

**Toll – Preston/Lake Project  
Preliminary Plan and Site Plan  
Pre-Submission Meeting Minutes**

**Location:** The meeting took place virtually on January 6, 2022 at 7:00 p.m.

**Attendees:** Jeff Driscoll, Nick DeCampo and Timothy Roe, on behalf of the applicant, Toll Brothers; and Josh Sloan, VIKA Engineering and Pat Harris Lerch, Early & Brewer, attended on behalf of Toll Brothers.

A list of the attendees is attached.

Pat Harris introduced the team and indicated that the project involved the redevelopment of two parcels on Manor Road. She explained that the property is zoned R-30 and that the redevelopment requires approval of a Preliminary Plan and Site Plan. Pat explained the approval process and the anticipated timing and noted that the attendees would receive notice of the acceptance of the Preliminary Plan and Site Plan applications and the Planning Board hearing. Jeff Driscoll provided background on Toll Brothers, explained why Toll was interested in this site and their experience with similar sites in the DMV area. Jeff also explained that the existing improvements on the two parcels were in need of capital investment and that the property owner, Chevy Chase Land Company, made a decision to sell the property. Jeff further explained that given the condition of the Lake Apartments, the owner has stopped renting them and currently the apartments are approximately 50 percent vacant. Josh Sloan presented a power point of the project that explained the following: 1. the location of the property; 2. the existing conditions, including the 66 apartment units located on the Lake parcel and the 67 townhouse units located on the Preston parcel; 3. the proposed development, including 64 townhouses on the Lake parcel and 83 townhouses on the Preston parcel; 4. the open space provided on each parcel; and 5. the benefits that the project would provide including MPDUs, stormwater management and desired trail connections to the Purple Line. Josh also presented an anticipated schedule for the development of both parcels. Nick DeCampo described the proposed classic architectural style of the townhouses.

Following the presentation, the meeting was opened up to questions, as follows:

**Q:** I appreciate the excitement about the conservation of some of the trees etc. but what about the conservation of our privacy - that Preston Place plan is literally on top of our community and removes the lovely trees etc., that currently are there - can you speak to that?

**A:** The goal is to save trees; it may be more beneficial to have new trees with lower canopies for screening. Many of the trees are evergreens (pine trees) that grow quickly, lose their lower branches such that they do not provide adequate screening and are subject to breaking limbs.

**Q:** What is your current thinking of price range for the townhouses?

- A:** Depends on the size of the unit, but the ballpark is will likely be between \$1.5M and \$1.9M. This will be more closely assessed at the time of delivery based on market conditions. Currently the sale price for MPDUs is in the \$170,000-180,000 per unit range.
- Q:** When are the current residents in Preston Place going to have to move out?
- A:** We estimate that they will be there at least for another year or two before they have to move out. However, as the applicant, Toll cannot speak for the existing owner.
- Q:** Are the new townhouses going to be for rent or for purchase?
- A:** For purchase.
- Q:** The proposed townhouses appear to literally back up into the units of the Mews.
- A:** The applicant's team is considering screening options including but not limited to grading, fencing and new tree planting to replace the pines. It may be best to meet separately with the owners of Chevy Chase Mews to discuss this issue and how best screening can be provided.
- Q:** The current development as initially proposed appears to be a bit closed off, particularly the western Lake townhouse development which is tucked back behind Manor Road with one entrance on the western side and the small park setting back in the new proposed neighborhood. I would encourage a more open concept with the smaller park potentially fronting Manor road so that it is more of a broader community space and not just for the townhome owners. I think the existing development, for all of its faults, does provide a bit of an overall park like feel to it.
- A:** In theory the applicant could swap units to extend the park out to Manor road on this piece. However, current urban design calls more for creating a street edge, by locating the buildings along the property frontage. The current development is more dated.
- Q:** There are approximately 143 townhouses and 17 visitor spots, how will these be allotted? Are people going to rotate? How many spaces do you think are on Manor?
- A:** The proposed development increases the available on-site parking significantly as compared to the current development. Additional parking is available in the driveways and garages. There are approximately ten spaces on Manor Road.
- Q:** You will have 15% MPDUs. But, aren't the Lake apartments essentially moderate priced units so that there will be a decrease in moderate priced housing?
- A:** There are no affordable controls currently on the property. The property is only 50% leased now and would need significant capital investment to upgrade the units and the property. The property owner could renovate the existing improvements and create luxury apartments and would not be subject to any MPDU regulations. The MPDUs on the property will be required for the next 100 years. And, townhouse units are the most desirable MPDU unit type, especially in the down county area, in a good school district, such as this site.
- Q:** Estimates on square footage of units, please?

- A:** Somewhere between 2,500 - 3,300 square feet.
- Q:** What is the average elevation of these townhomes design - Preston Place is elevated to the Mews - is there any thinking of grading or improving the incredible breach of privacy that will likely occur once those townhomes are built?
- A:** The white pines are getting quite old and are limbed up and the fence currently provides no screening. We are considering grading, planting and fencing to provide screening.
- Q:** You mentioned that Toll has constructed a similar type product in McLean and Ashburn Virginia. One comment is I do think you should look hard at the neighboring townhomes to the south and at least I think they were successful and sold at a high price point because they were higher end. Your development should be reflective of the unique nature of Chevy Chase and should not be a typical type development that may be in Ashburn. I think you have an opportunity to give this a lot more character and fitting with the new Bozzuto development and Ritz Carlton townhomes for example.
- A:** Our intent is to develop a high end, desired townhouse similar in quality to the EYA townhouses. While our design is more classic than EYA, we like to think that our product is comparable. Also, we are not married to any façade, material, or exterior finishes at the moment. We will continue to evaluate the market conditions and adjacent properties and overall Chevy Chase community.
- Q:** Are the MPDUs all on Manor Road opposite Chevy Chase Park?
- A:** No, they will be dispersed throughout the property per Montgomery County code.
- Q:** Move out date for apartments?
- A:** To be answered by the property owner (Chevy Chase Land).
- Q:** Will Manor Road be widened to accommodate traffic yet retain parking? Isn't parking prohibited on the north side of Manor?
- A:** No it won't be widened. Currently there is parking on both sides, eliminating a few curb cuts may open up a few more spaces.
- Q:** Why was not every apartment building number listed on your recently posted sign on the green space at Lake apartments?
- A:** Per Park and Planning's notice requirements, we use the State Department of Assessment and Taxation records and provided the addresses of the properties listed on their records. The goal of the sign and the mailing is to notify nearby citizens and existing residents of the meeting.
- Q:** Why is there an estimated move out for town homes but not the apartments?
- A:** We cannot speak for Chevy Chase Land, but we have tentative start dates shown in the slides.
- Q:** Will you be preparing an Environmental Impact Statement for this site and are you saving the trees?

**Preston Place**  
**Pre-Submission Community Meeting for Preliminary Plan and Site Plan Applications**

**Date/Time:** Thursday, January 6, 2022 at 7:00 PM

**Virtual Location:** <https://global.gotomeeting.com/join/214134909>

**Call in Number:** (571) 317-3122    **Access Code:** 214-134-909

Name <sup>1</sup> (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u> )	Phone Number	E-Mail Address	Check to receive future notices
Aletta Schaap	3515 Hamlet Place, CC 20815	2024370822	aletta@mindspring.com	Yes
ann root			annroot1234@aol.com	
Anne Gonzalez	8519 Gavin Manor Ct.	2403548536	annegonzalez@mac.com	Yes
Betty Garrand				
Bonnie Weaver				
Bruce Sunderland				
C Cole				
CT				
Daniel S. Goldberg	8616 Village Park Place, Chevy Chase, MD, 20815	301-404-4561	dgoldberg@law..umaryland.edu	Yes
Darren Skinner	3827 Village Park Drive, Chevy Chase, MD 20815	301-919-1918	skinnda@hotmail.com	Yes
David Eagles	3809 Village Park Drive, Chevy Chase MD 20815	256-652-7144	eaglesdavid@gmail.com	Yes
Dele Solaru	3591 hamlet place, Chevy Chase MD 20815	2165911330	Delesolaru@aol.com	Yes
Denise Galbop	8707 Brierly Court, Chevy Chase, MD 20815	301-986-1180	denisegalbo@gmail.com	Yes
Diane George				
Don N				
Donald Titus				

<sup>1</sup> This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the GoTo Meeting platform.

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ec Dougherty				
Evan Todd				
George Baker			gbaker@talkuments.com	
Ilana Gordon			ilanagordon@mac.com	
Lisa Hunt			lisa@kensingtonhunts.com	
Marion Kristal Goldberg	8616 Village Park Place, Chevy Chase, MD 20815	301-257-5575	marionkristalgoldberg@gmail.com	Yes
Mark Kissel				
Maury Mechanick				
Michael McCarthy And Monica McCarthy	8517 Gavin Manor Court, Chevy Chase, Md. 20815	2022468334	mike.j.mccarthy@verizon.net	Yes
Neal Kochman	8525 Gavin Manor Ct	3012333252	Nkochman@comcast.net	Yes
No Name Provided		(202) 365-6170		
No Name Provided		(212) 203-8696		
No Name Provided		(240) 354-8536		
No Name Provided		(240) 483-0837		
No Name Provided		(301) 467-7657		
No Name Provided		(301) 633-6528		
No Name Provided		(301) 652-2527		
No Name Provided		(301) 654-2735		
No Name Provided		(301) 775-2836		

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No Name Provided		(301) 961-5023		
No Name Provided		(516) 316-0958		
No Name Provided		(919) 395-2293		
Patti Murphy				
Raquel Skinner	3827 Village Park Drive, Chevy Chase, MD 20815	301-717-6405	rocski@hotmail.com	Yes
Roy Bowman	8201 Kerry Rd Chevy Chase, Md. 20815	2026699804	roy@roybowman.com	Yes
rwalker				
Ryan				
Scott Gordon			Scott@wordwizardsinc.com	
Sherry Skinker				
Tyler				
Vanessa Chernick				
William Walsh				

**A:** The trees are being saved in certain areas to the extent possible and a Forest Conservation Plan is being prepared. An EIS is not required.

The meeting ended at approximately 8:10 p.m.



**Patricia A Harris**  
Attorney  
301-841-3832  
[paharris@lerchearly.com](mailto:paharris@lerchearly.com)

December 22, 2021

RE: Preston Place  
3700, 3710, 3712, 3722 and 3728 Manor Road, Chevy Chase  
Preliminary Plan and Site Plan Applications Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Toll Brothers (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the redevelopment of the properties located 3700, 3710, 3712, 3722 and 3728 Manor Road in Chevy Chase, Maryland (the "Property"). The vast majority of the Property is zoned Residential R-30, with the most eastern portion zoned R-60. The total gross tract area is approximately 12.61 acres. The Applicant is proposing the development of up to 148 residential units including 15% MPDUs (the "Application").

**Date/Time: Thursday, January 6, 2022 at 7:00 PM<sup>1</sup>**

**Virtual Location: <https://global.gotomeeting.com/join/214134909>**

**Call in Number: (571) 317-3122 Access Code: 214-134-909**

**Presentation available: on January 3<sup>rd</sup> at <https://bit.ly/3y7hIXX>**

*Comments can be made during the meeting via noted methods, or submitted by e-mail to [paharris@lerchearly.com](mailto:paharris@lerchearly.com) outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the GoTo Meeting comment box.*

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Applications with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned application numbers. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://bit.ly/2YG1KXI>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until the end of January 6th. We look forward to meeting with you (virtually) on January 6th.

Sincerely,

Patricia A. Harris

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<sup>1</sup> You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.



**Preston Plan**  
Preliminary Plan and Site Plan Applications  
January 6, 2022 Pre-Application Community Meeting  
Mailing List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number
1	BOARD OF EDUCATION		850 HUNGERFORD DR	ROCKVILLE	MD	20850		P108	07-00417694
2	BOARD OF EDUCATION		850 HUNGERFORD DR	ROCKVILLE	MD	20850		P133	07-00417821
3	CHEVY CHASE LAND CO OF MONTG CO		5471 WISCONSIN AVE # 320	CHEVY CHASE	MD	20815		PT PAR B	07-00419647
4	CHEVY CHASE LAND CO OF MONTG CO		5471 WISCONSIN AVE # 320	CHEVY CHASE	MD	20815	2	1	07-00419738
5	CHEVY CHASE LAND CO OF MONTG CO		5471 WISCONSIN AVE # 320	CHEVY CHASE	MD	20815	2	2	07-00419740
6	CHEVY CHASE LAND CO OF MONTG CO		5471 WISCONSIN AVE # 320	CHEVY CHASE	MD	20815	2	3	07-00419751
7	CHEVY CHASE LAKE APTS #8		5471 WISCONSIN AVE # 320	CHEVY CHASE	MD	20815	2	P4	07-00419762
8	THEODORE GRIMES HART	CYNTHIA HYSTAD HART	8602 VILLAGE PARK PL	CHEVY CHASE	MD	20815	A	15	07-03027780
9	DEAN A & DARIAN L PACKARD		3823 VILLAGE PARK DR	CHEVY CHASE	MD	20815	B	12	07-03027825
10	ROBERT MAZER	JULIA SUZANNE BECK	3825 VILLAGE PARK DR	CHEVY CHASE	MD	20815	B	13	07-03027836
11	RAQUEL C SKINNER	DARREN C SKINNER ET AL	3827 VILLAGE PARK DR	CHEVY CHASE	MD	20815	B	14	07-03027847
12	A BRADLEY ASKIN RENTIER	REINVESTMENT REV TRUST	8603 VILLAGE PARK DR	CHEVY CHASE	MD	20815	B	15	07-03027858
13	ROLLIN & LISA E BELL		3828 VILLAGE PARK DR	CHEVY CHASE	MD	20815	C	1	07-03027905
14	CHARLES M & A G ASMAR		3826 VILLAGE PARK DR	CHEVY CHASE	MD	20815	C	2	07-03027916
15	CHEVY CHASE PARK COMMUNITY ASSOC	C/O MNGMNT GROUP ASSOCIATES	20440 CENTURY BLVD STE 100	GERMANTOWN	MD	20874	C	PAR D	07-03027940
16	CHEVY CHASE PARK COMMUNITY ASSOC	C/O MNGMNT GROUP ASSOCIATES	20440 CENTURY BLVD STE 100	GERMANTOWN	MD	20874	D	PAR A	07-03027951
17	WARREN CLIFTON WILLIAMS JR		3701 VILLAGE PARK DR	CHEVY CHASE	MD	20815	A	1	07-03027962
18	FRANCISCO ANTONIO LOZANO	CUELLAR JUNITA ISAZA	3703 VILLAGE PARK DR	CHEVY CHASE	MD	20815	A	2	07-03027973
19	MAC S & B B DUNAWAY		1100 CONNECTICUT AVE SUITE 410	WASHINGTON	DC	20036	A	3	07-03027984
20	CHARLES M. DUFFY	BONNIE HOUGE DUFFY	3707 VILLAGE PARK DR	CHEVY CHASE	MD	20815	A	4	07-03027995
21	FARNOUSH A ALLEN		3709 VILLAGE PARK DR	CHEVY CHASE	MD	20815	A	5	07-03028000
22	CHEVY CHASE PARK COMMUNITY ASSOC	C/O MNGMNT GROUP ASSOCIATES	20440 CENTURY BLVD STE 100	GERMANTOWN	MD	20874	C	PAR C	07-03028022
23	HOYT SHERMAN JOYCE	EDA M JOYCE	8501 GAVIN MANOR CT #11	CHEVY CHASE	MD	20815	PH 1	UN 11	07-03297572
24	W. SHEPHERDSON ABELL	KATHRYN S ABELL	8503 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 1	UN 12	07-03297583
25	JUNE M TRUSTEE GERMAN		8505 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 1	UN 13	07-03297594
26	LISA K HUNT	JAME WILLIAM HUNT 3RD	8507 GAVIN MANOR CT APT 14	CHEVY CHASE	MD	20815	PH 1	UN 14	07-03297606
27	MICHAEL J MCCARTHY	CATHERINE MONICA MCCARTHY	8517 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 2	UN 6	07-03300157
28	RENGANADEN SOOPRAMANIAN TR	SUSHILA DEVI SOOPRAMANIAN TR	8515 GAVIN MANOR CT # 7	CHEVY CHASE	MD	20815	PH 2	UN 7	07-03300168
29	JOHN C MCCORMICK	MARJORIE K MCCORMICK	8513 GAVIN MANOR CT # 8	CHEVY CHASE	MD	20815	PH 2	UN 8	07-03300170
30	ROY E CASHION	MARJORIE MCKINNEY CASHION	8511 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 2	UN 9	07-03300181
31	MARIAN KAREN SALISBURY LEVIN TR		3170 S OCEAN BLVD APT 602S	PALM BEACH	FL	33480	PH 2	UN10	07-03300192
32	ANNE MARIE GONZALEZ REVOC TR		8519 GAVIN MANOR CT # 1	CHEVY CHASE	MD	20815	PH 3	UN 1	07-03310602
33	DANIEL P ANASTASI	CYNTHIA A ANASTASI	8521 GAVIN MANOR CT #2	CHEVY CHASE	MD	20815	PH 3	UN 2	07-03310613
34	CHARLES ASMAR REV TRUST	MARY M ASMAR REV TRUST	8523 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 3	UN 3	07-03310624
35	ELLEN S BRONDFIELD REVOC TR	NEAL M BRONDFIELD REVOC TR	8525 GAVIN MANOR CT # 4	CHEVY CHASE	MD	20815	PH 3	UN 4	07-03310635
36	MICHAEL G HYATTE	THERESA M HYATTE	8527 GAVIN MANOR CT	CHEVY CHASE	MD	20815	PH 3	UN 5	07-03310646
37	CHEVY CHASE LAND COMPANY		5471 WISCONSIN AVE#320	CHEVY CHASE	MD	20815	B	1	07-03817511
38	CHEVY CHASE LAND COMPANY		8401 CONNECTICUT AVE	CHEVY CHASE	MD	20815	B	2	07-03817522
39	CHEVY CHASE LAND COMPANY		8401 CONNECTICUT AVE	CHEVY CHASE	MD	20815		N363	07-03817533
40	CHEVY CHASE B1 RETAIL LLC		6406 IVY LANE SUITE 100	GREENBELT	MD	20770		B1 RETAIL	07-03824414
41	CHEVY CHASE GARAGE II LLC		6406 IVY LANE SUITE 700	GREENBELT	MD	20770		B1 GAR	07-03824425
42	BA B2 RESIDENTIAL LLC		6406 IVY LANE STE 700	GREENBELT	MD	20770		B2 RES	07-03824436
43	CHEVY CHASE B2 RETAIL LLC		6406 IVY LN STE 700	GREENBELT	MD	20770		B2 RETAIL	07-03824447
44	CHEVY CHASE B3 RESIDENTIAL LLC		6406 IVY LN STE 700	GREENBELT	MD	20770		B3 RES	07-03824458
45	CHEVY CHASE B3 RETAIL LLC		6406 IVY LN STE 700	GREENBELT	MD	20770		B3 RETAIL	07-03824460
46	CHEVY CHASE GARAGE LLC		6406 IVY LN STE 700	GREENBELT	MD	20770		B3 GAR	07-03824471
47	CHEVY CHASE B1 RESIDENTIAL LLC		6406 IVY LANE SUITE 100	GREENBELT	MD	20770		UN B1 RES	07-03824700
48	Chase Manor Apartments	c/o Leasing Manager, Bozzuto Management	3710 Manor Road	CHEVY CHASE	MD	20815			
49	North Chevy Chase Elementary School	Attn: Mrs. Renee D.Wallace-Kimbrue, Principal	3700 Jones Bridge Road	CHEVY CHASE	MD	20815			
	<b>Civic, Community, Condominium and HOAs registered with MNCPPC</b>	<b>Contact</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>			
50	8101 Connecticut Avenue Condominium Inc	c/o Annie Durbin, Primary Contact - Owner	8101 Connecticut Ave Apt #5707	Chevy Chase	MD	20815			
51	8101 Connecticut Avenue Condominium Inc	c/o Dan Lowery, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832		dlowery@comsource.com	
52	Brownstones at Chevy Chase Lake HOA	c/o Donald Gutman, Chevy Chase Lake Apartments	3633 Chevy Chase Lake Drive	Chevy Chase	MD	20815		donaldgutman@gmail.com	

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Mailing List

53	Chevy Chase Hills Civic Association	c/o Charles Hawkins, Board Member	8502 Lynwood Place	Chevy Chase	MD	20815		
54	Chevy Chase Hills Civic Association	c/o Webster Beary, Board Member	8501 Lynwood Place	Chevy Chase	MD	20815		
55	Chevy Chase Mews Condominium	c/o Neal Kochman, President	8525 Gavin Manor Court	Chevy Chase	MD	20815		
56	Chevy Chase Park Community Association	c/o Robert Thompson, President	3715 Village Park Drive	Chevy Chase	MD	20815		
57	Chevy Chase Valley Citizens Association	c/o Freda Mitchem, President	3901 Woodlawn Road	Chevy Chase	MD	20815	fmitchem@verizon.net	
58	Coquelin Run Citizens Assn.	c/o Phil MacWilliams, Immediate Past President	8700 Brierly Court	Chevy Chase	MD	20815	phil.macwilliams@hotmail.com	
59	Coquelin Run Citizens Association	c/o George Baker, President	8803 Jones Mill Road	Chevy Chase	MD	20815	george@g2pc.com	
60	East Bethesda Citizens Association	c/o Andy O'Hare, President	8002 Kentbury Drive	Bethesda	MD	20814	andy.ohare@yahoo.com	
61	East Bethesda Citizens Association	c/o Jack Hayes, Treasurer	8305 Kentucky Avenue	Bethesda	MD	20814	treasurer@ebca.org	
62	East Bethesda Citizens Association	c/o Katya Marin, Vice President	4404 Fairfield Drive	Bethesda	MD	20814		
63	East Bethesda Citizens Association	c/o Melissa Groman, Recording Secretary	4403 Chestnut Street	Bethesda	MD	20814	secretary@ebca.org	
64	East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904	Eastco.citizen@Montgomerycountymd.gov	
65	Hamlet Citizens Association Chevy Chase	c/o Monca Mastal, President	8209 Kerry Road	Chevy Chase	MD	20815	mmastal@mcenearney.com	
66	Hamlet House Condominium	c/o Donna Rinaldo, Oakbrook Management	PO Box F	Kensington	MD	20895	accountsreceivable@oakbrookmgmt.com	
67	Hamlet House Condominium	c/o Fred Hutchinson, President	3535 Chevy Chase Lake Drive #201	Chevy Chase	MD	20815		
68	Hamlet House Condominium	c/o Jim Koss, Oakbrook Management	P.O. Box F	Kensington	MD	20895	omcadmin@oakbrookmgmt.com	
69	Hamlet House Condominium	c/o Liz Tyree, Oakbrook Management	10400 Connecticut Ave	Kensington	MD	20895	omcadmin@oakbrookmgmt.com	
70	Hamlet House Condominium	c/o Susanne Mitchell, Primary Contact - Owner	3535 Chevy Chase Lake Drive #107	Chevy Chase	MD	20815	skmitchell@verizon.net	
71	Hamlet Place Owners Inc	c/o Aletta Schaap, Primary Contact - Owner	3515 Hamlet Pl.	Chevy Chase	MD	20815	aletta@mindspring.com	
72	Hamlet Place Owners Inc	c/o James Koss, Oakbrook Management	P.O. Box F	Kensington	MD	20895	jimk@oakbrookmgmt.com	
73	Hamlet Place Owners Inc	c/o Liz Tyree, Oakbrook Management	10400 Connecticut Ave	Kensington	MD	20895	omcadmin@oakbrookmgmt.com	
74	Montgomery County Civic Federation	c/o Alan Bowser, Co-President					alan.bowser@gmail.com	
75	Montgomery County Renters Alliance	c/o William Roberts, Esq, Chair - Treasurer	P.O. Box 7773-7773	Silver Spring	MD	20907	info@rentersalliance.org	
76	Montgomery County Renters Alliance Inc.	c/o Matthew Losak , Director	1001 Spring Street #316	Silver Spring	MD	20910	mattlosak@rentersallinace.org	
77	Montgomery County Taxpayers League	c/o Edward Amatetti, President					president@mctaxpayersleague.org	
78	Montgomery Preservation Inc	c/o Eileen McGuckian, President	PO Box 4661	Rockville	MD	20849	mpi@montgomerypreservation.org	
79	Montgomery Preservation Inc.	c/o Judith Christensen, Director	6 Walker Avenue	Gaithersburg	MD	20877	mpi@montgomerypreservation.org	
80	Northern Chevy Chase Citizens Assn	c/o Richard Zorn	3508 Glenmoor Drive	Chevy Chase	MD	20815	richard_zorn@yahoo.com	
81	Northern Chevy Chase Citizens Assn	c/o Sol Gnatt, Chairman	3604 Faircastle Drive	Chevy Chase	MD	20815	sollie@aol.com	
82	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841		
83	Preston Place Townhouses	c/o Tiffany Anderson, Property Manager	8401 Connecticut Avenue - Penthouse	Chevy Chase	MD	20815		
84	Rollingwood Citizens Association	c/o Glenn Milano, President	3207 Brooklawn Terrace	Chevy Chase	MD	20815	glenn@housenumberlab.com	
85	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849	jayrossmere@gmail.com	
86	Silver Spring Historical Society	c/o Jerry McCoy	800 Thayer Avenue	Silver Spring	MD	20910	sshhistory@yahoo.com	
87	Village of North Chevy Chase	c/o Adian Andreassi, Chair	PO Box 15887	Chevy Chase	MD	20815	chair@northchevyCHASE.org	
88	Village of North Chevy Chase	c/o Chas Stuart, Treasurer	PO Box 15887	Chevy Chase	MD	20815	treasurer@northchevyCHASE.org	
89	Village of North Chevy Chase	c/o Dana Peterson, Village Manager	P.O. Box 15887	Chevy Chase	MD	20815	nccinfo@northchevyCHASE.org	
90	Village of North Chevy Chase	c/o Maury Mechanick, Secretary	PO Box 15887	Chevy Chase	MD	20815	secretary@northchevyCHASE.org	
	<b>Others Required to be Notified</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>		
91	Intake and Regulatory Coordination	MNCPPC	2425 Reedin Drive	Wheaton	MD	20902		
	<b>Development Team</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>		
92	Patricia A. Harris	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814		

**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held virtually on January 6, 2022 at 7:00 pm through the GoTo Meeting platform, with an optional dial-in number, in advance of the filing of the applications for Preliminary Plan and Site Plan for the Preston Place project located at 3700, 3710, 3712, 3722 and 3728 Manor Road in Chevy Chase, Maryland. The presentation materials were made available to the public for download prior to January 3, 2022, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

*PKH*

Signature

1/19/22

Date

Patricia Harris

Print Name

Attorney

Title

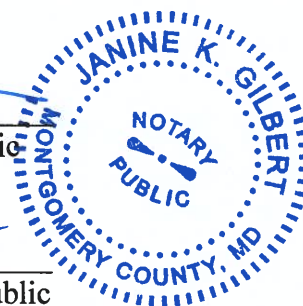
Sworn and subscribed to before me this 19<sup>th</sup> day of January 2022.

*Janine Gilbert*

Signature of Notary Public

Janine Gilbert

Printed Name of Notary Public



My Commission Expires: 7/19/22