

IN THE MATTER OF APPLICATION OF POLANCO \*

D/B/A TREEMAN, INC. \* CASE NO. CU 24-09/A-6834

\* \* \* \* \*

**APPLICANT’S PRE-HEARING STATEMENT**

**A. Grounds for Approval**

The grounds for approval of the present conditional use and variance applications are set forth in detail in the Statements of Justification marked as Exhibit 3 in Case No. CU 24-09 and Exhibit 2 in Case No. A-6834. The Applicant wishes to note, in addition, that the Montgomery County Planning Board voted on February 1, 2024 to approve Preliminary/Final Forest Conservation Plan No. F20240190 (the “FCP”) for the subject property. The approved FCP provides for off-site planting on a separate property owned by the Applicant a short distance away from the subject property, in the same watershed. The FCP approval includes the granting of a tree variance to permit impacts to one specimen tree.

**B. Reports, Experts and Time Estimate**

The Applicant does not intend to introduce any reports at the hearing. The Applicant plans to call the following expert witnesses, whose resumés are attached:

- A. Michael Norton, PLA, site designer/landscape architect/land planner with Norton Land Design, LLC. Mr. Norton will describe the site layout, including parking and landscaping, and will testify regarding compliance with the Montgomery County zoning code, the applicable master plan, and the standards for granting a variance.
- B. Katie L. Wagner, PE, PTOE, transportation engineer with Gorove Slade Transportation Planners and Engineers. Ms. Wagner will testify regarding transportation issues.

The Applicant will also offer testimony from Mr. José Manuel (“Manny”) Polanco, who owns Treeman, Inc. with his wife, Nelsy Polanco, and is responsible for all day-to-day operations. Mr. Polanco will describe his business and how it operates and is proposed to operate on the subject property.

The Applicant estimates that its presentation will require approximately two hours.

Respectfully submitted,

BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC

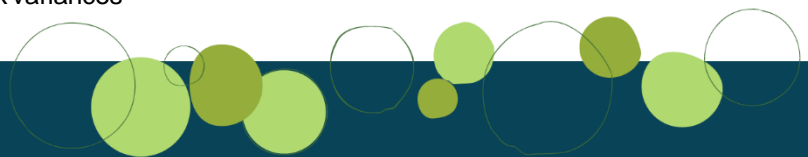
By: 

Françoise M. Carrier



**Michael A. Norton, PLA**  
**Norton Land Design LLC**  
**Site Designer/Landscape Architect**

<b>Years experience:</b> 28	Mr. Norton is the Principal as well as lead Designer and Landscape Architect with Norton Land Design LLC. Mr. Norton specializes in site design and environmental planning throughout Montgomery County and other local jurisdictions.
<b>Education:</b> Bachelor of Science / 1996 / Environmental Planning / Frostburg State Univ.  Master of Science/2001/ Landscape Architecture / Morgan State Univ.	Mr. Norton was first qualified as an expert in Site Design and Landscape Architecture by the Montgomery County Hearing Examiner in 2008. He has been qualified several times since.  Mr. Norton's project experience includes the following:  <b>Goshen Enterprises:</b> Preparation of Conditional Use plan package for a landscape contractor use on a Rural Rustic Road in the Agricultural zone of Montgomery County. Tasks included, site design, layout, zoning analysis, forest conservation, stormwater management along with other planning and design tasks. Michael testified at the MNCPPC Planning Board and as an expert in Site Design and Landscape Architecture in front of the Montgomery County Hearing Examiner.  <b>The Village at Rockville:</b> Planning for a new multistory elder care facility on the 30 acre property tucked in the City of Rockville. Tasks included working with the Land Use Attorney, Architect and Owner on setback studies to support rear yard setback and height encroachments. Also, included in the plans are site plans, forest conservation and landscape in support of the approval process. Michael testified as an expert in Site Design and Landscape Architecture at the City of Rockville Planning Commission and Board of Appeals.  <b>Cozy Cats:</b> Michael prepared the existing conditions plan, site plan and forest plans associated with a Conditional Use project within an existing office building known as "The Castle."
<b>Registrations:</b> Maryland / Registered Landscape Architect / #3310	<b>Axcobar Property:</b> Preparation of a Conditional Use plan package for a landscape contractor in a residential zone. Michael testified at the MNCPPC Planning Board and as an expert in Site Design, Site Planning and Landscape Architecture in front of the Montgomery County Hearing Examiner.  <b>Dreamy Skies Dog Boarding:</b> Preparation of a Conditional Use plan package for dog boarding in the agricultural zone. Michael testified at the MNCPPC Planning Board and as an expert in Site Design, Site Planning and Landscape Architecture in front of the Montgomery County Hearing Examiner.
<b>Certificates:</b> MD-DNR Licensed Tree Expert  ISA Certified Arborist # MA-4724A  Maryland Department of Natural Resources Qualified Professional status for purposes of Forest Conservation Plans	<b>Montgomery County Public Schools Feasibility Studies:</b> Michael has a strong relationship working with MCPS early on in the planning process of school site selection feasibility studies, community meetings through Mandatory Referral. Looking at properties from an environmental perspective, the developable envelope is identified along with potential development risks upfront based on local zoning, masterplan and environmental guidelines. Michael attends and testifies regularly at the Planning Board.  <b>Michael's Additional Collaborative Design Work :</b>  Residential Single Family— siteplans for building permit Residential Single Family – forest conservation and zoning studies Residential Single Family - zoning setback variances



## Katie L. Wagner, PE, PTOE

Principal

Ms. Wagner has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, site access and circulation planning, roadway signing and striping plans, traffic signal design, functional parking lot and garage design, parking demand studies, loading dock analysis, field data collection and analysis, Transportation Demand Management (TDM) planning and analysis.

Ms. Wagner has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. She takes great interest in the multi-modal component of urban projects that requires brainstorming solutions to benefit all modes of transportation.

*Katie's project experience covers the full spectrum of land-use and includes:*

### Primary and Secondary Schools

- French International School, Bethesda, MD
- St. Andrew's School, Potomac, MD
- Landon School, Bethesda, MD
- Holton-Arms School, Bethesda, MD
- Bishop Ireton High School, Alexandria, VA
- Goding Elementary School and Swing Space, Washington, DC
- Bruce Monroe Elementary School, Washington, DC
- Capitol Hill Montessori School, Washington, DC
- Eagle Academy Naylor Campus EISF, Washington, DC
- Houston Elementary School, Washington, DC
- Hyde Addison Elementary School, Washington, DC
- John Eaton Elementary School, Washington, DC
- National Cathedral School, Washington, DC
- St. Alban's School, Washington, DC
- Georgetown Day School, Washington, DC
- Mundo Verde Bilingual PCS, Washington, DC
- DC Bilingual School, Washington, DC
- Washington International School, Washington, DC

### Residential

- 19115 Liberty Mill Road, Germantown, MD
- 315 E Diamond Avenue, Gaithersburg, MD
- 20220 Frederick Road, Gaithersburg, MD
- Quarry Springs, Montgomery County, MD
- King Buick Redevelopment, Rockville, MD
- St. Angela Hall, Bethesda, MD
- 3401 Water Street, Washington, DC
- 4865 MacArthur Boulevard, Washington, DC



#### Education

Bachelor of Science,  
Civil Engineering,  
Gonzaga University, 2009

#### Professional Registrations

Professional Engineer, District of  
Columbia, Maryland, Virginia and  
Oregon

Professional Traffic Operations  
Engineer

#### Professional Associations

Institute of Transportation  
Engineers (ITE)

Commercial Real Estate  
Women Network (CREW)

Urban Land Institute (ULI)

NAIOP

#### Experience

13 years total  
8 years with Gorove Slade

#### Location

Washington, DC

PNBC Residential, Washington, DC  
The Strand, Washington, DC  
Press House, Washington, DC  
Deanwood Town Center, Washington, DC  
1530 First Street SW, Washington, DC  
1550 First Street SW, Washington, DC  
218 Cedar Street NW, Washington, DC  
Queens Court, Arlington, VA  
2901 Eisenhower Avenue, Alexandria, VA  
Riverhouse Apartments, Arlington, VA

### Mixed-Use Development

14119 Travilah Road, Rockville, MD  
15930 Frederick Road, Rockville, MD  
10509 Summit Avenue, Kensington, MD  
1300 East Dude Drive, Rockville, MD  
Armed Forces Retirement Home Redevelopment, Washington, DC  
Reunion Square, Washington, DC  
CSX East, Washington, DC  
1319 S Capitol Street, Washington, DC  
The Yards, Washington, DC  
Market Terminal, Washington, DC  
Michigan and Irving Redevelopment, Washington, DC  
965 Florida Avenue PUD, Washington, DC  
680 Rhode Island Avenue LTR, Washington, DC  
Hechts East LTR, Washington, DC  
New City, Washington, DC  
Atlantic Plumbing, Washington, DC  
Skyland Town Center, Washington, DC  
The Yards, Washington, DC  
Walter Reed Army Medical Center Redevelopment, Washington, DC  
300 Morse Street NE PUD, Washington, DC  
750 N Glebe Road, Arlington, VA

### State and Municipal Government

NIST, Gaithersburg, MD  
Social Security Administrations, Baltimore, MD  
Bureau of Engraving and Printing, Vansville, MD  
Federal Reserve, Washington, DC  
Armed Forces Retirement Home, Washington, DC

### Office

Capital One Campus, Tysons, VA  
Crystal Squares, Arlington, VA  
700 Quince Orchard Road, Gaithersburg, MD  
Novavax, Gaithersburg, MD