

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY**

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100 Maryland Avenue, Room 200
Rockville, Maryland 20850
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CASE NO. CU 16-11 – GARRETT GATEWAY PARTNERS, LLC,

ORDER IN RESPONSE TO NOVEMBER 19, 2024
FOLLOW-UP SHOW CAUSE HEARING

Pursuant to the Show Cause Order dated November 26, 2025, the Hearing Examiner held an on-site hearing on December 5, 2025, 2024 to familiarize herself with the subject property. The property is located on Garrett Road in Derwood, Maryland. The property address at the time of the application was 7009 Derwood Road, and the development was described as “Cashell Estates” in Preliminary Plan No. 120160210.

In attendance were Mr. Dean Packard, the applicant for the conditional use, Mr. Greg Nichols, the Montgomery County Department of Permitting Services, and Cashell Estates residents Nicole Soltyka, Patti Simone, Justin Hughs, and Robbie Chan. At the beginning of the hearing, the Hearing Examiner instructed that they should not ask the Hearing Examiner questions. She informed them that the Hearing Examiner will place her observations on record at the next remote hearing, and that they may comment on them at that time. Mr. Packard and Mr. Nichols identified various improvements required by the conditional use site plan that remain to be completed. These shall be identified more particularly on the record at the next remote show cause hearing, when the Hearing Examiner summarizes her observations of the site.

The next Show Cause hearing will be held *remotely* on Thursday, December 18, 2025, at 9:30 a.m. The following requirements shall remain in effect

1. That, Dean Packard, representative of the Applicant, Garrett Gateway Partners, LLC, update the schedule of construction consistent with the discussion during the November 19, 2024 hearing and send it via email to this Hearing Examiner, Greg Nicols with DPS and Josh Kaye with Planning no later than close of business **Wednesday, December 17, 2025**, the schedule of construction must also be updated to **identify the contractor/entity hired to complete each item as is currently known..**
2. That, Dean Packard, on behalf of Garrett Gateway Partners, LLC, and representatives of DPS and Planning appear REMOTELY via Teams before the Hearing Examiner with the Office of Zoning and Administrative Hearings on **December 18, 2025, at 9:30 am** for an update on the progress of work completed.
3. That the Hearing Examiner will schedule remote hearings approximately every 2 weeks until she is satisfied that the work completed meets the criteria established by the above-referenced Decision and Preliminary Plan. The next hearing date will be scheduled with the parties at the conclusion of the hearing on December 18, 2025.
4. Should the Applicant fail to make sufficient progress, the Hearing Examiner reserves the right during any of the subsequently scheduled hearings to determine whether CU16-11 should be suspended or revoked

It is so ORDERED, this 8th day of December 2025.



Lynn Robeson Hannan
Hearing Examiner

Copies sent via email to:

Dean Packard for Garrett Gateway Partners, LLC
Barbara Jay, Executive Director
Montgomery County Board of Appeals
Robert Kronenberg, Deputy Director, Planning
Mark Beall, Planning
Patrick Butler, Planning
Josh Kaye, Planning
Ehsan Motazedi, Division Chief, Zoning & Site Plan Enforcement, DPS
Greg Nichols, Manager, SPES, Zoning & Site Plan Enforcement, DPS
Victor Salazar, Program Manager II, Zoning & Site Plan Enforcement, DPS
Linda Kobylski, DPS
Elana Robinson, Assistant County Attorney, Office of the County Attorney
Patti Simone
Justin Hughes
Robbie Chan
Nicole Soltyka
Thomas and Joan Han
Briana and Grace Lim
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