

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- 156  
Date Certified by Planning 7/23/24  
Date OZAH Accepts for Filing 8/19/24  
Scheduled Hearing Date 12/17/24

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

Tri Pointe Homes DC Metro Inc. - Gio Esposito, Development Manager. 12435 Park Potomac Avenue Suite 600. Potomac, MD 20854  
(W) 301-803-4984. gio.esposito@TriPointeHomes.com

**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 4 Election District of Montgomery County and known as

Parcel "D" in the subdivision known as "Gude North" as per plat thereof filed among the land records of Montgomery County, Maryland in Plat Book 118 as Plat No.13905, and identified as 7501-7515 Standish Place, 7519 Standish Place, 7529 Standish Place and 7609-7623 Standish Place.

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 7501-7515 Standish Place, 7519 Standish Place, 7529 Standish Place and 7609-7623 Standish Place.

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

consisting of 13.86-acres

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

from the Industrial Moderate Zone (IM-2.5) Zone to the Commercial Residential Neighborhood – Floating Zone Zone  
Present classification Requested classification

Tax account number(s) 02224811

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

IP DSC MOCO METRO PARK LLC. Contact: Michael Murillo. 7519 Standish Place, Suite 300. Derwood, MD 20855

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.

MOCA DSC INVESTMENT LLC, Iron Point DSC MOCO Holdings, LLC

CITIZENS BANK, N.A.

TRI POINTE HOMES DC METRO, INC.

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

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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.

DocuSigned by:

Patrick O'Neil

Patrick O'Neil

Signature of Attorney - (Please print next to signature)

7600 Wisconsin Avenue, Suite 700, Bethesda, MD 20814

Address of Attorney

301-657-0738

ploneil@lercheary.com

Telephone Number

Email Address

*Handwritten signature of Christopher D. Collins*

Christopher D. Collins

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

TriPointe Homes D.C. Metro

12435 Park Potomac Ave #600 Potomac, MD 20854

Address of Applicant(s)

301-503-4800

chris.collins@tripointehomes.com

Telephone Number

Email Address

Subscribed and sworn before me by the Applicant(s), this 7<sup>th</sup> day of May, 2024.

*Handwritten signature of Margo M. Ball*

Notary Public



MARGO M BALL  
NOTARY PUBLIC  
Montgomery County  
State of Maryland  
My Commission Expires  
August 21, 2024

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.