

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for**

**MONTGOMERY COUNTY
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850**

<https://www.montgomerycountymd.gov/ozah/index.html>

Phone: (240) 777-6660; Fax (240) 777-6665

CASE NO. CU 20-06

APPLICATION OF REDLY CAPITAL INVESTMENTS & HOLDING CORP.

NOTICE OF PUBLIC HEARING AND NOTICE OF MOTION TO AMEND

Public Hearing Notice

Please take notice that Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH), will hold a public hearing on **Friday, October 2, 2020, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on an application for conditional use to operate a *Residential Care Facility* (up to 16 persons) under Section 59-3.3.2.b of the Zoning Ordinance.

The subject property is located at 17734 Norwood Road, Sandy Spring, Maryland 20854, and is in the R-200 zone (Tax Account Number 08-00709208).

PLEASE NOTE: Due to the COVID-19 pandemic, this hearing will be held remotely via Microsoft Teams. You do not need to sign up in advance to testify or view the hearing. You do not need a subscription to Microsoft Teams to join the hearing. Instructions to access the public hearing may be found under the link “Public Hearing Remote Access and Exhibits” and the Hearing Calendar on OZAH’s website at least two days before the public hearing.

All exhibits filed in the case will be available to view via the link “Public Hearing Remote Access and Exhibits” on OZAH’s website at least two days before the public hearing. Exhibits are removed the day after the public hearing so that staff can prepare for the next hearing. If you wish to download any of the exhibits, you should do so no later than 5:00 p.m. of the day of the public hearing.

OZAH is now operating remotely to the extent possible. You may review the application online at <https://montgomeryplanning.org/development> under the application number CU202008. If you wish to review the full file (all submission in the case) before it is published on the website or have other questions, please contact Nana Johnson at (240) 777-6663 or nana.johnson@montgomerycountymd.gov.

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 OZAH’s

Amended Land Use Rules of Procedure. These Rules may be found on OZAH's website listed above. 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. Deadlines for submissions are close of business (5:00 p.m.) on the date due. If the County is not open on the date due, the deadline is 5:00 p.m. on the next business day.

Any party submitting documentary evidence for the record must file electronic copies of their submissions by email. Paper copies must also be sent by U.S. mail, postmarked the day of the email. This includes all amended filings.

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).

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. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. *See* OZAH Rule 3.1.

If you need services to participate in a public hearing, please contact this Office no later than seven (7) days in advance of the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days in advance of the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Motion to Amend

On August 28, 2020, the Applicant's Attorney, Sean Hughes, Esquire, filed a request to amend the application.

According to the Applicant, the request to amend the application seeks changes to the following plans (Exhibits 30(a)-(e)):

1. Cover Sheet
Applicant added to the chart reference to 5 bicycle parking spaces provided.
2. Site Plan
Applicant added a Bike rack to provide the 5 bicycle parking spaces noted.
3. Landscape Plan
Applicant added a 4-foot hedge and understory and evergreen trees every 30 feet as well as corresponding labeling on the plans, labels to existing vegetation and detailed info in

the existing plantings, and a chart demonstrating conformance with landscaping and screening regulations and references to the appropriate sections in the zoning ordinance.

4. Lighting Plan

The Plan has been modified to indicate that the Pechina Light Assembly arm mount is not used, and the lamp is mounted to the top of the pole. A note has been added indicating that all downward fixtures must have full or partial cutoff.

5. Photometric Plan and Details.

6. Existing Conditions Plan.

A motion to amend an application requests permission only to revise portions of the application. Granting the motion merely allows the Applicant to make the requested changes to the application, but does not, in any way, approve the application itself. The Hearing Examiner will take the motion to amend the application under consideration for a period of ten days from the date of this notice, until **September 11, 2020**. Interested parties who object to the motion must do so, in writing, no later than **September 11, 2020**. If no objection is received by that time, the motion will be considered granted. Additional notification regarding the amendment will be provided only if an objection is received.

Notices forwarded this 1st day of September, 2020, to:

Jody S. Kline, Esq, Applicant's Attorney

Sean P. Hughes, Esq, Applicant's Attorney

Elsabett Tesfaye, MNCPPC

Charles Frederick, Esquire, Associate County Attorney

Department of Permitting Services Greg Nichols, Manager, SPES at DPS

Michael Coveyou, Director, Finance Department

Washington Suburban Sanitary Commission 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 and Any Municipality within a half mile of the site.

Office of Zoning and Administrative Hearings



by: _____
Lynn Robeson Hannan
Hearing Examiner