

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-	162
Date Certified by Planning	3/10/2026
Date OZAH Accepts for Filing	3/10/2026
Scheduled Hearing Date	7/7/2026

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

Pulte Home Company, LLC, 4000 Legato Road, Suite 900, Fairfax, VA 22033. Attention:  
Robert J. Varner. 703-273-6196, bobby.varner@pultegroup.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 8th Election District of Montgomery County and known as

Parcel A Oakdale Range, Liber 33346, Folio 219

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 3414 Emory Church Road, Olney, MD

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

consisting of 968,351 SF, 22.23-Acres

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

from the Residential Estate RE-2 Zone to the Commercial Residential Neighborhood Floating Zone (CRNF) Zone  
Present classification Requested classification

Tax account number(s) 3236062

Name and address of owner(s), if other than applicant Timothy T. Landres, Westland Golf,  
Maryland LLP

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.

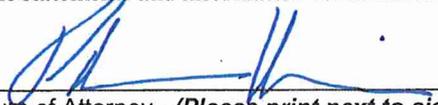
See 1.iii Olney Golf Park Owner Disclosure Forms

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) Patricia Harris

Lerch, Early & Rowan 7600 Wisconsin Ave, Bethesda Md 20814  
Address of Attorney

301-841-3832  
Telephone Number

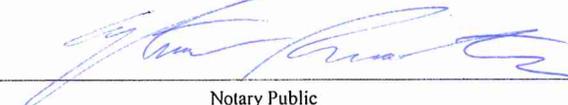
paharris@lerchearly.com  
Email Address

  
Signature of Applicant(s) - (Please print next to signature) Robert J. Varner

4000 Legato Road, suite 900, Fairfax, VA 22033  
Address of Applicant(s)

703-273-6196 Bobby.Varner@FuteGroup.com  
Telephone Number Email Address

Subscribed and sworn before me by the Applicant(s), this 9th day of March, 2026.

  
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.