

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for**

**MONTGOMERY COUNTY
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850**

<https://www.montgomerycountymd.gov/ozah/index.html>

Phone: (240) 777-6660; Fax (240) 777-6665

CASE NO. S-682-H, MAJOR MODIFICATION

APPLICATION OF THE BULLIS SCHOOL

NOTICE OF PUBLIC HEARING AND NOTICE OF MOTION TO AMEND

Public Hearing Notice

Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH), will hold a public hearing on **Tuesday, May 2, 2023 at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on an application for a major modification to an existing special exception. The modifications requested are: 1) to increase academic enrollment from 900 to 1096, 2) add faculty and staff to accommodate the increased enrollment, 3) construct a new Lower School facility and associated internal access road and site improvements, including an artificial turf field, 4) continuation of all existing operations/activities and 5) add indoor/covered athletic facility (inflatable bubble) over existing tennis courts, adjacent to Blair Arts Center.

The subject property is located at 10601 Falls Road, Potomac, Maryland 20854, also known as Parcel A, Block E of the Blenheim Subdivision, shown on Plat 24460 and Lots 52 through 62, Block B of the Kentsdale Estates Subdivision on Plat 23667 in the RE-2 Zone.

PLEASE NOTE: This hearing will be held remotely via Microsoft Teams. You do not need to sign up in advance to testify or view the hearing. You do not need a subscription to Microsoft Teams to join the hearing. Instructions to access the public hearing may be found under the link “Public Hearing Remote Access and Exhibits” and the Hearing Calendar on OZAH’s website at least two days before the public hearing.

All exhibits filed in the case will be available to view via the link “Public Hearing Remote Access and Exhibits” on OZAH’s website at least two days before the public hearing. Exhibits are removed the day after the public hearing so that staff can prepare for the next hearing. If you wish to download any of the exhibits, you should do so no later than 5:00 p.m. of the day of the public hearing.

You may review the application online at <https://montgomeryplanning.org/development> under the application number S687H. If you wish to review the full file (all submissions in the case) before it is published on the website or have other questions, please contact Sara Behanna at (240) 777-6661 or sara.behanna@montgomerycountymd.gov.

**Exhibit 59
S-687-H**

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, **or** (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Rules of OZAH's Amended Land Use Rules of Procedure. These Rules may be found on OZAH's website listed above. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing. Deadlines for submissions are close of business (5:00 p.m.) on the date due. If the County is not open on the date due, the deadline is 5:00 p.m. on the next business day.

Any party submitting documentary evidence for the record must file electronic copies of their submissions by email. Paper copies must also be sent by U.S. mail, postmarked the day of the email. This includes all amended filings.

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses are members of the group or association who will offer testimony in narrative form (*i.e.*, there is no need for an attorney to conduct a direct examination).

Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. *See* OZAH Rule 3.1.

If you need services to participate in a public hearing, please contact this Office no later than seven (7) days in advance of the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days in advance of the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notice of Motion to Amend

On Tuesday, March 15, 2023, the Applicant's attorney, Soo Lee-Cho, Esq., filed a request to amend the application. According to the Applicant, the following documents reflect changes requested by Staff of the Montgomery County Planning Department to existing exhibits listed below. (Exhibit 34):

- **Table of Contents**
- **Petitioner's Statement of Justification**
 - (a) **2010 Memorandum of Understanding (MOU) re: Falls Road Hiker-Biker Path**
 - (b) **2012 Addendum to MOU re: Falls Road Hiker-Biker Path**

(c) Compilation of Montgomery County Board of Appeals re: Post 2004 Minor Modifications to Special Exception

- **Campus Master Plan**
 - (b) Campus Master Plan – Redline**
- **Special Exception Site Plan**
- **Fire Access Plan**
- **Landscape Plans**
 - i. **Landscape Plan**
 - ii. **Landscape Details**
- **Lighting Plans**
 - i. **Lighting Plan**
 - ii. **Lighting Details**
- **Parking Exhibit**
- **Parking Exhibit – Master Plan**
- **Architectural Plan Set**
- **Floor Plans**
 - i. **Level 0 Floor Plan**
 - ii. **Level 1 Floor Plan**
 - iii. **Level 2 Floor Plan**
- **Building Elevations**
 - i. **Building Elevations (Northwest)**
 - ii. **Building Elevations (Southwest and Northeast)**
 - iii. **Building Elevations (Southeast)**
- **Lower School Renderings**
 - i. **Plan View**
 - ii. **View from Loop Road – North Side**
 - iii. **View from Playground – South Side**
- **Final Forest Conservation Plan Amendment**

A motion to amend an application requests permission only to revise portions of the application. Granting the motion merely allows the Applicant to make the requested changes to the application, but does not, in any way, approve the application itself. The Hearing Examiner will take the motion to amend the application under consideration for a period of ten days from the date of this notice, until **March 30, 2023**. Interested parties who object to the motion must do so, in writing, no later than **March 30, 2023**. If no objection is received by that time, the motion will be considered granted. Additional notification regarding the amendment will be provided only if an objection is received.

Notices forwarded this 20th day of March, 2023 to:

Bullis School, Applicant
Soo Lee-Cho, Esq, Applicant's Attorney
Patrick Butler, MNCPPC
Clifford Royalty, Esquire, Office of the County Attorney
Department of Permitting Services Greg Nichols, Manager, SPES at DPS
Michael Coveyou, Director, Finance Department

Abutting and Confronting Property Owners

(or a condominium's council of unit owners or renters, if applicable) Civic, Renters' and Homeowners' Associations within a half mile of the site and Any Municipality within a half mile of the site.

Office of Zoning and Administrative Hearings

A handwritten signature in blue ink, appearing to read 'L. Hannan', is written above a horizontal line.

Lynn Robeson Hannan
Hearing Examiner