

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MARYLAND  
100 Maryland Avenue, Room 200  
Rockville, Maryland, 20850  
(240) 777-6660  
{Form Revised 2-7-19}

OZAH LMA No. H- 154  
Date Certified by Planning 7/19/24  
Date OZAH Accepts for Filing 7/23/24  
Scheduled Hearing Date 11/21/24

Application for Local Map Amendment to the Zoning Ordinance  
Montgomery County, Maryland

Arcland Property Company, LLC

Name of Applicant(s)

hereby makes application with the County Council for Montgomery County, Maryland, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, for the reclassification of property located in the 4th Election District of Montgomery County and known as Lot 6 in the "North Bethesda Industrial Center" subdivision as recorded at Plat No. 9530

Lot, Block and Subdivision if boundaries conform to lot boundaries a subdivision for which a plat is recorded among the land records, or a description by metes, bounds, courses and distances, and plat references.

located at 11900 Parklawn Drive, Rockville, Maryland 20852

City, town, village or community and street number, or if none, the location with respect to nearby public roads in common use.

consisting of 2.15 acres

Area in square feet if less than 1 acre, or in acres if one or more

from the EOF-0.75, H-100'  
Present classification

Zone to the IL-1.0, H-50'

Requested classification

Zone

Tax account number(s) 04-00056433

Name and address of owner(s), if other than applicant

PDC Lexington LLC

List all persons having at least a 5% interest in property, including those holding mortgages, liens, etc., and all contract purchasers, optional purchasers and persons holding mortgages, etc.

Arcland Acquisition Company LLC, AAFMAA Mortgage Services LLC, Eight Butterfield Family LP, Abramson Investment Management LLC

John H.C. Gordon, Howard and Geraldine Polinger Family LLC, Diane Polinger 2021 Trust (SLAT),

Evonne S Schnitzer 2012 Trust, Wasserman/Goldsten Family LLC

Listed below are the Application numbers, dates of filing and actions taken on all applications filed within 3 years prior to this date on any land lying anywhere within the same larger lot, parcel or tract of land in which the above-described land is located.

Application Number

Date

Action Taken

Exhibit 1  
H-154

Please note that if previous Local Map Amendment applications were filed for the subject property, filing of subsequent Local Map Amendment applications are limited as specified in Zoning Ordinance §59.7.2.1.G.

I have read the REVISED NOTICE REGARDING LOCAL MAP AMENDMENT APPLICATIONS FILED AFTER MAY 1, 2014 and the CHECKLIST FOR LOCAL MAP AMENDMENT (LMA) APPLICATIONS accompanying this form on OZAH's website, and I am filing herewith all of the required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this Application are true and correct.

*Elizabeth C. Rogers*

Elizabeth C. Rogers

Signature of Attorney - (Please print next to signature)

Lerch, Early & Brewer, Chtd., 7600 Wisconsin Avenue, Suite 700, Bethesda, MD 20814

Address of Attorney

301-841-3845

Telephone Number

ecrogers@lercheearly.com

Email Address

*Noah Mehrkam*

Noah Mehrkam, Member

Signature of Applicant(s) - (Please print next to signature)

1055 Thomas Jefferson Street NW, Ste 250

Washington, DC 20007

Address of Applicant(s)

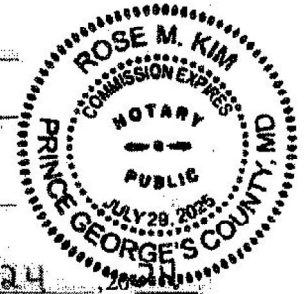
202-626-3079

Telephone Number

nana@arc.land

Email Address

Subscribed and sworn before me by the Applicant(s), this 28<sup>th</sup> day of May, 2024



*[Signature]*

Notary Public

Payment of appropriate filing fee must accompany this application. See Fee Schedule. Twenty-five percent of the specified fee must be paid directly to the Planning Department when this application is submitted for review of completeness. The remaining 75 per cent of the specified fee and all sign fees must be paid directly to OZAH when the application is filed with OZAH after it has been certified by the Planning Department. No part of such fee shall be refunded unless such refund and amount thereof is allowed under Zoning Ordinance Section 59.7.6.5.B.

Applicant is required to post the property covered by this application within 5 days from acceptance of filing, in accordance with Zoning Ordinance Section 59.7.5.2.C., with a sign or signs to be furnished by the Office of Zoning and Administrative Hearings. An affidavit of posting, as required by the Zoning Ordinance, must be presented at the hearing on the application.

Under Zoning Ordinance §59.7.2.1.B.7, new public notice must be provided for any modification to an application requesting an increase in the area proposed to be reclassified or requesting a change to the zoning classification.