

MEMORANDUM

June 9, 2017

TO: County Council

FROM: Josh Hamlin, Legislative Attorney 

SUBJECT: **Public Hearing:** 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, was introduced on May 2, 2017. A Transportation, Infrastructure, Energy and Environment Committee worksession is tentatively scheduled for June 22 at 9:30 a.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.

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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. 2
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

Boldface	<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 **Sec. 1. Sections 60-1 and 60-6 are amended and Sections 60-17, 60-18, 60-**
2 **19, and 60-20 are deleted as follows:**

3 **60-1. Special taxing areas continued; areas defined.**

4 (a) *Silver Spring Parking Lot District.* The Silver Spring Parking Lot District
5 [shall consist] consists of all land [in the Thirteenth Election District of the County]
6 within the area [described as follows] depicted on the map at:

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

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

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

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

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

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

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

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

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

136 Lot 6, Block 1, Rosedale Park, to its intersection with the north right-of-way line of
137 Chestnut Street, as shown on the aforesaid plat; thence crossing Chestnut Street to
138 the northwest corner of Lot 7, Block 3, Rosedale Park, as shown on the aforesaid
139 plat; thence in a southerly direction along the west line of Lot 7, Block 3, Rosedale
140 Park, to the northwest corner of Lot 16, Block 3, Rosedale Park, as shown on the
141 aforesaid plat; thence along the west line of Lot 16, Block 3, Rosedale Park, to its
142 intersection with the north right-of-way line of Rosedale Avenue; thence crossing
143 Rosedale Avenue to the northwest corner of Lot 7, Block 7, Rosedale Park, as shown
144 on the aforesaid plat; thence in a southerly direction along the west line of Lot 7,
145 Block 7, Rosedale Park, to the northwest corner of Lot 15, Block 7, Rosedale Park,
146 as shown on the aforesaid plat; thence in a southerly direction along the west line of
147 Lot 15, Block 7, Rosedale Park, to its intersection with the north right-of-way line
148 of Maple Avenue; thence along the north right-of-way line of Maple Avenue to its
149 intersection with the west right-of-way line of Tilbury Street; thence in a southerly
150 direction along the west right-of-way line of Tilbury Street, crossing Maple Avenue
151 and Highland Avenue to the south line of Highland Avenue; thence in a westerly
152 direction along the south right-of-way line of Highland Avenue to its intersection
153 with the northeast corner of Lot 8, Block 5, West Chevy Chase Heights Subdivision,
154 as recorded April 31, 1916, in Plat Book 2, Plat 186, among the land records of
155 Montgomery County, Maryland; thence in a southerly direction along the common
156 lot line being the east line of Lot 8 and the west line of Lot 9, Block 5, West Chevy
157 Chase Heights Subdivision, as shown on aforesaid plat, crossing a public alley to the
158 northwest corner of Lot 18, Block 5, West Chevy Chase Heights Subdivision, as
159 shown on aforesaid plat; thence in an easterly direction along the north line of Lot
160 18, Block 5, to the northeast corner of Lot 18, Block 5, West Chevy Chase Heights
161 Subdivision, as shown on aforesaid plat; thence in a southerly direction along the
162 common lot line being the east line of Lot 18 and the west line of Lot 19, Block 5,

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

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

217 corner of Lot 14, George G. Bradley Subdivision, said point also being the
218 intersection of the east and south line of the George G. Bradley Subdivision as shown
219 on the aforesaid plat, and also the northeast corner of Parcel A, Waverly House, as
220 recorded November 12, 1976, in Plat Book 101, Plat 11383, among the land records
221 of Montgomery County, Maryland; thence in a southerly direction along the east line
222 of Parcel A, Waverly House, as shown on the aforesaid plat to its intersection with
223 the north right-of-way line of East-West Highway; thence in an easterly direction
224 along the north line of East-West Highway to its intersection with the east right-of-
225 way line of Pearl Street; thence in a southerly direction along the east right-of-way
226 line of Pearl Street crossing East-West Highway to its intersection with the north
227 right-of-way line of Montgomery Avenue; thence in an easterly direction along the
228 north right-of-way line of Montgomery Avenue to the southeast corner of Lot 1,
229 Block 1, second plat, Imirie's Subdivision, as recorded February 13, 1934, in Plat
230 Book 5, Plat 477, among the land records in Montgomery County, Maryland; thence
231 in a southerly direction along a prolongation of the east line of Lot 1, Block 1,
232 Imirie's Subdivision, as shown on aforesaid plat, crossing Montgomery Avenue, to
233 the northeast corner of Parcel A, Block 6, Highland Park Subdivision, as recorded
234 May 10, 1979, in Plat Book 107, Plat 12432, among the land records of Montgomery
235 County, Maryland; thence in a southerly direction along the east line of Parcel A,
236 Block 6, Highland Park Subdivision, as shown on aforesaid plat to its intersection
237 with the north right-of-way line of the B & O Railroad; thence in a southwesterly
238 direction with the north right-of-way line of the B & O Railroad to its intersection
239 with the east line of Pearl Street; thence in a southerly direction crossing the B & O
240 Railroad right-of-way along a prolongation of the east right-of-way line of Pearl
241 Street to its intersection with the south right-of-way line of the B & O Railroad;
242 thence in a westerly direction along the south right-of-way line of the B & O Railroad
243 right-of-way to its intersection with the northwest corner of Lot 2, Block L, Section

244 8-B Chevy Chase Subdivision, as recorded July 29, 1926, in Plat Book 4, Plat 336,
245 among the land records of Montgomery County, Maryland; thence in a southerly
246 direction along the common lot line being the west line of Lot 2 and the east line of
247 Lot 1, Block L, Section 8-B Chevy Chase Subdivision, as shown on aforesaid plat,
248 to its intersection with the north right-of-way line of Elm Street; thence in a westerly
249 direction along the north right-of-way line of Elm Street to its intersection with a
250 northerly prolongation of the west right-of-way line of 47th Street; thence in a
251 southerly direction along said prolongation crossing Elm Street and continuing in a
252 southerly direction along the west right-of-way line of 47th Street, crossing Willow
253 Lane to the south right-of-way line of Willow Lane; thence in an easterly direction
254 along the south right-of-way line of Willow Lane to its intersection with the west
255 right-of-way line of 46th Street; thence in a southerly direction along the west right-
256 of-way line of 46th Street, crossing Leland Street and Walsh Street to its intersection
257 with the south right-of-way line of Walsh Street; thence in an easterly direction along
258 the south right-of-way line of Walsh Street to its intersection with the west right-of-
259 way line of West Avenue; thence in a southerly direction along the west right-of-
260 way line of West Avenue, crossing Stanford Street, to its intersection with the north
261 right-of-way line of Bradley Lane; thence in a westerly direction along the north
262 right-of-way line of Bradley Lane to its intersection with the east right-of-way line
263 of Wisconsin Avenue; thence crossing Wisconsin Avenue to the southeast corner of
264 Lot 3, Block 2, Section 1, Bradley Hills - Bethesda Subdivision, as recorded August
265 10, 1957, in Plat Book 60, Plat 4990, among the land records of Montgomery
266 County, Maryland; thence in a northwesterly direction along the north right-of-way
267 line of Bradley Boulevard to its intersection with a southern prolongation of the east
268 right-of-way line of Strathmore Street; thence in a northerly direction along the east
269 right-of-way line of Strathmore Street crossing Leland Street to the north right-of-
270 way line of Leland Street at the southwest corner of Lot 2, Block 1, Plat of Section

271 One, George P. Sack's Subdivision Bethesda, as recorded November 24, 1931, in
272 Plat Book 5, Plat 435, among the land records of Montgomery County, Maryland;
273 thence in a northerly direction along the common lot line being the west line of Lot
274 2 and the east line of Lot 3, Block 1, George P. Sack's Subdivision, to its intersection
275 with the north line of George P. Sack's Subdivision as shown on aforesaid plat;
276 thence in a westerly direction along the north line of George P. Sack's Subdivision
277 to the northwest corner of Lot 11, Block 1, George P. Sack's Subdivision, as shown
278 on aforesaid plat; thence in a westerly direction along the north line of George P.
279 Sack's Subdivision to its intersection with the south right-of-way line of the
280 Metropolitan and Southern Branch of the Baltimore & Ohio Railroad; thence in a
281 westerly direction along the prolongation of aforesaid subdivision line to its
282 intersection with the north right-of-way line of said railroad; thence in a southerly
283 direction along the north line of said railroad right-of-way, crossing Bradley
284 Boulevard, to its intersection with a southern prolongation of the west line of Parcel
285 "EYE," Bradley Hills, Section 2, as recorded December 16, 1954, in Plat Book 50,
286 Plat 3893, among the land records of Montgomery County, Maryland; thence in a
287 northerly direction along the west line of Parcel "EYE," Bradley Hills Section 2
288 Subdivision, to its intersection with the south right-of-way line of Bradley
289 Boulevard, as shown on aforesaid plat; thence in a northerly direction, crossing
290 Bradley Boulevard, to the southwest corner of Parcel B, Bradley Hill Subdivision,
291 as recorded December 30, 1948, in Plat Book 25, Plat 1582, among the land records
292 of Montgomery County, Maryland; thence in a northerly direction along the west
293 line of Parcel B, Bradley Hills Subdivision, as shown on aforesaid plat to its
294 intersection with the southern boundary of Miller's Addition to Bethesda
295 Subdivision, as recorded October 23, 1946, in Plat Book 29, Plat 1823, among the
296 land records of Montgomery County, Maryland; thence in a westerly direction along
297 the southern boundary of said subdivision to its intersection with the east line of Lot

298 Pt 6, Block E, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
299 September 2, 1948, and described as Parcel No. 1 in Liber 1185, Folio 513, among
300 the land records of Montgomery County, Maryland; thence in a northerly direction
301 along said east line of Lot Pt 6, Block E, to its intersection with the south right-of-
302 way line of Bethesda Avenue; thence crossing Bethesda Avenue to the intersection
303 of the north right-of-way line of Bethesda Avenue and the east line of Lot Pt 6, Block
304 D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated September
305 2, 1948, and described as Parcel No. 2 in Liber 1185, Folio 513, among the land
306 records of Montgomery County, Maryland; thence in a northerly direction along said
307 east line of Lot Pt 6, Block D, to its intersection with the south line of another Lot
308 Pt 6, Block D, Miller's Addition to Bethesda Subdivision, as recorded by deed dated
309 July 14, 1949, in Liber 1274, Folio 367, among the land records of Montgomery
310 County, Maryland; thence in an easterly direction along the south line of aforesaid
311 Lot Pt 6, Block D, to the southwest corner of Lot Pt 8, Block D, as recorded by deed
312 dated July 14, 1949, in Liber 1274, Folio 367, among the land records for
313 Montgomery County, Maryland; thence in an easterly direction along the south line
314 of aforesaid Lot Pt 8, Block D, to the southeast corner of aforesaid Lot Pt 8, Block
315 D; thence in a northerly direction along the east line of aforesaid Lot Pt 8, Block D,
316 to its intersection with the south right-of-way line of Elm Street; thence in an easterly
317 direction along the south right-of-way line of Elm Street, crossing Arlington Road,
318 to its intersection with the east right-of-way line of Arlington Road; thence in a
319 northerly direction along the east right-of-way line of Arlington Road, crossing Elm
320 Street and Hampden Lane, to its intersection with the north right-of-way line of
321 Hampden Lane; thence in an easterly direction along the north right-of-way line of
322 Hampden Lane to the southeast corner of Lot 9, Block 24D, Edgemoor Subdivision,
323 as recorded June 4, 1935, in Plat Book 7, Plat 573, among the land records of
324 Montgomery County, Maryland, said point also being on the west line of a public

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

352 common lot line being the north line of Lot 5 and the south line of Lot 4, Block L,
353 Section 2, Battery Park Subdivision, as recorded July 24, 1925, in Plat Book 4, Plat
354 304, among the land records of Montgomery County, Maryland; thence in a westerly
355 direction along the common lot line of Lots 4 and 5 as shown on aforesaid plat to its
356 intersection with the east line of Lot 6, Block L, Section 2, Battery Park Subdivision,
357 as shown on aforesaid plat; thence in a northerly direction along the east line of Lot
358 6 to the southernmost corner of Lot 21, Block L, Section 2, Battery Park Subdivision,
359 as recorded November 30, 1951, in Plat Book 41, Plat 2973, among the land records
360 of Montgomery County, Maryland; thence in a northwesterly direction along the
361 southwest lines of Lots 21, 20 and 1, Block L, Section 2, Battery Park Subdivision,
362 as shown on aforesaid plat to its intersection with the south right-of-way line of Del
363 Ray Avenue; thence in a westerly direction along the south right-of-way line of Del
364 Ray Avenue to its intersection with the common lot line dividing Lot 16 and Lot 17,
365 Block L, Section 2, Battery Park Subdivision, as recorded August 24, 1923, in Plat
366 Book 3, Plat 261, among the land records of Montgomery County, Maryland; thence
367 crossing Del Ray Avenue to the southwest corner of Lot 8, Block K, Section 2,
368 Battery Park Subdivision, as recorded February 26, 1962, in Plat Book 70, Plat 6614,
369 among the land records of Montgomery County, Maryland; thence in a northerly
370 direction along the west line of Lot 8, Block K, Section 2, Battery Park Subdivision
371 to the southwest corner of Lot 29, Block K, Section 2, Battery Park Subdivision, as
372 shown on aforesaid plat; thence in a northwesterly direction along the southern lot
373 lines of Lots 7, 6 and 5, Block K, Section 2, Battery Park Subdivision, as recorded
374 August 24, 1923, in Plat Book 3, Plat 261, among the land records of Montgomery
375 County, Maryland, to the southwest corner of Lot 5, Block K, Section 2, Battery
376 Park Subdivision, as shown on aforesaid plat; thence in a northwesterly direction
377 along the southern line of Lot 35, Block K, Section 2, Battery Park Subdivision, to
378 its intersection with the southern right-of-way line of Glenbrook Road, as recorded

379 June 6, 1980, in Plat Book 111, Plat 12996, among the land records of Montgomery
380 County, Maryland; thence in a northeasterly direction along the southern right-of-
381 way line of Glenbrook Road to the southwest right-of-way line of Old Georgetown
382 Road; thence crossing Old Georgetown Road to the intersection of the northeast
383 right-of-way line of Old Georgetown Road and the southeast right-of-way of
384 Glenbrook Road; thence in a northeasterly direction along the southeast right-of-
385 way line of Glenbrook Road to the northeast corner of Lot 1, Block A, Samuel T.
386 Robertsons Addition to Bethesda Subdivision, as recorded January 9, 1930, in Plat
387 Book 5, Plat 407, among the land records of Montgomery County, Maryland; thence
388 in a southeasterly direction along the northeast line of Lots 1 and 2, Block A, Samuel
389 T. Robertsons Addition to Bethesda Subdivision, to its intersection with the
390 southeast boundary line for Samuel T. Robertsons Addition to Bethesda Subdivision,
391 as shown on aforesaid plat, said subdivision boundary also being the common
392 subdivision boundary with Woodmont Subdivision as recorded November 13, 1894,
393 in Plat Book 1, Plat 4, among the land records of Montgomery County, Maryland;
394 thence in a northeasterly direction along the common subdivision boundary line
395 between Samuel T. Robertsons Addition to Bethesda and Woodmont Subdivisions
396 to its intersection with the southwest right-of-way line of Norfolk Avenue; thence in
397 a northerly direction along the common subdivision boundary line between Samuel
398 T. Robertsons Addition to Bethesda and Woodmont Subdivisions, crossing Rugby
399 Avenue to its intersection with the southern boundary line of Northwest Park
400 Subdivision, as recorded October 10, 1910, in Plat Book 2, Plat 134, among the land
401 records of Montgomery County, Maryland; thence in an easterly direction along the
402 common subdivision boundary line between Northwest Park and Woodmont
403 Subdivisions to its intersection with the westernmost line of Lot 633, Woodmont
404 Subdivision, as recorded October 8, 1982, in Plat Book 119, Plat 14027, among the
405 land records of Montgomery County, Maryland; thence in a northerly direction along

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

433 the northern boundary line of the Northwest Park Subdivision to its intersection with
 434 the west right-of-way line of Wisconsin Avenue; thence in an easterly direction,
 435 crossing Wisconsin Avenue, to the point of beginning.]

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

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

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

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

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

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

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

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

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

512 Beginning for the same on the west side of Georgia Avenue at the southeast corner
 513 of Lot 1, Block A, Montgomery Hills Subdivision, as shown on a plat recorded

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

541 21, Plat No. 1350, thence running in an easterly direction with the north line of said
542 Outlot A, being also the south line of Flora Lane as shown on said plat, to the
543 northeast corner of Outlot A, thence running in a southerly direction with the east
544 line of Outlot A, being the west line of the 20 foot alley as shown on said plat, to the
545 southeast corner of Outlot A, being also the northeast corner of Parcel A, Block 16
546 as shown on a plat of Section Three, Woodside Forest Subdivision, recorded among
547 the aforesaid Land Records in Plat Book 25, Plat No. 1583; thence running in a
548 southerly direction with the east line of said Parcel A, being also the west line of the
549 20 foot alley as shown on said plat, to the southeast corner of Parcel A, thence
550 continuing in a southerly direction across White Oak Drive to the northeast corner
551 of Parcel A, Block 15, as shown on said plat, thence continuing in a southerly
552 direction with the east line of said Parcel A, Block 15, being also the west line of
553 said 20 foot alley, to the southeast corner of Parcel A, thence continuing in a
554 southerly direction with the west line of said 20 foot alley as shown on another plat
555 of Section Three, Woodside Forest recorded among the aforesaid Land Records in
556 Plat Book 20, Plat No. 1233, to the northeast corner of Lot 2, as shown on a plat of
557 dedication for Columbia Boulevard recorded among the aforesaid Land Records in
558 Plat Book 5, Plat No. 443, thence continuing in a southerly direction with the east
559 lines of Lots 2 to 12, inclusive, being also the west line of the 20 foot alley as shown
560 on said dedication plat, to the north line of Columbia Boulevard, thence continuing
561 in a southerly direction across said Columbia Boulevard to the northeast corner of
562 Parcel A, Block B, as shown on a plat of Woodside Village recorded among the
563 aforesaid Land Records in Plat Book 9, Plat No. 693, thence continuing in a
564 southerly direction with the east line of said Parcel A, Block B, being also the west
565 line of the 20 foot alley, and running across Corwin Drive to the northeast corner of
566 Parcel A, Block A, as shown on said plat of Woodside Village, thence continuing in
567 a southerly direction with the east line of said Parcel A and with the east line of Lot

568 17, Block A, being also the west line of said 20 foot alley as shown on said plat, to
569 the southeast corner of said Lot 17, being on the north line of Ridge Road, now
570 Luzerne Avenue; thence running in a southwesterly direction with the south line of
571 Lot 17, being also the north line of said Ridge Road, now Luzerne Avenue, to the
572 southwest corner of Lot 17, being on the east line of Georgia Avenue, thence running
573 in a northerly direction with the east line of Georgia Avenue, being the westlines of
574 said Lot 17 and Parcel A, Block A, as shown on said plat of Woodside Village, to
575 the northwest corner of said Parcel A, being the intersection of said east line of
576 Georgia Avenue with the south line of the aforesaid Corwin Drive, thence running
577 in a northwesterly direction, diagonally across Georgia Avenue to the place of
578 beginning.

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

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

591 There shall also be included within said district the property known as Lots 18, 19,
592 20, 1, and 2, Block I, Montgomery Hills Subdivision, as shown on Plat No. 381, Plat
593 Book 4, recorded among the lands records of Montgomery County.

594 There shall also be included within said district the property known as part of Lots
 595 1, 2 and 3, Block A, Section 1, North Woodside; as shown on Plat No. 250, Plat
 596 Book 3, recorded among the land records of Montgomery County and more
 597 particularly described as follows:

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

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

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

608 (3) N 78 degrees 55' 40" E 102.35 feet to intersect the aforesaid west line of
 609 16th Street, thence with said line, two (2) courses,

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

611 (5) Along the arc of said curve 199.96 feet, chord S 06 degrees 54' 45" W
 612 196.05 feet, to the place of beginning, containing 14,331 square feet of land.

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

615 * * *

616 **60-6. Off-street parking facilities—Exemption or reduction from tax where**
 617 **provided.**

618 (a) *Tax exemption.* Real property and tangible personal property may be
 619 exempt from the taxes levied under Section 60-3 [If] if the owner or

620 lessee of real property or tangible personal property in a parking lot
621 district;

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

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

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

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

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

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

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

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

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

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

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

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

671 [(iii)](C) For a restaurant or similar place dispensing food,
672 drink, or refreshments, at least [fifty (50)] 50 percent.

673 [(iv)](D) For a recreational commercial establishment, other
674 than a theater, auditorium, or stadium, at least [forty (40)]
675 40 percent.

676 [(v)](E) For an indoor or legitimate theater, at least [forty
677 (40)] 40 percent.

678 [(vi)](F) For a multiple-family dwelling, at least [sixty (60)]
679 60 percent.

680 [(vii)](G) For all other individual uses, [one hundred (100)]
681 100 percent.

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

688 * * *

689 **[60-17. Parking of trucks, abandoned vehicles, etc., on lots prohibited; time**
690 **limit on parking-Generally.]**

691 [It shall be unlawful to park any truck, bus or other vehicle having a gross
692 weight of more than six thousand (6,000) pounds, or a trailer or semitrailer regardless
693 of weight, except a vehicle actually engaged in work on the premises, or to park any
694 unregistered, unlicensed or abandoned vehicle or to park any vehicle of any type for
695 a period in excess of twenty-four (24) hours on any parking lot established or
696 maintained in accordance with the provisions of this chapter, whether such lot to be
697 owned or leased by Montgomery County or owned by an individual, firm or

698 association; provided, however, that nothing herein shall prevent the parking of any
699 vehicle on a lot owned by an individual, firm or association, if the permission of the
700 individual, firm or association has been obtained, and provided further that nothing
701 herein contained shall apply to school buses owned by Montgomery County.]

702 **[60-18. Same-Impoundment of vehicles.]**

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

707 **[60-19. Same-Penalty.]**

708 [Any person violating any of the provisions of section 60-17, shall be guilty
709 of a misdemeanor and, upon conviction, shall be fined not more than fifty dollars
710 (\$50.00) or imprisoned for a period not to exceed thirty (30) days for each violation.]

711 **[60-20. Reserved.]**

712 **Sec. 2. Expedited Effective Date.**

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

715 *Approved:*

716

717

Roger Berliner, President, County Council

Date

718 *Approved:*

719

Isiah Leggett, County Executive

Date

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

721

Linda M. Lauer, Clerk of the Council

Date

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



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

MEMORANDUM

April 10, 2017

Isiah Leggett
County Executive

BD
CE
SBF
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Bill

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 Roshdieh, Department of Transportation
Jose Thommana, Division of Parking Management

RECEIVED
MONTGOMERY COUNTY

2017 APR 11 PM 12:33

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.

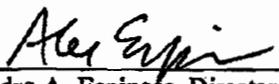
Please see the answer to question 1.

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 Hagedoom, Finance.



Alexandre A. Espinosa, Director
Department of Finance

4/7/2017
Date