

From: [Sean Patrick Hughes](#)
To: [Sokoni, Khandikile Mvunga](#); [Perez, Mario](#); [Samuel Avera](#); [Graham, Tamika](#); [Mencarini, Katherine](#); [Braunstein, Neil](#); [Lindsey, Amy](#); [Beall, Mark](#)
Cc: [Guisao-Ospina, Jony](#); [Johnson, Nana](#); [Sean Patrick Hughes](#); saverna@nbcllc.com; [Drew Patterson](#)
Subject: RE: CU202602- Network Towers II. Acceptance email
Date: Friday, October 17, 2025 5:16:17 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL]

Thank you Hearing Examiner Sokoni.

We will thoroughly review your below email and be prepared to address these items at the hearing on Tuesday.

Have a nice weekend,

Sean

Sean Patrick Hughes, Esq.
Attorney

Miller, Miller & Canby



200-B Monroe Street ☐ Rockville, MD 20850
T: 301.762.5212 ☐ F: 301.424.9673

[website](#) | [bio](#) | [linkedin](#) | [vCard](#) | [confidentiality](#) | [email](#) ☐

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Friday, October 17, 2025 4:57 PM
To: Sean Patrick Hughes <sphughes@mmcanby.com>; Perez, Mario <Mario.Perez@montgomeryplanning.org>; Samuel Avera <saverna@nttowers.com>; Graham, Tamika <tamika.graham@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Braunstein, Neil <neil.braunstein@montgomeryplanning.org>; Lindsey, Amy <amy.lindsey@montgomeryplanning.org>; Beall, Mark <mark.beall@montgomeryplanning.org>
Cc: Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>
Subject: RE: CU202602- Network Towers II. Acceptance email

Good Afternoon Mr. Hughes,

A reminder that the hearing on this application is scheduled for **Tuesday October 21 at 9:30 AM.**

Thank you for all your submissions and the pre-hearing statement.

I wanted to draw your attention to some questions I would like your witnesses to address during the hearing. To the extent the information is already in the exhibits if they could kindly be prepared to point this out.

Proposal (p.12-20 of the Staff Report Exhibit 24)

- Provide information that the proposed use does not require stormwater management approval or is exempt from this approval per DPS.
- Provide height of proposed equipment cabinets.

Section 59-E-3.5.2.C.2. c. ii. (b) (p. 23 of the Staff Report Exhibit 24)

b) In the Agricultural, Rural Residential, and Residential Detached zones, a distance of one foot for every foot of height or 300 feet from an existing dwelling, whichever provides the greater setback. Please be prepared to show how the 179-foot-tall tower is setback more than one foot for every foot of height of from all property lines and dwellings.

Address this finding by providing the setbacks from all the property lines (north, south, east and west) and show the setback from the nearest dwelling unit.

Section 59-E.3.5.2. C.2. c (viii) (p. 26 of the Staff Report Exhibit 24)

... the equipment compound must have sufficient area to accommodate equipment sheds or cabinets associated with all the carriers, Outdoor storage of equipment or other items is prohibited (p.26)

Provide height of proposed equipment compound and provide analysis of how this area is sufficient to accommodate the proposed equipment.

Section 59.E.7.3.1.f) will be served by public facilities (p. 34 of the Staff Report Exhibit 24)

A Preliminary plan is not required as the subject property is platted.

- Kindly provide the reference to the Parcel # and Plat # and Liber Folio.

Kind regards,
Khandikile



Khandikile Mvunga Sokoni
Hearing Examiner
Office of Zoning & Administrative Hearings
Phone: 240-777-6664
100 Maryland Ave, Rockville MD 20850

