



Application for

Annexation Application

ANX

2/09

City of Rockville

Department of Planning and Development Services

Victor Inc

c/o Conrad V. Aschenbach

16200 Frederick Road

Gaithersburg, Maryland 20898

Email:

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: pds@rockvillemd.gov • Web site: www.rockvillemd.gov

Please Print Clearly or Type

Property Address Information 16200 Frederick Road, Rockville, MD 20855

Subdivision Kings Addition to Shady Grove

Lot(S) Parcel A & C

Block N/A

Zoning MXCD (proposed)

Tax Account(S) 09-00772335

Property Size (in square feet) 521,154

Property's Use Existing (to include office, industrial, residential, commercial) Commercial - Car Dealership

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant EYA Development LLC, 4800 Hampden Ln, Bethesda, MD 20814, c/o Jason Sereno (jsereno@eya.com)

Property Owner Victor, Inc., 16200 Frederick Road, Gaithersburg, MD 20898, c/o Conrad Aschenbach (cva@kingauto.com)

Architect Not Applicable

Engineer VIKA Maryland, LLC, 20251 Century Boulevard, Suite 400, Germantown, MD 20874

Michael Goodman, goodman@vika.com, 301-916-4100

Attorney Miles & Stockbridge, 11 North Washington Street, Suite 700, Rockville, MD 20850

Barbara Sears, bsears@MilesStockbridge.com, 301-762-1600

Property Current Zoning In Montgomery County GR-1.5,H-45

STAFF USE ONLY

Application Acceptance:

Application # _____

OR Date Received _____

Date Accepted _____

Staff Contact _____

Application Intake:

Reviewed by _____

Date of Checklist Review _____

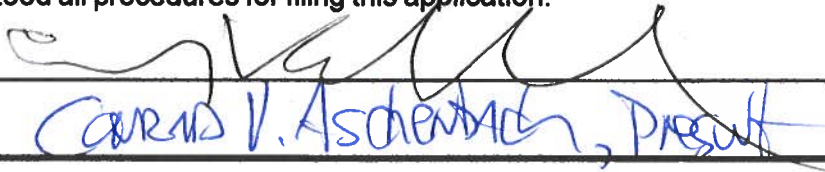
Deemed Complete: Yes ☐ No ☐

Project Name King Buick

Metes and Bonds Description See Attached.

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understood all procedures for filing this application.

Please sign here _____


Conrad V. Aschenbach, President

Application Checklist:

The following documents are to be furnished as part of this application:

Submitted

- Complete Application
- Filing Fee
- Petition
- Metes and Bonds description and graphic plan prepared and certified by a professional engineer.
Twelve (12) copies: (size 8.5 x 11, 11x14, or 11x17)
 - Electronic Copy

Comments on Submittal: (For Staff Use Only)

PETITION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF ROCKVILLE:

COMES NOW, Petitioner, VICTOR, INC. (the "Property Owner") pursuant to Maryland Code (2013), § 4-404 of the Local Government Article to petition the Mayor and Council of the City of Rockville, Maryland, to annex certain property into the jurisdiction of the City of Rockville and in support thereof states as follows:

1. Annexation is sought for property consisting of 11.96405, more or less, acres of land, as more particularly described by metes and bounds on Exhibit "A" and depicted by sketch on Exhibit "B". The subject property consists of all of the property acquired by Victor, Inc., a Maryland corporation, from Lois, Inc., a Maryland corporation, by deed dated January 22, 1999 and recorded in Liber 16849 at Folio 367, part of said property also being all of Parcel A, King's Addition to Shady Grove, recorded as Plat No. 7936 and all of Parcel C, King's Addition to Shady Grove, recorded as Plat No. 10684 (the "Victor Property") and a portion of Fredrick Road, Maryland 355 as shown on State Highway Administration Plat No. 44224 and 44325 (the "SHA Property"), all among the Land Records of Montgomery County, Maryland and collectively referred to as, the "Property". The Victor Property is also collectively referred to as Parcel

N979 on Tax Map GS 122 and GS 123. The tax account number for the Victor Property is 09-00772335.

2. Annexation is sought by the Property Owner in its capacity as the current and sole owner of the Victor Property.

3. The Property lies in a location contiguous to and adjoining the existing corporate boundary of the City of Rockville and is within the Maximum Expansion Limits of the City of Rockville.

4. No persons registered as voters in Montgomery County or the City of Rockville reside on the Property. Accordingly, no consent is necessary for the granting of this Petition.

5. Petitioner requests that the Mayor and Council include as part of the annexation resolution, the reclassification of the Property to the MXCD zone. Petitioner believes the MXCD zone is substantially similar to the current GR-1.5 H-45 classification of the Property.

6. Petitioner presents the following Exhibits: (1) Exhibit "A" (a metes and bounds description of the Property) and (2) Exhibit "B" (a sketch of the Property).

Respectfully submitted:

VICTOR, INC.,
a Maryland corporation

By:  (SEAL)

Name: CONRAD V. A. SCHENBACH

Title: Prescoat

STATE OF Maryland)
COUNTY OF Prince Georges)

I HEREBY CERTIFY that on the 6th day of November, 2020,
before me, the subscriber, a Notary Public in and for the aforesaid jurisdiction,
personally appeared Conrad V. Aschenbach, the President of Victor
INC a Maryland corporate, who acknowledged himself/herself to me,
and that he/she executed the foregoing instrument for the purposes therein contained
by signing his/her Victor INC name on behalf of said Victor INC.

Witness my hand, at office, this 6th day of November, 2020.

Notary Public

Doris L. Graner

My commission expires: 12/3/2021

[Notarial Seal]

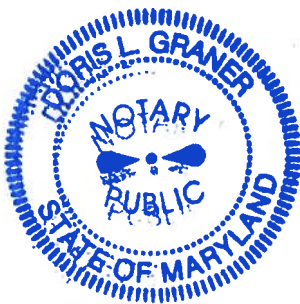


EXHIBIT "A"

**DESCRIPTION OF THE PROPERTY OF
VICTOR, INC.
LIBER 16849 FOLIO 367
AND A PORTION OF
FREDERICK ROAD
MARYLAND 355
(9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being all of the property acquired by Victor, Inc., a Maryland corporation, from Lois, Inc., a Maryland Corporation, by deed dated January 22, 1999 and recorded in Liber 16849 at Folio 367, part of said property also being all of Parcel A, King's Addition to Shady Grove, recorded as Plat No. 7936 and all of Parcel C, King's Addition to Shady Grove, recorded as Plat No. 10684 and also being a portion of Frederick Road, Maryland 355, width varies, as shown on State Highway Administration Plat No. 44324 and 44325 all among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Plane (NAD83/2011) as follows:

Beginning for the same at a point on the southwesterly line of Frederick Road, Maryland 355, width varies, as shown on State Highway Administration Plat Nos. 44324 and 44325, said point marking the northwesterly end of the fifth (5th) or South 49° 11' 44" East, 40.54 foot deed line of said Liber 16849 at Folio 367, and also marking the common northeasterly corner of Parcel 1, Hunt's Addition to Shady Grove, recorded as Plat No. 9426 among the aforesaid Land Records; thence leaving said common northeasterly corner of Parcel 1 and running so as to cross and include a portion of said Frederick Road, Maryland 355

1. North 40° 37' 53" East, 125.67 feet to a point on the northeasterly line of said Frederick Road, Maryland 355, said point also marking the southwesterly line of Betty Brown Casey, Trustee, recorded in Liber 9304 at Folio 343 among the aforesaid Land Records; thence running with said northeasterly line of Frederick Road and with the common line of said Betty Brown Casey, Trustee and with the common line of Montgomery County, Maryland, recorded in Liber 5369 at Folio 441 among the aforesaid Land Records, the following two (2) courses and distances
2. 363.99 feet along the arc of a non-tangent curve to the left, having a radius of 2804.79 feet and a chord bearing and distance of South 53° 05' 11" East, 363.74 feet to a point; thence
3. South 56° 48' 15" East, 207.55 feet to a point; thence leaving said northeasterly line of Frederick Road and running so as to cross and include a portion of said Frederick Road
4. South 34° 50' 12" West, 137.55 feet to a point on the said southerly line of Frederick Road and also marking the common northwesterly deed line of Frederick Road Limited Partnership as recorded in Liber 13746 at Folio 746 among the aforesaid Land Records; thence leaving said southwesterly line of Frederick Road and running with the common line of said Frederick Road Limited Partnership, the following two (2) courses and distances

5. South 34° 50' 12" West, 649.86 feet to a point; thence
6. North 55° 10' 02" West, 726.21 feet to a point on the southeasterly line of Lot 3, Block B, Zetts Subdivision, recorded as Plat No. 1525 among the aforesaid Land Records; thence leaving said common line of Frederick Road Limited Partnership and running with the common line of said Lots 3 and 4, Zetts Subdivision and with a portion of Parcel 3, Hunt's Addition to Shady Grove, recorded as Plat No. 15074 among the aforesaid Land Records
7. North 32° 26' 32" East, 192.40 feet to a point; thence running with the common line of said Parcels 1 and 3, Hunt's Addition to Shady Grove
8. North 52° 22' 22" East, 500.49 feet to the point of beginning, containing 521,154 square feet or 11.96405 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

OCT. 22, 2020

Date

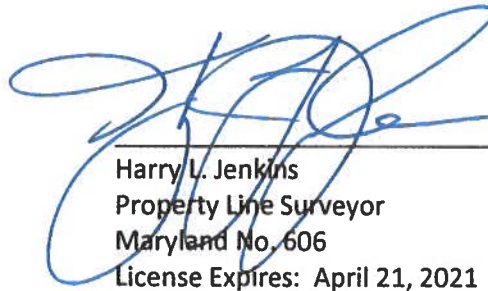

Harry L. Jenkins
Property Line Surveyor
Maryland No. 606
License Expires: April 21, 2021



EXHIBIT B
SKETCH SHOWING THE
PROPERTY OF
VICTOR, INC.
LIBER 16849 FOLIO 367
AND A PORTION OF
FREDERICK ROAD
MARYLAND 355
9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 120' OCT. 22, 2020

