



RE: CU 16-11; Show Cause Order - 11/3/25

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

Date Wed 11/19/2025 1:31 PM

To Kaye, Josh <josh.kaye@montgomeryplanning.org>; Dean Packard <dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <mark.beall@montgomeryplanning.org>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>; Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>

Cc gjsimone@gmail.com <gjsimone@gmail.com>; caroljeanhannan@gmail.com <caroljeanhannan@gmail.com>; jjlim105@gmail.com <jjlim105@gmail.com>; matthew.rooney1@gmail.com <matthew.rooney1@gmail.com>; kimberly.rooney7@gmail.com <kimberly.rooney7@gmail.com>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; jd.jcarr@gmail.com <jd.jcarr@gmail.com>; funhair2004@yahoo.com <funhair2004@yahoo.com>; kenteg@gmail.com <kenteg@gmail.com>; soltykan@hotmail.com <soltykan@hotmail.com>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>

Thanks as always for your assistance.

From: Kaye, Josh <josh.kaye@montgomeryplanning.org>

Sent: Wednesday, November 19, 2025 1:29 PM

To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Dean Packard <dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <mark.beall@montgomeryplanning.org>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>; Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>

Cc: gjsimone@gmail.com; caroljeanhannan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; jd.jcarr@gmail.com; funhair2004@yahoo.com; kenteg@gmail.com; soltykan@hotmail.com

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[EXTERNAL EMAIL]

Hi. Yes, I plan on visiting the site tomorrow and will advise. Josh

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

Sent: Wednesday, November 19, 2025 1:15 PM

To: Dean Packard <dean@packardassociatesllc.com>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Kaye, Josh <josh.kaye@montgomeryplanning.org>; Butler,

Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <Mark.Beall@montgomeryplanning.org>; Motazed, Ehsan <Ehsan.Motazed@montgomerycountymd.gov>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>
Cc: gjsimone@gmail.com <gjsimone@gmail.com>; 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>; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; 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>
Subject: RE: CU 16-11; Show Cause Order - 11/3/25

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

Also, I am unable to open the attachment IMG_0642.heic.

Can you send in another format?

From: Dean Packard <dean@packardassociatesllc.com>
Sent: Wednesday, November 19, 2025 11:46 AM
To: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>; Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <mark.beall@montgomeryplanning.org>; Motazed, Ehsan <Ehsan.Motazed@montgomerycountymd.gov>; Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>
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You don't often get email from dean@packardassociatesllc.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Ms. Robeson-Hannan, I was able to make it to the site this morning to take the latest pictures of the progress and have attached them for an update since the last report.

We have completed the pervious sidewalk area next to Lot 14 with concrete curbing, sand and stone base.

We have completed the concrete curbing pour for half of the play ground area.

We have graded out the area around the playground area ready for seed and straw.

Today, we will begin to move the pervious pavers from the storage lot across the street to the areas completed with the concrete curbing. The workers will begin to lay the concrete pavers.

The workers will also be finishing the concrete curbing pour around the playground this week.

Everything is set to begin forming up the curb and gutter for the second entrance. Materials area being purchased today and work will begin setting the forms for pouring of the curb and gutter from the furthest point away from Garrett Road, forward. As the forms begin to be set, the DPS right of way inspector will be updated again as to the progress so that inspections can occur in the right of way.

The interior lights had an issue with tripping the circuit breaker after a rain. When PEPCO hooked power to the meter pedestal, they had left a hole in the ground with plywood covering it. I reported this last month and last week they came out and filled in the hole, seeded and strawed the area. We also had an electrician check all of the ground connections to make sure they were waterproof. It rained again and the lights went out. We called the electrician back out and he discovered that when PEPCO brought power to the meter pedestal, they didn't properly replace the back panel and it was exposed to moisture. The electrician sealed the box and replaced the circuit breaker. It rained last night and I checked the box this morning and the circuit is still active. I will check on my way home tonight to make sure the lights are on and follow up to make sure there are no more issues.

I have been informed that there is a cable wire on the ground next to the PEPCO pole along Redland Road, across from the park entrance. It appears to me that the cable is an inactive Comcast wire from work recently done on the pole. I have contacted Comcast to remove the wire and am awaiting a response.

Dean Packard, PE

From: Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Sent: Monday, November 17, 2025 4:26 PM
To: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Dean Packard <dean@packardassociatesllc.com>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <mark.beall@montgomeryplanning.org>; Motazed, Ehsan <Ehsan.Motazed@montgomerycountymd.gov>; Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>
Cc: gjsimone@gmail.com; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com; kimberly.rooney7@gmail.com; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com
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Good afternoon, all. In preparation for the remote hearing this Friday, I would appreciate it if Mr. Packard would update the checklist of any additional items completed, along with photos.

I would also ask that Mr. Kaye and Mr. Nichols, or their representatives, to visit the site to document any changes along with photos.

Mr. Nichols and Mr. Kaye, would you please be prepared to brief me on the status of the legal proceedings in Circuit Court. Are they municipal citations with fines only or can the County require the Court to order compliance/completion of the approved plan.

Thanks to everyone for their assistance in this matter.

From: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>
Sent: Monday, November 3, 2025 1:29 PM
To: Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Dean Packard <dean@packardassociatesllc.com>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; josh.kaye@montgomeryplanning.org; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Beall, Mark <mark.beall@montgomeryplanning.org>; Motazed, Ehsan <Ehsan.Motazed@montgomerycountymd.gov>; Robert Kronenberg <robert.kronenberg@montgomeryplanning.org>; Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>; Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>
Cc: gjsimone@gmail.com; caroljeanhan@gmail.com; jjlim105@gmail.com; matthew.rooney1@gmail.com

kimberly.rooney7@gmail.com; Kobylski, Linda <Linda.Kobylski@montgomerycountymd.gov>; jd.jcarr@gmail.com; funhair2004@yahoo.com; kentege@gmail.com; soltykan@hotmail.com

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All,

Attached please find the Show Cause Order in follow-up to the remote status hearing held 10/29/25. Please see the OZAH website for updated exhibits

<https://www.montgomerycountymd.gov/OZAH/hearings/virtual-meeting.html> under CU 16-11.

The next hearing date will be held remotely on Friday, November 7, 2025, at 9:30 am and the link to join the remote hearing is also on the OZAH website.

Katy Byrne

Kathleen E. Byrne
Director/Hearing Examiner
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Montgomery County, Maryland
100 Maryland Avenue, Room 200
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