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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** February 4, 2009

**SUBJECT:** AFP-09-003

**TITLE:** Girard Business Center

**REQUEST:** **AMENDMENT TO FINAL PLAN**  
Change of Use from Office to Religious Facilities  
30-space parking waiver requested

**ADDRESS:** 600 and 620 Girard Street

**ZONE:** CBD (Central Business District)

**Applicant:** Ryan Beible, First Potomac Management, LLC

**STAFF LIAISON:** Caroline Seiden, Planner

**Enclosures:**

Staff Comments

Exhibits

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: Applicant's Statement
- Exhibit 4: Approved Site Plan, AFP-08-008
- Exhibit 5: Proposed Site Plan, AFP-09-003
- Exhibit 6: Meeting Notice Mailing Labels

## **STAFF COMMENTS**

### **I. BACKGROUND:**

An application has been filed requesting an amendment to an approved final plan to permit a change of use of 6,000 square feet of office space to religious facility use (Exhibit #2). The applicant proposes to convert 3,000 square feet of space in each of two buildings, 200 and 220 Girard Street. Both buildings are part of the Girard Business Center and were originally approved under one site plan (S-827). No changes to the exterior of the buildings are proposed.

### **II. SCOPE OF REVIEW:**

This application comes before the Planning Commission because §24-172A requires the Planning Commission to grant amendments to approved final site plans. The applicant is requesting to amend the approved site plan by requesting a change of approved use, from office to religious facility. As a result of the change in use, there is an additional 30-space parking deficit of the 400 spaces required for the proposed mix of uses.

In accordance with §24-222A, the Planning Commission has the authority to waive any requirement of Article XI, Off-Street Parking and Loading, which is not necessary to accomplish the objectives of the article. The waiver may be granted, after a public meeting has been conducted, only upon a finding by the Planning Commission that such a waiver would not be detrimental to the public health, safety and general welfare.

Staff provides the following comments and findings for the Planning Commission's consideration:

### **III. SITE PLAN ANALYSIS AND FINDINGS:**

#### **Summary of Findings.**

#### **Zoning History**

The Girard Business Center is currently located in the Central Business District (CBD) zone. The property was first approved for office, warehouse and limited retail use in 1989 (S-827) under the E-1 (Urban Employment) Zone. The property was later rezoned to CBD as part of the comprehensive rezoning of Olde Towne in 1996.

Additional uses were approved by the City of Gaithersburg Board of Appeals in 2007 for two private educational institutions under Special Exceptions A-531 and A-532. As part of the special exception reviews, modifications to the surface parking lot and the parking chart were approved and the site maintained an adequate amount of parking for the proposed mix of uses. In 2008 the Planning Commission granted a 14-space parking waiver and a change of use for Community Clinic, a 9,000 square foot medical clinic. The site plan and parking chart approved for Community Clinic, AFP-08-008, is the most current site plan for Girard Business Center (Exhibit #4).

### **Surrounding Land Use and Zoning**

The property is bounded by East Diamond Avenue to the south, Girard Street to the east and Teachers Way to the north. Zoning immediately to the south, east and west remains CBD, with complementary office, warehouse and retail uses. The property immediately to the north of Teacher's Way is the Audobon Square townhouses, zoned R-18 (Medium Density Residential).

### **Site Characteristics**

The Girard Business Center is improved with three 2-story buildings, including two buildings fronting Girard Street and one building fronting East Diamond Avenue. The property has access from both East Diamond Avenue and Girard Street and the buildings are surrounded by surface parking in both the front and rear of each building. Access to the buildings is from both levels due to the grade difference between the street-fronting level of the buildings and the rear parking lot. The upper levels of the buildings are accessible from the fronts of the building and the lower levels are accessible from the rear of the buildings.

### **Parking Waiver**

Girard Business Center has a total of 356 parking spaces provided for the three buildings, as established under Special Exception A-531. The proposed change in use of 6,000 square feet from office to religious facilities requires an amendment to the parking chart for the overall center. The parking ratio for the space in question is amended from 1:300 for office use to 1:4 seats for religious facilities. The revised parking chart and shared parking tabulation indicate that the change in use would result in an additional deficit of 30 parking spaces. The applicant is thus, requesting a 30-space parking waiver. The applicant has provided sufficient evidence to indicate that the activities of the two churches seeking occupancy will occur during evening and weekend hours, and that the parking waiver will not pose a parking problem for this development (Exhibit #3). This waiver request has been reviewed and recommended for approval by both Planning and Department of Public Works staff.

### **Summary of Findings**

The proposed change of use is in conformance with the Zoning Ordinance and will not adversely affect the character of the surrounding area.

### **IV. CONCLUSION:**

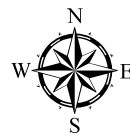
Staff recommends **TO GRANT AFP-09-001, GIRARD BUSINESS CENTER, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170 AND 24-172A OF THE CITY'S ZONING ORDINANCE, WITH ONE (1) CONDITION.**

- 1) Applicant to receive a waiver of 30 spaces from the Planning Commission.

Staff recommends **TO GRANT A 30 SPACE PARKING WAIVER FOR AFP-09-003.**

AFP-09-003

Girard Business Center



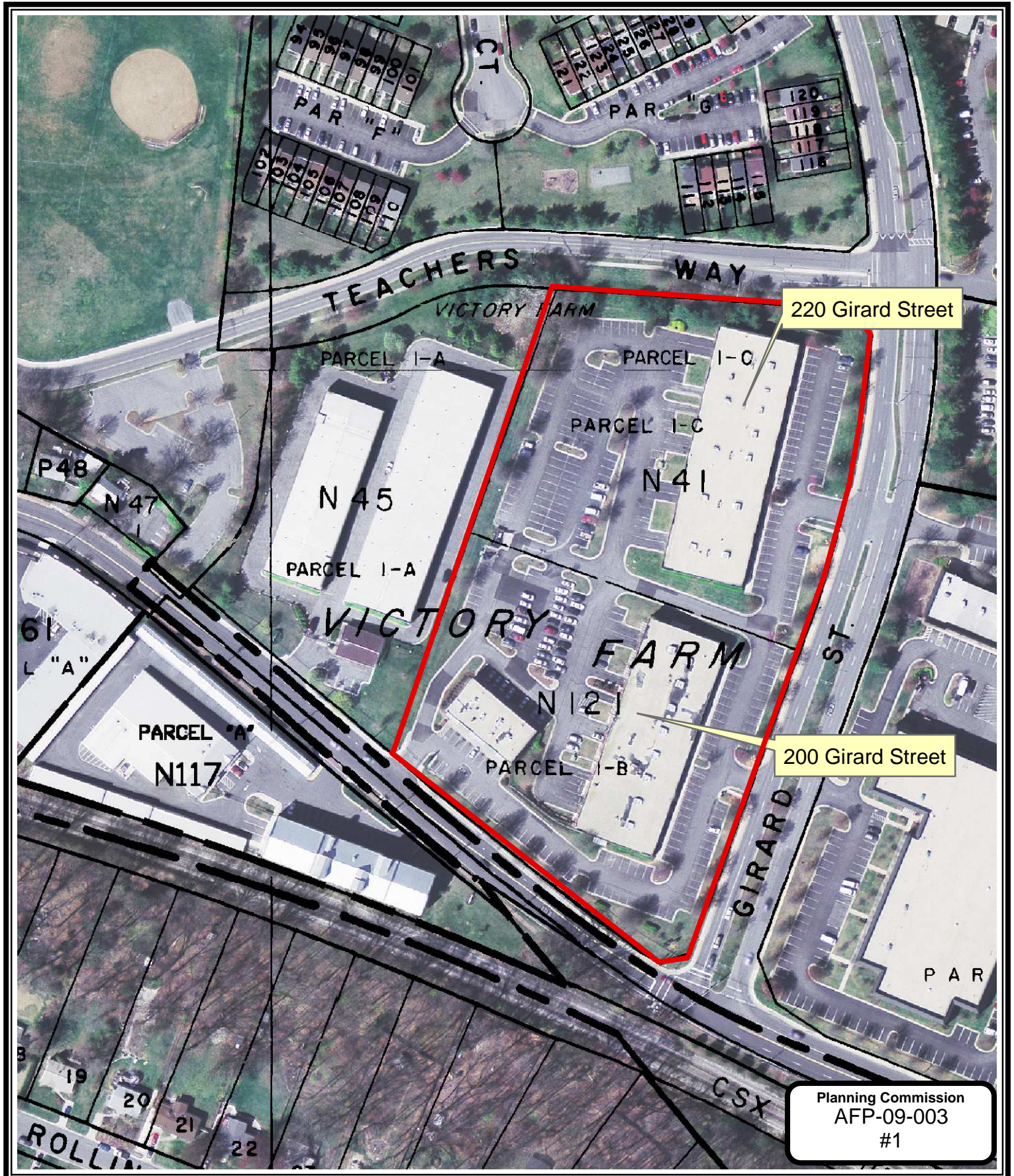
MD State Plane  
HPGN NAD 83/91

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City of Gaithersburg  
City Manager's Office  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6310  
www.gaithersburgmd.gov

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# AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP09003
Date Filed	1-8-09
Total Fee	500 pd

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name Grand Business Center  
 Street Address 200 and 220 Grand Street, 504 E. Diamond Ave.  
 Zone CRD Historic area designation  Yes  No  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Tax Identification Number (MUST BE FILLED IN) 52-2057842

### 2. APPLICANT

Name Ryan Bewle / First Potomac Management  
 Street Address 6935 Oakland Mills Rd. Suite No. A  
 City Columbia State MO Zip Code 21045  
 Daytime Telephone (413) 430-0770

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name N/A  
 Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name N/A  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Developer's Name N/A Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name FP Grand Business Center, LLC  
 Street Address 7600 Wilconin Ave., 11th Floor Suite No. \_\_\_\_\_  
 City Bethesda State MD Zip Code 20814  
 Daytime Telephone (301) 968-9200

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan A-522

**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

Change a total of 6,000 square feet from office use to religious establishment.

**7. PROJECT DETAIL INFORMATION**

a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number \_\_\_\_\_ Total number per shift \_\_\_\_\_

Resident estimate: Total number \_\_\_\_\_ Total number per dwelling unit \_\_\_\_\_

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Ryan Beise

Applicant's Signature  Date 1/6/09

Daytime Telephone (443) 430-0770



January 21, 2009

Ms. Caroline Seiden  
**Planning and Code Administration**  
**City of Gaithersburg**  
31 South Summit Avenue  
Gaithersburg, MD 20877

RE: Girard Business Center Parking Waiver

Dear Ms. Seiden,

We currently have two prospective tenants who wish to open up operations in the City of Gaithersburg. More specifically, they wish to have their operations located in Girard Business Center, which is comprised of 200 Girard Street, 220 Girard Street, and 504 East Diamond Avenue. The two prospective religious establishments will encompass 6,000 square feet of the 124,000 square foot property.

With these two tenants in the business park, the parking count is 30 spaces above what the site currently is approved for. However, the hours of operation for the prospective tenants are week nights and Sunday mornings. The religious establishment at 200 Girard Street operates on Wednesdays from 7 – 8 PM and Sundays from 9:30 AM – 12:30 PM. The religious establishment at 220 Girard Street operates Mondays through Saturdays 7 PM – 9:30 PM and Sundays from 10 AM – 1 PM. With these hours of operation, the property will provide sufficient parking for the two establishments with almost 200 parking spaces available above and beyond what these uses require.

Please consider our request for a parking waiver of 30 spaces. All parties will benefit with these tenants located in the City of Gaithersburg.

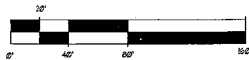
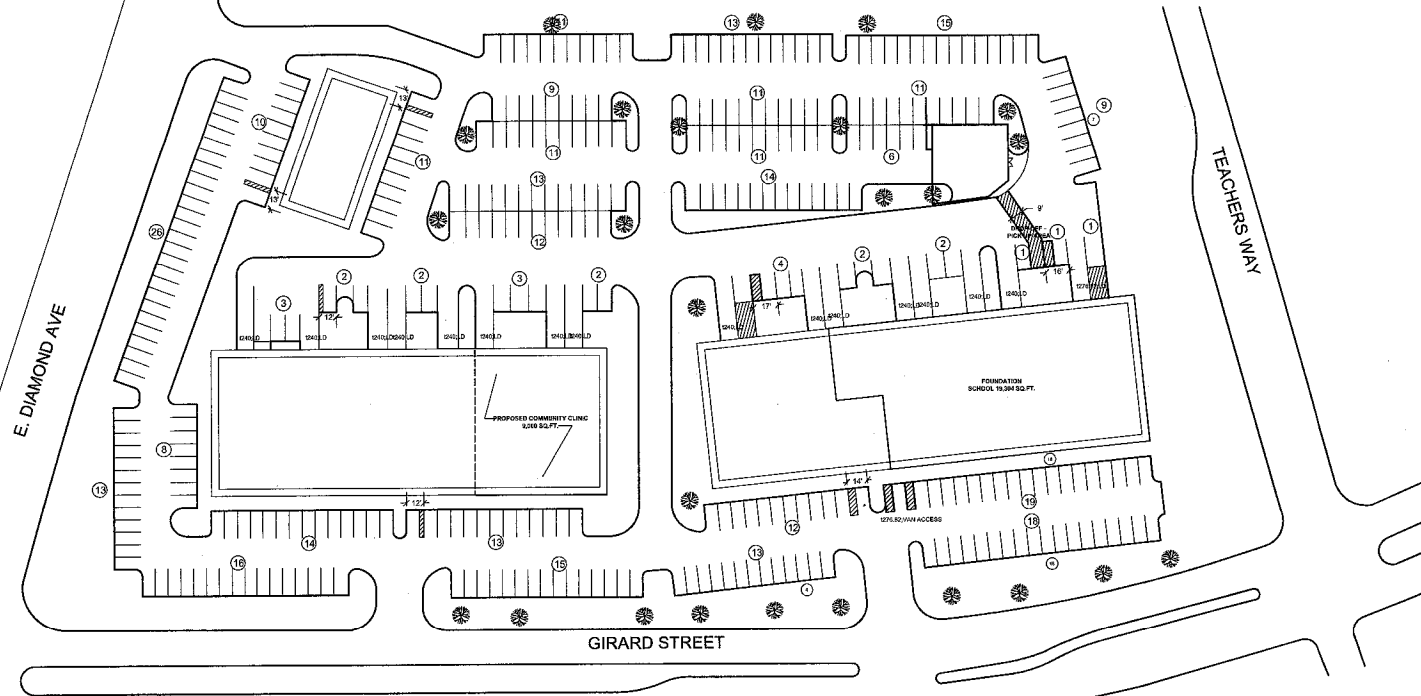
Should you have any questions, please do not hesitate to call.

Sincerely,

**FIRST POTOMAC MANAGEMENT, LLC**

A handwritten signature in blue ink, appearing to be "RB", is written over the typed name of Ryan Beible.

Ryan Beible  
Construction Manager



PETER Y. CHEUNG  
ARCHITECT  
1729 WELLFLEET DR.  
COLNEY, MD 20832

TEL (301) 714-2456  
FAX (301) 714-2195

OWNER :  
**FIRST POTOMAC  
REALTY TRUST**  
1600 WISCONSIN AVE.  
11th FL. BETHESDA, MD 20814

TENANT :  
**COMMUNITY  
CLINIC INC.**  
GIRARD BUSINESS CENTER  
200 GIRARD STREET  
GAITHERSBURG, MD 20811

DWG TITLE :  
**SITE PLAN AND  
PARKING  
ANALYSIS**

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SEAMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 14, 2008  
APPLICATION NO. AFP-09-004 WAS GRANTED AMENDMENT TO FINAL PLAN APPROVAL.  
WITH ONE (1) CONSIDERING SEE 2nd LETTER  
DATE 3/16/09 BY [Signature]  
**NOTE:** ANY REVISIONS TO SHARED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

### PARKING ANALYSIS

**PARKING TABULATION (EXISTING CONDITIONS)**

INDUSTRIAL/ OFFICE/ WAREHOUSE 61,000 sqft- OFFICE @ 1 : 300	▪ 203 SPACES
39,000 sqft- WAREHOUSE @ 1 : 500	▪ 78 SPACES
RETAIL 5,000 sqft- RETAIL @ 1 : 180	▪ 28 SPACES
SCHOOL (ALL OTHERS) 19,000 sqft- SCHOOL	▪ 41 SPACES
<b>TOTAL EXISTING * OF SPACES</b>	<b>▪ 356 SPACES</b>

**PARKING TABULATION (PROPOSED)**

9,000 sqft- MEDICAL CLINIC @ 1 : 200 + 3/ MED. FRACT.(45*9 SPACES)	▪ 54 SPACES
INDUSTRIAL/ OFFICE/ WAREHOUSE 49,078 sqft- OFFICE @ 1 : 300	▪ 164 SPACES
36,078 sqft- WAREHOUSE @ 1 : 500	▪ 72 SPACES
RETAIL 5,000 sqft- RETAIL @ 1 : 180	▪ 28 SPACES
SCHOOL (ALL OTHERS) 19,000 sqft- SCHOOL	▪ 41 SPACES
COMMERCIAL RECREATION (SELF DEFENSE ACADEMY) 40 STUDENTS/TEACHERS/HR PARKING @ 1 : 1	▪ 40 SPACES
<b>TOTAL * OF PROPOSED SPACES</b>	<b>▪ 405 SPACES</b>

( SEE SHARED PARKING TABULATION )

**SHARED PARKING TABULATION**

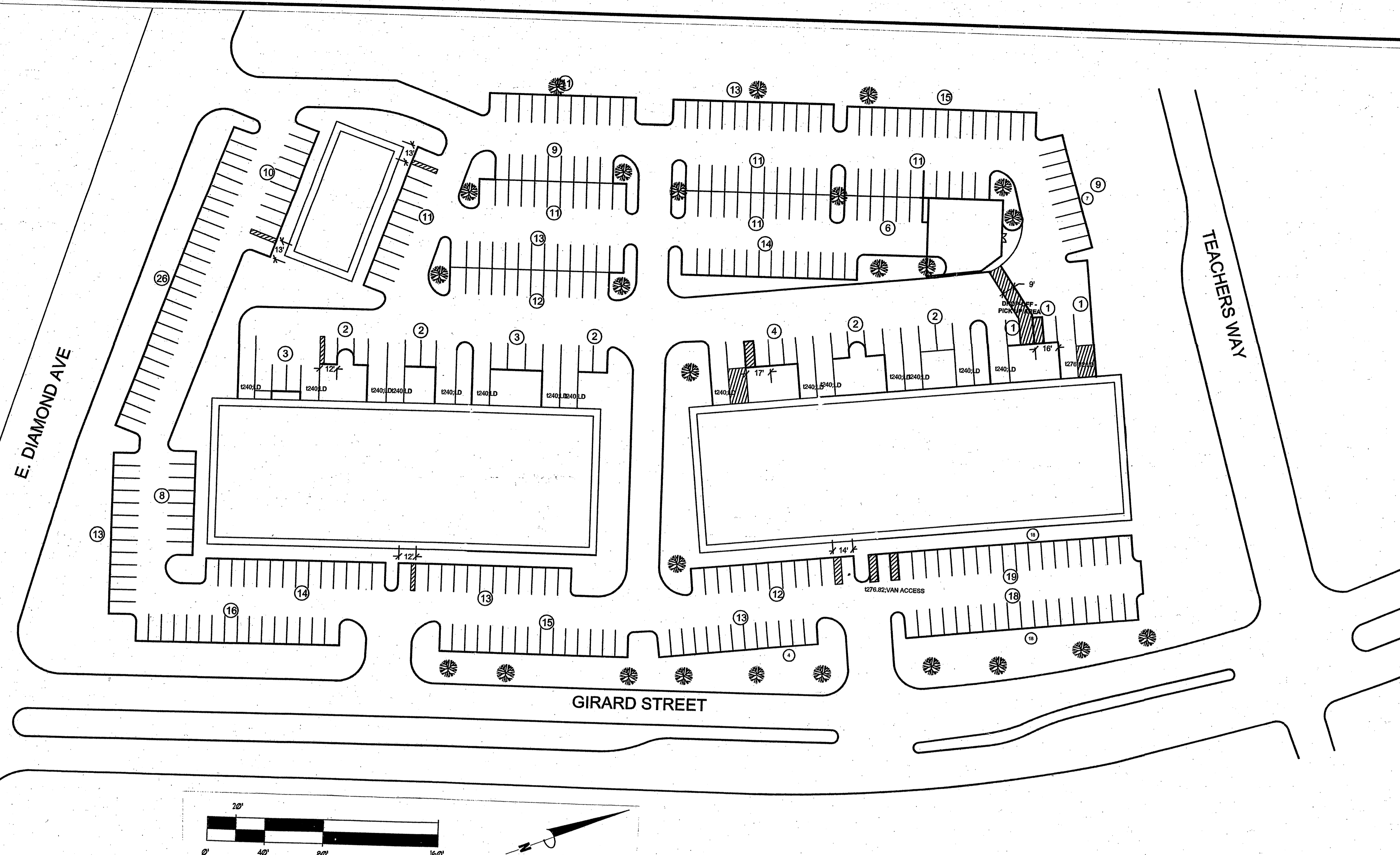
	WEEKDAY DAY	EVENING	WEEKEND DAY	EVENING	NIGHTTIME
INDUSTRIAL/ OFFICE/ WAREHOUSE (236 SPACES)	236	27	21	14	14
GENERAL RETAIL ( 28 SPACES )	11	26	28	20	2
ALL OTHERS (41 SPACES)	101	47	47	47	47
COMMERCIAL RECREATION (40 SPACES)	16	40	32	40	4
<b>TOTAL * OF PARKING SPACES</b>	<b>370</b>	<b>140</b>	<b>134</b>	<b>121</b>	<b>67</b>

SUMMARY: WEEKDAY-DAY PARKING COUNT @ 370 IS 14 MORE THAN THE 356 SPACES PROVIDED, 14 SPACE PARKING WAIVER IS REQUESTED.

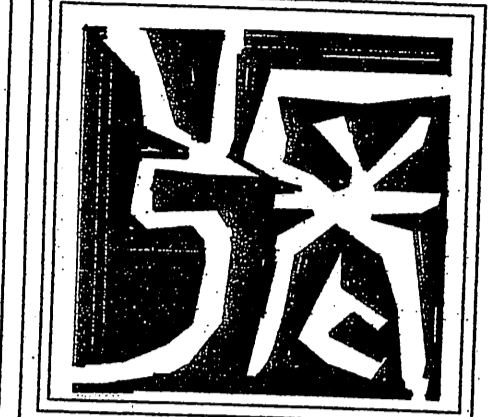
REVISION	DATE
PARKING TABULATION ( WAIVER REQUEST )	2/25/2008

**Planning Commission**  
**AFP-09-003**  
**#4**

**PREVIOUSLY APPROVED PLAN**



PETER Y. CHEUNG  
 ARCHITECT  
 11213 WELLFLEET DR.  
 OLNEY, MD 20832  
 TEL (301) 714-2496  
 FAX (301) 714-2795



OWNER :  
**FIRST POTOMAC REALTY TRUST**  
 1600 WISCONSIN AVE.  
 11th FL. BETHESDA, MD 20814

DWG TITLE :  
**SITE PLAN AND PARKING ANALYSIS**

## PARKING ANALYSIS

**PARKING TABULATION (EXISTING CONDITIONS)**

9,000 sqft- MEDICAL CLINIC @ 1:200 + 3/ MED. PRACT. (45+9 SPACES)	= 54 SPACES
INDUSTRIAL/ OFFICE/ WAREHOUSE	
49,078 sqft- OFFICE @ 1:300	= 164 SPACES
36,078 sqft- WAREHOUSE @ 1:500	= 72 SPACES
<b>RETAIL</b>	
5,000 sqft- RETAIL @ 1:180	= 28 SPACES
<b>SCHOOL (ALL OTHERS)</b>	
19,000 sqft- SCHOOL	= 47 SPACES
<b>COMMERCIAL RECREATION (SELF DEFENSE ACADEMY)</b>	
40 STUDENTS/TEACHERS/HR PARKING @ 1:1	= 40 SPACES
<b>TOTAL * OF PROPOSED SPACES (SEE SHARED PARKING TABULATION)</b>	<b>= 405 SPACES</b>

**SHARED PARKING TABULATION**

	WEEKDAY DAY	EVENING	WEEKEND DAY	EVENING	NIGHTTIME
INDUSTRIAL/ OFFICE/ WAREHOUSE (236 SPACES)	236	21	21	14	14
GENERAL RETAIL (28 SPACES)	17	26	28	20	2
ALL OTHERS (9 SPACES)	101				
COMMERCIAL RECREATION (40 SPACES)	16	40	32	40	4
<b>TOTAL * OF PARKING SPACES</b>	<b>370</b>				

SUMMARY: WEEKDAY-DAY PARKING COUNT @ 370 IS 14 MORE THAN THE 356 SPACES PROVIDED, 14 SPACE PARKING WAIVER IS REQUESTED.

**PARKING TABULATION PROPOSED**

9,000 sqft - MEDICAL CLINIC @ 1:200 + 3/ MED. PRACT. (45+9 SPACES)	= 54 SPACES
43,078 sqft - OFFICE @ 1:300	= 144 SPACES
36,078 sqft - WAREHOUSE @ 1:500	= 72 SPACES
5,000 sqft - RETAIL @ 1:180	= 28 SPACES
19,000 sqft - SCHOOL COMMERCIAL RECREATION (SELF DEFENSE ACADEMY)	= 47 SPACES
40 STUDENTS/TEACHERS/HR PARKING @ 1:1	= 40 SPACES
RELIGIOUS ESTABLISHMENTS 200 SEATS @ 1.4 SEATS	= 50 SPACES
<b>TOTAL # OF PROPOSED SPACES (SEE SHARED PARKING TABULATION)</b>	<b>= 435 SPACES</b>

**\*SHARED PARKING TABULATION**

	WEEKDAY DAY	EVENING	WEEKEND DAY	EVENING	NIGHTTIME
INDUSTRIAL/OFFICE/WAREHOUSE (216 SPACES)	216	22	22	11	11
GENERAL RETAIL (28 SPACES)	17	26	28	20	2
COMMERCIAL RECREATION (40 SPACES)	16	40	32	40	4
ALL OTHERS (151 SPACES)	151	151	151	151	151
<b>TOTAL # OF PARKING SPACES</b>	<b>400</b>	<b>239</b>	<b>233</b>	<b>222</b>	<b>168</b>

Summary: Weekday Day Parking count = 400, 44 more than the 356 spaces provided. A 14-space waiver was granted to Community Clinic, Inc. (AFP-08-008). An additional 30-space waiver is requested.

REVISION	DATE
PARKING TABULATION & WAIVER REQUEST	2/25/2008

**Planning Commission**  
**AFP-09-003**  
**#5**

AFP-09-003 Girard P. Co.

Ryan Beible  
FIRST POTOMAC MANAGEMENT, LLC  
7600 WISCONSIN AVENUE, 11TH FLOOR  
BETHESDA MD 20814

Michael Cohen  
CAP STAR COMMERCIAL REALTY  
438 N. FREDERICK AVE., SUITE 450  
GAITHERSBURG MD 20877

ALVARO F & N L VASQUEZ  
92 ANNA CT #255  
GAITHERSBURG MD 20877

RAPHAEL AKA TCHIMOU  
2 BENJI CT  
GAITHERSBURG MD 20877

THERESA M ALDANA  
4 BENJI CT  
GAITHERSBURG MD 20877

DIANE I ANDRADE  
6 BENJI CT #6  
GAITHERSBURG MD 20877

JOSE A & ANTONIA QUINTANILLA  
52 BENJI CT  
GAITHERSBURG MD 20877

SHEILA P MASON-HENRY  
DWAYNE F HENRY  
10 BENJI CT # 134  
GAITHERSBURG MD 20877

CARMEN E ROWE  
12 BENJI CT # 135  
GAITHERSBURG MD 20877

JORGE A & MARIA G LEONZO  
14 BENJI CT # 136  
GAITHERSBURG MD 20877

YVONNE M PERNELL  
16 BENJI CT  
GAITHERSBURG MD 20877

JOHN E MAHER  
18 BENJI CT  
GAITHERSBURG MD 20877

JUVENCIO CERON  
20 BENJI CT # 131  
GAITHERSBURG MD 20877

MARIANA FONSECA  
22 BENJI CT  
GAITHERSBURG MD 20877

CONCORDIA M & A C TOLIBAO  
24 BENJI CT  
GAITHERSBURG MD 20877

MIGUEL D & V E ALVARADO  
26 BENJI COURT #122  
GAITHERSBURG MD 20877

ORESTILA Z GAITAN  
28 BENJI CT  
GAITHERSBURG MD 20877

JIA-LIN & S-W C SHENG  
812 POINTER RIDGE DR  
GAITHERSBURG MD 20878

ROBERT A 3RD & F C SMITH  
32 BENJI CT  
GAITHERSBURG MD 20877

JAIRO & ANA I DELGADILLO  
34 BENJI CT #126  
GAITHERSBURG MD 20877

GEORGINA GALINDO  
36 BENJI CT  
GAITHERSBURG MD 20877

IDA F COLE  
38 BENJI CT  
GAITHERSBURG MD 20877

OWEN J & CATHERINE WATSON  
40 BENJI CT  
GAITHERSBURG MD 20877

LILIA E VASQUEZ  
42 BENJI CT  
GAITHERSBURG MD 20877

HUGO B & M MATAMOROS  
44 BENJI CT  
GAITHERSBURG MD 20877

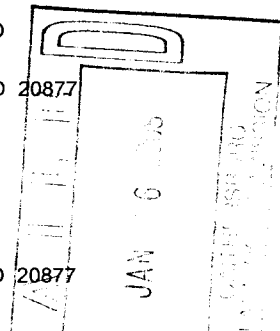
JOSE A SANDOVAL  
MARIA E G DEFLORES  
46 BENJI CT  
GAITHERSBURG MD 20877

CARMEN J OROZCO  
48 BENJI CT #145  
GAITHERSBURG MD 20877

CECIL & R F HARRIS  
50 BENJI CT  
GAITHERSBURG MD 20877

JOSE A & A QUINTANILLA  
52 BENJI CT #147  
GAITHERSBURG MD 20877

BRIAN RIKON  
54 BENJI COURT  
GAITHERSBURG MD 20877



Ente. Agenda for 4-Feb-09 PC Mtg

Planning Commission  
AFP-09-003  
#6

SCOTT G SCHULTZ  
56 BENJI CT  
GAITHERSBURG MD 20877

LIDIA M VASQUEZ  
134 BOWSPRIT CT  
GAITHERSBURG MD 20877

WENDY M WAGNER  
136 BOWSPRIT CT  
GAITHERSBURG MD 20877

SANTOS A BERMUDEZ  
138 BOWSPRIT CT  
GAITHERSBURG MD 20877

HECTOR MONDRAGON  
142 BOWSPRIT CT  
GAITHERSBURG MD 20877

INGRID M ALEXANDER  
144 BOWSPRIT CT  
GAITHERSBURG MD 20877

MARTIN J REID  
146 BOWSPRIT CT  
GAITHERSBURG MD 20877

PEDRO A & ETELVINA VASQUEZ  
148 BOWSPRIT CT  
GAITHERSBURG MD 20877

TUYEN TON  
LINH NGUYEN  
150 BOWSPRIT CT  
GAITHERSBURG MD 20877

BILLY L HARDIE  
2 BRIAN CT  
GAITHERSBURG MD 20877

ZENA A NGUNGE  
4 BRIAN CT APT 155  
GAITHERSBURG MD 20877

MIGUEL CANTARERO  
423 SANDERS LN  
GAITHERSBURG MD 20877

LAWRENCE AHWIRENG  
BRENDA BOATENG  
8 BRIAN CT  
GAITHERSBURG MD 20877

LEONARD JTRUST BRIDGETT  
40 BRIAN CT  
GAITHERSBURG MD 20877

MARTIN R VALVERDE  
42 BRIAN CT APT 150  
GAITHERSBURG MD 20877

ADONAY A POSADA  
44 BRIAN CT #151  
GAITHERSBURG MD 20877

MOHAMMAD A & S M HUSSEIN  
46 BRIAN CT  
GAITHERSBURG MD 20877

COREY LANCASTER  
48 BRIAN CT # 153  
GAITHERSBURG MD 20877

MONTGOMERY CO  
EOB  
101 MONROE ST  
ROCKVILLE MD 20850

STORAGE EQUITIES INC  
C/O DEPT PT-MD-20162  
PO BOX 25025  
GLENDALE CA 91221

EAST DIAMOND SELF STORAGE LLC  
10770 COLUMBIA PIKE STE 100  
SILVER SPRING MD 20901

FAMILY SERVICES AGENCY INC  
610 E DIAMOND AVE STE 100  
GAITHERSBURG MD 20877

GAITHERSBURG FARMERS SUPPLY INC  
1 CENTRAL AVE  
GAITHERSBURG MD 20877

HAWA S COLEMAN  
2 FEDERAL CT APT 114  
GAITHERSBURG MD 20877

SONIA SANCHEZ  
4 FEDERAL CT  
GAITHERSBURG MD 20877

ELDER & REINA I OROZCO  
6 FEDERAL CT APT 116  
GAITHERSBURG MD 20877

JAMES P & L J MCALEER  
10620 TULIP LA  
POTOMAC MD 20854

MIGUEL & T C CERRUTI  
18905 MCFARLIN DR  
GERMANTOWN MD 20874

MARCOS A & C D CARRERA  
18935 QUAIL VALLEY BLVD  
GAITHERSBURG MD 20879

MARIA G CHAVEZ  
16 FEDERAL CT # 121  
GAITHERSBURG MD 20877

JEROME W & H T MORRISON  
11311 ROLLING HOUSE RD  
ROCKVILLE MD 20852

KEVIN M & S K CONWAY  
20 FEDERAL CT  
GAITHERSBURG MD 20877

BERNY GUIDO  
ELIZABETH G CEVALLO  
22 FEDERAL CT APT 51  
GAITHERSBURG MD 20877

RONNIE WEST  
24 FEDERAL CT  
GAITHERSBURG MD 20877

JESUS SERRANO  
LIDIA ROMERO DE SERRANO  
26 FEDERAL CT # 53  
GAITHERSBURG MD 20877

MEZEMER NEGASH  
28 FEDERAL CT  
GAITHERSBURG MD 20877

FERNANDO & C JIMENEZ  
16808 CAMBERFORD ST  
DERWOOD MD 20855

ROBERT D HUFFMAN  
32 FEDERAL CT  
GAITHERSBURG MD 20877

MICHELLE BLACKMON  
34 FEDERAL CT # 49  
GAITHERSBURG MD 20877

JOSE ROMERO  
36 FEDERAL CT #50  
GAITHERSBURG MD 20877

MELIDA A CELIS  
38 FEDERAL CT  
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MORANNE JEAN-PIERRE LAFOREST  
RONALD LAFOREST  
40 FEDERAL CT APT 44  
GAITHERSBURG MD 20877

MARIA DEL CARMEN & RAFAEL VASQUEZ  
42 FEDERAL CT #45  
GAITHERSBURG MD 20877

JESUS & M U FIGUEROA  
44 FEDERAL CT # 46  
GAITHERSBURG MD 20877

DIN HURTADO  
46 FEDERAL CT  
GAITHERSBURG MD 20877

VIET Q & H T T DO  
48 FEDERAL CT  
GAITHERSBURG MD 20877

OSCAR A ESPINOZA  
MARTHA R HERNANDEZ  
50 FEDERAL CT  
GAITHERSBURG MD 20877

DOMITILA & CARLOS R GONZALEZ  
52 FEDERAL CT #34  
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JORGE L & R M AGUILAR  
54 FEDERAL CT  
GAITHERSBURG MD 20877

LUIS F LOPEZ-PEREZ  
MARIA LOPEZ  
56 FEDERAL CT APT 36  
GAITHERSBURG MD 20877

WENDY C VALLADARES  
58 FEDERAL CT  
GAITHERSBURG MD 20877

FLORENTIN S VARGAS  
60 FEDERAL CT # 38  
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62 FEDERAL CT APT 39  
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ELIAS G DACY  
64 FEDERAL CT  
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66 FEDERAL CT  
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68 FEDERAL CT  
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8 MICHAEL CT  
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JAMES M 3RD & F A ETHERIDGE  
10 MICHAEL CT  
GAITHERSBURG MD 20877

ARLENE P LAMONT  
12 MICHAEL CT  
GAITHERSBURG MD 20877

ORLANDO HERNANDEZ  
MARTHA ROBLETO  
14 MICHAEL CT #13  
GAITHERSBURG MD 20877

VICTOR M PORTILLO-ZAVALA  
16 MICHAEL CT # 14  
GAITHERSBURG MD 20877

OSEAS & FLOR DE M CANAS  
18 MICHAEL CT # 7  
GAITHERSBURG MD 20877

MARIA E MARTINEZ  
20 MICHAEL COURT #8  
GAITHERSBURG MD 20877

EXA N JUAREZ  
22 MICHAEL CT  
GAITHERSBURG MD 20877

V SEAN & E L MCCARRON  
24 MICHAEL CT  
GAITHERSBURG MD 20877

RODOLFO CASTILLO  
YVON G FLORIAN-CASTILLO  
26 MICHAEL CT  
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28 MICHAEL CT APT 20  
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36 MICHAEL CT #24  
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JUVENCIO & VIELKA A CERON  
38 MICHAEL CT # 25  
GAITHERSBURG MD 20877

ALIRLO MORENO  
40 MICHAEL CT APT 26  
GAITHERSBURG MD 20877

RENE & MIGUELINA VILLANUEVA  
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DEBORAH HETRICK-KEEFE  
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2 STANDARD CT APT 1  
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GARY MARSHALL  
4 STANDARD CT #2  
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JOSE M & G I BONILLA  
6 STANDARD CT #3  
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8 STANDARD COURT  
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JOHANNA SPITZE  
10 STANDARD COURT  
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CARLOS ROBERTO DARDON  
SONIA AMARO DARDON  
12 STANDARD CT APT 6  
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LUCY O OBU  
14 STANDARD CT  
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JUANA ROMERO  
16 STANDARD CT # 58  
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30 STANDARD CT APT 65  
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ROBERTO & ELSA PACHECO  
32 STANDARD CT # 66  
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FRED H & H C STEWART  
34 STANDARD COURT  
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ERIC E JUAREZ  
36 STANDARD CT #68  
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KOSINH OUDOMTHAVONE  
38 STANDARD CT # 69  
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SANTOS R & MARITZA E RIVAS  
40 STANDARD CT APT 70  
GAITHERSBURG MD 20877

JOSE N COREAS  
42 STANDARD CT  
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LUIS E MARTINEZ  
GLORIA C RIVERA  
44 STANDARD CT  
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MERCEDES GARCIA  
46 STANDARD CT  
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ELZA H CARVALHO  
48 STANDARD CT  
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JOHN L PROM  
PAMELA LLOYD-EVANS  
50 STANDARD COURT  
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SALVATORE & C L DEMARCO  
2 STATE CT  
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MICHAEL J TURNER  
4 STATE CT APT 85  
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ESTEBAN ARONEZ  
6 STATE COURT  
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MARIA T CHAVEZ  
8 STATE CT #77  
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MARIA A TORRES DE BICHARA  
10 STATE CT # 78  
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DELMÍ & FREDI MONTANO  
12 STATE CT  
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ALFREDO SANDOVAL  
14 STATE CT  
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16 STATE CT  
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18 STATE CT  
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22 STATE CT  
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TERESA C BREWBAKER  
C/O TERESA CLEAVER  
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46 STATE CT APT 98  
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48 STATE CT APT 99  
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50 STATE CT # 100  
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