

Affidavit of Mail Notice

City of Rockville
Department of Community Planning and Development Services

AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

I further affirm that the said notice contains the address and/or other readily identifiable description of the property location of the proposed development and the date, time and place of the meeting to be held on the proposed development.

Project Plan Application No. PJT2025-00022
Application #

Applicant: J. Danshes LLC



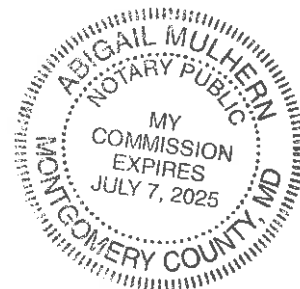
Jody S. Kline
Attorney

Subscribed and sworn to before me, a Notary Public in and for the

State of Maryland, County of Montgomery,
on this 28th day of May, 20 25

Abigail Mulhern
Notary Public

My Commission Expires: July 7, 2025



May 27, 2025

PROJECT PLAN APPLICATION PJT2025-00022

To Property Owner/Resident/Tenant:

Please be advised that a Project Plan Amendment Application (No. PJT2025-00022) has been filed with the City of Rockville that seeks to extend the implementation period of Project Plan PJT2023-00016 to March 30, 2026. In compliance with the City's Zoning Ordinance, the Applicant provides the following notification:

Notice of Public Meeting before the Planning Commission

Subject: Project Plan Application No. PJT2025-00022

Date: Wednesday, June 11, 2025

Time: 7:00 PM

Location: City Hall, 111 Maryland Avenue, Rockville, MD 20850.

Please be advised that the public meeting may be rescheduled to a later date. For the most up to date information, please consult the City's Development Watch website (<https://www.rockvillemd.gov/179/Development-Watch>) and the Planning Commission meeting agendas (<https://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>).

Should you have any questions prior to the meeting, please contact Ms. Kimia Zolfagharian at the City of Rockville at 240-314-8224.

On behalf of J. Danshes LLC, Applicant



Jody S. Kline
jskline@mmcanby.com



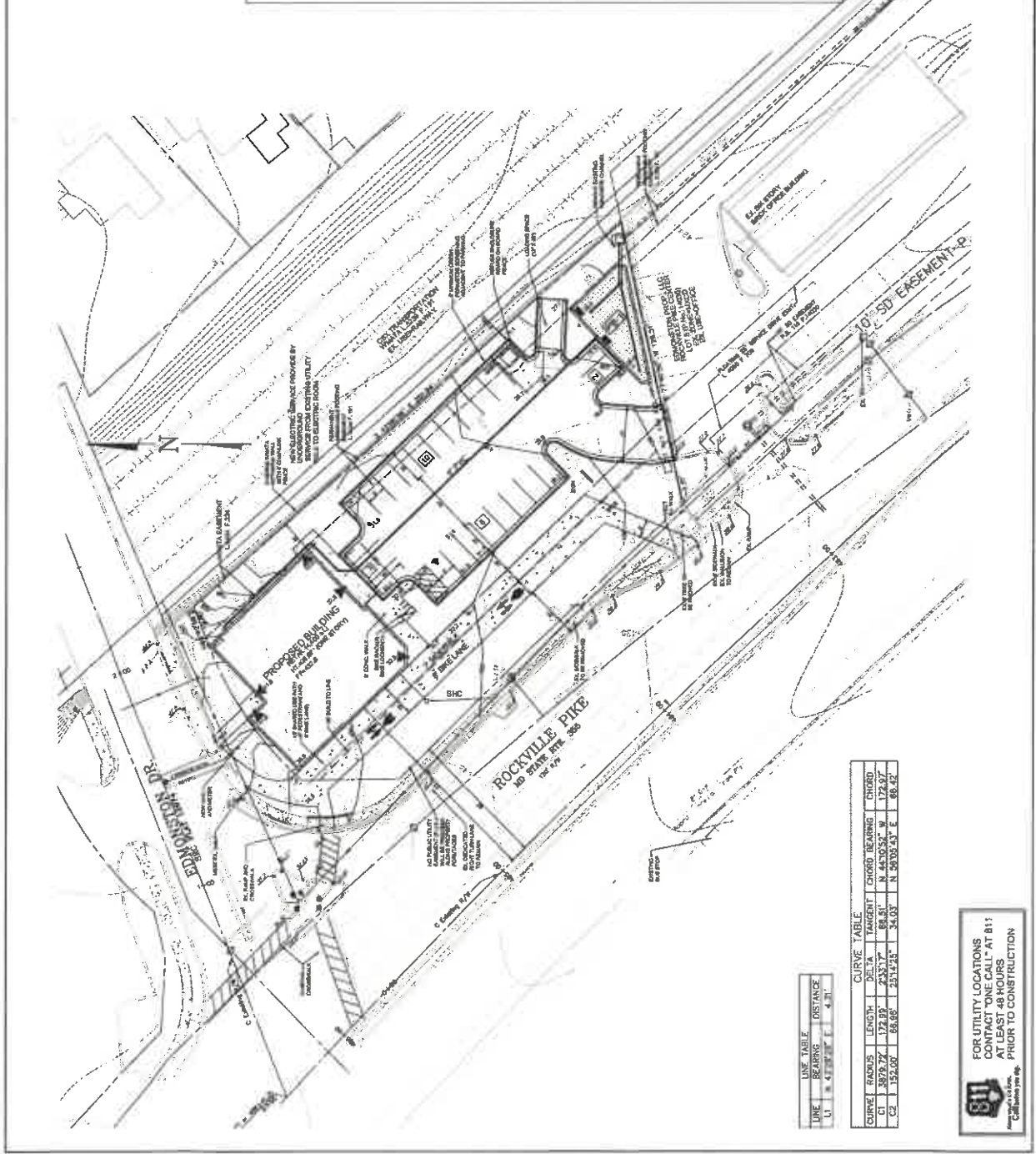
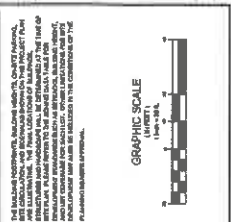
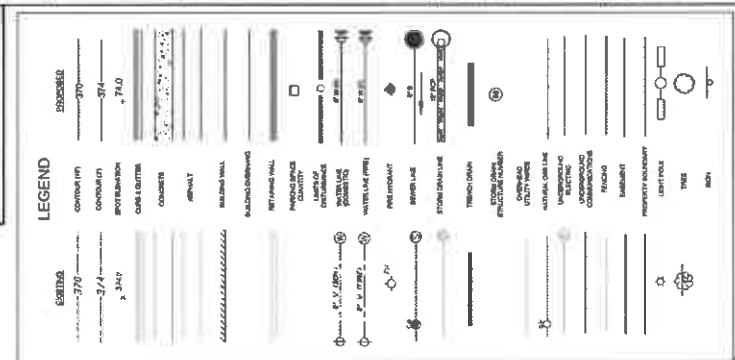
SAC/BOSTON:
JULIA ROSENBERG
7725 OLD GEORGETOWN ROAD
BETHESDA, MD, 20814
OFFICE TELEPHONE:
949-333-3897

ATTORNEY:
RUSSELL MILLER & CAMBY
6908 MICHIGAN STREET
ROCKVILLE, MD,
DOO KLING
941-728-2051

44223 F. 169
CITY OF MOBILE
ALABAMA

ROLL USER	B.O
SPURRY BY	BUNCOJ
SCALE	1"= 20'
DATE	120612

PROJECT NO.	2004.11E.32	OF
PJ 2.0		



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41° 00' E	4.71'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3878.72'	172.99'	2°33'17"	60.51'	N 44°10'52" W	172.97'
C2	152.00'	68.98'	25°14'25"	34.03'	N 58°09'43" E	68.42'

**FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION**

How can I get involved?

- Check the city's website at rockvillemd.gov/62/Development-Watch-Man for status updates on development projects in your neighborhood and the city.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the [city's website](#). In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the [city's website](#).

How can I learn more?

Community Planning and Development Services Department

City Hall, second floor
111 Maryland Ave.
Rockville, MD 20850

Phone: 240-314-8200

Email: cpds@rockvillemd.gov

Website: rockvillemd.gov

Refer to:

Rockville City Code library.municode.com/md/rockville/codes/code_of_ordinances

Chapter 25 - Zoning Ordinance

Chapter 5 - Building Code

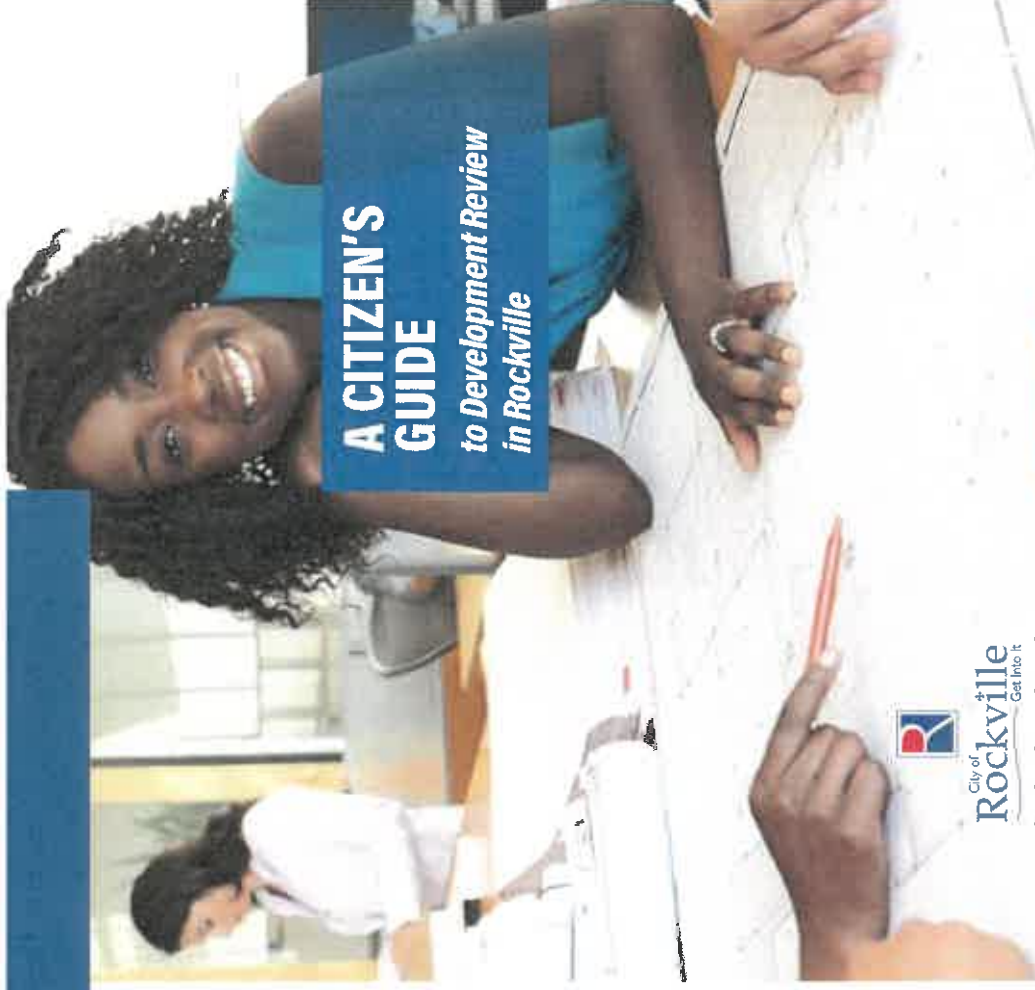
Chapter 10.5 - Forest and Tree Preservation

Chapter 19 - Sediment Control and Stormwater Management

Chapter 21 - Streets and Roads

[Rockville Development Review Procedures Manual](#)

Note: This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



A CITIZEN'S GUIDE to Development Review in Rockville



City of
Rockville
Get Info It

Community Planning and Development Services Department

Development Services Division
111 Maryland Avenue, Rockville, MD 20850
240-314-5000 • www.rockvillemd.gov



Development Review in Rockville

What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality developments that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

How is development reviewed?

Rockville's development review process includes four phases.

Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based

on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

Site Plan Level 1: Review by the chief of zoning.

Site Plan Level 2: Review by the Planning Commission at one meeting.

Project Plan: Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both; one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

Development Review at a Glance

Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
 - a. Mayor and Council.
 - b. Planning Commission.
 - c. Board of Appeals.
 - d. Historic District Commission.
 - e. City staff, i.e., the chief of zoning.

Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.

Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.