

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850  
<http://www.montgomerycountymd.gov/ozah/index.html>  
Phone: (240) 777-6660; Fax (240) 777-6665**

**Exhibit 27  
CU 16-11**

**CASE NO. CU 16-11 – GARRETT GATEWAY PARTNERS, LLC,**

**ORDER IN RESPONSE TO MARCH 13, 2025  
FOLLOW-UP SHOW CAUSE HEARING**

Pursuant to the Show Cause Order dated March 13, 2025, the Hearing Examiner held a remote hearing on April 10, 2025 in follow-up to the remote show cause hearing held with the parties on March 13, 2025.

On Wednesday, April 9, 2025 Mr. Dean Packard emailed the Hearing Examiner indicating that all the money was in place to move forward with the required work, and he presented a 30-day schedule of items to complete. Exhibit 23.

On Thursday, April 10, 2025 Greg Nichols attended on behalf of DPS and Josh Kaye attended on behalf of Planning. Several community members were also present and participated in asking questions. Mr. Packard explain the source of the financing and his plan for the work on the site. Several community members expressed concern of the lack of proof of funding and expressed concern regarding whether Mr. Packard could complete all the work required.

Based on the testimony heard on April 10, 2025, the Hearing Examiner **ORDERS** as follows:

1. That, DPS and Planning continue on the path the required to “call in” the respective bonds held by each agency to complete the work required at “Cashell Estates” to bring the subject property into compliance with CU 16-11 Garrett Gateway Partners, LLC; and further

2. That, Dean Packard provide proof of funding bring the subject property into compliance; and further
3. That, Dean Packard by close of business on **Tuesday, April 15, 2025**, submit to the Hearing Examiner and representatives of DPS and Planning an updated “Site Cost Work to Finish Project” including, but not limited to the following information:
  - a. item to be completed,
  - b. description of the item,
  - c. status of completion,
  - d. cost of work,
  - e. priority and
  - f. contractor hired to do the work; and further
4. That, Dean Packard email the Hearing Examiner and representatives of DPS and Planning by close of business on **Tuesday April 15, 2025** proof of funding; and further
5. That, no work shall begin on the subject property by any contractor without either that contractor or Mr. Packard first notifying and scheduling the work with DPS and Planning; and further
6. That, Mr. Packard shall notify the community members no later than 48 hours before the start of any construction on the subject property; and further
7. That, any applications or pending approvals related to development, construction, permits, work, etc. on Phase II of this “Design for Life” project with either Planning or DPS shall halt until the Hearing Examiner determines that the terms of CU 16-11 and the related Preliminary Plan are satisfied, and further
8. That, Dean Packard on behalf of Garrett Gateway Partners, LLC and representatives of DPS and Planning appear REMOTELY via Teams before the Hearing Examiner with Office of Zoning and Administrative Hearings on Wednesday, **May 14, 2025 at 9:30 am** for a hearing regarding the status the work at the site and the status of the County Bonds.

It is so ORDERED, this 29<sup>th</sup> day of April 2025.



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Kathleen E. Byrne  
Hearing Examiner

Copies sent via email to:

Dean Packard for Garrett Gateway Partners, LLC

Barbara Jay, Executive Director

Montgomery County Board of Appeals

Robert Kronenberg, Deputy Director, Planning

Mark Beall, Planning

Patrick Butler, Planning

Josh Kaye, Planning

Ehsan Motazedi, Division Chief, Zoning & Site Plan Enforcement, DPS

Greg Nichols, Manager, SPES, Zoning & Site Plan Enforcement, DPS

Victor Salazar, Program Manager II, Zoning & Site Plan Enforcement, DPS

Elana Robinson, Assistant County Attorney, Office of the County Attorney

Community members present during the 7/12/24, 10/17/24, 11/20/24, 12/19/24,  
1/23/25, 2/27/25, 3/13/25 and 4/10/25 hearings