1. Defined**

38 Light Vehicle Sales and Rental (Outdoor) means the sales, rental, or
39 leasing of light equipment and vehicles, including vehicles for hauling
40 and moving, outside of a building. Light Vehicle Sales and Rental

(Outdoor) includes the repair of vehicles and equipment for sale, rent, or lease as an incidental use if conducted indoors. Light Vehicle Sales and Rental (Outdoor) includes outdoor storage of vehicles for sale[,] and an accessory car wash for vehicles and equipment for sale, rent, or lease.

2. Use Standards

a. Where Light Vehicle Sales and Rental (Outdoor) is allowed as a limited use, and the subject lot abuts or confronts a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, it must satisfy the following standards:

- i. Access to the site from a street with a residential classification is prohibited.
- ii. Vehicles must be stored or parked only on a hard surface that is constructed of material resistant to erosion, is adequately treated to prevent dust emission, and is surrounded by a raised curb. The parking and storage area must be set back 15 feet from any right-of-way, 15 feet from any lot line abutting land in an Agricultural, Rural Residential, or Residential Detached zone, and 3 feet from any other lot line.
- iii. There must be a minimum of 20 feet between access driveways, and all driveways must be perpendicular to the curb or street line.
- iv. When such use occupies a corner lot, an access driveway is prohibited within 20 feet from the intersection of the rights-of-way, and cannot exceed 30 feet in width.

- 68 v. Product displays, parked vehicles, and other obstructions,
69 which would adversely affect visibility at intersections or
70 to driveways, are prohibited.
- 71 vi. In the CRT zone, site plan approval is required under
72 Section 7.3.4.
- 73 b. In the EOF zone, the tract on which a Light Vehicle Sales and
74 Rental (Outdoor) use is allowed must also be:
 - 75 i. less than 10 acres in size; and
 - 76 ii. located outside of a Metro Station Policy Area.
- 77 c. Where Light Vehicle Sales and Rental (Outdoor) is allowed as a
78 conditional use, it may be permitted by the Hearing Examiner
79 under all applicable limited use standards[,] and Section 7.3.1,
80 Conditional Use.

81 **Section 3.5.13. Vehicle Service**

82 * * *

83 **E. Repair (Major)**

84 **1. Defined**

85 Repair (Major) means an establishment where general vehicle repair
86 and service is conducted, including engine and transmission
87 replacement or rebuild, body, and paint shops. Repair (Major) does
88 not include repair or services for commercial vehicles or heavy
89 equipment (see Section 3.5.13.D, Repair (Commercial Vehicle)).

90 **2. Use Standards**

- 91 a. Where Repair (Major) is allowed as a limited use, and the
92 subject lot abuts or confronts a property zoned Residential that
93 is vacant or improved with a residential use, it is subject to the
94 following standards:

- 95 i. All buildings must be set back a minimum of 100 feet
- 96 from the abutting residential lot line.
- 97 ii. All parking and storage for vehicles must be set back a
- 98 minimum of 50 feet from the abutting residential lot line.
- 99 iii. The minimum site is 20,000 square feet if not fully
- 100 contained in a structure.
- 101 iv. Access to the site from a street with a residential
- 102 classification is prohibited.
- 103 b. In the EOF zone, the tract on which a Repair (Major) use is
- 104 allowed must also be:
- 105 i. less than 10 acres in size; and
- 106 ii. located outside of a Metro Station Policy Area.
- 107 c. Where Repair (Major) is allowed as a conditional use, it may be
- 108 permitted by the Hearing Examiner under all limited use standards
- 109 and Section 7.3.1, Conditional Use.

110 * * *

111 **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the

112 date of Council adoption.

113

114 This is a correct copy of Council action.

115

116

117 _____
Linda M. Lauer, Clerk of the Council

EOF Zoned Properties Less than 10 Acres, Outside of Metro Station Policy Areas

ATTACHMENT 2

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
1	00031023	1.96	Single Family Detached	MONTGOMERY COUNTY	23230 WHELAN LN BOYDS 20841	RURAL
2	00018618	1.10	Vacant	LINTHICUM CHARLES T ET AL	0 W OLD BALTIMORE RD BOYDS 20841	IL-1.0 H-50
3	00018620	2.22	Vacant	LCOR CLARKSBURG LLC	0 COMSAT DR 0	RE-2
4	00016426	2.31	Parking and Transportation	GERMANTOWN STATION LLC	0 GERMANTOWN RD GERMANTOWN 20874	IM-2.5 H-80
5	02932622	1.92	Open Space/Recreation	GATEWAY 270 BUSINESS CENTER	22501 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
6	02932644	3.68	Office	UNITED STATES POSTAL SVC	22505 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
7	02889766	1.92	Office	CD GATEWAY 270 LLC	22601 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
8	03266343	6.82	Warehouse	JACO GATEWAY 270 LLC	22525 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
9	03266354	6.71	Warehouse	JACO GATEWAY 270 LLC	22515 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
10	03299764	5.11	Vacant	SENECA MEADOWS CORP CENTER I LLC	0 SENECA MEADOWS PKY 0	R-200
11	03299775	9.59	Office	SENECA MEADOWS CORP CENTER I LLC	20320 SENECA MEADOWS PKY 0	R-200
12	03127173	3.18	Vacant	GATEWAY 270 BUSINESS CENTER	0 GATEWAY CENTER DR CLARKSBURG 20871	CRT-0.5 C-0.25 R-0.25 H-130 T
13	03127184	5.02	Office	AMERICAN HEALTH ASST LLC	22512 GATEWAY CENTER DR CLARKSBURG 20871	PD-11
14	03127195	7.45	Vacant	THE POTOMAC EDISON CO	22508 GATEWAY CENTER DR CLARKSBURG 20871	CRT-0.5 C-0.25 R-0.25 H-130 T
15	03127207	6.99	Warehouse	FORSGATE VENTURES II LLC	22516 GATEWAY CENTER DR CLARKSBURG 20871	CRT-0.5 C-0.25 R-0.25 H-130 T

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
16	03127218	6.07	Office	FORSGATE VENTURES II LLC	22520 GATEWAY CENTER DR CLARKSBURG 20871	CRT-0.5 C-0.25 R-0.25 H-130 T
17	03324118	2.96	Office	FIRST NATIONAL BANK OF PENNSYLVANI	20300 GOLDENROD LN GERMANTOWN 20876	R-200
18	03243991	8.29	Office	FORSGATE VENTURES II LLC	22530 GATEWAY CENTER DR CLARKSBURG 20871	CRT-0.5 C-0.25 R-0.25 H-130 T
19	03244005	4.09	Office	FORSGATE VENTURES II LLC	22600 GATEWAY CENTER DR CLARKSBURG 20871	R-90
20	03244016	5.61	Office	FORSGATE VENTURES II LLC	22610 GATEWAY CENTER DR CLARKSBURG 20871	R-200
21	03244027	4.70	Office	FORSGATE VENTURES II LLC	22616 GATEWAY CENTER DR CLARKSBURG 20871	R-200
22	03263806	0.30	Vacant	WESTPHALIA CTR II LTD PTN	0 SENECA MEADOWS PKY CLARKSBURG 20871	CR-2.0 C-1.25 R-1.0 H- 145 T
23	03266194	8.41	Office	SENECA MEADOWS CORP CENTER II LLC	0 SENECA MEADOWS PKY GAITHERSBURG 20877	R-200
24	00048331	6.78	Office	CPH 6000 LLC	6000 EXECUTIVE BLV ROCKVILLE 20852	R-200
25	00045612	0.23	Office	HELLENIC CENTER INC	6506 BELLS MILL RD BETHESDA 20817	R-90
26	00049654	0.12	Office	6505 DEMOCRACY LLC	6505 DEMOCRACY BLV BETHESDA 20817	R-60
27	00047735	3.02	Vacant	ST THERESA II LLC	0 FERNWOOD RD 0	R-90
28	00047757	4.46	Office	ROCKLEDGE ASSOCIATES LLC	6610 ROCKLEDGE DR BETHESDA 20817	CR-1.5 C-0.75 R-0.75 H- 275 T
29	00049836	5.12	Office	6006 EXECUTIVE BLDG I LLC AND	6006 EXECUTIVE BLV ROCKVILLE 20852	R-200
30	00049767	0.16	Office	SHAPELL IRVIN N	6510 BELLS MILL RD	R-90

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
					BETHESDA 20817	
31	00049643	0.20	Office	6501 DEMOCRACY LLC	6501 DEMOCRACY BLV BETHESDA 20817	R-90
32	00051043	0.67	Office	HEBREW HOME OF GREATER WASHINGTON	6101 MONTROSE RD ROCKVILLE 20852	R-20
33	00052787	2.97	Office	JFGW BUILDING LLC	6101 EXECUTIVE BLV ROCKVILLE 20852	R-200
34	01542522	4.00	Office	KAISER FOUNDATION HEALTH	6111 EXECUTIVE BLV ROCKVILLE 20852	R-200
35	01779161	2.82	Vacant	WILGUS ASSOC LTD PTNSHP	0 OLD GEORGETOWN RD 0	CRT-2.25 C-1.5 R-0.75 H-75
36	01792921	3.94	Office	THIRD DONOCAM ASSOCIATES	6430 ROCKLEDGE DR BETHESDA 20817	R-90
37	01874144	3.93	Office	FOURTH DONOCAM ASSOCIATES	6500 ROCKLEDGE DR BETHESDA 20817	R-90
38	01980484	4.94	Office	WBCMT 2005-C21 OFFICE 6116 LLC	6116 EXECUTIVE BLV ROCKVILLE 20852	R-200
39	02101628	5.37	Office	6010 EXECUTIVE I LLC &	6010 EXECUTIVE BLV ROCKVILLE 20852	R-200
40	02101630	4.38	Office	FOREST VILLAGE EXECUTIVE BLVD ETAL	6100 EXECUTIVE BLV ROCKVILLE 20852	R-200
41	01969921	3.95	Office	KAISER FOUNDATION HEALTH PLN	2101 E JEFFERSON ST ROCKVILLE 20852	R-200
42	01969932	5.20	Office	GPT PROPERTIES TRUST	2115 E JEFFERSON ST ROCKVILLE 20852	R-200
43	02785885	3.05	Office	INVESTORS WARRANTY OF AMERICA INC	6560 ROCK SPRING DR BETHESDA 20817	R-90
44	02747480	7.19	Office	CAMALIER ANNE D ET AL	6701 DEMOCRACY BLV	R-90

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				TR	BETHESDA 20817	
45	02373157	3.00	Office	7811 MONTROSE LTD PTNSHP	7811 MONTROSE RD ROCKVILLE 20854	CRT-1.25 C-0.5 R-0.75 H-100 T
46	02414021	5.71	Office	ROCKLEDGE CF LLC	6701 ROCKLEDGE DR BETHESDA 20817	CR-1.5 C-0.75 R-0.75 H- 275 T
47	02445000	6.31	Office	WASHINGTON REAL EST INV TR	6110 EXECUTIVE BLV ROCKVILLE 20852	R-200
48	02776130	4.60	Office	ROCK SPRING PLAZA I LLC	6550 ROCK SPRING DR BETHESDA 20817	R-90
49	02806897	4.72	Retail	CAMALIER ANNE D ET AL TR	6711 DEMOCRACY BLV BETHESDA 20817	R-90
50	02725051	0.67	Office	SPECIAL AGENTS MUTUAL BENEFIT	11301 OLD GEORGETOWN RD NORTH BETHESDA 20852	PD-9
51	02674257	4.27	Office	CAMALIER ANNE D ET AL TR	6707 DEMOCRACY BLV BETHESDA 20817	R-90
52	02541022	5.54	Office	ROCKLEDGE CENTRE ASSOCIATES	6705 ROCKLEDGE DR BETHESDA 20817	R-200
53	02543613	2.97	Office	A & A MONTROSE RD LLC	6001 MONTROSE RD ROCKVILLE 20852	CRT-2.25 C-1.5 R-0.75 H-75
54	02956230	0.56	Vacant	ROCKLEDGE GATEWAY LLC	0 DEMOCRACY BLV 0	R-90
55	03185884	3.55	Vacant	WILGUS ASSOC LTD PTNSHP	6000 MONTROSE RD ROCKVILLE 20852	CRT-2.25 C-1.5 R-0.75 H-75
56	03180938	4.60	Office	ROCKLEDGE ASSOCIATES LLC	6600 ROCKLEDGE DR BETHESDA 20817	CR-1.5 C-0.75 R-0.75 H- 275 T
57	03341498	1.81	Vacant	ELIZABETHEAN CT ASSOC I & II L P	0 ROCKLEDGE DR BETHESDA 20817	R-90
58	03381142	7.32	Office	ELIZABETHEAN COURT	10215 FERNWOOD RD	R-90

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				ASSOC I L P	BETHESDA 20817	
59	03382523	0.54	Vacant	STATE OF MARYLAND DEPT OF	0 ROCKLEDGE DR 0	CR-1.5 C-0.75 R-0.75 H- 275 T
60	03381131	1.53	Office	ELIZABETHEAN COURT ASSOC II L P	6410 ROCKLEDGE DR BETHESDA 20817	R-90
61	03381120	1.88	Office	ELIZABETHEAN COURT ASSOC II L P	6420 ROCKLEDGE DR BETHESDA 20817	R-90
62	03765393	0.02		RS HOMES ASSOCIATES LLC	6922 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
63	03765405	0.03		RS HOMES ASSOCIATES LLC	6924 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
64	03765575	0.04		RS HOMES ASSOCIATES LLC	10402 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
65	03765586	0.03		RS HOMES ASSOCIATES LLC	105 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
66	03765655	0.02		RS HOMES ASSOCIATES LLC	119 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
67	03765666	0.03		RS HOMES ASSOCIATES LLC	121 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
68	03765688	0.20		RS HOMES ASSOCIATES LLC	0 JACOBSEN ST	R-90
69	03765143	0.01		RS HOMES ASSOCIATES LLC	0 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
70	03765154	0.00		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
71	03765165	0.01		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
72	03765597	0.02		RS HOMES ASSOCIATES	107 HEATH PL	CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				LLC		75
73	03765600	0.02		RS HOMES ASSOCIATES LLC	109 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
74	03765611	0.02	Vacant	RS HOMES ASSOCIATES LLC	111 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
75	03765622	0.02		RS HOMES ASSOCIATES LLC	113 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
76	03765633	0.02		RS HOMES ASSOCIATES LLC	115 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
77	03765644	0.02		RS HOMES ASSOCIATES LLC	117 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
78	03765690	0.03		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
79	03765702	0.13		RS HOMES ASSOCIATES LLC	0 EAMES WAY	GR-1.5 H-45
80	03765495	0.02		RS HOMES ASSOCIATES LLC	6737 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
81	03765507	0.02		RS HOMES ASSOCIATES LLC	6739 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
82	03765518	0.03		RS HOMES ASSOCIATES LLC	6741 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
83	03765520	0.02		RS HOMES ASSOCIATES LLC	10412 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
84	03765531	0.02		RS HOMES ASSOCIATES LLC	10410 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
85	03765542	0.02		RS HOMES ASSOCIATES LLC	10408 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
86	03765553	0.02		RS HOMES ASSOCIATES	10406 BREWER ST	CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				LLC		75
87	03765564	0.02		RS HOMES ASSOCIATES LLC	10404 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
88	03646448	0.18	Open Space/Recreation	PARK POTOMAC DECLARANT LLC	0 MONTROSE RD ROCKVILLE 20850	CRT-1.25 C-0.5 R-0.75 H-100 T
89	03765416	0.11		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
90	03765427	0.01		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
91	03765438	0.29		RS HOMES ASSOCIATES LLC	0 HEATH PL	CRT-2.5 C-1.5 R-2.0 H- 75
92	03765440	0.03		RS HOMES ASSOCIATES LLC	6727 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
93	03765451	0.02		RS HOMES ASSOCIATES LLC	6729 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
94	03765473	0.02		RS HOMES ASSOCIATES LLC	6733 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
95	03765484	0.02		RS HOMES ASSOCIATES LLC	6735 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
96	03765336	0.02		RS HOMES ASSOCIATES LLC	6910 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
97	03765347	0.02		RS HOMES ASSOCIATES LLC	6912 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
98	03765358	0.02		RS HOMES ASSOCIATES LLC	6914 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
99	03765360	0.02		RS HOMES ASSOCIATES LLC	6916 ROCKLEDGE ST	CRT-2.5 C-1.5 R-2.0 H- 75
100	03765371	0.02		RS HOMES ASSOCIATES	6918 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				LLC		75
101	03765382	0.02		RS HOMES ASSOCIATES LLC	6920 ROCKLEDGE DR	CRT-2.5 C-1.5 R-2.0 H- 75
102	03414573	5.26	Office	ND PROPERTIES INC	6710 ROCKLEDGE DR ROCKVILLE 20852	CR-1.5 C-0.75 R-0.75 H- 275 T
103	03414584	8.31	Office	ND PROPERTIES INC	6700 ROCKLEDGE DR ROCKVILLE 20852	CR-1.5 C-0.75 R-0.75 H- 275 T
104	03414595	6.83	Office	TFO REVA MERITAGE ROCKSPRING	6555 ROCK SPRING DR BETHESDA 20817	R-90
105	03624976	0.63	Office	ROCK SPRING LLC	6800 ROCKLEDGE DR BETHESDA 20817	CR-1.5 C-0.75 R-0.75 H- 275 T
106	00276026	0.64	Single Family Detached	REVER DAVID	13915 OLD COLUMBIA PIK SILVER SPRING 20904	R-200
107	03765176	0.10		RS HOMES ASSOCIATES LLC	0 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
108	03765187	0.51		RS HOMES ASSOCIATES LLC	0 ROCKLEDGE WAY	CRT-2.5 C-1.5 R-2.0 H- 75
109	03765198	1.07		RS HOMES ASSOCIATES LLC	0 0	CRT-2.5 C-1.5 R-2.0 H- 75
110	03765201	0.03		RS HOMES ASSOCIATES LLC	6728 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
111	03765212	0.02		RS HOMES ASSOCIATES LLC	6730 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
112	03765223	0.02		RS HOMES ASSOCIATES LLC	6732 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
113	03765234	0.02		RS HOMES ASSOCIATES LLC	6734 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
114	03765245	0.02		RS HOMES ASSOCIATES	6736 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				LLC		75
115	03624987	1.13	Office	ROCK SPRING II LLC	6800 ROCKLEDGE DR BETHESDA 20817	CR-1.5 C-0.75 R-0.75 H- 275 T
116	03765256	0.02		RS HOMES ASSOCIATES LLC	6738 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
117	03765267	0.03		RS HOMES ASSOCIATES LLC	6740 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
118	03765278	0.02		RS HOMES ASSOCIATES LLC	10420 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
119	03765280	0.02		RS HOMES ASSOCIATES LLC	10422 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
120	03765291	0.02		RS HOMES ASSOCIATES LLC	10424 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
121	03765303	0.02		RS HOMES ASSOCIATES LLC	10426 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
122	03765314	0.02		RS HOMES ASSOCIATES LLC	10428 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
123	03765325	0.04		RS HOMES ASSOCIATES LLC	10430 BREWER ST	CRT-2.5 C-1.5 R-2.0 H- 75
124	00257502	0.30	Office	MARYLAND NATIONAL CAPITAL PARK &	10611 NEW HAMPSHIRE AVE SILVER SPRING 20903	R-90
125	00262122	3.17	Single Family Detached	ST OF MD TO THE USE OF	3921 SANDY SPRING RD BURTONSVILLE 20866	IM-2.5 H-50
126	02369656	1.68	Retail	ZIMMERMAN & SONS PROPERTIES	3801 SANDY SPRING RD BURTONSVILLE 20866	IM-2.5 H-50
127	02369667	0.29	Vacant	ZIMMERMAN & SONS PROPERTIES	3811 SANDY SPRING RD BURTONSVILLE 20866	IM-2.5 H-50
128	01831954	1.99	Warehouse	SHURGARD MARYLAND	3351 BRIGGS CHANEY RD	R-30

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
				PROPERTIES INC	SILVER SPRING 20904	
129	02168417	8.58	Warehouse	AUTO PROPERTIES BRIGGS CHANEY LLC	3325 BRIGGS CHANEY RD SILVER SPRING 20904	GR-1.5 H-85
130	03695860	2.91	Vacant	BURTONSVILLE LAND LLLP	4001 SANDY SPRING RD BURTONSVILLE 20866	IM-2.5 H-50
131	02791135	5.07	Industrial	BURTONSVILLE ASSOCIATES LLC	15204 DINO DR BURTONSVILLE 20866	IM-2.5 H-50
132	03220727	2.98	Vacant	DFM LLC	0 STAR POINTE LN BURTONSVILLE 20866	IM-2.5 H-50
133	03220738	9.71	Warehouse	DFM LLC	4100 STAR POINTE LN BURTONSVILLE 20866	R-200
134	03220716	2.15	Vacant	DFM LLC	0 STAR POINTE LN BURTONSVILLE 20866	IM-2.5 H-50
135	02363876	0.04	Parking and Transportation	CAP-PARK BETHESDA LLC	0 WESTBARD AVE 0	IM-2.5 H-50
136	01835371	0.29	Retail	BULMAN LAWRENCE Z ET AL TR	5135 RIVER RD BETHESDA 20816	IM-1.5 H-45
137	03435495	0.55	Office	KENWOOD BUILDING LTD PTNSHP	5272 RIVER RD 0	CRT-0.75 C-0.75 R-0.25 H-35
138	00662998	1.77	Multi-Family	CAP-PARK BETHESDA LLC	5325 WESTBARD AVE BETHESDA 20816	R-20
139	02363854	2.94	Vacant	CAP-PARK BETHESDA LLC	0 RIVER RD 0	R-60
140	02363865	0.90	Parking and Transportation	CAP-PARK BETHESDA LLC	0 WESTBARD AVE 0	IM-2.5 H-50
141	00774722	1.93	Vacant	YBM CONSTRUCTION INC	19815 BLUNT RD GERMANTOWN 20876	R-60
142	00778068	5.03	Warehouse	MONTGOMERY COUNTY MARYLAND	0 RAILROAD ST 0	R-90

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
143	00775214	1.01	Vacant	BERCELI MICHAEL	0 GAME PRESERVE RD 0	R-200
144	00775225	1.03	Single Family Detached	BERCELI MICHAEL	11510 GAME PRESERVE RD GAITHERSBURG 20878	R-200
145	00795941	2.03	Office	CORE ROCK ENTERPRISES LLC	20270 GOLDENROD LN GERMANTOWN 20876	LSC-2.0 H-100 T
146	00768787	5.48	Agriculture	CASEY BETTY B ET AL TR	0 S FREDERICK AVE 0	GR-1.5 H-45
147	00768801	3.38	Vacant	MCGOWN AUGUSTA B ET AL	0 GAME PRESERVE RD 0	R-200
148	00795757	4.62	Office	MONTGOMERY COLLEGE FOUNDATION INC	20271 GOLDENROD LN GERMANTOWN 20876	LSC-2.0 H-100 T
149	02538888	3.05	Retail	GERMANTOWN HOSPITALITY LLC	20260 GOLDENROD LN GERMANTOWN 20876	LSC-2.0 H-100 T
150	02426440	2.65	Office	SHADY GROVE TECH CNTR ASSC LTD PTN	15200 SHADY GROVE RD ROCKVILLE 20850	CR-1.5 C-1.5 R-1.5 H- 100
151	02857191	6.66	Multi-Family	DECOVERLY ASSOCIATES LLC	9700 DECOVERLY DR ROCKVILLE 20850	R-60
152	02857203	6.74	Vacant	DECOVERLY CORP OFF PK ASSC INC	0 KEY WEST AVE 0	R-60
153	02950665	7.00	Warehouse	OAKMONT LTD PTNSHP	17011 RAILROAD ST GAITHERSBURG 20877	IM-2.5 H-50
154	02732581	9.10	Office	FIRST CAMPUS LTD PTNSHP AND	20410 OBSERVATION DR GERMANTOWN 20876	R-200
155	02792711	0.02	Vacant	MONTGOMERY COUNTY	0 DECOVERLY DR 0	R-60
156	02676405	5.66	Office	NATIONAL ASSOC OF SECURITIES	9513 KEY WEST AVE ROCKVILLE 20850	LSC-1.5 H-150 T
157	02676416	4.46	Office	GCAAR HOLDINGS LLC	15201 DIAMONDBACK DR ROCKVILLE 20850	CR-2.0 C-1.5 R-1.5 H- 150
158	02857178	3.33	Vacant	FINANCIAL INDUSTRY	9501 KEY WEST AVE	LSC-1.5 H-150 T

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				REGULATORY	ROCKVILLE 20850	
159	02857180	7.63	Office	FINANCIAL INDUSTRY REGLTY AUTH INC	9509 KEY WEST AVE ROCKVILLE 20850	LSC-1.5 H-150 T
160	02698492	4.85	Office	FINANCIAL INDUSTRY REGULATORU AUTH	15200 OMEGA DR ROCKVILLE 20850	CR-1.5 C-1.5 R-1.5 H- 100
161	02340410	0.63	Retail	9401 KEY WEST LLC	9401 KEY WEST AVE ROCKVILLE 20850	LSC-1.0 H-110 T
162	02813734	4.37	Office	JPMCC 2005-CIBC13 OMEGA DRIVE LLC	15204 OMEGA DR ROCKVILLE 20850	CR-1.5 C-1.5 R-1.5 H- 100
163	03664094	4.75	Vacant	MARYLAND-NATIONAL CAPITAL PARK AND	0 AMITY DR GAITHERSBURG 20879	R-90
164	03690674	0.77	Vacant	OAKMONT LLLP	0 RIDGE RD GAITHERSBURG 0	IM-2.5 H-50
165	03645227	5.53	Vacant	STATE OF MARYLAND	0 SHADY GROVE RD GAITHERSBURG 20877	IM-2.5 H-50
166	02145030	2.75	Office	MOTOR CITY DRIVE LLC	10411 MOTOR CITY DR BETHESDA 20817	CRT-2.5 C-1.5 R-2.0 H- 75
167	00961634	1.29	Multi-Family	TOWER APT EHDRT LLC ET AL	8811 COLESVILLE RD SILVER SPRING 20910	R-60
168	00991881	0.14	Office	HERNANDEZ ONIX M	615 SLIGO AVE SILVER SPRING 20910	CRT-0.75 C-0.75 R-0.25 H-35
169	00964353	0.11	Office	RMJ SILVER SPRING LLC	8807 COLESVILLE RD SILVER SPRING 20910	CR-5.0 C-4.0 R-4.75 H- 145 T
170	01035185	0.22	Office	10101 LIMITED PARTNERSHIP	10101 LORAIN AVE SILVER SPRING 20901	R-60
171	01035128	0.14	Office	TRAGER MARALINE A	10105 LORAIN AVE SILVER SPRING 20901	R-60
172	01216382	0.44	Office	CAPITAL ONE NATIONAL	115 W UNIVERSITY BLV	R-60

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				ASSOCIATION	SILVER SPRING 20901	
173	01155591	1.18	Parking and Transportation	HALLE WARREN E & M D	0 LINDEN LN SILVER SPRING 20910	R-90
174	01155603	0.94	Office	HALLE WARREN E & M D	2900 LINDEN LN SILVER SPRING 20910	R-90
175	01281815	0.16	Parking and Transportation	WOLF REALTY ASSOCIATES LP	4206 ASPEN HILL RD ROCKVILLE 20853	R-60
176	01281826	0.18	Parking and Transportation	WOLF REALTY ASSOCIATES LP	4204 ASPEN HILL RD ROCKVILLE 20853	R-60
177	01281837	0.19	Parking and Transportation	WOLF REALTY ASSOCIATES LP	4202 ASPEN HILL RD ROCKVILLE 20853	R-60
178	01281848	0.22	Parking and Transportation	WOLF REALTY ASSOCIATES LP	4200 ASPEN HILL RD ROCKVILLE 20853	R-60
179	01281850	0.58	Office	WOLF REALTY ASSOCIATES LP	4110 ASPEN HILL RD ROCKVILLE 20853	CRT-0.5 C-0.5 R-0.25 H- 45
180	01271097	0.14	Single Family Detached	CHOW FRANK H J & L-C	4208 ASPEN HILL RD ROCKVILLE 20853	R-60
181	01434034	0.23	Office	GOLDBERG MERLE CANTOR	1107 SPRING ST SILVER SPRING 20910	RT-12.5
182	01399351	0.16	Office	COYNE ROBERT J & E M	400 W UNIVERSITY BLV SILVER SPRING 20901	R-60
183	01399362	0.13	Vacant	COYNE ROBERT J & E M	400 W UNIVERSITY BLV SILVER SPRING 20901	R-60
184	01435610	0.15	Office	LEADERSHIP CONF WOMENS REG	8808 CAMERON ST SILVER SPRING 20910	RT-12.5
185	01431678	0.18	Retail	UNITHER TELMED LTD	1101 SPRING ST SILVER SPRING 20910	CR-3.0 C-2.0 R-2.75 H- 90 T
186	01431020	0.20	Office	1111 SPRING STREET LLC	1111 SPRING ST SILVER	R-60

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					SPRING 20910	
187	01431031	0.18	Office	SEEC CORPORATION	8905 FAIRVIEW RD SILVER SPRING 20910	RT-12.5
188	02591607	0.54	Parking and Transportation	RMJ SILVER SPRING LLC	919 SPRING ST SILVER SPRING 20910	CR-5.0 C-4.0 R-4.75 H- 145 T
189	02283103	0.06	Vacant	COYNE ROBERT J & E M	0 W UNIVERSITY BLV 0	R-60
190	02096075	0.60	Office	14301 LAYHILL ASSOC LLC	14301 LAYHILL RD SILVER SPRING 20906	RT-12.5
191	01436317	0.22	Office	1109 SPRING HOLDINGS LLC	1109 SPRING ST SILVER SPRING 20910	RT-12.5
192	01417416	0.30	Office	IGLESIA DEL DIOS VIVO COLUMNNA Y AP	9300 GEORGIA AVE SILVER SPRING 20910	R-60
193	01430468	1.10	Multi-Family	PLAZA APT EHDRT LLC ET AL	1001 SPRING ST SILVER SPRING 20910	R-60
194	U 478564	0.02				R-90
195	U 478600	0.03				R-90
196	U 478523	0.02				R-90
197	U 478545	0.02				CRT-2.5 C-1.5 R-2.0 H- 75
198	U 478587	1.45				R-90
199	U 478563	0.00				R-90
200	U 478583	0.02				R-90
201	U 478539	0.02				R-90
202	U 478570	0.02				R-90
203	U 478544	0.03				GR-1.5 H-45
204	U 478645	0.02				R-90
205	U 478529	0.02				R-90
206	U 478596	0.03				CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
						75
207	U 478574	0.02				CRT-2.5 C-1.5 R-2.0 H-75
208	C000735	1.96	Office			GR-1.5 H-45
209	U 478573	0.02				R-90
210	U 478579	0.03				CRT-2.5 C-1.5 R-2.0 H-75
211	U 478510	0.02				R-90
212	U 478499	0.03				R-90
213	U 478516	0.02				R-90
214	U 478540	0.03				GR-1.5 H-45
215	U 478556	0.02				CRT-2.5 C-1.5 R-2.0 H-75
216	U 478619	0.02				CRT-2.5 C-1.5 R-2.0 H-75
217	U 478607	0.02				R-90
218	U 478595	0.00				R-90
219	U 478598	0.02				CRT-2.5 C-1.5 R-2.0 H-75
220	U 478566	0.02				CRT-2.5 C-1.5 R-2.0 H-75
221	U 478597	0.03				CRT-2.5 C-1.5 R-2.0 H-75
222	U 478504	0.03				R-90
223	U 478617	0.02				CRT-2.5 C-1.5 R-2.0 H-75
224	U 478501	0.05				R-90
225	U 478507	0.02				R-90

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226	U 478578	0.02				R-90
227	U 478584	0.02				R-90
228	U 478514	0.02				GR-1.5 H-45
229	U 478528	0.02				R-90
230	U 478550	0.02				CRT-2.5 C-1.5 R-2.0 H-75
231	U 478520	0.02				R-90
232	U 478568	0.02				R-90
233	U 478530	0.06				R-90
234	U 478660	0.59				CRT-2.5 C-1.5 R-2.0 H-75
235	U 478590	0.02				R-90
236	U478641	0.02				R-90
237	U 478613	0.03				R-90
238	U 478575	0.02				R-90
239	U 478511	0.02				R-90
240	U 478512	0.02				GR-1.5 H-45
241	U 478505	0.02				R-90
242	U 478538	0.02				R-90
243	U 478565	0.02				R-90
244	U 478537	0.02				GR-1.5 H-45
245	U 478522	0.03				R-90
246	02803906	9.13				R-90
247	U 478585	0.02				R-90
248	U 478497	0.02				R-90
249	U 478551	0.02				CRT-2.5 C-1.5 R-2.0 H-75
250	U 478614	0.02				R-90

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251	U 478562	0.02				CRT-2.5 C-1.5 R-2.0 H-75
252	U 478518	0.02				R-90
253	U 478503	0.02				R-90
254	03691565	0.85	Office	LUNG BIOENGINEERING INC	1015 SPRING ST SILVER SPRING 20910	R-60
255	U 478506	0.02				R-90
256	U 478569	0.02				CRT-2.5 C-1.5 R-2.0 H-75
257	U 478571	0.02				R-90
258	U 478548	0.02				R-90
259	U 478586	0.02				CRT-2.5 C-1.5 R-2.0 H-75
260	U 478513	0.02				R-90
261	U 478644	0.03				R-90
262	U 478632	0.03				CRT-2.5 C-1.5 R-2.0 H-75
263	U 478560	0.02				CRT-2.5 C-1.5 R-2.0 H-75
264	U 478554	0.03				R-90
265	U 478576	0.02				R-90
266	U 478515	0.03				R-90
267	U 478549	0.03				GR-1.5 H-45
268	U 478534	0.02				R-90
269	U 478535	0.02				R-90
270	U 478589	0.03				CRT-2.5 C-1.5 R-2.0 H-75
271	U 477521	0.57				IM-2.5 H-50

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272	U 478519	0.02				R-90
273	U 478577	0.03				R-90
274	U 478637	0.02				R-90
275	U 478612	0.02				CRT-2.5 C-1.5 R-2.0 H-75
276	U 478622	0.02				CRT-2.5 C-1.5 R-2.0 H-75
277	C000448	0.23	Office			RT-12.5
278	U 478651	0.03				R-90
279	U 478592	0.02				CRT-2.5 C-1.5 R-2.0 H-75
280	U 478502	0.02				R-90
281	C000729	6.53	Office			R-200
282	U 478500	0.03				R-90
283	U 478627	0.02				CRT-2.5 C-1.5 R-2.0 H-75
284	U 478527	0.02				GR-1.5 H-45
285	U 478616	0.02				R-90
286	U 478508	0.02				R-90
287	U 478533	0.02				R-90
288	U 478546	0.03				R-90
289	U 433863	8.90				CRT-2.25 C-1.5 R-0.75 H-75
290	U 478582	0.02				R-90
291	01831965	3.20				R-60
292	U 478624	0.03				R-90
293	U 478558	0.03				R-90
294	U 478524	0.02				R-90

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
295	U 478611	0.02				CRT-2.5 C-1.5 R-2.0 H-75
296	U 478559	0.02				R-90
297	U 478581	0.02				CRT-2.5 C-1.5 R-2.0 H-75
298	U 478628	0.15				CRT-2.5 C-1.5 R-2.0 H-75
299	U 478601	0.02				R-90
300	U 478631	0.02				R-90
301	U 478517	0.03				GR-1.5 H-45
302	U 478647	0.11				R-90
303	U 478541	0.02				GR-1.5 H-45
304	U 478606	0.02				R-90
305	U 478498	0.03				R-90
306	U 478594	0.03				R-90
307	U 478547	0.01				R-90
308	U 478608	0.28				R-90
309	U 361699	2.03				R-200
310	U 478603	0.02				CRT-2.5 C-1.5 R-2.0 H-75
311	U 478635	0.02				R-90
312	U 478531	0.00				R-90
313	U 478588	0.02				CRT-2.5 C-1.5 R-2.0 H-75
314	U 478623	0.03				R-90
315	C000621	2.03	Office			PD-9
316	U 478621	0.02				R-90
317	U 478567	0.04				CRT-2.5 C-1.5 R-2.0 H-

ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
						75
318	U 478536	0.03				GR-1.5 H-45
319	U 478561	0.03				R-90
320	U 478509	0.02				R-90
321	U 478553	0.02				R-90
322	U 478555	0.02				CRT-2.5 C-1.5 R-2.0 H- 75
323	U 478604	0.03				R-90
324	U 478629	0.02				R-90
325	U 478525	0.02				R-90
326	U 478605	0.02				CRT-2.5 C-1.5 R-2.0 H- 75
327	U 478599	0.02				R-90
328	U 478557	0.03				CRT-2.5 C-1.5 R-2.0 H- 75
329	U 478609	0.02				R-90
330	U 478552	0.04				CRT-2.5 C-1.5 R-2.0 H- 75
331	U 478532	0.02				GR-1.5 H-45
332	U 478526	0.02				R-90
333	U 478543	0.02				R-90
334	U 478602	0.02				R-90
335	U 478580	0.03				CRT-2.5 C-1.5 R-2.0 H- 75
336	U 478615	0.01				R-90
337	U 478639	0.02				R-90
338	U 478521	0.03				GR-1.5 H-45
339	02840874	5.61				R-90

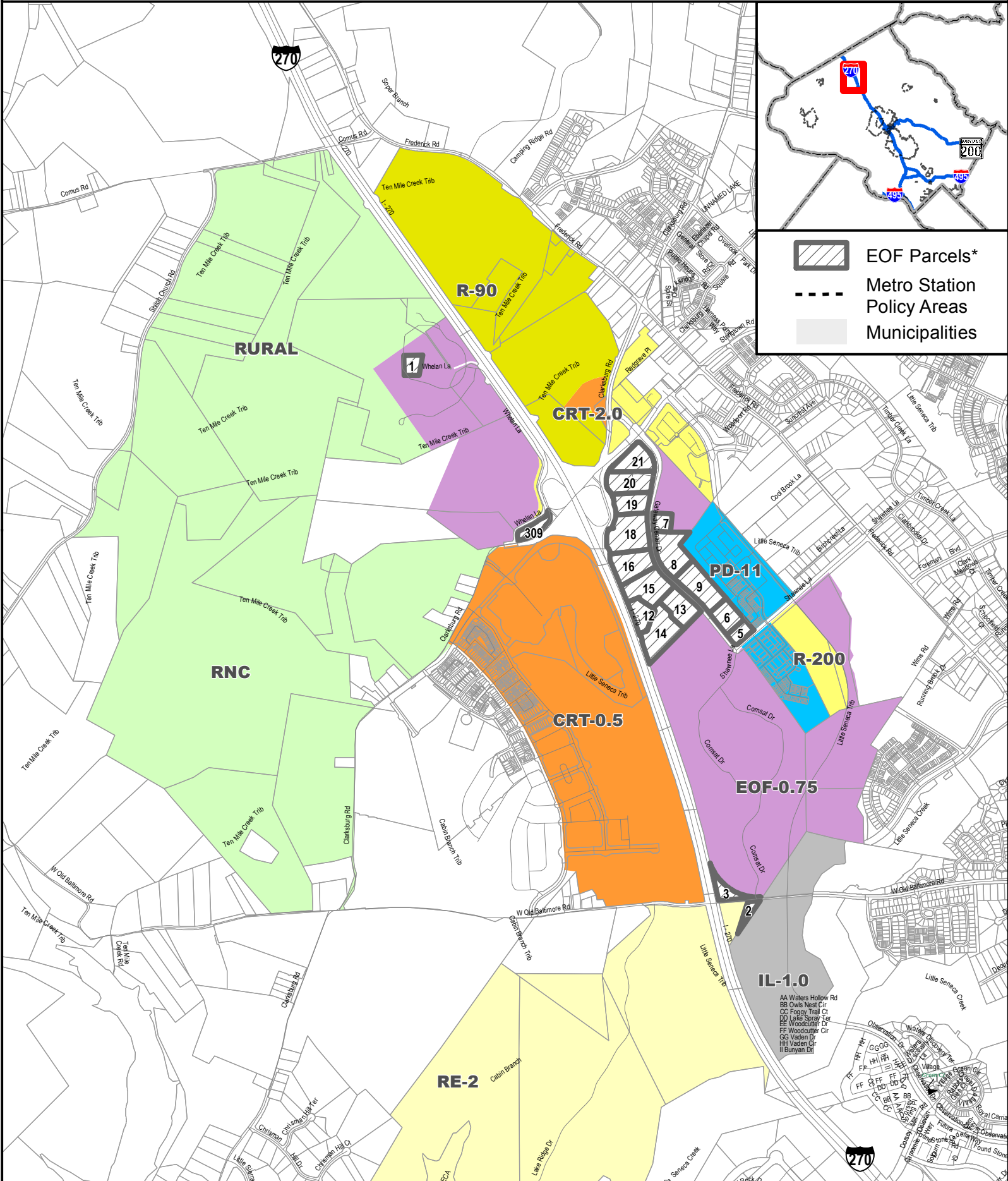
ID (corresponds with numbers on map)	ACCT	ACRES	LANDUSE	OWNER	ADDRESS	ZONE (closest to property excluding other EOF)
340	U 478591	0.02				R-90
341	U 478593	0.02				R-90
342	02995297	4.04	Multi-Family	DECOVERLY ASSOCIATES LLC	0 DECOVERLY DR 0	R-60
343	03765462	0.02		RS HOMES ASSOCIATES LLC	6731 EAMES WAY	CRT-2.5 C-1.5 R-2.0 H- 75
344	02549313	2.55	Office	AIGNER ASSOCIATES LLC	20261 GOLDENROD LN GERMANTOWN 20876	LSC-2.0 H-100 T
345	00049665	0.14	Office	APPELBAUM STANLEY A &	6509 DEMOCRACY BLV BETHESDA 20817	R-60
346	02548147	1.74	Office	PS BUSINESS PARKS L P	11821 PARKLAWN DR ROCKVILLE 20852	R-30
347	03263817	1.25	Vacant	WESTPHALIA CTR II LTD PTN	0 SENECA MEADOWS PKY CLARKSBURG 20871	CR-2.0 C-1.25 R-1.0 H- 145 T
348	03648367	1.84	Vacant	MONTGOMERY COUNTY MARYLAND	0 CRABBS BRANCH WAY GAITHERSBURG 0	CRT-1.0 C-0.5 R-0.5 H- 65 T
349	01430721	1.25	Office	UNITED THERAPEUTICS CORPORATION	8830 CAMERON ST SILVER SPRING 20910	RT-12.5
Total		484.11				

Zoning Text Amendment No.: 15-11

Concerning: Employment Office (EOF) Zone – Limited Uses

MAP 1

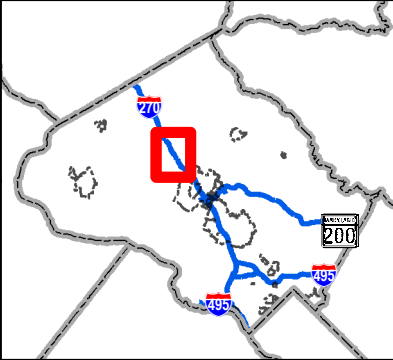
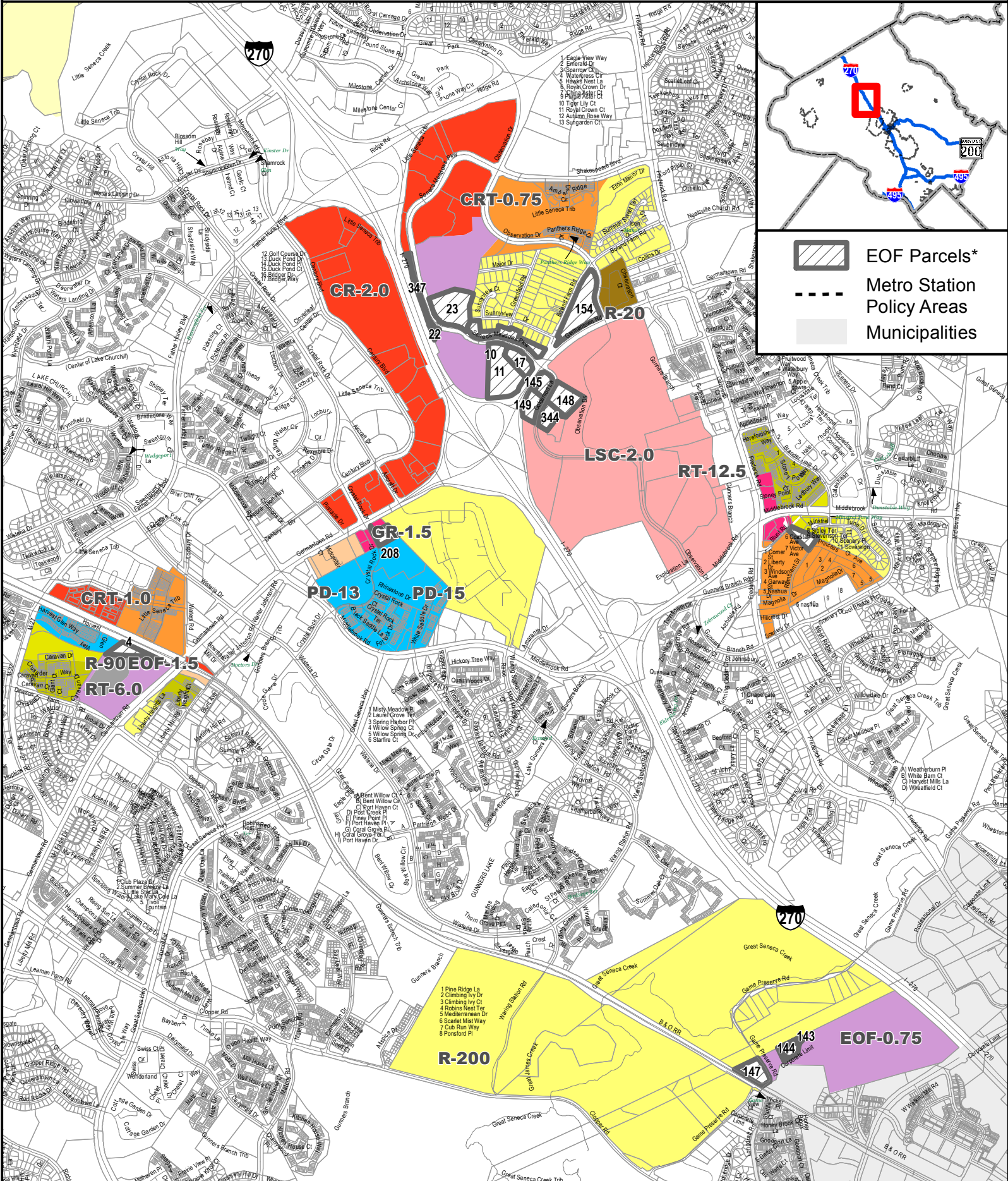
* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

MAP 2

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area

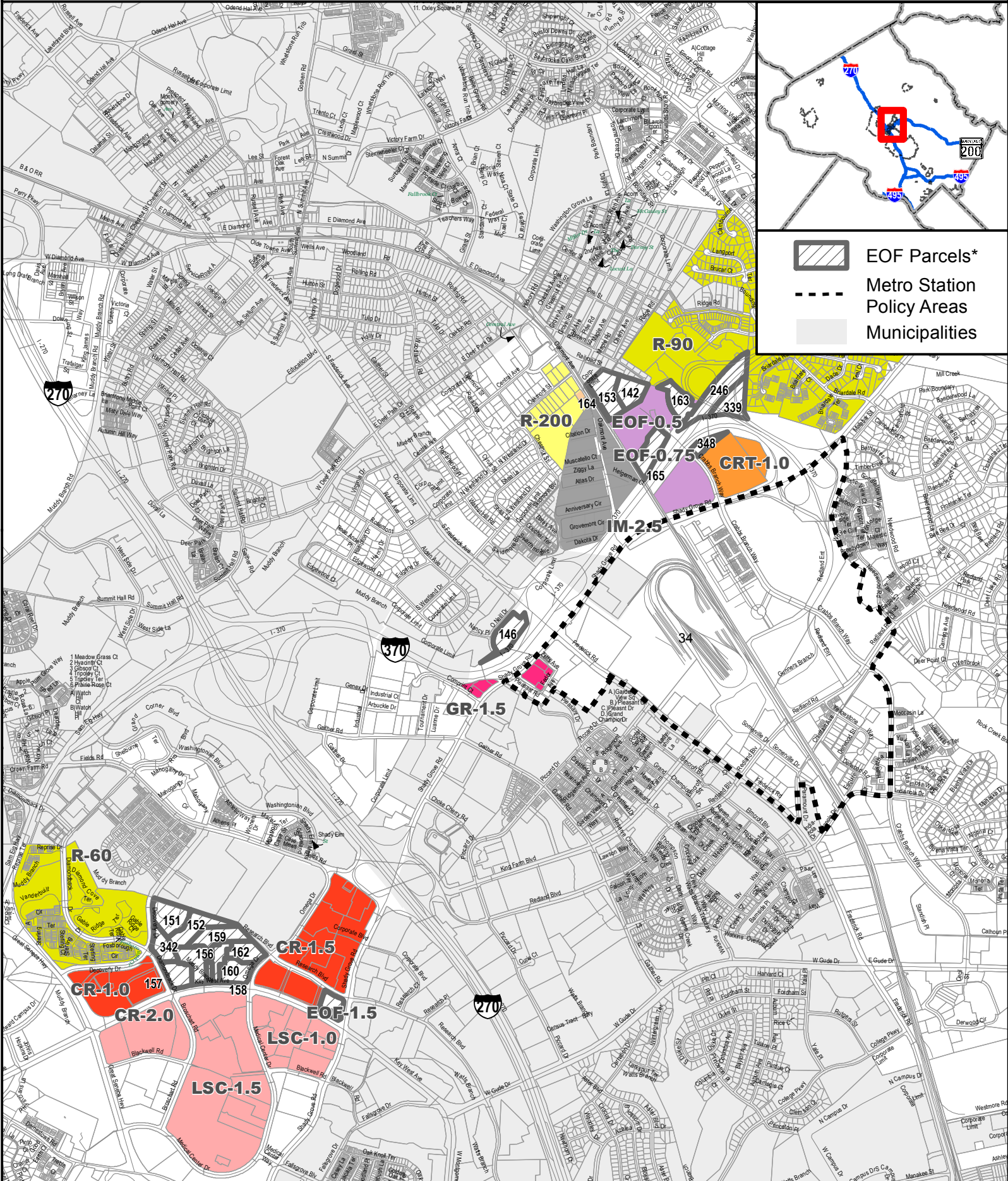


 EOF Parcels*
 Metro Station Policy Areas
 Municipalities



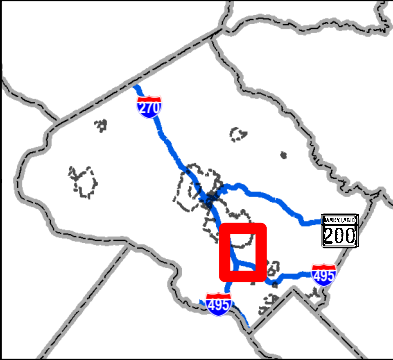
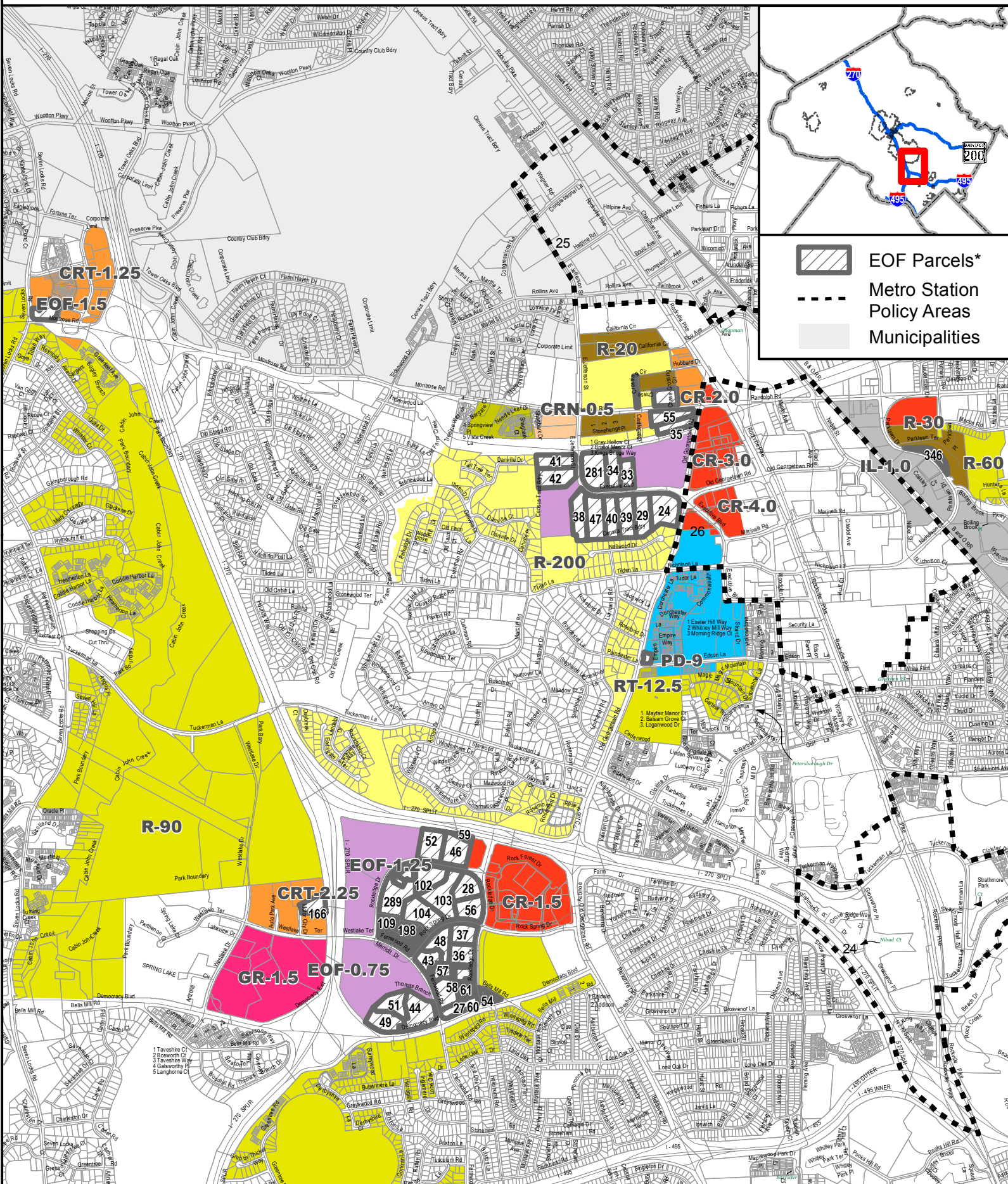
Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area

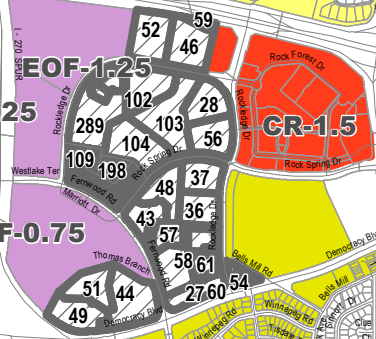


Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



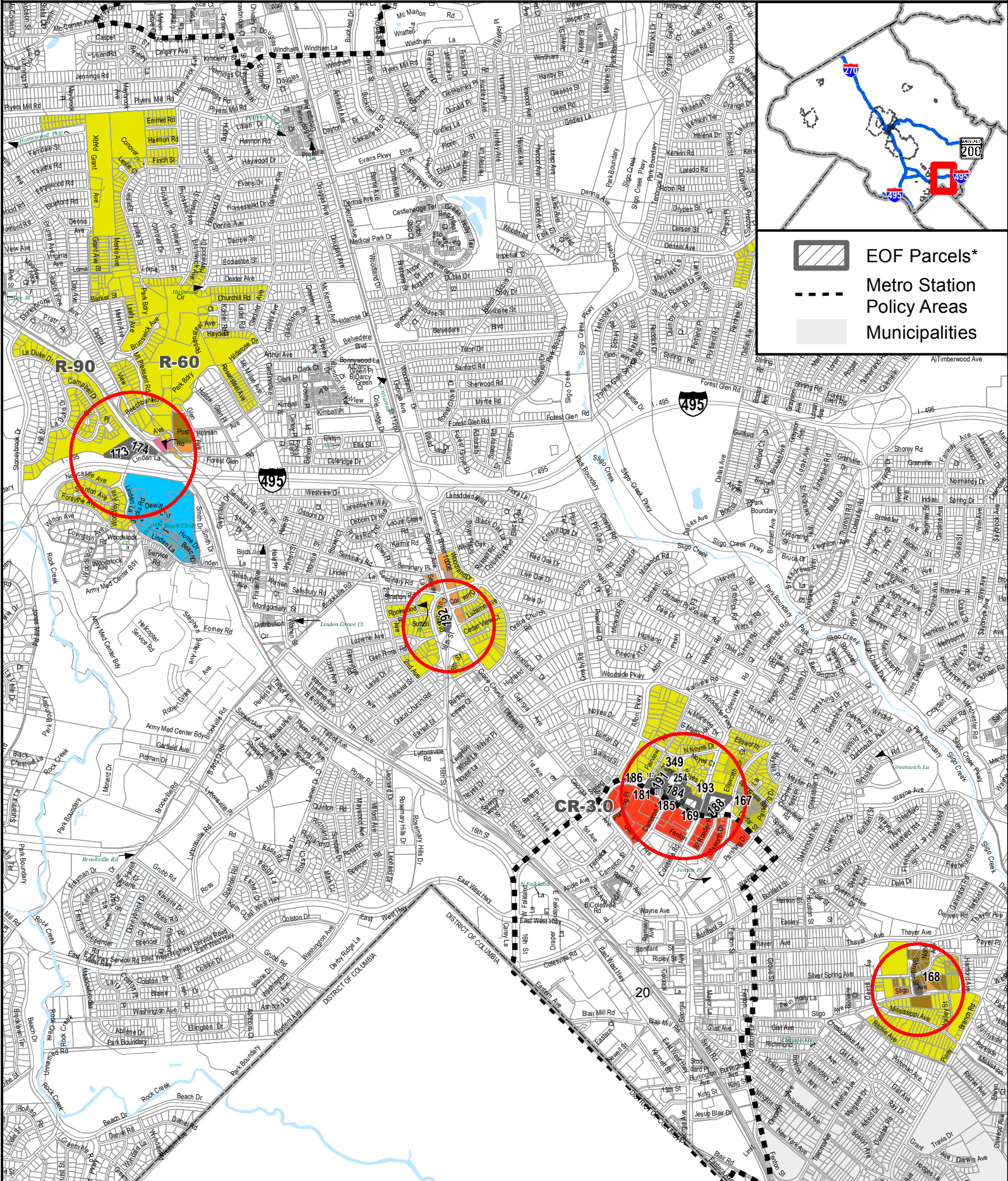
EOF Parcels*
Metro Station Policy Areas
Municipalities



Zoning Text Amendment No.: 15-11

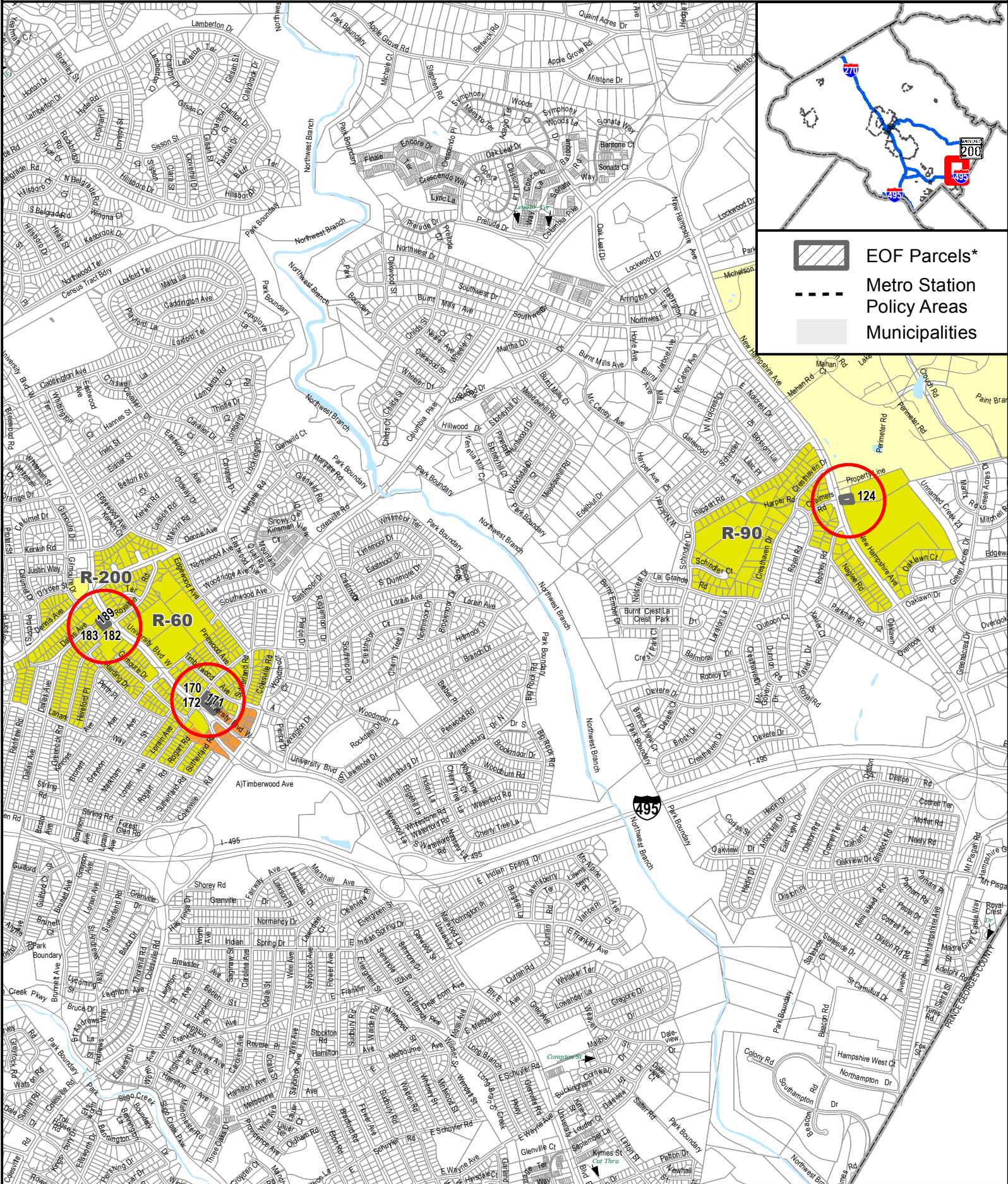
Concerning: Employment Office (EOF) Zone – Limited Uses

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

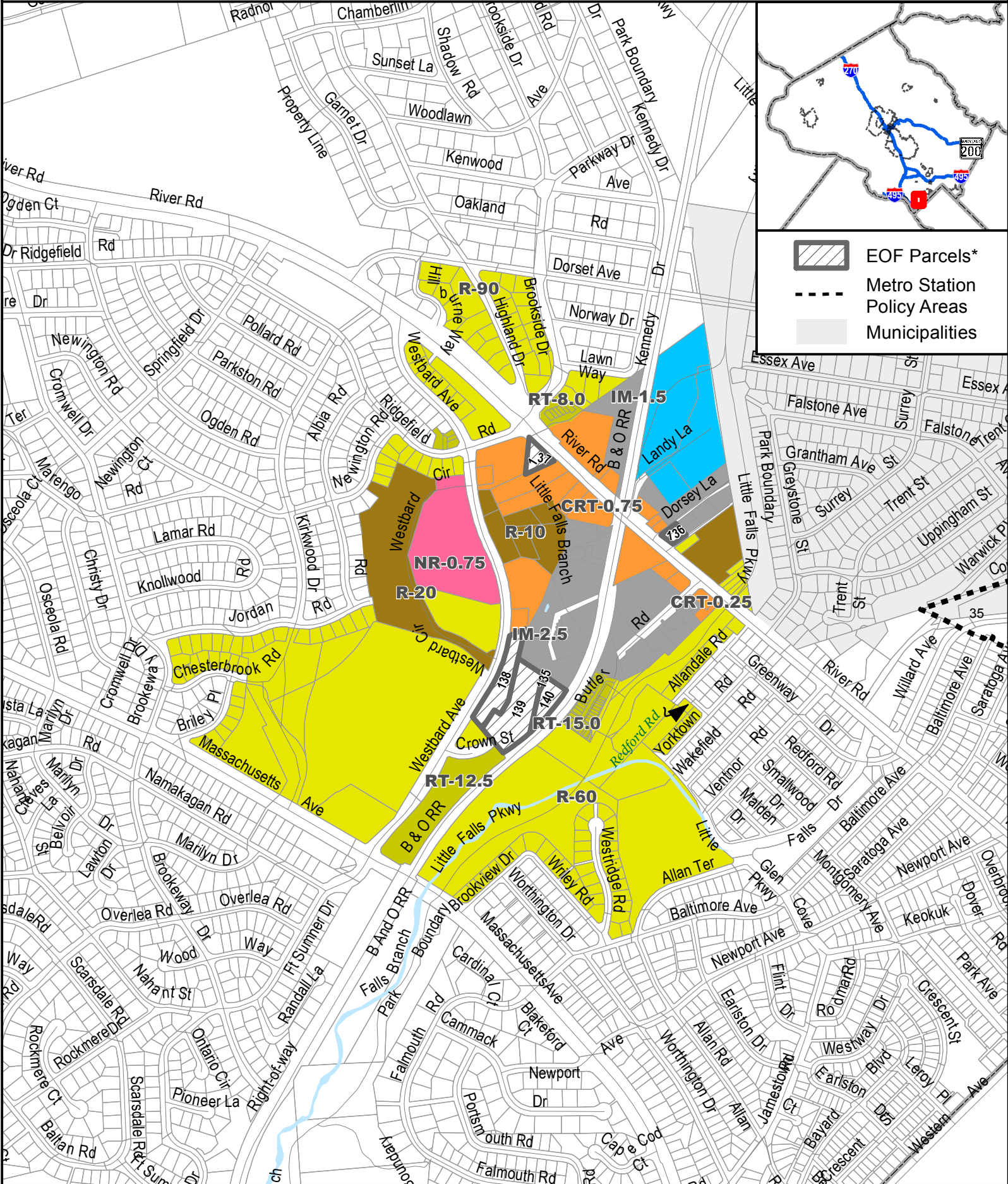
* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

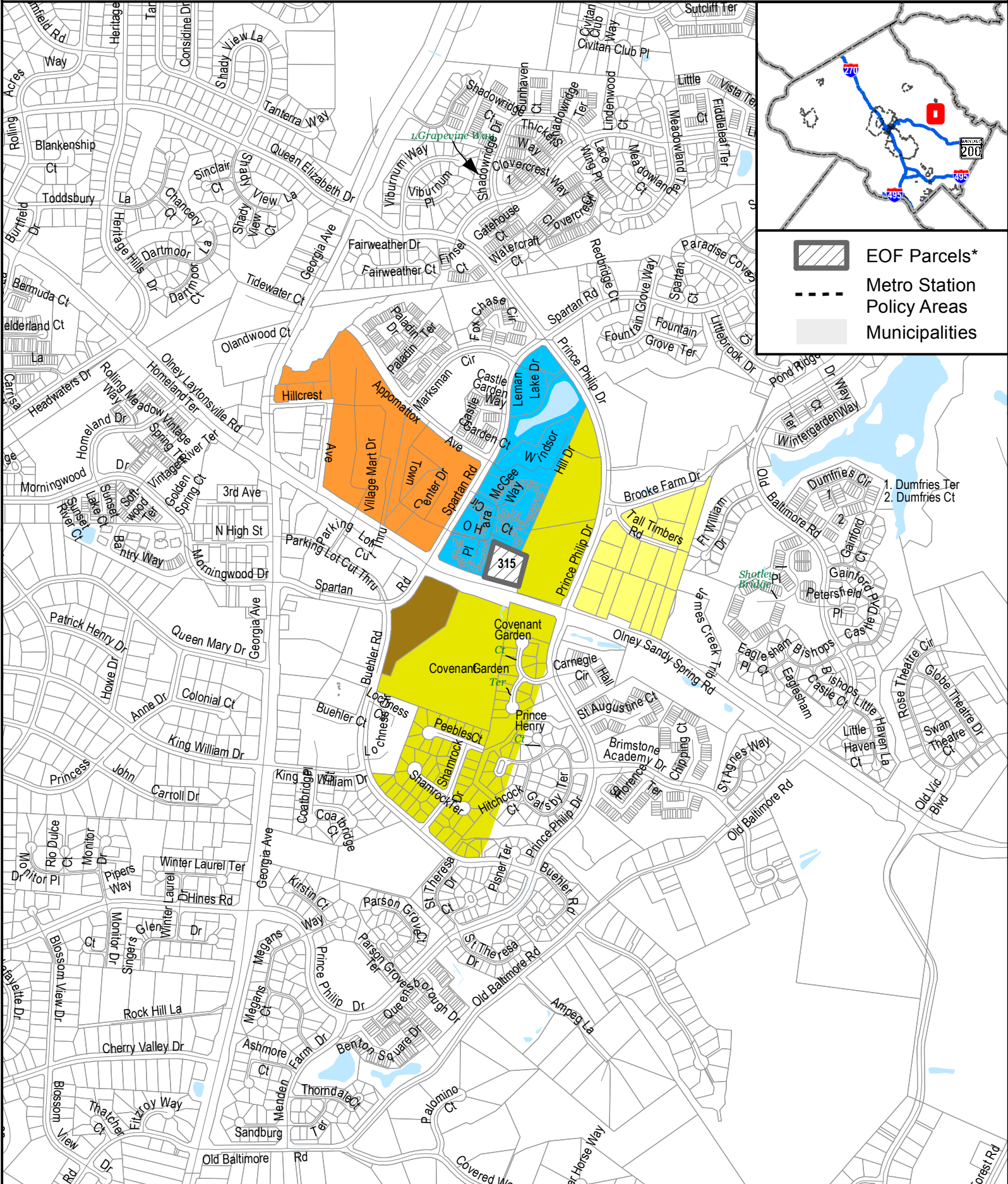
MAP 7

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



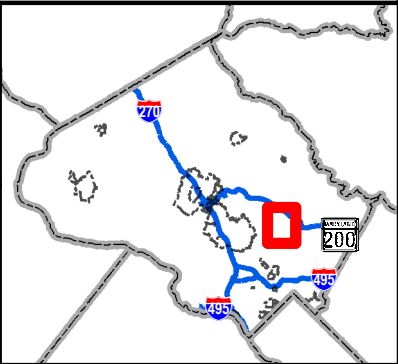
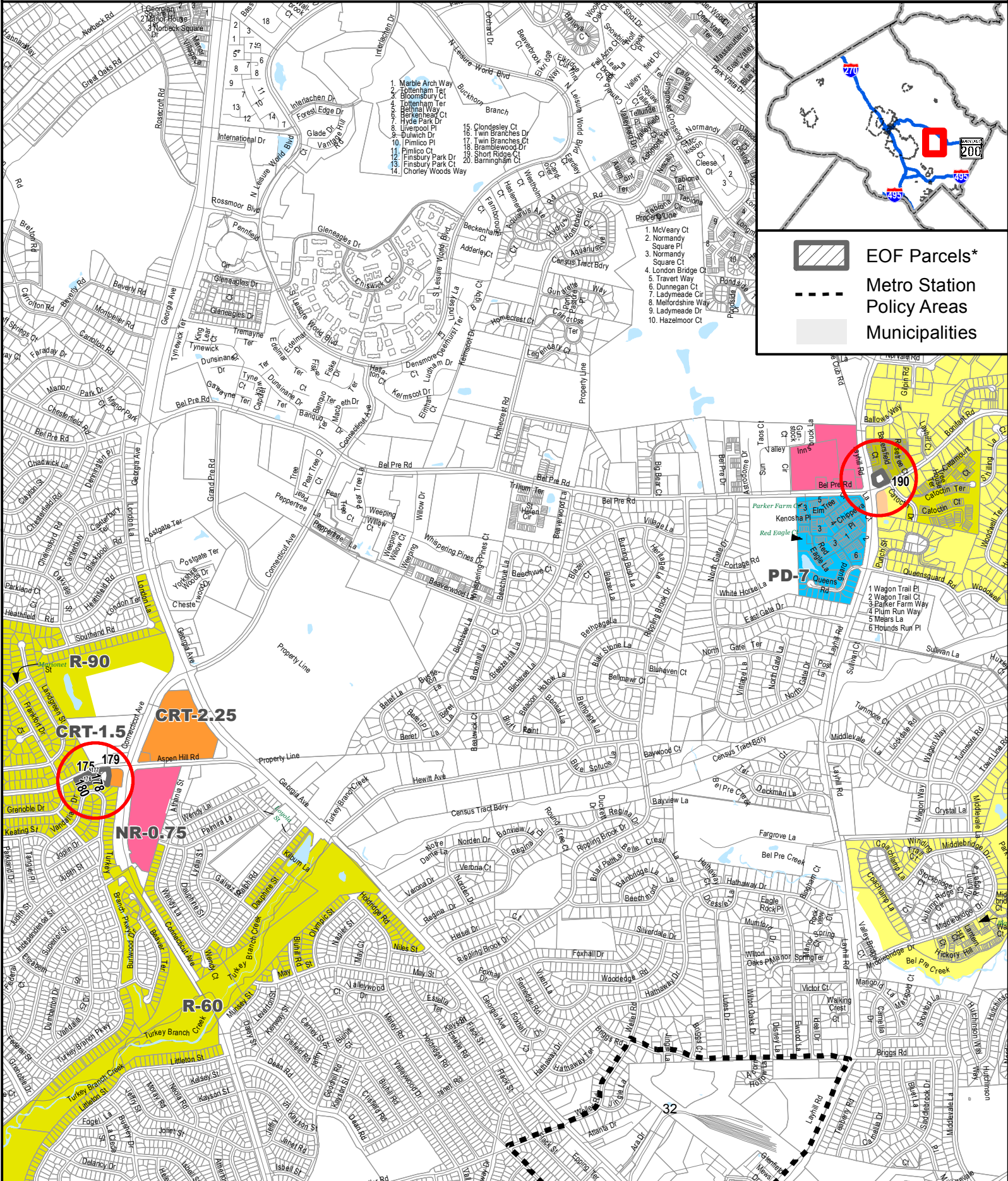
Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

* EOF Parcels: Parcels that are less than 10 acres and outside of a Metro Station Policy Area



EOF Parcels*
Metro Station Policy Areas
Municipalities

1. Marble Arch Way
2. Tottenham Ter
3. Bloomsbury Ter
4. Tottenham Ter
5. Hyde Park Dr
6. Liverpool Pl
7. Bulwich Dr
8. Pimlico Pl
9. Finsbury Park Dr
10. Finsbury Park Dr
11. Finsbury Park Dr
12. Finsbury Park Dr
13. Finsbury Park Dr
14. Chorley Woods Way
15. Clondesley Ct
16. Twin Branches Dr
17. Bramblewood Dr
18. Short Ridges Ct
19. Barmingham Ct
20. Barmingham Ct

1. McVeary Ct
2. Normandy Square Pl
3. Normandy Square Ct
4. London Bridge Ct
5. Travert Way
6. Dunnean Ct
7. Ladymeade Cir
8. Melfordshire Way
9. Ladymeade Dr
10. Hazelmoor Ct

Zoning Text Amendment No.: 15-11 Concerning: Employment Office (EOF) Zone – Limited Uses

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