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LEGAL NOTICE

Public Hearing Notice: 102-104 South Frederick Avenue

Publish 5/17/2019 10:30 AM

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LEGAL NOTICE

Public Hearing Notice, SP-8136-2019, June 17, 2019

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

Meeting:	Mayor and City Council
Application Type:	Concept Site Plan
File Number:	SP-8136-2019
Location:	102 and 104 South Frederick Avenue
Applicant:	Luis Ulpiano Esquire, LLC.
Day/Date/Time:	Monday, June 17, 2019 at 7:30 p.m.
Place:	City Hall- Council Chambers- 31 South Summit Avenue

Application SP-8136-2019 has been filed requesting Concept Site Plan approval for the construction of a new two-story 5,600 square foot office building. The subject properties are located at 102/104 South Frederick Avenue and zoned CD (Corridor Development).

Contact the Planning and Code Administration City Planner (listed below) at 301-258-6330 if you should have any questions and to learn more about this process and your ability to offer testimony and input.

Contact Information:
Jasmine Forbes, Planner
301-258-6330
planning@gaitthersburgmd.gov <<mailto:planning@gaitthersburgmd.gov>>

Mayor and City Council
SP-8136-2019
Exhibit #27

From: [Myriam Gonzalez](#)
To: [Jasmine Forbes](#)
Subject: Emailing: SP-8136-2019 -102-104 SFred address LIST wHOA.xlsx, SP-8136-2019 -102-104 SFred New 2-Story Off.pdf
Date: Friday, May 17, 2019 11:09:22 AM
Attachments: [SP-8136-2019 -102-104 SFred address LIST wHOA.xlsx](#)
[SP-8136-2019 -102-104 SFred New 2-Story Off.pdf](#)

Mailed today.

Your message is ready to be sent with the following file or link attachments:

SP-8136-2019 -102-104 SFred address LIST wHOA.xlsx
SP-8136-2019 -102-104 SFred New 2-Story Off.pdf

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Gaithersburg

City of Gaithersburg

31 S. Summit Avenue

Gaithersburg MD 20877

**NOTICE OF PUBLIC HEARING
MAYOR AND CITY COUNCIL
June 17, 2019 at 7:30 PM
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg, MD, 20877**

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:	Concept Site Plan
FILE NUMBER:	SP-8136-2019
LOCATION:	102 and 104 South Frederick Avenue
PROPOSAL:	Construction of a new two-story, 5,600 square foot office building.

For additional information, you may review the project file at the Planning and Code Administration offices located at City Hall, 31 S. Summit Avenue, Gaithersburg Maryland between the hours of 8:00 am and 5:00 pm Monday through Friday. You may also refer to the City web site at www.gaithersburgmd.gov or contact us via telephone at 301-258-6330.

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
	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
	PC 200 GIRARD LLC	7200 WISCONSIN AVE SUITE 1100		BETHESDA	MD	20814
	AUDUBON SQUARE HOA INC C/O COMMUNITY ASSOCIATION	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	21701
	CHOICE PROPERTY MANAGEMENT & SERVICES, LLC	360 MAPLE W AVE SUITE D		VIENNA	VA	22180
	COMMUNITY ASSOCIATION SERVICES	18401 WOODFIELD RD SUITE H		GAITHERSBURG	MD	20879
	COMMUNITY ASSOCIATION, INC	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	20855
	COMMUNITY MANAGEMENT CORPORATION	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
	DIAMOND FARM HOMES CORPORATION C/O COMMUNITY ASSOCIATION	15742 CRABBS BRANCH WAY CRABBS BRANCH WAY		DERWOOD	MD	20855
	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE 3RD FLOOR		SILVER SPRING	MD	20910
	GLAZER PROPERTIES	270 COMMERCE DR		ROCHESTER	NY	14623
	HBW PROPERTIES, INC.	1055 FIRST ST SUITE 200		ROCKVILLE	MD	20850
	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
	KIMCO REALTY CORPORATION	1954 GREENSPRING DR SUITE 300		TIMONIUM	MD	21093
	MTM MANAGEMENT	26223 RIDGE RD		DAMASCUS	MD	20872
	THE RAPPAPORT COMPANIES	8405 GREENSBORO DR 8TH FLOOR		MCLEAN	VA	22102
	CLARITY ASSOCIATION MANAGEMENT SERVICES, INC	PO BOX 86209		MONTGOMERY VILLAGE	MD	20886
	FEDERAL REALTY INVESTMENT TRUST	1626 JEFFERSON ST		ROCKVILLE	MD	20852
	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD		GAITHERSBURG	MD	20878
	DIVARIS PROPERTY MANAGEMENT CORP	8150 LEESBORO PIKE SUITE 501		TYSONS	VA	22182
15 FULKS CORNER LLC		15 FULKS CORNER AVE		GAITHERSBURG	MD	20877
28/32 S FREDERICK AVE LLC		C/O KEN BUSCHE	4017 MONTPELIER RD	ROCKVILLE	MD	20853
ALAN ROSEN		17017 SIOUX LN		GAITHERSBURG	MD	20878
ALENA PROCTOR	ABARIS REALTY, INC.	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
ALEX DEERING	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD 100		GERMANTOWN	MD	20874
ANDREA BEARD	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE 3RD FLOOR		SILVER SPRING	MD	20901
ANDREA RIVERA	BRIGHTON WEST CONDOMINIUMS SECTION V	PO BOX 94		FAIRPLAY	MD	21733
ANDREA UPTON	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANDREW DRIER	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
APRIL DAY	COMMUNITY ASSOCIATION SERVICES INC	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
BOB MORRIS	KLNB MANAGEMENT	100 WEST RD SUITE 505		BALTIMORE	MD	21204
BRIAN WEIBLINGER		147 APPLE BLOSSOM WAY		GAITHERSBURG	MD	20878
BRITTANY FRANKEL	SAUL CENTERS, INC. C/O KENTLANDS SQUARE II	7501 WISCONSIN AVE SUITE 1500E		BETHESDA	MD	20814
BRUCE BLUMBERG	ABARIS REALTY, INC.	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN		GAITHERSBURG	MD	20878
CARVETH WORTH		18 PAVILION DR		GAITHERSBURG	MD	20878
CHANTEL REID	COMMUNITY MANAGEMENT CORPORATION	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
CHARLES COVELL	COVELL MANAGEMENT	5828 WINEGROVE CT		DERWOOD	MD	20855
CHARLES VIA		313 SUMMIT HALL RD		GAITHERSBURG	MD	20877
CHERYL BERGER	ASSOCIATION BOOKKEEPING SERVICE, INC.	847 QUINCE ORCHARD BLVD STE I		GAITHERSBURG	MD	20878
CHRISTOPHER FROELICH	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
DANIELLE JOHNSON	KIMCO REALTY CORPORATION	117 MARKET ST		GAITHERSBURG	MD	20878
DAVID LOUGHLIN	LOUGHLIN MANAGEMENT	60 WEST ST STE 204		ANNAPOLIS	MD	21401
DELPHINE MATTHEWS	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
FARIDA UMATAN-TYLER	SUMMIT MANAGEMENT SERVICES	3833 FARRAGUT AVE		KENSINGTON	MD	20895
FLORENE HENDERSON	BRIGHTON WEST CONDOMINIUMS SECTION II	752 W SIDE DR		GAITHERSBURG	MD	20878
GEORGE WINKLER		8418 PETERS RD		FREDERICK	MD	21704
GLENN LOVELAND	ABARIS REALTY, INC.	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
HEATHER BRETSCHGER	THE PETERSON COMPANIES	12500 FAIR LAKES CIR SUITE 400		FAIRFAX	VA	22033
HERBERT DIAZ	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JANET MOSS	JAMESTOWN MANAGEMENT	TWO PAGES WEST SUITE 1600		ATLANTA	GA	30339
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
JOAN MEUNIER		944 WILD FOREST DR		GAITHERSBURG	MD	20879
JOANN SCHIMKE	WEST RIDING CITIZENS ASSOCIATION	734 TIFFANY CT		GAITHERSBURG	MD	20878
JOHN GALANIS		8802 TUCKERMAN LN		POTOMAC	MD	20854
JOSELYN WELLS	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
KELLY WHITE	SITE REALTY GROUP	2141 INDUSTRIAL PKWY		SILVER SPRING	MD	20904
L SCOTT WERTLIEB	VISTA MANAGEMENT	12041 BOURNEFIELD WAY SUITE C		SILVER SPRING	MD	20904
LACHEL LEWIS	ASPEN PROPERTY MANAGEMENT LLC	10079 STEDWICK RD #86511		MONTGOMERY VILLAGE	MD	20886
LAURA DUGGAN	KEYPOINT PARTNERS LLC	4201 MITCHELLVILLE RD SUITE 501		BOWIE	MD	20716
LAURA ETCHISON	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	14904 NEW HAMPSHIRE AVE		SILVER SPRING	MD	20905
MARC CERIO		112 TWELVE OAKS DR		GAITHERSBURG	MD	20878
MARK HEWITT	URBAN RETAIL PROPERTIES LLC	111 E WACKER DR SUITE 2400		CHICAGO	IL	60601
MELISSA WELLS	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
MEREDITH KRAFT	PROPERTY MANAGEMENT PEOPLE, INC.	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
MICHAEL HAYES	AVISON YOUNG	11921 ROCKVILLE PIKE SUITE 200		ROCKVILLE	MD	20852
MICHELE KENNEDY	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
MIKE COBURN	ALLIED REALTY CORP	7605 ARLINGTON RD SUITE 100		BETHESDA	MD	20814
MOISES VASQUEZ	GFS REALTY, INC	6300 SHERIFF RD DEPARTMENT 671		LANDOVER	MD	20875
NANCY MILLOY	MAGRUDER CORPORATION D/B/A THE MAGRUDER	12165 DARNESTOWN RD		GAITHERSBURG	MD	20878
NOOR IMTIAZ & SAIRA		12310 PINEY MEETINGHOUSE RD		POTOMAC	MD	20854
OBOYLE PATRICK A		C/O ST MARTINS CHURCH	201 S FREDERICK AVE	GAITHERSBURG	MD	20877
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400		CHEVY CHASE	MD	20815
PAULA KURTZWEIL WALTER		9108 EDGEWOOD DR		GAITHERSBURG	MD	20877
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350		FAIRFAX	VA	22033
PINKUS FLIEGEL		627 E UNIVERSITY BLVD		SILVER SPRING	MD	20903
POTOMAC ELECTRIC POWER CO		C/O CORP TAX DEPT STE 5617	701 9TH ST NW	WASHINGTON	DC	20068
QAZAR NADINE & QUINLAN MICHAEL F	ELEY A ANTAR	9 CEDAR AVE		GAITHERSBURG	MD	20877
QUINN ODORIZZI		2005 NORDLIE PL		FALL CHURCH	VA	22043
RICHARD GREENBERG	CMC PROPERTY MANAGEMENT	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
RICHARD SKOBEK	GREENHILL COMPANIES	4901 FAIRMONT AVE SUITE 200		BETHESDA	MD	20814
RITA LOOKINGBILL	ZALCO REALTY	8701 GEORGIA AVE SUITE 300		SILVER SPRING	MD	20910
ROBERT FOGEL	CIRCLE MANAGEMENT COMPANY	9811 WASHINGTONIAN BLVD		GAITHERSBURG	MD	20878
ROBERT PUGH	ABARIS REALTY INC	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
RON GODSEY	EDGEWOOD MANAGEMENT	6931 ARLINGTON RD SUITE 550		BETHESDA	MD	20814
RUARK CHRISTOPHER SEAN	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
RUCHITA PATEL	SHWALB REBECCA	7 CEDAR AVE		GAITHERSBURG	MD	20877
RUGGERI CHRISTOPHER	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD #100		GERMANTOWN	MD	20874
RUNDQUIST PAUL A	RUGGERI RACHEL	4 CEDAR AVE		GAITHERSBURG	MD	20877
RUSTY MORGAN		5 CEDAR AVE		GAITHERSBURG	MD	20877
SANDRA EWING	MORGAN MCCLEAN COMMERCIAL REALTY LLC	6701 DEMOCRACY BLVD SUITE 303		BETHESDA	MD	20817
SEAN FARRELL	VANGUARD MANAGEMENT ASSOCIATES, INC.	PO BOX 39		GERMANTOWN	MD	20875
SHIREEN AMBUSH	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR		OLNEY	MD	20832
STEPHEN BELL	ABARIS REALTY	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
STEVE LESKOWITZ		5 BARREL COOPER CT		GAITHERSBURG	MD	20878
SURIN PATRICIA DYAN	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
THOMAS HOWARD	SURIN ALASTAIR JAMES	11 CEDAR AVE		GAITHERSBURG	MD	20877
TIMOTHY CLIFTON	REGENCY CENTERS	1919 GALLOWAYS RD SUITE 100		VIENNA	VA	22182
TIMOTHY MULFORD	VANGUARD MANAGEMENT	PO BOX 39		GERMANTOWN	MD	20875
TOM ARMSTRONG	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
TOM MULLINS		108 LONGDRAFT RD		GAITHERSBURG	MD	20878
WALKER MILTON M ET AL TR	NELLIS CORPORATION	7811 MONTROSE RD SUITE 420		POTOMAC	MD	20854
		108 CEDAR AVE		GAITHERSBURG	MD	20877

From: 2402059070@vzwpix.com
To: [Jasmine Forbes](#)
Date: Friday, May 17, 2019 11:33:15 AM



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PUBLIC HEARING
FOR THE CITY OF
GAITHERSBURG
PLANNING BOARD
MEETING
DATE: AUGUST 14, 2018
TIME: 7:00 PM
LOCATION: GAITHERSBURG
CITY HALL



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NOTICE OF PUBLIC HEARING THE MAYOR AND CITY NOTICE OF PUBLIC HEARING

The Mayor and City Council of the City of Gaithersburg, Maryland, will conduct a public hearing on Concept Site Plan SP-8136-2019 on

**MONDAY
JUNE 17, 2019
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The applicant requests approval of Concept Site Plan, SP-8136-2019, located at 102 and 104 South Frederick Avenue. The application proposes the construction of a two-story, 5,600 square foot office building.

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 visiting the City's website at: **<https://www.gaithersburgmd.gov/government/projects-in-the-city>**

Jasmine Forbes, Planner
planning@gaithersburgmd.gov
Planning and Code Administration

Appeared in: **Washington Post** on Thursday, 05/23/2019



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Jasmine Forbes, Planner
planning@gaithersburgmd.gov
Planning and Code Administration

Appeared in: **Washington Post** on Thursday, 05/30/2019



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COMMUNICATION: HISTORIC DISTRICT COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Jasmine Forbes, Planner I

DATE: May 29, 2019

SUBJECT: SP-8136-2019 Courtesy Review – Concept Site Plan, two-story 5,600 square foot office building– 102/104 South Frederick Avenue

The Historic District Commission (HDC) at its May 22, 2019, meeting made the following recommendations to the Mayor and City Council on the proposed two-story 5,600 square foot office building at 102 and 104 South Frederick Avenue. The subject properties are located in Observatory Heights. The HDC made the following comments:

- 1. The three center windows on the rear elevation are not proportionate to the rest of the building. There should be harmony with the architecture.**

The HDC urged the Applicant to revise the sizing and massing of the center windows to make it proportion with the rest of the building. The Applicant scaled the size of the three windows to be more in line with the style and the size of the rest of the windows on the building. By scaling the windows size, the Applicant was able to keep a continuous brick band around the entire building.

- 3. The door on the rear elevation should have the same trim color as the windows.**

The HDC urged the Applicant to make the door trim the same color as the windows. The Applicant revised the color of the door to match to the