

From: [Sokoni, Khandikile Mvunga](#)
To: ["Alfred Carr"; Lindsey, Amy; "Ann Link"; "Austin Holloway-Jones"; "Ayana Machen"; "Beth Hook"; "Bill Backof"; "Bob Eller"; "Candace Anderson"; "Carrie Sanders"; "Christine Bergeron"; "Clifford Laufer"; "Craig Grunewald"; "D Phan"; "Dan Wilhelm"; "David Dunmire"; "David Muller"; "Deb Gonski"; "Debra Tipton"; "Destiny Kibalama"; "Edmond B French"; "Elizabeth C Rogers"; "Emily Vaias"; "Erin E. Girard"; "Fleit Family"; "Gilda Linton"; "Greg Golden"; "Heidi Otradovec"; "Hubert Johnson"; "Ivonne C. Lindley"; "James Touhey"; "Jeffrey Grunewald"; "Joshua Sloan"; "Katherine Mencarini"; "Katie Wagner"; "Keith C Nusbaum"; "Kyle Smiddie"; "Larry Checco"; "Lars Larson"; "Laura Danette"; "Laura Denion"; "Laurie Checco"; "Logan Kelso"; "Lorraine Nacson"; "Mark Pankow"; "Michele Rosenfeld"; "Natalie Walker"; "Oscar Navarrete"; "Pat Baldini"; "Patrick Corey"; "Paula A. Lincoln"; "Peter Garvin"; "Regina Ottaviani"; "S. Rathbun"; "Susan Biddle"; "Toni Deboeck"; "Troy Leftwich"; "Vincent G. Biase"; "William Kassman"](#)
Cc: [Johnson, Nana; Guisao-Ospina, Jony](#)
Subject: RE: Notley Road LMA H-159 - Missed Email Addresses
Date: Thursday, February 12, 2026 5:21:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[Email Log - Jan 16 to Feb 10 2026.pdf](#)

Good Afternoon All,

Yesterday afternoon Attorney Michelle Rosenfeld brought to my attention (see email below) that there were some recent emails in this case that were not sent to her. On behalf of OZAH I sincerely apologize for that – it appears that this was likely a result of a “reply all” email where the underlying email did not have everyone’s email address on it that should have been on it.

I wish to remind everyone that it is very important that all emails go to all attorneys, parties of record, participants, OZAH staff and Planning Staff. Over the course of this case parties have been added along the way so please do not reply all using an earlier email. It is safer to use this most recent email from me, and if we add anyone else along the way the Hearing Examiner will notify you.

To address this issue going forward this is what we have done:

1. This email has all attorneys, parties of records, participants, and Planning Staff in the “To” box. OZAH staff are the only ones listed in the “cc” box. There is a David Dunmire whose status in this case is not yet established and will be addressed in a separate email.
2. For ease of checking completeness, the emails are in alphabetical order of first name (except for OZAH Staff who are listed in the cc box).
3. Attached to this email is an email log we compiled listing of all emails that should have gone out to “ALL” from January 16, 2026 to February 10, 2026. Please review this log and if there are any emails you were not included on please let me know and we will send those to you. This log, of course, does not include process emails with staff that are not communications with the Hearing Examiner.

Sincerely,
Khandikile



Khandikile Mvunga Sokoni
Director/Hearing Examiner
Office of Zoning & Administrative Hearings
100 Maryland Ave
Suite 200
Rockville MD 20850
Telephone: 240-777-6664

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Wednesday, February 11, 2026 3:14 PM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Cc: Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>
Subject: Re: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings

[EXTERNAL EMAIL]

Hearing Examiner Sokoni:

I inadvertently learned today that there have been email communications and exhibit submissions in this case that began around 1/23 that did not include my email address.

Assuming the email trail below is complete, I can just review and don't need duplicate copies. I also assume all filings are (or will be) uploaded, so don't need copies of those, either.

If there were substantive email communications that are not in this email trail, I would ask that your office forward them to me.

I also would appreciate it if you would ask the group to check their future email communications in this case for my email address, in the event anybody hits "reply all" to a prior email that did not include me.

Many thanks, Michele.

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
240-403-2653 (main office)
301-204-0913 (direct)
301-519-8001 (fax)
Office Hours: M-F 8:30 - 5:00



----- Forwarded message -----

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Date: Tue, Feb 10, 2026 at 4:43 PM
Subject: RE: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>, Vaias, Emily

<Emily.Vaias@mncppc.org>, Sanders, Carrie <carrie.sanders@montgomeryplanning.org>, Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: Elizabeth Rogers <ecrogers@lercheary.com>, D Phan <dgphanmore@gmail.com>, James Touhey <touheyfamily@outlook.com>, Natalie Walker <natalielynnwalker@gmail.com>, Fleit Family <mmkwmail-family@yahoo.com>, Deb Gonski <djgonski@yahoo.com>, Laurie Checco <lauriechecco@gmail.com>, Larry Checco <larry.checco@gmail.com>, Clifford Laufer <claufer@mindspring.com>, Logan Kelso <logan.kelso@vikamd.com>, Pat Baldini <pbaldini1819@gmail.com>, Edmond B French <edbonfrench2000@yahoo.com>, William Kassman <bill@kassman.net>, Peter Garvin <pfgarvin3@gmail.com>, Ann Link <keldlink@yahoo.com>, Regina Ottaviani <ctcwash@verizon.net>, Ivonne C. Lindley <ILindley@steinsperling.com>, Austin Holloway-Jones <austinhollowayjones@gmail.com>, Candace Anderson <candacesmanderson@gmail.com>, Susan Biddle <susanbiddle@gmail.com>, Laura Danette <ladansette@aol.com>, Ayana Machen <ayanacm8@yahoo.com>, Christine Bergeron <cbergero@vt.edu>, Heidi Otradovec <mattandheidi99@gmail.com>, Keith C Nusbaum <knusbaum@gmail.com>, Oscar Navarrete <oscar.navarrete6984@gmail.com>, Lorraine Nacson <lnacson@yahoo.com>, Greg Golden <aaaggolden@msn.com>, Debra Tipton <debratipton515@gmail.com>, Alfred Carr <alfred.carr@gmail.com>, Girard, Erin E. <eegirard@lercheary.com>, Biase, Vincent G. <vgbiase@lercheary.com>, Joshua Sloan <josh.sloan@vikamd.com>, Dan Wilhelm <djwilhelm@verizon.net>, Kyle Smiddie <ksmiddie2@gmail.com>, Craig Grunewald <craig.grunewald4@gmail.com>, Toni Deboeck <tfdeboeck@gmail.com>, Jeffrey Grunewald <jeff.grunewald@verizon.net>, S. Rathbun <brathbun1@verizon.net>, Gilda Linton <gilda24@verizon.net>, Destiny Kibalama <destinykibalama@gmail.com>, Bob Eller <bobeller123@gmail.com>, Hubert Johnson <hughrjohnson@gmail.com>, Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>, Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>, Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Thank you Troy. It is noted that this one supersedes what you sent earlier and this is the one that will be entered in the record and posted online.

Kind regards,

Khandikile M. Sokoni

From: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Sent: Tuesday, February 10, 2026 4:38 PM

To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>; Vaias, Emily

<Emily.Vaias@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: Elizabeth Rogers <ecrogers@lercheearly.com>; D Phan <dgphanmore@gmail.com>; James Touhey <touheyfamily@outlook.com>; Natalie Walker <natalielynwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <ILindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Keith C Nusbaum <knusbaum@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Biase, Vincent G. <vgbiase@lercheearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Craig Grunewald <craig.grunewald4@gmail.com>; Toni Deboeck <tfdeboeck@gmail.com>; Jeffrey Grunewald <jeff.grunewald@verizon.net>; S. Rathbun <brathbun1@verizon.net>; Gilda Linton <gilda24@verizon.net>; Destiny Kibalama <destinykibalama@gmail.com>; Bob Eller <bobeller123@gmail.com>; Hubert Johnson <hughrjohnson@gmail.com>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Subject: RE: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings

[EXTERNAL EMAIL]

Hi Khandikile,

Please use the updated link for the memo to be included in the record and posted on the website.

[Notley Road - LMA H159 Memo FINAL Redacted.pdf](#)

Thanks,

Troy Leftwich
Planner III

East County Planning Division

Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Tuesday, February 10, 2026 2:30 PM
To: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Vaias, Emily <Emily.Vaias@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: Elizabeth Rogers <ecrogers@lercheearly.com>; D Phan <dgphanmore@gmail.com>; James Touhey <touheyfamily@outlook.com>; Natalie Walker <natalielynwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <Ilindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Keith C Nusbaum <knusbaum@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Biase, Vincent G. <vgbiase@lercheearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Craig Grunewald <craig.grunewald4@gmail.com>; Toni Deboeck <tfdeboeck@gmail.com>; Jeffrey Grunewald <jeff.grunewald@verizon.net>; S. Rathbun <brathbun1@verizon.net>; Gilda Linton <gilda24@verizon.net>; Destiny Kibalama <destinykibalama@gmail.com>; Bob Eller <bobeller123@gmail.com>; Hubert Johnson <hughrjohnson@gmail.com>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>
Subject: RE: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Troy,

Thank you for this submission. It will be included in the record and posted on the website.

Kind regards,

Khandikile



Khandikile Mvunga Sokoni
Director/Hearing Examiner
Office of Zoning & Administrative Hearings
100 Maryland Ave
Suite 200
Rockville MD 20850
Telephone: 240-777-6664

From: Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>

Sent: Tuesday, February 10, 2026 2:19 PM

To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>; Vaias, Emily <Emily.Vaias@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

Cc: Elizabeth Rogers <ecrogers@lercheearly.com>; D Phan <dgphanmore@gmail.com>; James Touhey <touheyfamily@outlook.com>; Natalie Walker <natalielynnwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <Lindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Keith C Nusbaum <knusbaum@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Biase, Vincent G.

<vgbiase@lercheary.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Craig Grunewald <craig.grunewald4@gmail.com>; Toni Deboeck <tfdeboeck@gmail.com>; Jeffrey Grunewald <jeff.grunewald@verizon.net>; S. Rathbun <brathbun1@verizon.net>; Gilda Linton <gilda24@verizon.net>; Destiny Kibalama <destinykibalama@gmail.com>; Bob Eller <bobeller123@gmail.com>; Hubert Johnson <hughrjohnson@gmail.com>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Subject: RE: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings

[EXTERNAL EMAIL]

Hi Khandikile,

Planning Staff has prepared a response to the concerns raised during the recent OZAH hearing regarding the Local Map Amendment Application H-159. You can find the details in the memo provided via the following links:

[Notley Road - LMA H159 Memo FINAL Redacted.pdf](#)

Also located in DAIC- https://www.mcatlas.org/Development_Info/daiclinks.html?apno=H159&projname=Notley+Road

“Post-Approval Documents”

If you have any questions or need further clarification, please feel free to reach out.

Thanks,

Troy Leftwich

Planner III

East County Planning Division

Montgomery County Planning Department
2425 Reedy Drive, Wheaton, MD 20902
troy.leftwich@montgomeryplanning.org

o: 301.495.4553

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Friday, January 23, 2026 2:43 PM
To: Vaias, Emily <Emily.Vaias@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>
Cc: Elizabeth Rogers <ecrogers@lercheearly.com>; D Phan <dgphanmore@gmail.com>; James Touhey <touheyfamily@outlook.com>; Natalie Walker <natalieliynwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <ILindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Keith C Nusbaum <knusbaum@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Biase, Vincent G. <vgbiase@lercheearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Craig Grunewald <craig.grunewald4@gmail.com>; Toni Deboeck <tfdeboeck@gmail.com>; Jeffrey Grunewald <jeff.grunewald@verizon.net>; S. Rathbun <brathbun1@verizon.net>; Gilda Linton <gilda24@verizon.net>; Destiny Kibalama <destinykibalama@gmail.com>; Bob Eller <bobeller123@gmail.com>; Hubert Johnson <hughrjohnson@gmail.com>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>
Subject: RE: Notley Road LMA H-159 - Inquiry re Planning Board Proceedings

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Planning Staff Team (with a cc to Planning Principal Counsel Vaias),

I am reaching out to convey a concern that was raised by some residents during the most recent OZAH hearing on the Local Map Amendment Application H-159. There was a sentiment that public participation in the Planning Board process may have been impeded by a miscommunication over the Case Number. By way of example, at pages 88, 93-94 and 95 of the attached transcript, there is community testimony on this issue. I undertook to convey these concerns and to give the Planning Department staff an opportunity

to address these concerns. As an aside, it appears to me that the transcript at page 96 might in at least one location erroneously refer to Ms. Rogers as Ms. Rosenfeld.

We are scheduled for continued hearing on Tuesday January 27, 2026. I would greatly appreciate a response by that date. However, if that is not sufficient time to review this issue kindly advise when you might be able to respond.

Sincerely

Khandikile



Khandikile Mvunga Sokoni

Director/Hearing Examiner

Office of Zoning & Administrative Hearings

100 Maryland Ave

Suite 200

Rockville MD 20850

Telephone: 240-777-6664

