

**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- 155
Date Certified by Planning 09/18/24
Date OZAH Accepts for Filing 09/27/24
Scheduled Hearing Date 01/27/25

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

Pike Center Fee 1807, 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

Parcel B, "Washington-Rockville Industrial Park", Plat Book 71, Plat No. 6708

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 12101- 12151 Rockville Pike, Rockville, MD 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 6.71 AC.

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

from the CR-2.0, C-0.75, R-1.5, H-200' Zone to the CR-2.5, C-0.75, R-2.25, H-200' Zone
Present classification Requested classification

Tax account number(s) 00134890

Name and address of owner(s), if other than applicant Pike Center Fee 1807, LLC
500 North Broadway, Suite 201; Jericho, NY 11753

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.

N/A

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
<u>420240570</u>	<u>11/16/2023</u>	<u>Simplified Natural Resource Index Approved</u>
<u>82009002B</u>	<u>3/13/23</u>	<u>Site Plan updated to current Parking Regulations</u>

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.

Heather Dlhopsky

Heather Dlhopsky

Signature of Attorney - (Please print next to signature)

4800 Hampden Lane, Suite 200, Bethesda, MD 20814

Address of Attorney

301-263-6275

Telephone Number

hdlhopsky@wiregill.com

Email Address

DocuSigned by:
Abbey Oklak

Abbey Oklak

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

2080 York Road, Suite 285, Timonium, MD 21093

Address of Applicant(s)

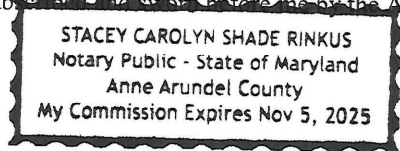
443-257-9589

Telephone Number

AOklak@kimcorealty.com

Email Address

Subscribed and sworn before me by the Applicant(s), this 27th day of August, 2024.



Stacey Carolyn Shade-Rinkus

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.

**LOCAL MAP AMENDMENT APPLICATION
DISCLOSURE STATEMENT**
(Revised February 7, 2019)

State law requires that each and any Applicant for a local zoning map amendment, or Party of Record, who has made a contribution to a candidate for County Executive or County Council of \$500.00 or more, calculated cumulatively for the four-year election cycle either before the filing of the application or during the four-year cycle within which the application is pendent, must disclose the name of the candidate to whose treasurer, political committee, or slate the contribution was made, the amount and the date of the contribution.

A Disclosure Statement must be filed when the application is filed or within two weeks after entering the proceeding by a Party of Record and be updated within 5 business days of any contribution made after the filing of the initial disclosure and before final disposition of the application by the District Council. If more than one contribution is made, please specify in the space provided below each contribution and to whom it was made. **If more than one applicant is involved in a single application, each applicant must file this statement.**

Subject to the penalties of perjury, I, Abbey Oklak
(NAME OF APPLICANT FOR LOCAL MAP AMENDMENT
OR PARTY OF RECORD)

HEREBY AFFIRM that the contents of this statement are true to the best of my knowledge, information and belief, and that: (SELECT EITHER 1 OR 2 BELOW AND CHECK APPROPRIATE STATEMENT)

1. I HAVE made a contribution of _____
(FILL IN AMOUNT OF CONTRIBUTION IF \$500
OR MORE, OR STATE N/A IF NOT APPLICABLE)

on _____
(FILL IN DATE (MONTH, DAY AND YEAR) OF CONTRIBUTIONS),

to the following candidate's treasurer, political committee, or slate:

(FILL IN NAME OR NAMES OF CANDIDATE, OR STATE N/A IF INAPPLICABLE)
(If more space is required, use the back of this form.)

2. I HAVE NOT made a contribution requiring disclosure.

DocuSigned by:
Abbey Oklak
9D086F5010AB4FF...

SIGNATURE OF DECLARANT

This Statement is filed in compliance with the public ethics requirements of Md. Code Ann, General Provisions, §§5-842 through 5-845; 2014 Md. Laws Ch. 94. A person who knowingly and willfully violates this part is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$ 1,000.

For convenience, several definitions in State law are contained on the next page.

Subscribed and sworn to me, a Notary Public for Montgomery County, Maryland, this

27th day of AUGUST, 2024

Stacey Carolyn Shade-Rinkus
NOTARY PUBLIC

My Commission Expires:

STACEY CAROLYN SHADE RINKUS
Notary Public - State of Maryland
Anne Arundel County
My Commission Expires Nov 5, 2025

Partial List of Definitions under Md. Code Ann., Gen. Prov. §5-842

* * *

(b) Applicant.

(1) (i) "Applicant" means an individual or business entity that is:

1. a title owner or contract purchaser of land that is the subject of an application;
2. a trustee who has an interest in land that is the subject of an application, excluding trustees described in a mortgage or deed of trust; or
3. a holder of 5 percent or greater interest in a business entity who has an interest in land that is the subject of an application.

(ii) "Applicant" includes, if the applicant is a corporation, the directors and officers of the corporation that actually holds title to the land, or is a contract purchaser of the land, that is the subject of an application.

(2) "Applicant" does not include:

- (i) a financial institution that has loaned money or extended financing for the acquisition, development, or construction or improvements on the land that is the subject of an application;
- (ii) a municipal or a public corporation;
- (iii) a public authority;
- (iv) a public service company acting within the scope Division I of the Public Utilities Article; or
- (v) a person who is hired or retained an accountant, an attorney, an architect, an engineer, a land use consultant, an economic consultant, a real estate agent, a real estate broker, a traffic consultant, or a traffic engineer.

* * *

(e) "Candidate" means an individual who wins an election to the Office of County Executive or County Council of Montgomery County.

* * *

(f) (1) (i) "Contribution" means:

1. A payment or transfer of money or property of \$500 or more, calculated cumulatively during a 4-year election cycle, to the treasurer of either a candidate or a political committee.
2. The incurring of any liability or promise of anything of value of \$500 or more, calculated cumulatively during a 4-year election cycle, to the treasurer of either a candidate or political committee.

(ii) "Contribution" includes a payment or transfer to a slate with which a candidate is associated.

(2) (i) Except as provided in subparagraph (II) of this subsection, the \$500 cumulative threshold contribution is calculated separately as to each candidate or elected official.

(ii) For purposes of this subtitle, a cumulative contribution of \$500 or more to a slate is fully attributed to each candidate on the slate.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that I placed or caused to be placed upon the property which is the subject of Application No. _____ the sign or signs furnished by the Office of Zoning and Administrative Hearings, that all such signs were posted within five days after acceptance for filing of said application within ten feet of the property line in the most conspicuous location, and that all such signs have been continuously maintained to the date of hearing.

I understand that all such signs are to be maintained in the same position until after I have been notified of the Council's decision on said application, and that all such signs are to be returned to the Council Office Building within five days thereafter.

APPLICANT

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____