

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS FOR  
MONTGOMERY COUNTY, MARYLAND**

**Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
(240) 777-6660/fax (240) 777-6665  
<http://www.montgomerycountymd.gov/ozah/>**

**Local Map Amendment Case No. H-156  
Tri Pointe Homes DC Metro Inc.**

**NOTICE OF PUBLIC HEARING**

Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH) will hold a public hearing on **Thursday, February 6, 2025 at 9:30A.M.**, or as soon thereafter as this matter can be heard. The applicant, Tri Pointe Homes DC Metro Inc., requests a rezoning from the IM-2.5 Zone to the CRNF-1.25, C-0.0, R-1.25, H-60' Zone.

The subject property is located at 7501-7515 Standish Place, 7519 Standish Place, 7529 Standish Place, 7609-7623 Standish Place in Derwood, Maryland 20855, also known as Parcel D in the Gude North subdivision, Plat 13905 (Tax Account 04-02224811).

Those wishing to attend **in person** should go to the Stella B Werner Council Office Building, Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland 20850. Those wishing to attend **virtually** may click on the link titled "Public Hearing Remote Access and Exhibits" on OZAH's website. Remote participation will be via Zoom. The same link also includes OZAH's procedures and instructions participating by Zoom. You do not need to sign up in advance to testify or view the hearing but should access the meeting link at least one-half hour in advance so the moderator may check you in. Pre-filed exhibits can be viewed by clicking on the case number.

The following procedures in addition to OZAH's Land Use Rules of Procedure (on its website) govern hybrid hearings:

- Any party submitting documentary evidence for the record must file electronic copies of their submissions by email ([ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov)), at least two business days prior to the public hearing. County security policy prohibits OZAH from accepting electronic documents via thumb drives or other external devices. In addition to electronic copies, paper copies must also be sent by U.S. mail, postmarked the day of the email.
- Anyone that wishes to testify must have a camera enabled on their device. You may not be able to testify if you do not have a camera or are not in person.

OZAH staff work a hybrid schedule of remote and in office days. You may review the application online at <https://montgomeryplanning.org/development> under the application number H-156. If you wish to review the full file (all submission in the case) before it is published on the website or have other questions, please contact OZAH staff at (240) 777-6660 or [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov).

*Continued*

**Exhibit 29  
H-156**

The Planning Board held a public meeting on the local map application on December 19, 2024. Details of that meeting can be found at <https://montgomeryplanningboard.org/agenda-item/december-19-2024/> and scrolling down to Item 5. You may call (301) 495-4610 to speak with Planning Staff.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, or (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Amended Land Use Rules of Procedure. These Rules may be found on OZAH's website listed above. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing. Deadlines for submissions are close of business (5:00 p.m.) on the date due. If the County is not open on the date due, the deadline is 5:00 p.m. on the next business day.

Any party submitting documentary evidence for the record must file electronic copies of their submissions by email. Paper copies must also be sent by U.S. mail, postmarked the day of the email. This includes all amended filings.

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses appear in their individual capacity.

Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. See OZAH Rule 3.1.

If you need services to participate in a public hearing, please contact this Office no less than seven (7) days before the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing us at [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov). OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days before the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this 24<sup>th</sup> day of December, 2024 to:

Patrick O'Neil, Counsel to the Applicant  
IP DSC Moco Metro Park LLC, Attention, Michael Murillo  
Abutting and confronting property owners (or a condominium's council of unit owners, if applicable)  
Any municipality within a half mile of the site  
Registered Civic, Homeowners and Renters Associations within a half mile of the site  
Erin Fowler and Matthew Folden, MNCPPC  
Montgomery County Public Schools (MCPS)  
Washington Area Transit Authority (Metro)  
Washington Suburban Sanitary Commission (WSSC)  
Montgomery County Department of Permitting Services  
Livhu Ndou, Senior Legislative Attorney, Montgomery County Council

Office of Zoning and Administrative Hearings



---

Khandikile Mvunga Sokoni  
Hearing Examiner