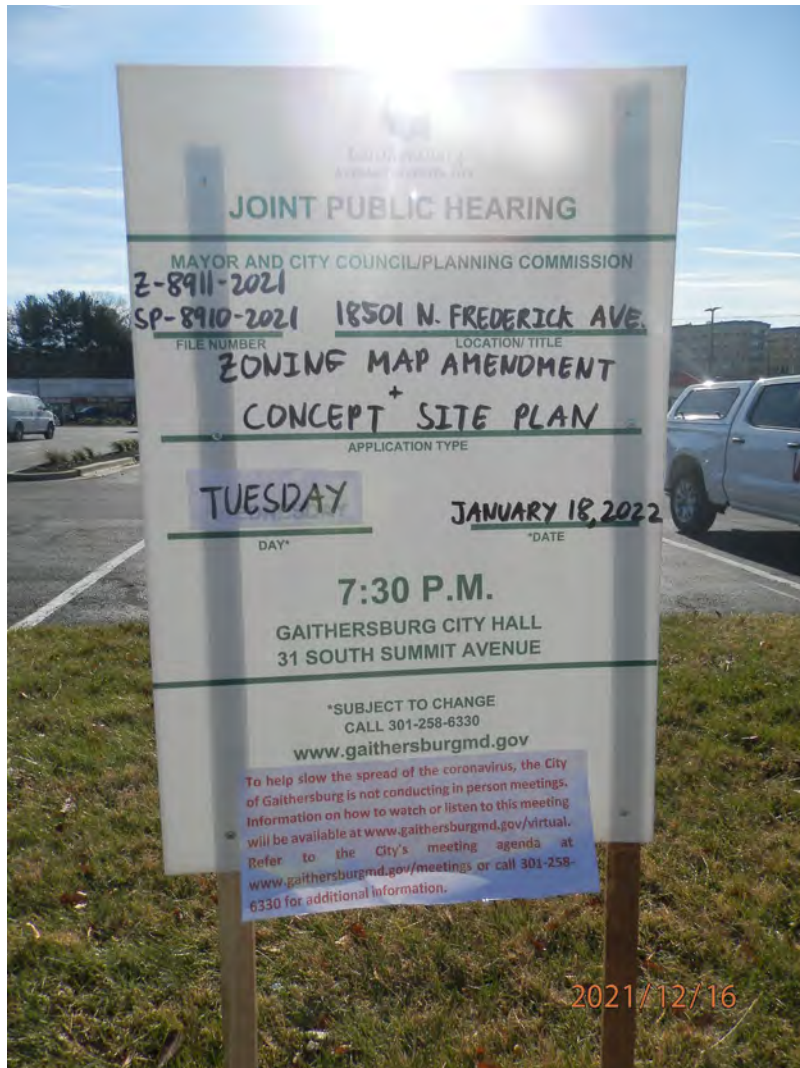






**JOINT PUBLIC HEARING**  
MAYOR & CITY COUNCIL / PLANNING COMMISSION  
Z-8911-2021 & SP-8910-2021  
18501 N. FREDERICK AVE.  
ZONING MAP AMENDMENT & CONCEPT SITE PLAN  
TUESDAY JANUARY 18, 2022 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
31 SOUTH SUMMIT AVENUE  
FOR MORE INFORMATION  
CALL 301-258-6330

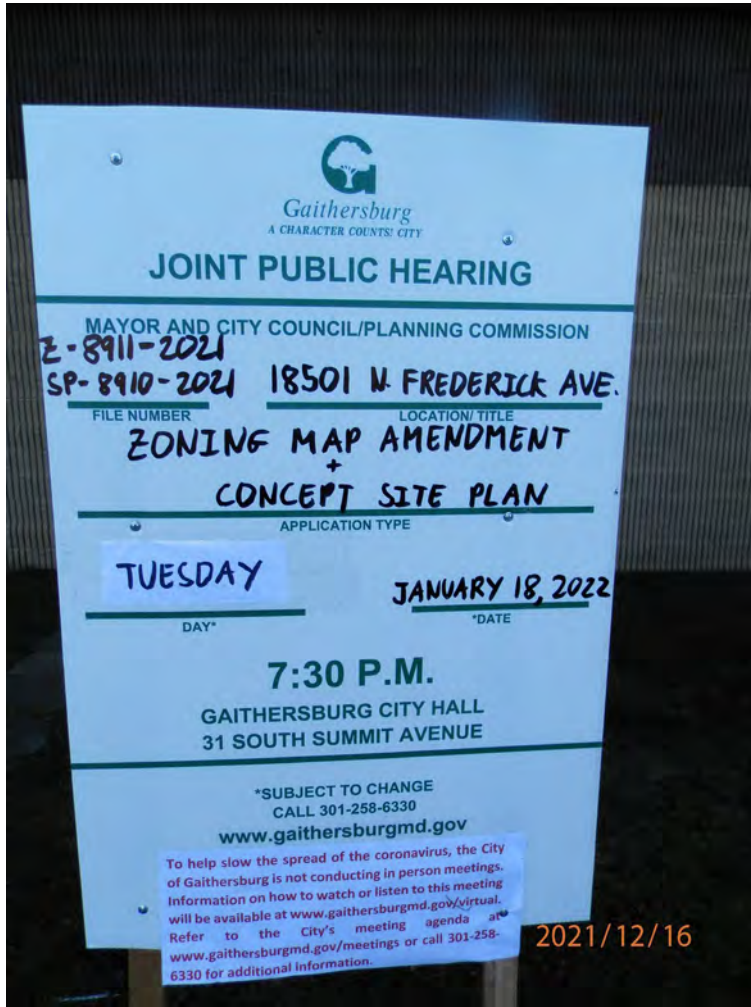
2021/12/16



**JOINT PUBLIC HEARING**  
MAYOR AND CITY COUNCIL/PLANNING COMMISSION  
Z-8911-2021  
SP-8910-2021 18501 N. FREDERICK AVE.  
FILE NUMBER LOCATION/TITLE  
ZONING MAP AMENDMENT  
CONCEPT + SITE PLAN  
APPLICATION TYPE  
TUESDAY JANUARY 18, 2022  
DAY\* DATE  
7:30 P.M.  
GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE  
\*SUBJECT TO CHANGE  
CALL 301-258-6330  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
To help slow the spread of the coronavirus, the City of Gaithersburg is not conducting in person meetings. Information on how to watch or listen to this meeting will be available at [www.gaithersburgmd.gov/virtual](http://www.gaithersburgmd.gov/virtual). Refer to the City's meeting agenda at [www.gaithersburgmd.gov/meetings](http://www.gaithersburgmd.gov/meetings) or call 301-258-6330 for additional information.

2021/12/16







2021/12/16

## LEGAL NOTICE

### Consolidated Joint Public Hearing: 18501 N Frederick Ave, January 18, 2022

Publish 12/20/2021 12:00 AM

**Document:**  [Download](#)

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

|                          |  |
|--------------------------|--|
| <b>Meeting:</b>          | Mayor and City Council                       |
| <b>Application Type:</b> | Zoning Map Amendment and Concept Plan        |
| <b>File Number:</b>      | Z-8911-2021/SP-8910-2021                     |
| <b>Location:</b>         | 18501 N Frederick Ave                        |
| <b>Applicant:</b>        | KIMCO Realty                                 |
| <b>Day/Date/Time:</b>    | Tuesday, January 18, 2022, 7:30 pm           |
| <b>Place:</b>            | Virtually by Teleconference Online and Phone |

The Applicant, KIMCO Realty, has submitted Zoning Map Amendment application Z-8911-2021 and associated Concept Plan application SP-8910-2021, proposing to rezone 18501 North Frederick Avenue from C-2 (General Commercial) to CD (Corridor Development) and develop two multi-family residential buildings with ground floor commercial uses. The concept plan proposes up to a total of 580 residential units and up to 48,000 square feet of commercial uses, along with open and amenity spaces. Contact the Planning and Code Administration should you have any questions or to learn more about this process and your ability to offer testimony and input.

Contact Information  
Laura Mehfoud, Long Range Planner  
301-258-6330  
[planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)

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Joint Hearing - MCC & PC  
SP-8910-2021  
C19

*Gaithersburg*

City of Gaithersburg  
31 S. Summit Avenue  
Gaithersburg, MD 20877

**NOTICE OF CONSOLIDATED JOINT PUBLIC HEARING  
CITY COUNCIL AND PLANNING COMMISSION  
TUESDAY, JANUARY 18, 2022 at 7:30 PM**

To help slow the spread of the coronavirus, the City of Gaithersburg is conducting public hearings virtually by teleconference online and phone. Information on how to watch or participate will be available at [www.gaithersburgmd.gov/virtual](http://www.gaithersburgmd.gov/virtual). If you wish to submit comments in writing prior to the meeting, **please do so via email no later than 3 p.m. on the day of the meeting to [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov).**

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You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s).

|                          |   |
|--------------------------|---|
| <b>APPLICATION TYPE:</b> | ZONING MAP AMENDMENT/CONCEPT PLAN   |
| <b>FILE NUMBER:</b>      | Z-8911-2021/SP-8910-2021  |
| <b>LOCATION:</b>         | 18501 North Frederick Avenue  |
| <b>PROPOSAL:</b>         | Rezone from C-2 (General Commercial) to CD (Corridor Development) and develop two multi-family residential buildings with ground floor commercial |

Refer to the City's meeting agenda at [www.gaithersburgmd.gov/meetings](http://www.gaithersburgmd.gov/meetings) or call 301-258-6330 for additional information. The final agenda is posted to the City's meeting agenda website by Friday before the scheduled meeting and includes all background material.

| owner_name_line_1 *           | owner_name_line_2 *     | owner_address_line_1          | owner_address_line_2    | owner_address_city | owner_adc | owner_address_zip_cc |
|-------------------------------|-------------------------|-------------------------------|-------------------------|--------------------|-----------|----------------------|
| BPTC ONE LLC                  |                         | 226 SPECTRUM AVE              |                         | GAITHERSBURG       | MD        | 20879                |
| BPTC TWO LLC                  |                         | 226 SPECTRUM AVE              |                         | GAITHERSBURG       | MD        | 20879                |
| TORRES CARLOS & SILVIA C      |                         | 1160 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| KALAPALA MADHU K & S          |                         | 1158 SOUTHERN NIGHT LA        |                         | GAITHERSBURG       | MD        | 20879                |
| ALBERTO ROGER Y & ALEJANDRA B |                         | 1156 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| ZHANG JIN                     |                         | 1154 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| SHETTY SHEKHAR                | SHETTY MANGALA          | 1152 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| GE HUA &                      | BIAN SHIKUI             | 17912 TOBOGGAN LN             |                         | ROCKVILLE          | MD        | 20855                |
| MONTGOMERY MEADOWS            |                         | C/O COMM ASSOC INC            | 15742 CRABBS BRANCH WAY | ROCKVILLE          | MD        | 20855                |
| MONTGOMERY MEADOWS            |                         | HOMEOWNERS ASSN INC           | 9901 LANGS RD           | BALTIMORE          | MD        | 21220                |
| HAPUARCHIGE LAKSMAN K &       | SEETHA KALYANI          | 1134 SOUTHERN NIGHT LANE      |                         | GAITHERSBURG       | MD        | 20879                |
| AKIBO-BETTS MURIEL E          |                         | 1144 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| NGUYEN HAI T                  | HO VAN T ET AL          | 1142 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| MERINO MARIBEL Y ET AL        |                         | 1140 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| AJESIFINNI-ADEYEMI BOLA       |                         | 1138 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| NGUYEN DANNY H & P B          |                         | 1136 SOUTHERN NIGHT LN        |                         | GAITHERSBURG       | MD        | 20879                |
| WASHREIT WATKINS MILL LLC     |                         | C/O WREIT                     | 1775 EYE ST NW STE 1000 | WASHINGTON         | DC        | 20006                |
| WASHREIT WATKINS MILL LLC     |                         | 1099 HINGHAM ST STE 110       |                         | ROCKLAND           | MA        | 2370                 |
| MONUMENTAL CORPORATION        |                         | 25 SOUTH CHARLES ST           |                         | BALTIMORE          | MD        | 21201                |
| MCCORMICK REALTY LTD PTNSHP   |                         | 500 NORTH BROADWAY #201       |                         | JERICO             | NY        | 11753                |
| KENSINGTON REALTY INC         |                         | 11411 ROCKVILLE PIKE          |                         | ROCKVILLE          | MD        | 20852                |
| POTOMAC ELECTRIC POWER CO     |                         | C/O CORP TAX DEPT STE 5617    | 701 9TH ST NW           | WASHINGTON         | DC        | 20068                |
| BPTC TWO CAFE LLC             |                         | 226 SPECTRUM AVE              |                         | GAITHERSBURG       | MD        | 20879                |
|                               | ASSOCIA SELECT COMMU    | 4840 WESTFIELDS BLVD SUITE 1  |                         | CHANTILLY          | VA        | 20150                |
|                               | AUDUBON SQUARE HOA      | 15742 CRABBS BRANCH WAY       |                         | ROCKVILLE          | MD        | 21701                |
|                               | CHAMBERS MANAGEMEN      | 12051 TECH RD SUITE B         |                         | SILVER SPRING      | MD        | 20904                |
|                               | CHOICE PROPERTY MANA    | 3905 N RAILROAD W AVE SUITE 1 |                         | FAIRFAX            | VA        | 22030                |
|                               | CLARITY ASSOCIATION M   | PO BOX 86209                  |                         | MONTGOMERY VILLAG  | MD        | 20886                |
|                               | COMMUNITY ASSOCIATIC    | 18401 WOODFIELD RD SUITE H    |                         | GAITHERSBURG       | MD        | 20879                |
|                               | COMMUNITY ASSOCIATIC    | 15742 CRABBS BRANCH WAY       |                         | ROCKVILLE          | MD        | 20855                |
|                               | COMMUNITY MANAGEM       | 8920 STEPHENS RD SUITE 101    |                         | LAUREL             | MD        | 20723                |
|                               | COMSOURCE MANAGEMI      | 3414 MORNINGWOOD DR           |                         | OLNEY              | MD        | 20832                |
|                               | CROWN WEST HOA          | 803 CROWN PARK AVE            |                         | GAITHERSBURG       | MD        | 20878                |
|                               | DIAMOND FARMS HOME      | 15742 CRABBS BRANCH WAY CR    |                         | DERWOOD            | MD        | 20855                |
|                               | FIRST SERVICE RESIDENTI | 8701 GEORGIA AVE 3RD FLOOR    |                         | SILVER SPRING      | MD        | 20910                |
|                               | IKO COMMUNITY MANAC     | 3416 OLANDWOOD CT SUITE 21    |                         | OLNEY              | MD        | 20832                |
|                               | KENTLANDS CITIZENS ASS  | 485 TSCHIFFELY SQUARE RD      |                         | GAITHERSBURG       | MD        | 20878                |
|                               | MTM MANAGEMENT ASS      | 26223 RIDGE RD                |                         | DAMASCUS           | MD        | 20872                |
|                               | MTM MANAGEMENT ASS      | PO BOX 506                    |                         | DAMASCUS           | MD        | 20872                |
|                               | PAUL ASSOCIATES, INC.   | 6935 WISCONSIN AVE STE 400    |                         | CHEVY CHASE        | MD        | 20815                |
|                               | POTOMAC OAKS CONDO      | 780 QUINCE ORCHARD BLVD       |                         | GAITHERSBURG       | MD        | 20878                |
|                               | PROPERTY MANAGEMEN      | 955 RUSSELL AVE STE A         |                         | GAITHERSBURG       | MD        | 20879                |

|                       |                         |                               |               |    |       |
|-----------------------|-------------------------|-------------------------------|---------------|----|-------|
|                       | THE MANAGEMENT GROU     | 20440 CENTURY BLVD SUITE 100  | GERMANTOWN    | MD | 20874 |
|                       | VANGUARD MANAGEMEN      | PO BOX 39                     | GERMANTOWN    | MD | 20875 |
| ALAN ROSEN            |                         | 17017 SIOUX LN                | GAITHERSBURG  | MD | 20878 |
| ALENA PROCTOR         | ABARIS REALTY, INC.     | 7811 MONTROSE RD SUITE 110    | POTOMAC       | MD | 20854 |
| ANDREA BEAIRD         | FIRST SERVICE RESIDENTI | 18701 GEORGIA AVE SUITE 300   | SILVER SPRING | MD | 20910 |
| ANDREA RIVERA         | A & O REALTY            | PO BOX 94                     | FAIRPLAY      | MD | 21733 |
| APRIL DAY             | COMMUNITY ASSOCIATIC    | 18401 WOODFIELD RD STE H      | GAITHERSBURG  | MD | 20879 |
| CARLA JOHNSON         | BENNINGTON HOA          | 29 GOODPORT LN                | GAITHERSBURG  | MD | 20878 |
| CARVETH WORTH         |                         | 18 PAVILION DR                | GAITHERSBURG  | MD | 20878 |
| CHERYL BERGER         | ASSOCIATION BOOKEEPI    | 1847 QUINCE ORCHARD BLVD STI  | GAITHERSBURG  | MD | 20878 |
| CHRISTOPHER FROEHLICH | FIRST SERVICE RESIDENTI | 18701 GEORGIA AVE SUITE 300   | SILVER SPRING | MD | 20910 |
| CRAIG CHUNG           | THE MANAGEMENT GROU     | 20440 CENTURY BLVD            | GERMANTOWN    | MD | 20874 |
| EDITH LILLIE          | NEWPORT ESTATES CONC    | 20 STANDARD CT                | GAITHERSBURG  | MD | 20877 |
| FARIDA UMATAN-TYLER   | SUMMIT MANAGEMENT       | 13833 FARRAGUT AVE            | KENSINGTON    | MD | 20895 |
| FLORINE HENDERSON     | BRIGHTON WEST CONDO     | 752 W SIDE DR                 | GAITHERSBURG  | MD | 20878 |
| JACKIE SHAW           |                         | 5 ANTIOCH RD                  | GAITHERSBURG  | MD | 20878 |
| JIM KOSS              | OAKBROOK MANAGEMEN      | P.O. BOX F                    | KENSINGTON    | MD | 20895 |
| L SCOTT WERTLIEB      | VISTA MANAGEMENT        | 12041 BOURNEFIELD WAY SUITE   | SILVER SPRING | MD | 20904 |
| LAURA ETCHISON        | IKO COMMUNITY MANAGE    | 3416 OLANDWOOD CT SUITE 21    | OLNEY         | MD | 20832 |
| LISA FRANKLIN         | PROCAM LLC              | 116 DUVALL LN                 | GAITHERSBURG  | MD | 20877 |
| MELISSA WELLS         | COMMUNITY ASSOCIATIC    | 15742 CRABBS BRANCH WAY       | DERWOOD       | MD | 20855 |
| MICHELE FUENZALIDA    | COMSOURCE MANAGEMI      | 3414 MORNINGWOOD DR           | OLNEY         | MD | 20832 |
| MIKE COBURN           | ALLIED REALTY CORP      | 7605 ARLINGTON RD SUITE 100   | BETHESDA      | MD | 20814 |
| PAM CRYE              |                         | 726 MAIN ST UNIT A            | GAITHERSBURG  | MD | 20878 |
| PATTY FLOYD           | PAUL ASSOCIATES INC     | 6935 WISCONSIN AVE SUITE 400  | CHEVY CHASE   | MD | 20815 |
| QUINN ODORIZZI        | CMC PROPERTY MANAGE     | 11300 ROCKVILLE PIKE SUITE 90 | ROCKVILLE     | MD | 20852 |
| ROBERT FOGEL          | ABARIS REALTY INC       | 7811 MONTROSE RD SUITE 110    | POTOMAC       | MD | 20854 |
| RON GODSEY            | M.T.M. MANAGEMENT A     | 26223 RIDGE RD                | DAMASCUS      | MD | 20872 |
| RUCHITA PATEL         | THE MANAGEMENT GROU     | 20440 CENTURY BLVD #100       | GERMANTOWN    | MD | 20874 |
| SANDRA EWING          | VANGUARD MANAGEMEN      | PO BOX 39                     | GERMANTOWN    | MD | 20875 |
| SARAH REDDINGER       | HABITAT FOR HUMANITY    | 9110 GAITHER RD               | GAITHERSBURG  | MD | 20877 |
| SEAN FARRELL          | COMSOURCE MANAGEMI      | 3414 MORNINGWOOD DR           | OLNEY         | MD | 20832 |
| SHIREEN AMBUSH        | ABARIS REALTY           | 7811 MONTROSE RD SUITE 110    | POTOMAC       | MD | 20854 |
| STEPHEN BELL          |                         | 5 BARREL COOPER CT            | GAITHERSBURG  | MD | 20878 |
| STEVE LESKOWITZ       | THE MANAGEMENT GROU     | 20440 CENTURY BLVD SUITE 100  | GERMANTOWN    | MD | 20874 |
| SUSAN HARKNESS        | OLD CARRIAGE HILL HOA   | 905 WILD FOREST DR            | GAITHERSBURG  | MD | 20879 |
| TIMOTHY MULFORD       | PROPERTY MANAGEMEN      | 955 RUSSELL AVE STE A         | GAITHERSBURG  | MD | 20879 |
| TOM ARMSTRONG         |                         | 108 LONGDRAFT RD              | GAITHERSBURG  | MD | 20878 |



December 20, 2021  
**Carmen Alianza-Javier**  
Advertising Sales Representative  
Classified Legal Notices / Trustee Sale  
The Washington Post

VIA EMAIL:  
[MariaCarmen.Alianza-Javier@washpost.com](mailto:MariaCarmen.Alianza-Javier@washpost.com)  
[legalnotices@washpost.com](mailto:legalnotices@washpost.com)

Dear Ms. Alianza-Javier:

Please publish the following legal advertisement in the **DECEMBER 30, 2021 and JANUARY 6, 2022**, issues of the *Washington Post*.

Sincerely,

Laura Mehfoud, Long Range Planner  
Planning and Code Administration

City of Gaithersburg # 1010122919

### NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a consolidated joint public hearing on Zoning Map Amendment Application Z-8911-2021 and Concept Plan Application SP-8910-2021 on

**TUESDAY  
JANUARY 18, 2022  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard virtually by teleconference online and phone.

The applicant has submitted Zoning Map Amendment application Z-8911-2021, and associated Concept Plan application SP-8910-2021, proposing to rezone 18501 N Frederick Ave from C-2 (General Commercial) to CD (Corridor Development) and develop up to 580 multi-family residential units with up to 48,000 square feet of ground floor commercial uses in two buildings. The subject property is owned by McCormick Realty Limited Partnership and totals approximately 8.77 acres.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038  
301-258-6300 • FAX 301-948-6149 • [cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov) • [gaithersburgmd.gov](http://gaithersburgmd.gov)

MAYOR  
Jud Ashman

COUNCIL MEMBERS  
Neil Harris  
Lisa Henderson  
Jim McNulty  
Ryan Spiegel  
Robert T. Wu

CITY MANAGER  
Tanisha Briley



*Gaithersburg*  
A CHARACTER COUNTS! CITY

Further information may be obtained from the Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by emailing [planning@gaitthersburgmd.gov](mailto:planning@gaitthersburgmd.gov).

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038  
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MAYOR  
Jud Ashman

COUNCIL MEMBERS  
Neil Harris  
Lisa Henderson  
Jim McNulty  
Ryan Spiegel  
Robert T. Wu

CITY MANAGER  
Tanisha Briley

## Official Notices



Published in The Washington Post on December 30, 2021

### Location

Washington County, DC

### Notice Text

#### **NOTICE OF JOINT PUBLIC HEARING**

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a consolidated joint public hearing on Zoning Map Amendment Application Z-8911-2021 and Concept Plan Application SP-8910-2021 on

**TUESDAY**  
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