

**November 8, 2024**

**Ms. Khandikile Mvunga Sokoni, 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-154  
Parklawn Self Storage

**Dear Ms. Sokoni:**

At its meeting on November 7, 2024, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed Local Map Amendment Application H-154, a request to rezone the 2.4-acre property located at 11900 Parklawn Drive, Rockville from the EOF-0.75, H-100 Zone to the ILF-1.0, H-55 Zone. The Planning Board also reviewed a Preliminary Forest Conservation Plan, application number F20241040, associated with the Local Map Amendment. During the hearing, the Planning Board received a presentation from its staff.

Staff concluded that the proposed ILF-1.0, H-55 Zone and the associated Floating Zone Plan are consistent with the 2018 *White Flint 2 Sector Plan*; 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 Commissioner Linden, with Chair Harris and Commissioners Pedeoem and Bartley voting in favor, the Board recommended (5-0) that Local Map Amendment H-154 be approved. The Board also approved Preliminary Forest Conservation Plan F20241040. We hope the Planning Board's recommendations and the staff report will be helpful to your proceedings.

Sincerely,



**Artie L. Harris**  
Chair

Enclosure

**Exhibit 30**  
**H-154**