

Woodmoor-Pinecrest Citizens' Association
Silver Spring, Maryland 20901

VIA E-MAIL

October 27, 2025

The Honorable Kate Stewart, President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

**Re: Request to Reschedule Hearing - ZTA 25-12 University Boulevard
Overlay Zone**

Dear Council President Stewart and Members of the County Council:

I am writing to you in my capacity as President of the Woodmoor-Pinecrest Citizens' Association (WPCA) to respectfully request that the Public Hearing on ZTA 25-12, University Boulevard Overlay Zone, be postponed from October 28th to a future date. The WPCA represents 1,160 households in eastern Silver Spring. Our borders are I-495, the Northwest Branch of the Anacostia River, MD-193 (University Boulevard), and US 29 (Colesville Road).

The proposed Overlay Zone is related to the proposed rezoning of R-60 and R-90 properties to the Commercial-Residential Neighborhood (CRN) zone. The full Council has not yet taken up the University Boulevard Plan, and the Planning Housing and Parks (PHP) Committee has not yet made decisions with regard to the CRN zoning which is directly related to the ZTA. We understand that the PHP Committee is working through the Plan. The public hearing for the proposed Overlay Zone should not take place until the full Council has finalized the zoning recommendations.

The Staff Report for the hearing states "**Any changes made to the master plan during the Council's review that impact the ZTA will be**

made at a later ZTA worksession." In order for members of the public to be able to provide informed testimony on the ZTA, the decisions regarding the CRN zone must be finalized first. There is no justification provided for holding the ZTA public hearing on the proposed overlay zone, prior to finalizing the zoning in the master plan.

Thank you for your consideration. I look forward to your response.

Sincerely,

/s/ Nick Brady

Nick Brady, President
Woodmoor-Pinecrest Citizens' Association