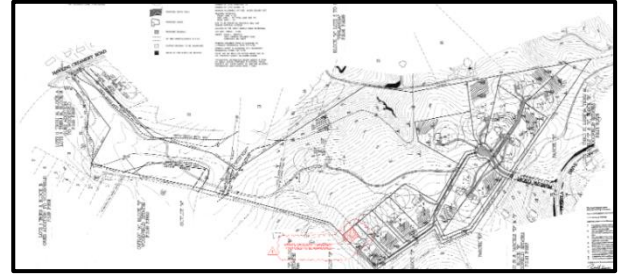


PLANNING BOARD HEARING

On, **April 4, 2024**, the Montgomery County Planning Board will conduct an in person and virtual public hearing at 2425 Reedie Drive, Wheaton, Maryland on the following development plan:



Name of Plan: Warfield Property
Forest Conservation Plan Amendment Number: 12000095A
Zoning: RC Zone
Property Size: 2.11 acres +/-
Master Plan: Damascus Master Plan
Proposed Use: In Response to a Forest Conservation Law Violation, request to remove 0.21 acres (8,944 square feet) of Category I Conservation Easement and provide 4:1 offsite mitigation.

Located at 24218 Primula Ct., Laytonsville, MD 20882.

To review a written report by planners regarding the development plan, check the approximate hearing time, or to sign up to testify via Microsoft Teams, over the phone, or in person, go to our website at montgomeryplanningboard.org/agendas/. To testify, you must fill out the [Sign Up to Testify](#) form on the website or call 301-495-4605 **by 12 noon on the day before the Planning Board meeting**. Any written materials must also be submitted by 12 noon the day before the Planning Board meeting by emailing to mcp-chair@mncppc-mc.org; or mailing to address on the back of this card. The public can watch the Planning Board hearing online via livestream at www.montgomeryplanningboard.org. For ADA accommodations or to request materials in alternate formats, please submit requests one week prior to the meeting date and consult <https://montgomeryplanning.org/accessibility/> or contact the Montgomery Planning ADA Coordinator at 301-495-1324 or 301-495-1331(TTY)| 7-1-1 or 800-552-7724 for MD Relay Service assistance.

For more information or to comment on the development plan, please contact Michael Sharp, the Plan Reviewer via email at Michael.Sharp@montgomeryplanning.org, or by phone at 301-495-4603.

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



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

Montgomery County Planning Board HEARING NOTICE

[Warfield Property](#)
[In Response to a Forest Conservation Law Violation](#)
[Forest Conservation Plan Amendment](#)
[April 4, 2024](#)

(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** before a scheduled Thursday hearing. They may be emailed to Montgomery County Planning Board Chair at mcp-chair@mncppc-mc.org; mailed to Montgomery County Planning Board, 2425 Reedie Drive, Wheaton, MD 20902

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.

| OWNERS_NAME | OWNERS_NAME2 | OWNERS_ADDR1 | OWNERS_CITY | OWNERS_STATE | OWNERS_ZIP |
|------------------------------------|----------------------|---------------------------|--------------|--------------|------------|
| IADICOLA MICHAEL A | IADICOLA UN SUK | 2240 WINTER GARDEN WAY | OLNEY | MD | 20882 |
| OGUNSOLA KAYODE E | OGUNSOLA CATHERINE O | 24218 PRIMULA CT | LAYTONSVILLE | MD | 20832 |
| CARMEN MICHAEL S & | CARMEN MARIE S | 24220 PRIMULA CT | LAYTONSVILLE | MD | 20882 |
| LENO MICHEL & MARIE J | | 24222 PRIMULA CT | LAYTONSVILLE | MD | 20882 |
| HOLMES GALE A & | LINDA ALLEN-HOLMES | 24224 PRIMULA CT | LAYTONSVILLE | MD | 20882 |
| DERMATAS JOHN S & M E | | 24229 CLEMATIS DR | GAITHERSBURG | MD | 20882 |
| KAUFFMAN MICHAEL W | KAUFFMAN JENIFFER L | 24233 CLEMATIS DR | GAITHERSBURG | MD | 20882 |
| LEACH JEFFREY & MARY F | | 24521 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| ESPARRAGUERA ILEANA ET AL | | 24525 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| HITT LEO WAYNE JR & DENISE ANN | | 24529 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20832 |
| JOHN JOSHUA ANAND | MCLAUGHLIN CAITLIN | 24601 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| BOYCE GEORGE J JR | | 24605 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| MURPHY CHRISTOPHER J & M K | | 24609 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| FEFE WILLIAM | | 24613 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| PARIS WILLIAM E & MARIA M | | 24617 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| JOHNSON BENJAMIN M | JOHNSON DANIELLE E | 24621 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20832 |
| LEDFORD DUSTAN W | LEDFORD HEATHER L | 24625 WOODFIELD SCHOOL RD | GAITHERSBURG | MD | 20882 |
| WOODFIELD ESTATES HOMEOWNERS | ASSOCIATION INC | 3403 OLANDWOOD CT STE 101 | OLNEY | MD | 20882 |
| RICHTER STEPHEN MICHAEL | RICHTER CYNTHIA | 8408 HAWKINS CREAMERY RD | GAITHERSBURG | MD | 20882 |
| PATTON BURTON A | | 8410 HAWKINS CREAMERY RD | GAITHERSBURG | MD | 20882 |
| PATTON ROBERT R & S L | | 8412 HAWKINS CREAMERY RD | GAITHERSBURG | MD | 20882 |
| WOODFIELD ESTATES HOMEOWNERS | ASSOCIATION INC | P O BOX 565 | OLNEY | MD | 20832 |
| Nickell Richard S Jr & C M | | 24204 Primula Court | Gaithersburg | MD | 20882 |
| Galant Rachelle E, Galant Joseph A | | 24215 Primula Court | Gaithersburg | MD | 20882 |
| Dixit Rakesh & Beata | | 24211 Primula Court | Laytonville | MD | 20882 |
| The Rosen Family Revoc Tr | | 24210 Primula Court | Laytonville | MD | 20882 |
| Johnson Stephanie A & Jeffery E | | 24214 Primula Court | Laytonville | MD | 20882 |
| Holmes Gale A & Linda Allen-Holmes | | 24224 Primula Court | Laytonville | MD | 20882 |
| Leno Michael & Marie J | | 24222 Primula Court | Laytonville | MD | 20882 |
| Carmen Michael S & Carmen Marie S | | 24220 Primula Court | Laytonville | MD | 20882 |
| Warfield Diana L | | 8530 Hawkins Creamery Rd | Gaithersburg | MD | 20882 |

| Association Name | Position | Name | Address 1 | City | State | Zip |
|--|-------------------------------|--------------------|--------------------------------|---------------|-------|-------|
| Birkshire Homeowners Association | President | Greg Utterback | 23608 White Peach Court | Gaithersburg | MD | 20882 |
| East County Citizens Advisory Board | Chair | Rachel Evans | 3300 Briggs Chaney Road | Silver Spring | MD | 20904 |
| Grandview Homeowners Association | Board Member at Large | Michelle Haas | 9605 Farmview Court | Damascus | MD | 20872 |
| Hawkins Landing Homeowners Association | Administrative Agent | Marcia Grove | 3416 Olandwood Court Suite 210 | Olney | MD | 20832 |
| Hawkins Landing Homeowners Association | Management Contact | Marsha Condliffe | 3416 Olandwood Court Suite 210 | Olney | MD | 20832 |
| Hawkins Landing Homeowners Association | Primary Contact - Owner | William Mooney | 8812 Primula Drive | Laytonsville | MD | 20882 |
| Northern Montgomery County Alliance | Chair | Julius Cinque | 22300 Slidell Road | Boyd's | MD | 20841 |
| Plantations Homeowners Association Inc | Primary Contact / Admin Agent | Darryl Keller | 1 Hickory Spring Court | Damascus | MD | 20882 |
| Plantations II Community Association Inc | Primary Contact - Owner | Aliza Robin | 23609 Dixie Ridge Court | Gaithersburg | MD | 20882 |
| Plantations II Community Association Inc | Administrative Agent | Jennifer Wrona | P.O. Box 396 | Damascus | MD | 20872 |
| Plantations II Community Association Inc | President | Susan Hatter | 23840 Rolling Fork Way | Gaithersburg | MD | 20882 |
| Seneca Spring Homeowners Association Inc | Legal Agent - Resident Agent | Sharon Blust | 25115 Vista Ridge Road | Laytonsville | MD | 20882 |
| Seneca Springs Homeowners Association | Administrative Agent | Seneca Springs HOA | P. O. Box 426 | Damascus | MD | 20872 |
| Senecabrooke Association | Primary Contact | Sean Austin | 9300 Heather Field Court | Laytonsville | MD | 20882 |
| Sierra Club - Montgomery County Group | ExCom Member | Al Carr | P O Box 4024 | Rockville | MD | 20849 |
| Sierra Club - Montgomery County Group | Treasurer | Jennifer Rossmere | P O Box 4024 | Rockville | MD | 20849 |
| Woodfield Estates Homeowners Association | Primary Contact / Admin Agent | Matthew Jaro | 24219 Clematis Drive | Gaithersburg | MD | 20882 |
| Woodfield Knolls Homeowners Association | Primary contact | John Holder | 24606 Farmview Lane | Damascus | MD | 20872 |