

**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 22-08

APPLICATION OF AIDIN HASSANLOO GROUP DAY CARE

COURTESY NOTICE OF PUBLIC HEARING

Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH), has continued the public hearing to **Thursday, August 11 2022, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on an application for conditional use to operate a *Group Day Care (9-12 persons)* under Section 59-4.4.D of the Zoning Ordinance.

The subject property is Lot 2 Block 16, Subdivision 062, located at 8801 Hempstead Avenue, Bethesda, Maryland 20817(Tax Account Number 07-00588654).

The applicant has also applied for a parking waiver, as noted in the Montgomery County Staff Report filed on June 9, 2022 and included as an Exhibit on the OZAH website page devoted to this matter referenced below.

PLEASE NOTE: The 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 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. Exhibits submitted less than two days before the hearing may not be posted on the website.

OZAH is now operating remotely to the extent possible. You may review the application online at <https://montgomeryplanning.org/development> under the application number CU202208. 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.

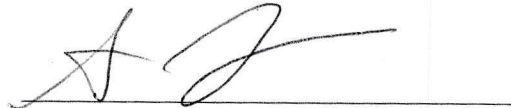
Notices forwarded this 18th day of July 2022, to:

Aidin Hassanloo, Applicant
Mehdi Aminizadeh, Applicant
Adam Bossi, MNCPPC
Patrick Butler, MNCPPC
Cliff Royalty, Esquire, Associate County Attorney
Department of Permitting Services Greg Nichols, Manager, SPES at DPS
James Babb, Division Chief, Treasury Division
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

A handwritten signature in black ink, appearing to read 'Andrea LeWinter', is written over a horizontal line.

Andrea LeWinter
Hearing Examiner