



March 26, 2025

Carmen Alianza-Javier

Advertising Sales Representative
Classified Legal Notices / Trustee Sale
The Washington Post

VIA EMAIL:

MariaCarmen.Alianza-Javier@washpost.com
legalnotices@washpost.com

Dear Ms. Alianza-Javier:

Please publish the following legal advertisement in the **APRIL 3, 2025 and APRIL 10, 2025** 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 joint public hearing on Zoning Map Amendment Application Z-9928-2024 on

**MONDAY
APRIL 21, 2025
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 16 S Summit Avenue, Gaithersburg, Maryland.

The applicant, VIKA Maryland LLC, has submitted Zoning Map Amendment application Z-9928-2024 and associated schematic development plan proposing to rezone 481 N Frederick Ave, 101 Lakeforest Blvd, and 702 Russell Ave from C-2 (General Commercial) to CD (Corridor Development) and develop up to 410 multi-family residential units with up to 21,000 square feet of ground floor commercial uses. The subject properties are owned by Frederick Avenue Associates, Professional Equity LTD PTNS, and Perry-Russell LTD PTNSHP and total approximately 6.5 acres.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • cityhall@gaithersburgmd.gov • gaithersburgmd.gov

MAYOR
Jud Ashman

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

CITY MANAGER
Tanisha Briley



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, on the City's website at <https://www.gaithersburgmd.gov/government/projects-in-the-city>, or by emailing planning@gaithersburgmd.gov.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
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Robert T. Wu

CITY MANAGER
Tanisha Briley

From: [Legal Notices](#)
To: [Laura Mehfoud](#)
Subject: RE: City of Gaithersburg : Ad Information.
Date: Thursday, March 27, 2025 11:40:16 AM
Attachments: image002.png

This email is from an **external source**. Please use caution when opening attachments, clicking links, or responding.

Thank you.

Best Regards,

Carmen Alianza-Javier

Account Executive

The Washington Post

1301 K Street, NW | Washington, DC 20071

T: (202) 334-7007

F: (202) 334-6020

legalnotices@washpost.com

***Our deadline is 2 days prior by 3:00 p.m.
Monday and Tuesday deadline is the previous Friday by 3.***

The Washington Post

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From: Laura Mehfoud <Laura.Mehfoud@gaithersburgmd.gov>

Sent: Thursday, March 27, 2025 11:39 AM

To: Legal Notices <legalnotices@washpost.com>

Subject: RE: City of Gaithersburg : Ad Information.

CAUTION: EXTERNAL SENDER

Looks good, thank you.



[\[gaithersburgmd.gov\]](http://gaithersburgmd.gov)

Laura Mehfoud, AICP

She/Her/Hers
Planning & Code Administration
Long-Range Planner | City of Gaithersburg

o: 240.805.1153

e: Laura.Mehfoud@gaithersburgmd.gov

31 S Summit Ave, Gaithersburg, MD 20877

gaithersburgMD.gov [gaithersburgmd.gov]

From: Legal Notices <legalnotices@washpost.com>

Sent: Wednesday, March 26, 2025 12:27 PM

To: Laura Mehfoud <Laura.Mehfoud@gaithersburgmd.gov>

Cc: Gretchen Wyrick <Gretchen.Wyrick@gaithersburgmd.gov>; Brittany Saravia <Brittany.Saravia@gaithersburgmd.gov>

Subject: City of Gaithersburg : Ad Information.

This email is from an **external source**. Please use caution when opening attachments, clicking links, or responding.

Please review the job details of your ad for April 3 & 10. The cost is below.

Approval and changes due April 1st by 2pm.

Thank you.

THANK YOU for your business.

Below are the details of your saved ad. **Saved ads will not run unless they are scheduled and submitted.**
For Public Notices you may contact us directly at Legalnotices@washpost.com or [202-334-7007](tel:202-334-7007)
For Trustee Sale Notices you may contact us directly at Trusteesale@washpost.com or [202-334-5782](tel:202-334-5782) or [202-334-7031](tel:202-334-7031)

Job Details Order Number: L0033825 Classification: Legal Notices Package: Legal Notice Order Cost: \$652.88 PO Number: na	Schedule for ad number L0015697 62 lines Thu Apr 3, 2025 The Washington Post Legals <i>All Zones</i> Thu Apr 10, 2025 The Washington Post Legals <i>All Zones</i>
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NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Map Amendment Application Z-9928-2024 on

**MONDAY
APRIL 21, 2025
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 16 S Summit Avenue, Gaithersburg, Maryland.

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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, on the City's website at <https://www.gaithersburgmd.gov/government/projects-in-the-city>, or by emailing planning@gaithersburgmd.gov.

Best Regards,
Carmen Alianza-Javier
Account Executive
The Washington Post
1301 K Street, NW | Washington, DC 20071
T: (202) 334-7007
F: (202) 334-6020
legalnotices@washpost.com

***Our deadline is 2 days prior by 3:00 p.m.
Monday and Tuesday deadline is the previous Friday by 3.***

Legal Notices



Published in The Washington Post on April 3, 2025

Location

Montgomery County, Maryland

Notice Text

NOTICE OF JOINT PUBLIC HEARING

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MONDAY

APRIL 21, 2025

AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 16 S Summit Avenue, Gaithersburg, Maryland.

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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, on the City's website at <https://www.gaithersburgmd.gov/government/projects-in-the-city>, or by emailing planning@gaithersburgmd.gov.

From: [Samuel Copelan](#)
To: [Laura Mehfoud](#)
Cc: [Kirk Eby](#)
Subject: RE: Postcard addresses
Date: Wednesday, April 2, 2025 3:06:24 PM
Attachments: Z-9928-2024. Notifications. Contact List.pdf
Z-9928-2024. Notifications. Postcards Template.pdf
Z-9928-2024. Notifications. Postcards to send.pdf
image001.png

Hi Laura,

The attached postcards were printed, stamped, and mailed today, April 2nd, 2025. You can find all of the documents here: [S:\Plancode\ Planning Applications\Zoning Map Amd's, Z-sketch and site plans\ Energov Zs\Z-9928-2024 Guardian \(Gateway Lakeforest\)\Notifications](#) . Please let me know if you have any questions, thanks!

Sincerely,

-Sam



Samuel Copelan, AICP

He/Him/His
Department of Planning & Code Administration
Planner II | City of Gaithersburg

o: 240.805.1134

e: Samuel.Copelan@gaithersburgMD.gov

31 S Summit Ave, Gaithersburg, MD 20877

gaithersburgMD.gov



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

«owner_name_line_1»

«owner_name_line_2»

«owner_address_line_1»

«owner_address_line_2»

«owner_address_city»,

«owner_address_state» «owner_address_zip_code»

NOTICE OF JOINT PUBLIC HEARING
MAYOR & CITY COUNCIL AND PLANNING COMMISSION

*MONDAY, APRIL 21, 2025 at 7:30 PM
Council Chambers

16 S. Summit Avenue, Gaithersburg, MD 20877

The Mayor & City Council and Planning Commission will conduct a joint public hearing on the aforementioned date or as soon thereafter as it can be heard in a hybrid in-person meeting, allowing access virtually and by teleconference.

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

FILE NUMBER: Z-9928-2024

LOCATION: 481 N Frederick Ave, 101 Lakeforest Blvd, 702 Russell Ave

PROPOSAL: Rezone from C-2 to CD and construct new multi-family residential building with ground floor commercial uses

Further information may be obtained from the Planning and Code Administration, 31 South Summit Avenue between the hours of 8 a.m. and 5 p.m., Monday through Friday, visiting the City's website at www.gaithersburgmd.gov/meetings, or calling 301-258-6330. The final agenda is posted to the City's meeting agenda website Friday before the scheduled meeting and includes all background material.

*Subject to Change

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
Occupant		464 N Frederick Ave		Gaithersburg	MD	20877
Occupant		494 N Frederick Ave		Gaithersburg	MD	20877
Occupant		484 N Frederick Ave		Gaithersburg	MD	20877
Occupant		498 N Frederick Ave		Gaithersburg	MD	20877
Occupant		584 N Frederick Ave		Gaithersburg	MD	20877
Occupant		558 N Frederick Ave		Gaithersburg	MD	20877
Occupant		476 N Frederick Ave		Gaithersburg	MD	20877
Occupant		472 N Frederick Ave		Gaithersburg	MD	20877
Occupant		480 N Frederick Ave		Gaithersburg	MD	20877
Occupant		544 N Frederick Ave		Gaithersburg	MD	20877
Occupant		488 N Frederick Ave		Gaithersburg	MD	20877
Occupant		560 N Frederick Ave		Gaithersburg	MD	20877
Occupant		700 Russell Ave		Gaithersburg	MD	20877
Occupant		536 N Frederick Ave		Gaithersburg	MD	20877
Occupant		501 N Frederick Ave		Gaithersburg	MD	20877
Occupant		564 N Frederick Ave		Gaithersburg	MD	20877
Occupant		554 N Frederick Ave		Gaithersburg	MD	20877
Occupant		110 Odend'hal Ave		Gaithersburg	MD	20877
Occupant		465 N Frederick Ave		Gaithersburg	MD	20877
Occupant		568 N Frederick Ave		Gaithersburg	MD	20877
Occupant		552 N Frederick Ave		Gaithersburg	MD	20877
Occupant		522 N Frederick Ave		Gaithersburg	MD	20877
Occupant		588 N Frederick Ave		Gaithersburg	MD	20877
Occupant		467 N Frederick Ave		Gaithersburg	MD	20877
Occupant		576 N Frederick Ave		Gaithersburg	MD	20877
Occupant		550 N Frederick Ave		Gaithersburg	MD	20877
Occupant		562 N Frederick Ave		Gaithersburg	MD	20877

Occupant	572 N Frederick Ave	Gaithersburg	MD	20877
Occupant	546 N Frederick Ave	Gaithersburg	MD	20877
Occupant	566 N Frederick Ave	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 630	Gaithersburg	MD	20877
Occupant	474 N Frederick Ave Ste 100	Gaithersburg	MD	20877
Occupant	474 N Frederick Ave Ste 201	Gaithersburg	MD	20877
Occupant	474 N Frederick Ave Ste 202	Gaithersburg	MD	20877
Occupant	474 N Frederick Ave Ste 200	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 300	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 200	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 102	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 308	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 107	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 420	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 650	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 510	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 130	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 100	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 105	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 110	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 500	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 600	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 620	Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 104	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 400	Gaithersburg	MD	20877
Occupant	100 Lakeforest Blvd Ste 610	Gaithersburg	MD	20877
Occupant	520 N Frederick Ave	Gaithersburg	MD	20877
Occupant	516 N Frederick Ave	Gaithersburg	MD	20877

Occupant	534 N Frederick Ave		Gaithersburg	MD	20877
Occupant	538 N Frederick Ave		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 103		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 106		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 109		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 101		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 108		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 202		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 204		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 212		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 206		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 302		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 399		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 304		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 320		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 216		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 306		Gaithersburg	MD	20877
Occupant	110 Odend'hal Ave Unit FC-1		Gaithersburg	MD	20877
Occupant	110 Odend'hal Ave Unit FC-2		Gaithersburg	MD	20877
Occupant	110 Odend'hal Ave Unit FC-3		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 107B		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 310		Gaithersburg	MD	20877
Occupant	474 N Frederick Ave Ste 203		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 214		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 210		Gaithersburg	MD	20877
Occupant	501 N Frederick Ave Ste 307		Gaithersburg	MD	20877
LAKEFOREST DEVELOPMENT LLC	410 MILL ST BUILDING 1	SUITE 200	MOUNT PLEASANT	SC	29464
RUSSELL AVENUE OPERATING LLC	451 HUNGERFORD DRIVE	SUITE 700	ROCKVILLE	MD	20850

BRUESTER LLC	C/O BB&T PROP TAX DEPT	PO BOX 167	WINSTON SALEM	NC	27102
GAITSAN LIMITED PARTNERSHIP	C/O KIN PROPERTIES INC	185 NW SPANISH RIVER BLV #100	BOCA RATON	FL	33431
LAKEFOREST VENTURES LLC	12910 CLOVERLEAF CENTER DR	#110	GERMANTOWN	MD	20874
PERRY PARKWAY ASSOCIATES	C/O GUARDIAN REALTY MNGMNT INC	6000 EXECUTIVE BLVD STE 400	N BETHESDA	MD	20852
FEDERAL REALTY INVESTMENT TR	C/O FEDERAL REALTY INVT TR	909 ROSE AVE SUITE# 200	NORTH BETHESDA	MD	20852
GATTI RICHARD S JR ET AL	C/O MCDONALDS CORP 19-0692	PO BOX 182571	COLUMBUS	OH	43218
	ABARIS REALTY, INC	7811 MONTROSE RD SUITE 110	POTOMAC		20854
	ASSOCIA SELECT COMMUNITY SERVICES	4840 WESTFIELDS BLVD SUITE 160	CHANTILLY	VA	20150
	AUDUBON SQUARE HOA C/O PROCAM OF MARYLAND	15316 SPENCERVILLE CT UNIT 102	BURTONSVILLE	MD	20866
	CHAMBERS MANAGEMENT CHOICE PROPERTY MANAGEMENT & SERVICES	12051 TECH RD SUITE B 3905 N RAILROAD W AVE SUITE 101	SILVER SPRING	MD	20904
	CLARITY ASSOCIATION MANAGEMENT SERVICES, COMMUNITY ASSOCIATION SERVICES	PO BOX 86209 18401 WOODFIELD RD SUITE H	FAIRFAX	VA	22030
	COMMUNITY ASSOCIATION, INC	15742 CRABBS BRANCH WAY	MONTGOMERY VILLAGE	MD	20886
	COMMUNITY MANAGEMENT CORPORATION	18401 WOODFIELD RD SUITE H	GAITHERSBURG	MD	20879
	COMSOURCE MANAGEMENT, INC.	15742 CRABBS BRANCH WAY	ROCKVILLE	MD	20855
	CROWN WEST HOA	8920 STEPHENS RD SUITE 101	LAUREL	MD	20723
	FIRST SERVICE RESIDENTIAL KENTLANDS CITIZENS ASSEMBLY INC./COMMUNITY MAJERLE MANAGEMENT, INC.	3414 MORNINGWOOD DR	OLNEY	MD	20832
		803 CROWN PARK AVE 8701 GEORGIA AVE 3RD FLOOR	GAITHERSBURG	MD	20878
		485 TSCHIFFELY SQUARE RD	SILVER SPRING	MD	20910
		1375 PICCARD DR SUITE 210	GAITHERSBURG	MD	20878
	MTM MANAGEMENT ASSOCIATES	26223 RIDGE RD	ROCKVILLE	MD	20850
	MTM MANAGEMENT ASSOCIATES	PO BOX 506	DAMASCUS	MD	20872
	OAKBROOK MANAGEMENT COMPANY	PO BOX F	DAMASCUS	MD	20872
	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD	KENSINGTON	MD	20895
	PROCAM OF MARYLAND PROPERTY MANAGEMENT PEOPLE, INC	15316 SPENCERVILLE CT SUITE 102	GAITHERSBURG	MD	20878
	VANGUARD MANAGEMENT ASSOCIATES, INC.	955 RUSSELL AVE STE A	BURTONSVILLE	MD	20866
		PO BOX 39	GAITHERSBURG	MD	20879
	D H BADER MANAGEMENT	10480 LITTLE PATUXENT PKWY SUITE 1000	GERMANTOWN	MD	20875
			COLUMBIA	MD	21044

	RELDA SQUARE HOMEOWNER ASSOCIATION					
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 COMMUNITY ASSOCIATION	PO BOX 94		FAIRPLAY	MD	21733
APRIL DAY	SERVICES INC	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN		GAITHERSBURG	MD	20878
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LANE GOODPORT LN		GAITHERSBURG	MD	20878
CHERYL BERGER	ASSOCIATION BOOKEEPING SERVICE, INC.	847 QUINCE ORCHARD BLVD STE I		GAITHERSBURG	MD	20878
CHRIS MAJERLE	MAJERLE MANAGEMENT, INC.	1375 PICCARD DR 210		ROCKVILLE	MD	20850
CHRIS THIERGARTNER	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
CHRISTOPHER FROEHLICH	FIRST SERVICE RESIDENTIAL MARYLAND, INC.	8701 GEORGIA AVE SUITE 300		SILVER SPRING	MD	20910
CRAIG CHUNG	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD		GERMANTOWN	MD	20874
EDITH LILLIE	NEWPORT ESTATES CONDOMINIUMS SECTION II	20 STANDARD CT		GAITHERSBURG	MD	20877
FARIDA UMATAN-TYLER	SUMMIT MANAGEMENT SERVICES	PO BOX 4579, DEPT. 376		HOUSTON	TX	77210-4579
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUMS II	752 W SIDE DR		GAITHERSBURG	MD	20878
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JIM BILES	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
KATIE HUNTBERRY	METROPOLIS - MANAGEMENT COMPANY	4307 GALLATIN ST		HYATTSVILLE	MD	20781
L SCOTT WERTLIEB	VISTA MANAGEMENT	12041 BOURNEFIELD WAY SUITE C		SILVER SPRING	MD	20904
LAURA ETCHISON	D H BADER COMMUNITY MANAGEMENT	10480 LITTLE PATUXENT PKWY SUITE 1000		COLUMBIA	MD	21044
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN		GAITHERSBURG	MD	20877
MICHELE FUENZALIDA	COMSOURCE MANAGEMENT INC	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 907		ROCKVILLE	MD	20852

ROBERT FOGEL	ABARIS REALTY INC	7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
RUCHITA PATEL	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD #100	GERMANTOWN	MD	20874
SANDRA EWING	VANGUARD MANAGEMENT ASSOCIATES, INC.	PO BOX 39	GERMANTOWN	MD	20875
SARAH REDDINGER	HABITAT FOR HUMANITY OF MONT CO	9110 GAITHER RD	GAITHERSBURG	MD	20877
SEAN FARRELL	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR 7811 MONTROSE RD SUITE 110	OLNEY	MD	20832
SHIREEN AMBUSH	ABARIS REALTY		POTOMAC	MD	20854
STEPHEN BELL		5 BARREL COOPER CT	GAITHERSBURG	MD	20878
STEVE LESKOWITZ	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100	GERMANTOWN	MD	20874
SUZAN HARKNESS	OLD CARRIAGE HILL HOA PROPERTY MANAGEMENT	905 WILD FOREST DR	GAITHERSBURG	MD	20879
TIMOTHY MULFORD	PEOPLE	955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD	GAITHERSBURG	MD	20878







LEGAL NOTICE

Joint Public Hearing Notice: 481 N Frederick Ave, 101 Lakeforest Blvd, 702 Russell Ave (Z-9928-2024), April 21, 2025

Publish 4/2/2025 12:00 AM

Document:  [Download](#)

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

Meeting:	Mayor and City Council
Application Type:	Zoning Map Amendment
File Number:	Z-9928-2024
Location:	481 N Frederick Ave, 101 Lakeforest Blvd, 702 Russell Ave
Applicant:	VIKA Maryland, LLC
Day/Date/Time:	Monday, April 21, 2025, 7:30 PM
Place:	Council Chambers 16 South Summit Ave Or virtually by teleconference online and phone www.gaithersburgmd.gov/meetings

The Applicant has submitted a zoning map amendment application with a schematic development plan to rezone three parcels, approximately 6.5 acres, from the C-2 (General Commercial) zone to the CD (Corridor Development) zone. The schematic development plan proposes to redevelop 481 N Frederick Ave and 101 Lakeforest Blvd with a new 8-story multi-family residential building with up to 410 units and ground floor commercial uses. The existing office building at 702 Russell Ave will remain with minor site edge improvements.

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
240-805-1153
planning@gaithersburgmd.gov