

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- 159
Date Certified by Planning 7/8/2025
Date OZAH Accepts for Filing 7/8/2025
Scheduled Hearing Date TBD

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

Notley Assemblage LLC

Exhibit 3
OZAH Case No: H-159

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 5th Election District of Montgomery County and known as

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.

Part of Lot 1, Part of Lot 2, and Lots 3-5 in the "Price's Subdivision" as recorded among the Montgomery County

Land Records at Plat No. 1767 and two unrecorded parcels (P500 and P529) in "Beall's Manor".

located at 13707, 13711, 13715, 13719, 13727, and 13733 Notley Rd., and 13704 New Hampshire Ave., Silver Spring, 2090
City, town, village or community and street number, or if none, the location with respect to nearby public roads in common use.

consisting of 8.97 acres

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

from the R-200 Zone to the CRNF-1.0, C-0.0, R-1.0, H-60' Zone
Present classification Requested classification

Tax account number(s) 05-00257477, 05-00261218, 05-00276130, 05-00276141, 05-00267465, 05-00267476, 05-00267454

Name and address of owner(s), if other than applicant Bernard B. Kaplan, 13715 Notley Rd., Silver Spring, MD 20904

Zackary Parzow, 13711 Notley Rd., Silver Spring, MD 20904

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.

Bernard B. Kaplan

Zachary Parzow

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

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.

Signature of Attorney - *(Please print next to signature)*

7600 Wisconsin Ave., Suite 700, Bethesda, MD 20814

Address of Attorney

301-841-3845

Telephone Number

ecrogers@lercheearly.com

Email Address

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

Notley Assemblage LLC c/o David Muller, Manager

1910 Association Drive, Reston, VA 20191

Address of Applicant(s)

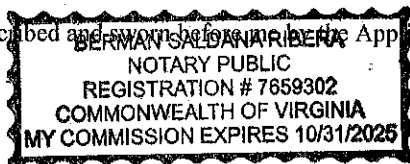
202-360-5768

Telephone Number

dmuller@ryansdev.com

Email Address

Subscribed and sworn before me by the Applicant(s), this 4th day of April, 2025.



Notary Public

Berman Saldana Ribera

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.