



Outlook

Re: March 25, 2026 Public Hearing

From Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>**Date** Tue 3/24/2026 12:56 PM**To** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; dean@packardassociatesllc.com <dean@packardassociatesllc.com>; Kristin Kiel <kiel.kristin@gmail.com>; Josh Kaye <josh.kaye@montgomeryplanning.org>**Cc** Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org <josh.kaye@montgomeryplanning.org>; 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>

4 attachments (25 MB)

processed-2A558BCC-4BD9-4C17-B97D-9A0FE3A487B7.jpeg; processed-75094556-A659-4998-9789-5F8F07731F9F.jpeg; processed-7BC59871-80C7-4414-B9EC-6A958FC00844.jpeg; processed-CEC9D3FF-B723-4F21-9CE2-582EE096F693.jpeg;

These were just taken. So, the curb has yet to be poured and obviously, no base pavement. A couple of workers still installing pavers. See you tomorrow.

Greg Nichols, Manager
Zoning & Site Plan Compliance
Department of Permitting Services
2425 Reedie Drive, 7th Floor
Wheaton, Maryland 20902

240-777-6278

Have you tried DPS eServices?

<http://\permittingservices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

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From: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>**Sent:** Tuesday, March 24, 2026 12:14:16 PM**To:** dean@packardassociatesllc.com <dean@packardassociatesllc.com>; 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>

Subject: RE: March 25, 2026 Public Hearing

Mr. Packard, please provide site photos and an update on any work that has proceeded at the site for tomorrow's hearing (3/25/26 at 9:30 a.m., remote).

Mr. Kaye or Mr. Nichols, if either of you have time to confirm any work that has been completed, it would be greatly appreciated.

Best,

Lynn Robeson Hannan
Hearing Examiner

From: Dean Packard <dean@packardassociatesllc.com>

Sent: Thursday, February 26, 2026 11:07 AM

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; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com; rchan11@hotmail.com; jghughes2@verizon.net

Subject: RE: Proposed postponement of February 27, 2026, public hearing

[EXTERNAL EMAIL]

I will be participating in a Karate tournament in Florida for my next black belt review Thursday March 5th, coming back Sunday. I am available any other times.

Thank you for message for my wife. She should be Ok, but I will be there for her.

Dean Packard, PE

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

Sent: Thursday, February 26, 2026 10:53 AM

To: Dean Packard <dean@packardassociatesllc.com>; Kristin Kiel <kiel.kristin@gmail.com>

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

Subject: Proposed postponement of February 27, 2026, public hearing

Importance: High

Mr. Packard, my best wishes to your wife.

I propose to postpone the hearing scheduled for tomorrow by one week to March 6, 2026, at 9:30 a.m.

I have contracted influenza A and it is very painful for me to speak.

To do this, I must convene the hearing solely to postpone it to the March 6th date.

Please let me know as soon as possible whether anyone has any objections/conflicts with the March 6th date.

Best,

Lynn Robeson Hannan
Hearing Examiner

From: Dean Packard <dean@packardassociatesllc.com>

Sent: Tuesday, February 24, 2026 6:46 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; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com; rchan11@hotmail.com; jghughes2@verizon.net

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

[EXTERNAL EMAIL]

Lynn, attached are the latest pictures from just before and after the latest snowfall.

As we have all known much of the time since the last hearing has caused work to be shut down due to snow, ice and subfreezing weather. About 1 ½ weeks ago, the temperatures began climbing close to freezing and we convinced the workers to restart the work, with Mike and I shoveling snow to clear the path to set the curb forms. At this time 95% of the forms in the non-public right of way area have been set. The melting snow has created another issue now of pooling water at the three low spots. We have been running three pumps to drain the water away from the entrance and not onto the street or into the ponds since chemicals were used to treat the internal paving. We almost had the low spot dry until the weekend snow and we are pumping the water out again with rain again for Thursday.

The pervious pavers have been laid on 90% of the walkway next to the second entrance and the workers need another day or two to cut the remaining pieces in for completion.

It seems like the weather outlook is improving but we need 2 or 3 days of warm sunny weather to dry out everything to get the curb base solid and bring concrete trucks in to pour. Mother nature is not being kind, but the timing is soon. Once the private area of the curb forms are poured, we will contact the DPS inspector to work with us to finish off the last 15' of curbing in the public right of way.

Cromwell Paving has been paid their deposit and is scheduled to install the base paving as soon as the curb is finished, weather pending.

Once this is paved, we will be able to turn our attention to the other remaining items to finish, with better weather coming soon.

I will be at the hospital Friday morning at 6:30 taking my wife in for another surgery for treating repercussions from her bout with cancer. Once I get her checked in, I will come back to Maryland to be at my office for the meeting. If for some reason, I can't leave the hospital, I will take my computer with me and sign in from the waiting room. She should be Ok but cancer is not curable in her case, and her remission has been so far so good.

Taking things one day at a time.
Dean Packard, PE

