

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336  
[plancode@gaitthersburgmd.gov](mailto:plancode@gaitthersburgmd.gov) · [www.gaitthersburgmd.gov](http://www.gaitthersburgmd.gov)

**ZONING MAP AMENDMENT APPLICATION**

*All information must be complete to initiate processing of application*

**SUBJECT PROPERTY**

Street Address 481 N. Frederick Avenue, 101 Lakeforest Boulevard and 702 Russell Avenue

**APPLICANT**

Business Name VIKA Maryland, LLC

Primary Contact's Name Ian P. Duke

Street Address 20251 Century Boulevard

Suite No. 400

City Germantown

State MD

Zip Code 20874

Phone Numbers: Work 301-916-4100

Cell \_\_\_\_\_

Email Duke@vika.com

**PROPERTY OWNER**

Individuals/Business/Corporation Name (if applicable) Perry-Russell, LP, Frederick Avenue Associates, and Professional Equity, LP

Primary Contact's Name Brian R. Lang c/o Guardian Realty Investors

Street Address 6000 Executive Boulevard

Suite No. 400

City North Bethesda

State MD

Zip Code 20882

Phone Numbers: Work 301.770.5933

Home \_\_\_\_\_

Cell \_\_\_\_\_

Email BLang@GuardianRealty.com

**DEVELOPER**

Business Name 417 Development LLC

Primary Contact's Name Brian R. Lang c/o Guardian Realty Investors

Street Address 6000 Executive Boulevard

Suite No. 400

City North Bethesda

State MD

Zip Code 20882

Phone Numbers: Work 301.770.5933

Cell \_\_\_\_\_

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**MAP AMENDMENT METHOD: (complete information for only one method)**

**All Zoning Map Amendment Applications must include Section 24-12.3(D) Submission Materials**

**Standard Re-Zoning Method**

Existing Zone \_\_\_\_\_ Proposed Zone \_\_\_\_\_ Number of Acres to Re-Zone \_\_\_\_\_

**Standard Re-Zoning Optional Method**

Existing Zone \_\_\_\_\_ Proposed Zone \_\_\_\_\_ Number of Acres to Re-Zone \_\_\_\_\_

**A preliminary site development plan shall also be submitted consisting of the requirements listed in Section 24-12.6(C)(2).**

**SITE DETAILS:**

Number of Lots \_\_\_\_\_

Height of Tallest Building (ft.) \_\_\_\_\_

Height of Tallest Building (stories) \_\_\_\_\_

Total Non-Residential Sq. Ft. \_\_\_\_\_

Non-Residential Uses:

- Agricultural Use
- Automotive Use
- Commercial Center Multi-Tenant Structure
- Entertainment and Recreational Use
- Industrial Use
- Institutional Use
- Public Use
- Professional Business Services Use
- Retail and Personal Services Use
- Utilities

Total Number of Dwelling Units \_\_\_\_\_

Proposed ADUs \_\_\_\_\_

Number of Dwelling Units by Type:

Enter a single number or a range

Single Family Detached \_\_\_\_\_

Townhouse \_\_\_\_\_

Stacked \_\_\_\_\_

Duplex \_\_\_\_\_

Triplex \_\_\_\_\_

Quadplex \_\_\_\_\_

Total Multi-Family \_\_\_\_\_

1 Bedroom Units \_\_\_\_\_

2 Bedroom Units \_\_\_\_\_

3+ Bedroom Units 0

Efficiency/Studio Units \_\_\_\_\_

**Rezoning to MXD with Sketch Plan Method**

Existing Zone \_\_\_\_\_ Number of Acres to Re-Zone \_\_\_\_\_

**A sketch plan shall also be submitted consisting of the requirements listed in Section 24-12.4**

**SITE DETAILS:**

Height of Tallest Building (ft.) \_\_\_\_\_

Height of Tallest Building (stories) \_\_\_\_\_

Total Non-Residential Sq. Ft. \_\_\_\_\_

Non-Residential Uses (SF)

- Agricultural Use
- Automotive Use
- Commercial Center Multi-Tenant Structure
- Entertainment and Recreational Use
- Industrial Use
- Institutional Use
- Public Use
- Professional Business Services Use
- Retail and Personal Services Use
- Utilities

Total Number of Dwelling Units \_\_\_\_\_

Dwelling Unit Type:

- Single Family Detached
- Townhouse
- Stacked
- Duplex
- Triplex
- Quadplex
- Multi-Family

**Rezoning to CD Zone with Schematic Development Plan**

Existing Zone C2 Number of Acres to Re-Zone 6.49

**A Schematic Development Plan shall also be submitted consisting of the requirements listed in Section 24-12.5**

**SITE DETAILS:**

Number of Lots 2

Height of Tallest Building (ft.) 120'

Height of Tallest Building (stories) 8

Existing Floor Area Ratio 0.55

Proposed Floor Area Ratio 1.78

Requested Density Bonus Sq. Ft. 0

Total Non-Residential Sq. Ft. 20,100

Non-Residential Uses:

- Agricultural Use
- Automotive Use
- Commercial Center Multi-Tenant Structure
- Entertainment and Recreational Use
- Industrial Use
- Institutional Use
- Public Use
- Professional Business Services Use
- Retail and Personal Services Use
- Utilities

Number of Dwelling Units up to 410

Proposed ADUs 0

Number of Dwelling Units by Type:  
Enter a single number or a range

Single Family Detached 0

Townhouse 0

Stacked 0

Duplex 0

Triplex 0

Quadplex 0

Total Multi-Family up to 410

1 Bedroom Units 256

2 Bedroom Units 103

3+ Bedroom Units 0

Efficiency/Studio Units 62

**Rezoning to MCD Zone with Schematic Development Plan**

Existing Zone \_\_\_\_\_ Number of Acres to Re-Zone \_\_\_\_\_

**A Schematic Development Plan shall also be submitted consisting of the requirements listed in Section 24-12.5**

**SITE DETAILS:**

Number of Lots \_\_\_\_\_

Height of Tallest Building (ft.) \_\_\_\_\_

Height of Tallest Building (stories) \_\_\_\_\_

Total Non-Residential Sq. Ft. \_\_\_\_\_

Non-Residential Uses:

- Agricultural Use
- Automotive Use
- Commercial Center Multi-Tenant Structure
- Entertainment and Recreational Use
- Industrial Use
- Institutional Use
- Public Use
- Professional Business Services Use
- Retail and Personal Services Use
- Utilities