



LOCATION:

- 1) 0.5 mile walk from Wheaton metro station
- 2) 0.3 mile walk to Wheaton Library
- 3) 0.6 miles to Westfield Wheaton

ALBERT  
EINSTEIN  
HS

WHEATON  
LIBRARY

SITE

VEIRS MILL RD.

GEORGIA AVE.

UNIVERSITY BLVD.

WESTFIELD  
WHEATON  
- MALL

M Wheaton

WHEATON ARTS & CULTURAL CENTER & RESIDENCES



SITE LOCATION  
11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



WHEATON LIBRARY

PLANNED PEDESTRIAN CONNECTION TO WHEATON LIBRARY

GEORGIA AVE.

SITE

ELKIN ST.

AVA APARTMENTS

WHEATON ARTS & CULTURAL CENTER & RESIDENCES



SITE LOCATION  
11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



GEORGIA AVE.

SITE

ELKIN ST.

AMHERST AVE.

AVA APARTMENTS

WHEATON ARTS & CULTURAL CENTER & RESIDENCES



SCALE: 1" = 100'



EXISTING CONDITIONS  
11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



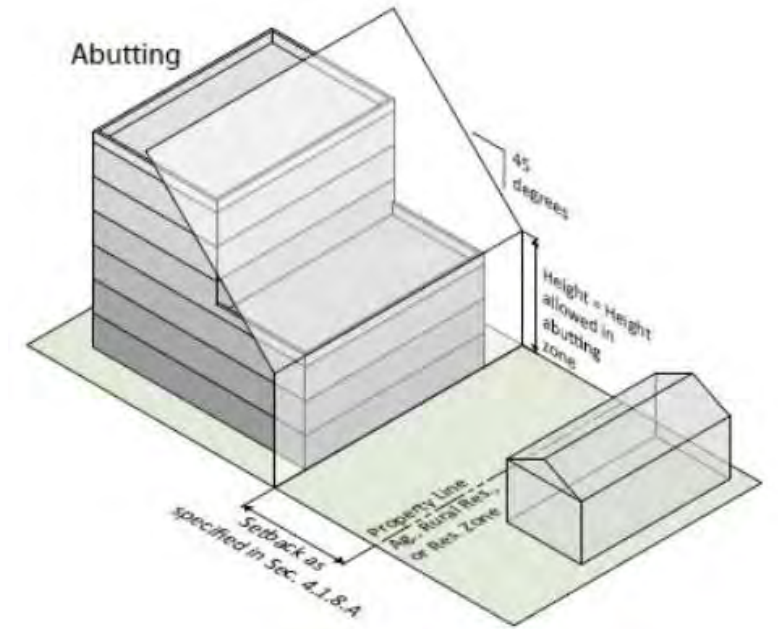
ZONING MAP

**2. Height Restrictions**

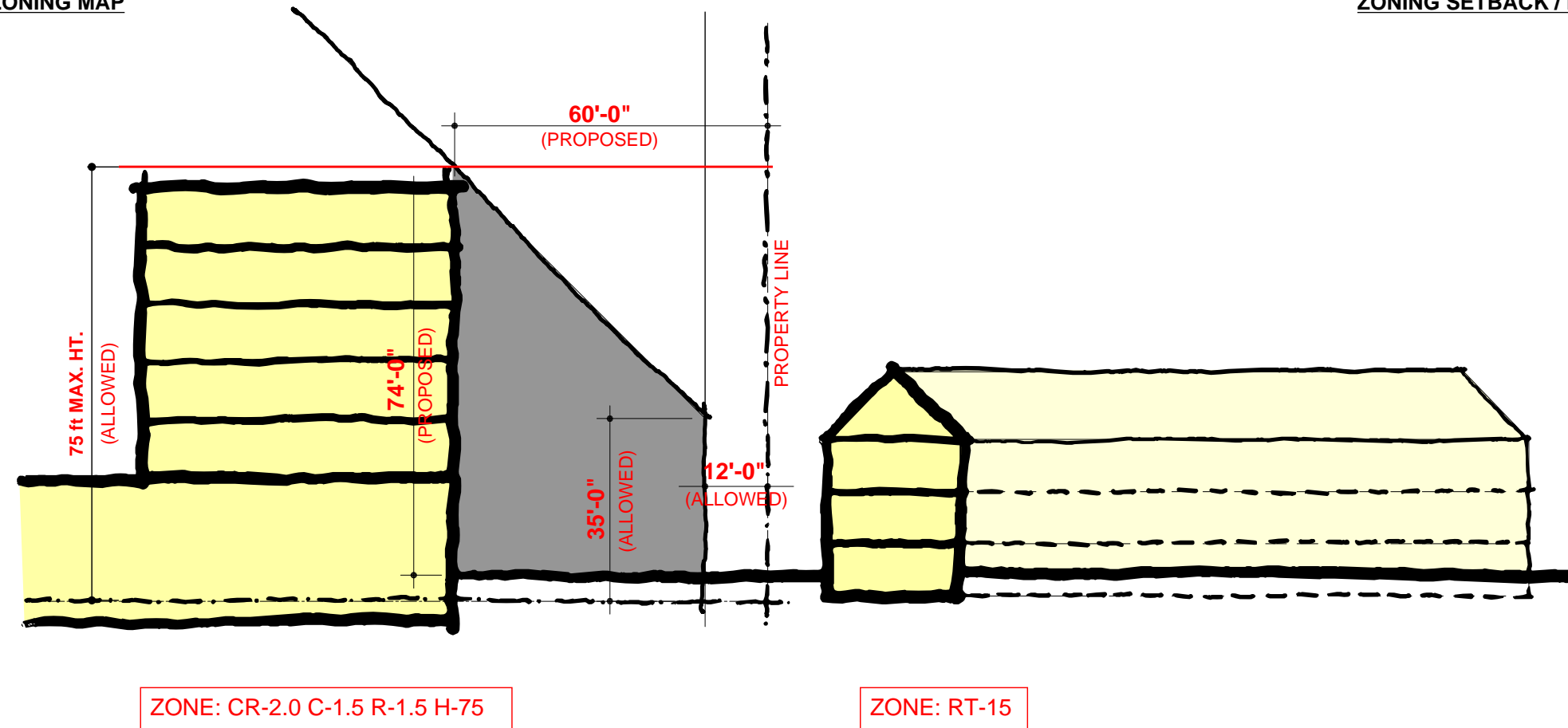
a. When the subject property abuts a property in an Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zone that is vacant or improved with an agricultural or residential use, any structure may not protrude beyond a 45 degree angular plane projecting over the subject property, measured from a height equal to the height allowed for a detached house in the abutting zone at the setback line determined by Section 4.1.8.A.

**3. Height Measurements**

The height limit for compatibility standards under Section 4.1.8.B is measured the same as under Section 4.1.7.C, except that the measurement is taken from the average grade along the building facing the applicable abutting or confronting property.



ZONING SETBACK / HEIGHT



ZONE: CR-2.0 C-1.5 R-1.5 H-75

ZONE: RT-15

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11507 Georgia Ave, Silver Spring, MD 20902

ZONING

March 7, 2023



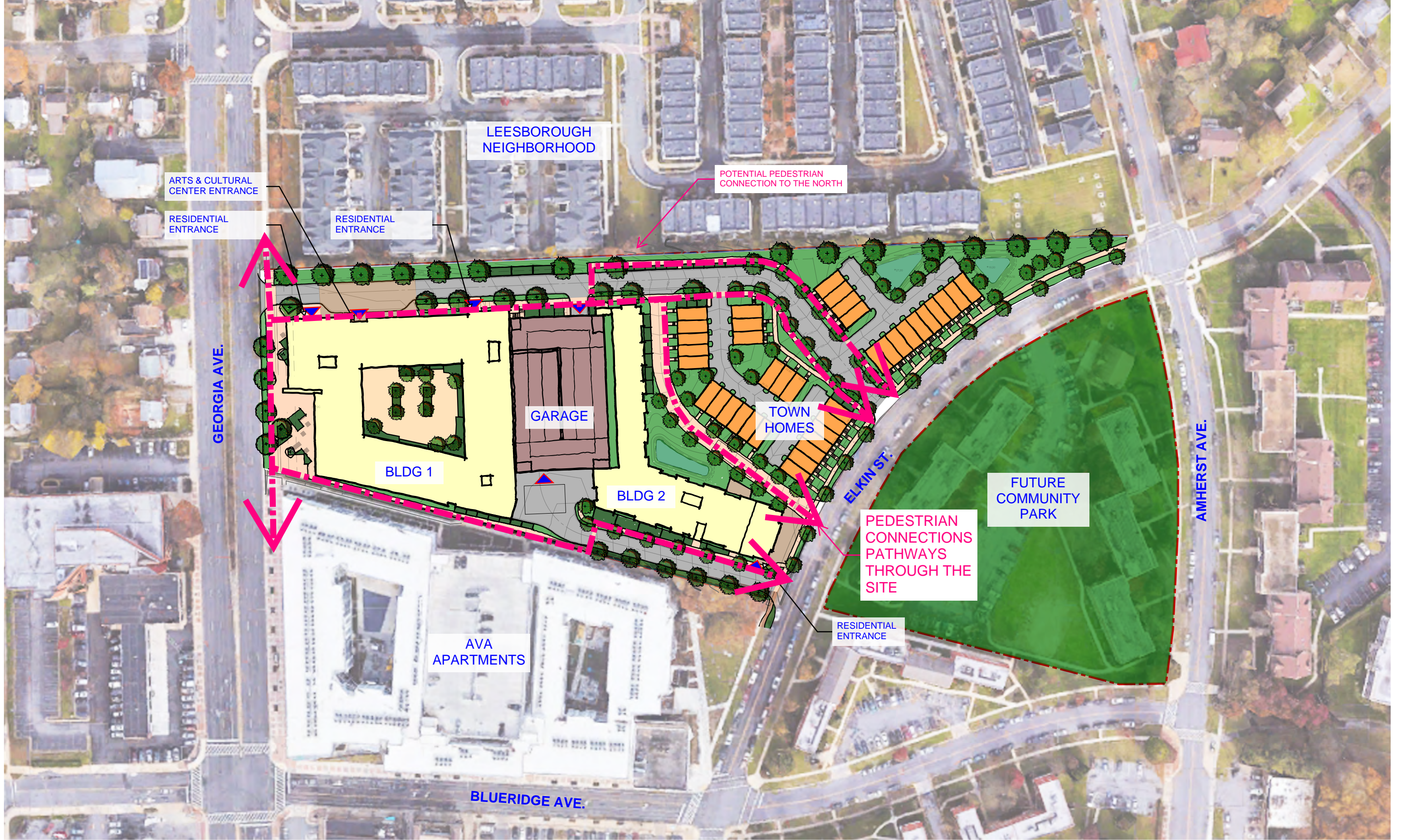
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11507 Georgia Ave, Silver Spring, MD 20902

SITE PLAN

March 7, 2023



WHEATON ARTS & CULTURAL CENTER & RESIDENCES



PEDESTRIAN CIRCULATION  
11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



WHEATON ARTS & CULTURAL CENTER & RESIDENCES

VIEW FROM GEORGIA AVE. WALKING SOUTH

MASSING DIAGRAM



11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



VIEW FROM GEORGIA AVE. WALKING NORTH

MASSING DIAGRAM



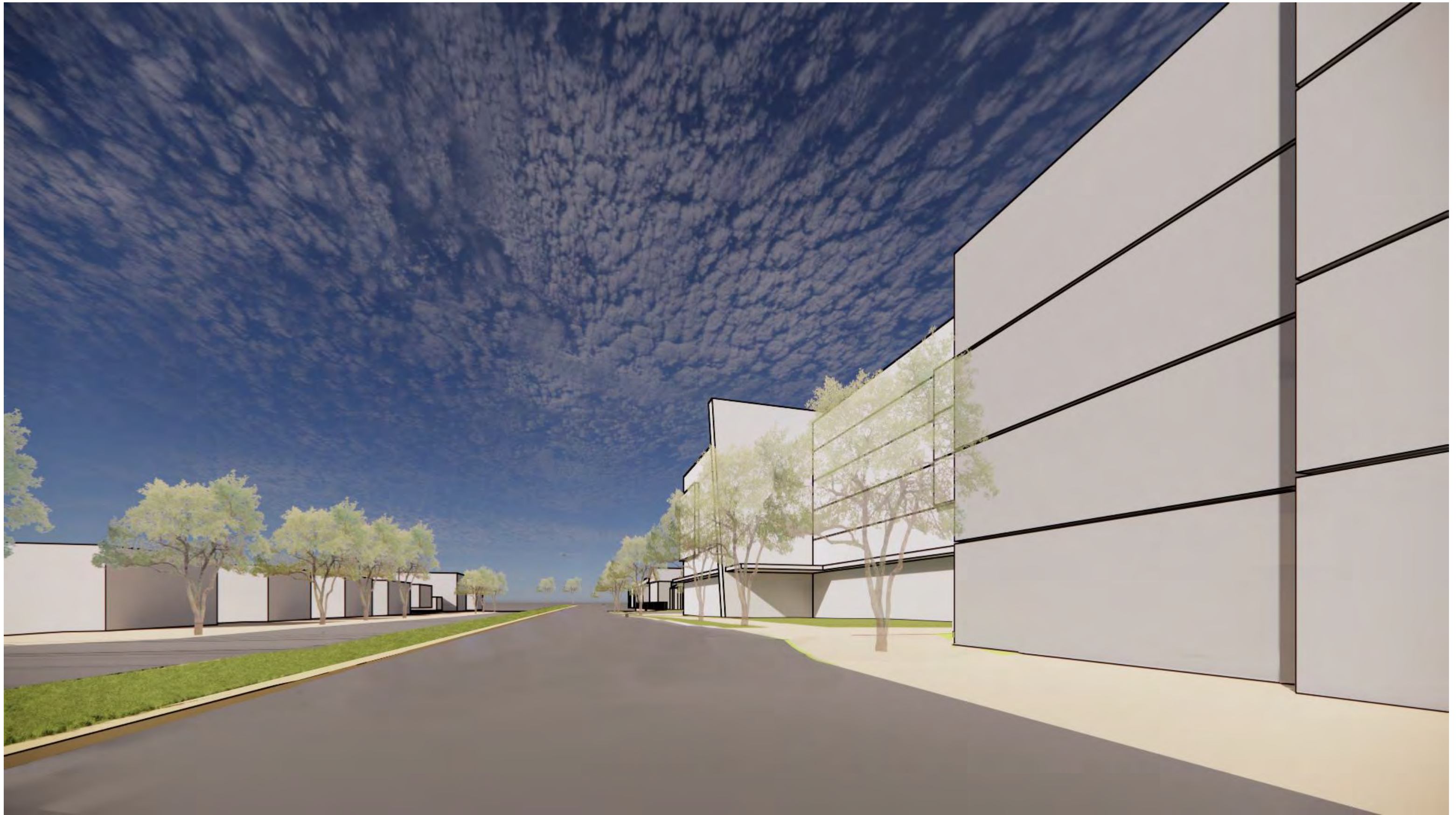
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March 7, 2023





WHEATON ARTS & CULTURAL CENTER & RESIDENCES



VIEW FROM GEORGIA AVE. DRIVING NORTH

MASSING DIAGRAM



11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023



**WHEATON ARTS & CULTURAL CENTER & RESIDENCES**



PRECEDENT IMAGES  
11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023

Thank you for participating.

If you wish to receive future notices associated with this matter, please provide your contact information in the “sign-in sheet” for the meeting at <http://bit.ly/3Hr0iMi>. The webpage will be available until noon, March 8th.

WHEATON ARTS & CULTURAL CENTER & RESIDENCES



11507 Georgia Ave, Silver Spring, MD 20902

March 7, 2023