

STATEMENT OF JUSTIFICATION

Montgomery County, Maryland, the owner of land commonly known as the “Bethesda North Marriott Hotel and Conference Center,” on behalf of the County, the Montgomery County Revenue Authority and the North Bethesda Hotel, LLC (an entity controlled by JBG), hereby applies to amend the site plan (8-200040A through 8-200040C) covering the subject property.

The purpose of the site plan amendment is simple and straight forward. Under current approvals, parking spaces to support both uses (i.e., the Conference Center and the hotel) are shared with no formal delineation as to ownership of the spaces. The parties desire to create a situation whereby parking spaces located in a defined area will be associated with a specific owner/use.

This Limited Site Plan Amendment will not change any feature presently found on the subject property nor add any feature. The application will merely establish a line designating how parking spaces will be associated with the two uses found on the property, that is, the Conference Center and the hotel. Thereafter, parking must be adequate in each of the two defined areas to support whichever respective use(s) is located in that area.

In order to make things as simple as possible, the boundary line that will establish the two separate areas within the site will be the same dividing line that creates the sublease area covering the hotel site.

In summary, the proposed site plan amendment will be a “paper change” only by creating a division line within the property that does not presently exist. It will result in no physical change on the property but will merely dictate how parking requirements for specific uses will be calculated in the future. This site plan modification is not inconsistent with the zoning of the property (TS-R), or the North Bethesda Garrett Park Master Plan.