

From: [Michele Rosenfeld](#)
To: [Sokoni, Khandikile Mvunga](#); [Elizabeth Rogers](#); [Keith C Nusbaum](#)
Cc: [Natalie Walker](#); [Fleit Family](#); [Deb Gonski](#); [Laurie Checco](#); [Larry Checco](#); [James Touhey](#); [Clifford Laufer](#); [Logan Kelso](#); [Pat Baldini](#); [Edmond B French](#); [William Kassman](#); [Peter Garvin](#); [Ann Link](#); [Regina Ottaviani](#); [Ivonne C. Lindley](#); [Austin Holloway-Jones](#); [Candace Anderson](#); [Susan Biddle](#); [Laura Danette](#); [Ayana Machen](#); [D Phan](#); [Christine Bergeron](#); [Heidi Otradovec](#); [Oscar Navarrete](#); [Lorraine Nacson](#); [Greg Golden](#); [Debra Tipton](#); [Alfred Carr](#); [Girard, Erin E.](#); [Leftwich, Troy](#); [Biase, Vincent G.](#); [Joshua Sloan](#); [Dan Wilhelm](#); [Kyle Smiddie](#); [Mencarini, Katherine](#); [Sanders, Carrie](#); [Johnson, Nana](#); [Guisao-Ospina, Jony](#); [Office of Zoning and Administrative Hearings](#)
Subject: Re: Notley Road LMA H-159: Council 7th Floor Hearing Room confirmed for January 15, 2026 hearing
Date: Tuesday, January 6, 2026 5:01:18 PM
Attachments: [image001.png](#)
[Outlook-2oewa5et.png](#)
[Outlook-ysvxahdu.png](#)
[email confirmation of hearing location.pdf](#)

[EXTERNAL EMAIL]

Hearing Examiner Sokoni:

As requested, I am circulating for the record the attached email communications confirming that the January 15, 2026 hearing will be held in the County Council's 7th Floor hearing room at 100 Maryland Avenue in Rockville (the same location where the December 2 hearing was held).

Respectfully,

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



Exhibit 87
OZAH Case No: LMA H-159

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Tuesday, January 6, 2026 4:00 PM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>; Elizabeth Rogers <ecrogers@lercheearly.com>; Keith C Nusbaum <knusbaum@gmail.com>
Cc: 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>; James Touhey <touheyfamily@outlook.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>; 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>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Subject: Notley Road LMA H-159: New submissions

Hearing Examiner Sokoni:

Please enter the attached materials (also available at the link below) that my clients GCCA (by Dan Wilhelm, President) and/or Kyle Smiddie will reference during the course of their testimony in this case.

These materials are a matter of public record and were downloaded from Park and Planning's DAIC website.

The site plan relates to the townhome development shown on Exhibit 23 (the applicant's delineated neighborhood).

 [Nottingham Woods Certified Site Plan.pdf](#)

Respectfully,

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Office Hours: M-F 8:30 - 5:00



From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Tuesday, December 2, 2025 7:43 AM
To: Elizabeth Rogers <ecrogers@lercheearly.com>; Keith C Nusbaum <knusbaum@gmail.com>
Cc: 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>; James Touhey <touheyfamily@outlook.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Michele Rosenfeld <michele@marylandpropertylaw.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>; 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>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Subject: TWO HOUR DELAY - Notley Road LMA H-159

The Hearing start time is delayed by two hours. **Today's hearing will start at 11:30 AM** in the same location as previously announced.

OZAH Weather Policy is to follow the weather-related closings/delays as the Montgomery County Public Schools (MCPS):

"Weather Policy: When Montgomery County Schools are closed due to the weather, public hearings will not be held. When Montgomery County Schools announce a late opening, public hearings will be correspondingly delayed."

<https://www.montgomerycountymd.gov/OZAH/index.html>

Out of an abundance of caution MCPS has posted a two-hour weather-related delay. This morning's OZAH is correspondingly delayed by two hours.

Wishing you all safe commutes.

Sincerely,
Khandikile



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