

To learn more about the case, please go back to check the status of permit/application and enter the case number, or call Community Development & Community Services at 240.314.8200 to speak with the assigned staff person.

<u>Case#</u>	<u>Site Address</u>	<u>Project Description</u>	<u>Rec'd date</u>	<u>Staff Contact</u>
2026-337-DADU	560 ANDERSON AVE		4/15/2026	
Applicant:	Peter Fosselman			
Total by Case Type: 1				
2026-315-FFCP	0 S Fallsmead Way	Proposal to replace existing steel truss pedestrian bridge in-kind and existing wood-post wing walls with gabion wing walls.	4/2/2026	
Applicant:	Charles P Johnson, Kim Truong			
2026-340-FFCP	208 MONROE ST	The existing parking lot and driveway are to be expanded and updated to meet ADA requirements. A ramp will be constructed for access to the existing building per ADA requirements. Stormwater management structures are to be installed at the subject property.	4/20/2026	
Applicant:	Norton Land Design LLC, michael norton			
2026-342-FFCP	701 KING FARM BLVD	Proposal to renew the existing Commons courtyard	4/22/2026	
Applicant:	Ingleside at King Farm, Kenya Bryant			

Total by Case Type: 3

Status

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2026-317-FTP 111 MARYLAND AVE Proposal to construct missing sidewalk along west side of Potomac Valley Rd 4/3/2026

Applicant: City of Rockville, Jennifer Wang

Total by Case Type: 1

2026-343-COA 8 THOMAS ST Add railing to front porch steps 4/27/2026

Applicant: Alex Daskalakis

Total by Case Type: 1

2026-328-COAA 29 Courthouse Square COAA 4/10/2026

Applicant: City of Rockville- DPW, Heather Gewandter

Total by Case Type: 1

2026-330-EOS 200 MONROE ST Proposal to demolish the existing commercial structures at 200A and 200B Monroe Street to construct a new townhouse development and associated infrastructure. 4/10/2026

Applicant: MHG, Kyle Hughes

2026-331-EOS 24 MARTINS LN Request for demolition of severely deteriorated single-family dwelling at 24 Martins Lane, Rockville MD 20850. Structure has been deemed unsafe and beyond repair by a licensed Maryland Structural Engineer (P.E.). 4/13/2026

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Applicant: PAVILION REAL ESTATE, Jason Ekus

Total by Case Type: 2

2026-347-NCA 9 MARYLAND AVE To convert the existing garage into a livable space with a bathroom and a kitchenette for owner's use. 2 level addition to the back of property, including a new bathroom above to the existing concrete patio. 4/29/2026

Applicant: Marco Aurélio Gonçalves

Total by Case Type: 1

2026-325-NRI 0 HURLEY AVE Proposal to replace deteriorating 40-ft steel truss pedestrian bridge and concrete abutments with 46-ft fiber-reinforced polymer bridge and new concrete abutments. 4/9/2026

Applicant: Charles P Johnson, Kim Truong

2026-326-NRI 100 NELSON ST Sidewalk connection along west side of Nelson St., Rockville, MD 4/9/2026

Applicant: City of Rockville, Jennifer Wang

2026-336-NRI 1150 CARNATION DR Senior Center Entrance on W Gude Dr 4/15/2026

Applicant: City of Rockville, Jennifer Wang

2026-346-NRI 200 TALBOTT ST Proposal to remove the existing water tower and develop a park with a pedestrian trail on the northern adjacent property to be acquired 4/28/2026

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Applicant: Charles P. Johnson & Associates,
Inc. (CPJ), Brian Shadrick

Total by Case Type: 4

2026-341-PFCP 2277 RESEARCH BLVD Proposal to constructed 133 townhouses and/or two-
over-two units 4/21/2026

Applicant: PA/MD NNN Office Research, LLC,
Dan Bartok

Total by Case Type: 1

2026-313-STR 3949 CRANES BILL CT 4/1/2026

Applicant: Semion Bezrukov

2026-316-STR 3946 CRANES BILL CT 4/2/2026

Applicant: William Mako

2026-320-STR 3258 ROYAL FERN PL 4/5/2026

Applicant: same, Stephen Friedman

2026-323-STR 3951 CRANES BILL CT 4/8/2026

Applicant: Johann Moulinier

2026-324-STR 3953 CRANES BILL CT 4/8/2026

Applicant: PCCW Global, Inc., Edwin Zayas

2026-335-STR 3260 ROYAL FERN PL 4/15/2026

Applicant: Beth Maser

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2026-338-STR 509 AUTUMN WIND WAY 4/17/2026

Applicant: S&P Tree Care, Craig Sullivan

2026-339-STR 3940 CRANES BILL CT 4/19/2026

Applicant: Mohammad Ghannam

Total by Case Type: 8

2026-314-STPA 5953 HALPINE RD 4/1/2026

Applicant: MTES, Anwar Maharmeh

2026-333-STPA 2277 RESEARCH BLVD 4/14/2026

Applicant: PA/MD NNN Office Research, LLC,
Dan Bartok

Total by Case Type: 2

2026-318-STP 900 ROCKVILLE PIKE 4/3/2026

This project is the site plan level II submittal of the PJT 2023-00016 Project Plan. It includes a slight revision to that plan by replacing the approved 4,400 sf retail building with two 1,404 sf +/- retail buildings. The rest of the site will remain essentially unchanged.

Applicant: Danshes LLC, Joel Danshes

Total by Case Type: 1

2026-327-SPX 1103 EDMONSTON DR 4/10/2026

The applicant seeks a Special Exception to operate a small-scale, home-based wellness service at the existing single-family residence located at 1103 Edmonston Drive, Rockville, Maryland 20851,

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zoned R-60. The business will provide traditional herbal foot soak services using natural herbal infusions to promote client relaxation, circulation, and general wellness.

The service will be conducted solely by the applicant, who holds a valid Massage Therapy License issued by the State of Maryland. No employees or non-resident staff will be involved at any time. Operations will be limited to a maximum of 3–4 clients per day, by appointment only, with each session lasting approximately one hour. The business will operate six days per week (Tuesday through Sunday), from 10:00 AM to 6:00 PM, and will take place entirely within an existing portion of the living room (approximately 100" × 140" area) inside the 1,302 sq. ft. dwelling. No structural modifications, plumbing changes, exterior alterations, signage, or additional lighting are proposed.

Client parking will utilize the property's existing four parking spaces on the driveway. The activity is expected to generate minimal additional traffic (well below 30 net new peak-hour trips) and will have no adverse impact on the residential character of the neighborhood, parking availability, or adjacent properties. All operations will remain clearly accessory and subordinate to the primary residential use of the property.

This low-impact home occupation is consistent with the R-60 zoning district and satisfies the criteria for Special Exception approval under the Rockville Zoning Ordinance, as it will not create noise, congestion, visual impacts, or any nuisance to the surrounding single-family residential area.

Applicant: Liping Tang

Total by Case Type: 1

2026-322-WAV	2277 RESEARCH BLVD	Redevelopment of the Property to replace one (1) outdated and underutilized office building and ±618 ancillary surface parking spaces with 31 townhouse dwelling units and 100 two over two dwelling units (including 20 Moderately Priced Dwelling Units – “MPDUs”), streetscape improvements, restaurant uses (up to 10,800 square feet of converted lobby space), and open space and amenity areas.	4/8/2026
Applicant:	PA/MD NNN Office Research, LLC, Dan Bartok		

Total by Case Type: 1

2026-319-ZON	2355 LEWIS AVE		4/3/2026
Applicant:	Templo Guaracy de Washington Inc. , Erin Stanford		
2026-321-ZON	2 TAFT CT		4/7/2026
Applicant:	Friedlander Misler PLLC, Jennifer Jette		
2026-329-ZON	1 TAFT CT		4/10/2026
Applicant:	Zoning, Inc., Michelle O'Brien		
2026-344-ZON	1701 ROCKVILLE PIKE		4/27/2026
Applicant:	AEI, Mary Morales		
2026-345-ZON	143 ROLLINS AVE		4/27/2026

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Applicant: AEI, Mary Morales

Total by Case Type: 5

Total Number of Cases: 33

