

**MEMORANDUM**

April 28, 2017

TO: County Council

FROM: Josh Hamlin, Legislative Attorney 

SUBJECT: **Introduction:** Expedited Bill 15-17, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts – Areas Defined – Tax Exemption

Expedited Bill 15-17, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts – Areas Defined – Tax Exemption, sponsored by Lead Sponsor Council President Berliner at the request of the County Executive, is scheduled to be introduced on May 2, 2017. A public hearing is tentatively scheduled for June 13 at 1:30 p.m.

Bill 15-17 would:

- (1) replace descriptions of the parking lot district boundaries with URL links to GIS maps;
- (2) merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District;
- (3) clarify application requirement for tax exemptions;
- (4) delete duplicative provisions; and
- (5) generally amend the law governing parking lot districts.

**Background**

Chapter 60 of the County Code establishes four Parking Lot Districts (PLDs): Silver Spring, Bethesda, Wheaton, and Montgomery Hills. The area of each of the PLDs is defined by metes and bounds descriptions in Section 60-1. Expedited Bill 15-17 would delete the metes and bounds descriptions, and replace them with references to GIS maps maintained on the County website. The Bill would also merge the Montgomery Hills PLD into the Silver Spring PLD. According to the Fiscal and Economic Impact statements (©31-33), the merging of the PLDs is expected to streamline work flow processes, and improve customer service by expanding flexible parking options for the increasing downtown population.

The Bill would also amend Section 60-6, which provides for a tax exemption for certain property owners in PLDs that provide off-street parking facilities, to expressly reference the

exemption application process set forth in Section 60-14. Finally, the Bill would delete certain provisions in Chapter 60 that are duplicative of other Code provisions.

This packet contains:	<u>Circle #</u>
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Expedited Bill No. 15-17  
 Concerning: Silver Spring, Bethesda,  
Wheaton and Montgomery Hills  
Parking Lot Districts – Areas Defined  
– Tax Exemption  
 Revised: April 24, 2017 Draft No. 1  
 Introduced: May 2, 2017  
 Expires: November 2, 2018  
 Enacted: \_\_\_\_\_  
 Executive: \_\_\_\_\_  
 Effective: \_\_\_\_\_  
 Sunset Date: None  
 Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President at the request of the County Executive

**AN EXPEDITED ACT to:**

- (1) replace descriptions of the parking lot district boundaries with URL links to GIS maps;
- (2) merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District;
- (3) clarify application requirement for tax exemptions;
- (4) delete duplicative provisions; and
- (5) generally amend the law governing parking lot districts.

By amending

Montgomery County Code  
 Chapter 60, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts  
 Sections 60-1 and 60-6

By deleting

Montgomery County Code  
 Chapter 60, Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot Districts  
 Sections 60-17, 60-18, 60-19, and 60-20

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

1 **60-1. Special taxing areas continued; areas defined.**

2 (a) *Silver Spring Parking Lot District.* The Silver Spring Parking Lot District  
3 [shall consist] consists of all land [in the Thirteenth Election District of the County]  
4 within the area [described as follows] depicted on the map at:  
5 [Commencing at a point on the Maryland-District of Columbia boundary line at the  
6 intersection of the west right-of-way of Georgia Avenue within the Maryland-  
7 District of Columbia boundary line and running in a northwesterly direction along  
8 the Maryland- District of Columbia boundary line to its intersection with the east  
9 right-of-way of Sixteenth Street; thence in a northerly direction along the east right-  
10 of-way line of Sixteenth Street to its intersection with the northwest right-of-way  
11 line of Spring Street; thence in a northeasterly direction along the northern right-of-  
12 way line of Spring Street, crossing Second Avenue, First Avenue, Georgia Avenue  
13 and Alton Parkway, then southeasterly to its intersection with the northwest right-  
14 of-way line of Fairview Road; thence in a northeasterly direction approximately 390  
15 feet along the northwest right-of- way line of Fairview Road to its intersection with  
16 the westward prolongation of the southwest line of Lots 1 and 2, Block B, Section  
17 4, Woodside Park, as recorded January 30, 1923, in Plat Book 3, Plat 244, among  
18 the land records of Montgomery County, Maryland; thence crossing Fairview Road  
19 in a southeasterly direction along the said southwest line of Lots 1 and 2, Block B,  
20 Section 4, Woodside Park, to its intersection with the southwest right-of-way line of  
21 Noyes Drive; thence in a southeasterly direction along the southwest right-of-way  
22 line of Noyes Drive to its intersection with the northwest right-of-way line of  
23 Colesville Road; thence crossing Colesville Road in a southeasterly direction to the  
24 intersection of the southeast right-of-way line of Colesville Road and the southwest  
25 line of the Silver Spring Public Library site, Parcel No. P959; thence along said line  
26 to the southeast right-of-way line of Ellsworth Drive; thence in a southwesterly  
27 direction along the southeast right-of-way line of Ellsworth Drive to its intersection

28 with the common line of the Academy of the Holy Names site and the northeast line  
29 of Evanswood Sec. 1 Subdivision, also shown as the common lot line of Lot 9 and  
30 Lot 10, Evanswood Section One, as recorded March 2, 1932, in Plat Book 5, Plat  
31 439 among the land records of Montgomery County, Maryland; thence in a  
32 southeasterly direction along the northeast lot lines of Lots 9, 8, 7, 6, 5, 4, 3, 2 and  
33 1 as shown on aforesaid plat, crossing Pershing Drive along a prolongation of said  
34 line to its intersection with the southeast right-of-way line of Pershing Drive; thence  
35 in a southwesterly direction along the southeast right-of-way line of Cedar Street;  
36 thence in a southeasterly direction along the northeast right-of-way line of Cedar  
37 Street, crossing Wayne Avenue, to its intersection with the southeast right-of-way  
38 line of Wayne Avenue; thence in a southwesterly direction along the southeast right-  
39 of-way line of Wayne Avenue for approximately 750 feet, to its intersection with the  
40 east lot line of Lot 24, Block 4 in Jordan's and Smith's Addition to Silver Spring  
41 Park, as recorded June 2, 1925, in Plat Book 4, Plat 301, among the land records of  
42 Montgomery County, Maryland; thence in a southeasterly direction along the east  
43 line of Lot 24 to the southeast corner of Lot 24; thence in a southwesterly direction  
44 approximately 15 feet to the northeast corner of Lot 14, Block 4, Jordan's and Smith's  
45 Addition to Silver Spring Park, as shown on aforesaid plat; thence in a southeasterly  
46 direction along the east line of Lot 14, as shown on aforesaid plat, to the northwest  
47 right-of-way line of Bonifant Street; thence in a southerly direction crossing  
48 Bonifant Street to the intersection of the southeastern right-of-way line of Bonifant  
49 Street and the northeast corner of Lot 5, Block U, Silver Spring Park, as shown in  
50 Plat Book 1, Plat 99, recorded April 4, 1909, among the land records of Montgomery  
51 County, Maryland, also being the same as the northeast corner of Montgomery  
52 County Public Parking Facility 29; thence in a southerly direction along the common  
53 lot line being the east line of Lot 5 and the west line of Lot 6 as shown on the  
54 aforesaid plat, crossing Easley Street along the southern prolongation of said line to

55 its intersection with the south right-of-way line of Easley Street; thence in a westerly  
56 direction along the south right-of-way line of Easley Street approximately 50 feet to  
57 its intersection with the common lot line being the west line of Lot 7 and the east lot  
58 line of Lot 28, Block P, Silver Spring Park, as shown in Plat Book 1, Plat 99 recorded  
59 April 4, 1909, among the land records of Montgomery County, Maryland; thence in  
60 a southerly direction along the common line of Lot 7 and Lot 28, Block P and the  
61 common line of Lot 18 and Lot 19, Block P, Silver Spring Park, as shown on  
62 aforesaid plat, crossing Thayer Avenue to the intersection of the south right-of-way  
63 line of Thayer Avenue and the common lot line being the east lot line of Lot 5 and  
64 the west lot line of Lot 6, Block G, as shown on a "Map of building Sites for Sale at  
65 Silver Spring," as recorded May 23, 1904, in Plat Book 1, Plat 54, among the land  
66 records of Montgomery County, Maryland; thence in a southerly direction along the  
67 common lot line of Lot 5 and Lot 6, Block G, and with a prolongation of said line to  
68 the south right-of-way line of a 20-foot alley dividing Block G and Block H, as  
69 shown on aforesaid map of Silver Spring Building Sites; thence in a westerly  
70 direction approximately 50 feet along the south line of said alley to its intersection  
71 with the common lot line being the east line of Lot 4 and the west line of Lot 5,  
72 Block H, as shown on the aforesaid map of Silver Spring building Sites; thence in a  
73 southerly direction along the common lot line of Lot 4 and Lot 5, Block H, to its  
74 intersection with the northern right-of-way line of Silver Spring Avenue; thence  
75 crossing Silver Spring Avenue to the intersection of the southern right-of-way line  
76 of Silver Spring Avenue and the common lot line being the east line of Lot 4 and the  
77 west line of Lot 5, Block I, as shown on the aforesaid map of Silver Spring Building  
78 Sites; thence in a southerly direction along the common lot line of Lot 4 and Lot 5,  
79 Block I, crossing a 20-foot alley dividing Block I and Block J, as shown on aforesaid  
80 map of Silver Spring Building Sites, to its intersection with the south right-of- way  
81 line of said alley and the common lot line, being the east line of Lot 4 and the west

82 line of Lot 5, Block J, as shown on aforesaid map of Silver Spring building Sites;  
83 thence in a southerly direction along the common lot line of Lot 4 and Lot 5, Block  
84 J, to its intersection with the northern right-of-way line of Sligo Avenue; thence  
85 along a southern prolongation of the said common lot line of Lot 4 and Lot 5, Block  
86 J, to its intersection with the southern right-of-way line of Sligo Avenue; thence in  
87 a northwesterly direction along the southern right-of-way line of Sligo Avenue to its  
88 intersection with the northeast corner of Lot 19, Block A, shown on a plat of Blair  
89 Section 1, recorded June 7, 1922 in Plat Book 3, Plat 229 among the land records of  
90 Montgomery County, Maryland; thence in a southerly direction along the east line  
91 of Lot 19, Block A, to its intersection with the remainder of Lot 25, Block A, as  
92 shown on aforesaid plat; thence in an easterly direction approximately 15 feet to its  
93 intersection with the northwest corner of Lot 51, Block A, as shown on a plat of  
94 Blair, Section 1, recorded November 16, 1935, in Plat Book 8, Plat 626, among the  
95 land records of Montgomery County, Maryland; thence in a southerly direction  
96 along the west line of said Lot 51 to its intersection with the northern right-of- way  
97 line of Gist Avenue; thence along a southerly prolongation of the west line of said  
98 Lot 51 to the southern right-of-way line of Gist Avenue; thence in a westerly  
99 direction along the southern right-of-way line of Gist Avenue to its intersection with  
100 the eastern right-of-way line of Fenton Street; thence in a southerly direction along  
101 the eastern right- of-way line of Fenton Street crossing Philadelphia Avenue,  
102 Isington Street and New York Avenue to its intersection with the corporate limit line  
103 of the City of Takoma Park; thence in a southwesterly direction with the corporate  
104 limit line of the City of Takoma Park crossing the northeast right-of-way line of the  
105 B & O Railroad to its intersection with the southwest right-of-way line of the B &  
106 O Railroad; thence in a southeasterly direction with the southwest right-of-way line  
107 of the B & O Railroad to its intersection with the northeast right-of-way line of Blair  
108 Road; thence in a northwesterly direction along the northeast right-of-way line of

109 Blair Road to its intersection with a prolongation of the southeast line of Parcel One,  
110 Yost's Addition to Silver Spring as shown in Plat Book 85, Plat 8874, recorded  
111 March 13, 1968, among the land records of Montgomery County, Maryland; thence  
112 in a southwesterly direction along said line to its intersection with the northeast line  
113 of Eastern Avenue, said line also being the Maryland-District of Columbia boundary  
114 line; thence in a northwesterly direction along the Maryland-District of Columbia  
115 boundary line to the point of beginning.]

116 [http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDSilverSpring.pdf)  
117 [Parking/Resources/Files/PLDSilverSpring.pdf.](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDSilverSpring.pdf)

118 There [shall] must also be included in the foregoing [described] depicted area  
119 any lot partially within and partially without the [described] depicted area.

120 (b) *Bethesda Parking Lot District.* The Bethesda Parking Lot District [shall  
121 consist] consists of all land [in the Seventh Election District of the county] within  
122 the area [described as follows] depicted on the map at:

123 [Commencing at a point on the east right-of-way line of Wisconsin Avenue at the  
124 northwest corner of Lot 47, Block '1, in the resubdivision of Lots 1, 2, 3 of Rosedale  
125 Park, as recorded January 9, 1939, in Plat Book 16, Plat 1038, among the land  
126 records of Montgomery County, Maryland; thence in an easterly direction along the  
127 north line of Lot 47 and Lot 48 to the northeast corner of Lot 48 as shown on  
128 aforesaid plat; said line also being the north line of Block 1 of the Rosedale Park  
129 Subdivision, as recorded August 5, 1908, in Plat Book 1, Plat 92, among the land  
130 records of Montgomery County, Maryland; thence in an easterly direction along the  
131 north line of Block 1 in the Rosedale Park Subdivision to the northeast corner of Lot  
132 5, Block 1, Rosedale Park, as shown on the aforesaid plat; thence in a southerly  
133 direction along the common lot line being the east line of Lot 5 and the west lot of  
134 Lot 6, Block 1, Rosedale Park, to its intersection with the north right-of-way line of  
135 Chestnut Street, as shown on the aforesaid plat; thence crossing Chestnut Street to

136 the northwest corner of Lot 7, Block 3, Rosedale Park, as shown on the aforesaid  
137 plat; thence in a southerly direction along the west line of Lot 7, Block 3, Rosedale  
138 Park, to the northwest corner of Lot 16, Block 3, Rosedale Park, as shown on the  
139 aforesaid plat; thence along the west line of Lot 16, Block 3, Rosedale Park, to its  
140 intersection with the north right-of-way line of Rosedale Avenue; thence crossing  
141 Rosedale Avenue to the northwest corner of Lot 7, Block 7, Rosedale Park, as shown  
142 on the aforesaid plat; thence in a southerly direction along the west line of Lot 7,  
143 Block 7, Rosedale Park, to the northwest corner of Lot 15, Block 7, Rosedale Park,  
144 as shown on the aforesaid plat; thence in a southerly direction along the west line of  
145 Lot 15, Block 7, Rosedale Park, to its intersection with the north right-of-way line  
146 of Maple Avenue; thence along the north right-of-way line of Maple Avenue to its  
147 intersection with the west right-of-way line of Tilbury Street; thence in a southerly  
148 direction along the west right-of-way line of Tilbury Street, crossing Maple Avenue  
149 and Highland Avenue to the south line of Highland Avenue; thence in a westerly  
150 direction along the south right-of-way line of Highland Avenue to its intersection  
151 with the northeast corner of Lot 8, Block 5, West Chevy Chase Heights Subdivision,  
152 as recorded April 31, 1916, in Plat Book 2, Plat 186, among the land records of  
153 Montgomery County, Maryland; thence in a southerly direction along the common  
154 lot line being the east line of Lot 8 and the west line of Lot 9, Block 5, West Chevy  
155 Chase Heights Subdivision, as shown on aforesaid plat, crossing a public alley to the  
156 northwest corner of Lot 18, Block 5, West Chevy Chase Heights Subdivision, as  
157 shown on aforesaid plat; thence in an easterly direction along the north line of Lot  
158 18, Block 5, to the northeast corner of Lot 18, Block 5, West Chevy Chase Heights  
159 Subdivision, as shown on aforesaid plat; thence in a southerly direction along the  
160 common lot line being the east line of Lot 18 and the west line of Lot 19, Block 5,  
161 to its intersection with the north right-of-way line of West Virginia Avenue, as  
162 shown on aforesaid plat; thence in an easterly direction along the north right-of-way

163 line of West Virginia Avenue to its intersection with a northern prolongation of the  
164 west lot line of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as shown  
165 on aforesaid plat; thence in a southerly direction along said prolongation, crossing  
166 West Virginia Avenue to the northwest corner of Lot 15, Block 9, West Chevy Chase  
167 Heights, as shown on aforesaid plat; thence in a southerly direction along the  
168 common lot line being the west line of Lot 15 and the east line of Lot 14, to the  
169 southwest corner of Lot 15, Block 9, West Chevy Chase Heights Subdivision, as  
170 shown on aforesaid plat; thence in a westerly direction along the north line of a ten-  
171 foot-wide alley as dedicated on aforesaid plat to its intersection with a northern  
172 prolongation of the west line of Lot 21, Block 9, West Chevy Chase Heights  
173 Subdivision, as shown on aforesaid plat; thence in a southerly direction along said  
174 prolongation, crossing a ten-foot-wide alley to the northwest corner of Lot 21, Block  
175 9, West Chevy Chase Heights Subdivision, as shown on aforesaid plat; thence in a  
176 southerly direction along the common lot line being the west line of Lot 21 and the  
177 east line of Lot 20, Block 9, West Chevy Chase Heights Subdivision, to its  
178 intersection with the north right-of-way line of Chase Avenue, as shown on aforesaid  
179 plat; thence in an easterly direction along the north right-of-way line of Chase  
180 Avenue to its intersection with a northerly prolongation of the west line of Outlot  
181 "A," Block 1, Westboro Subdivision, as recorded July 12, 1937, in Plat Book 12,  
182 Plat 839, among the land records of Montgomery County, Maryland; thence in a  
183 southerly direction along said prolongation, crossing Chase Avenue, and continuing  
184 along the common line being the east line of a twenty-foot public alley and the west  
185 line of Outlot "A," Block 1, Westboro Subdivision, to its intersection with the north  
186 right-of-way line of Cheltenham Drive, as shown on aforesaid plat; thence in an  
187 easterly direction along the north right-of-way line of Cheltenham Drive to its  
188 intersection with the west right-of-way line of Tilbury Street; thence in a southerly  
189 direction along the west right-of-way line of Tilbury Street crossing Cheltenham

190 Drive and along a prolongation of said right-of-way line of Tilbury Street to its  
191 intersection with the north line of Rabner's Subdivision, as recorded May 11, 1936,  
192 in Plat Book 9, Plat 675, among the land records of Montgomery County, Maryland;  
193 thence in an easterly direction along said north line of Rabner's Subdivision to the  
194 northeast corner of Lot 6, Rabner's Subdivision, as shown on the aforesaid plat;  
195 thence in a southerly direction along the common lot line being the east line of Lot  
196 6 and the west line of Lot 7, Rabner's Subdivision, to its intersection with the north  
197 right-of-way line of Middleton Lane, as shown on aforesaid plat; thence in a westerly  
198 direction along the north right-of-way line of Middleton Lane to its intersection with  
199 a northern prolongation of the common lot line being the east line of Lot 2 and the  
200 west line of Lot 3, Mae S. Middleton's Subdivision, as recorded December 31, 1935,  
201 in Plat Book 8, Plat 639, among the land records of Montgomery County, Maryland;  
202 thence in a southerly direction along the common lot line between Lot 2 and Lot 3,  
203 Middleton's Subdivision, as shown on aforesaid plat, to its intersection with the north  
204 line of the George G. Bradley Subdivision, as recorded December 31, 1935, in Plat  
205 Book 8, Plat 635, among the land records of Montgomery County, Maryland; thence  
206 in a westerly direction along the north line of the George G. Bradley Subdivision to  
207 the northwest corner of Lot 5, George G. Bradley Subdivision; thence in a southerly  
208 direction along the west line of Lot 5, George G. Bradley Subdivision, to its  
209 intersection with the north right-of-way line of Avondale Street, as shown on  
210 aforesaid plat; thence crossing Avondale Street to the northwest corner of Lot 22,  
211 George G. Bradley Subdivision, as shown on aforesaid plat; thence in a southerly  
212 direction along the west line of Lot 22 to its intersection with the southern line of the  
213 George G. Bradley Subdivision, as shown on aforesaid plat; thence in an easterly  
214 direction along the south line of George G. Bradley Subdivision to the southeast  
215 corner of Lot 14, George G. Bradley Subdivision, said point also being the  
216 intersection of the east and south line of the George G. Bradley Subdivision as shown

217 on the aforesaid plat, and also the northeast corner of Parcel A, Waverly House, as  
218 recorded November 12, 1976, in Plat Book 101, Plat 11383, among the land records  
219 of Montgomery County, Maryland; thence in a southerly direction along the east line  
220 of Parcel A, Waverly House, as shown on the aforesaid plat to its intersection with  
221 the north right-of-way line of East-West Highway; thence in an easterly direction  
222 along the north line of East-West Highway to its intersection with the east right-of-  
223 way line of Pearl Street; thence in a southerly direction along the east right-of-way  
224 line of Pearl Street crossing East-West Highway to its intersection with the north  
225 right-of-way line of Montgomery Avenue; thence in an easterly direction along the  
226 north right-of-way line of Montgomery Avenue to the southeast corner of Lot 1,  
227 Block 1, second plat, Imirie's Subdivision, as recorded February 13, 1934, in Plat  
228 Book 5, Plat 477, among the land records in Montgomery County, Maryland; thence  
229 in a southerly direction along a prolongation of the east line of Lot 1, Block 1,  
230 Imirie's Subdivision, as shown on aforesaid plat, crossing Montgomery Avenue, to  
231 the northeast corner of Parcel A, Block 6, Highland Park Subdivision, as recorded  
232 May 10, 1979, in Plat Book 107, Plat 12432, among the land records of Montgomery  
233 County, Maryland; thence in a southerly direction along the east line of Parcel A,  
234 Block 6, Highland Park Subdivision, as shown on aforesaid plat to its intersection  
235 with the north right-of-way line of the B & O Railroad; thence in a southwesterly  
236 direction with the north right-of-way line of the B & O Railroad to its intersection  
237 with the east line of Pearl Street; thence in a southerly direction crossing the B & O  
238 Railroad right-of-way along a prolongation of the east right-of-way line of Pearl  
239 Street to its intersection with the south right-of-way line of the B & O Railroad;  
240 thence in a westerly direction along the south right-of-way line of the B & O Railroad  
241 right-of-way to its intersection with the northwest corner of Lot 2, Block L, Section  
242 8-B Chevy Chase Subdivision, as recorded July 29, 1926, in Plat Book 4, Plat 336,  
243 among the land records of Montgomery County, Maryland; thence in a southerly

244 direction along the common lot line being the west line of Lot 2 and the east line of  
245 Lot 1, Block L, Section 8-B Chevy Chase Subdivision, as shown on aforesaid plat,  
246 to its intersection with the north right-of-way line of Elm Street; thence in a westerly  
247 direction along the north right-of-way line of Elm Street to its intersection with a  
248 northerly prolongation of the west right-of-way line of 47th Street; thence in a  
249 southerly direction along said prolongation crossing Elm Street and continuing in a  
250 southerly direction along the west right-of-way line of 47th Street, crossing Willow  
251 Lane to the south right-of-way line of Willow Lane; thence in an easterly direction  
252 along the south right-of-way line of Willow Lane to its intersection with the west  
253 right-of-way line of 46th Street; thence in a southerly direction along the west right-  
254 of-way line of 46th Street, crossing Leland Street and Walsh Street to its intersection  
255 with the south right-of-way line of Walsh Street; thence in an easterly direction along  
256 the south right-of-way line of Walsh Street to its intersection with the west right-of-  
257 way line of West Avenue; thence in a southerly direction along the west right-of-  
258 way line of West Avenue, crossing Stanford Street, to its intersection with the north  
259 right-of-way line of Bradley Lane; thence in a westerly direction along the north  
260 right-of-way line of Bradley Lane to its intersection with the east right-of-way line  
261 of Wisconsin Avenue; thence crossing Wisconsin Avenue to the southeast corner of  
262 Lot 3, Block 2, Section 1, Bradley Hills - Bethesda Subdivision, as recorded August  
263 10, 1957, in Plat Book 60, Plat 4990, among the land records of Montgomery  
264 County, Maryland; thence in a northwesterly direction along the north right-of-way  
265 line of Bradley Boulevard to its intersection with a southern prolongation of the east  
266 right-of-way line of Strathmore Street; thence in a northerly direction along the east  
267 right-of-way line of Strathmore Street crossing Leland Street to the north right-of-  
268 way line of Leland Street at the southwest corner of Lot 2, Block 1, Plat of Section  
269 One, George P. Sack's Subdivision Bethesda, as recorded November 24, 1931, in  
270 Plat Book 5, Plat 435, among the land records of Montgomery County, Maryland;

271 thence in a northerly direction along the common lot line being the west line of Lot  
272 2 and the east line of Lot 3, Block 1, George P. Sack's Subdivision, to its intersection  
273 with the north line of George P. Sack's Subdivision as shown on aforesaid plat;  
274 thence in a westerly direction along the north line of George P. Sack's Subdivision  
275 to the northwest corner of Lot 11, Block 1, George P. Sack's Subdivision, as shown  
276 on aforesaid plat; thence in a westerly direction along the north line of George P.  
277 Sack's Subdivision to its intersection with the south right-of-way line of the  
278 Metropolitan and Southern Branch of the Baltimore & Ohio Railroad; thence in a  
279 westerly direction along the prolongation of aforesaid subdivision line to its  
280 intersection with the north right-of-way line of said railroad; thence in a southerly  
281 direction along the north line of said railroad right-of-way, crossing Bradley  
282 Boulevard, to its intersection with a southern prolongation of the west line of Parcel  
283 "EYE," Bradley Hills, Section 2, as recorded December 16, 1954, in Plat Book 50,  
284 Plat 3893, among the land records of Montgomery County, Maryland; thence in a  
285 northerly direction along the west line of Parcel "EYE," Bradley Hills Section 2  
286 Subdivision, to its intersection with the south right-of-way line of Bradley  
287 Boulevard, as shown on aforesaid plat; thence in a northerly direction, crossing  
288 Bradley Boulevard, to the southwest corner of Parcel B, Bradley Hill Subdivision,  
289 as recorded December 30, 1948, in Plat Book 25, Plat 1582, among the land records  
290 of Montgomery County, Maryland; thence in a northerly direction along the west  
291 line of Parcel B, Bradley Hills Subdivision, as shown on aforesaid plat to its  
292 intersection with the southern boundary of Miller's Addition to Bethesda  
293 Subdivision, as recorded October 23, 1946, in Plat Book 29, Plat 1823, among the  
294 land records of Montgomery County, Maryland; thence in a westerly direction along  
295 the southern boundary of said subdivision to its intersection with the east line of Lot  
296 Pt 6, Block E, Miller's Addition to Bethesda Subdivision, as recorded by deed dated  
297 September 2, 1948, and described as Parcel No. 1 in Liber 1185, Folio 513, among

298 the land records of Montgomery County, Maryland; thence in a northerly direction  
299 along said east line of Lot Pt 6, Block E, to its intersection with the south right-of-  
300 way line of Bethesda Avenue; thence crossing Bethesda Avenue to the intersection  
301 of the north right-of-way line of Bethesda Avenue and the east line of Lot Pt 6, Block  
302 D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated September  
303 2, 1948, and described as Parcel No. 2 in Liber 1185, Folio 513, among the land  
304 records of Montgomery County, Maryland; thence in a northerly direction along said  
305 east line of Lot Pt 6, Block D, to its intersection with the south line of another Lot  
306 Pt 6, Block D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated  
307 July 14, 1949, in Liber 1274, Folio 367, among the land records of Montgomery  
308 County, Maryland; thence in an easterly direction along the south line of aforesaid  
309 Lot Pt 6, Block D, to the southwest corner of Lot Pt 8, Block D, as recorded by deed  
310 dated July 14, 1949, in Liber 1274, Folio 367, among the land records for  
311 Montgomery County, Maryland; thence in an easterly direction along the south line  
312 of aforesaid Lot Pt 8, Block D, to the southeast corner of aforesaid Lot Pt 8, Block  
313 D; thence in a northerly direction along the east line of aforesaid Lot Pt 8, Block D,  
314 to its intersection with the south right-of-way line of Elm Street; thence in an easterly  
315 direction along the south right-of-way line of Elm Street, crossing Arlington Road,  
316 to its intersection with the east right-of-way line of Arlington Road; thence in a  
317 northerly direction along the east right-of-way line of Arlington Road, crossing Elm  
318 Street and Hampden Lane, to its intersection with the north right-of-way line of  
319 Hampden Lane; thence in an easterly direction along the north right-of-way line of  
320 Hampden Lane to the southeast corner of Lot 9, Block 24D, Edgemoor Subdivision,  
321 as recorded June 4, 1935, in Plat Book 7, Plat 573, among the land records of  
322 Montgomery County, Maryland, said point also being on the west line of a public  
323 alley running between Hampden Lane and Montgomery Lane and also the proposed  
324 western right-of-way line for Woodmont Avenue; thence in a northerly direction

325 along the west line of said alley to its intersection with the south right-of-way line  
 326 of Montgomery Lane; thence crossing Montgomery Lane to the intersection of the  
 327 north right-of-way line of Montgomery Lane and the west right-of-way line of  
 328 Woodmont Avenue; thence in a northerly direction along the west right-of-way line  
 329 of Woodmont Avenue, crossing North Lane, Edgemoor Lane and Middlesex Lane  
 330 to its intersection with the northeast line of Lot 1, Block 12B, Edgemoor  
 331 Subdivision, as recorded August 13, 1925, in Plat Book 4, Plat 308, among the land  
 332 records of Montgomery County, Maryland; thence in a northwesterly direction along  
 333 the northeast line of Lot 1, Block 12B to its intersection with the southeast corner of  
 334 Lot 5, Block 12B, Edgemoor Subdivision, as shown on aforesaid plat; thence in a  
 335 southwesterly direction along the southeast line of Lot 5, Block 12B, to its  
 336 intersection with the southwest corner of Lot 5, Block 12B, Edgemoor Subdivision,  
 337 as shown on aforesaid plat; thence in a northwesterly direction along the common  
 338 lot line being the southwest line of Lot 5, and northeast line of Lot 4, Block 12B,  
 339 Edgemoor Subdivision, as shown on aforesaid plat, to its intersection with the south  
 340 right-of-way line of Moorland Lane; thence in a westerly direction along the south  
 341 right-of-way line of Moorland Lane to its intersection with the east right-of-way line  
 342 of Arlington Road; thence in a northerly direction along the east right-of-way line of  
 343 Arlington Road to its intersection with the southwest right-of-way line of Old  
 344 Georgetown Road; thence in a northwesterly direction along the southwest right-of-  
 345 way line of Old Georgetown Road, crossing Arlington Road, to its intersection with  
 346 the north right-of-way line of Wilson Lane; thence in a westerly direction along the  
 347 north right-of-way line of Wilson Lane, crossing Cordell Avenue, to its intersection  
 348 with the west right-of-way line of Cordell Avenue; thence in a northerly direction  
 349 along the west right-of-way line of Cordell Avenue to its intersection with the  
 350 common lot line being the north line of Lot 5 and the south line of Lot 4, Block L,  
 351 Section 2, Battery Park Subdivision, as recorded July 24, 1925, in Plat Book 4, Plat

352 304, among the land records of Montgomery County, Maryland; thence in a westerly  
353 direction along the common lot line of Lots 4 and 5 as shown on aforesaid plat to its  
354 intersection with the east line of Lot 6, Block L, Section 2, Battery Park Subdivision,  
355 as shown on aforesaid plat; thence in a northerly direction along the east line of Lot  
356 6 to the southernmost corner of Lot 21, Block L, Section 2, Battery Park Subdivision,  
357 as recorded November 30, 1951, in Plat Book 41, Plat 2973, among the land records  
358 of Montgomery County, Maryland; thence in a northwesterly direction along the  
359 southwest lines of Lots 21, 20 and 1, Block L, Section 2, Battery Park Subdivision,  
360 as shown on aforesaid plat to its intersection with the south right-of-way line of Del  
361 Ray Avenue; thence in a westerly direction along the south right-of-way line of Del  
362 Ray Avenue to its intersection with the common lot line dividing Lot 16 and Lot 17,  
363 Block L, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat  
364 Book 3, Plat 261, among the land records of Montgomery County, Maryland; thence  
365 crossing Del Ray Avenue to the southwest corner of Lot 8, Block K, Section 2,  
366 Battery Park Subdivision, as recorded February 26, 1962, in Plat Book 70, Plat 6614,  
367 among the land records of Montgomery County, Maryland; thence in a northerly  
368 direction along the west line of Lot 8, Block K, Section 2, Battery Park Subdivision  
369 to the southwest corner of Lot 29, Block K, Section 2, Battery Park Subdivision, as  
370 shown on aforesaid plat; thence in a northwesterly direction along the southern lot  
371 lines of Lots 7, 6 and 5, Block K, Section 2, Battery Park Subdivision, as recorded  
372 August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery  
373 County, Maryland, to the southwest corner of Lot 5, Block K, Section 2, Battery  
374 Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction  
375 along the southern line of Lot 35, Block K, Section 2, Battery Park Subdivision, to  
376 its intersection with the southern right-of-way line of Glenbrook Road, as recorded  
377 June 6, 1980, in Plat Book 111, Plat 12996, among the land records of Montgomery  
378 County, Maryland; thence in a northeasterly direction along the southern right-of-

379 way line of Glenbrook Road to the southwest right-of-way line of Old Georgetown  
380 Road; thence crossing Old Georgetown Road to the intersection of the northeast  
381 right-of-way line of Old Georgetown Road and the southeast right-of-way of  
382 Glenbrook Road; thence in a northeasterly direction along the southeast right-of-  
383 way line of Glenbrook Road to the northeast corner of Lot 1, Block A, Samuel T.  
384 Robertsons Addition to Bethesda Subdivision, as recorded January 9, 1930, in Plat  
385 Book 5, Plat 407, among the land records of Montgomery County, Maryland; thence  
386 in a southeasterly direction along the northeast line of Lots 1 and 2, Block A, Samuel  
387 T. Robertsons Addition to Bethesda Subdivision, to its intersection with the  
388 southeast boundary line for Samuel T. Robertsons Addition to Bethesda Subdivision,  
389 as shown on aforesaid plat, said subdivision boundary also being the common  
390 subdivision boundary with Woodmont Subdivision as recorded November 13, 1894,  
391 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland;  
392 thence in a northeasterly direction along the common subdivision boundary line  
393 between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions  
394 to its intersection with the southwest right-of-way line of Norfolk Avenue; thence in  
395 a northerly direction along the common subdivision boundary line between Samuel  
396 T. Robertsons Addition to Bethesda and Woodmont Subdivisions, crossing Rugby  
397 Avenue to its intersection with the southern boundary line of Northwest Park  
398 Subdivision, as recorded October 10, 1910, in Plat Book 2, Plat 134, among the land  
399 records of Montgomery County, Maryland; thence in an easterly direction along the  
400 common subdivision boundary line between Northwest Park and Woodmont  
401 Subdivisions to its intersection with the westernmost line of Lot 633, Woodmont  
402 Subdivision, as recorded October 8, 1982, in Plat Book 119, Plat 14027, among the  
403 land records of Montgomery County, Maryland; thence in a northerly direction along  
404 the westernmost line of Lot 633, Woodmont Subdivision, to its intersection with the  
405 northernmost line of Lot 633, Woodmont Subdivision, as shown on aforesaid plat;

406 thence in an easterly direction along the northernmost line of Lot 633, Woodmont  
407 Subdivision, to its intersection with the east line of Lot 633, Woodmont Subdivision,  
408 said line also being the west line of Lot 45, Block 1, Northwest Park Subdivision, as  
409 recorded October 10, 1910, in Plat Book 2, Plat 134, among the land records of  
410 Montgomery County, Maryland; thence in a southerly direction along the common  
411 lot line of Lot 633, Woodmont Subdivision and Lot 45, Block 1, Northwest Park  
412 Subdivision, to its intersection with the northern boundary line of the Woodmont  
413 Subdivision as shown on aforesaid plats; thence in an easterly direction along the  
414 northern boundary of the Woodmont Subdivision as recorded November 13, 1894,  
415 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland,  
416 to its intersection with the west line of Montgomery County Public Parking Facility  
417 No. 35 site as recorded in Liber 2388, Folio 521; thence in a northerly direction  
418 along the west line of Public Parking Facility No. 35 to its intersection with the north  
419 line of Public Parking Facility No. 35; thence in an easterly direction along the north  
420 line of Public Parking Facility No. 35 to its intersection with the western right-of-  
421 way line of Woodmont Avenue; thence in a northerly direction along the western  
422 right-of-way line of Woodmont Avenue to its intersection with the southern right-  
423 of-way line of Battery Lane; thence in a northerly direction, crossing Battery Lane,  
424 to the northern right-of-way line of Battery Lane at the southeast corner of Lot 47,  
425 Block 2, Northwest Park Subdivision, as recorded October 10, 1910, in Plat Book 2,  
426 Plat 134, among the land records of Montgomery County, Maryland; thence in a  
427 northerly direction along the east line of Lot 47, Block 2, Northwest Park  
428 Subdivision, said line also being the west line of Lot 20, Block 2, Northwest Park  
429 Subdivision, to its intersection with the northern boundary line for the Northwest  
430 Park Subdivision, as shown on aforesaid plat; thence in an easterly direction along  
431 the northern boundary line of the Northwest Park Subdivision to its intersection with

432 the west right-of-way line of Wisconsin Avenue; thence in an easterly direction,  
433 crossing Wisconsin Avenue, to the point of beginning.]

434 [http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDBethesda.pdf)  
435 [Parking/Resources/Files/PLDBethesda.pdf](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/PLDBethesda.pdf)

436 There [shall] must also be included in the foregoing [described] depicted area  
437 any lot partially within and partially without the [described] depicted area.

438 (c) *Wheaton Parking Lot District*. The Wheaton Parking Lot District [shall  
439 consist] consists of all land [in the Thirteenth Election District of the county] within  
440 the area [described as follows] depicted on the map at:

441 [Beginning for the same on the west side of Amherst Drive at the southeast corner  
442 of Parcel B in Block A, Wheaton Forest Subdivision, as delineated on a plat recorded  
443 among the land records of Montgomery County, Maryland, in Plat Book 34 on Plat  
444 No. 2306; and running thence west with the south line of said Block A, to the east  
445 side of Georgia Avenue as delineated on said plat of Wheaton Forest; thence running  
446 northwest and crossing Georgia Avenue to the P. T. of the Fillet Curve on Lot 6,  
447 Block H, Triangle Park as per plat recorded among said land records in Plat Book  
448 26 on Plat No. 1659, said point also being on the northeasterly side of Viers Mill  
449 Road; thence northwest with the northeasterly side of Viers Mill Road to the  
450 southeasterly side of the 20 foot alley contained in Block E, said point being also the  
451 western corner of Lot 6, Block E, of said Triangle Park Subdivision; thence leaving  
452 the northeasterly side of Viers Mill Road and crossing said Viers Mill Road  
453 southwest and running with the southeasterly side of a 20 foot alley contained in  
454 Block D, Triangle Park as delineated on a plat recorded among said Land Records  
455 in Plat Book 20 on Plat No. 1251, to the westerly dedicated limits of said alley in  
456 said Block D; thence continuing on same course, still southwest 240 feet, more or  
457 less; thence leaving said line extended and running in a northwest direction and  
458 crossing the Kensington-Wheaton Road and running with the northeasterly limits of

459 Block F, Section 2, Kensington View as delineated on a plat recorded among said  
460 Land Records in Plat Book No. 4 on Plat No. 303 to the southeasterly side of  
461 Kensington Boulevard; thence northeast with said southeasterly side of Kensington  
462 Boulevard, as is planned to be extended, across Viers Mill Road to the west corner  
463 of Lot 1, Block B, Triangle Park as delineated on a plat recorded among said Land  
464 Records in Plat Book No. 4 on Plat No. 338; thence with the southerly side of  
465 Kensington Boulevard in an easterly direction and crossing Wheaton Hill Road to a  
466 point on the easterly direction and crossing Wheaton Hill Road to a point on the  
467 easterly side of said Wheaton Hill Road, said point being also the north corner of  
468 Lot 16, Block A, as delineated on said plat of Triangle Park recorded among said  
469 Land Records in Plat Book 4 on Plat No. 338; thence running with the easterly side  
470 of Wheaton Hill Road northeast to the south side of Blueridge Avenue, said point  
471 also being the P. T. of Fillet curve No. 4 and generally the northwest corner of Lot  
472 1, Block 44, as delineated on Plat No. 9, Wheaton Hills recorded among said Land  
473 Records in Plat Book 32 on Plat 2058; thence with the southerly side of Blueridge  
474 Avenue, with the arc of a curve to the left in a general easterly direction, to the east  
475 side of Grandview Avenue; thence with the east side of Grandview Avenue north to  
476 the common front corner of Lots 19 and 20, Block 27, as delineated on said Plat No.  
477 9, Wheaton Hills; thence leaving the east side of Grandview Avenue and running  
478 with the dividing line of said Lots 19 and 20, and Lots 9 and 10, Block 27 of said  
479 Plat No. 9, Wheaton Hills east to the west side of Georgia Avenue; thence with the  
480 west side of Georgia Avenue and running south, approximately 200 feet; thence  
481 leaving the said west side of Georgia Avenue and crossing same and running east  
482 with the northerly subdivision limits of Villa Verde Subdivision as delineated on a  
483 plat recorded among the said Land Records in Plat Book No. 4 on Plat No. 388 to  
484 the northeast corner of Lot 8, Villa Verde; thence in a southerly direction along the  
485 east line of said Lot 8, Villa Verde and crossing Blueridge Avenue to the intersection

486 of the prolongation of the east line of Lot 8, Villa Verde and the south line of  
 487 Blueridge Avenue; thence along the south line of Blueridge Avenue to  
 488 approximately 125 feet east of the east line of Amherst Avenue, the same being a  
 489 point on the dividing line between Lot 1, Block 1, Wheaton Manor, and the property  
 490 occupied by Columbia Broadcasting Company as shown on plat recorded in said  
 491 Land Records in Plat Book 45 on Plat No. 3390; thence in a southerly direction along  
 492 said line to its intersection with the northerly line of Lot 3, Block 1, Wheaton Manor;  
 493 thence in an easterly direction along said northerly line of Lot 3, Block 1, Wheaton  
 494 Manor, to its intersection with the easterly line of said Lot 3, Block 1, thence in a  
 495 southerly direction along said easterly line of Lot 3, Block 1 to the intersection of  
 496 the prolongation of said line with the southerly line of University Boulevard West  
 497 (formerly Old Bladensburg Road); thence in a northeasterly direction along said  
 498 southerly line of University Boulevard West to its intersection with the west line of  
 499 Amherst Avenue (formerly Vernosia Place); thence in a southerly direction along  
 500 the said west line of Amherst Avenue, crossing Reddie Drive and Prichard Road to  
 501 the point of beginning.]

502 [http://www.montgomerycountymd.gov/DOT-](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/WheatonPLD.pdf)  
 503 [Parking/Resources/Files/WheatonPLD.pdf.](http://www.montgomerycountymd.gov/DOT-Parking/Resources/Files/WheatonPLD.pdf)

504 There [shall] must also be included in the foregoing [described] depicted area  
 505 any lot partially within and partially without such area zoned for commercial or  
 506 industrial use.

507 [(d) *Montgomery Hills Parking Lot District.* The Montgomery Hills Parking  
 508 Lot District shall consist of all land in the Thirteenth Election District of the county  
 509 within the area described as follows:

510 Beginning for the same on the west side of Georgia Avenue at the southeast corner  
 511 of Lot 1, Block A, Montgomery Hills Subdivision, as shown on a plat recorded  
 512 among the land records of Montgomery County, Maryland, in Plat Book 4, Plat No.

513 381; and running thence in a westerly direction with the south line of said Lot 1 to  
514 the rear corner of Lots 1 and 7, thence running northwest with the division line of  
515 said Lots 1 and 7 as shown on said plat to a point on the east line of Columbia  
516 Boulevard at the front corner of said Lots 1 and 7, thence running northeast with the  
517 east line of said Columbia Boulevard to the beginning of curve No. 13 as shown on  
518 said plat, thence running in a northwesterly direction across said Columbia  
519 Boulevard and Seminary Road to the southwest corner of Lot 7, Block J,  
520 Montgomery Hills Subdivision as shown on a plat recorded among the aforesaid  
521 land records in Plat Book 4, Plat No. 401, thence running north with the east line of  
522 Selway Lane as determined in Equity Cause No. 8141, to the northwest corner of  
523 said Lot 7, Block J, thence running north across the 20 foot alley and with the east  
524 line of Selway Lane as shown on said plat to the south line of the Childs Property,  
525 thence continuing in a northerly direction with an extension of said east line of  
526 Selway Lane a distance of 36 feet, more or less, to the north line of said Childs  
527 Property as shown on the above mentioned plat of Montgomery Hills Subdivision  
528 recorded in Plat Book 4, Plat No. 381, and running thence in an easterly direction  
529 with a part of said north line a distance of 29 feet, more or less, thence leaving said  
530 north line and running in a northerly direction crossing the Brookeville-Tenleytown  
531 Road and the Church Lot for a distance of 261 feet, more or less, to the south line of  
532 Lot 6 of the division of the Riley Property, thence continuing in a northerly direction  
533 across a part of said Lot 6, with the west line of the existing commercial zoning, a  
534 distance of 230.27 feet, thence running in an easterly direction, with the north line  
535 of the existing commercial zoning 150 feet to the west line of Georgia Avenue, being  
536 also the east line of Lot 6, said point being 250 feet measured along the west line of  
537 Georgia Avenue, from the southeast corner of Outlot A, Block D, as shown on a plat  
538 of The Valley Subdivision, recorded among the aforesaid Land Records in Plat Book  
539 21, Plat No. 1350, thence running in an easterly direction with the north line of said

540 Outlot A, being also the south line of Flora Lane as shown on said plat, to the  
541 northeast corner of Outlot A, thence running in a southerly direction with the east  
542 line of Outlot A, being the west line of the 20 foot alley as shown on said plat, to the  
543 southeast corner of Outlot A, being also the northeast corner of Parcel A, Block 16  
544 as shown on a plat of Section Three, Woodside Forest Subdivision, recorded among  
545 the aforesaid Land Records in Plat Book 25, Plat No. 1583; thence running in a  
546 southerly direction with the east line of said Parcel A, being also the west line of the  
547 20 foot alley as shown on said plat, to the southeast corner of Parcel A, thence  
548 continuing in a southerly direction across White Oak Drive to the northeast corner  
549 of Parcel A, Block 15, as shown on said plat, thence continuing in a southerly  
550 direction with the east line of said Parcel A, Block 15, being also the west line of  
551 said 20 foot alley, to the southeast corner of Parcel A, thence continuing in a  
552 southerly direction with the west line of said 20 foot alley as shown on another plat  
553 of Section Three, Woodside Forest recorded among the aforesaid Land Records in  
554 Plat Book 20, Plat No. 1233, to the northeast corner of Lot 2, as shown on a plat of  
555 dedication for Columbia Boulevard recorded among the aforesaid Land Records in  
556 Plat Book 5, Plat No. 443, thence continuing in a southerly direction with the east  
557 lines of Lots 2 to 12, inclusive, being also the west line of the 20 foot alley as shown  
558 on said dedication plat, to the north line of Columbia Boulevard, thence continuing  
559 in a southerly direction across said Columbia Boulevard to the northeast corner of  
560 Parcel A, Block B, as shown on a plat of Woodside Village recorded among the  
561 aforesaid Land Records in Plat Book 9, Plat No. 693, thence continuing in a  
562 southerly direction with the east line of said Parcel A, Block B, being also the west  
563 line of the 20 foot alley, and running across Corwin Drive to the northeast corner of  
564 Parcel A, Block A, as shown on said plat of Woodside Village, thence continuing in  
565 a southerly direction with the east line of said Parcel A and with the east line of Lot  
566 17, Block A, being also the west line of said 20 foot alley as shown on said plat, to

567 the southeast corner of said Lot 17, being on the north line of Ridge Road, now  
568 Luzerne Avenue; thence running in a southwesterly direction with the south line of  
569 Lot 17, being also the north line of said Ridge Road, now Luzerne Avenue, to the  
570 southwest corner of Lot 17, being on the east line of Georgia Avenue, thence running  
571 in a northerly direction with the east line of Georgia Avenue, being the westlines of  
572 said Lot 17 and Parcel A, Block A, as shown on said plat of Woodside Village, to  
573 the northwest corner of said Parcel A, being the intersection of said east line of  
574 Georgia Avenue with the south line of the aforesaid Corwin Drive, thence running  
575 in a northwesterly direction, diagonally across Georgia Avenue to the place of  
576 beginning.

577 There shall also be included within said district the property known as Lot 11, Block  
578 A, Montgomery Hills Subdivision, as shown on Plat No. 1648, Plat Book 26,  
579 recorded among the land records of Montgomery County.

580 There shall also be included within said district the following area: Beginning at the  
581 intersection of the northeast line of Georgia Avenue and the southerly line of Flora  
582 Lane and running in a northeasterly direction along the southerly line of Flora Lane  
583 to its intersection with westerly line of the 20 foot alley situated in Block 16, Section  
584 3, Woodside Forest, thence due north along a straight line to its intersection with the  
585 northerly side of Flora Lane, thence in a southwesterly direction along the northerly  
586 line of Flora Lane to its intersection with the northeast line of Georgia Avenue,  
587 thence in a southeasterly direction along the northeast line of Georgia Avenue to the  
588 point of beginning.

589 There shall also be included within said district the property known as Lots 18, 19,  
590 20, 1, and 2, Block I, Montgomery Hills Subdivision, as shown on Plat No. 381, Plat  
591 Book 4, recorded among the lands records of Montgomery County.

592 There shall also be included within said district the property known as part of Lots  
593 1, 2 and 3, Block A, Section 1, North Woodside; as shown on Plat No. 250, Plat

594 Book 3, recorded among the land records of Montgomery County and more  
595 particularly described as follows:

596 Being for the same at a pipe set at the intersection of the North line of Luzerne  
597 Avenue with the West line of 16th Street Extension as shown on Maryland State  
598 Roads Commission Plat No. 16876, thence with the North line of Luzerne Avenue,  
599 being also the south line of said Lot 3;

600 (1) Along the arc of a curve to the right having a radius of 2242.01 feet, a  
601 distance of 23.22 feet, chord S 64 degrees 44' 24" W 23.22 feet to a pipe at the rear  
602 corner of Lots 3 and 4, Block A, thence with the rear lines of Lots 3, 2 and 1, Block  
603 A, as resurveyed,

604 (2) N 17 degrees 09' 14" W 196.01 feet to a pipe at the rear corner of Lots 1  
605 and 2 thence with a part of the north line of Lot 1, as resurveyed,

606 (3) N 78 degrees 55' 40" E 102.35 feet to intersect the aforesaid west line of  
607 16th Street, thence with said line, two (2) courses,

608 (4) S 40 degrees 57' 20" E 3.00 feet to intersect a curve to the right, thence,

609 (5) Along the arc of said curve 199.96 feet, chord S 06 degrees 54' 45" W  
610 196.05 feet, to the place of beginning, containing 14,331 square feet of land.

611 There shall also be included in the foregoing described area any lot partially within  
612 and partially without such area zoned for commercial or industrial use.]

613 \* \* \*

614 **60-6. Off-street parking facilities—Exemption or reduction from tax where**  
615 **provided.**

616 (a) *Tax exemption.* Real property and tangible personal property may be  
617 exempt from the taxes levied under Section 60-3 [If] if the owner or  
618 lessee of real property or tangible personal property in a parking lot  
619 district;

620 (1) provides off-street parking facilities that comply with all the  
621 requirements of Division 6.2 of Chapter 59[,]; and

622 (2) files an application under Section 60-14 [the real property and  
623 tangible personal property must be exempt from the taxes levied  
624 under Section 60-3].

625 (b) *Tax reduction.* If the owner or lessee of real property or tangible  
626 personal property in a parking lot district complies with all of the  
627 requirements of subsection (c) of this section, the taxes levied on the  
628 real property and tangible personal property under section 60-3 of this  
629 chapter [shall] must be reduced as follows:

630 (1) For general retail, a [sixty (60)] 60 percent reduction.

631 (2) For a hotel, motel, or inn, a [seventy-five (75)] 75 percent  
632 reduction.

633 (3) For a restaurant or similar place dispensing food, drink, or  
634 refreshments, a [fifty (50)] 50 percent reduction.

635 (4) For a recreational commercial establishment, other than a theater,  
636 auditorium, or stadium, a [forty (40)] 40 percent reduction.

637 (5) For an indoor or legitimate theater, a [forty (40)] 40 percent  
638 reduction.

639 (6) For a multiple-family dwelling, a [sixty (60)] 60 percent  
640 reduction.

641 (7) For a mixed use, a [fifty (50)] 50 percent reduction.

642 (c) To be eligible for a reduction under subsection (b) of this Section:

643 (1) The owner or lessee [shall] must comply with the provisions of  
644 this [chapter] Chapter that are required for an exemption from  
645 the tax;

- 646 (2) The owner or lessee must provide off-street parking facilities that  
 647 comply with all of the requirements of Division 6.2 of Chapter  
 648 59, except for the schedule of required parking spaces;
- 649 (3) A pedestrian entrance to the establishment that is the subject of  
 650 the application for a reduction under this section must be located  
 651 within [five hundred (500)] 500 feet of the pedestrian entrance to  
 652 an off-street public parking facility that is owned by  
 653 Montgomery County under provisions of this [chapter] Chapter;
- 654 (4) The land-use categories under paragraph (5)[(i)](A) through  
 655 [(v)](E) of this subsection must restrict the use of the provided  
 656 parking spaces to ensure that adequate parking is available for  
 657 patrons and employees of the respective land-use activity during  
 658 weekday daytime hours. This provision also applies to mixed-  
 659 use developments where these restricted spaces must be located  
 660 in the most convenient and visible area of the parking facility  
 661 nearest to the establishment being served; and
- 662 (5) The following schedule of off-street parking spaces, as a  
 663 percentage of the [“schedule of requirements” under Division  
 664 6.2] minimum “Parking Requirements” under Section 6.2.4 of  
 665 Chapter 59, must be provided:
- 666 [(i)](A) For general retail, at least [sixty (60)] 60 percent.
- 667 [(ii)](B) For a hotel, motel, or inn, at least [seventy-five (75)]  
 668 75 percent.
- 669 [(iii)](C) For a restaurant or similar place dispensing food,  
 670 drink, or refreshments, at least [fifty (50)] 50 percent.

671                    [(iv)](D)    For a recreational commercial establishment, other  
672                    than a theater, auditorium, or stadium, at least [forty (40)]  
673                    40 percent.

674                    [(v)](E)    For an indoor or legitimate theater, at least [forty  
675                    (40)] 40 percent.

676                    [(vi)](F)    For a multiple-family dwelling, at least [sixty (60)]  
677                    60 percent.

678                    [(vii)](G)   For all other individual uses, [one hundred (100)]  
679                    100 percent.

680                    [(viii)](H)   For a mixed use where any land or building is used  
681                    for two [(2)] or more purposes, the total number of parking  
682                    spaces required shall be the sum of the separate  
683                    requirements for the individual land use categories in  
684                    subparagraphs [(i)] (A) through [(vii)] (G) of this  
685                    paragraph.

686                    \*            \*            \*

687    **[60-17. Parking of trucks, abandoned vehicles, etc., on lots prohibited; time**  
688    **limit on parking-Generally.]**

689                    [It shall be unlawful to park any truck, bus or other vehicle having a gross  
690                    weight of more than six thousand (6,000) pounds, or a trailer or semitrailer regardless  
691                    of weight, except a vehicle actually engaged in work on the premises, or to park any  
692                    unregistered, unlicensed or abandoned vehicle or to park any vehicle of any type for  
693                    a period in excess of twenty-four (24) hours on any parking lot established or  
694                    maintained in accordance with the provisions of this chapter, whether such lot to be  
695                    owned or leased by Montgomery County or owned by an individual, firm or  
696                    association; provided, however, that nothing herein shall prevent the parking of any  
697                    vehicle on a lot owned by an individual, firm or association, if the permission of the

698 individual, firm or association has been obtained, and provided further that nothing  
699 herein contained shall apply to school buses owned by Montgomery County.]

700 **[60-18. Same-Impoundment of vehicles.]**

701 [Any vehicle parked on any lot described in section 60-17 for a period in  
702 excess of twenty (20) hours may be taken into possession by a police officer of the  
703 county and towed to some proper storage place and there held until the towing and  
704 storage charges incurred shall have been paid.]

705 **[60-19. Same-Penalty.]**

706 [Any person violating any of the provisions of section 60-17, shall be guilty  
707 of a misdemeanor and, upon conviction, shall be fined not more than fifty dollars  
708 (\$50.00) or imprisoned for a period not to exceed thirty (30) days for each violation.]

709 **[60-20. Reserved.]**

710 **Sec. 2. Expedited Effective Date.**

711 The Council declares that this legislation is necessary for the immediate  
712 protection of the public interest. This Act takes effect on July 1, 2017.

713 *Approved:*

714

715

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Roger Berliner, President, County Council Date

716 *Approved:*

717

---

Isiah Leggett, County Executive Date

718 *This is a correct copy of Council action.*

719

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Linda M. Lauer, Clerk of the Council Date

720

## LEGISLATIVE REQUEST REPORT

Expedited Bill 15-17

*Silver Spring, Bethesda, Wheaton and Montgomery Hills Parking Lot districts – Areas Defined – Tax Exemption*

**DESCRIPTION:** The bill merges the Montgomery Hills Parking Lot District (PLD) with the Silver Spring PLD, replaces descriptions of PLD boundaries with URL links to GIS maps, clarifies the application requirement for a tax exemption, and deletes duplicate provisions of law.

**PROBLEM:** Montgomery Hills PLD is an underutilized parking resource not necessitating its own budget and fiscal plan. The metes and bounds descriptions of PLD boundaries are not user friendly. Chapter 60 contains provisions that are duplicative of provisions in Chapter 31.

**GOALS AND OBJECTIVES:** To merge Montgomery Hills Parking Lot District and Silver Spring Parking Lot District and make certain provisions of Chapter 60 clearer and more user friendly.

**COORDINATION:** Department of Transportation

**FISCAL IMPACT:** To be requested.

**ECONOMIC IMPACT:** To be requested.

**EVALUATION:** To be requested.

**EXPERIENCE ELSEWHERE:** N/A

**SOURCE OF INFORMATION:** Division of Parking Management

**APPLICATION WITHIN MUNICIPALITIES:** To be researched.

**PENALTIES:** N/A

Bill



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Isiah Leggett  
County Executive

OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

**MEMORANDUM**

April 10, 2017

TO: Roger Berliner, Council President

FROM: Isiah Leggett, County Executive 

RE: Amendments to County Code **Chapter 60** to Consolidate Montgomery Hills PLD and Silver Spring PLD into a single district and to **Chapter 31** to increase the continuous time a vehicle may park in an off-street facility

I request that you introduce the attached Chapter 60 and Chapter 31 Amendments. Both bills will be effective July 1, 2017. The Chapter 60 Amendment merges the Montgomery Hills PLD with the Silver Spring PLD. The Chapter 31 Amendment increases the time a vehicle is permitted to continuously park in an off-street public parking facility from 24 hours to 14 days.

The Amendment to Chapter 60 will create a unified district. The county proposes to consolidate the Montgomery Hills PLD into the Silver Spring PLD. The Silver Spring PLD boundaries will be extended to encompass the existing Montgomery Hills PLD. The Montgomery Hills PLD is a low supply, low demand district and this consideration simplifies budgetary, policy, recordkeeping and public information matters. A resolution will be sought to provide that this unification will not impact the different pricing rates in the districts.

The Amendment to Chapter 31 will accommodate the growth of mixed-use activity centers in the PLDs. The county proposes permitting vehicles to continuously park in off-street public parking facilities for a maximum of 14 days. This change will align with existing conditions and thus ensure the increasing number of urban residents and their visitors will be allowed to park uninterrupted for an extended period of time, unless signed otherwise.

**Attachments**

1. Chapter 60 amendment
2. Chapter 31-26 amendment

cc: Al Roshdiah, Department of Transportation  
Jose Thommana, Division of Parking Management

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**Fiscal Impact Statement**  
**Bill XX-17 – Transportation (Parking) - Amendments to County Code Chapter 60**

**1. Legislative Summary**

This bill would merge the Montgomery Hills Parking Lot District (PLD) into the Silver Spring PLD.

**2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.**

This bill does not change the parking rates for properties associated with either PLD, creating no change to the revenues assumed in the County Executive's FY18 recommended budget.

The merging of the PLDs is expected to streamline work flow processes, and improve customer service by expand flexible parking options for the increasing downtown population. However, these actions are expected to have a de minimus impact on expenditures.

**3. Revenue and expenditure estimates covering at least the next 6 fiscal years.**

As per the response to #2, there is no projected impact over the next 6 fiscal years.

**4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.**

Not applicable.

**5. An estimate of expenditures related to County's information technology (IT) systems, including Enterprise Resource Planning (ERP) systems.**

Not applicable.

**6. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.**

Not applicable.

**7. An estimate of the staff time needed to implement the bill.**

Not applicable.

**8. An explanation of how the addition of new staff responsibilities would affect other duties.**

Not applicable.

**9. An estimate of costs when an additional appropriation is needed.**

No additional appropriation is needed.

**10. A description of any variable that could affect revenue and cost estimates.**

Not applicable.

**11. Ranges of revenue or expenditures that are uncertain or difficult to project.**

Not applicable.

**12. If a bill is likely to have no fiscal impact, why that is the case.**

This bill is likely to have no fiscal impact as it does not change the parking rates, and makes no adjustments to staffing or other expenditures.

**13. Other fiscal impacts or comments.**

Not applicable.

**14. The following contributed to and concurred with this analysis:**

Corey Orlosky, Office of Management and Budget  
Jeremy Souders, MCDOT, Division of Parking Management  
Jose Thommana, MCDOT, Division of Parking Management

  
Jennifer A. Hughes, Director  
Office of Management and Budget

4/10/17  
Date

**Economic Impact Statement**  
**Bill xx-17 Transportation (Parking) - Amendments to County Code Chapter 60**

**Background:**

This bill would merge the Montgomery Hills Parking Lot District (PLD) into the Silver Spring PLD.

**1. The sources of information, assumptions, and methodologies used.**

This legislation does not have an economic impact since it only authorizes a merger of the Montgomery Hills PLD into the Silver Spring PLD. The bill does not change the parking rates or anticipated utilization rates for properties associated with either PLD, creating no change to the revenues assumed in the County Executive's FY18 recommended budget. The merging of the PLDs is expected to streamline work flow processes, as well as to expand flexible parking options for the increasing downtown resident population.

**2. A description of any variable that could affect the economic impact estimates.**

This legislation does not have an economic impact.

**3. The Bill's positive or negative effect, if any on employment, spending, savings, investment, incomes, and property values in the County.**

Please see the answer to question 1.

**4. If a Bill is likely to have no economic impact, why is that the case?**

Please see the answer to question 1.

**5. The following contributed to or concurred with this analysis:**

David Platt, Dennis Hetman, and Robert Hagedoorn, Finance.

  
\_\_\_\_\_  
Alexandre A. Espinosa, Director  
Department of Finance

4/7/2017  
Date