

From: [Byrne, Kathleen](#)
To: [Michele Rosenfeld](#); [Elizabeth Rogers](#)
Cc: [Ndou, Livhu](#); [Sanders, Carrie](#); [Folden, Matthew](#); [Tettelbaum, Emily](#); [Johnson, Nana](#); [Guisao-Ospina, Jony](#)
Subject: RE: Remand of H-149 Glenmont Forest / Cir. Ct. Case No. C-15-CV-24-005724
Date: Tuesday, July 15, 2025 1:30:00 PM
Attachments: [image001.png](#)

Received. Your email identifying the specific corrections to the transcript will be made part of the record.

Katy Byrne

Kathleen E. Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, Maryland 20850
240-777-6660
Kathleen.byrne@montgomerycountymd.gov

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Tuesday, July 8, 2025 2:03 PM
To: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Elizabeth Rogers <ecrogers@lercheearly.com>
Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>
Subject: Remand of H-149 Glenmont Forest / Cir. Ct. Case No. C-15-CV-24-005724

[EXTERNAL EMAIL]

Ms. Byrne: I want to bring to your attention several transcription errors that change the meaning of the text:

Page	Line	Transcription Error	Correction
6	9	'withstanding'	'with standing'
12	24	'systemic'	'systematic'
49	22	'agreed'	'aggrieved'
51	8	'agreed'	'aggrieved'
51	11	'agreed'	'aggrieved'
52	15	'agreed'	'aggrieved'

I would ask that these corrections be made part of the record.

Respectfully,

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
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michele@marylandpropertylaw.com
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From: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>
Sent: Monday, July 7, 2025 11:26 AM
To: Michele Rosenfeld <michele@marylandpropertylaw.com>; Elizabeth Rogers <ecrogers@lercheearly.com>
Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>
Subject: RE: Remand of H-149 Glenmont Forest / Cir. Ct. Case No. C-15-CV-24-005724

Ms. Rogers and Ms. Rosenfeld,

Attached please find the transcript prepared by Planet Depos from the audio recording of the May 5, 2025 Court hearing for the above referenced matter. Per my email of 6/12, I'll be reviewing the transcript in conjunction with the Order to send requests for additional information to various County agencies before scheduling a new hearing. You will both be copied on all correspondence/emails I send and receive. Additionally, the OZAH website now contains an entry for **H-149, Glenmont Forest Remand**. No documents have been uploaded onto the website under this entry yet.

Katy Byrne

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From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Friday, June 13, 2025 10:15 AM
To: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Elizabeth Rogers <ecrogers@lerchearly.com>
Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Tettelbaum, Emily <emily.tettelbaum@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>
Subject: Re: Remand of H-149 Glenmont Forest / Cir. Ct. Case No. C-15-CV-24-005724

[EXTERNAL EMAIL]

Ms. Byrne: Thank you for this update.

Respectfully,

Michele Rosenfeld
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From: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>
Sent: Thursday, June 12, 2025 5:54 PM
To: Elizabeth Rogers <ecrogers@lerchearly.com>; Michele Rosenfeld <michele@marylandpropertylaw.com>
Cc: Ndou, Livhu <Livhu.Ndou@montgomerycountymd.gov>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; Tettelbaum, Emily

<emily.tettelbaum@montgomeryplanning.org>; Johnson, Nana

<Nana.Johnson@montgomerycountymd.gov>

Subject: Remand of H-149 Glenmont Forest / Cir. Ct. Case No. C-15-CV-24-005724

Ms. Rogers and Ms. Rosenfeld,

The Judge's Order dated June 3, 2025 remanded the above referenced matter to the Hearing Examiner *"for further proceedings consistent with the Court's opinion and decision as announced on the record, to further consider the issues of school adequacy and compatibility with the surrounding neighborhood, specifically the community to the north of the proposed development"* including *"permitting further testimony and evidence by the parties and other permitted participants"*. Since Judge Hessler announced his opinion and decision in open court, I am having the Court recording containing the Judge's opinion/decision transcribed by a Court Reporting service. Once I receive the transcript and have had an opportunity to review, I feel I will have a better understanding of Judge Hessler's decision. I'm happy to share a copy of the transcript once I receive it with you both.

After review of the transcript and before scheduling a public hearing, I intend to submit questions and/or ask for specific review of the issues identified by Judge Hessler to Planning and any other County agency that may have relevant information to assist in supplementing the record. I would also ask that both parties be prepared with their respective experts and/or witnesses to address those issues raised by the Court. Because I don't know what those questions are yet nor how long it will take Planning to prepare a response, I am not ready to schedule a new public hearing date. If the parties feel a prehearing conference would be beneficial once we receive the transcript, I'm happy to schedule. Thank you.

Katy Byrne

Kathleen E. Byrne

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For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>