



Application for

**Project Plan Application/Amendment****PJT**

10/23

**City of Rockville***Department of Community Planning and Development Services*

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

**Type of Application:**☐ Project Plan☒ Amendment of PDP94-001E/PJT2014-00003☐ Project Plan Amendment (major)☐ Project Plan Amendment (minor)**Please Fully Complete**Property Address information 198 E. Montgomery Avenue/Middle Lane, Monroe St, Helen Henneghan Way frontagesSubdivision Rockville Town Center Lot (S) Parcel 2-L/Commercial Condo Unit Block Zoning PD-RCI Tax Account (S) 03828968 ,  , **Applicant Information:***Please supply Name, Address, Phone Number and E-mail Address*Applicant Comstock 33 Monroe, LC, 1900 Reston Metro Plaza, 10th Floor, Reston, VA 20190Rick Bierbower, 703-230-1164, rbierbower@comstock.comProperty Owner sameArchitect Torti Gallas + Partners, 1923 Vermont Avenue, NW, 2nd floor, Washington, DC 20001David Otieno, AIA AICP, 301-588-4800 x1151, dotieno@tortigallas.comEngineer Macris Hendricks, 9220 Wightman Road #120, Montgomery Village, MD 20886Kyle Hughes, 240-732-3046, khughes@mhgpa.comAttorney Shulman Rogers, 12505 Park Potomac Ave #600, Potomac, MD 20854Nancy Regelin, 301-230-5224, nregelin@shulmanrogers.comProject Name BLVD LoftsProject Description Conversion of street level commercial space fronting Middle Lane, Monroe Street and Helen Heneghan Way to 13 loft residential dwelling units**STAFF USE ONLY****Application Acceptance:**Application # PJT2025-00020**Application Intake:**Date Received January 28, 2025Reviewed by

**Application Information:****Level of review and project impact:**

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 1.41 acres, # Dwelling Units Total 13 Square Footage of Non-Residential \_\_\_\_\_  
 Residential Area Impact <35 % net new added reduction in commercial  
 Traffic/ Impact/trips net loss -62PM

**Proposed Development:**

Retail no new Sq. Footage Detached Unit \_\_\_\_\_ Parking Spaces 17 in existing garage  
 Office \_\_\_\_\_ Sq. Footage Duplex \_\_\_\_\_ Handicapped \_\_\_\_\_  
 Restaurant no new Sq. Footage Townhouse \_\_\_\_\_ # of Long Term +1  
 Other \_\_\_\_\_ Sq. Footage Attached \_\_\_\_\_ # of Short Term existing  
 Multi-Family 13  
 Live \_\_\_\_\_  
 MPDU zero

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Mixed Use - Multi-family high-rise  
residential (BLVD Ansel), Institutional - Senior Affordable Independent dwelling units (HOC Residences on the Lane), Street level Commercial

**Estimated Points Total:**

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

| Points/Elements                                                                           | 1                                                                               | 2                                                                                                      | 3                                                                                                      | 4                                                     | Points             |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------|
| Tract size - Acres                                                                        | 1 or fewer                                                                      | 1.1 to 2.5                                                                                             | 2.6 to 5                                                                                               | 5.1 or greater                                        | 2                  |
| Dwelling Units                                                                            | 5 or fewer                                                                      | 6 to 50                                                                                                | 51 to 150                                                                                              | 151 or greater                                        | 2                  |
| Square Footage of Non-Residential Space                                                   | 5,000 or fewer square feet                                                      | 5,001 to 10,000 square feet                                                                            | 10,001 to 50,000 square feet                                                                           | 50,001 or greater square feet                         | no net new         |
| Residential Area Impact                                                                   | No residential development in a residential zone within 1/4 mile of the project | 35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | 65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | Development is within single-unit detached unit area. | 2                  |
| Traffic Impact - Net new peak hour trips                                                  | Fewer than 30 trips                                                             | 30-74 trips                                                                                            | 75-149 trips                                                                                           | 150 or more trips                                     | 0<br>Net Reduction |
| Points Total*                                                                             |                                                                                 |                                                                                                        |                                                                                                        |                                                       | 6                  |
| The total of the points determine the level of notification and the approving authority . |                                                                                 |                                                                                                        |                                                                                                        |                                                       |                    |

**Based on The Impact Total Your Project will be:**

- ☒ Project Plan Amendment of PDP94-001E /PJT2014-0003 PD-RCI  
☐ Project Plan Amendment (major)  
☐ Project Plan Amendment (Minor)

**Waiver of Equivalent Zone Development Standards**

The Approving Authority for a Project Plan being reviewed with a floating zone map amendment application may waive one (1) or more of the development standards of the designated equivalent zone.

Are you applying for a waiver of equivalent zone development standards?

- ☐ Yes (If yes, continue below) ☒ No (If no, continue to next section "Previous Approvals")

Such waiver request must provide a statement of justification demonstrating good cause for waiving the equivalent zone development standards based on the following criteria:

1. Whether the waiver of the development standard of the equivalent zone permits the application to meet the intent of the Plan
2. Whether the waiver of the development standard results in development that is compatible with development on adjacent properties;
3. Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
4. Such other factors as the Approving Authority reasonably deems appropriate.

**Previous Approvals: (if any)**

| Application Number | Date | Action Taken                          |
|--------------------|------|---------------------------------------|
| PDP1994-001-001E   | 1994 | Approval Original Planned Development |
| PJT2014-0003       | 2014 | Approval 15% Resi Parking Waiver      |

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**  
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

**Comstock 33 Monroe, LC By:**

Please sign and date

By: *CH2 Asset management, LLC, its Authorized Agent*

Name:  
Date:



## Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Meeting Number PAM2022-00133 and Documentation (Development Review Committee Mtg. notes)
- ☐ Proposed Area Meeting Date \_\_\_\_\_ including location WEBEX  
proposed 2/4/25
- ☒ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)
- ☒ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☒ Conceptual Building Elevations & Floor Plan (3 copies)
- ☒ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- n/a ☐ Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11"). Existing building, interior space conversion
- n/a ☐ Preliminary Forest Conservation Plan (FCP) Existing building, Approved FTP2006-00019
- n/a ☐ Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials) If required, will be submitted with Site Plan application
- ☒ Water and Sewer Authorization Application
- ☒ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
  - Comprehensive Master Plan and other plan regulations
  - Master Plan other Plans and Regulations
  - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
  - Landscape, Screening and Lighting Manual
  - Adequate Public Facilities (Section 25.20)
  - Parking (Section 25.16)
  - Signs (Section 25.18)
  - Public use space (Section 25.17)
- ☐ Additional information as requested by staff
- ☒ Electronic Version of all materials (pdf format acceptable)
- n/a ☐ Fire protection site plan Per Fire Marshal office at pre-DRC Meeting
- ☐ Statement addressing criteria for waiver of equivalent zone development standards (if applicable)

**Comments on Submittal: (For Staff Use Only)**

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