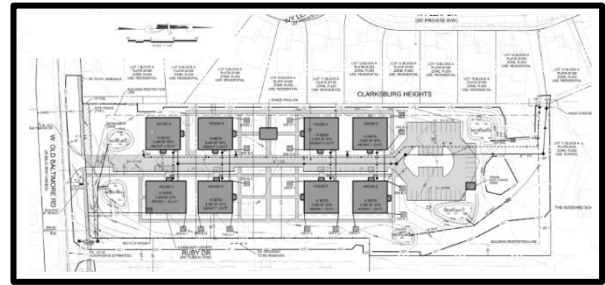


PLANNING BOARD HEARING

On, **March 13, 2025**, 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:** Ruby Senior Homes
- Preliminary Plan Number:** 120250030
- Forest Conservation Plan Number:** F20250100
- Zoning:** R-200 Zone
- Property Size:** 4.66 Acres
- Master Plan:** 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area
- Proposed Use:** Proposal to create one lot to develop a Residential Care Facility (over 16 persons) containing up to 120 beds.



Located at 21908 Ruby Drive, Boyds.

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 or over the phone, 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 two days before the Planning Board meeting**. Any written materials must also be submitted by 12 noon two days 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 Joshua Penn the Plan Reviewer via email at joshua.penn@montgomeryplanning.org , or by phone at 301-495-4546.

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

[Ruby Senior Homes](#)
[Preliminary Plan](#)
[Forest Conservation Plan](#)
[March 13, 2025](#)

(view additional information on the back of this card)

Written comments should include the agenda item and must be received by 12 noon on Tuesday morning before a scheduled Thursday hearing. They may be emailed to Montgomery County Planning Board Chair Artie Harris at mcp-chair@mncppc-mc.org; mailed to Chair Artie Harris, 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.

Association Name	Position	Name	Address 1	Address 2	City	State	Zip
Fetrow's Area Neighborhood Assn.	Coordinator	Marilee Paron	11305 Wacomor Drive		Germantown	MD	20876
Seneca Crossing Section I HOA	Primary Contact - Owner	George Moore	11428 Seneca Forest Circle		Germantown	MD	20876
Courts at Clarksburg Village Condominium	President	Douglas Clayton	11605 Emerald Green Drive		Clarksburg	MD	20871
East Germantown Citizens Association	President	Edgar Neal	11809 Collins Drive		Germantown	MD	20876
Pointe at Clarksburg Village Condominium	Corporation President	Kevin Hennigan	11909 Echo Point Place		Clarksburg	MD	20871
Seneca Crossing Section I HOA	Administrative Agent	Gene Stevens	12051 Tech Rd. Ste. B	Chambers Management Company	Silver Spring	MD	20904
Pointe at Clarksburg Village Condominium	Administrative Agent	Chauntae Crutchfield	12200 Tech Road		Silver Spring	MD	20904
Pointe At Clarksburg Village Condominium	Legal Agent - Resident Agent	Kayla Knotts	12200 Tech Road		Silver Spring	MD	20904
Vistas at Clarksburg Village Condominium	Management Contact	Kayla Knotts	12200 Tech Road		Silver Spring	MD	20904
Vistas at Clarksburg Village Condo Inc	Administrative Agent	Chauntae Crutchfield	12200 Tech Road #105	Tidewater Management	Silver Spring	MD	20904
Timbercreek II Homeowners Assn Inc	Primary Contact	Ray Brown	12323 Houser Drive		Clarksburg	MD	20781
Turtle Rock Condominium	Primary Contact - Owner	Laudie Baer	12412 Horseshoe Bend Circle		Clarksburg	MD	20871
Running Brook Acres Community Assn Inc	Primary Contact - Owner	Chris Forrest	12604 Running Brook Drive		Clarksburg	MD	20871
Timber Creek Homeowners Association	Board Member	Dr. Adib Jarrar	12610 Foreman Boulevard		Clarksburg	MD	20871
Timber Creek Homeowners Association	Primary Contact - Owner	Martin Meadows	12617 Foreman Boulevard		Clarksburg	MD	20871
Summerlin Milestone Condominium	President	Athena Russo	12708 Found Stone Road #305		Germantown	MD	20876
Summerfield Crossing Homeowners Assn	Board Member	Jin Qian	13023 Ethel Rose Way		Boyd's	MD	20841
Vistas at Milestone Condo (Vistas PH)	President	Gen Awanohara	13023 Vaden Terrace		Germantown	MD	20876
Clarksburg Village Community Association	Primary Contact - Owner	Praveen Patel	1355 Beverly Road #240		Mclean	VA	22101
Clarksburg Civic Association	Planning Chair	John Cook	13625 West Old Baltimore Road		Boyd's	MD	20841
Laing @ Milestone Condominium	Primary Contact - Owner	Catherine Holmquist	13932 Alderton Road		Silver Spring	MD	20906
Gallery Park Condominium, Inc	Vice-President	Edwin Gonzales	142 Prado Lane		Clarksburg	MD	20871
Clarksburg Civic Association	Treasurer	Tom Leedy	15720 Comus Road		Clarksburg	MD	20871
Timbercreek II Homeowners Assn Inc	Administrative Agent	Heidi Oliver	18401 Woodfield Road		Gaithersburg	MD	20879
Germantown Historical Society	President	Susan Soderberg	19313 Liberty Mill Road		Germantown	MD	20874
Clarksburg Village Community Association	Admin Agent, Vanguard Management Assn	Jeffrey Luther Luther	19536 Amarah Drive		Germantown	MD	20874
Summerfield Crossing Homeowners Assn	Administrative Agent	Ravi Parkhie	20440 Century Boulevard		Germantown	MD	20874
Summerlin Milestone Condominium	Property Manager	Stephen Collins	20440 Century Boulevard Suite	The Management Group Associates	Germantown	MD	20874
Milestone II Townhouse Condominium	Primary Contact - Owner	Barqatul Bari	21017 Sojourn Court #25		Germantown	MD	20876
Milestone HOA	Treasurer	Aaron Tweedy	21207 Sparrow Court		Germantown	MD	20876
Brookfield At Milestone	Primary Contact	B.S. Venkatesh	21223 Owls Nest Circle		Germantown	MD	20876
Clarksburg Civic Association	Vice President	Kathie Hulley	21809 Diller Lane		Boyd's	MD	20841
Glen at Hurley Ridge HOA	Primary Contact - Owner	Gyan Sagar Mishra	21907 Manor Crest Lane		Boyd's	MD	20841
Clarksburg Heights HOA	Primary Contact - Owner	Marc Farley	22015 Ivy Leaf Drive		Boyd's	MD	20841
Meadows at Hurley Ridge Homeowners Assn	Primary Contact - Owner	Jeff Woodward	22112 Havenworth Way		Clarksburg	MD	20871
Northern Montgomery County Alliance	Chair	Julius Cinque	22300 Sidelld Way		Boyd's	MD	20841
Gallery Park Community Association Inc	Board Member	Alex Johnson	22502 Tate Street		Clarksburg	MD	20871
Majestic Elm Condominium	Primary Contact - Owner	Michelle Baruccheri	22610 Majestic Elm Court #61		Clarksburg	MD	20871
Fetrow's Area Neighborhood Association	Board Member	Christine McGrew	22708 Ward Ave		Germantown	MD	20876
Clarkbrooke Estates Homeowners Assn	President	Nancy Villadsen	23016 Timber Creek Lane		Clarksburg	MD	20871
Clarksburg Heights HOA	Administrative Agent	Donna M	26223 Ridge Road		Damascus	MD	20872
Glen at Hurley Ridge HOA	Administrative Agent	Ronald Godsey	26223 Ridge Road		Damascus	MD	20872
Laing @ Milestone Condominium	Administrative Agent	Donna Burroughs	26223 Ridge Road	9 Park Avenue	Damascus	MD	20872
Meadows at Hurley Ridge Homeowners Assn	Administrative Agent MTM Management	Ron Godsey	26223 Ridge Road	26223 Ridge Road, PO Box 506	Damascus	MD	20872
Timber Creek Homeowners Association	Administrative Agent	Ronald Godsey	26223 Ridge Road		Damascus	MD	20872
Vistas at Milestone Condo (Vistas PH)	Management Contact	Ronald Godsey	26223 Ridge Road		Damascus	MD	20872
East County Citizens Advisory Board	Chair	Rachel Evans	3300 Briggs Chaney Road		Silver Spring	MD	20904
Milestone HOA	Management Contact - RKO	Laura Etchison	3416 Olandwood Court Suite 210		Olney	MD	20832
Summerfield Crossing Homeowners Associat	Primary Contact - Owner	Vijayanthi Krishnan	408 Lodgepole Drive		Prescott	AZ	86301
Goshen Community Association	President	Patrick Smith	8831 Warfield Road		Gaithersburg	MD	20882
Gallery Park Community Association Inc	Management Contact	Susan McCurdy	Community Association Services	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879
Gallery Park Community Association Inc	Management Contact	Susan McCurdy	Community Association Services	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879
Timbercreek II Homeowners Assn Inc	Management Contact Community Services	Kimberly Hanger	Community Association Services	3416 Olandwood Court, #210	Olney	MD	20832
Running Brook Acres Community Assn Inc	Management Contact	Melissa McNeill	Community Association Services, Inc.	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879
Milestone HOA	Administrative Agent RKO	Marcia Grove	IKO Community Management	3416 Olandwood Court, #210	Olney	MD	20832
Brookfield at Milestone	Property Manager	Michael Lainez	Main Street Property Mgmt	9 Park Avenue	Gaithersburg	MD	20877
Clarkbrooke Estates Homeowners Assn	Vice President	Doug Smith	No Address Listed				
Montgomery County Civic Federation	Co-President	Alan Bowser	No Address Listed				
Montgomery County Renters Alliance Inc.	Executive Director	Matl Losak	No Address Listed				
Montgomery County Taxpayers League	President	Edward Amatetti	No Address Listed				
Clarksburg Civic Association	Secretary	Lynn Fanile	P O Box 325		Clarksburg	MD	20871
Clarksburg Chamber of Commerce	President	Stephanie Graves	P O Box 368		Clarksburg	MD	20871
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
Greenridge Estates Homeowners Assn	Primary Contact - Owner	Roxanne Stone	P. O. Box 1753		Clarksburg	MD	20871
Montgomery Countryside Alliance	Executive Director	Caroline Taylor	P.O. Box 24		Poolesville	MD	20837
Clarksburg Civic Association	President	Steven Howie	P.O. Box 325		Clarksburg	MD	20871
Milestone II Townhouse Condominium	Management Contact	Nancy Keen	P.O. Box 39		Germantown	MD	20875-0039
Germantown Historical Society	Secretary	Kristen Staley	P.O. Box 475		Germantown	MD	20875
Greater Goshen Civic Association	Board Members	Board of Directors	PO Box 2025		Gaithersburg	MD	20886
Clarksburg Village Community Association	Management Contact Vanguard Management	Teresa Harrington	PO Box 39		Germantown	MD	20875
Majestic Elm Condominium	Administrative Agent	Jeffrey Luther	PO Box 39		Germantown	MD	20875
Majestic Elm Condominium	Management Contact	Teresa Harrington	PO Box 39		Germantown	MD	20875
Turtle Rock Condominium	Administrative Agent	Jeffrey Luther	PO Box 39	Vanguard Management	Germantown	MD	20875
Turtle Rock Condominium	Management Contact	Teresa Harrington	PO Box 39		Germantown	MD	20875
Milestone II Townhouse Condominium	Administrative Agent	Jeffrey Luther	Vanguard Management Associates, Inc.	19536 Amarah Drive	Germantown	MD	20874

OWNERS_NAME	OWNERS_NAME2	OWNERS_ADDR1	OWNERS_ADDR2	OWNERS_CITY	OWNERS_STATE	OWNERS_ZIP
SINGH JASVINDER & PREET		1 IVY LEAF CT		BOYDS	MD	20841
SHETTY SHREENATH	SHETTY SUSHMITHA	108 RED OAK RIDGE CT		BOYDS	MD	20841
GREENLAND PROPERTIES II LLC		10808 BRICKYARD CT		POTOMAC	MD	20854
PAJOT MICHELE L & JEROME		11 IVY LEAF CT		BOYDS	MD	20841
BOGISAM SUNIL KUMAR	MENDU SIREESHA	112 RED OAK RIDGE CT		BOYDS	MD	20841
PAIS JOAQUIM D	PAIS SANDRA C	12314 W OLD BALTIMORE RD		BOYDS	MD	20841
Daniel Pais		12314 W Old Baltimore Rd		Boysd	MD	20841
ORTEGA JOSELYN ESTEFANI BURGOS	MANZANARES DARWIN	12400 W OLD BALTIMORE RD		BOYDS	MD	20841
MANEELY FAMILY TR		12405 DEJOUDES RD		BOYDS	MD	20841
SPEYER DAVID		12408 W OLD BALTIMORE RD		BOYDS	MD	20841
DAHANAIKE LASANTHA	CASON ANSTONIA C	12409 DEJOUDES RD		BOYDS	MD	20841
CASON WILLIE F		12412 W OLD BALTIMORE RD		BOYDS	MD	20841
FUJIWAKA HARRY A ET AL TR		12413 DEJOUDES RD		BOYDS	MD	20841
KIM JIMMY MOK	KIM MYONG WOO	12416 W OLD BALTIMORE RD		BOYDS	MD	20841
Vijayanthi Krishnan		12800 GORMAN CIR		BOYDS	MD	20841
BARON INVESTMENTS SERVICES LLC		12827 GORMAN RD		BOYDS	MD	20841
ABYANEH ALI SOLIMANI	ABYANEH FERESHTEH BASIR	13 IVY LEAF CT		BOYDS	MD	20841
VISHWANATHAN SANTOSH K & MARILYN EICHNER	UMA SUBRAMANIAN	13423 WINDY MEADOW LN		SILVER SPRING	MD	20906
ENDESOCO DEVELOPMENTS LLC		14139 FLINT ROCK RD		ROCKVILLE	MD	20853
SAYAL GURDEEP SINGH & YANG CHI-YEN	KULWINDER KEUR SAYAL	15245 SHADY GROVE RD STE 335		ROCKVILLE	MD	20850
GREENLAND PROPERTIES LLC	HSIAO YUAN-FANG	18502 THUNDERCLOUD RD		BOYDS	MD	20841
JHAVERI ARPEN	JHAVERI SIWATI ARORA	204 RED OAK RIDGE PL		BOYDS	MD	20841
DHAKAL SUBODH K	DHAKAL BIVA N	20420 CENTURY BLVD		GERMANTOWN	MD	20874
POLAVARAPU SUBBARAO	VENKATA VJAYA DURGAGANDHI TANGIRA	208 RED OAK RIDGE PL		BOYDS	MD	20841
Adria Schwarze		212 RED OAK RIDGE PLACE		BOYDS	MD	20841
SUNDARARAJAN JAMUNA	BALAJI SRINIVASAN	216 RED OAK RIDGE PL		BOYDS	MD	20841
LI QILI		21901 RUBY DR		BOYDS	MD	20841
MAKHOLOUF IHAB E & FAIROUZ T		21903 IVY LEAF DR		BOYDS	MD	20841
DEWANJEE MRINAL K & URMILA		21904 IVY LEAF DR		BOYDS	MD	20841
ZHOU YI FU & RAPHAEL ROY	YANSHU YU	21906 IVY LEAF DR		BOYDS	MD	20841
ENTEJ CLEMENT NKONDA	ROY RASHMI	21907 IVY LEAF DR		BOYDS	MD	20841
MARTIN CARL S & J	NDONFACK MARCELLINE NJOUFACK	21908 IVY LEAF DR		BOYDS	MD	20841
Carl Martin		21909 RUBY DR		Boysd	MD	20841
SEVILLA ELIAS		21913 RUBY DR		BOYDS	MD	20841
DUFFIN HAROLD R & DEBRA ET AL		21917 RUBY DR		BOYDS	MD	20841
KANKUNTIA VENKATA CHALAPATHY	VELPULA HEMALATHA	220 RED OAK RIDGE PL		BOYDS	MD	20841
CANADA JULIANNE M		22000 IVY LEAF DR		BOYDS	MD	20841
LEE JONG WOOK & HYE YOUNG		22002 IVY LEAF DR		BOYDS	MD	20841
FAZI AMIR ET AL		22002 STONE PIER LN		BOYDS	MD	20841
O'CONNOR HELEN LUCKS		22003 IVY LEAF DR		BOYDS	MD	20841
CHEN SCOTT	CHEN DIANE	22003 WHITE TRELIS LN		BOYDS	MD	20841
HETTARACHCHI CHAMATH J	PONNAMPERUMA GAYATHRI W	22004 IVY LEAF DR		BOYDS	MD	20841
MEYER TERRI J		22005 IVY LEAF DR		BOYDS	MD	20841
LEE YONG HO & MYUNG SOOK		22005 STONE PIER LN		BOYDS	MD	20841
DHUGGA RAJINDER S	DHUGGA SURINDER	22006 IVY LEAF DR		BOYDS	MD	20841
MGLEOD FLYNN LAURIE		22007 IVY LEAF DR		BOYDS	MD	20841
PATEL PRAVINKUMAR & B		22007 STONE PIER LN		BOYDS	MD	20841
KUMAR PAWAN	RANI FNU NEHA	22009 IVY LEAF DR		BOYDS	MD	20841
Anne Gingga		22300 SLIDELL RD		BOYDS	MD	20841
IYER SRIDHAR S	SRIDHAR RAJESWARI	224 RED OAK RIDGE PL		BOYDS	MD	20841
GOODMAN FLOYD MARK	GOODMAN SAMANTHA CECILIA	228 RED OAK RIDGE PL		BOYDS	MD	20841
Intake and Regulatory Coordination	M-NCPPC	2425 Reesdie Drive, 14th Floor		Wheaton	MD	20902
XU JIANG & HURLEY RIDGE LTD PRTN SHP	XU GUANG	3 IVY LEAF CT		BOYDS	MD	20841
WHITE DARYL J & LEE ANN		3103 PHILMONT AVE		HUNTINGDON VALLEY	PA	19006
MALPASS KEVIN D & DEBORAH		5 IVY LEAF CT		BOYDS	MD	20841
Elizabeth C. Rogers	Lerch, Early & Brewer, Chtd.	7 IVY LEAF COURT		BOYDS	MD	20841
Steven A. Robins	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700		Bethesda	MD	20814
CLARKSBURG HEIGHTS HOA INC		8911 60TH AVE FL 2		BETHESDA	MD	20740
CHU ALAIN D & Leslie Saville	GIAO C TRAN	9 IVY LEAF CT		BOYDS	MD	20841
		9900 Georgia Ave, Apt. 160		Silver Spring	MD	20902
TAPESTRY HOMEOWNERS ASSN INC	C/O ASSOC SELECT COM SER	8920 STEPHENS RD #101		LAUREL	MD	20723