

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:
September 4, 2007

CALL TO PODIUM:

Greg Ossont

RESPONSIBLE STAFF:

**Greg Ossont, Director,
Planning and Code
Administration**

**Trudy Schwarz, Community
Planning Director**

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	Aug 15, 2007
	Aug 22, 2007
Hearing Date	Sept 4, 2007
Record Held Open	
Policy Discussion	

TITLE: Text Amendment T-382

JOINT PUBLIC HEARING – T-382 – An ordinance to amend Chapter 24 of the City Code (City Zoning Ordinance), Article III, “Regulations Applicable to particular Zones,” Division 15, “I-3, Industrial and Office Park,” §24-143, “Uses Permitted by Right,” to add new §§ 24-143(12) and 24-143(13), so as to allow Full Service and Limited Service Hotels as Permitted Uses in the I-3 Zone if certain conditions are met.

SUPPORTING BACKGROUND:

Staff has been working with Monument Realty on an amendment to their approved office park plan which is located north of the IBM/Lockheed Martin campuses on North Frederick Avenue.

The proposed amendment includes a hotel. Staff believes that there is merit in expanding the permitted uses of the I-3 zone to allow certain hotel types within the Frederick Avenue Corridor Employment District as it will reduce vehicle trip generation and also provide after business hours activity.

Staff Presentation: 2 minutes

Attachments: Index of Memoranda and Exhibits

DESIRED OUTCOME:

Conduct Public Hearing

Staff recommends the Planning Commission hold the record open twenty-two days until 5 PM on September 26, 2007 with anticipated recommendation on October 3, 2007.

Staff recommends the City Council hold the record open until 5 PM on October 8, 2007 with anticipated policy discussion on October 15, 2007.

INDEX OF MEMORANDA

T-382

1. Application
2. Draft Ordinance
3. Letter to *Gaithersburg Gazette* dated August 10, 2007, requesting a Legal Ad for August 15 and 22, 2007, issues. Fax and email printed communications are same
4. Notice of September 4, 2007, joint public hearing to interested parties on August 14, 2007. Labels for people notified
5. Section 24-1, Definitions of Hotels from the Zoning Ordinance
6. Pages 16 and 17 of the Frederick Avenue Corridor 2001, Special Study Area, depicting the Northern Employment District
7. Memorandum with attachments, dated August 1, 2007, from Greg Ossont, Director of Planning and Code Administration to the Mayor and City Council re: Proposed Text Amendment
8. Minutes of the August 20, 2007, Mayor and City Council Meeting
9. Certified copy of the Notice of Public Hearing as it appear in the August 15 and 22, 2007, issues of the *Gaithersburg Gazette*
10. Mayor and Council Cover Sheet for September 4, 2007, Joint Public Hearing

TEXT AMENDMENT TO THE ZONING ORDINANCE

In accordance with Article VIII,
Section 24-194, 195, 197, and 198 of the City Code

Application Number	T-382
Filing Date	8/7/07
P.C. Hearing	Sept. 4, 2007
M&C Hearing	Sept. 4, 2007
Decision	
Decision Date	

Application is hereby made to the

- City Planning Commission, or
- Mayor and City Council

for a change in the text of the Zoning Ordinance of the City of Gaithersburg, Maryland.

This change involves Article III, Section 24-143
to be amended per the attached ordinance.

Applicant/Staff Person Greg Ossont Date 8/7/07

Address 31 South Summit Avenue



Ordinance No. _____

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE, ENTITLED "ZONING," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 15, ENTITLED, "I-3 ZONE, INDUSTRIAL AND OFFICE PARK," § 24-143, ENTITLED, "USES PERMITTED BY RIGHT," TO ADD §§ 24-143(12) AND 24-143(13), SO AS TO ALLOW FULL SERVICE AND LIMITED SERVICE HOTELS AS PERMITTED USES IN THE I-3 ZONE IF CERTAIN CONDITIONS ARE MET

Text Amendment T-382

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that Chapter 24 of the City Code, Article III, Division 15 is hereby amended to read as follows:

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES.

* * * * *

DIVISION 15. I-3 ZONE, INDUSTRIAL AND OFFICE PARK

* * * * *

Sec. 24-143. Uses permitted by right.

The following uses are permitted by right in the I-3 Zone:

* * * * *

(12) Hotel, full service, subject to the following provisions:

- a. The property lies in a designated Employment District of an adopted Land Use Plan.
- b. The hotel is part of a larger office complex and contains not more than twenty percent (20%) of the total square footage of the complex.

(13) Hotel, limited service, subject to the following provisions:

- a. The property lies in a designated Employment District of an adopted Land Use Plan.

<p>Boldface <u>Underlining</u> [Single boldface brackets] <u>Double underlining</u> [[Double boldface brackets]] ***</p>	<p><i>Heading or defined term.</i> <i>Added to existing law by original bill.</i> <i>Deleted from existing law by original bill.</i> <i>Added by Amendment.</i> <i>Deleted from existing law or the bill by amendment.</i> <i>Existing law unaffected by bill.</i></p>	<div style="border: 2px solid black; padding: 5px;"> <p style="font-size: small; margin: 0;">FENGAD-Bayonne, N. J.</p> <p style="font-size: x-large; font-weight: bold; margin: 0;">JOINT EXHIBIT</p> <p style="font-size: x-large; margin: 0;">2</p> <p style="font-size: x-large; margin: 0;">T-382</p> <p style="font-size: x-large; margin: 0;">9/14/07</p> </div>
--	---	--

b. The hotel is part of a larger office complex and contains not more than twenty percent (20%) of the total square footage of the complex.

ADOPTED this _____ day of _____, 2007 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this _____ day of _____, 2007. APPROVED by the Mayor of the City of Gaithersburg, this _____ day of _____, 2007.

SIDNEY A. KATZ, MAYOR

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City County of Gaithersburg, in public meeting assembled, on the _____ day of _____, 2007, and that the same was approved by the Mayor of the City of Gaithersburg on the _____ day of _____, 2007. This Ordinance will become effective on the _____ day of _____, 2007.

David B. Humpton, City Manager

Boldface
Underlining
[Single boldface brackets]
Double underlining
[[Double boldface brackets]]

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill.
Added by Amendment.
Deleted from existing law or the bill by amendment.
Existing law unaffected by bill.



Gaithersburg
A CHARACTER COUNTS! CITY

August 9, 2007

Ashby Tanner
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Tanner:
Please publish the following legal advertisement in the **August 15 and August 22, 2007**, issues of the *Gaithersburg Gazette*.

Sincerely,

Greg Ossont, Director
Planning and Code Administration

ASSIGN CODE: T-382 Acct# 133649

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on T-382, filed by Greg Ossont on behalf of the Mayor and City Council, on

**TUESDAY
SEPTEMBER 4, 2007
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests an amendment to Chapter 24 of the City Code (City Zoning Ordinance), Article III, entitled "Regulations Applicable to particular Zones," Division 15, entitled, "I-3, Industrial and Office Park," §24-143, entitled, "Uses Permitted by Right," to add new §§ 24-143(12) and 24-143(13), so as to allow Full Service and Limited Service Hotels as Permitted Uses in the I-3 Zone if certain conditions are met.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or at www.gaithersburgmd.gov.

Greg Ossont, Director
City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
Planning and Code Administration • TTY 301-258-6430 • cityhall@gaithersburgmd.gov • www.gaithersburgmd.gov

tws

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley E. Alster
Geraldine F. Edens
Henry I. Marcotta, Jr.
John B. Schlutting
Michael A. Sesma

CITY MANAGER
David B. Humpton

PENGAD 800-631-6889
JOINT EXHIBIT
3
T-382 9/4/07

MODE = MEMORY TRANSMISSION

START=AUG-10 10:30

END=AUG-10 10:32

FILE NO.=938

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	<11>	GAZ LEG	003/003	00:00:57

-THE CITY OF GAITHERSBURG -

***** -PLAN AND CODE - ***** 3012586336- *****



Gaithersburg
A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: LEGALS - Ashby Tanner

GAITHERSBURG GAZETTE

FAX NO.: 301-670-7136

FROM: MYRIAM GONZALEZ

PLANNING AND CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: AUG 10-07 TIME: 9:18 AM

NO. OF PAGES ATTACHED: 2

MESSAGE: PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING
IN THE **AUG 15 and 22, 2007**, ISSUES OF THE
GAITHERSBURG GAZETTE. THANK YOU.

**IF YOU EXPERIENCE DIFFICULTY IN RECEIVING THIS TRANSMISSION,
PLEASE CALL 301-258-6330**

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD 20877-2098
plancode@gaitHERSBURGMD.GOV www.gaitHERSBURGMD.GOV

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
John B. Schlichting
Stanley J. Alster
Ceraldine E. Edens
Henry F. Marraffa, Jr.
Michael A. Sesma

CITY MANAGER
David B. Humpton



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting: **MAYOR AND CITY COUNCIL**
Application Type: **TEXT AMENDMENT**
File Number: **T-382**
Applicant: **GREG OSSONT FOR MAYOR & CITY COUNCIL**
Day/ Date/Time: **TUESDAY, SEPTEMBER 4, AT 7:30 P.M.**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*****IMPORTANT *****

This is a proposal to amend Chapter 24 of the City Code (City Zoning Ordinance), entitled "Zoning," Article III, entitled, "Regulations Applicable to particular Zones," Division 15, entitled, "I-3, Industrial and Office Park," §24-143, entitled, "Uses Permitted by Right," to add new §§ 24-143(12) and 24-143(13), so as to allow Full Service and Limited Service Hotels as Permitted Uses in the I-3 Zone if certain conditions are met. (A copy of the draft ordinance can be viewed at www.gaithersburgmd.gov.) This is an opportunity to publicly participate, other than providing written testimony that must be submitted before the public hearing record closes. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

View Mayor and City Council and Planning Commission meetings live on Gaithersburg Television, Comcast Channel 13 within the City limits, or via streaming video at www.gaithersburgmd.gov/tv. Meetings are rebroadcast for one week on television, and are archived within 24 hours for viewing at any time on the City's website.

CITY OF GAITHERSBURG

By

Greg Ossont, Director
Planning and Code Administration



NOTICES SENT THIS 14TH DAY OF AUGUST, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration Department.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

REGIONAL PLANNER
MD DEPT OF PLANNING
301 W PRESTON ST
BALTIMORE MD 21201-2305

MARYLAND MUNICIPAL LEAGUE
1212 WEST STREET
ANNAPOLIS MD 21401

EXECUTIVE DIRECTOR
GGCC
4 PROFESSIONAL DR STE 132
GAITHERSBURG MD 20879

NELLIE MASKAL
M-NCPPC
8787 GEORGIA AVE
SILVER SPRING MD 20910

MONTGOMERY CO MARYLAND
101 MONROE ST
ROCKVILLE MD 20850

MD STATE HWY ADMIN
9300 KENILWORTH AVE
GREENBELT MD 20770

Neil Harris
KENTLANDS CITIZENS ASSEMBLY
349 MAIN ST.
GAITHERSBURG MD 20878

Carol Blum-Gordon
ROSEMONT CITIZENS ASSOC
9200 ROSEMONT DRIVE
GAITHERSBURG MD 20877

Rich Brancato
LAKELANDS MAIN ST. CONDOS
647-A MAIN STREET
GAITHERSBURG MD 20878

Paul Cassidy
GREENS OF WARTHER
178 BENT TWIG LANE
GAITHERSBURG MD 20878

James Crank
PARK SUMMIT CONDOMINIUM
303 PALMSRING DRIVE
UNIT #11
GAITHERSBURG MD 20878

Kathy Donnelly
NO. 8 RUSSELL AVE. CONDOMINIUMS
8 RUSSELL AVENUE
UNIT # 202
GAITHERSBURG MD 20877

Jan Erickson
BENNINGTON COMM. ASSOC.
29 GOODPORT LANE
GAITHERSBURG MD 20878

Mark Hackman
SHADY GROVE III COMM.ASSOC.
64 APPLESEED LANE
GAITHERSBURG MD 20878

Ron Heckman
NEWPORT ESTATES SEC.I
8 MICHAEL COURT
GAITHERSBURG MD 20877

Jed Ivory
FIRESIDE CONDOMINIUM
110 DUVALL LANE
UNIT #101
GAITHERSBURG MD 20877

Tom Armstrong
JOAN'S HILL
108 LONGDRAFT ROAD
GAITHERSBURG MD 20878

Andrew Bove
BRIGHTON HOA
157 BRALAN LANE
GAITHERSBURG MD 20877

Troy Carbaugh
VILLAGE OVERLOOK IIB
435 CHRISTOPHER AVENUE
UNIT # 22
GAITHERSBURG MD 20879

Cynthia Changuris
VILLA RIDGE CONDOMINIUM
414 GIRARD STREET
GAITHERSBURG MD 20877

Michelle Maher
SHADY GROVE VILLAGE COMM. COUNCIL
CORP
138 GOLD KETTLE DRIVE
GAITHERSBURG MD 20878

Stuart Dross
MUDDY BRANCH HOA
326 ALDERWOOD DRIVE
GAITHERSBURG MD 20878

Glynn Fox
KENTLANDS VIEW CONDOMINIUM
304 RIDGEPPOINT PLACE
UNIT #22
GAITHERSBURG MD 20878

Donna Hanner
CROSS GREEN CONDO'S
334 B CROSS GREEN ST
GAITHERSBURG MD 20878

Dale Hemke
AUDUBON SQUARE HOA
524 CAROUSEL COURT
GAITHERSBURG MD 20877

Dick Jones
VILLAGE OVERLOOK
411 CHRISTOPHER AVENUE
UNIT #13
GAITHERSBURG MD 20879

Andrea Barsi
SENECA MEWS
103 TWELVE OAKS DRIVE
GAITHERSBURG MD 20878

Luke Brami
WASHINGTONIAN WOODS
101 CANFIELD HILL DRIVE
GAITHERSBURG MD 20878

Susan Cordenas
BRIGHTON WEST CONDOS III
872 WEST SIDE DRIVE
GAITHERSBURG MD 20878

Shelby Compton
NEWPORT ESTATES SEC II
60 STATE COURT
GAITHERSBURG MD 20877

Catherine Dischner
TIMBERBROOK CONDO ASSOC.
119 TIMBERBROOK LANE
UNIT #103
GAITHERSBURG MD 20878

Jennifer Eisenfeld
PARK SUMMIT HOA
520 CORAL REEF DRIVE
GAITHERSBURG MD 20878

Neil Garson
KENTLANDS CONDO III
130 CHEVY CHASE STREET
UNIT #406
GAITHERSBURG MD 20878

Linda Harrison
MONTGOMERY MEADOWS
1024 TRAVIS LANE
GAITHERSBURG MD 20879

Alex Imirie
CAROLANN COURTS CONDO
22 TRENTO COURT
GAITHERSBURG MD 20877

Elayne Kabakoff
LAKELANDS RIDGE CONDO 3
311 HIGH GABLES DRIVE
UNIT #404
GAITHERSBURG MD 20878

Ralph Kantrowitz
COPPERFIELD CROSSING II
226 KENTLANDS BOULEVARD
UNIT #102
GAITHERSBURG MD 20878

Nan King
BRIGHTON EAST COND. I
514 WEST DEER PARK RD.
GAITHERSBURG MD 20877

Jennifer Lee
SHADY GROVE VILLAGE I
4 HYACINTH COURT
GAITHERSBURG MD 20878

Maggie Levy
LAKELANDS RIDGE HOA
310 HIGH GABLES DRIVE
#404
GAITHERSBURG MD 20878

Mary Louis
VILLAGE OVERLOOK IIA
423 CHRISTOPHER AVENUE
#32
GAITHERSBURG MD 20879

Evan Meyers
AMBERFIELD HOA
613 SUFFIELD DRIVE
GAITHERSBURG MD 20878

Tom Mills
HEATHWALK CONDOMINIUMS
704 -A MAIN STREET
GAITHERSBURG MD 20878

Jimmy Pennywell
BRIGHTON WEST COND. IV
1018 WEST SIDE DRIVE
GAITHERSBURG MD 20878

Linda Putterman
DIAMOND FARM HOMES CORP.
3 LONG MEADOW DRIVE
GAITHERSBURG MD 20878

Don Rounds
FOXWOOD HOA
6 BRIARSTONE LANE
GAITHERSBURG MD 20877

Ed Kawczynski
KENTLANDS CONDOMINIUM V
150 CHEVY CHASE STREET
UNIT # 205
GAITHERSBURG MD 20878

Duane Kirklin
LILAC GARDENS CONDOMINIUMS
4787 MID COUNTY COURT
MONROVIA MD 21770

Rupert LeRay
ORCHARD GLEN
120 LONGPOINT WAY
GAITHERSBURG MD 20878

Maggie Levy
LAKELANDS RIDGE CONDO 4
310 HIGH GABLES DRIVE
UNIT #404
GAITHERSBURG MD 20878

Nina Mall
KENTLANDS RIDGE CONDOMINIUM
152 KENDRICK PLACE
UNIT #22
GAITHERSBURG MD 20878

Gloria Mike
STRATFORD MEWS CONDO
577 WEST DIAMOND AVENUE
GAITHERSBURG MD 20877

Thomas O'Connor
GREENS OF WARTHER
111 BENT TWIG LANE
GAITHERSBURG MD 20878

Ryan Pinson
BOZZUTO CONDOMINIUMS
87 CHEVY CHASE STREET
GAITHERSBURG MD 20878

Clarence Rogers
LAKELANDS HEATHWALK COND
206-A HEATHWALK STREET
GAITHERSBURG MD 20878

Bob Rubenstein
LAKELANDS RIDGE CONDO 1
201 HIGH GABLES DRIVE
UNIT#307
GAITHERSBURG MD 20878

Troy Kennedy
QUINCE ORCHARD PARK
449 WINTER WALK DRIVE
GAITHERSBURG MD 20878

Karen Feldman
LAKELANDS RIDGE CONDO 5
300 HIGH GABLES DRIVE
#406
GAITHERSBURG MD 20878

Nelson LeRoy
SHADY GROVE VILLAGE II
4 SUPREME COURT
GAITHERSBURG MD 20878

Tom Long
LAKEFOREST GLEN
1304 TRAVIS VIEW COURT
GAITHERSBURG MD 20879

Keith Manley
WARTHER HOA
115 SHARPSTEAD LANE
GAITHERSBURG MD 20878

John Pugh
BRIGHTON EAST CONDO.III
266 WEST DEER PARK RD.
GAITHERSBURG MD 20877

Teresa Salsgiver
LAKELAND RIDGE CONDO 2
301 HIGH GABLES DRIVE
#402
GAITHERSBURG MD 20878

Dean Zuras
WASHINGTONIAN TOWNS
22 PONTIAC WAY
GAITHERSBURG MD 20878

Theresa J Toliver
BRIGHTON WEST CONDO V
1092 WEST SIDE DRIVE
GAITHERSBURG MD 20878

Helen Woods
BRIGHTON WEST CONDO. II
746 WEST SIDE DRIVE
GAITHERSBURG MD 20878

Scott Sherman
EMORY WOODS HOMEOWNERS
9111 EMORY WOODS TER.
GAITHERSBURG MD 20877

Andrea Smith
THE ORCHARDS HOA
76 TIMBER ROCK ROAD
GAITHERSBURG MD 20878

Brian Weiblinger
ORCHARD HILLS
147 APPLE BLOSSOM WAY
GAITHERSBURG MD 20878

Larry Seeger
FERNSHIRE FARMS
1015 BAYRIDGE TERR.
GAITHERSBURG MD 20878

Fran Monblatt
GATEWAYS COMMONS HOA
112 GOUCHER TERRACE
GAITHERSBURG MD 20878

Alan Rosen
LONGDRAFT ESTATES
17017 SIOUX LANE
GAITHERSBURG MD 20878

JoAnn Schimke
WEST RIDING CITIZENS ASSO
734 TIFFANY COURT
GAITHERSBURG MD 20878

David Studley
HIDDEN ORCHARDS
716 BEACON HILL
GAITHERSBURG MD 20878

Jim Wakefield
LAKELANDS COMMUNITY ASSOCIATION
976 FEATHERSTONE COURT
GAITHERSBURG MD 20878

David Sams
BRIGHTON EAST CONDO.II
446 WEST DEER PARK RD
GAITHERSBURG MD 20877

Debbie Steinbrink
DORSEY ESTATES HOA
11539 SULLNICK WAY
GAITHERSBURG MD 20877

Alex Vadie
OLD CARRIAGE HILL
930 WILD FOREST DRIVE
GAITHERSBURG MD 20879

Frances Winter
RELDA SQUARE HOA
2 GLAZEBROOK COURT
GAITHERSBURG MD 20878

Cory Siansky
SAYBROOKE
13 LINDEN HAL COURT
GAITHERSBURG MD 20877

Drew Pallo
POTOMAC OAKS
706 QUINCE ORCHARD BLVD
#101
GAITHERSBURG MD 20878

Mel Rushfield
KENTLANDS CONDOMINIUM II
120 CHEVY CHASE ST.
UNIT #403
GAITHERSBURG MD 20878

K.R. Shah
LILAC GARDENS
2 WINESAP COURT
NORTH POTOMAC MD 20878

Mary Ann Sullivan
ORCHARD PLACE
7 NAPA VALLEY ROAD
GAITHERSBURG MD 20878

Wanda Warshaw
GATEWAY PARK
9730 WAHSINTONAIN BLVD.
GAITHERSBURG MD 20878

Steven Schwartz
LAKELANDS MARKET ST CONDOS
256 B MARKET STREET E.
GAITHERSBURG MD 20878

Michael Stumpf
COURTYARDS AT RIO
12009 NEBEL STREET
ROCKVILLE MD 20852

Paul Waldron
COPPERFIELD CROSSING
931 BEACON SQUARE CT.
UNIT #24
GAITHERSBURG MD 20878

Abraham Schenider
KENTLANDS CONDOMINIUM ASSOC I
110 CHEVY CHASE ST
UNIT #405
GAITHERSBURG MD 20878

Harry Stern
KENTLANDS CONDO IV
140 CHEVY CHASE ST
UNIT #403
GAITHERSBURG MD 20878

Vijh Sujata
QUINCE ORCHARD PARK II
912 ORCHARD RIDGE DR.
UNIT #100
GAITHERSBURG MD 20878

Ann Walsh
WOODLAND HILLS
104 KESTREL COURT
GAITHERSBURG MD 20879

Meredith Worthington
BRIGHTON WEST CONDO.I
668 WEST SIDE DRIVE
GAITHERSBURG MD 20878

Lisen Edwards
KCA % COMMUNITY MANAGMT CORP
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

Debbie Durham
COMSOURCE MANAGEMENT INC.
FOR LAKELANDS COM ASSNC
960 MAIN STREET
GAITHERSBURG MD 20878

Terry Salsgiver
LAKELANDS RIDGE CONDO 2
301 HIGH GABLES DRIVE
#402
GAITHERSBURG MD 20878

Steve Schwartz
MARKET STREET CONDO
256 MAIN STREET
B
GAITHERSBURG MD 20878

OCCUPANT
2 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 134
GAITHERSBURG MD 20879



Suzanne Suraci
VISTAS AT WASHINGTONIAN
8911 6TH AVENUE
2ND FLOOR
COLLEGE PARK MD 20740

Alice West
KENTLANDS CRAFTSTAR COND
115 CHEVY CHASE STREET
GAITHERSBURG MD 20876

Shelly Pollatos
DEER PARK PLACE
18401 WOODFIELD ROAD
GAITHERSBURG MD 20879

Dale Roan
THE ORCHARDS
MAINSTREET PROP MGMT INC
9 PARK AVE
GAITHERSBURG MD 20878

Robert Fogel
ABARIS REALTY INC.
FOR BRIGHTON EAST II/III
12009 NEBEL STREET
ROCKVILLE MD 20852

Marty Deutsch
OAKS AT WASHINGTONIAN WOODS
CONDO
804 AMBER TREE COURT
#303
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 149
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE E
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 131
GAITHERSBURG MD 20879



Susan Valasquez
NEWPORT ESTATES SEC.III
16 NINA COURT
GAITHERSBURG MD 20877

Lisa Woodard
WOODS AT MUDDY BRANCH
201 ALDERWOOD DRIVE
GAITHERSBURG MD 20878

Shelley Pollatos
BRIGHTON EAST CONDO I
COMMUNITY ASSN SVCS INC
18401 WOODFIELD RD
GAITHERSBURG MD 20879

BARBARA SEARS
LINOWES AND BLOCHER
7200 WISCONSIN AVE #800
BETHESDA MD 20814

Claude Lumpkins
VISTA MANAGEMENT
FOR BRIGHTON WEST IV
1131 UNIVERSITY BLVD: W SUITE 101
SILVER SPRING MD 20902

Anna Robinson
CEDAR VILLAGE CONDOS INC.
563 SUMMIT HALL ROAD
GAITHERSBURG MD 20877

OCCUPANT
101 ORCHARD RIDGE DR SUITE 300
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 112
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 125
GAITHERSBURG MD 20879

OCCUPANT
15 METROPOLITAN GROVE RD
GAITHERSBURG MD 20878

OCCUPANT
100 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE S
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE S
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 235
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE L
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 122
GAITHERSBURG MD 20877

OCCUPANT
9 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
65 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
18779 N FREDERICK AVE SUITE A
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 143
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE J
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 221
GAITHERSBURG MD 20879

OCCUPANT
800 N FREDERICK AVE
GAITHERSBURG MD 20877

OCCUPANT
1 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE T
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 222
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE Q
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE T
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 240
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE M
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 220
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 242
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE BB
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE P
GAITHERSBURG MD 20879

OCCUPANT
201 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
18761 N FREDERICK AVE SUITE A
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 246
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 136
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE G
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE B
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE R
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 130
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE R
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE I
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 116
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 239
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 140
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 229
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 135
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 236
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 247
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE N
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE U
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE B
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE C
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE D
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE E
GAITHERSBURG MD 20879

OCCUPANT
25 W WATKINS MILL RD SUITE H
GAITHERSBURG MD 20878

OCCUPANT
25 W WATKINS MILL RD SUITE K
GAITHERSBURG MD 20878

OCCUPANT
18777 N FREDERICK AVE SUITE C
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE N
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE D
GAITHERSBURG MD 20879

OCCUPANT
1101 CLOPPER RD
GAITHERSBURG MD 20878

OCCUPANT
18779 N FREDERICK AVE SUITE D
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 123
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE J
GAITHERSBURG MD 20879

OCCUPANT
101 ORCHARD RIDGE DR SUITE 233
GAITHERSBURG MD 20878

OCCUPANT
8-4 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE F
GAITHERSBURG MD 20879

OCCUPANT
18779 N FREDERICK AVE SUITE B
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 114
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE G
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 126
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 219
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 121
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 216
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 244
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 118
GAITHERSBURG MD 20879

OCCUPANT
5-1 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 124
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 234
GAITHERSBURG MD 20879

OCCUPANT
2-5 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18761 N FREDERICK AVE SUITE F
GAITHERSBURG MD 20879

OCCUPANT
25 W WATKINS MILL RD SUITE F
GAITHERSBURG MD 20878

OCCUPANT
35 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
18777 N FREDERICK AVE SUITE G
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 120
GAITHERSBURG MD 20879

OCCUPANT
25 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
18761 N FREDERICK AVE SUITE GG
GAITHERSBURG MD 20879

OCCUPANT
7-7 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 142
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE Z
GAITHERSBURG MD 20879

OCCUPANT
75 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
1201 CLOPPER RD
GAITHERSBURG MD 20878

OCCUPANT
2 PROFESSIONAL DR SUITE 237
GAITHERSBURG MD 20879

OCCUPANT
7 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
960 N FREDERICK AVE
GAITHERSBURG MD 20877

OCCUPANT
990 N FREDERICK AVE
GAITHERSBURG MD 20877

OCCUPANT
21 METROPOLITAN GROVE RD
GAITHERSBURG MD 20878

OCCUPANT
655 WATKINS MILL RD
GAITHERSBURG MD 20879

OCCUPANT
675 WATKINS MILL RD
GAITHERSBURG MD 20879

OCCUPANT
735 WATKINS MILL RD
GAITHERSBURG MD 20879

OCCUPANT
101 ORCHARD RIDGE DR SUITE 325
GAITHERSBURG MD 20878

OCCUPANT
30 W WATKINS MILL RD SUITE 100
GAITHERSBURG MD 20878

OCCUPANT
9 W WATKINS MILL RD SUITE 200
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 250
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 127
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE A
GAITHERSBURG MD 20879

OCCUPANT
101 ORCHARD RIDGE DR SUITE 200
GAITHERSBURG MD 20878

OCCUPANT
101 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
7-2 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2-6 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
8-1 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
7-3 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
8-8 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
8-9 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2-8 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2 PROFESSIONAL DR SUITE 218
GAITHERSBURG MD 20879

OCCUPANT
8-2 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2-4 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE C
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE D
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE E
GAITHERSBURG MD 20879

OCCUPANT
5-4 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE K
GAITHERSBURG MD 20879

OCCUPANT
5-5 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2-1 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE O
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE Q
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE A
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE F
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE O
GAITHERSBURG MD 20879

OCCUPANT
203 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE U
GAITHERSBURG MD 20879

OCCUPANT
30 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
205 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
207 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
209 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
45 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
55 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
211 EDISON PARK DR
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR 1ST FLOOR
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 111
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 132
GAITHERSBURG MD 20879

OCCUPANT
1 METROPOLITAN GROVE RD
GAITHERSBURG MD 20878

OCCUPANT
4 PROFESSIONAL DR SUITE 138
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 145
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 249
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE DD
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 230
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 117
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 231
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 148
GAITHERSBURG MD 20879

OCCUPANT
7-1 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
2 PROFESSIONAL DR SUITE 245
GAITHERSBURG MD 20879

OCCUPANT
18775 N FREDERICK AVE SUITE H
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 139
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE HH
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 129
GAITHERSBURG MD 20879

OCCUPANT
8-5 METROPOLITAN CT
GAITHERSBURG MD 20878

OCCUPANT
18777 N FREDERICK AVE SUITE B
GAITHERSBURG MD 20879

OCCUPANT
50 W WATKINS MILL RD
GAITHERSBURG MD 20878

OCCUPANT
18761 N FREDERICK AVE SUITE X
GAITHERSBURG MD 20879

OCCUPANT
4 PROFESSIONAL DR SUITE 133
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 232
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 215
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE CC
GAITHERSBURG MD 20879

OCCUPANT
45 W WATKINS MILL RD SUITE D
GAITHERSBURG MD 20878

OCCUPANT
101 ORCHARD RIDGE DR SUITE 350
GAITHERSBURG MD 20878

OCCUPANT
18775 N FREDERICK AVE SUITE I
GAITHERSBURG MD 20879

OCCUPANT
18777 N FREDERICK AVE SUITE H
GAITHERSBURG MD 20879

OCCUPANT
18779 N FREDERICK AVE SUITE C
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE H
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE I
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE J
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE K
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE L
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE M
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE P
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE V
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE W
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE Y
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE AA
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE EE
GAITHERSBURG MD 20879

OCCUPANT
18761 N FREDERICK AVE SUITE FF
GAITHERSBURG MD 20879

OCCUPANT
9 W WATKINS MILL RD SUITE 250
GAITHERSBURG MD 20878

OCCUPANT
2 PROFESSIONAL DR SUITE 210
GAITHERSBURG MD 20879

OCCUPANT
2 PROFESSIONAL DR SUITE 211
GAITHERSBURG MD 20879

BOWL AMERICA INC
6446 EDSALL RD
ALEXANDRIA VA 22312

ARE-METROPOLITAN GROVE I LLC AND
ARE-30 WEST WATKINS LLC
2235 FARADAY AVE STE O
CARLSBAD CA 92008

MR 270 NMD I LLC
C/O MONUMENT REALTY, LLC
1155 CONNECTICUT AVE NW FL 7
WASHINGTON DC 20036

KARLTRUST OFFENBACHER
10814 NANTUCKET TER
POTOMAC MD 20854

KCE LIMITED LIABILITY CO
4405 E WEST HWY STE 211
BETHESDA MD 20814

INC RSI LEASING
C/O BRAZOS TAX GRP
930 W 1ST ST STE 303
FORT WORTH TX 76102

DANIEL DANIEL & DANIEL
5500 MACARTHUR BLVD NW
WASHINGTON DC 20016

HALCYON ASSOCIATES
5500 MACARTHUR BLVD NW
WASHINGTON DC 20016

METGROVE L L C
C/O MCKELVIE
800 17TH ST NW STE 1100
WASHINGTON DC 20006

ST OF MARYLAND M V A
PLAN & FACILITIES DEV DIV
6601 RITCHIE HWY #224 NE
GLEN BURNIE MD 21062

FOULGER LAND LTD PTNSHP
C/O FOULGER PRATT DEV INC
9600 BLACKWELL RD STE 200
ROCKVILLE MD 20850

STABLEVIEW ENTERPRISES LLC
2 PROFESSIONAL DR STE 222
GAITHERSBURG MD 20879

CKSG GENERAL PTNSHP
4 PROFESSIONAL DR
SUITE 118
GAITHERSBURG MD 20879

MELISSA M SNIDER
24310 RED BLAZE DR
DAMASCUS MD 20872

H PATRICIA KELBAUGH
16713 SHEA LN
GAITHERSBURG MD 20877

PATRICIA KELBAUGH
C/O RUDDEN REAL ESTATE INC
4336 MONTGOMERY AVE
BETHESDA MD 20814

LILIANA G TUTWILER
2 PROFESSIONAL DR STE 220
GAITHERSBURG MD 20879

JOHN T & V A ESLER
10401 MAYNARD CT
DAMASCUS MD 20872

ALI & M DARROODI
13 LAKE POTOMAC CT
POTOMAC MD 20854

HALICI INC
309 N FREDERICK AVE
GAITHERSBURG MD 20877

ARTWORK MASTERS CORPORATION
4 PROFESSIONAL DR STE 114
GAITHERSBURG MD 20879

ROBERT W WILLIAMS
13813 TURKEY FOOT RD
NORTH POTOMAC MD 20878

GREGG S & MARILYN J TAIRA
C/O GREGG S TAIRA
2 PROFESSIONAL DR STE 245
GAITHERSBURG MD 20879

L & L COLLEGE FUNDING LLC
7109 46TH ST
CHEVY CHASE MD 20815

JANET P & W HALSEY
2445 MULLINIX MILL RD
MOUNT AIRY MD 21771

MICHAEL R EVANSHAW
2 PROFESSIONAL DR
GAITHERSBURG MD 20879

TIMOTHY S & L M PERRY
20308 SCENERY DR
GERMANTOWN MD 20876

PHILIP C & K L PIPHER
18819 SPARKLING WATER DR
#104
GERMANTOWN MD 20874

GREGG S TAIRA
17714 SAINT AGNES WAY
OLNEY MD 20832

KAMALI PROPERTY MANAGEMENT
GROUP
LLC
2 PROFESSIONAL DR STE 246
GAITHERSBURG MD 20879

FUSION POWER ASSOCIATES
2 PROFESSIONAL DR #248
GAITHERSBURG MD 20879

WILLIAM P & P F CIARAMELLO
4 PROFESSIONAL DR STE 111
GAITHERSBURG MD 20879

GEORGE MTRUST GRAMES
9450 JEFFERY DR
REDLANDS CA 92373

HOWARD CHENKIN
SALLY A MORALES
19332 DUNBRIDGE WAY
GAITHERSBURG MD 20886

ARTWORK MASTER CORP
4 PROFESSIONAL DR STE 114
GAITHERSBURG MD 20879

SAMSON P BUTT
19305 POINSETTA CT
GAITHERSBURG MD 20879

ALAN E & R B GOBER
4 PROFESSIONAL DR #116
GAITHERSBURG MD 20879

CHARLES M & D LIMPARI
4 PROFESSIONAL DR STE 117
GAITHERSBURG MD 20879

CKSG GENERAL PTNSHP
4 PROFESSIONAL DR #118
GAITHERSBURG MD 20879

WILLIAM M & D C WHALEN
4 PROFESSIONAL DR SUITE 120
GAITHERSBURG MD 20879

ROBERT GIST
4 PROFESSIONAL DR #121
GAITHERSBURG MD 20879

ANTHONY F & N G BRITTI
NO 122-4 PROFESSIONAL DR
GAITHERSBURG MD 20879

ANTHONY F & N G BRITTI
809 VIRGINIA AVE
HAGERSTOWN MD 21740

SU HWA LIANG TAN
12005 MONTROSE PARK PL
ROCKVILLE MD 20852

PAUL J YU
SUSAN LEE
19907 KNOLLCROSS DR
GERMANTOWN MD 20876

HENRY J & P ROMAN
C/O ESCALATION CONSULTANTS INC
4 PROFESSIONAL DR STE 129
GAITHERSBURG MD 20879

JOHN J 3RD & J E SABINS
4 PROFESSIONAL DR #130
GAITHERSBURG MD 20879

CKSG GENERAL PARTNERSHIP
4 PROFESSIONAL DR STE 131
GAITHERSBURG MD 20879

COUNCIL OF UNIT OWNERS OF
MONTG PROF PARK CODM INC
%MTM MGT ASSOC 9867B MAIN ST
BOX 506 DAMASCUS MD 20872

MARTIN J & K M MOLK
3908 BROOKE MEADOW LA
OLNEY MD 20832

DONNA N ERSEK
4 PROFESSIONAL DR STE 145
GAITHERSBURG MD 20879

KANAIYALAL R & D K SHAH
2 WINESAP CT
GAITHERSBURG MD 20878

CARMEL B RUIZ
C/O CARMEL RUIZ BEALL
31653 CRYSTAL SANDS DR
LAGUNA NIGUEL CA 92677

DAVID R & T E B GEISSLER
12117 SANDY CT
HERNDON VA 20170

LOUIS BTRUST BALLA
4835 SEDGWICK ST NW
WASHINGTON DC 20016

MARIA J RODRIGUEZ
6034 21ST ST N
ARLINGTON VA 22205

ANTHONY F & N G BRITTI
4 PROFESSIONAL DR #143
GAITHERSBURG MD 20879

JAY & KYONG-EUN CHUNG
10 BRENT CT
POTOMAC MD 20854

SHEILA E JOY
JEFFREY M JOLLES
933 RUSSELL AVE STE C
GAITHERSBURG MD 20879

MONUMENT CORPORATE CENTER LLC
1155 CONNECTICUT AVE NW FL 7
WASHINGTON DC 20036

ARE-2 WEST WATKINS LLC
C/O DELOITTE & TOUCHE
2235 FARADAY AVE STE O
CARLSBAD CA 92008

ARE-MARYLAND NO 23 LLC
C/O DELOITTE & TOUCHE
2235 FARADAY AVE STE O
CARLSBAD CA 92008

MOR BEN LLC
C/O MANEKIN LLN
7061 COLUMBIA GATEWAY DR
COLUMBIA MD 21046

ARE-25/35/45 W WATKINS CORP
C/O DELOITTE & TOUCHE LLP
2235 FARADAY AVE STE O
CARLSBAD CA 92008

SFHI LLC
C/O GLOBAL EXCHG SER MS-23B1
100 EDISON PARK DR
GAITHERSBURG MD 20878

ARE-50 W WATKINS MILL LLC
C/O DELOITTE & TOUCHE LLP
2235 FARADAY AVE #O
CARLSBAD CA 92008

EDISON TECH LLC
C/O FINMARC MANAGEMENT INC
4733 BETHESDA AVE STE 650
BETHESDA MD 20814



Hotel. Any building containing ten (10) or more guest rooms where, for compensation, lodging, meals or both are provided for ten (10) or more guests, excluding a fraternity or sorority house, school or college dormitory, tourist home, motel or hotel-apartment as defined herein.

Hotel-apartment. Any building or portion thereof designed for or containing both guest rooms for transient guests and dwelling units.

Hotel, extended stay. A building or group of buildings containing ten (10) or more guests units where for compensation a majority of the guest units are intended to be used or hired for use by long term transient guests wherein the units contain sleeping and living accommodations including an equipped kitchen or kitchenette. Extended stay hotels may provide a public dining room or common breakfast room area or other public areas which are open and available to persons who are not guests of the establishment. Long-term transient guests are defined as guests whose stays are for a period of one continuous week or longer. An extended stay hotel is not a full service hotel, motel, inn or bed and breakfast, dormitory or rooming house or boarding house.

Hotel, full service. A building or group of buildings where for compensation ten (10) or more guest units are provided with sleeping accommodation and daily maid service for transient visitors. Full service hotels provide a public dining room and room service and may contain meeting rooms, retail shops, business centers and recreational facilities. A full service hotel is not an extended stay hotel, motel, inn, bed and breakfast, dormitory, fraternity or sorority house or rooming house or boarding house.

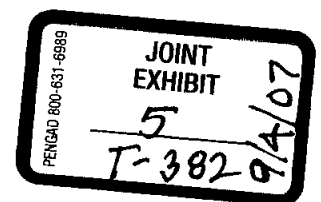
Hotel, limited service. A hotel offering room accommodations with limited amenities which may include breakfast and limited congregate meeting space supported by fewer employees than a full service facility. Individual rooms would not have kitchens or kitchenettes.

House, farm tenant. A detached dwelling that is intended principally for occupancy by farm families who pay rent in the form of labor or a share in the crops produced on the farm.

House, guest. A detached dwelling that is intended, arranged or designed for occupancy by transient, nonpaying visitors.

Housing for the elderly or handicapped. A building or buildings containing dwellings and related facilities, such as dining, recreational services or therapy areas, where the occupancy of the dwellings is restricted to elderly or handicapped persons as defined herein. Such use may include facilities for independent or semi-independent living, day care, personal care nursing facilities or services to the elderly of the community when it is an ancillary part of one of the above operations. Any combination of the foregoing uses may be allowed and still be considered as qualifying under this definition.

Institutions. Any building or open area used only by an educational, religious, medical, charitable, philanthropic or other essentially nonprofit organization, either public or private.

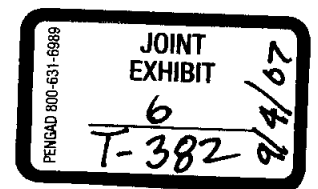


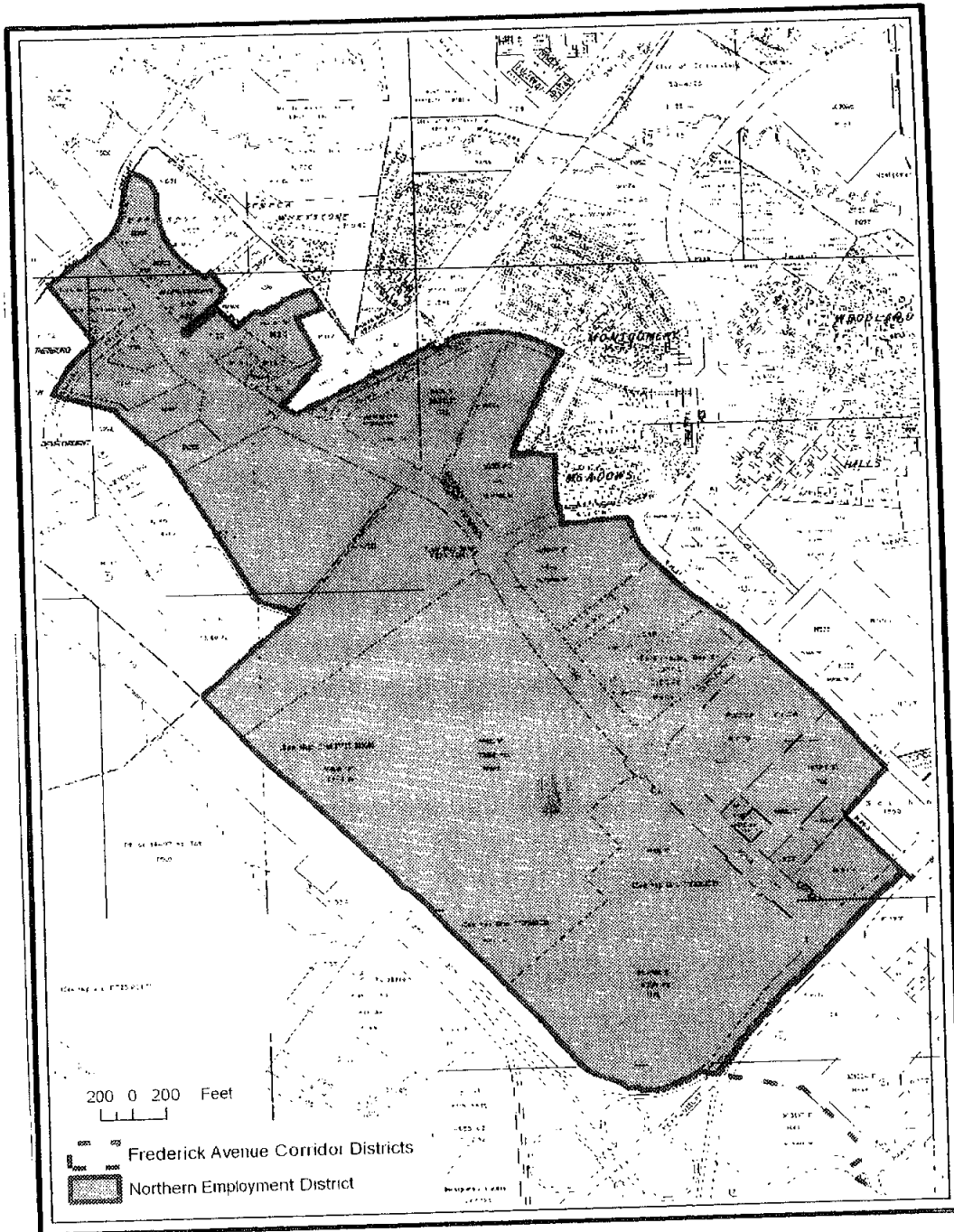
NORTHERN EMPLOYMENT DISTRICT

The Northern Employment District extends from Montgomery Village Avenue (Maryland Route 124) on the south, to Game Preserve Road on the north. This district is dominated by several large, vacant tracts of land on the west side of North Frederick Avenue as well as car dealerships, and other large scale retail, hotels and large office complexes.

All land use designations and zoning recommendations made in the 1997 Neighborhood Six Land Use Plan are reconfirmed. However, all parcels are required to adhere to the *Frederick Avenue Corridor Plan* development requirements.

The future roads shown on the map above reflect the intent of the City's Transportation Element and the 1997 Neighborhood Six Land Use Plan. The extension of Travis Avenue and the Connector to Watkins Mill Road-Extended provide an important outlet to Interstate 270 for those businesses on Professional Drive. The Watkins Mill Road interchange at Interstate 270 is also very important in relieving traffic congestion on Maryland Route 355 and access to properties in both Neighborhoods Five and Six.





Northern Employment District.

MEMORANDUM TO: Mayor and City Council

VIA: David B. Humpton, City Manager *DH*

FROM: Greg Ossont, Director
Planning and Code Administration *GO*

DATE: August 1, 2007

SUBJECT: Proposed Text Amendment – I-3 Industrial-Office Park Zone

Please find the attached letter from Ms. Barbara Sears of Linowes and Blocher. Staff has been working with Monument Realty on an amendment to their approved office park plan which is located north of the IBM/Lockheed campus on North Frederick Avenue. While there is considerable work required and staff is continuing to work with the applicant on the plan, staff does believe there is merit to expanding the permitted uses in order to reduce trip generation and to provide after hours activity.

The proposed project would necessitate a text amendment to allow certain hotel uses in the I-3 Zone (Industrial and Office Park) subject to certain provisions.

Accordingly, staff will be seeking guidance as to whether the Mayor and City Council would like to schedule a joint public hearing for the proposed text amendment.

Attachments

Distribution:

F. Felton

L. Pruss



LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

August 1, 2007

Barbara A. Sears
301.961.5157
bsears@linowes-law.com
Erin E. Girard
301.961.5153
egirard@linowes-law.com

Mr. Greg Ossont, Director
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: Proposed Text Amendment to Section 24-143 of the Gaithersburg City Code

Dear Greg:

On behalf of our client, Monument Realty, LLC ("Monument"), and pursuant to your request, the purpose of this letter is to provide you with the reasoning behind our requested amendment to Section 24-143 of the Gaithersburg City Code to make full service and limited service hotels permitted uses in the I-3 zone, if certain conditions are met ("Proposed ZTA"). In summary, Monument believes the addition of full and limited service hotels to the I-3 zone would further the purpose of the I-3 zone by (1) enhancing the intended "campus" atmosphere of developing office parks with a compatible use, (2) lessening the traffic impacts of out-of-town visitors to the office park on the surrounding uses by providing a hotel in easy walking distance for those in need of accommodations (satisfying the objective of the I-3 zone to "reduce the impact of employment centers on surrounding uses by lessening traffic congestion"), and (3) adding after-work hours activity and presence to an otherwise working-hours only environment, which will assist in keeping the area and adjoining properties safe and secure.

As you are aware, Monument is currently developing the Monument Corporate Center, which is approved for a total of 750,000 square feet of office space in multiple office buildings in the southwest quadrant of the intersection of Maryland Route 355 and Watkins Mill Road (the "Project"). Recently, several hotel chains have approached Monument regarding the potential development of a hotel as part of the build-out of the Project. After analyzing this possibility, Monument has decided to pursue this option. However, in order to do so in the I-3 zone, the Proposed ZTA is required because hotels are not currently a permitted use. As noted above, Monument believes that the incorporation of a hotel use in the Project would enhance the campus-like atmosphere of the development by providing a mix of complimentary uses and

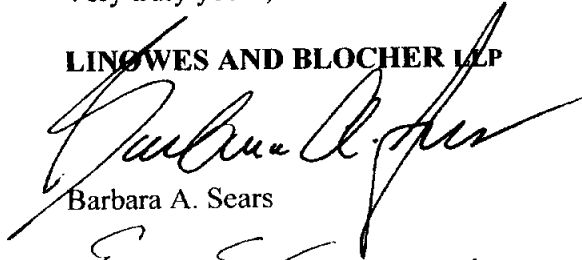
Mr. Greg Ossont
August 1, 2007
Page 2

provide business people with more efficient access to the Project's office tenants. We note, however, that to ensure the maintenance of a satisfactory mix of uses with the emphasis on office, the Proposed ZTA proposes a cap on hotel uses of no more than 20% of the total square footage of the complex.

We hope this information is helpful in your consideration of the Proposed ZTA. If you have any questions or concerns, or require any additional information, please feel free to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Erin E. Girard

cc: Ms. Lauren Pruss
Ms. Trudy Schwarz
Mr. Kirk Salpini

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE, ENTITLED "ZONING," ARTICLE III, ENTITLED, "REGULATIONS APPLICABLE TO PARTICULAR ZONES," DIVISION 15, ENTITLED, "I-3 ZONE, INDUSTRIAL AND OFFICE PARK," TO ADD FULL SERVICE AND LIMITED SERVICE HOTELS AS PERMITTED USES IN THE I-3 ZONE IF CERTAIN CONDITIONS ARE MET.

Text Amendment T-_____

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, in public meeting assembled, that Chapter 24 of the City Code, Article III, Division 15 is hereby amended to read as follows:

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES.

* * * * *

DIVISION 15. I-3 ZONE, INDUSTRIAL AND OFFICE PARK

* * * * *

Sec. 24-143. Uses permitted by right.

The following uses are permitted by right in the I-3 Zone:

* * * * *

(12) Hotel, full service, subject to the following provisions:

a. The property lies in a designated Employment District of an adopted Land Use Plan.

b. The hotel is part of a larger office complex and contains not more than twenty percent (20%) of the total square footage of the complex.

(13) Hotel, limited service, subject to the following provisions:

a. The property lies in a designated Employment District of an adopted Land Use Plan.

b. The hotel is part of a larger office complex and contains not more than twenty percent (20%) of the total square footage of the complex.

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

ADOPTED this ____ day of _____, 2007 by the City Council of Gaithersburg, Maryland.

SIDNEY A. KATZ, MAYOR and
President of the Council

DELIVERED to the Mayor of the City of Gaithersburg, Maryland, this ____ day of _____, 2007. APPROVED by the Mayor of the City of Gaithersburg, this ____ day of _____, 2007.

SIDNEY A. KATZ, MAYOR

THIS IS TO CERTIFY that the foregoing ordinance as adopted by the City County of Gaithersburg, in public meeting assembled, on the ____ day of _____, 2007, and that the same was approved by the Mayor of the City of Gaithersburg on the ____ day of _____, 2007. This Ordinance will become effective on the ____ day of _____, 2007.

David B. Humpton, City Manager

L&B 814536v1/03705.0001

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by Amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
***	<i>Existing law unaffected by bill.</i>

- **Staff Guidance on Memorandum Dated August 1, 2007 for Proposed Text Amendment in the I-3 Industrial Office Park Zone**

Planning and Code Administration Director Ossont stated a letter was received from Barbara Sears, Linowes and Blocher on behalf of Monument Realty. Staff has been working with Monument on an amendment to their approved office park plan located north of the IBM/Lockheed campus on North Frederick Avenue. The proposed text amendment would expand the hotel uses into the I-3 Industrial Office Park Zone which is currently not permitted. The City Council asked for clarification on the full service and limited service hotels permitted and expressed concern with limited service hotels in said zone. Staff was directed to continue to work with the developer, advertise and schedule a joint public hearing for the proposed text amendment.

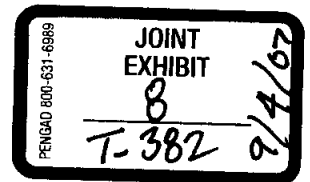
XI. ADJOURNMENT

There being no further business to come before this session of the City Council, the meeting was duly adjourned at 7:59 p m.

Respectfully submitted,

Doris R. Stokes 

Doris R. Stokes
Executive Assistant



The Gaze

9030 Comprint Court, Gaithersburg, Maryland

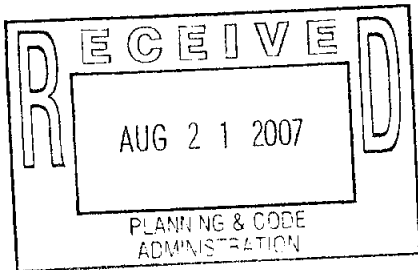
CERTIFICATE

This is to certify that the annexed Legal Advertising Department has published the following advertisement in the number of insertions stated below:

PUB HEARING 9/4/07 T-382

Copy of Ad attached

Ad Order Number: 0010665691 - 15
Dates: St.: 8/15/07 End: 8/22/07 Ins.



The Gazette Legal Advertising Department

[Handwritten Signature]
Notary

[Seal]

Ashby Elizabeth Tanner
Notary Public, State of Maryland
Montgomery County
My Commission Expires April 6, 2010

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on T-382, filed by Greg Ossont on behalf of the Mayor and City Council, on

**TUESDAY
SEPTEMBER 4, 2007
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests an amendment to Chapter 24 of the City Code (City Zoning Ordinance), Article III, entitled "Regulations Applicable to particular Zones," Division 15, entitled, "I-3, Industrial and Office Park," §24-143, entitled, "Uses Permitted by Right," to add new §§ 24-143(12) and 24-143(13), so as to allow Full Service and Limited Service Hotels as Permitted Uses in the I-3 Zone if certain conditions are met.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or at www.gaithersburgmd.gov.

Greg Ossont, Director
Planning and Code Administration

10665691

1591853

(8-15,8-22-07)

