

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850  
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

**WORKSESSION MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, November 2, 2016**

**ACTION ITEMS:**

1. Minutes of October 19, 2016 Worksession.

Action: Approved, (JHP/ESR, 5-0).

2. **CBA-2643, Petition of Audubon Naturalist Society** (Eleemosynary and Philanthropic Institution). Letters to the Board supporting the Board's decision to grant the requested 10-foot fence from (1) Steven M. Schwartz, MD, and Elana E. Cohen, (2) Thomas E. and Brenda G. Corbin, (3) Carolyn M. Osborne, (4) Clive Harris, President, Montgomery County Bird Club, (5) Jacqueline Moore, teacher, North Chevy Chase ES, (6) Hedrick Belin, President, Potomac Conservancy, and (7) Charles C. Alston and Susan D. Alston.

Action: Re-opened the record to include the above mentioned letters, (SBB/BG, 5-0).

3. **S-538-C, Petition of Aspen Hill** (A Private Racquet Club). Letter to the Board from Danielle Bouchard, General Manager, submitting the Club's Annual Report.

Action: Re-opened the record to include Ms. Bouchard's letter with attachments, (JHP/ESR, 5-0).

4. **S-2699, Petition of Petroleum Marketing Group** (Automobile Filling Station). Letter to the Board from Soo Lee-Cho, Esquire, requesting an extension of time from November 7, 2016, until September 29, 2017, to implement this special exception.

Action: Granted the request for extension of time to implement this special exception, (SBB/ESR, 5-0).

5. **S-2877, Petition of Mt. Jezreel Baptist Church** (Housing and Related Facilities for Senior Adults). Letter to the Board from Jody S. Kline, Esquire, requesting an administrative modification. [Large Exhibits: site plans and landscape plan].

Action: Granted the administrative modification of this special exception, (SBB/BG, 5-0).

**PENDING ITEMS:**

6. **CBA-1730, Petition of Stanley Rakusin and Arthur P. Becker** (Apartment Hotel). Letter to the Board from Robert R. Harris, Esquire, requesting reconsideration of the Board's revocation of special exception CBA-1730, and asking that the special exception be reinstated. Item deferred (consensus). [W/S: 4/27/16].
7. **S-2250, S-1211, S-1211-B, Petition of KCJ Properties, LLC, and O.G. Limited Partnership** (Private Educational Institution). Letter to the Board from Joyce Saadi, requesting reconsideration of the Board's decision dated July 29, 2016, which modified S-2250 and revoked S-1211 and S-1211-B, or in the alternative, a hearing. Item deferred (consensus). [W/S: 9/7/16].

**Board Members**

Carolyn J. Shawaker, Chair  
John H. Pentecost, Vice Chair  
Stanley B. Boyd  
Edwin S. Rosado  
Bruce Goldensohn

**Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney

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**WORKSESSION ADDENDUM MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, November 2, 2016**

**ACTION ITEM:**

**1. A-6502, Petition of Araceli E. Velasquez (variance).** Letter to the Board from Petitioner Araceli Velasquez, requesting a reduction in the extent of the requested variances.

Action: Denied the variances, (JHP/SBB, 5-0).

**2. The Board will meet to consider its position on ZTA 16-14.**

Action: Considered ZTA 16-14 and expressed support for continuation of the Board's current practice of reviewing modifications to special exceptions granted under the old Zoning Ordinance using the standards and procedures of that Ordinance.

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