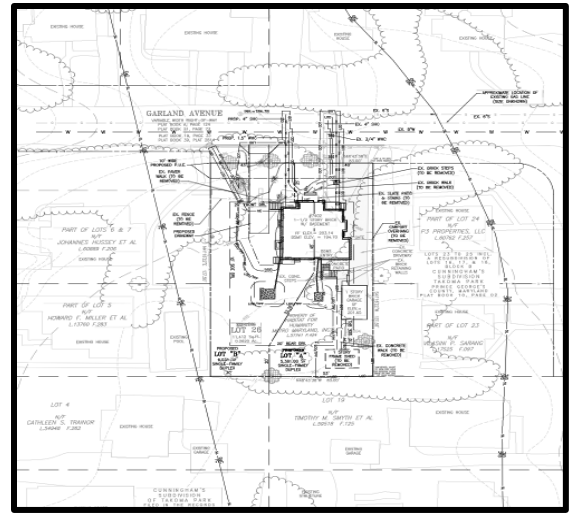


**PUBLIC NOTICE**

# PLANNING BOARD HEARING

On **September 9, 2021**, the Montgomery County Planning Board will conduct a virtual and public hearing at 2425 Reedie Drive, Wheaton, Maryland on the following development plan

**Name of Plan:** 7402 Garland Avenue  
**Preliminary Plan:** 120210220  
**Zoning:** R-40 zone  
**Site Area:** 0.26 acres  
**Master Plan:** 2000 Takoma Park Master Plan  
**Proposed Use:** Request to create two lots for a side by side duplex; located on Garland Avenue 180 feet southeast of Carroll Avenue.



To review a written report by planners regarding the 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 or by filling out a written form on the day of the hearing. The public can participate in the Planning Board hearing in person or online at [www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org).

For more information or to comment on the development plans, please contact Grace Bogdan, the Preliminary Plan 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)

**PUBLIC NOTICE**

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

## Montgomery County Planning Board HEARING NOTICE

**7402 Garland Avenue  
SEPTEMBER 9, 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.

RALTE H & F S ROVA  
3307 CHATHAM RD  
ADELPHI, MD 20783

HOWARD F MILLER REV TRUST  
7725 CARROLL AVE  
TAKOMA PARK, MD 20912

RALTE H & F S ROVA  
3307 CHATHAM RD  
ADELPHI, MD 20783

JOHANNES HUESSY  
CANDICE CORNISH  
7727 CARROLL AVE  
TAKOMA PARK, MD 20912

CATHLEEN S TRAINOR  
7723 CARROLL AVE  
TAKOMA PARK, MD 20912

DEEPAK MARWAH &  
MONISHA R SHAH  
7405 GARLAND AVE  
TAKOMA PARK, MD 20912

TIMOTHY M SMYTH  
KATHRYN SMYTH  
906 DAVIS AVE  
TAKOMA PARK, MD 20912

MESELE ABUTO  
DESTA ALABO  
908 DAVIS AVE  
TAKOMA PARK, MD 20912

JAMES E DELLA-GIACOMA  
TANYA R TORRES  
7401 GARLAND AVE  
TAKOMA PARK, MD 20912

P3 PROPERTIES LLC  
12708 GOODHILL RD  
SILVER SPRING, MD 20906

JOSEPH T & M T LILLY  
7403 GARLAND AVE  
TAKOMA PARK, MD 20912

Civic, Community, Condominium and  
HOAs registered with MNCPPC  
Contact  
Street  
City, State 0

7209 Flower Avenue Condominium  
c/o Ernestine Lenteu, President -  
Treasurer  
7209 Flower Avenue Unit #6  
Takoma Park, MD 20912

7300 Flower Avenue Condominium  
c/o William Garr, Treasurer  
7300 Flower Avenue #5  
Takoma Park, MD 20912

8109 Garland Avenue Condominiums  
c/o Wai Cheung, Tak Wai LLC, President  
Treasurer  
8109 Garland Avenue  
Takoma Park, MD 20901

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

Erie Avenue Condominium  
c/o Linda Linson, President  
719 Erie Avenue Apt #6  
Takoma Park, MD 20912

Erie Avenue Condominium  
c/o Rosenda McCook, Majerle  
Management, Inc., Agent  
7253 Hanover Parkway, Suite B  
Greenbelt, MD 20770

Fibonacci Gardens Condominium  
c/o Daniel Grueso, Secretary  
708 Kennebec Avenue Apt #2  
Takoma Park, MD 20912

Flower Park Condominium Association  
c/o Larry Duff, President  
7219 Flower Avenue  
Takoma Park, MD 20912

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

Friends of Sligo Creek  
c/o Wes Darden, Vice President  
P O Box 11572  
Takoma Park, MD 20913

Friends of Sligo Creek  
c/o Kit Gage, Advocacy Coordinator Board  
of Directors  
P O Box 11572  
Takoma Park, MD 20913

Friends of Sligo Creek  
c/o Laura Mol, Chair Natural History  
P O Box 11572  
Takoma Park, MD 20913

Hilltop Condominium  
c/o Lacy Alison, President  
7736 Maple Avenue Apt #8  
Takoma Park, MD 20912

Hillwood Manor Community Assoc  
c/o Gil Winters, President  
7101 13th Avenue  
Takoma Park, MD 20912

Hillwood Manor Community Assoc  
c/o Josh Goldberg, Vice President  
7105 13th Avenue  
Takoma Park, MD 20912

Kennebec Gardens Condominium  
c/o Marsha Leboeuf, President  
646 Kennebec Avenue  
Takoma Park, MD 20912

Kennebec Gardens Condominium  
c/o Julie Davis, Vice President  
648 Kennebec Avenue  
Takoma Park, MD 20912

Montgomery County Civic Federation  
c/o Alan Bowser, President  
P.O. Box 1123  
Bethesda, MD 0

Montgomery County Renters Alliance Inc.  
c/o William Roberts, Esq., Chair-Treasurer  
P.O. Box 7773-7773  
Silver Spring, MD 20907

Montgomery County Renters Alliance Inc.  
c/o Matthew Losak, Executive Director  
1001 Spring Street #316  
Silver Spring, MD 20910

Montgomery County Taxpayers League  
c/o Joan Fidler, President  
7400 Pyle Road  
Bethesda, MD 20817

Montgomery County Taxpayers League  
c/o Edward Amatetti  
100 Maryland Avenue  
Rockville, MD 20817

Montgomery Preservation, Inc.  
c/o Judith Christensen, Director-Secretary  
6 Walker Avenue  
Gaithersburg, MD 20877

Montgomery Preservation, Inc.  
c/o Eileen McGuckian, President  
PO Box 4661  
Rockville, MD 20817

Montgomery Preservation, Inc.  
c/o Diana Kohn, Historic Takoma  
PO Box 4661  
Rockville, MD 20817

New Hampshire Gardens Citizens Assoc  
c/o Barrie Lee Howard, President  
7607 Wildwood Drive  
Takoma Park, MD 20912

New Hampshire Gardens Citizens Assoc  
c/o Halle Enyedy, Treasurer  
7603 Wildwood Drive  
Takoma Park, MD 20912

Northern Montgomery County Alliance  
c/o Julius Cinque, Chair  
22300 Slidell Road  
Boyd's, MD 20841

Sierra Club - Montgomery County Group  
c/o Jennifer Rossmere, Treasurer  
P O Box 4024  
Rockville, MD 20849

Sligo Creek Pky Kennebec Flower  
Maplewd  
c/o Abdul Muhammed, Contact  
8002 Maple Avenue  
Takoma Park, MD 20912

Sligo Creek Pky Kennebec Flower  
Maplewd  
c/o Frank Demarais, Contact  
8006 Maple Avenue  
Takoma Park, MD 20912

Sligo Park Hills Citizens Assn.  
c/o Anne McHenry, Co-President  
8003 Piney Branch Road  
Silver Spring, MD 20910

Sligo Park Hills Citizens Assn.  
c/o Dave Gross, Treasurer  
132 Hilltop Road  
Silver Spring, MD 20910

South of Sligo Citizens Assn.  
c/o Catherine Tunis, President  
907 Larch Avenue  
Takoma Park, MD 20912

South of Sligo Citizens Assn.  
c/o Jack Carson, Treasurer

South of Sligo Citizens Assn.  
c/o Juan Luis Torres, Vice President

South of Sligo Citizens Assn.  
c/o Sandra Filippi, Secretary

Takoma Overlook Condominium  
Association  
c/o Kevin Miller, President  
7333 New Hampshire Avenue #1104  
Takoma Park, MD 20912

Takoma Overlook Condominium  
Association  
c/o Kevin Goodrich, BOD Treasurer  
7333 New Hampshire Avenue #1204  
Takoma Park, MD 20912

Takoma Overlook Condominium  
Association  
c/o Sarah Haddock, BOD Secretary  
7333 New Hampshire Avenue #1105  
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  
Development Coordinator  
7500 Maple Avenue  
Takoma Park, MD 20912

Washington Metro Area Transit Authority  
c/o Shyam Kannan, Managing Director  
Offc of Planning  
600 Fifth Street NW  
Washington, DC 20001

Others Required to be Notified  
Organization  
Street  
City, State 0

Intake Section  
MNCPPC-DARC  
2425 Reedie Drive, 14th Floor  
Wheaton, MD 20902

Development Team  
Organization  
Street  
City, State 0

Patricia A. Harris  
Lerch, Early & Brewer, Chtd.  
7600 Wisconsin Avenue, Suite 700  
Bethesda, MD 20814

Vincent G. Biase  
Lerch, Early & Brewer, Chtd.  
7600 Wisconsin Avenue, Suite 700  
Bethesda, MD 20814

John Paukstis  
Habitat for Humanity  
8380 Colesville Road, Suite 700  
Silver Spring, MD 20910

Sarah Reddinger  
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Silver Spring, MD 20910

Katie Temple  
Habitat for Humanity  
8380 Colesville Road, Suite 700  
Silver Spring, MD 20910

Bill Kirwan  
Muse Architects  
7401 Wisconsin Ave, Suite 500  
Bethesda, MD 20814

Les Powell  
Charles P. Johnson & Associates  
1751 Elton Road Suite 300  
Silver Spring, MD 20903

Others Interested in Project Updates  
Street  
City, State 0

Laura Delaney  
812 Davis Avenue  
Takoma Park, MD 20912

Guillermo Reboca  
7212 Trescott Avenue  
Takoma Park, MD 20912

Cindy Dybala  
515 Elm Ave  
Takoma Park, MD 20912

Grayce Wiggins, City of Takoma Park

Alexander Michael

J Smith

Patti Mallin

Samira Cook Gaines

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