

# PUBLIC NOTICE

## PLANNING BOARD HEARING

On **September 15, 2021**, the Montgomery County Planning Board will conduct a virtual public hearing at 2425 Reedie Drive, Wheaton, Maryland on the following development plan

**Name of Plan: Takoma Junction**  
**Mandatory Referral: MR2021019**  
**Preliminary Plan Number: 120190150**  
**Site Plan Number: 820190090**  
**Zoning: NR-0.75 H-50 & Takoma Park/East Silver Spring Commercial Revitalization Overlay zones**

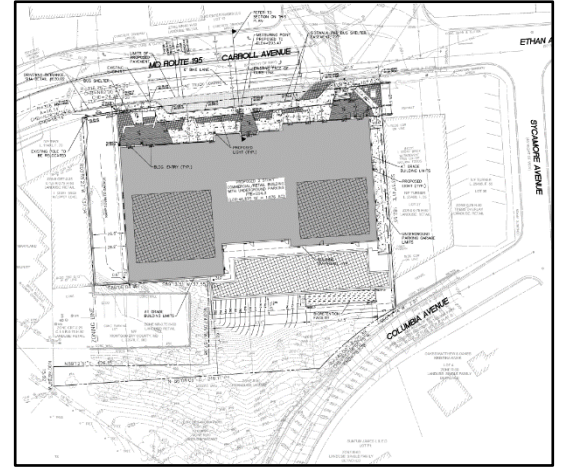
**Site Area: 1.25 acres**

**Master Plan: 2000 Takoma Park Master Plan**

**Proposed Use:** A. Request for the disposition of land owned by the City of Takoma Park,

B. Request for one lot for up to 40,762 square feet of commercial uses;

C. Request to construct a 40,762 square feet commercial building for restaurant, retail, and office, request for 15 off-street parking spaces, and request to allow a loading space within a layby along the site frontage on Carroll Avenue; located on the south side of Carroll Avenue at its intersection with Ethan Allen Avenue in the City of Takoma Park.



To review a written report by planners regarding the Mandatory Referral or development plan, check the approximate hearing time, or to sign up to testify, go to our website at [montgomeryplanningboard.org/agendas/](http://montgomeryplanningboard.org/agendas/). You may also sign up to testify by calling 301.495.4605.

The public can still participate in the Planning Board hearing online at [www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) while our building is closed, and our daily work operations are still in effect.

For more information or to comment on the development plans, please contact Grace Bogdan, the Lead Reviewer, via email at [Grace.Bogdan@montgomeryplanning.org](mailto:Grace.Bogdan@montgomeryplanning.org), or by phone at 301.495.4533.

**Thank you for your interest in Montgomery County's future development.**

The Maryland-National Capital Park and Planning Commission encourages the participation of individuals with disabilities in its programs and facilities. For support in using facilities, staff support or adaptive equipment, contact the Planning Department ADA Coordinator. Provide requests one week in advance of event: [Christine.McGrew@montgomeryplanning.org](mailto:Christine.McGrew@montgomeryplanning.org) | (301) 495-1324 | 301-495-1331 (TTY) | 7-1-1 or 800-552-7724 (MD Relay)

Montgomery County Planning Department  
M-NCPPC  
2425 Reedie Drive  
Wheaton, MD 20902

## Montgomery County Planning Board HEARING NOTICE

**Takoma Junction**  
**SEPTEMBER 15, 2021**

(view additional information on the back of this card)

Written comments should include the agenda item and must be received by 12 noon on Wednesday morning before a scheduled Thursday hearing. They may be emailed to Montgomery County Planning Board Chair Casey Anderson at [mcp-chair@mncppc-mc.org](mailto:mcp-chair@mncppc-mc.org); mailed to Chair Casey Anderson, Montgomery County Planning Board, 2425 Reedie Drive, Wheaton, MD 20902; or faxed to (301) 495-1320.

Written comments received after the deadline may not be considered by the Planning Board or be included in the public record unless the Chair leaves the record open.

# PUBLIC NOTICE

City of Takoma Park  
c/o Neighborhood Development Co.  
3232 Georgia Avenue, NW Suite 100  
Washington, DC 20010

Montgomery County  
101 Monroe Street  
Rockville, MD 20850-2503

R&D Turner Family LLC  
18341 Carrico Mills Road  
Stevensburg, VA 22741

Matthew Oakes and  
Kristina Kasik Oakes  
7126 Sycamore Avenue  
Takoma Park, MD 20912-4639

Tracy Duvall and  
Rebecca Carter  
7125 Poplar Avenue  
Takoma Park, MD 20912

Roland G. Weiss and  
Helen I. Alexander  
44 Columbia Avenue  
Takoma Park, MD 20912-4636

David E. Pollock and  
Judy F. Kirpich  
7118 Poplar Avenue  
Takoma Park, MD 20912

Montgomery County, Maryland  
101 Monroe Street 2nd flr  
Rockville, MD 20850-2503

Montgomery County, Maryland  
101 Monroe Street 2nd flr  
Rockville, MD 20850-2503

Inan Phillips  
35 Columbia Avenue  
Takoma Park, MD 20912

Takoma Park Auto Clinic, Inc.  
7221 Carroll Avenue  
Takoma Park, MD 20912

Nachel Enterprises LLC  
2912 Fairland Road  
Silver Spring, MD 20904

Nachel Enterprises LLC  
2912 Fairland Road  
Silver Spring, MD 20904

Roland J. Dawes  
7214 Carroll Avenue  
Takoma Park, MD 20912

Ozone Enterprises, Inc.  
7216 Carroll Avenue  
Takoma Park, MD 20912-4642

TLAD Enterprises LLC  
c/o Depeswar Doley  
7224 Carroll Avenue  
Takoma Park, MD 20912-4642

Edward Bontempo and  
Cynthia M. Wells  
5 Grant Avenue  
Takoma Park, MD 20912

7300 Carroll Ave. LLC  
904 Valencia Court  
Baltimore, MD 21230

Debrar Derr and  
Andrew Simone  
10601 Ordway Drive  
Silver Spring, MD 20901

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7312 Carroll Avenue  
Takoma Park, MD 20912

Mark Schneider  
Jessica Racine White  
1649 Fuller Street, NW  
Washington, DC 20009

Renee Harris Yates Tr.  
808 Dahlia Street, NW  
Washington, DC 20012-2308

Immernan & Kenney Properties LLC  
7018 Poplar Avenue  
Takoma Park, MD 20912

B. F. Gilbert Citizens Association  
c/o Bill Kules, President  
7006 Poplar Avenue  
Takoma Park, MD 20912

Braeton Place Condominium Association  
c/o Jamie Glassman, Property Manager,  
Urbane Results  
2421 Pennsylvania Ave. NW. Suite 300  
Washington, DC 20009

East County Citizens Advisory Board  
c/o Rachel Evans, Chair  
3300 Briggs Chaney Road  
Silver Spring, MD 20904

Friends of Sligo Creek  
c/o Mike Smith, President  
PO Box 11572  
Takoma Park, MD 20913

Friends of Sligo Creek  
c/o Kit Gage, Board Member  
8007 Park Crest Drive  
Silver Spring, MD 20910

Friends of Sligo Creek  
c/o Wes Darden  
PO Box 11572  
Takoma Park, MD 20913

Manor Circle Condominium  
c/o Rosenda McCook, Management  
Agent  
1375 Piccard Drive #210  
Rockville, MD 20850

Manor Circle Condominium c/o Sara Gordon, President 24 Manor Circle #105 Takoma Park, MD 20912	Hilltop Condominium c/o Lacy Alison, President 7736 Maple Avenue Apt #8 Takoma Park, MD 20912	Montgomery County Civic Federation c/o Bailey Condrey, President 10205 Parkwood Drive Kensington, MD 20895
Montgomery County Civic Federation c/o Alan Bowser, Co-President no address given	Montgomery County Renters Alliance, Inc. c/o Matthew Losak, Director 1001 Spring Street #316 Silver Spring, MD 20910	Montgomery County Renters Alliance, Inc. c/o William Roberts, Esq., Chair- Treasurer PO Box 7773-7773 Montgomery Preservation, Inc. c/o Eileen McGuckian, President PO Box 4661 Rockville, MD 20849
Montgomery County Taxpayers League c/o Joan Fidler, President 7400 Pyle Road Bethesda, MD 20817	Montgomery County Taxpayers League c/o Edward Amatetti no address given	Northern Montgomery County Alliance c/o Julius Cinque, Chair 22300 Slidell Road Boyd's, MD 20841
Montgomery Preservation, Inc. c/o Judith Christensen, Director 6 Walker Avenue Gaithersburg, MD 20877	North Takoma Citizens Association c/o Jim Evans, President 703 New York Avenue Takoma Park, MD 20912	S. S. Carroll Neighborhood Association c/o Jeffrey Trunzo, President 119 Sherman Avenue Takoma Park, MD 20912
Pincrest Community Association c/o Roger Schlegel 6512 Allegheny Avenue Takoma Park, MD 20912	Pincrest Community Association c/o Jenee Weeda 6413 4th Avenue Takoma Park, MD 20912	Sierra Club - Montgomery County Group c/o Jennifer Rossmere, Treasurer PO Box 4024 Rockville, MD 20849
S. S. Carroll Neighborhood Association c/o Kay Daniels-Cohen, President 19 Sherman Avenue Takoma Park, MD 20912	Sherwood Condominium c/o Matthew Carty, President 116 Lee Avenue Apt #109 Takoma Park, MD 20812	South of Sligo Citizens Association c/o Catherine Tunis, President 907 Larch Avenue Takoma Park, MD 20912
South of Sligo Citizens Association c/o Catherine Tunis, President 907 Larch Avenue Takoma Park, MD 20912	South of Sligo Citizens Association c/o Jack Carson, Treasurer 700 Auburn Avenue Takoma Park, MD 20912	South of Sligo Citizens Association c/o Juan Luis Torres, Vice President 900 Elm Avenue Takoma Park, MD 20912
South of Sligo Citizens Association c/o Sandra Filippi, Secretary 501 Belford Place Takoma Park, MD 20912	Takoma Park Community Center c/o Kate Stewart, Mayor 7500 Maple Avenue Takoma Park, MD 20912	Takoma Park Community Center c/o Alexander Freedman, Planner 7500 Maple Avenue Takoma Park, MD 20912
Takoma Park Community Center c/o Rosalind Grigsby, Community Devel. Coordinator 7500 Maple Avenue Takoma Park, MD 20912	Takoma Park Phoenix Condominium Association c/o Stephanie Hatcher, Member BOD 7611 Maple Avenue Apt 806 Takoma Park, MD 20912	Tulip Condominium Association c/o Debra McKenzie, Treasurer 407 Tulip Avenue #202 Takoma Park, MD 20912
Washington Metropolitan Area Transit Authority c/o Shyam Kannan, Managing Dir. Office of Planning 600 Fifth Street, NW Washington, DC 20001	Westmoreland Area Community Organization c/o Bruce Moyer, President 6907 Westmoreland Avenue Takoma Park, MD 20912-4408	Takoma Park Elementary School 7511 Holly Avenue Takoma Park, MD 20912

Piney Branch Elementary School  
7510 Maple Avenue  
Takoma Park, MD 20912

Takoma Park Middle School  
7611 Piney Branch Road  
Silver Spring, MD 20910

Montgomery Blair High School  
51 University Boulevard, East  
Silver Spring, MD 20901

Takoma Park Maryland Library  
101 Philadelphia Avenue  
Takoma Park, MD 20912

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