



**Gaithersburg**  
A CHARACTER COUNTS! CITY

July 25, 2023

**Walnut Hill Propco LLC**  
5500 Macarthur Blvd NW  
Washington, DC 20016

Dear Commercial Property Owner:

Pursuant to § 4-406(b) of the Local Government Article of the Maryland State Code, this letter serves as notification that your commercial property is located within an area that is proposed to be annexed to the City of Gaithersburg. The City of Gaithersburg Business Property Tax rate is currently \$0.53 per \$100 of assessed corporate personal property and the City of Gaithersburg Real Property Tax rate is \$0.262 per \$100 of assessed real property value.

Annexation Petition X-9510-2023 has been filed with the City of Gaithersburg, requesting the annexation to the City of approximately 9.248 acres of land known as the Walnut Hill Commercial Area, located at 16531 South Frederick Avenue, 8939 North Westland Drive, and 8941 North Westland Drive, Gaithersburg, Maryland 20877. Your property is included within this Annexation Petition area.

The Mayor and City Council of the City of Gaithersburg, Maryland, will conduct a public hearing on the Annexation Petition on Tuesday, September 5, 2023 at 7:30 p.m. or as soon thereafter as this matter can be heard at City Hall, 31 South Summit Avenue, Gaithersburg, MD 20877, or virtually by teleconference (online and phone). Should the annexation resolution be approved by the Mayor and City Council, the City will assign C-2 zoning to 16531 South Frederick Avenue and CD zoning to the other properties. All of the properties within the annexation area are currently zoned CRT-2.25 C-1.5 R-0.75 H-45 in Montgomery County.

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 by contacting the Planning Department at [Planning@gaitthersburgmd.gov](mailto:Planning@gaitthersburgmd.gov). The City has also created a website project page for this annexation, which may be viewed at <https://www.gaithersburgmd.gov/government/projects-in-the-city/walnut-hill-commercial-annexation>.

Sincerely,

Kirk Eby, Planner III  
Planning and Code Administration

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

MAYOR  
Jud Ashman

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

CITY MANAGER  
Tanisha R. Briley



July 25, 2023

**Kingfisher Associates LLC**

5500 Macarthur Blvd NW  
Washington, DC 20016

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**Lalita & Joginder LLC**  
8941 North Westland Drive  
Gaithersburg, MD 20877

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