

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

**MEMORANDUM**

**TO:** Gwen Wright, Planning Director

**VIA:** Robert Kronenberg, Chief *RAK*  
Elza Hisel-McCoy, Supervisor *CA*  
Area 1 Division

**FROM:** Stephanie Dickel, Planner Coordinator *SD*  
Area 1 Division

**RE:** Alexander House  
SITE PLAN AMENDMENT No. 81989071A

**DATE:** June 9, 2015

Section 59.7.7.1.B.3 of the Zoning Code addresses Amendments for Plans approved or pending before October 30, 2014. Section 7.7.1.B.3.a states that until October 30, 2039, an Applicant may apply to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, subject to certain limitations.

Section 7.7.1.B.3.b of the Zoning Ordinance, however, allows Applicants to apply to amend a site plan approved before October 30, 2014, to take advantage of the parking requirements contained in Sections 6.2.3 and Section 6.2.4 of the Zoning Ordinance that went into effect on October 30, 2014.

Under Section 59.7.3.4.J.2, the Planning Director may approve in writing certain applications for an amendment to a Certified Site Plan. Such amendments, which are considered minor in nature and do not alter the intent and objectives of the plan, specifically include an amendment "to reduce the approved parking to satisfy Article 59-6."

Neither a Pre-Application meeting with the community/public/parties of record nor a Pre-Submittal meeting with the DARC Intake Section is required. However, submittal of the application to DARC is required. In addition, applicants must provide public notice under Division 7.5.

The Planning Board approved the original Site Plan No. 819890710, on December 19, 1989. On May 21, 2015, the Housing Opportunities Commission of Montgomery County (HOC), ("Applicant") filed a site plan amendment application designated Site Plan No. 81989071A ("Amendment") for the following modifications:

1. New windows and balconies on the exterior of the building;

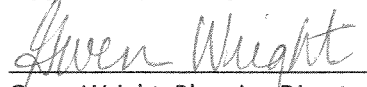
2. Reducing the number of dwelling units from 311 to 300 (the 11 units will be relocated to future Elizabeth House IV, part of the Elizabeth Square Project);
3. Reprogramming the interior of levels 1 and 2 (replacing the 11 relocated units) to incorporate publicly operated government facilities that support county or state government programs or services and therefore will qualify as public use space including:
  - a. Digital Media Lab
  - b. Digital Medical Technical Lab
  - c. Senior Technical Lab
  - d. Dance Studio
  - e. Ancillary Lounge
  - f. Administrative Offices
  - g. Lobby for Interior Public Space;
4. Renovations to the interior of the building in order to accommodate the reprogramming of interior levels 1 and 2 to incorporate publicly operated government facilities supporting government programs and services and functioning as the interior public use space;
5. Reducing the number of parking spaces to reflect the relocation and reduction in dwelling units; and
6. Revising the distribution of units.

A notice of the subject site plan amendment was sent to all required parties by the Applicant on May 22, 2015. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence regarding the application.

The proposed amendment is consistent with the provisions of Section 59.7.3.4.J.2 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements of the Planning Board in approving the site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59.7.3.4.H. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:

  
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 Gwen Wright, Planning Director

  
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 Date Approved