

LMA H-149, Steven Robins and Elizabeth Rogers, counsel for the applicant, Glenmont Forest Investors, LLC, request a rezoning from the R-30 Zone to the CRF-1.75 (C-0.25, R-1.5, H-75) Zone.

The subject property is located at the southeast quadrant at the intersection of Randolph Road and Georgia Avenue (MD-97) in Silver Spring, Maryland, also known as Parcel A, Plat 6337 & Parcel B, Plat 8065 (Tax Accounts 13-00975447 & 13-00975436).

EXHIBIT LIST

1. Application
2. Authorization Letter
3. Draft Declaration of Covenants
4. Application Justification
5. Certified Zoning Map
6. Notice Mailing List
7. Financial Disclosure Statement
8. ID Plat
9. Legal description of metes and bounds
10. Floating zone plan
11. Floating Zone Application cover sheet
12. Existing Conditions
13. Map of the Glenmont neighborhood
14. Approved NRI/FSD
15. Subdivision Plan
16. Notes and Details
17. Road Sections
18. Public Open Space
19. Vehicular Circulation
20. Bicycle Circulation
21. Pedestrian Circulation
22. Height Exhibit
23. Phasing Plan
24. Traffic Study Oct. 2023
25. Notice of Public Hearing. Sent 5/14/24
26. Applicant's Pre-Hearing Statement. 5/15/24
27. Emails from Richard Takamoto to Council re: H-149, responded to by Livhu Nduo, considered ex parte. 5/21/24-5/23/24
28. Email from Sara Behanna responding to Richard Takamoto re: concerns expressed in Ex. 27. 5/23/24
29. REVISED EX. 11 – Floating Zone Application cover sheet. Submitted 5/23/24
30. REVISED EX. 10 – Floating Zone Plan. Submitted 5/23/24
31. REVISED EX. 12 – Existing Conditions Plan. Submitted 5/23/24

32. REVISED EX. 15 – Subdivision Plan. Submitted 5/23/24
33. REVISED EX. 16 – Notes & Details. Submitted 5/23/24
34. REVISED EX. 17 – Road Sections Plan. Submitted 5/23/24
35. REVISED EX. 18 - Public Open Space Plan. Submitted 5/23/24
36. REVISED EX. 19 – Vehicular Circulation Plan. Submitted 5/23/24
37. REVISED EX. 20. – Bicycle Circulation Plan. Submitted 5/23/24
38. REVISED EX. 21 – Pedestrian Circulation Plan. Submitted 5/23/24
39. REVISED EX. 22 – Height Exhibit. Submitted 5/23/24
40. REVISED EX. 24. – LATR 3/26/24. Submitted 5/23/24
41. Sight Distance, Erskine Ave. at Glenallan Ave. Submitted 5/23/24
42. Sight Distance, Erskine Ave. at Randolph Rd. Submitted 5/23/24
43. Sight Distance, Street A at Randolph Rd. Submitted 5/23/24
44. Sight Distance Exhibit. Submitted 5/23/24
45. REVISED EX. 4 – Revised Application Justification. Submitted 5/23/24
46. Planning Board Recommendation (6/3/24) and Technical Staff Report (5/20/24)
47. Hearing Presentation from Liz Rogers. 6/7/24
48. Letter of Opposition from Beverly O’Brien. 6/11/24
49. Letter of Opposition from Lindsay Roe. 6/11/24
50. Letter of Opposition from Jan-Paul Kopinski. 6/12/24
51. Letter of Opposition from 6 community members. 6/12/24
 - List of Signatories:
 1. Linda Bidlack and David Naden 2020 Wallace Ave.
 2. Jan-Paul Kopinski 2010 Wallace Ave.
 3. Maya Williams 2022 Wallace Ave.
 4. Angel Betancourt 2012 Wallace Ave.
 5. Farah Nageer-Kanthor 2003 Glenallan Ave.
 6. Miranda Carrington 2032 Wallace Ave.
52. Letter of Opposition from 7 community members. 6/12/24
 - List of Signatories:
 1. Leopoldo Villegas 2008 Glenallan Ave.
 2. Bradley Larsen 2006 Wallace Ave.
 3. Cecilia Castro de & Jeffrey Anderson 2009 Erskine Ave.
 4. Etienne Marcoux 2005 Erskine Ave.
 5. Lindsay Roe 2005 Erskine Ave.
 6. Beverly O’Brien 2012 Glenallan Ave.
53. Letter of Opposition from Etienne Marcoux. 6/12/24
54. Letter of Opposition from Cecilia Castro de Anderson. 6/12/24
55. Letter of Opposition from Leopoldo Villegas. 6/12/24
 - (a) Email re: dissemination of information 6/12/24
56. Letter of Opposition from Maya Williams. 6/12/24
57. Affidavit of Posting. Received at hearing 6/14/24
58. Updated Declaration of Covenants. Received at hearing 6/14/24
59. Forest Conservation Plan. Received at hearing 6/14/24

60. Drainage Area Pictures. Received at hearing 6/14/24
61. Existing Drainage Area. Received at hearing 6/14/24
62. Proposed Drainage Area. Received at hearing 6/14/24
63. Letter of Opposition from Richard Takamoto
64. Letter of Opposition from James Johnston 6/4/24
65. Letter of Opposition from Vicki Vergagni
66. Vicki Vergagni Written Testimony
67. Letter of Opposition from Linda Bidlack. 6/14/24
68. Resolution from Planning approving the FCP. Sent 6/28/24
69. Applicant's Closing Statement. 7/3/24
70. Email from Katy Byrne to all parties who provided an email address about becoming an Official party of record. 7/9/24