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**RE: FW: Information for January 9, 2026 upcoming show cause hearing**

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**From** Dean Packard <dean@packardassociatesllc.com>

**Date** Wed 1/28/2026 6:55 PM

**To** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Kristin Kiel <kiel.kristin@gmail.com>

**Cc** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org <josh.kaye@montgomeryplanning.org>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com <caroljeanhan@gmail.com>; jjlim105@gmail.com <jjlim105@gmail.com>; matthew.rooney1@gmail.com <matthew.rooney1@gmail.com>; kimberly.rooney7@gmail.com <kimberly.rooney7@gmail.com>; jd.jcarr@gmail.com <jd.jcarr@gmail.com>; funhair2004@yahoo.com <funhair2004@yahoo.com>; kentege@gmail.com <kentege@gmail.com>; soltykan@hotmail.com <soltykan@hotmail.com>; rchan11@hotmail.com <rchan11@hotmail.com>; jghughes2@verizon.net <jghughes2@verizon.net>

 8 attachments (3 MB)

20260123\_092907.pdf; 20260123\_093053.pdf; 20260124\_124831.pdf; 20260124\_124921.pdf; 20260124\_124930.pdf; 20260124\_124943.pdf; 20260124\_124959.pdf; 20260124\_125004.pdf;

**[EXTERNAL EMAIL]**

Lynn, I know that we are still in a snow emergency and the county was closed part of the week but I was able to take pictures (attached) of the progress before the snow. We are still on schedule per the last spreadsheet I sent but the existing snow/ice will start to encroach on the time especially if a new storm develops for this weekend.

Despite the cold weather, we were able to over half of the pervious paver installation and almost half of the form set up for curb and gutter on the second entrance. We were also able to get 5"-6" of stone down in the second entrance before the freezing weather set in to stabilize the subgrade, through out the entire second entrance except for the work in the right of way at Garrett Road. We removed the standing water and compacted the soil but wanted to leave that for last to get everything else ready. I know the second entrance is a priority and a significant amount of work has occurred, including having to jackhammer the ground to install the stakes because the ground is so hard.

We are trying to get started again this week but first have to clear the snow/ice and I am monitoring this weekend. That is the full update that I have in anticipation of the hearing scheduled for this Friday.

Dean Packard, PE

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

**Sent:** Thursday, January 15, 2026 10:14 AM

**To:** Kristin Kiel <kiel.kristin@gmail.com>

**Cc:** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Dean Packard <dean@packardassociatesllc.com>; josh.kaye@montgomeryplanning.org; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kobylski, Linda

<Linda.Kobylski@montgomerycountymd.gov>; caroljeanh@n@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; jd.jcarr@gmail.com; funhair2004@yahoo.com; kenteg@gmail.com; soltykan@hotmail.com; rchan11@hotmail.com; jghughes2@verizon.net  
**Subject:** RE: FW: Information for January 9, 2026 upcoming show cause hearing

Good morning, Ms. Weinecke.

Transcripts for conditional use public hearings are not listed as a separate exhibit as they are not offered by the parties to the case. Transcripts are posted on the left side of OZAH's website under "Special Exceptions and Conditional Uses". If you click on that link, there will be a drop-down menu that lists Transcripts. It will be located there. The December 18<sup>th</sup> transcript is located there.

You should know that the court reporting company has 10 business days from the last hearing to submit a transcript, so there will be some delay between a hearing and publishing the transcript on our website.

*Please remember* that you cannot contact me directly about this case without copying all other parties, who are listed in this email. You may contact OZAH Staff (Nana Johnson or Jony Guisao-Ospina) if you have procedural questions.

I trust this answers your question.

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**From:** Kristin Kiel <kiel.kristin@gmail.com>  
**Sent:** Thursday, January 15, 2026 8:41 AM  
**To:** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>  
**Subject:** Re: FW: Information for January 9, 2026 upcoming show cause hearing

**[EXTERNAL EMAIL]**

Ms. Robeson Hannan-

Thank you for sharing the transcript from December 18th with me. I noticed that the transcript/show cause notes for December 18th are not listed under exhibits yet, nor is the show cause from January 9th. Is there a date they will be uploaded to the public? I appreciate your work on this case.

Kind regards,

Kristin Wienecke

On Mon, Jan 5, 2026 at 12:05 PM Robeson Hannan, Lynn  
<[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)> wrote:

I inadvertently left you off this list.

Jony/Nana, please add her email address to those who get correspondence on this case.

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**From:** Robeson Hannan, Lynn  
**Sent:** Monday, January 5, 2026 11:33 AM  
**To:** [dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com); Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>  
**Cc:** [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>;

[gjsimone@gmail.com](mailto:gjsimone@gmail.com); [caroljeanhhan@gmail.com](mailto:caroljeanhhan@gmail.com); [jjlim105@gmail.com](mailto:jjlim105@gmail.com); [matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com); [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com); [jd.jcarr@gmail.com](mailto:jd.jcarr@gmail.com); [funhair2004@yahoo.com](mailto:funhair2004@yahoo.com); [kentege@gmail.com](mailto:kentege@gmail.com); [soltykan@hotmail.com](mailto:soltykan@hotmail.com); [rchan11@hotmail.com](mailto:rchan11@hotmail.com); [jghughes2@verizon.net](mailto:jghughes2@verizon.net); Johnson, Nana  
<[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Guisao-Ospina, Jony  
<[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>

**Subject:** Information for January 9, 2026 upcoming show cause hearing

Good morning. I hope everyone's holidays were enjoyable.

There is some information I'd like for the upcoming hearing on the 9<sup>th</sup>, in addition to the updated project work list and photos of the subject property. I've attached the transcript from the last hearing for your information. It will be posted on OZAH's website shortly.

Ms. Kobylski and Mr. Kaye, will you be available to brief us on the status of the applicable bonds? My questions include:

- Are the bonds earmarked for specific improvements?
- Does the County's bond cover the right-of-way?
- Do any of the bonds cover construction of the common area amenity area or the right-of-way?

Mr. Packard, you testified at the December 18<sup>th</sup> hearing (Tr. 14) that you expect to receive a draw that would "carry us through to the finish" (I assume of this project.)

- Please be prepared to address whether you agree with revising the conditional use conditions to include a new bond for the right-of-way.
- Absent new bonding, please provide your position on whether the amount of money necessary to complete the driveway could be placed in escrow until you are able to finish construction.
- Please be prepared to address whether you would accept a revised condition requiring a fence and/or landscaping along the rear property line to screen the view of the mound of dirt.

Thanks in advance for your assistance.