

From: [Gregory Mann](#)
To: [Dave Yaakov](#)
Cc: [Retool Gaithersburg](#)
Subject: RE: Retool Gaithersburg Draft Zoning Ordinance Released for Public Comment
Date: Tuesday, April 2, 2024 4:32:57 PM
Attachments: image001.png


Dave –

Thank you for correspondence and interest in this project. Retool Gaithersburg does not propose rezoning any properties in the City. Instead, this project is an comprehensive review and update to the City’s zoning code with the overall goal of modernizing the Code to better accommodate and implement the City’s visions and goals. As such, the property located at 429 E. Diamond Avenue will remain zoned CBD.

We are proposing changes to special exceptions in the CBD zone and I would recommend reviewing the chart located on page 53 of the draft document. The draft includes the following uses as a special exception in the CBD zone:

- Automobile Repair and Service establishments (only allowed outside of the Olde Towne Special District)
- Light industrial
- Care homes
- Boardinghouse
- Bed and breakfast
- Large family day care (accessory use only. Prohibited in all multifamily attached, triplex, quadplex, and all live/work dwellings)
- Small family day care (accessory use only. By-right in all single-family detached, duplex, townhouse, and stacked dwellings. Special exception in all multifamily attached, triplex, quadplex dwellings. Prohibited in all live/word dwellings)
- Retail store with gas
- Telecommunication facilities

Any fee schedule changes related to Retool Gaithersburg are still being reviewed by City Staff.

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From: Dave Yaakov <davidyaa@msn.com>
Sent: Tuesday, April 2, 2024 1:40 PM
To: Retool Gaithersburg <retool@gaitersburgmd.gov>
Subject: Re: Retool Gaithersburg Draft Zoning Ordinance Released for Public Comment

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responding.

Thank you.

What major changes were made to the zoning of 429 East Diamond Ave. and what changes to the special exemption process and fees?

I was out of town and couldn't attend the meeting.

Sent from my iPhone

On Apr 2, 2024, at 1:24 PM, Retool Gaithersburg <retool@gaitersburgmd.gov> wrote:

We are reaching out to inform you that the most recent draft of the updated City's Zoning Ordinance has been posted to the project page <https://www.retoolgaithersburg.com/project-updates>. The draft includes revisions reflecting the direction received from the Mayor and City Council and Planning Commission during the February 26 and March 11 Joint Work Sessions. The most recent draft will be presented to the Mayor and City Council and Planning Commission during their Joint Public Hearing scheduled for April 15.

In addition to mailed comments to City Hall, or in person testimony during the joint public hearing, you can email comments to retool@gaitersburgmd.gov or call 240-805-1100 and leave a message. This is a dedicated phone line to receive voice messages only. As you review, should you have questions, please send them to retool@gaitersburgmd.gov.

Thanks for your interest in this project.

- The Retool Team