

**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](http://www.montgomerycountymd.gov/ozah/index.html) Phone: (240) 777-6660; Fax (240)
777-6665**

**CASE NO. CU 19-09
APPLICATION OF HERITAGE GARDENS LAND, LLC
NOTICE OF PUBLIC HEARING**

Please take notice that Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH), will hold a public hearing on the merits of the above application in the First Floor Hearing Room at the Broome School, located at 751 Twinbrook Parkway, Rockville, Maryland 20851, on Monday, February 10, 2020, at 9:30 a.m., or as soon thereafter as this matter can be heard, on the above-captioned application of Heritage Gardens Land, LLC for an Independent Living Facility, pursuant to Section 59.3.3.2.C of the Zoning Ordinance. An aerial map showing the entrances and parking available at the Broome School is included with this notice.

The subject property is Lot Parcel B (P950, P896) Block B, Glen Vista Subdivision, located at 10701 South Glen Road Potomac, Maryland 20854, in the RE-2 Zone (Tax Account Numbers 10-00848311, 10-03256218, 10-00860313).

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.

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.

Notices forwarded this 7th day of January 2020, to:

Heritage Gardens Land, LLC, Applicant

Patricia Harris, Esquire, Applicant's Attorney

David Brown, Esquire

William Chen, Esquire

Barbara Jay, Executive Director, Board of Appeals Charles

Frederick, Esquire, Associate County Attorney

Hadi Mansouri, Acting Director, Department of Permitting Services Greg

Nichols, Manager, SPES at DPS

Elsabett Tesfaye, Planning Department

Alexandre Espinosa, 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 Any
Municipality within a half mile of the site

Office of Zoning and Administrative Hearings

by:


Lynn Robeson Hannan
Hearing Examiner