

**From:** [Robeson Hannan, Lynn](#)  
**To:** [Johnson, Nana](#)  
**Cc:** [Berry, Nic](#)  
**Subject:** FW: CU 23-12, Brookstone  
**Date:** Friday, February 16, 2024 10:08:36 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)

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Nana, I sent this to Nick, but please download into the F Dive

*Lynn Robeson Hannan  
Director  
Office of Zoning and Administrative Hearings  
100 Maryland Avenue, Room 200  
Rockville, MD 20850  
(240) 777-6660*

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**From:** Beall, Mark <Mark.Beall@montgomeryplanning.org>  
**Sent:** Friday, February 16, 2024 6:45 AM  
**To:** Robeson Hannan, Lynn <Lynn.RobesonHannan@montgomerycountymd.gov>  
**Cc:** Butler, Patrick <patrick.butler@montgomeryplanning.org>; Soo Lee-Cho <sleecho@bregmanlaw.com>  
**Subject:** RE: CU 23-12, Brookstone

**[EXTERNAL EMAIL]**

Good Morning,

Please see my responses below in red. Please let us know if you need anything else. Have a great day!



**Thank you,  
Mark Beall**  
**Zoning, Public Projects & Ag Initiatives Section**  
**Zoning Planner | Upcounty Division**  
Montgomery County Planning Department  
2425 Reddie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[mark.beall@montgomeryplanning.org](mailto:mark.beall@montgomeryplanning.org)  
o: 301-495-1330



**WE'VE MOVED!**

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT  
2425 REEDIE DRIVE, WHEATON, MD 20902

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**From:** Robeson Hannan, Lynn <[Lynn.RobesonHannan@montgomerycountymd.gov](mailto:Lynn.RobesonHannan@montgomerycountymd.gov)>  
**Sent:** Wednesday, February 14, 2024 5:59 PM  
**To:** Beall, Mark <[Mark.Beall@montgomeryplanning.org](mailto:Mark.Beall@montgomeryplanning.org)>  
**Cc:** Butler, Patrick <[patrick.butler@montgomeryplanning.org](mailto:patrick.butler@montgomeryplanning.org)>; Soo Lee-Cho <[sleecho@bregmanlaw.com](mailto:sleecho@bregmanlaw.com)>  
**Subject:** CU 23-12, Brookstone

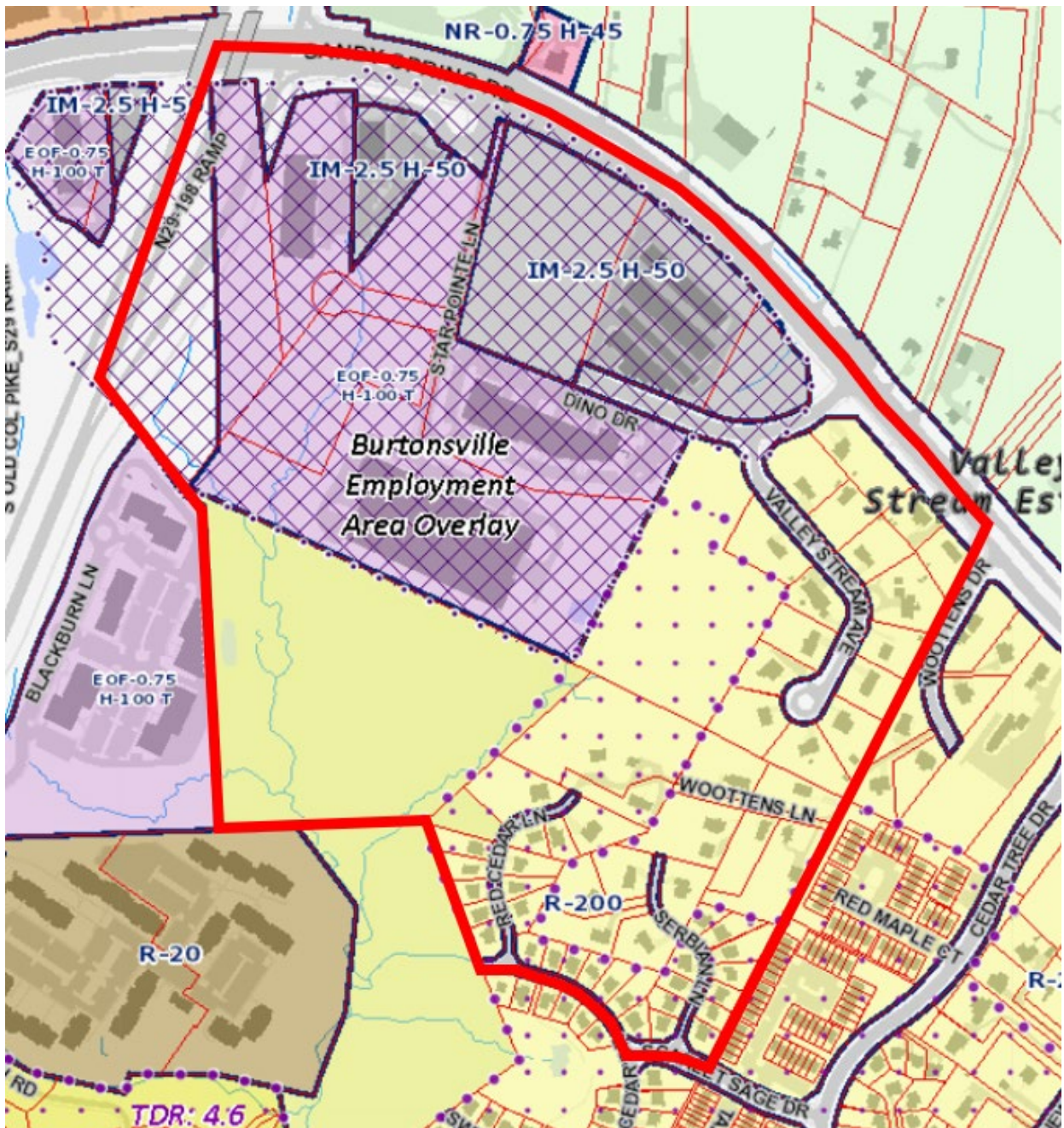
**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Mark and Ms. Lee-Cho, a couple more questions

Can you spell out the boundaries of the surrounding area? I can't tell which roads they follow or what the jagged lines are (e.g., property lines??)

**The north boundary is Sandy Spring Road and then the east boundary goes from north to south along a series of property lines between the properties that front on Valley Stream Avenue and the properties/subdivisions that front on Cedar Tree Drive. The southern boundary line then runs from the eastern boundary along Scarlet Sage Drive to Red Cedar Drive and then runs behind the properties fronting on Red Cedar Lane. The southern line continues across between two parcels of the Fairland Rec Park westerly towards the office park fronting on Blackburn Lane and then continues along that rear property line to Route 29, Columbia Pike. The western lot line continues up Route 29 and ties into the previously mentioned northern boundary line.**

Exhibit 42 (a)  
OZAH Case No: CU 23-12



The lighting plan should include illumination from lights on the exterior of the building—not just those in the drive aisle or parking area. Does your plan include these? If included, does this affect the measurements on the photometric plan?

The Staff Report (p. 14) states that the development is in the Derwood policy area. Isn't this in the Fairland policy area? Which adjustment was applied?  
**This was a typo. This is within the Fairland/Colesville Policy Area. All the numbers are still correct, it was just the wrong policy area.**

The existing master plan also recommends removal of TDRs. Is this tied into your Master Plan analysis? Does the draft plan alter the existing plan's recommendations?  
**While the 1997 Fairland Master Plan did not remove the TDR Overlay from the subject property, this Application did not utilize the TDR option of development; therefore, the TDR Overlay does not pertain to this application.**

The existing plan also states that special exceptions should maintain a residential character along Md. Route 198. How does this do that?  
**The Applicant is utilizing exterior facades and windows similar of what is found in residential house construction. The property sits at a lower elevation than the surrounding community. Thus, the proposed building will be a similar height as is allowed for other nearby houses based on height allowed by the zone. With the surrounding residential community zoned R-200, the houses could be as high as 45' to 50' depending on the individual lot areas.**

Thank you.

Best,

*Lynn Robeson Hannan*  
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For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>