

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850
<http://www.montgomerycountymd.gov/ozah/index.html>
Phone: (240) 777-6660; Fax (240) 777-6665**

CASE NO. CU 17-02

APPLICATION OF ARDEN COURTS OF GERMANTOWN MD, LLC

NOTICE OF PUBLIC HEARING

Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building, Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, on **Monday, November 14, 2016, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the above-captioned application for a Conditional Use, to permit a *Residential Care Facility (Over 16 Persons)*, under Section 59-3.3.2.E of the Zoning Ordinance.

The subject property is Parcel 515, "Chestnut Ridge" Subdivision, located at 19115 Liberty Mill Road, Germantown, Maryland 10874 (Tax Account Number 09-00776388).

The entire file may be reviewed in the Office of Zoning and Administrative Hearings, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., prior to the date of the hearing.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, or (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Rules of Procedure (Rules). Filings must include an electronic copy of the statement and all attachments. These Rules may be found on OZAH's website at <http://www.montgomerycountymd.gov/ozah/>. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing.

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses are members of the group or association who will offer testimony in narrative form (*i.e.*, there is no need for an attorney to conduct a direct examination).

In addition to all other requirements, any party submitting documentary evidence for the record must file electronic copies of their submissions. Amended electronic copies must also be submitted of any amended documents. Electronic copies must be submitted on external storage media, including Compact Discs or DVDs, in Microsoft WORD format for text documents, and in PDF format for plans, photos and other non-text documents.

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Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose.

If you need services to participate in a public hearing, please contact us as far in advance as possible by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this 11th day of October, 2016 to:

Heather Dlhopsky, Esquire
Charles Frederick, Esquire, Associate County Attorney
Diane Schwartz Jones, Director, Department of Permitting Services
Greg Nichols, Manager, SPES at DPS
Washington Suburban Sanitary Commission
State Highway Administration
Montgomery County Public Schools
Abutting and Confronting Property Owners
(or a condominium's council of unit owners or renters, if applicable)
Civic, Renters' and Homeowners' Associations within a half mile of the site
Any Municipality within a half mile of the site

Office of Zoning and Administrative Hearings

by: 
Lynn A. Robeson
Hearing Examiner