

**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, February 26, 2014**

**ACTION ITEMS:**

1. Minutes, January 8, 2014 Worksession.

Action: Approved, (SBB/CJS, 5-0).

2. **CBA-639, Petition of Thomas B. & Celeste M. Bowden** (Child Day Care Center). Letter to the Board from Jennifer Anukem, Esquire on behalf of the current owner/operator of subject property and special exception, requesting transfer of the special exception.

Action: Granted transfer of the special exception.

3. **CBA-1383-A, Petition of Tilden Woods**, (Community Swimming Pool). Letters to the Board from Suzanne Keller and B. J. Sadoff, requesting rehearing or reconsideration.

Action: (1) Re-opened the record to include Ms. Keller and Mr. Sadoff's letters; (2) request for rehearing or reconsideration denied.

4. **S-289-B, Petition of Little Falls Swim Club** (Community Swimming Pool). Letter to the Board from Craig Piercy, LFSC Community Liaison Council representative submitting the minutes of the 2013 meetings and also the minutes of the June 2013 Open Board meeting.

Action: Re-opened the record to include Mr. Piercy's letter with attachments, (SBB/JHP, 5-0).

5. **S-420-H and A-6279, Petition of Holy Cross Hospital**, (Hospital). Letter to the Board from Eileen Cahill, Vice President for Government and Community Relations submitting the hospital's annual report.

Action: Re-opened the record to include Ms. Cahill's letter with attachments, (SBB/CJS, 5-0).

6. **S-420-H, Petition of Holy Cross Hospital**, (Hospital). Letter to the Board from C. Robert Dalrymple, Esquire and Heather Dolhopolsky, Esquire, requesting an administrative modification. Large Exhibits: special exception overall site plan, special exception site plans, special exception overall landscape plan, landscape and lighting plans, landscape notes and details.

Action: Granted the administrative modification, (CJS/DKP, 5-0).

7. **S-1440, Petition of Richard A. Heald, D.D.S.** (Private Riding Stable). Memorandum to the Board from Heather Gottke, Inspector, notifying the Board that the special exception has been abandoned and requesting that it be revoked. Also included a confirmation letter from the Petitioner.

Action: Revoked special exception as abandoned, (JHP/DKP, 5-0).

8. **S-2181, Petition of Environmental Quality Resources**, (Wholesale Nursery and Greenhouse, and a Landscape Contractor). Memorandum to the Board from Heather Gottke, Inspector, Department of Permitting Services, requesting the revocation of the special exception as it was never implemented.

Action: Revoked the special exception as never implemented, (DKP/JHP, 5-0).

9. **S-2481, Petition of Pulla G. Reddy**, (Group Home). Letter to the Board from the Petitioner requesting the special exception be revoked.

Action: Revoked special exception as abandoned, (CJS/SBB, 5-0).

10. **S-2623, Petition of Lai Thi Jacobs** (Accessory Apartment). Letter to the Board from the Joaquin Aslan, new property owner, requesting transfer of the special exception.

Action: Granted transfer of the special exception, (JHP/CJS, 5-0).

11. **S-2719, Petition of 11250 Veirs Mill Road, LLC** (Parking of Automobiles, Off-street, in connection with commercial uses). Memorandum to the Board from Martin Grossman (OZAH) with Petitioner's request to withdraw the case and request for refund of the fees.

Action: (1) Dismissed petition for special exception as withdrawn; (2) granted 50% refund of the filing fee, (DKP/SBB, 5-0).

12. **S-2770, Petition of Kay Harding and William White and T-Mobile Northeast, LLC**, (Telecommunications Facility). Letter to the Board from Sean Hughes, Esquire, requesting extension of time to implement the special exception.

Action: Granted one year extension of time to implement, (DKP/CJS, 5-0).

- 13. S-2796, Petition of Ramon Zeender** (Accessory Apartment). Letter to the Board from the Petitioner requesting an administrative modification.

Action: Granted administrative modification, (DKP/SBB, 5-0).

- 14. S-2872, Petition of Fan Chang** (Child Day Care Facility). Memorandum to the Board from Martin Grossman (OZAH) with Petitioner's request to withdraw the case and request for refund of the fees.

Action: (1) Dismissed petition for special exception as withdrawn; (2) granted 50% refund of the filing fee, (DKP/CGT, 5-0).

- 15. SE 11-02-A, In the Matter of Margaret L. Zhang** (Child Day Care Center for up to 30 children in Petitioner's home) Memorandum to the Board from Martin Grossman (OZAH), referring matter for action on alleged violations.

Action: Item deferred pending receipt of Department of Permitting Services report, (consensus).

**DECISION ITEM:**

- 16. S-2842, Petition of Someswara Bekkam**, (Accessory Apartment). Email to the Board from Cynthia Lundy, Inspector, Department of Housing and Community Affairs (DHCA), notifying the Board that the special exception is in compliance with its terms and conditions of approval.

Action: (1) Reaffirmed special exception; (2) dismissed show cause, (DKP/SBB, 5-0).

**PENDING ITEMS:**

- 17 S-763 [S-763-A], Petition of Silver Spring Temple and Library Association** (Service Organization). Letter to the Board from Sean Hughes, Esquire, requesting an administrative modification. [Large exhibits: title sheet, site survey, roof and equipment location plan, building elevations, equipment details). Deferred administrative modification request until a special exception application has been approved for the telecommunications facility. [W/S 3/10/2010].

- 18. S-2145, Petition of Southwestern Bell Mobile Systems, Inc.** (Telecommunications Facility). Letter to the Board from Karmen Rajamani, Zoning Manager, requesting a transfer of the special exception. Item deferred for confirmation of the transfer from Southwestern Bell Mobil Systems, Inc. [W/S 4/30/2008].

**Board Members**

Catherine G. Titus, Chair  
David K. Perdue, Vice Chair  
Carolyn J. Shawaker  
Stanley B. Boyd  
John H. Pentecost-Absent

**Staff**

Barbara Jay, Associate County Attorney  
Katherine Freeman, Executive Director