

From: [Robeson Hannan, Lynn](#)
To: [Johnson, Nana](#)
Subject: FW: 24-07, CM Muncaster Mill/Prior questions
Date: Monday, January 29, 2024 10:37:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Lynn Robeson Hannan
Director
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850
(240) 777-6660

From: Beall, Mark <Mark.Beall@montgomeryplanning.org>
Sent: Friday, January 26, 2024 3:32 PM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Butler, Patrick <patrick.butler@montgomeryplanning.org>
Cc: Wallace, Scott C. <swallace@MilesStockbridge.com>; kosaryc@gmail.com; alicia.cgaylor@gmail.com
Subject: RE: 24-07, CM Muncaster Mill/Prior questions

[EXTERNAL EMAIL]

Good Afternoon,

I apologize for the delay in getting back to you on this.

Distances in the Zoning Ordinance are measured in a straight line (“as a crow flies”) from one property line to the other property line.

In this case I actually measured in a straight line from a few feet inside the Property for this application and measured to the entrance to the tunnel where a person would walk into the station from the outside. If you measure to the actual Metro property line, it measures to 1.72 miles.

Please let us know if you have any additional questions or concerns. Have a great day!

Thank you,
Mark Beall
Zoning, Public Projects & Ag Initiatives Section
Zoning Planner | Upcounty Division
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
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o: 301-495-1330



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>

Sent: Thursday, January 25, 2024 1:24 PM

To: Beall, Mark <Mark.Beall@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>

Cc: Wallace, Scott C. <swallace@MilesStockbridge.com>; kosaryc@gmail.com; alicia.cgtaylor@gmail.com

Subject: 24-07, CM Muncaster Mill/Prior questions

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mark, *mea culpa*. I am just re-reading the Staff Report and I see where you identified the inherent characteristics of the use. We are very busy here, and I was multi-tasking. We have a lot of cases, as I know you do as well.

I am still interested in knowing how you determined that the distance from the metro was 1.92 miles. I am also interested in knowing whether Staff has an opinion, given the purpose of the proximity requirement, whether this should be measured as the crow flies or by the distance needed to access the metro station.

Thanks in advance for any help you can provide.

*Lynn Robeson Hannan
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<https://www.montgomerycountymd.gov/cybersecurity>