

From: [Sokoni, Khandikile Mvunga](#)
To: [Elizabeth Rogers](#)
Cc: [Smith, Parker](#); [Folden, Matthew](#); [Behanna, Sara](#)
Subject: RE: Declaration of Covenants - Parklawn Self Storage - LMA H-154
Date: Friday, November 15, 2024 9:15:20 AM
Attachments: [image001.png](#)

Good Morning,

Thank you, and yes, your understanding is correct.

Regards,
Khandikile



Khandikile Mvunga Sokoni
Hearing Examiner
Office of Zoning & Administrative Hearings
Phone: 240-777-6664
100 Maryland Ave, Rockville MD 20850

From: Rogers, Elizabeth C. <erogers@lerchearly.com>
Sent: Thursday, November 14, 2024 9:17 PM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>
Subject: RE: Declaration of Covenants - Parklawn Self Storage - LMA H-154

[EXTERNAL EMAIL]

Hearing Examiner Sokoni,

Thank you for your email. Yes – we will submit the draft Declaration of Covenants and a revised Floating Zone Plan (reflecting the updated Binding Elements). Just to clarify your question below, are you asking about modifying Binding Element No. 2 to read:

2. Vehicular access to the site will be limited to a single, consolidated access point **from Parklawn Drive**.

Thanks,
Liz

Elizabeth C. Rogers, Attorney
Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T [301-841-3845](tel:301-841-3845) | F [301-347-1784](tel:301-347-1784) | Main 301-986-1300
ecrogers@lerchearly.com | [Bio](#)

Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.
www.lerchearly.com

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Thursday, November 14, 2024 1:01 PM

Exhibit 31
H-154

To: Rogers, Elizabeth C. <ecrogers@lerchearly.com>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>
Subject: RE: Declaration of Covenants - Parklawn Self Storage - LMA H-154

Good Afternoon Ms. Rogers,

If you have not already done so, are you able to send us a draft Declaration of Covenants for inclusion in the record ahead of the hearing on November 21st?

The Technical Staff Report (Exhibit 29 at page 4) recommended the following binding elements:

1. The use of the property will be limited to self-storage.
2. Vehicular access to the site will be limited to a single, consolidated access point.
3. Any building on the property must have a minimum of 70% of the front building façade located within 35 feet of the property boundary.
4. Parking located between the building and the street is prohibited.

Regarding 2 above, would Applicant consider specifying that the single access point is from Parklawn Drive?

Kind regards,
Khandikile



Khandikile Mvunga Sokoni
Hearing Examiner
Office of Zoning & Administrative Hearings
Phone: 240-777-6664
100 Maryland Ave, Rockville MD 20850

From: Rogers, Elizabeth C. <ecrogers@lerchearly.com>
Sent: Monday, October 21, 2024 5:50 PM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Cc: Smith, Parker <Parker.Smith@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>
Subject: Pre-Hearing Statement - Parklawn Self Storage - LMA H-154

[EXTERNAL EMAIL]

Hearing Examiner Sokoni,

Please find attached the Pre-Hearing Statement for the Parklawn Self Storage Local Map Amendment (H-154).

Thank you,
Elizabeth Rogers

Elizabeth C. Rogers, Attorney
Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T [301-841-3845](tel:301-841-3845) | F [301-347-1784](tel:301-347-1784) | Main 301-986-1300
ecrogers@lerchearly.com | [Bio](#)

[Subscribe to the Zoned In blog](#)

Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please