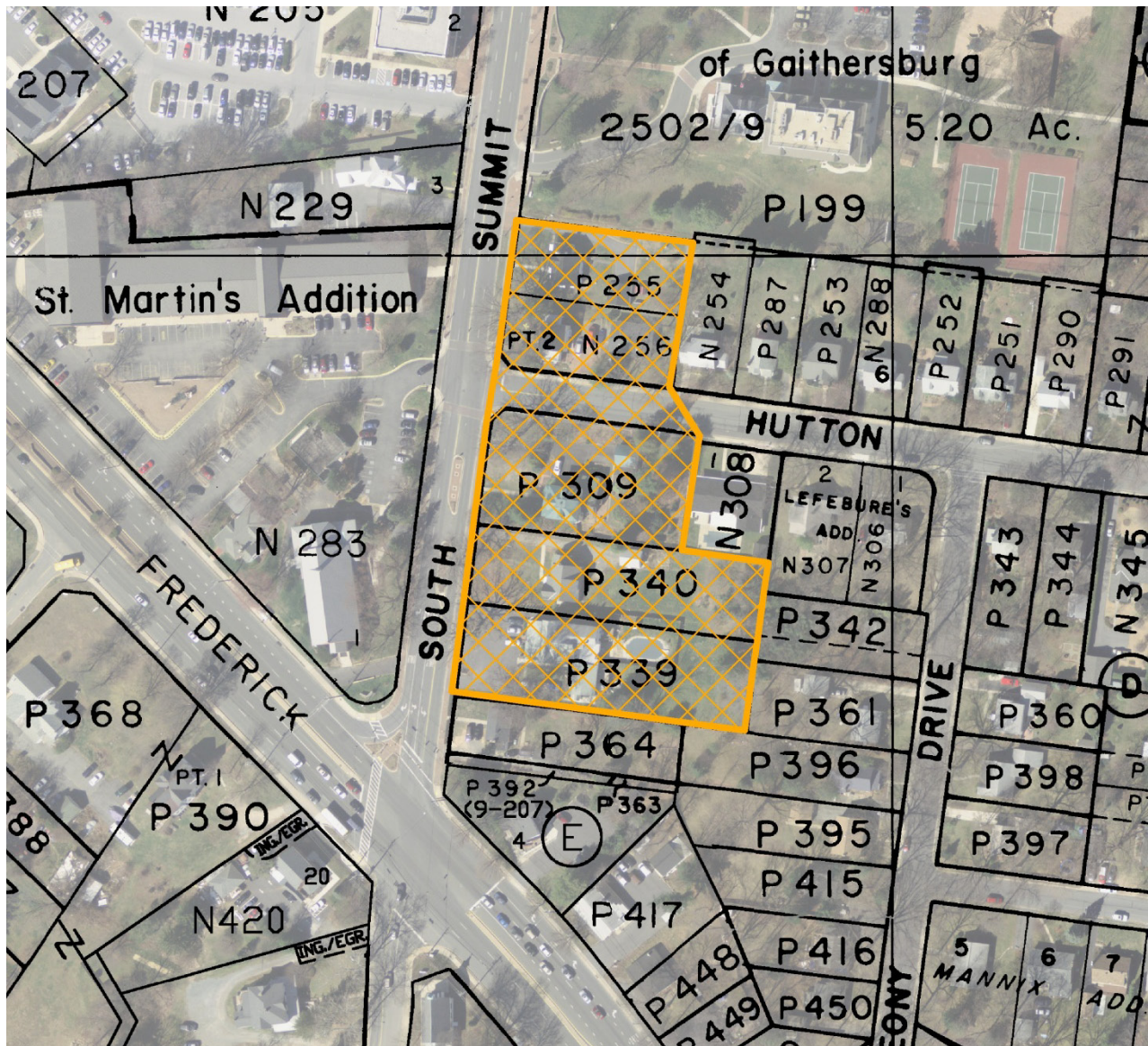


32. South Summit Ave properties, 5 parcels, 2.6 acres



Part of Lot 2 Flower Field and Tax Map FT51 Parcels P255, P309, P339 and P340

This 2.6 -acre area contains five parcels, currently zoned R-90 with single family detached houses on each lot, included in the City's designated Enterprise Zone. Current commercial uses are found on two of the properties. The proximity of these properties to the Frederick Avenue Corridor provides an opportunity to create a transitional gateway into Olde Towne while enhancing the visual connection to the Corridor. Any future redevelopment with commercial/office uses would be consistent with the existing adjacent uses along Summit and Frederick Avenues. Any redevelopment of these properties should be sensitive to and in scale and visual character with the adjoining residential neighborhood.

**Applicable Strategic Direction: Planning, Economic****Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from R-90 to CD for Parcels P309, P339, and P340
- Recommend zoning change from R-90 to CBD for part of Lot2 Flower Field and Parcel P255





Joint Hearing - MCC & PC

Z-8814-2021

9

*Gaithersburg*

City of Gaithersburg

31 S. Summit Avenue

Gaithersburg, MD 20877

**NOTICE OF JOINT PUBLIC HEARING  
CITY COUNCIL AND PLANNING COMMISSION  
MONDAY, APRIL 19, 2021 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
<b>FILE NUMBER:</b>	Z-8814-2021
<b>LOCATION:</b>	35 and 37 South Summit Avenue
<b>PROPOSAL:</b>	Rezoning from R-90 (Medium Density Residential) to CBD (Central Business District)

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	state	zip
20 SUMMIT AVE LLC		7929 LAKENHEATH WAY		POTOMAC	MD	20854
OBOYLE PATRICK A		C/O ST MARTINS CHURCH	201 S FREDERICK AVE	GAITHERSBURG	MD	20877
LEVIS MICHAEL W & A K		10 HUTTON ST		GAITHERSBURG	MD	20877
BROWN JAMES A & LESHON K		8 HUTTON ST		GAITHERSBURG	MD	20877
DUNBAR JOHN		6 HUTTON ST		GAITHERSBURG	MD	20877
JOHNSON JOSEPH A		4 HUTTON ST		GAITHERSBURG	MD	20877
MACBAIN LISA B TRUSTEE	MACBAIN WILLIAM A TRUSTEE	7 HUTTON ST		GAITHERSBURG	MD	20877
PHILPOTT SUSAN M		9 HUTTON ST		GAITHERSBURG	MD	20877
RODDY JOHN P & G C		105 SOUTH SUMMIT AVE		GAITHERSBURG	MD	20877
TRUNNELL WILLIAM K JR FAMILY TR		6 PRESIDENT POINT DR #B1		ANNAPOLIS	MD	21403
	ASSOCIA SELECT COMMUNITY SERVICES	4840 WESTFIELDS BLVD SUITE 160		CHANTILLY	VA	20150
	AUDUBON SQUARE HOA INC C/O COMMUNITY ASSOCIATION INC	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	21701
	CHAMBERS MANAGEMENT	12051 TECH RD SUITE B		SILVER SPRING	MD	20904
	CHOICE PROPERTY MANAGEMENT & SERVICES, LLC	3905 N RAILROAD W AVE SUITE 101		FAIRFAX	VA	22030
	CLARITY ASSOCIATION MANAGEMENT SERVICES, INC	PO BOX 86209		MONTGOMERY VILLAGE	MD	20886
	COMMUNITY ASSOCIATION SERVICES	18401 WOODFIELD RD SUITE H		GAITHERSBURG	MD	20879
	COMMUNITY ASSOCIATION, INC	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	20855
	COMMUNITY MANAGEMENT CORPORATION	8920 STEPHENS RD SUITE 101		LAUREL	MD	20723
	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
	CROWN WEST HOA	803 CROWN PARK AVE		GAITHERSBURG	MD	20878
	DIAMOND FARMS HOMES CORPORATION C/O COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY CRABBS BRANCH WAY		DERWOOD	MD	20855
	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE 3RD FLOOR		SILVER SPRING	MD	20910
	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
	KENTLANDS CITIZENS ASSEMBLY INC./COMMUNITY MANAGEMENT CORPORATION	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
	MTM MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
	MTM MANAGEMENT ASSOCIATES	PO BOX 506		DAMASCUS	MD	20872

	PAUL ASSOCIATES, INC.	6935 WISCONSIN AVE STE 400		CHEVY CHASE	MD	20815
	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD		GAITHERSBURG	MD	20878
	PROPERTY MANAGEMENT PEOPLE, INC	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
	VANGUARD MANAGEMENT ASSOCIATES, INC.	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 SERVICES INC	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 BOOKEEPING SERVICE, INC.	847 QUINCE ORCHARD BLVD STE I		GAITHERSBURG	MD	20878
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	3833 FARRAGUT AVE		KENSINGTON	MD	20895
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUMS II	752 W SIDE DR		GAITHERSBURG	MD	20878
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
L SCOTT WERTLIEB	VISTA MANAGEMENT	12041 BOURNEFIELD WAY SUITE C		SILVER SPRING	MD	20904
LAURA ETCHISON	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN		GAITHERSBURG	MD	20877
MELISSA WELLS	COMMUNITY ASSOCIATION, INC.	15742 CRABBS BRANCH WAY		DERWOOD	MD	20855
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
PEYTON HARRIS	CAPITAL MANAGEMENT	12011 LEE JACKSON HWY SUITE 350		FAIRFAX	VA	22033
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
RON GODSEY	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
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		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 GROUP ASSOCIATES, INC.	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 PEOPLE	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD		GAITHERSBURG	MD	20878

## LEGAL NOTICE

### Joint Public Hearing Notice: 35 & 37 S Summit Ave, April 19, 2021

Publish 3/26/2021 12:00 AM

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

The City of Gaithersburg Mayor and 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-8814-2021  
**Location:** 35 and 37 S Summit Ave  
**Applicant:** Douglass Wagner  
**Day/Date/Time:** Monday, April 19, 2021, 7:30 pm  
**Place:** Virtually by Teleconference Online and Phone

The applicant, Douglass Wagner, has submitted Zoning Map Amendment application Z-8814-2021, to rezone 35 and 37 South Summit Avenue, approximately .65 acres of land, from R-90 (Medium Density Residential) to CBD (Central Business District), in accordance with § 24-196 "Map amendments" of the City Code. The proposed rezoning complies with the City's Master Plan recommendations.

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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**Gaithersburg**  
A CHARACTER COUNTS! CITY

March 24, 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 **APRIL 1 and APRIL 8, 2021**, 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-8814-2021 on

**MONDAY**  
**APRIL 19, 2021**  
**AT 7:30 P.M.**

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

The applicant, Douglass Wagner, has submitted Zoning Map Amendment application Z-8814-2021, to rezone 35 and 37 S Summit Ave from R-90 (Medium Density Residential) to CBD (Central Business District), in accordance with § 24-196 "Map amendments" of the City Code. The subject properties are owned by Douglass and Catherine Wagner and Kenneth and Donna Wagner and total approximately .65 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)

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Robert T. Wu

CITY MANAGER  
Tanisha Briley