

**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/>**

LMA H-149, GLENMONT FOREST INVESTORS, LLC

NOTICE OF PUBLIC HEARING OF REMAND

On June 3, 2025, Judge Kevin G. Hessler for the Circuit Court for Montgomery County Maryland Ordered the above referenced local map amendment be remanded to the Hearing Examiner on two specific issues. Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH) will hold a public hearing consistent with the Court's Order on **Tuesday, December 9, 2025 at 9:30A.M.**, or as soon thereafter as this matter can be heard pursuant to the Court's Order.

The only issues before OZAH are as follows:

1. Adequacy of Public Schools. The Hearing Examiner is to permit further testimony and evidence by the parties and other permitted participants to provide an adequate factual basis to support a recommendation to Council on this issue.
2. Compatibility with respect to the community to the north. The Hearing Examiner is to permit further testimony and evidence by the parties and any other permitted participants to create an adequate record upon which to make any required determination about the LMA's compatibility with the neighborhood to the north.

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).

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 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), 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.

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

OZAH staff work a hybrid schedule of remote and in office days. You may review the remand documents online at <https://montgomeryplanning.org/development> under the application number H149. 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 Nana Johnson at (240) 777-6660 or email ozah@montgomerycountymd.gov.

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 Rules 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.

Notices forwarded this 10th day of November, 2025 to:

Steven Robins and Elizabeth Rogers, Counsel to the Applicant
Michele Rosenfeld, Counsel for the Opponents
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
Emily Tettelbaum, MNCPPC
Montgomery County Public Schools (MCPS)
Washington Area Transit Authority (Metro)
Washington Suburban Sanitary Commission (WSSC)
Montgomery County Department of Permitting Services
Livhu Ndou, Legislative Attorney, Montgomery County Council

K Byrne

Kathleen Byrne
Hearing Examiner