


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.

  
Gaithersburg  
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# JOINT PUBLIC HEARING

MAYOR & CITY COUNCIL / PLANNING COMMISSION

Z-8911-2021 & SP-8910-2021      18501 N. FREDERICK AVE.  
APPLICATION NO.      LOCATION

ZONING MAP AMENDMENT & CONCEPT SITE PLAN  
APPLICATION TYPE

TUESDAY JANUARY 18, 2022 7:30 P.M.  
\*DAY      \*DATE      \*TIME

CITY HALL COUNCIL CHAMBERS  
31 SOUTH SUMMIT AVENUE  
\*MEETING LOCATION

FOR MORE INFORMATION:  
(301)-258-6330  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

\*Subject to Change

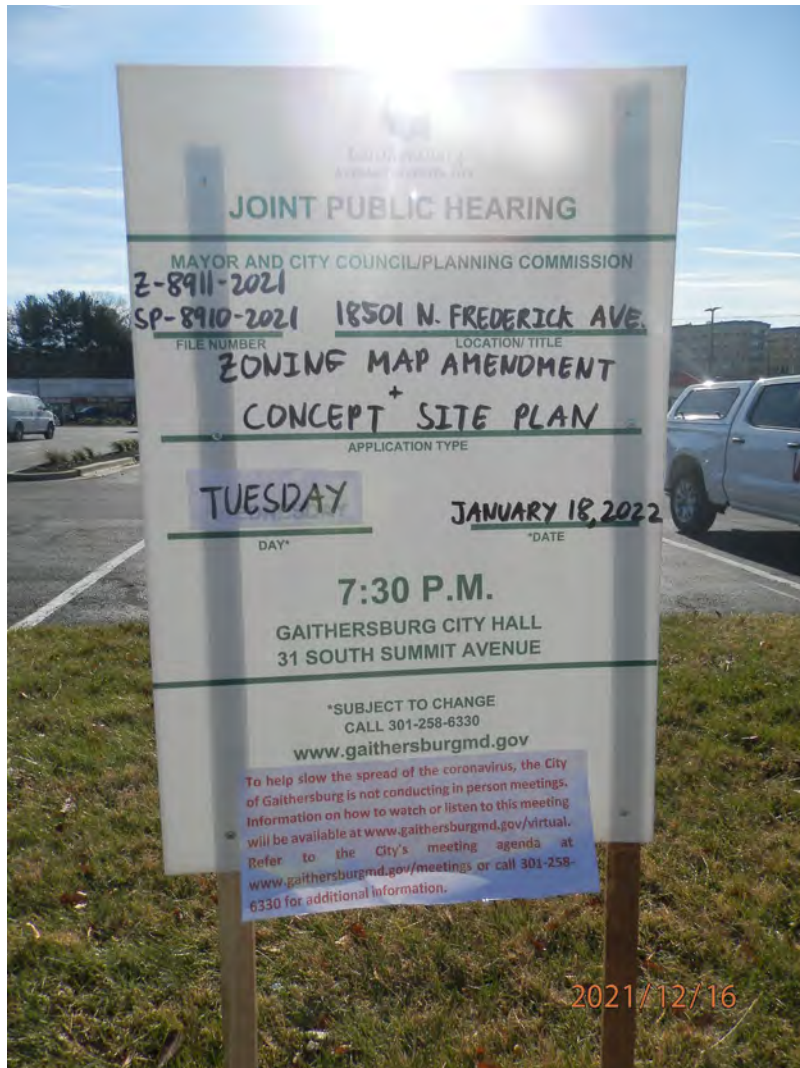
2021/12/16





**JOINT PUBLIC HEARING**  
MAYOR & CITY COUNCIL / PLANNING COMMISSION  
Z-8911-2021 & SP-8910-2021  
18501 N. FREDERICK AVE.  
ZONING MAP AMENDMENT & CONCEPT SITE PLAN  
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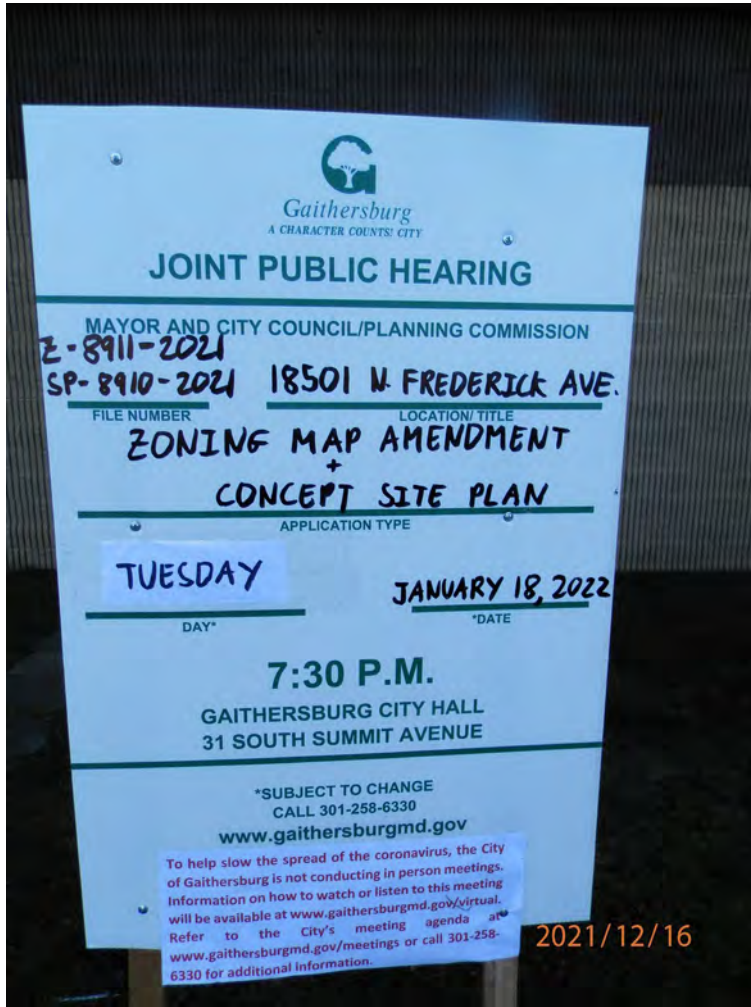
2021/12/16



**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  
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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@gaitthersburgmd.gov](mailto:planning@gaitthersburgmd.gov)

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Joint Hearing - MCC & PC

Z-8911-2021

Z11

*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).

**APPLICATION TYPE:** ZONING MAP AMENDMENT/CONCEPT PLAN  
**FILE NUMBER:** Z-8911-2021/SP-8910-2021  
**LOCATION:** 18501 North Frederick Avenue  
**PROPOSAL:** 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 MANAGEMEM	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 MANAGEMENT	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 RESIDENTIAL	8701 GEORGIA AVE SUITE 300	SILVER SPRING	MD	20910
ANDREA RIVERA	A & O REALTY	PO BOX 94	FAIRPLAY	MD	21733
APRIL DAY	COMMUNITY ASSOCIATION	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 BOOKKEEPING	847 QUINCE ORCHARD BLVD STE	GAITHERSBURG	MD	20878
CHRISTOPHER FROEHLICH	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE SUITE 300	SILVER SPRING	MD	20910
CRAIG CHUNG	THE MANAGEMENT GROU	20440 CENTURY BLVD	GERMANTOWN	MD	20874
EDITH LILLIE	NEWPORT ESTATES CONDO	20 STANDARD CT	GAITHERSBURG	MD	20877
FARIDA UMATAN-TYLER	SUMMIT MANAGEMENT	3833 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 MANAGEMENT	P.O. BOX F	KENSINGTON	MD	20895
L SCOTT WERTLIEB	VISTA MANAGEMENT	12041 BOURNEFIELD WAY SUITE	SILVER SPRING	MD	20904
LAURA ETCHISON	IKO COMMUNITY MANAGEMENT	3416 OLANWOOD CT SUITE 21	OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN	GAITHERSBURG	MD	20877
MELISSA WELLS	COMMUNITY ASSOCIATION	15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
MICHELE FUENZALIDA	COMSOURCE MANAGEMENT	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 MANAGEMENT	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	26223 RIDGE RD	DAMASCUS	MD	20872
RUCHITA PATEL	THE MANAGEMENT GROU	20440 CENTURY BLVD #100	GERMANTOWN	MD	20874
SANDRA EWING	VANGUARD MANAGEMENT	PO BOX 39	GERMANTOWN	MD	20875
SARAH REDDINGER	HABITAT FOR HUMANITY	9110 GAITHER RD	GAITHERSBURG	MD	20877
SEAN FARRELL	COMSOURCE MANAGEMENT	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 MANAGEMENT	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



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## Official Notices



Published in The Washington Post on December 30, 2021

### Location

Washington County, DC

### Notice Text

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