

From: [Heidi Otradovec](#)
To: [Sokoni, Khandikile Mvunga](#)
Cc: [Michele Rosenfeld](#); [Elizabeth Rogers](#); [Keith C Nusbaum](#); [Natalie Walker](#); [Fleit Family](#); [Deb Gonski](#); [Laurie Checco](#); [Larry Checco](#); [James Touhey](#); [Clifford Laufer](#); [Logan Kelso](#); [Pat Baldini](#); [Edmond B French](#); [William Kassman](#); [Peter Garvin](#); [Ann Link](#); [Regina Ottaviani](#); [Ivonne C. Lindley](#); [Austin Holloway-Jones](#); [Candace Anderson](#); [Susan Biddle](#); [Danette Laura](#); [Ayana Machen](#); [D Phan](#); [Christine Bergeron](#); [Oscar Navarrete](#); [Lorraine Nacson](#); [Greg Golden](#); [Debra Tipton](#); [Alfred Carr](#); [Erin E. Girard](#); [Leftwich, Troy](#); [Vincent G. Biase](#); [Joshua Sloan](#); [Dan Wilhelm](#); [Kyle Smiddle](#); [Mencarini, Katherine](#); [Sanders, Carrie](#); [Johnson, Nana](#); [Guisao-Ospina, Jony](#); [Office of Zoning and Administrative Hearings](#)
Subject: Re: Notley Road LMA H-159: Opportunity to Testify 1/27/26
Date: Tuesday, January 13, 2026 11:23:21 PM

[EXTERNAL EMAIL]

Hearing Examiner Sokoni,

I communicated my intent to testify at the first hearing, and was able to take leave from work to virtually attend the hearings so far. Unfortunately, due to a conflict in my work schedule, I am unable to attend the hearing on January 15th to testify. Therefore I am kindly asking for the opportunity to testify at the next scheduled hearing on January 27th.

I appreciate your consideration.

Respectfully,
Heidi Otradovec
Notley Road resident

On Jan 12, 2026, at 11:14 AM, Sokoni, Khandikile Mvunga
<Khandikile.Sokoni@montgomerycountymd.gov> wrote:

Good Morning Ms. Rosenfeld,

I wish to confirm receipt of this. It will be uploaded to the website with the substitution noted.

Kind regards,
Khandikile

<image001.png> Khandikile Mvunga Sokoni
Director/Hearing Examiner
Office of Zoning & Administrative
Hearings
100 Maryland Ave
Suite 200
Rockville MD 20850
Telephone: 240-777-6664

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Monday, January 12, 2026 10:22 AM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>; Elizabeth Rogers <ecrogers@lercheearly.com>; Keith C Nusbaum <knusbaum@gmail.com>
Cc: Natalie Walker <natalielynnwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco

<larry.checco@gmail.com>; James Touhey <touheyfamily@outlook.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <ILindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheid99@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Biase, Vincent G. <vgbiase@lercheearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Subject: Re: Notley Road LMA H-159: New submissions

[EXTERNAL EMAIL]

Hearing Examiner Sokoni:

Please enter the attached as a replacement exhibit for Exhibit 86 (Nottingham Woods certified site plan), and delete the one currently on file.

The only change to this exhibit is the addition of page numbers at the top each page, for ease of reference during the hearing.

I will have a paper copy delivered to your office today.

Respectfully,

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
240-403-2653 (main office)
301-204-0913 (direct)
301-519-8001 (fax)
Office Hours: M-F 8:30 - 5:00
<image002.png>

From: Michele Rosenfeld <michele@marylandpropertylaw.com>
Sent: Tuesday, January 6, 2026 4:00 PM
To: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>; Elizabeth Rogers <ecrogers@lercheearly.com>; Keith C Nusbaum <knusbaum@gmail.com>
Cc: Natalie Walker <natalieliynwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; James Touhey <touheyfamily@outlook.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <ILindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaaggolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eegirard@lercheearly.com>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Biase, Vincent G. <vgbiase@lercheearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Subject: Notley Road LMA H-159: New submissions

Hearing Examiner Sokoni:

Please enter the attached materials (also available at the link below) that my clients GCCA (by Dan Wilhelm, President) and/or Kyle Smiddie will reference during the course of their testimony in this case.

These materials are a matter of public record and were downloaded from Park and Planning's DAIC website.

The site plan relates to the townhome development shown on Exhibit 23 (the applicant's delineated neighborhood).



[Nottingham Woods Certified Site Plan.pdf](#)

Respectfully,

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
240-403-2653 (main office)
301-204-0913 (direct)
301-519-8001 (fax)

Office Hours: M-F 8:30 - 5:00

<image002.png>

From: Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Sent: Tuesday, December 2, 2025 7:43 AM
To: Elizabeth Rogers <ecrogers@lerchearly.com>; Keith C Nusbaum <knusbaum@gmail.com>
Cc: Natalie Walker <natalielynnwalker@gmail.com>; Fleit Family <mmkwmail-family@yahoo.com>; Deb Gonski <djgonski@yahoo.com>; Laurie Checco <lauriechecco@gmail.com>; Larry Checco <larry.checco@gmail.com>; James Touhey <touheyfamily@outlook.com>; Clifford Laufer <claufer@mindspring.com>; Logan Kelso <logan.kelso@vikamd.com>; Pat Baldini <pbaldini1819@gmail.com>; Michele Rosenfeld <michele@marylandpropertylaw.com>; Edmond B French <edbonfrench2000@yahoo.com>; William Kassman <bill@kassman.net>; Peter Garvin <pfgarvin3@gmail.com>; Ann Link <keldlink@yahoo.com>; Regina Ottaviani <ctcwash@verizon.net>; Ivonne C. Lindley <Ilindley@steinsperling.com>; Austin Holloway-Jones <austinhollowayjones@gmail.com>; Candace Anderson <candacesmanderson@gmail.com>; Susan Biddle <susanbiddle@gmail.com>; Laura Danette <ladansette@aol.com>; Ayana Machen <ayanacm8@yahoo.com>; D Phan <dgphanmore@gmail.com>; Christine Bergeron <cbergero@vt.edu>; Heidi Otradovec <mattandheidi99@gmail.com>; Oscar Navarrete <oscar.navarrete6984@gmail.com>; Lorraine Nacson <lnacson@yahoo.com>; Greg Golden <aaagolden@msn.com>; Debra Tipton <debratipton515@gmail.com>; Alfred Carr <alfred.carr@gmail.com>; Girard, Erin E. <eggirard@lerchearly.com>; Leftwich, Troy <Troy.Leftwich@montgomeryplanning.org>; Biase, Vincent G. <vgbiase@lerchearly.com>; Joshua Sloan <josh.sloan@vikamd.com>; Dan Wilhelm <djwilhelm@verizon.net>; Kyle Smiddie <ksmiddie2@gmail.com>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Subject: TWO HOUR DELAY - Notley Road LMA H-159

The Hearing start time is delayed by two hours. **Today's hearing will start at 11:30 AM** in the same location as previously announced.

OZAH Weather Policy is to follow the weather-related closings/delays as the Montgomery County Public Schools (MCPS):

"Weather Policy: When Montgomery County Schools are closed due to the weather, public hearings will not be held. When Montgomery County Schools announce a late opening, public hearings will be correspondingly delayed."

<https://www.montgomerycountymd.gov/OZAH/index.html>

Out of an abundance of caution MCPS has posted a two-hour weather-related delay. This morning's OZAH is correspondingly delayed by two hours.

Wishing you all safe commutes.

Sincerely,
Khandikile

<image001.png> Khandikile Mvunga Sokoni
Director/Hearing Examiner
Office of Zoning & Administrative
Hearings
100 Maryland Ave
Suite 200
Rockville MD 20850
Telephone: 240-777-6664

