

## Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



MontgomeryPlanningBoard.org

**December 20, 2024**

**Ms. Kathleen Byrne, Director/Hearing Examiner**

Montgomery County Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

SUBJECT: Local Map Amendment Application H-156  
7501 Standish Place

**Dear Ms. Byrne:**

At its meeting on December 19, 2024, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission received a presentation from Planning Department staff and reviewed Local Map Amendment Application H-156, a request to rezone the 13.86-acre property located at 7501 Standish Place, Derwood from the IM-2.5, H-50' Zone to the CRNF-1.25, C-0.0, R-1.25, H-60' Zone. The Planning Board also reviewed a Preliminary Forest Conservation Plan, application number F20250010, associated with the Local Map Amendment.

The Planning Board concluded that the proposed CRNF-1.25, C-0.0, R-1.25, H-60' Zone and the associated Floating Zone Plan are consistent with the 2021 *Shady Grove Minor Master Plan Amendment*; satisfy all applicable requirements and findings for approval of a Local Map Amendment as specified in the Montgomery County Zoning Ordinance, and that the applicant has met the burden of proof by showing that the proposed zone is in the public interest and will not alter the character of the surrounding neighborhood.

On a motion by Commissioner Hedrick, seconded by Vice Chair Pedoeem, with Chair Harris and Commissioners Linden and Bartley voting in favor, the Board recommended (5-0) that Local Map Amendment H-156 be approved. The Board also approved Preliminary Forest Conservation Plan F20250010. We hope the Planning Board's recommendations and the staff report will be helpful to your proceedings.

Sincerely,



Artie L. Harris

**Chair**

**Exhibit 28  
H-156**

AH:ef

Enclosure: Staff Report LMA H-156