

Jasmine Forbes

From: Lani Barbitta <lbarbitta@bohlereng.com>
Sent: Monday, June 7, 2021 11:53 AM
To: John Lawall; Nicholas Speach; Mira Gantzert; Jasmine Forbes
Cc: MB192187@nf.bohlereng.com; Jordan O'Neill
Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments
Attachments: SP-8774-2021 Sign Posting Affidavit.pdf

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

Good morning Jasmine,

Attached please find the sign posting affidavit, with photos for your files.

Lani Barbitta

Permit Expeditor
16701 Melford Blvd, Suite 310
Bowie, MD 20715
o 301-809-4500 / lbarbitta@bohlereng.com
www.BohlerEngineering.com



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Lani Barbitta

From: John Lawall <jlawall@bohlereng.com>
Sent: Monday, June 7, 2021 10:12 AM
To: Nicholas Speach <nspeach@bohlereng.com>; Mira Gantzert <mgantzert@bohlereng.com>; Jasmine Forbes <Jasmine.Forbes@gaitthersburgmd.gov>
Cc: MB192187@nf.bohlereng.com; Lani Barbitta <lbarbitta@bohlereng.com>; Jordan O'Neill <joneill@bohlereng.com>
Subject: Re: 333 Ellington Blvd- Final Site Plan Staff Comments

Good Morning Jasmine-

Signs were picked up and posted this morning. I will send photos as soon as I get back to the office.

Thanks,
John L.

Get [Outlook for iOS](#)

From: John Lawall
Sent: Friday, June 4, 2021 3:26:48 PM
To: Nicholas Speach <nspeach@bohlereng.com>; Mira Gantzert <mgantzert@bohlereng.com>
Cc: MB192187@nf.bohlereng.com <MB192187@nf.bohlereng.com>; Lani Barbitta <lbarbitta@bohlereng.com>; Jordan

O'Neill <joneill@bohlereng.com>

Subject: FW: 333 Ellington Blvd- Final Site Plan Staff Comments

FYI

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Sent: Friday, June 4, 2021 3:20 PM

To: John Lawall <jlawall@bohlereng.com>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

EXTERNAL: Use caution with attachments and links.

The signs have been put together and will be in the City Hall vestibule. In the attachment an aerial of where the signs should be posted. Please have the signs posted on the property and photos sent to me by Monday.

From: John Lawall <jlawall@bohlereng.com>

Sent: Friday, June 4, 2021 1:46 PM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

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Could you provide and leave them apart from the signs so we can put the posts in the ground first?

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Sent: Friday, June 4, 2021 1:36 PM

To: John Lawall <jlawall@bohlereng.com>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

EXTERNAL: Use caution with attachments and links.

John,

Do you want the stakes attached to the sign?

From: John Lawall <jlawall@bohlereng.com>

Sent: Friday, June 4, 2021 1:18 PM

To: Heather Dhopolsky <HDhopolsky@wiregill.com>; Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

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

Heather-

I will come by on Monday morning to pick up and post.

Thanks,

John Lawall
Permitting Manager

16701 Melford Blvd, Suite 310

Bowie, MD 20715

o 301-809-4500 / c 301-278-1679 / jlawall@bohlereng.com

www.BohlerEngineering.com



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From: Heather Dlhopsky <HDLhopolsky@wiregill.com>

Sent: Friday, June 4, 2021 1:17 PM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com;
Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Cc: John Lawall <jlawall@bohlereng.com>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

EXTERNAL: Use caution with attachments and links.

Excellent, thank you Jasmine. John, please confirm for all when the signs are posted.

Heather

Heather Dlhopsky

Wire Gill LLP

hdlhopolsky@wiregill.com

(301) 263-6275

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Sent: Friday, June 4, 2021 1:15 PM

To: Heather Dlhopsky <HDLhopolsky@wiregill.com>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com;
Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Cc: John Lawall <jlawall@bohlereng.com>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

Thank you for the confirmation. I will put together the signs and will have them in the City Hall vestibule.

From: Heather Dlhopsky <HDLhopolsky@wiregill.com>

Sent: Friday, June 4, 2021 1:10 PM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com;
Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Cc: John Lawall <jlawall@bohlereng.com>

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

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

Thank you Jasmine, this email confirms that we will be able to have the revisions to you, as requested in your email below, by this coming Tuesday, for the June 16th hearing date.

I've copied John Lawall from Bohler, as he will be the one to coordinate with you on picking up the signs for the property and posting them, and taking photos and sending to you, no later than Monday.

Thanks!

Heather

Heather Dlhopsky
Wire Gill LLP
hdlhopsky@wiregill.com
(301) 263-6275

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>
Sent: Friday, June 4, 2021 9:32 AM
To: Heather Dlhopsky <HDLhopsky@wiregill.com>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com
Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

For the first bullet point, we will need an email from them now to add part of the record, but will add a condition of approval about the temporary construction easement being executed prior to the issuance of a permit. We need something in the record letting the Planning Commission know that RPAI/Westbrook is aware of the work being done on their property. For the second bullet point, we can handle the utility sign off as a condition of approval.

Please let me know by this afternoon, if you are able to make the Tuesday submission date to get on the June 16th Planning Commission meeting.

From: Heather Dlhopsky <HDLhopsky@wiregill.com>
Sent: Thursday, June 3, 2021 5:54 PM
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com
Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

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Thank you Jasmine. Two other questions:

- On your first bulletpoint, will obtaining an email from RPAI/Westbrook be a condition of approval, or do you need that now?
- On your second bulletpoint, when we spoke a few weeks ago, I thought we agreed that final sign-off from any utilities would be a condition of approval, and if we can't get sign-off, we would seek an administrative amendment to modify the balconies to Juliet (sp?).

Can you please let us know your thoughts on these two points?

Thanks!

Heather

Heather Dlhopsky
Wire Gill LLP
hdlhopsky@wiregill.com
(301) 263-6275

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Sent: Thursday, June 3, 2021 3:06 PM

To: Heather Dlhopsky <HDLhopolsky@wiregill.com>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

Good Afternoon,

The comment about the columns in the new garage extension will still need to be addressed. A car must be able to pull in the space and not have its back in the drive aisle. Staff has made similar comments to other applications.

From: Heather Dlhopsky <HDLhopolsky@wiregill.com>

Sent: Thursday, June 3, 2021 2:51 PM

To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Subject: RE: 333 Ellington Blvd- Final Site Plan Staff Comments

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

Hi Jasmine,

Regarding the below comment,

“Typical Comment on the floor plans - The propose garage column in parking spaces cannot take away from the 17 foot required length for parking spaces. Move the column or remove the parking spaces that will be impacted by the column.”

Dwell indicates that the existing garage has columns located in parking spaces at several locations as an existing condition, which we continued into the new garage portion. Please see images, attached. Can you please let us know whether, given the existing condition, this comment still needs to be addressed?

Thank you.

Heather

Heather Dlhopsky

Wire Gill LLP

hdlhopolsky@wiregill.com

(301) 263-6275

From: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>

Sent: Thursday, June 3, 2021 1:50 PM

To: Heather Dlhopsky <HDLhopolsky@wiregill.com>; Bryan Condie <bcondie@ffres.com>; tkirby3@ffres.com; Nicholas Speach <nspeach@bohlereng.com>; smoriak@dwelldesignstudio.com

Subject: 333 Ellington Blvd- Final Site Plan Staff Comments

Importance: High

Good Afternoon,

Staff has reviewed the revised plans. Please see comments and markups in the following link:

<https://filedrop.gaithersburgmd.gov/public/folder/eA60l0VDt0W98RQdp-xZFA/Staff%20Comments%206-3-2021>

The following comments will need to be addressed prior to the next Planning Commission Meeting:

- Email From RPAI /Westbrook that they are aware of the work being done (transformer) on their property and they approve the encroachment and construction. The email should also state that they will work with the applicant to establish the temporary construction easement and maintenance agreement/easement. Staff will add a condition of approval to address this work over the property line.
- Need Washington Gas approval email about the balcony overhanging the PUE.
- Revised Truck Turning Radius Plans to addresses Staff concerns in the markups. How will you ensure that residents moving in will not use a bigger moving truck?
- Sheet 107-1: Revised to remove the canopy on Copley. The architecture plan does not show a canopy on this elevation.
- Sheets 110-1 to Sheet 110-3: Fix Graphical Errors
- Sheet A4-13: Fix drawing error on the north elevation
- Typical Comment on the floor plans- The propose garage column in parking spaces cannot take away from the 17 foot required length for parking spaces. Move the column or remove the parking spaces that will be impacted by the column.
- Sheet A4-12: Carry the cornice elements from the garage over to the new garage expansion.

The other items that is listed in the staff comment document are minor and can be addressed prior to final signature of the plans. Can you let me know if you are able to address the items that I listed above by Tuesday to be on track for the June 16th Planning Commission meeting.

If you have any questions, please let me know.



Jasmine Forbes, Planner II
Planning and Code Administration

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877
Direct: 240-805-1069 | Main: 301-258-6330 | www.gaithersburgmd.gov
Jasmine.Forbes@gaitersburgmd.gov

Final Site Plan - SP-8774-2021

**AFFIDAVIT OF
POSTING**

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted three notice signs for Case No. SP-8774-2021.
2. That the three signs were posted on June 7, 2021.
3. That the three signs have been posted continuously since that date.
4. Attached are pictures of the posted signs.
5. That the locations of the three signs that I posted are as follows:

Site Address: 333 Ellington Boulevard, Gaithersburg, MD 20878; one sign posted along Copley Place, one sign posted along Diamondback Drive; and one sign posted along Ellington Blvd.

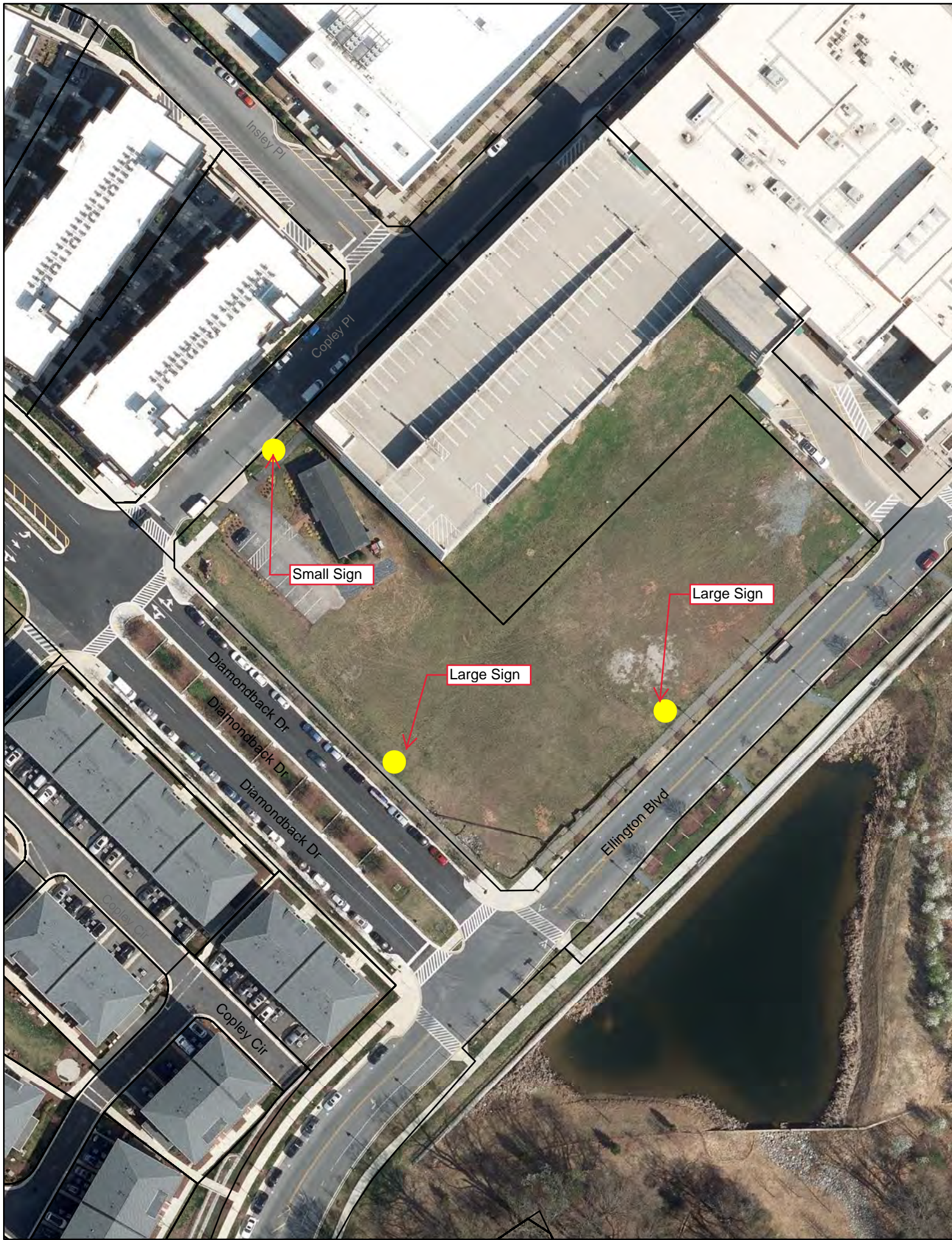
Signature of Affiant:



Date: 06/07/2021

Printed Name of Affiant:

John Lawall // Bohler Engineering



Insley Pl

Copley Pl

Small Sign

Large Sign

Large Sign

Diamondback Dr

Diamondback Dr

Diamondback Dr

Ellington Blvd

Copley Cir

Copley Cir



6/7/2021



6/7/2021



PLANNING COMMISSION

PUBLIC HEARING

SP-8774-2021

FILE NUMBER

333 ELLINGTON BLVD

LOCATION/TITLE

FINAL SITE PLAN

APPLICATION TYPE

WEDNESDAY

DAY

6/16/2021

DATE

7:30 P.M.

**GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*SUBJECT TO CHANGE
CALL 301-258-6330

www.gaithersburgmd.gov

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. Refer to the City's meeting agenda at www.gaithersburgmd.gov/meetings or call 301-258-6330 for additional information.

6/7/2021





6/7/2021



Gaithersburg

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg MD 20877

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
JUNE 16, 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. If you wish to submit comments, please do so via email no later than **3 p.m. on the day of the meeting to planning@gaithersburgmd.gov**.

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: Final Site Plan
FILE NUMBER: SP-8774-2021
LOCATION: 333 Ellington Boulevard
PROPOSAL: Construction of a new 244-unit multi-family residential building.

Refer to the City's meeting agenda at 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.

