



Elizabeth Rogers
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February 5, 2025

VIA ELECTRONIC AND HAND DELIVERY

Ms. Khandikile Mvunga Sokoni, Esq.
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Suite 200
Rockville, Maryland 20850

Re: Motion to Re-Open Record and Amend Application
Parklawn Self Storage
Local Map Amendment No. H-154 (the “Application”)


Hearing Examiner Sokoni,

On behalf of Arcland Property Company, LLC (the “Applicant”) we are submitting this Motion to re-open the record to allow the Applicant to amend the application form submitted in connection with the above-referenced Local Map Amendment Application. No substantive changes are proposed. Rather, the Applicant is simply proposing to correct a typographical error on the application form. The application form in the record, at Exhibit 1, incorrectly lists the proposed zone as IL-1.0, H-50’. However, consistent with all other application materials and testimony in the record, the proposed zone should be listed as IL-1.0, H-55’.

Attached is a corrected application form. The Applicant request that, pursuant to Rule 4.10 of the Office of Zoning and Administrative Hearings Rules of Procedure, that the record be re-opened solely to admit this amended application form. The Applicant requests that the attached application form be treated as part of this motion to amend.

Thank you in advance for your consideration of this request.

Sincerely,


Elizabeth C. Rogers

Enclosure

Exhibit 1(a)
H-154

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- _____
Date Certified by Planning _____
Date OZAH Accepts for Filing _____
Scheduled Hearing Date _____

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

Arcland Property Company, 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

Lot 6 in the "North Bethesda Industrial Center" subdivision as recorded at Plat No. 9530

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 11900 Parklawn Drive, Rockville, Maryland 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 2.15 acres

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

from the EOF-0.75, H-100'
Present classification

Zone to the ILF-1.0, H-55'

Zone
Requested classification

Tax account number(s) 04-00056433

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

PDC Lexington LLC

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.

Arcland Acquisition Company, LLC, AAFMAA Mortgage Services LLC, Eight Butterfield Family LP, Abramson Investment Management LLC

John H.C.Gordon, Howard and Geraldine Polinger Family LLC, Diane Polinger 2021 Trust (SLAT)

Evonne S Schnitzer 2012 Trust, Wasserman/Golsten Family LLC

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.

Elizabeth C. Rogers

Elizabeth C. Rogers

Signature of Attorney - (Please print next to signature)

Lerch, Early & Brewer, Chtd., 7600 Wisconsin Avenue, Suite 700, Bethesda, MD 20814

Address of Attorney

301-841-3845

Telephone Number

ecrogers@lercheearly.com

Email Address

By: Noah Mehrkam
Signature of Applicant(s) - (Please print next to signature)

1055 Thomas Jefferson Street NW, Ste 250

Washington, DC 20007

Address of Applicant(s)

202-626-3079

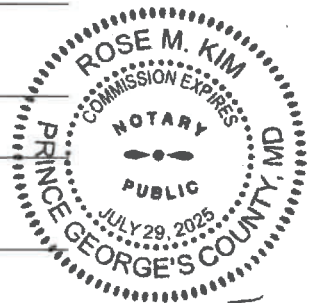
Telephone Number

nana@arc.land

Email Address

Subscribed and sworn before me by the Applicant(s), this 5th day of February, 2025.

[Signature]
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, Arcland Property Company, LLC
(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.

[Signature]
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

5th day of February, 2015.

[Signature]
NOTARY PUBLIC
My Commission Expires:

