

**LMA H-154**, Elizabeth Rogers, counsel for the applicant, Parklawn Self Storage, requests a rezoning from the EOF-0.75, H-100' Zone to the IL-1.0, H-50' Zone.

The subject property is located at 11900 Parklawn Drive, Rockville, Maryland 20852, also known as Lot 6 in the North Bethesda Industrial Center Subdivision, Plat 9530 (Tax Account 04-000056433).

**Filed:** July 23, 2024

**Hearing Examiner:** KMS

**Planning Lead Reviewer:** Parker Smith

### **EXHIBIT LIST**

1. LMA Application
  - (a) Financial Disclosure Statement
2. LMA Checklist from Planning
3. Letter of Authorization
4. ~~Land Use Report~~ *(replaced by Ex. 17)*
5. Notice List
6. Certified Zoning Map
7. Identification Plat
8. Existing Conditions Plan
9. ~~Floating Zone Plan~~ *(replaced by Ex. 18)*
10. ~~Architectural Plans~~ *(replaced by Ex. 19)*
11. ~~Circulation Plan~~ *(replaced by Ex. 20)*
12. NRI-FSD
13. Preliminary Stormwater Management Plan
14. ~~Preliminary Forest Conservation Plan~~ *(replaced by Ex. 21)*
15. ~~Traffic Statement (Traffic Study Exemption Statement)~~ *(replaced by Ex. 22)*
16. Applicant response to Planning comments. 09/03/24
17. Amended Land Use Report (replaces Ex. 4). 09/03/24
18. Amended Floating Zone Plan (replaces Ex. 9). 09/03/24
19. Amended Architectural Plan (replaces Ex. 10). 09/03/24
20. Amended Circulation Plan (replaces Ex. 11). 09/03/24

21. Amended PFCP (replaces Ex. 14). 09/03/24
22. Amended Traffic Statement (replaces Ex. 15). 09/03/24
23. Drainage Study. Submitted 09/03/24
24. Sight Distance Evaluation. Submitted 09/03/24
25. Fire Access Plan. Submitted 09/03/24
26. Concept Landscape Plan. Submitted 09/03/24
27. Notice of Public Hearing on 11/21/24. Mailed 10/07/24.
28. Pre-hearing statement. Received 10/21/24
29. Technical Staff Report. 10/28/24
30. Planning Board Recommendation. 11/8/24
31. Emails between Khandikile Sokoni and Elizabeth Rogers re: Declaration of Covenants.  
11/14/24 – 11/15/24
32. Updated Floating Zone Plan with revised binding elements. 11/19/24
33. Applicant's Presentation case H-154. 11/19/24
34. Draft declaration of covenants. 11/17/24
  - (a) Signed Restrictive covenants. Submitted at hearing 11/21/24
35. Affidavit of Posting. Submitted at hearing 11/21/24
36. Forest Conservation Plan/Planning Resolution No. 24-110. Mailed 11/19/24