

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- 161
Date Certified by Planning 1/30/2026
Date OZAH Accepts for Filing 1/30/2026
Scheduled Hearing Date 5/28/2026

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

495 Self Storage 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 5, Block F in the Washington Rockville Industrial Park Subdivision as shown on Plat 7976

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 12330 Parklawn Drive, Rockville, Maryland

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

consisting of 38,935 square fee

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

from the IL-1.0, H-50

Present classification

Zone to the ILF-2.25, H-50

Requested classification

Zone

Tax account number(s) 04-00055063

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.

495 Self-storage LLC, 495 Movers, Inc., Nadav Scgal, Moti Kachlon, and Yotam Yospe

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

Signature of Attorney - (Please print next to signature)

7600 Wisconsin Avenue, STE 700, Bethesda, MD 20814
Address of Attorney

301-841-3845
Telephone Number

ecrogers@lercheearly.com
Email Address

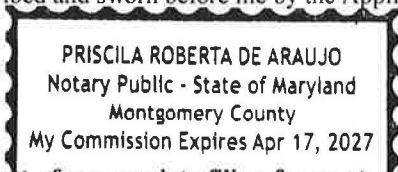
slady
Signature of Applicant(s) - (Please print next to signature)

640 Lofstrand Ln
Rockville MD 20850
Address of Applicant(s)

301-661-6788
Telephone Number

late@h95movers.com
Email Address

Subscribed and sworn before me by the Applicant(s), this 19th day of December, 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.