

**FIRST PRE-SUBMISSION COMMUNITY
MEETING**



PRELIMINARY PLAN
PRE-SUBMIMSSION MEETING
FOR 17521 OLD BALTIMORE ROAD
MEETING AT 6:00 P.M. ON AUGUST 7, 2019
AT 17521 OLD BALTIMORE ROAD,
OLNEY, MD 20832
CONTACT: MIKE RAZAVI AT (301)775-4394

Rachel Evans
East County Citizens Advisory Board
3300 Briggs Chaney Road
Silver Spring, MD. 20904

Julius Cinque
Northern Montgomery County Alliance
22300 Slidell Road
Boyd's, MD. 20841

Susan Berkheimer
Greater Ashton Community Association
4805 Brightwood Circle
Olney, MD. 20832

Jon Hulsizer
Olney Chamber of Commerce
P.O. Box 550
Olney, MD. 20830

President
Greater Olney Civic Association
P.O. Box 212
Olney, MD. 20832

Trevor Waddington
Olney Chamber of Commerce
P.O. Box 550
Olney, MD. 20830

Hilary Philips-Rogers
Greater Olney Civic Association
3629 Martins Dairy Circle
Olney, MD. 20832

Norma Medina
Olney Estate Homeowners Association
The Management Group Associates
20440 Century Blvd., Suite 100
Germantown, MD. 20874

Bailey Condrey-President
Montgomery County Civic Federation
100205 Parkwood Driver
Kensington, MD. 20895

Rashida Ferebee
Olney Estates Homeowners Association
2659 Winter Morning Way
Olney, MD. 20832

William Roberts Esq.
Montgomery County Renters Alliance
P.O. Box 7773
Silver Spring, MD. 20907

Louis Iaquina
Olney Transportation Coalition
3416 Olandwood Court, Suite 210
Olney, MD. 20832

Matthew Losak
Montgomery County Renters Alliance
1001 Spring Street, # 316
Silver Spring, MD. 20910

Jennifer Rossmere
Sierra Club-Montgomery County Group
P.O. Box 4024
Rockville, MD. 20849

Edward Amatetti
Montgomery County Taxpayers League

Alan Bowser
Montgomery County Civic Federation

Eileen McGuckian-President
Montgomery Preservation Inc.
P.O. Box 4661
Rockville, MD. 20849-4661

Judith Christiansen
Montgomery Preservation Inc.
6 Walker Avenue
Gaithersburg, MD. 20877

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

ADJACENT PROPERTY NOTIFICATION LIST:

Nguyen Dac-Trung
Do Trang
108 Brimstone Academy Ct.
Olney, MD. 20832

Charles Quartey Godlove Jr.
Dana Sloane
112 Brimstone Academy Ct.
Olney, MD. 20832

Charles Campbell
Paulette Campbell
116 Brimstone Academy Ct.
Olney, MD. 20832

David Carter
Linda Thompson Carter
120 Brimstone Academy Ct.
Olney, MD. 20832

Abdelkarim Abdalla
Ratiba Wasfy
124 Brimstone Academy Ct.
Olney, MD. 20832

Olney Estates Homeowners Association
c/o TMGA
20440 Century Blvd., Suite 100
Germantown, MD. 20874

Margaret McDonald
17515 Old Baltimore Road
Olney, MD. 20832

Eugene Robinson & C A
17505 Old Baltimore Road
Olney, MD. 20832

Stephen J Neitz
Mary R Neitz
17512 Old Baltimore Road
Olney, MD. 20832

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

David E Webber
Karin L Weber
17508 Old Baltimore Road
Olney, MD. 20832

Sachin M Vaidya
Nadia Bakhshi
17504 Old Baltimore Road
Olney, MD. 20832

Fuwa Olabode Babatunde
17500 Old Baltimore Road
Olney, MD. 20832

Michael S Felde
D L Felde
17516 Old Baltimore Road
Olney, MD. 20832

Iglesia De Crist Mi El MD
17521 Old Baltimore Road
Olney, MD. 20832

Raztec Associates, Inc.
341 West Patrick Street
Frederick, MD. 21701

MNCPPC Planning Department
2425 Reedie Drive
14th Floor,
Wheaton, MD. 20902

Page | 2

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

July 19, 2019

FIRST CLASS MAIL NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan: 17521 Old Baltimore Road

Current Zoning: RNC

Area Included: Approximately 7.17 Acres

Geographic Location: 17521 Old Baltimore Road- 410 feet West of the intersection of Old Baltimore Road and Brimstone Academy Court.

Proposed Application: To subdivide/Record Parcel 950, into one buildable lot.

An informational meeting regarding the above referenced project has been scheduled for **Wednesday August 7, 2019 at 6 P.M., at 17521 Old Baltimore Road, Olney, MD.** The property that is the subject of a Preliminary plan application consists of approximately 7.17 acres in size and is located at 17521 Old Baltimore Road, approximately 410 feet West of the intersection of Old Baltimore Road and Brimstone Academy Court.

The Preliminary Plan application proposes to subdivide/record the existing parcel into one buildable lot. After completion of the subdivision process and recordation of the property, a new church will be built at the site.

The purpose of the meeting is to present the proposed Preliminary Plan application and respond to questions and comments.

You may contact the Maryland National Capital Park and Planning Commission (MNCPPC) if you have general questions about MNCPPC's process. The information counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Raztec Associates, Inc.

Very Truly yours,

Mike Razavi, P.E., Applicant's Agent

PRE-SUBMISSION MEETING

Iglesia De Cristo Mi El Maryland-17521 Old Baltimore Road, Olney

August 7, 2019- 6:00 pm.

SIGN-IN SHEET

NAME	ADDRESS	PHONE/EMAIL	INCLUDE AS PARTY OF RECORD
Trung Lam	104 Brimstone Academy Ct., Olney, MD. 20832	(301) 792-4125	Yes
Ericka Alvarado	212 Lower Country Drive, Gaithersburg, MD. 20877		Yes
Nestor Alvarado	212 Lower Country Drive, Gaithersburg, MD. 20877	(240)876-3634	Yes
Jose Reig	424 N. Frederick Ave., Gaithersburg, MD. 20877	301-213-7462	Yes

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

PRE-SUBMISSION COMMUNITY MEETING FOR Iglesia De Cristo Mi El Maryland Church

Page | 1

Meeting Date: August 7, 2019

Meeting Time: 6:00 P.M.- 7:30 P.M.

Place: 17521 Old Baltimore Road, Olney, Maryland

Present: Mike Razavi, Raztec Associates, inc.

Pastor Nestor Alvarado- Applicant

List of Attendees is attached

Meeting Minutes

The meeting began at approximately 6:00 P.M. Present at the meeting were Mike Razavi of Raztec Associates, Inc., who are the Civil Engineering consultants for the project.

All attendees were asked to sign the sign in sheets. Mr. Razavi started the meeting by explaining the purpose of the meeting, which is to inform the community and neighborhood of the Preliminary Plan Application which was going to be filed. Mr. Razavi informed the attendees that the meeting was a requirement of the subdivision process, and that a public hearing of the Planning Board will be held for the project at a future date. Furthermore, the attendees were informed that they could speak at the Planning Board hearing.

Mr. Razavi explained the proposed project was to subdivide the existing parcel for one buildable lot to house the proposed church project. Mr. Razavi further explained that the proposed stormwater management proposal which includes the use of several bio-retention practices. Furthermore, it was explained that the proposed project would be served by public water and sewer, where sewer will be extended to the site from Brimstone Academy Court that is situated approximately 2600 feet to the north of the subject site.

Furthermore the zoning and development standards were discussed. Mr. Razavi stated that the project was in the RNC zone, and that the proposed project which is being developed as a church is a "Permitted" use. It was further explained that in this zone the requirements of the zoning would be met for setbacks, lot coverage, and open space requirements. It was explained that forest conservation requirements would be provided, within site limits to the extent possible.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

Discussions:

Property owners were generally accepting of the project.

The following issues were raised by attendees.;

1. Mr. Steve Neitz inquired about construction traffic, and wanted assurance that his driveway would not be used for that purpose as a result of the development the proposed project on the subject property.

Page | 2

Mr. Razavi responded by informing him of the strict erosion and sediment control requirements that have to be followed during construction.

Mr. Neitz further inquired if it was possible to move the driveway entrance to the site further north on Old Baltimore Road, due to traffic concerns on a weekly basis.

Mr. Razavi informed him that the design team would look into this alternative. But Mr. Neitz was informed that it may be unlikely due to restrictions related to open space requirements, and the fact that the driveway shown on the plan was making use of an existing driveway that serve an existing building, which is to remain, therefore, the relocation of the driveway would increase the amount of impervious area on the site.

Mr. Neitz also inquired about the runoff caused by the proposed project draining to his well.

Mr. Razavi explained that the proposed project site actually was situated on two watersheds, but the majority of the site drained in the opposite direction to a different watershed, specifically the proposed building is in the watershed draining away from his property.

2. Trang Do's property who is a resident on Brimstone Academy Court, backs up to the subject site. Their inquiry was if a privacy fence of some sort could be put up for screening purposes.

Mr. Razavi explained that screening was a possibility with agreement of the applicant. This request would be considered. It was suggested that landscaping might be another alternative.

3. Do Trung located at 108 Brimstone Court also inquired about the distance from the shared boundary line with their property to the parking lot.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

Mr. Razavi explained that the measured distance shown on the exhibit plan was 80 feet.

4. Questions were further asked about stormwater management, water and sewer, and sediment control on Old Baltimore Road.

Page | 3

Mr. Razavi explained the following;

Stormwater management would be provide on-site through the use of micro scale practices, such as bio-retention to attenuate runoff from proposed project site.

Water and sewer would be serving the site using public water and sewer extensions from Brimstone Academy Court.

Sediment control plans would be created implementing sediment control measures for the project, thus preventing any sediment runoff from entering Old Baltimore Road. The plans would be prepared based on county guidelines and would be submitted to Montgomery County DPS for review and approval.

Meeting Concluded- Approximately 7:30 P.M.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

March 11, 2022

Maryland National Capital Park and Planning Commission
Montgomery County Planning Board Cristo Mi El Maryland
2425 Reddie Drive,
Wheaton, MD. 20902


Re: Iglesia De Cristo Mi El Maryland
17521 Old Baltiore Road, Olney, MD.
Affidavit of Pre-Submission Meeting
For Preliminary Plan Application # 120220040

Dear Sir/Madam:

On behalf of our client, Iglesia De Cristo Mi El Maryland Church, we hereby submit this affidavit in support of the Pre-submission community meeting. The meeting was held in support of the Preliminary Plan Application.


The meeting was held on August 7, 2019 at 6:00 P.M. The meeting was held at the subject site at 17521 Old Baltimore Road, Olney, Maryland 20832.

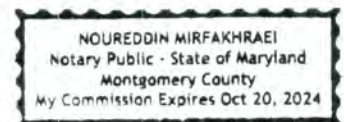
Yours Truly,
Raztec Associates, Inc.


Mohammad M. Razavi, P.E.
President

I hereby certify that on this 3rd day of April, 2022, before the subscriber, a Notary Public of the State of Maryland, and the County of Frederick, personally Appeared Mohammad M. Razavi, known to me (or satisfactorily proven) to be the person described in the foregoing affidavit.

IN TESTIONY WHEREOF, I have affixed my hand and official seal.


NOTARY PUBLIC
Noureddin Mirfakhraei,
For State of Maryland



My commission Expires 10/20/2024

County of Frederick 341 West Patrick Street, Frederick, MD. 21701. Tel(301)775-4394
mike@raztecengineers.com

**SECOND PRE-SUBMISION COMMUNITY
MEETING**

mike@raztecengineers.com

From: Ericka Alvarado <erickamalvarado@aol.com>
Sent: Wednesday, April 28, 2021 3:45 PM
To: Linda Gilbert; Nestor Alvarado; mike@raztecengineers.com; Alex.M@theagencyre.com
Subject: Sign posted

Sign is posted!



PRE-SUBMISSION MEETING

Iglesia De Cristo Mi El Maryland-17521 Old Baltimore Road, Olney

May 13, 2021- 6:00 pm.

ATTENDENCE SHEET

NAME	ADDRESS	PHONE/EMAIL	INCLUDE AS PARTY OF RECORD
David Weber	17508 Old Baltimore Road, Olney, MD. 20832	(301) 260-2435 davideweber@yahoo.com	Yes
Mike Razavi Raztec Associates, Inc.	341 West Patrick Street, Frederick, MD. 21701	(301)775-4394 mike@raztecengineers.com	Yes

Rachel Evans
East County Citizens Advisory Board
3300 Briggs Chaney Road
Silver Spring, MD. 20904

Julius Cinque
Northern Montgomery County Alliance
22300 Slidell Road
Boyd's, MD. 20841

Susan Berkheimer
Greater Ashton Community Association
4805 Brightwood Circle
Olney, MD. 20832

Jon Hulsizer
Olney Chamber of Commerce
P.O. Box 550
Olney, MD. 20830

President
Greater Olney Civic Association
P.O. Box 212
Olney, MD. 20832

Trevor Waddington
Olney Chamber of Commerce
P.O. Box 550
Olney, MD. 20830

Hilary Philips-Rogers
Greater Olney Civic Association
3629 Martins Dairy Circle
Olney, MD. 20832

Norma Medina
Olney Estate Homeowners Association
The Management Group Associates
20440 Century Blvd., Suite 100
Germantown, MD. 20874

Bailey Condrey-President
Montgomery County Civic Federation
100205 Parkwood Driver
Kensington, MD. 20895

Rashida Ferebee
Olney Estates Homeowners Association
2659 Winter Morning Way
Olney, MD. 20832

William Roberts Esq.
Montgomery County Renters Alliance
P.O. Box 7773
Silver Spring, MD. 20907

Louis Iaquina
Olney Transportation Coalition
3416 Olandwood Court, Suite 210
Olney, MD. 20832

Matthew Losak
Montgomery County Renters Alliance
1001 Spring Street, # 316
Silver Spring, MD. 20910

Jennifer Rossmere
Sierra Club-Montgomery County Group
P.O. Box 4024
Rockville, MD. 20849

Edward Amatetti
Montgomery County Taxpayers League

Alan Bowser
Montgomery County Civic Federation

Eileen McGuckian-President
Montgomery Preservation Inc.
P.O. Box 4661
Rockville, MD. 20849-4661

Judith Christiansen
Montgomery Preservation Inc.
6 Walker Avenue
Gaithersburg, MD. 20877

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

ADJACENT PROPERTY NOTIFICATION LIST:

Nguyen Dac-Trung
Do Trang
108 Brimstone Academy Ct.
Olney, MD. 20832

Charles Quartey Godlove Jr.
Dana Sloane
112 Brimstone Academy Ct.
Olney, MD. 20832

Charles Campbell
Paulette Campbell
116 Brimstone Academy Ct.
Olney, MD. 20832

David Carter
Linda Thompson Carter
120 Brimstone Academy Ct.
Olney, MD. 20832

Abdelkarim Abdalla
Ratiba Wasfy
124 Brimstone Academy Ct.
Olney, MD. 20832

Olney Estates Homeowners Association
c/o TMGA
20440 Century Blvd., Suite 100
Germantown, MD. 20874

Margaret McDonald
17515 Old Baltimore Road
Olney, MD. 20832

Eugene Robinson & C A
17505 Old Baltimore Road
Olney, MD. 20832

Stephen J Neitz
Mary R Neitz
17512 Old Baltimore Road
Olney, MD. 20832

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

David E Webber
Karin L Weber
17508 Old Baltimore Road
Olney, MD. 20832

Sachin M Vaidya
Nadia Bakhshi
17504 Old Baltimore Road
Olney, MD. 20832

Fuwa Olabode Babatunde
17500 Old Baltimore Road
Olney, MD. 20832

Michael S Felde
D L Felde
17516 Old Baltimore Road
Olney, MD. 20832

Iglesia De Crist Mi El MD
17521 Old Baltimore Road
Olney, MD. 20832

Raztec Associates, Inc.
341 West Patrick Street
Frederick, MD. 21701

MNCPPC Planning Department
2425 Reedie Drive
14th Floor,
Wheaton, MD. 20902

Page | 2

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

April 28, 2021

FIRST CLASS MAIL NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan: 17521 Old Baltimore Road

Current Zoning: RNC

Area Included: Approximately 7.17 Acres

Geographic Location: 17521 Old Baltimore Road- 410 feet West of the intersection of Old Baltimore Road and Brimstone Academy Court.

Proposed Application: To subdivide/Record Parcel 950, into one buildable lot.

An informational meeting regarding the above referenced project has been scheduled for Thursday **May 13, 2021 at 6 P.M.**, at <https://global.gotomeeting.com/join/381676373>

Please join my meeting from your computer, tablet or smartphone.

You can also dial in using your phone. United States: [+1 \(646\) 749-3122](tel:+16467493122)
Access Code: 381-676-373

The property that is the subject of a Preliminary plan application consists of approximately 7.17 acres in size and is located at 17521 Old Baltimore Road, approximately 410 feet West of the intersection of Old Baltimore Road and Brimstone Academy Court.

The Preliminary Plan application proposes to subdivide/record the existing parcel into one buildable lot. After completion of the subdivision process and recordation of the property, a new church will be built at the site.

The purpose of the meeting is to present the proposed Preliminary Plan application and respond to questions and comments.

You may contact the Maryland National Capital Park and Planning Commission (MNCPPC) if you have general questions about MNCPPC's process. The information counter may be reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Raztec Associates, Inc.

Very Truly yours,

Mike Razavi, P.E., Applicant's Agent

341 West Patrick Street, Frederick, MD. 21701. Tel (301)775-4394
mike@raztecengineers.com

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

PRE-SUBMISSION COMMUNITY MEETING FOR Iglesia De Cristo Mi El Maryland Church

Page | 1

Meeting Date: May 13, 2021

Meeting Time: 6:00 P.M.- 7:00 P.M.

Place: Virtual at gotomeeting.com

Present: Mike Razavi, Raztec Associates, inc.

Pastor Nestor Alvarado- Applicant

List of Attendees

Meeting Minutes

The meeting began at approximately 6:00 P.M. Present at the meeting were Mike Razavi of Raztec Associates, Inc., who are the Civil Engineering consultants for the project.

All attendees names were noted. Mr. Razavi started the meeting by explaining the purpose of the meeting, which is to inform the community and neighborhood of the Preliminary Plan Application which was going to be filed. Mr. Razavi informed the attendees that the meeting was a requirement of the subdivision process, and that a public hearing of the Planning Board will be held for the project at a future date. Furthermore, the attendees were informed that they could speak at the Planning Board hearing.

Mr. Razavi explained the proposed project was to subdivide the existing parcel for one buildable lot to house the proposed church project. Mr. Razavi further explained that the proposed stormwater management proposal which includes the use of several bio-retention practices. Furthermore, it was explained that the proposed project would be served by public water and sewer, where water will be extended to the site from Brimstone Academy Court that is situated approximately 2600 feet to the north of the subject site, and the sewer from the existing sewer located to the southeasterly boundary of the site.

Furthermore the zoning and development standards were discussed. Mr. Razavi stated that the project was in the RNC zone, and that the proposed project which is being developed as a church is a "Permitted" use. It was further explained that in this zone the requirements of the zoning would be met for setbacks, lot coverage, and open space requirements. It was explained that forest conservation requirements would be provided, within site limits to the extent possible.

Also, it was explained that the sit is situated in two watersheds, Hawlings River, and Northwest Branch.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

Stormwater management was proposed by six bio-retention or landscape infiltration facilities.

Discussions:

Property owners were generally supportive of the project.

Page | 2

The following issues were raised by David Weber and Stephen Neitz;

1. Concern regarding construction traffic, and wanted assurance that his driveway would not be used for that purpose as a result of the development the proposed project on the subject property.

Mr. Razavi responded by informing him of the strict erosion and sediment control requirements that have to be followed during construction.

Mr. Weber and Mr. Neitz (via e mail) inquired if it was possible to move the driveway entrance to the site further north on Old Baltimore Road, due to traffic concerns on a weekly basis.

Mr. Razavi informed him that the design team would look into this alternative. However, it is unlikely due to restrictions related to open space requirements, and the fact that the driveway shown on the plan was making use of an existing driveway that serve an existing building, which is to remain, therefore, the relocation of the driveway would increase the amount of impervious area on the site.

Furthermore, Mr. Razavi suggested that there may be the opportunity to provide traffic control by the church during large events.

Special Note: Mr Stephen Neitz called me at 6:00 P.M. and said he was having trouble getting on the computer to attend the meeting. I told him I would send him a link, which I did send at 6:04 P.M.

At 6:15 P.M. he still had not joined the meeting. I called him back, and his wife answered the phone and informed me that a family emergency, had come up. I asked Mrs. Neitz if he could join in 5 minutes, if we waited, and she said she thought he could join. I told her we would wait. However, Mr. Neitz did not join.

Meeting Concluded- Approximately 7:00 P.M.

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

March 11, 2022

Maryland National Capital Park and Planning Commission
Montgomery County Planning Board Cristo Mi El Maryland
2425 Reddie Drive, 14th Floor
Wheaton, MD. 20910

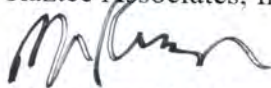
Re: Iglesia De Cristo Mi El Maryland
17521 Old Baltiore Road, Olney, MD.
Affidavit of Pre-Submission Meeting
For Preliminary Plan Application # 120220040

Dear Sir/Madam:

On behalf of our client, Iglesia De Cristo Mi El Maryland Church, we hereby submit this affidavit in support of the Pre-submission community meeting. The meeting was held in support of the Preliminary Plan Application.

The meeting was held on May 13, 2021 at 6:00 P.M. The meeting was held virtually, on line at gotomeeting.com.

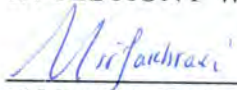
Yours Truly,
Raztec Associates, Inc.



Mohammad M. Razavi, P.E.
President

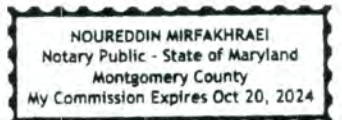
I hereby certify that on this 3rd day of April, 2022, before the subscriber, a Notary Public of the State of Maryland, and the County of Frederick, personally Appeared Mohammad M. Razavi, known to me (or satisfactorily proven) to be the person described in the foregoing affidavit.

IN TESTIONY WHEREOF, I have affixed my hand and official seal.



NOTARY PUBLIC *For State of Maryland and
Noureddin Mirfakhraei County of Frederick*

My commission Expires 10/20/2024



341 West Patrick Street, Frederick, MD. 21701. Tel(301)775-4394
mike@raztecengineers.com

Memorandum

To: Montgomery County Planning Department

From: Michele Rosenfeld, Esq.

Date: February 24, 2026

RE: Project Name: Iglesia De Cristo Mi El Maryland
Preliminary Plan No. 120220040, 7521 Old Baltimore Road, Olney
Greater Olney Civic Association Meeting: February 10, 2026

On February 10, 2026, Michele Rosenfeld, Esq., Nestor Alvarado, and Mike Razavi attended the monthly meeting of the Greater Olney Civic Association (GOCA) at the request of GOCA's President, Irina Norrell, to answer the community's questions regarding a development project for the Iglesia Church on Old Baltimore Road. Attendees at the virtual meeting included:

- 1) Michele Rosenfeld, Esq., Attorney for the Church
- 2) Pastor Nestor Alvarado and Assistant Pastor Ericka Alvarado, Representatives of the Church
- 3) Mike Razavi, P.E., Civil engineer for the Church
- 4) Irina Norrell, President of GOCA
- 5) Curtis Chappell, TDSI
- 6) Prabu Selvam, Candidate for Montgomery County Council (At-Large Member)
- 7) Kristen Quinn
- 8) Matt Quinn
- 9) Ann G. Strain
- 10) Paul Jarosinski, Cherrywood Homeowner's Ass'n
- 11) Emily & Robbie H.
- 12) Jason Rager
- 13) T. Leonard Jr.
- 14) Mike Payne
- 15) Nick
- 16) Ira Ungar
- 17) Mindy B.
- 18) Matt
- 19) Helene Rosenheim, Highlands of Olney

Following a general overview of the project location, layout, impervious coverage, parking and building capacity and operational aspects of the project presented by Ms. Rosenfeld, Mr. Razavi and Pastor Nestor Alvarado and Assistant Pastor Ericka Alvarado, an open question-and-answer session covered the following general topics:

Adequacy of Parking: Attendees asked what the plans are for overflow parking if the parking area cannot meet the need for a particular service or for a larger event after services. Ms. Rosenfeld explained that the development plan complies with the zoning laws pertaining to parking and has ample capacity for the Church's current operations. The Church has two Sunday

services that do not fill the sanctuary, so parking should be more than ample. Mr. Alvarado added that the current congregation is approximately 500 people, and that the Church will continue to hold two Sunday services with 250-300 congregants at each service. Many of the Church's current congregants arrive at the Church's current location by public transportation. The Church would add a third service if the congregation were to grow in such a way that it reached capacity during services. The Church has also considered having off-site satellite centers and bringing congregants in by transport team to avoid any disruption to neighborhood parking.

Traffic and Safety Concerns: Attendees asked questions and expressed concerns about the increased traffic on Old Baltimore Road and the consequent safety and road maintenance issues. Ms. Rosenfeld explained that the Church has satisfied all of the County's required traffic analysis standards. Mr. Alvarado added that the Church would routinely advise congregants to make only right turns when leaving the property, and that police could be hired to direct traffic on Fridays and Sundays if needed. Attendees were also interested to know about the installation of sidewalks and a dedicated traffic lane. Mr. Razavi explained that there is a 70-foot-wide dedicated right-of-way area needed to meet County requirements for vehicle travel lanes, sidewalks, and buffer areas should road widening occur in the future.

Overall Facility Size: Attendees asked why the project is as large as it is, and how quickly the congregation will grow to meet the 680-seat capacity limit. Mr. Alvarado explained that the Church is building what the County will allow. The Church currently has two Sunday services, along with a Friday service, and will reassess the need for additional services or a satellite center as necessary. The Church has no plan to grow so large that it will reach capacity at multiple services. Ms. Rosenfeld added that there is always a hope that a congregation will grow, that the larger capacity will accommodate that growth, and that parking is ample on the site.

Use of Existing Improvements: Attendees asked about the existing house on the property and the use of the property the Church purchased just down the street at 17501 Old Baltimore Road. Mr. Alvarado explained that the existing house on the property will remain, and that the house on the other property will be put to residential use, possibly as pastoral or visitor housing.

Privacy, Noise, and Lighting Concerns: Attendees asked what the plan is for the trees along the north side of the property and whether a privacy fence would be installed. With respect to the trees, Mr. Alvarado and Mr. Razavi confirmed that the goal is to preserve as many existing trees as possible, but that there will be some clearing for stormwater management purposes, and that any clearing would be offset by new landscaping. With respect to the privacy fence, Mr. Alvarado confirmed that it is included in the budget.

Finally, attendees were interested to know what the project's parking area lighting impact will be. Mr. Razavi explained that the illumination of the lighting to be installed should not impact nearby houses and noted that there will also be a good landscape buffer.

Water Mitigation: Attendees asked what the mitigation plans are for water running off of the parking area. Mr. Razavi explained that the water will run to the east and be discharged to multiple stormwater management facilities.

Sewer Connection: Attendees were interested to know how the sewer connection will be made. Mr. Razavi explained that it will be made to the public sewage system.

Project Timeline: Attendees were interested to know what the timeline is for the project. Ms. Rosenfeld and Mr. Alvarado explained that the project could break ground in early 2027.

Miscellaneous: A link to a signup sheet was posted in the meeting chat. One person signed up (Attachment One). A link to the Planning Department's Pre-Submission Community Meeting Handout also was posted in the meeting chat.

T NAME	T ADDRESS [STREET, CITY, STATE, ZIP CODE]	DO YOU WANT TO BE A PARTY OF RECORD?
Michele Rosenfeld, Esq.	The Law Office of Michele Rosenfeld, LLC, 1 Research Ct. Suite 450, Rockville MD 20850	Yes
	1 Research Court Ste. 450	
Jackie Benn	Fair Hill Farm HA acting rep	

Memorandum

To: Montgomery County Planning Department

From: Michele Rosenfeld, Esq.

Date: February 20, 2026

Re: Project Name: Iglesia De Cristo Mi El Maryland
Preliminary Plan No. 120220040, 7521 Old Baltimore Road, Olney
Minutes from Community Meeting Held February 11, 2026

The community meeting to review a development project for the Iglesia Church on Old Baltimore Road occurred via Zoom on February 11, 2026 from 7:00 p.m. until 8:00 p.m. The facilitator provided in the chat a link to the Pre-Submission Community Meeting Sign-Up Sheet, which nobody signed, and a link for downloading a Pre-Submission Meeting Development Handout. The facilitator also provided her email address (michele@marylandpropertylaw.com) in the chat for later follow up by attendees as needed.

Key attendees at the meeting included:

- 1) **Pastor Nestor Alvarado and Assistant Pastor Erica Alvarado:**
Representatives of the Iglesia Church
- 2) **Michele Rosenfeld:** Facilitator of the meeting for the Church
- 3) **Mike Razavi, P.E.:** Civil engineer for the Church
- 4) **Kay Valeda:** Community member who asked questions
- 5) **Becca Lehner:** Community member who asked questions
- 6) **Robert Rosen:** Community member who asked questions
- 7) **Michele Lambert:** Community member who asked questions
- 8) **Paul Jarosinski:** Community member who asked questions
- 9) **David Carter:** Abutting property owner who asked questions
(120 Brimstone Academy Court)
- 10) **Dave Weber:** Nearby property owner who asked questions
(17508 Old Baltimore Road)

Ms. Rosenfeld opened the meeting with a brief description of the project, showed the location of the subject property as it relates to Georgia Avenue and MD 108, displayed the Preliminary Plan and the Forest Conservation Plan to show the improvements and additional details regarding the forest conservation areas, and turned the presentation over to Mr. Razavi to provide more specific project details.

Mr. Razavi described the approximate size and location of the development site and explained that it is located within two watersheds, including one with specific limitations on impervious coverage. Therefore most of the hard surfaces, including the parking area and the building itself, will be located on the east side of the property within the other watershed. A stormwater management concept has already been approved by the Montgomery County Department of Permitting Services, Water Resources Section. The Forest Conservation Plan has also met all of the County's requirements, including the Open Space requirements. A portion of the site has been dedicated to Old Baltimore Road for a right-of-way, and sidewalk improvements will be

made on Old Baltimore Road. The Fire Department has approved a plan for fire access, and adequate facilities will serve the new building. The next stage of the project is to go before the Planning Board for a hearing sometime in the next 30 to 40 days. Then a water line will be installed to provide water service to the Church. Sewer service will be installed in a pre-existing easement and connected to a public sewer system.

Mr. and Mrs. Alvarado briefly introduced themselves and expressed their thanks to those in attendance. They are eager to work with the community and to partner with neighbors and associations so that everyone may thrive together.

Ms. Rosenfeld opened the meeting to questions. Several community members and an abutting property owner asked questions about the project and expressed specific concerns. The questions and concerns fell into the following categories:

Adequacy of Parking:

Ms. Lambert asked what the plans are for overflow parking if the parking area cannot meet the need for a particular service. Ms. Rosenfeld explained that the development plan satisfies the general County standards for parking. Additionally, the Church has two Sunday services that do not fill the sanctuary, so parking should be more than ample. Mr. Alvarado added that the current congregation is approximately 500 people, and that the Church will continue to hold two Sunday services with 250-300 congregants at each service.

Mr. Jarosinski then asked what would happen if the congregation were to grow in such a way that the capacity of 680 persons was reached for a given service. Mr. Alvarado again stated that the Church would continue to have two services of between 200 and 400 congregants. When Mr. Jarosinski posed the same question again, Mr. Alvarado stated that the Church would then have to add another service. Mr. Jarosinski later questioned what would happen with parking if the Church were to have a larger event after Sunday services. Ms. Rosenfeld assured him that the development plan is within what the zoning laws allow and has ample capacity for the Church's current operations. Mr. Alvarado also offered the possibility of having off-site satellite centers to avoid any disruption to parking in the neighborhood.

Ms. Valeda asked if there is any acreage left to add additional parking spaces if needed in light of the 680-seat capacity. Ms. Rosenfeld answered that this would not be possible because of the impervious cap on this site. Mr. Razavi added that the idea underlying the parking adequacy standards is that Church attendees frequently attend together, arriving in a single vehicle.

Mr. Carter asked what the plans are for parking if the parking lot is full. Mr. Alvarado responded that many of the Church's current congregants arrive by public transportation and that the Church would consider bringing congregants in with a transport team.

Traffic and Safety Concerns: Several attendees asked questions and expressed concerns about the increased traffic on Old Baltimore Road and the consequent safety and road maintenance issues.

Ms. Lambert asked about sidewalks and whether there is a dedicated traffic lane. Mr. Razavi clarified that the dedicated right-of-way is not a lane, but rather a 70-foot wide area needed to meet County requirements for vehicle travel lanes, sidewalks, and buffer areas should road widening occur in the future. Ms. Rosenfeld showed on her screen where the existing sidewalk is located.

Ms. Valeda expressed concern about increased vehicular traffic on Old Baltimore Road and the consequent increased wear and tear on that road. Ms. Rosenfeld explained that the Church has satisfied all of the County's required traffic analysis standards, which do not include consideration of wear and tear. Ms. Valeda later asked whether public transportation is an option for congregants on Sundays, and whether they will have sidewalks on which to walk. Mr. Alvarado again proposed the possibility of developing a Church transport team to shuttle people to the property from bus and train stations if the need arises in the future.

Mr. Weber asked if there will be anyone directing traffic leaving the Church to prevent vehicles from causing a traffic hazard by turning left. He expressed concern that vehicles will go straight onto a private access road that he maintains with his neighbors, and wanted to know if anything can be done to discourage that practice. Mr. Alvarado answered that the Church would routinely advise congregants to make only right turns when leaving the property, and that police could be hired to direct traffic on Fridays and Sundays if needed.

Lighting: Ms. Lambert asked whether there will be lighting installed near the parking area. Mr. Razavi explained that the illumination of the lighting to be installed should not impact nearby houses and noted that there will also be a good landscape buffer. Mr. Jarosinski then asked how tall the lights will be. After consulting the lighting plan, Mr. Razavi later answered that the design shows four to five 25-foot light poles throughout the site and reiterated that the illumination at the property lines is shown as zero.

Overall Facility Size: Several attendees asked why the project is as large as it is, and how quickly the congregation will grow to meet the capacity limits.

Mr. Jarosinski questioned why the building needs to accommodate 680 congregants if the Church will regularly be holding two services with attendance that is under capacity. Mr. Alvarado answered that the Church is building what the County will allow. Ms. Rosenfeld added that there is always a hope that a congregation will grow, that the larger capacity will accommodate that growth, and that parking is ample on the site.

Mr. Saulsbury questioned what he deemed the "huge" scale of the project compared to the current size of the congregation, expressing concern that the size of the congregation will "explode" to meet the capacity limits. Mr. Saulsbury also expressed concern about traffic congestion on Old Baltimore Road. Mrs. Alvarado explained that the Church currently has two Sunday services, along with a Friday service, and will reassess the need for additional services or a satellite center once settled at the new site.

Ms. Valeda asked how quickly the Church expects to grow to such a size that all 680 seats are needed for a single service. Mr. Alvarado responded that it would take many years, and that the Church has no plan to grow so large that it will be at the 680-seat capacity for multiple services.

Noise: Ms. Lehner asked how many services or events happen outside of the building on the Church grounds and whether there is a plan to manage noise. Mr. Alvarado clarified that most of the Church's activities occur indoors, with only the occasional special event in the summer or fall. Further, the Church is working with an architect and engineer to implement noise control measures to ensure ample sound buffering within the building to make sure noise from services within the Church does not become an issue. Mr. Alvarado stated later in the meeting that the Church does plan to have children playing outside.

Nearby Church-Owned Property: Mr. Rosen asked what the Church's plans are for the property it purchased just down the street at 17501 Old Baltimore Road. Mr. Alvarado explained that this will be put to residential use, possibly as pastoral housing. Mr. Rosen then wanted to know if it will be single family or group housing and if the existing structures will be kept as is or demolished. Mr. Alvarado confirmed it would be for Church-related pastors or visitors. Mr. Alvarado stated that the structures will be kept as is.

Clearing of Trees, Privacy, and Fencing: Mr. Carter, who owns property that abuts the site, asked what the plan is for the bank of trees along the north side of the property and expressed his desire that they remain for privacy purposes. He also asked if there is a plan to replace the existing metal fence with a privacy fence, and how tall that fence will be. With respect to the trees, Mr. Alvarado stated that there is no plan to remove any trees in that area. Mr. Razavi clarified that there will be some clearing for stormwater management purposes, but that the goal is to preserve as many existing trees as possible, and that any clearing would be offset by new landscaping as shown on the landscaping plan. Ms. Rosenfeld offered to provide a copy of the landscaping plan to Mr. Carter. With respect to the fence, Mr. Alvarado stated that it is included in the budget and later offered to communicate the height information to Mr. Carter once available from the architect.

Existing Improvements: Mr. Carter asked if the existing house on the property will remain, and Mr. Alvarado responded that it will.

Water Mitigation: Mr. Carter asked what the mitigation plans are for water running off of the parking area. Mr. Razavi explained that the water will run to the east and be discharged to multiple stormwater management facilities.

Sewer Connection: Mr. Carter asked if the sewer connection will be to that of Olney Estates. Mr. Razavi responded that it would, and clarified that it is a public sewage system.

Project Timeline: Mr. Rosen asked what the timeline is for the project. Ms. Rosenfeld and Mr. Alvarado explained that the project could break ground as early as early 2027.

At the close of the meeting, Mr. Alvarado thanked those in attendance and again expressed a desire to work with the community.

T T NAME	T T ADDRESS [STREET, CITY, STATE, ZIP CODE]	DO YOU WANT TO BE A PARTY OF RECORD?
Michele Rosenfeld, Esq.	The Law Office of Michele Rosenfeld, LLC, 1 Research Ct. Suite 450, Rockville MD 20850	Yes
	1 Research Court Ste. 450	
Jackie Benn	Fair Hill Farm HA acting rep	



Re: Iglesia De Cristo - Meeting held Feb 11

From Michele Rosenfeld <michele@marylandpropertylaw.com>

Date Fri 2/20/2026 12:48 PM

To Michele Lambert <mlambert.hallowell@gmail.com>

Ms. Lambert:

Please see the responses below, in blue. I am also sending a copy of the current landscape and lighting plans, which may help more fully answer your questions. You can access them at these links (they are large files):

 [08-LL-120220040-001.pdf](#)

 [08-LL-120220040-002.pdf](#)

 [08-LL-120220040-003.pdf](#)

Best regards,

Michele Rosenfeld
The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville MD 20850
michele@marylandpropertylaw.com
240-403-2653 (main office)
301-204-0913 (direct)
301-519-8001 (fax)
Office Hours: M-F 8:30 - 5:00



From: Michele Lambert <mlambert.hallowell@gmail.com>

Sent: Thursday, February 19, 2026 12:10 PM

To: Michele Rosenfeld <michele@marylandpropertylaw.com>

Subject: Iglesia De Cristo - Meeting held Feb 11

Good afternoon Ms. Rosenfeld,

I recently attended a virtual meeting with you and Dr. and Mrs. Alvarado regarding the construction of **Iglesia De Cristo** in Olney. Due to time limitations, I was not able to ask the following questions during the session and would appreciate your clarification:

- **Parking Lot Lighting:** Mike Razavi, Civil Engineer, reported that the height of the parking light poles to be installed on the site would be 25'. He indicated these lights would not be intrusive to neighboring homes. Could you provide more detail on why these lights would not be intrusive to neighboring streets? Additionally, will these lights be on at all times or only during evening meetings?

Montgomery County regulations prohibit light "spillage" at the property line, and so the lighting fixtures are at a height and design that limits light into adjoining properties. I have attached a copy of the lighting plan, which also shows how the lighting "footcandles" of light will be distributed within the property.

The light fixture itself is designed to direct light towards the ground, and not out over adjoining properties.

Lighting will be turned on those days when evening services will be held, and will be turned off approximately ½ hour after services conclude (approximately 10 PM).

- **Tree Buffer:** A question was raised regarding the trees that buffer the homes on Brimstone Academy. Mr. Razavi did not confirm whether these buffer trees would be removed. Can you please confirm if these trees will remain or be removed?

Mr. Razavi indicated that there will be some clearing to allow for installation of the stormwater management facilities, but only to the extent necessary. At this stage in the design process, we cannot say definitively which trees will remain.

There is a landscaping plan (attached) that will supplement any remaining trees. The Church also has committed to installing fencing along that property line (and has already budgeted for that cost).

- **Overflow Parking:** The question regarding overflow parking was not fully addressed. If all 170 parking spaces are filled during a meeting or event, where are attendees expected to park?

The Church does not expect overflow parking, as it currently holds two services each Sunday that are at considerably lower attendance than capacity. Additionally, the Church anticipates that it will provide transportation (e.g., van transportation or carpooling) for parishioners, further reducing the possibility of overflow parking. Should services begin to reach capacity, the Church will schedule an additional service.

Thank you for your time to address these questions.

Best regards,

Michele Lambert
Hallowell HOA Board, Director

PARTICIPATE IN THE DEVELOPMENT REVIEW PROCESS

Real estate development is an essential component to broader economic progress within and across all communities in the county and region. To ensure proposed development aligns with community needs/interests, legal requirements, and the vision for the neighborhood's future, the County established the development review process to intentionally engage a diverse array of stakeholders in an open, public process. Montgomery Planning encourages community members to evaluate the effects of a proposed development on neighborhoods and to participate in the Planning Department's review. See below for ways to have your voice heard.

FOLLOW ALONG WITH THE PROCESS ONLINE. SCAN THE QR CODE OR VISIT:

<https://montgomeryplanning.org/development/development-review-process/participate-in-the-development-review-process/>



FOUR OPPORTUNITIES FOR COMMUNITY INVOLVEMENT



PRE-SUBMISSION COMMUNITY MEETING

Prior to submitting certain plan types to Montgomery Planning for review, developers must host a community meeting. Community members can attend these meetings to learn more about a project and to ask questions or express concerns.



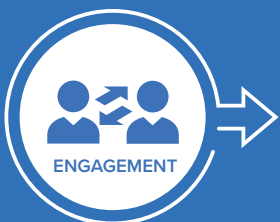
DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

After the application is submitted, the Development Review Committee (DRC), an inter-agency task force comprised of representatives from public agencies and utilities, holds a meeting. Community members can attend DRC meetings via livestream but may not make comments. Visit <https://montgomeryplanning.org/development/development-review/> to view agendas or sign up to receive agenda emails at: <https://lp.constantcontactpages.com/sl/O7B9FdO>



TESTIFY AT PLANNING BOARD PUBLIC HEARING OR SUBMIT WRITTEN TESTIMONY

When the Planning Board reviews the application, community members can testify in person at the Planning Board hearing or submit written testimony by letter or email. Agendas are available two weeks before the hearing. Community members can review agendas and Staff Reports for upcoming Planning Board meetings at: <https://montgomeryplanningboard.org/agendas/>



ENGAGE WITH THE LEAD REVIEWER

The lead reviewer is the main point of contact for questions and concerns about submitted plans. You can request a meeting with the lead reviewer to discuss relevant issues or submit written or emailed comments to them at any time during the plan review process, which will become part of the official record. You can find contact information for the lead reviewer at: <https://www.mcatlas.org/daic8/Default.aspx>. You can also call the Montgomery Planning Information Counter to find out who the lead reviewer is at 301-495-4610. Please note that lead reviewer will not be assigned until the application is submitted.

LEARN MORE ABOUT THE DEVELOPMENT REVIEW PROCESS AT:

<https://montgomeryplanning.org/development/development-review-process/>

If you have any questions during the process or want to find out more information, reach out to the Montgomery Planning Information Counter by phone at 301-495-4610 or by email at mcp-infocounter@mncppc-mc.



Email

Proposed Development on...

Owner

 MCP...



Email

Regarding

 [Proposed Development on Old Baltimore Road](#)

Subject

Proposed Development on Old Baltimore Road

From

 [Mark Diglio](#)

To

 [<MCP-Chair MCP-Chair>](#);  MCP-Chair@mncppc-mc.org

Cc

Bcc

Date Sent

Date Received

12/24/2025 12:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To the Montgomery County Planning Commission.

I have several issues with the proposed build of yet another church along Old Baltimore Rd opposite the Hallowell Community of Olney.

- 1. There are already two churches within a quarter mile of this church on the same stretch of Old Baltimore Rd. Church density is already high for the area for Catholic and Christian faiths, more if the radius is increased by two miles.**
- 2. Eventually, each new build that reportedly had findings of no significant impact (FONSI) to traffic no longer hold. The combined effect is damaging the area by increasing the volume of traffic, congestion, and potential for accidents. Old Baltimore is a major traffic corridor artery some argue too narrow for the current traffic volumes. Adding a traffic light or further reducing speed limits will only amplify existing congestion. In addition, slower traffic in main corridors results in longer commutes which has deleterious long term impact to local economy and quality of life in the Olney area.**
- 3. The combined impact of more building reduces the validity of existing FONSI report statements concerning the environment. Wildlife depend on forested lands for shelter and food. The ecosystem will be damaged with further elimination of forested lands. Adding another parking lot**


will decrease the water that makes it into the ground (versus channeled runoff to storm drains). Many plants and animals depend on the subterranean water supply for life, especially in times of drought.

I recommend disapproval of the request to build another church on Olney's Old Baltimore Road.

Respectfully, Mark

**A. Mark Diglio, home owner
17705 Saint Agnes Way
Olney, MD 20832
(301) 908-9828, mkdiglio@hotmail.com**

Attachments

File Name	File Size (Bytes)	↻
 <p data-bbox="207 1039 1425 1117">There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

Email

Project: Iglesia De Cristo M...

Owner

 MCP...



Email

Regarding

 [Project: Iglesia De Cristo Mi El Maryland, Preliminary Plan: 120220040](#)

Subject

Project: Iglesia De Cristo Mi El Maryland, Preliminary Plan: 120220040

From

 [Mark Friedman](#)

To

 [MCP-Chair MCP-Chair](mailto:MCP-Chair);  MCP-Chair@mncppc-mc.org

Cc

Bcc

Date Sent

Date Received

2/10/2026 2:23 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To the attention of the Montgomery County Planning Board,

I am a resident of the Hallowell community, where my family and I have resided for the past 38 years. I am writing to state my opposition to the proposed plan to develop a 680 seat church at 17521 Old Baltimore Road, Olney, MD 20832, which is just hundreds of feet away from the Hallowell community.

The reasons I am opposed to the additon are as follows:

- 1) Inadequate road infrastructure - there already exists churches at 17700 Old Baltimore Road, 17615 Old Baltimore Road and 17309 Old Baltimore Road. Adding a 4th religious facility will overwhelm the 2-way road and result in dangerous traffic situations.
- 2) Noise pollution - aside from the physical traffic, the noise from vehicles arriving and departing will be intrusive to our community.
- 3) Undefined construction plans - there do not appear to be any limits to exterior dimensions of buildings; allows construction from one end of the lot to the other and at any height.

I believe large scale development projects such as the proposed will negatively impact the safety and aesthetics of our community, something every resident appreciates and values.

Sincerely,

Mark Friedman
17613 Gatsby Terrace, Olney MD

Attachments

File Name	File Size (Bytes)
-----------	-------------------

Regarding

 Iglesia De Cristo Mi El Maryland (Written Testimony)

Subject

Iglesia De Cristo Mi El Maryland (Written Testimony)

From

 Jim Goldberg

To

 <MCP-Chair MCP-Chair>;  MCP-Chair@mncppc-mc.org

Cc

 Becca Lehner;  chris@westpropmgt.com;  jclifford.hallowell@gmail.com;  jeffreyhill.hallowellhoa@gmail.com;  markfriedman123@gmail.com;  Michele Lambert;  mike@westpropmgt.com;  ryan.kurtis@googlemail.com

Bcc

Date Sent

Date Received

2/7/2026 7:11 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Preliminary Plan: 120220040

The proposed development is at 17521 Old Baltimore Road in Olney, MD. I live just up the street at 17136 Old Baltimore Rd and am very concerned about further development causing an increase in Sunday traffic. There are already three churches on Old Baltimore Rd. I've posted the service times that I've found published on their public websites.

17700 Old Baltimore Rd, The Church of Jesus Christ of Latter-day Saints, **Sunday 10 am to noon**

17615 Old Baltimore Rd, St. Andrew Kim Catholic Church, **SAT 6:00 pm, SUN 08:00, 09:45 (English), 11:00 (For the people), 12:30 (Sunday School), DAILY 19:30 (Tues/Fri) 09:30 (Wed/Thurs)**

17521 Old Baltimore Rd (Not Disclosed) 680 seats, 170 parking spots **(no Sunday school)**

17309 Old Baltimore Rd, Faith Presbyterian Church, **10:30 am 11:45 am.**

1. I find the traffic study to be inadequate. It avoids speaking directly to the cumulative congestion as a result of four churches using Old Baltimore Rd on Sundays. While the traffic study may be an accurate representation of the average of trips during the week, it is not an accurate picture of what will occur on Sunday.



2. I also want to point out a safety concern. There are no sidewalks on large parts of Old Baltimore Road. When St. Andrew Kim Catholic Church first opened, I recall a pedestrian walking in the street being struck and killed by a vehicle on Old Baltimore Rd.

3. In conclusion, due to traffic congestion and safety concerns, I strongly recommend rejection of adding a fourth church onto Old Baltimore Road

Jim Goldberg

cell: 240-389-0070

Attachments

File Name	File Size (Bytes)	
		

Email

Preliminary Plan 12022004...

Owner

 MCP...



Email

Regarding  [Preliminary Plan 120220040 - Iglesia De Cristo Mi El Maryland \[Written Testimony\]](#)

Subject Preliminary Plan 120220040 - Iglesia De Cristo Mi El Maryland [Written Testimony]

From  Michele Lambert

To  <MCP-Chair MCP-Chair>;  MCP-Chair@mncppc-mc.org

Cc

Bcc

Date Sent

Date Received

2/8/2026 9:44 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Re: Preliminary Plan: 120220040 - Iglesia De Cristo Mi El Maryland, Olney MD

Dear Planning Board Members,

I am writing to express my **opposition** to the proposed construction plan for **Iglesia De Cristo on Old Baltimore Road in Olney, MD**. While I understand the importance of community spaces, I have several concerns regarding the scale of this project and its potential impact on our Olney neighborhood.

Specifically, I am concerned about the following issues:

- **Traffic Congestion:** The addition of this large facility would *significantly* increase the number of vehicles on Old Baltimore Road, potentially creating safety hazards for residents and pedestrians. This two-lane backroad is already heavily used as a shortcut between two major roads in our area, Georgia Avenue and Route 108.
- **Noise:** Construction activities and future gatherings could result in elevated noise levels, disrupting the peace of our neighborhood, especially during evenings and weekends. The proposed location lacks proper buffers to protect adjacent homes.
- **Environmental Impact:** The addition of excessive outdoor lighting for the proposed *170-vehicle* parking lot will cause significant light pollution for neighboring single-family homes and the surrounding area.
- **Resource Strain:** This large high-occupancy facility would cause a strain on our local infrastructure, including water, sewer, and waste management.


I believe it is vital to consider how this development will affect the character and infrastructure of our community. I would appreciate it if these concerns were taken into serious consideration during the approval process.

Thank you for your time and careful review. You are shaping our community's future.

Best regards,

Michele Lambert
3214 St Florence Ter
Olney, MD 20832

Attachments

File Name	File Size (Bytes)	↻
 <p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

Email

Testimony in Opposition to...

Owner

 MCP...



Email

Regarding

 [Testimony in Opposition to Preliminary Plan 120220040 - Iglesia De Cristo Mi El Maryland – 17521 Old Baltimore Road](#)

Subject

Testimony in Opposition to Preliminary Plan 120220040 - Iglesia De Cristo Mi El Maryland – 17521 Old Baltimore Road

From

 [Becca Lehner](#)

To

 [<MCP-Chair MCP-Chair>](#);  MCP-Chair@mncppc-mc.org

Cc

Bcc

Date Sent

Date Received

2/8/2026 9:30 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Members of the Montgomery County Planning Board,

Thank you for the opportunity to provide testimony regarding the proposed development at **17521 Old Baltimore Road** for a religious assembly building and parsonage. I am submitting this testimony **in opposition** to Preliminary Plan **120220040** and Forest Conservation Plan **F20260290** for the following reasons:

1. Severe Traffic Impacts on Old Baltimore Road

Old Baltimore Road is already a heavily burdened corridor. On any given day, residents can observe:

Large commercial trucks

Fire and emergency vehicles

Police vehicles

High volumes of daily commuter traffic and neighborhood cut-through traffic

This road **cannot safely or reasonably absorb the additional load** that would be generated by a facility with:

Seating capacity of up to 680 attendees

170-space parking lot

A single point of vehicular access

Given the existing conditions, the addition of several hundred vehicle trips within concentrated time windows will significantly worsen congestion, impede emergency response, and create safety hazards for pedestrians, cyclists, and drivers.

2. Noise Impacts on Surrounding Residential Communities

Residents along **Old Baltimore Rd, Queensborough, St. Theresa Drive, Brimstone Academy, St. Agnes Way**, and other adjoining townhomes, and nearby single-family homes already experience disruptive noise from another church in the area—including amplified music, gatherings, and weekend events. These disturbances occur not only on Sundays but sometimes on additional days during the week.

Adding another large religious assembly—especially one designed for hundreds of attendees—would **compound existing noise and quality-of-life impacts** on nearby homes. These neighborhoods were not designed for this type of large-scale institutional use so close to residential properties.

On Sundays during the summer months, I can hear incredibly loud/disruptive music and singing at my home, which is .4 miles away from the planned location. I can only imagine the noise that will be generated with upwards of 680 more congregants attending services and other events. If it's loud at our home .4 miles away, I can only imagine how loud it is for immediately surrounding homes.

3. Incompatibility With Surrounding Land Use and Community Character

The property is zoned **RNC (Residential Neighborhood Cluster)**, and while religious institutions are permitted under certain conditions, they must still demonstrate compatibility with surrounding uses. A facility of this size:

- Does not reflect the scale or intensity of surrounding residential development

- Concentrates large gatherings adjacent to quiet communities

- Adds significant nighttime and weekend activity

For many residents, the cumulative impact of multiple large religious facilities in close proximity has already exceeded what the local infrastructure and community fabric can reasonably support. There is a growing sentiment that **Olney has reached a saturation point** for additional institutional developments of this type.

If organizations require extensive parking and large-volume event space, a **commercial shopping center** or an area already zoned for high-intensity uses would be far more appropriate than a residential corridor like Old Baltimore Road.

4. Infrastructure Limitations

The proposal requires:

- Water and sewer service extensions**

- Significant on-site parking**

- Stormwater and forest conservation treatments**

These requirements reflect the substantial scale of the facility and its incompatibility with a site that is environmentally sensitive and surrounded by housing. The strain on infrastructure and potential loss of green space are additional concerns that warrant careful evaluation.

5. Request to the Planning Board

For the reasons above, I respectfully ask the Planning Board to **deny the application** or require a fundamentally redesigned proposal that:

- Greatly reduces traffic impacts

- Eliminates noise spillover into surrounding homes

- Ensures compatibility with the residential character of the area

- Provides adequate infrastructure without burdening existing neighborhoods

Until such concerns are adequately addressed, this project is not in the best interest of the surrounding communities or the long-term planning goals for the Olney area.

Thank you for your attention and for considering the perspectives of impacted residents.

Sincerely,

Becca Lehner

Homeowner and Resident of 17617 Gatsby Terrace

Email

Fw: IMPORTANT NOTICE – Proposed Dev...

Owner

 MCP-Chair #

Email

Regarding

 [Fw: IMPORTANT NOTICE – Proposed Development on Old Baltimore Road](#)

Subject

Fw: IMPORTANT NOTICE – Proposed Development on Old Baltimore Road

From

 [Dave Weber](#)

To

 [<MCP-Chair MCP-Chair>](#);  MCP-Chair@mncppc-mc.org

Cc

Bcc

Date Sent

Date Received

2/8/2026 7:33 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

My name is David Weber. I live on 17508 Old Baltimore Rd. Our house is one of five houses on an access road directly across Old Baltimore Rd from the entrance/exit to the property in question.

I have just one concern I wish to raise. When church services end, we suspect many attendees will exit the property wanting to go southwest bound on Old Baltimore Rd. Without a traffic light, that could be a difficult left turn to make based on limited gaps in traffic. Attendees may elect to go straight across and use our access road as a way of avoiding making that left turn. Our access road is not publicly maintained. The five residents are responsible for it including repaving it, snow removal, etc. We don't it to be used by church attendees.

We request one of the following solutions:

1. A traffic guard on Sundays when services end to direct traffic either left or right.
2. Two exit lanes from the property, one clearly marked for right turn only and the other for left turn only.

Thank you,
Dave Weber
davidweber@yahoo.com
<https://davewebermusic.net>

----- Forwarded Message -----

From: donotreply@managebuilding.com <donotreply@managebuilding.com>
To: "davidweber@yahoo.com" <davidweber@yahoo.com>
Sent: Saturday, February 7, 2026 at 03:02:58 PM EST
Subject: IMPORTANT NOTICE – Proposed Development on Old Baltimore Road

Virtual Public Meeting: February 11 at 7:00 PM

Dear Hallowell Residents,

The Hallowell Board of Directors is sharing information about a virtual public meeting scheduled for **February 11 at 7:00 PM** regarding a proposed development on **Old Baltimore Road**. This project may impact the community, including **road capacity, traffic volume, and traffic safety**.

The purpose of the meeting is to provide an overview of the preliminary plan application and answer questions. Additional details about the submitted plan and the meeting are attached to this announcement.

Residents who wish to submit written testimony to the Montgomery County Planning Board may email mcp-chair@mncppc-mc.org.

The Board will continue to keep the community informed of future updates related to this project, including hearings or additional engagement opportunities.

Project Summary

Project: Iglesia De Cristo Mi El Maryland
Preliminary Plan: 120220040
Forest Conservation Plan: F20260290
Zoning: RNC
Property Size: 7.17 acres

Location: 17521 Old Baltimore Road (approximately 410 feet west of Brimstone Academy Court)

Proposal: Creation of one lot for a religious assembly building and a parsonage

Key Project Details (per Montgomery Planning):


Church seating capacity of up to 680 people

170-space parking lot

Vehicular access via Old Baltimore Road only

Water and sewer service connections required

Attachments

File Name	File Size (Bytes)	
IglesiaDeCristoMiElMarylandStaffReport (1).pdf	2,252,564	
Meeting Notice Poject Iglesia De Cristo.pdf	53,155	
Orkw0GDXWIVtg6mY (2).png	114,741	
1 - 3 of 3 (0 selected)		Page 1

From: [Penn, Joshua](#)
To: [Casey, Jonathan](#)
Subject: Fw: Iglesia De Cristo Mi El Maryland Plan #1220220040 FCP 20260290
Date: Monday, March 16, 2026 12:52:43 PM

Joshua Penn

Planner Coordinator

Montgomery Planning Department

Maryland-National Capital Park & Planning Commission

(301) 495-4546

8787 Georgia Avenue

Silver Spring, MD 20910-3760

Joshua.Penn@montgomeryplanning.org

From: Donald E. Chamberlin <dechamb@verizon.net>

Sent: Thursday, December 11, 2025 3:00 PM

To: Braunstein, Neil <neil.braunstein@montgomeryplanning.org>; Penn, Joshua <joshua.penn@montgomeryplanning.org>

Cc: Putman, Jim <jputman2727@gmail.com>; Faustini, Lou <lou@faustini.com>; norrell.irina@gmail.com <norrell.irina@gmail.com>; helene.rosenheim@verizon.net <helene.rosenheim@verizon.net>

Subject: Iglesia De Cristo Mi El Maryland Plan #1220220040 FCP 20260290

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Braunstein, Mr. Penn,

We have reviewed the DAIC material related to the renewed development activity for the cited church at 17521 Old Baltimore Road. Since part of the property lies within the Dorsey Run sub-watershed of the Northwest Branch, and the entire property is subject to the Olney Master Plan, we informed the Greater Olney Civic Association (GOCA) that a Planning Board Meeting has been scheduled for 18 December 2025 regarding this church development application. You may be hearing from them in the not too distant future with a request to delay the Planning Board Hearing, since they, and the relevant other civic associations in the immediate area of the property were unaware of the renewed development activity on this property, and will require time to review the material.

At the moment, we have two questions:

1. We have been given to understand that at some point in the prior development cycle, the applicant was informed that the proposed church was too large for the property, and was informed that it would be necessary to reduce the size of the church. Is this true, and if so, what was the magnitude of the recommended reduction?
 - o We note, for instance, that the original WSCCR, 17-OLN-02A, stated that the church was to be for "up to 700" seats. The current plan calls for 150 parking places (minor differences in different plans), which - at a 4:1 ratio of people to cars - would result in 600 seats. That said, in our experience a more common

actual ratio of people to cars is ~2.5, which would result in a sanctuary size of 375 people (absent any overflow parking, which cannot be accommodated on the property or along Old Baltimore Road).

2. What is the total amount of dedicated open space proposed by this development effort? Some plans show multiple areas marked "Open Space", but mostly without sqft notations. RNC development requirements call for 60% (standard method) or 65% (optional method).

Regards

Donald E. Chamberlin, Representative

Patuxent Watershed Protective Association

From: [MCP-Chair](#)
To: [Louis Wilen](#); [MCP-Chair](#)
Cc: [Penn, Joshua](#); [Casey, Jonathan](#); [Yearwood, Nkosi](#); [Butler, Patrick](#); [Paul F. Jarosinski](#); [blehner.hallowell@gmail.com](#); [markfriedman123@gmail.com](#); [Mark Friedman](#)
Subject: RE: Request for staff report for preliminary plan # 120220049
Date: Friday, December 12, 2025 10:30:09 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Mr. Wilen,

Thank you for your request. The item will be moved to an extension request with the Preliminary Plan and Forest Conservation Plan to be taken up at a later date, to be determined. Thank you also for flagging that your association's contact information is out of date. If you provide me with the updated information I will make sure it is updated on your behalf. Please see the screenshot below for what we have on file.

Thank you,
 Ilana

Association Information	
Name:	Cherrywood Homeowners /
Code:	HO0731
Website:	
Comments:	

Contact 2	
Name:	Judy & Jim Dailey
Position:	Chambers Mgmt.
Email:	admin@chambersmanagen
Address:	12051 Tech Road, Suite B
	Silver Spring
	20904
Phone:	(301) 680-0700

Contact 4	
Name:	Paul Jarosinsnky
Position:	President
Email:	jaro.home@verizon.net
Address:	17328 Blossom View Drive
	Olney
	20832
Phone:	(301) 774-5841

Contact 1	
Name:	Cherrywood HOA Inc
Position:	
Email:	cherrywoodhoa@verizon.net
Address:	P.O. Box 159
	Olney
	20832
Phone:	

Contact 3	
Name:	Andrew Stevens
Position:	Agent Chambers Managem
Email:	admin@chambersmanagen
Address:	12051 Tech Road, Suite B
	Silver Spring
	20904
Phone:	(301) 680-0700

Contact 5	
Name:	Louis Wilen
Position:	Secretary
Email:	
Address:	17101 Macduff Ave
	Olney
	20830
Phone:	(301) 551-3636

ILANA BRANDA
 Chief of Staff
 Montgomery County Planning Board

From: Louis Wilen <louiswilen@gmail.com>
Sent: Wednesday, December 10, 2025 11:56 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Penn, Joshua <joshua.penn@montgomeryplanning.org>; Casey, Jonathan <Jonathan.Casey@montgomeryplanning.org>; Yearwood, Nkosi <nkosi.yearwood@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Paul F. Jarosinski <jaro.home@verizon.net>; blehner.hallowell@gmail.com; markfriedman123@gmail.com; Mark Friedman <MarkFriedman2004@comcast.net>
Subject: Re: Request for staff report for preliminary plan # 120220049

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Thank you for your reply. I look forward to your decision.

Louis Wilen

On Wed, Dec 10, 2025, 11:52 AM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good morning Mr. Wilen,

I am confirming receipt of your request for postponement. Your request is under review by the Planning Board Chair, and we will notify you once a decision has been made.

Thank you!



Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office
[2425 Reedie Dr 14th Floor, Wheaton, MD 20902](https://www.montgomeryplanning.org/2425-Reedie-Dr-14th-Floor-Wheaton-MD-20902)

catherine.coello@mncppc-mc.org
m: 301.495.4605 | d: 301.495.4608



From: Louis Wilen <louiswilen@gmail.com>

Sent: Tuesday, December 9, 2025 11:27 AM

To: Penn, Joshua <joshua.penn@montgomeryplanning.org>; Casey, Jonathan <Jonathan.Casey@montgomeryplanning.org>; Yearwood, Nkosi <nkosi.yearwood@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>

Cc: Paul F. Jarosinski <jaro.home@verizon.net>; blehner.hallowell@gmail.com; markfriedman123@gmail.com; Mark Friedman <MarkFriedman2004@comcast.net>; MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Re: Request for staff report for preliminary plan # 120220049

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I looked at the site that you linked below. The information for Hallowell is horrendously out of date. Same with the information for Olney Manor. Some of the information for Cherrywood is also out of date.

Also, the **Verify and Update Contact Info** web site (<https://www.mcatlas.org/hoacagrid/>) that is linked from the site that you referenced is entirely unsecured and the presentation of data is absolutely awful. I've been a software developer for nearly 50 years and can confidently say that <https://www.mcatlas.org/hoacagrid/> is among the worst government web sites that I've ever encountered. It literally looks like it was developed by a group of 7th graders who were told to "go code." It absolutely cannot be relied upon to determine who the contacts are for notifications generated by the Planning Department.

The "Mailing List" function is also a failure. The Hallowell map data leads to a broken link so there's no contact information for Hallowell. Nor is there contact information at all for Olney Estates.

Who at the Planning Department has the authority to order that the hearing be delayed? Please provide their name, email address and phone number.

Where can I find the "regulatory guidelines" that you mentioned in your email below?

To be clear: Neither Hallowell nor Olney Estates have been properly notified of the hearing. Therefore, the

hearing must be postponed.

Thank you,

Louis Wilen

On 12/9/2025 10:32 AM, Penn, Joshua wrote:

Good Morning,

The staff report was posted in accordance with the regulatory guidelines established for these applications. Both Hallowell and Olney Estates received multiple notices, that were sent to the officials that are listed on their community information provided by those organizations ([HOACA Tools - Interactive Mapping for Housing Opportunities](#)).

At this time we do not expect the Hearing to be delayed.

Joshua Penn

Zoning, Public Projects and Ag Initiatives Section
Planner III | Upcounty Division

Montgomery County Planning Department
[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902
Joshua.Penn@montgomeryplanning.org
o: 301.495.4546

From: Louis Wilen <louiswilen@gmail.com>
Sent: Tuesday, December 9, 2025 9:42 AM
To: Penn, Joshua <joshua.penn@montgomeryplanning.org>
Cc: Paul F. Jarosinski <jaro.home@verizon.net>
Subject: Re: Request for staff report for preliminary plan # 120220049

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Yes, I do have a question. Considering that the report just went online yesterday and considering that neither the Hallowell HOA nor the Olney Estates HOA have been notified about the project by the Planning Board, will the hearing be postponed? Both of those HOAs are even closer to the project than Cherrywood. Olney Estates is immediately adjacent to the project and Hallowell is just one street away from the project.

Louis Wilen
Cherrywood HOA

On Tue, Dec 9, 2025, 8:21 AM Penn, Joshua <joshua.penn@montgomeryplanning.org> wrote:

Good Morning,

If you would like to discuss any aspects of the project feel free to reach out. As noted the staff report including staff analysis is online.

Joshua Penn

Zoning, Public Projects and Ag Initiatives Section
Planner III | Upcounty Division

Montgomery County Planning Department
[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902
Joshua.Penn@montgomeryplanning.org

o: 301.495.4546

From: Paul F. Jarosinski <jaro.home@verizon.net>
Sent: Monday, December 8, 2025 7:41 PM
To: Louis Wilen <louiswilen@gmail.com>
Cc: Penn, Joshua <joshua.penn@montgomeryplanning.org>
Subject: Re: Request for staff report for preliminary plan # 120220049

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Given that the report just went on line today, the hearing should be postponed to give the community more time to review the details.

On Dec 8, 2025, at 6:58 PM, Louis Wilen <louiswilen@gmail.com> wrote:

I see that the staff report went online today. However, that does not excuse you from failing to respond to my email. Who is your supervisor, please?

On 12/8/2025 6:56 PM, Louis Wilen wrote:

At this point, community members have only 6 business days to review the staff report and submit testimony for the subject plan. Why haven't you responded to my request below?

On 12/7/2025 1:18 PM, Louis Wilen wrote:

Please email me the staff report for the following item that is on the December 18, 2025 agenda. The staff report is not online at this time. Thank you.

Louis Wilen
louiswilen@gmail.com

<aTqMgQwh0l1Oihh0.png>

From: [Penn, Joshua](#)
To: [Becca Lehner](#)
Cc: [Casey, Jonathan](#)
Subject: RE: Request to Postpone Hearing for Item 11 – Preliminary Plan No. 120220040 / Forest Conservation Plan No. F20260290
Date: Tuesday, December 9, 2025 8:38:26 AM

Good Morning,

After receiving your email I went into the application and checked our mailing lists. Both Hallowell and Olney Estates were sent the noticing requests to the parties listed in the HOA/Civic registry ([HOACA Tools - Interactive Mapping for Housing Opportunities](#)).

I would be happy to discuss any elements of the project with you if you have any questions.

Joshua Penn

Zoning, Public Projects and Ag Initiatives Section
Planner III | Upcounty Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
Joshua.Penn@montgomeryplanning.org
o: 301.495.4546

From: Becca Lehner <blehner.hallowell@gmail.com>
Sent: Monday, December 8, 2025 9:38 PM
To: Penn, Joshua <joshua.penn@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Request to Postpone Hearing for Item 11 – Preliminary Plan No. 120220040 / Forest Conservation Plan No. F20260290

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Penn and Members of the Montgomery County Planning Board,

I am writing as a homeowner and as a board member and HOA President of the Hallowell community in Olney, MD, to respectfully request a postponement of the upcoming public hearing for Item 11: *Iglesia De Cristo Mi El Maryland – Preliminary Plan No. 120220040 and Forest Conservation Plan No. F20260290*, currently scheduled for review this month.

Two communities most directly impacted by the proposal—Hallowell and Olney Estates—did **not** receive notice from the County regarding this hearing until late last night. We only became aware when another Olney community reached out to alert us. In addition, the documentation for Item 11 was not posted until today, while testimony submissions are due by December 15. The lack of timely notification to the directly adjacent communities appears to

be **inconsistent with the County's notification requirements**, which are intended to ensure that affected residents have adequate time and opportunity to participate in the review process.

This compressed timeline does not provide a reasonable or fair opportunity for residents to review the materials, understand the scope of the application, prepare testimony, or adjust schedules to attend the hearing. Given the holiday season and the significant potential impact of this proposal on nearby neighborhoods, **I respectfully request that the Planning Board postpone the hearing until late January**. This extension would ensure that the communities most affected are properly informed and able to engage meaningfully in the public process as intended.

For reference, the item details are as follows:

Item 11 – Public Hearing

Iglesia De Cristo Mi El Maryland:

Preliminary Plan No. 120220040 – Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court; RNC zone, 7.17 acres; 2005 Olney Master Plan.

Staff Recommendation: Approval with Conditions

Forest Conservation Plan No. F20260290

Staff Recommendation: Approval with Conditions

Attachments: Item 11, Attachments A–C

Staff Contact: J. Casey

Thank you for your consideration of this request and for your commitment to transparent and inclusive community engagement. I look forward to your response.

Sincerely,

Becca Lehner
Homeowner & HOA President / Board Member
Hallowell HOA