

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**100 Maryland Avenue, Room 217
Rockville, MD 20850
(240) 777-6600**

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

WORKSESSION MINUTES

Wednesday, July 17, 2024

ACTION ITEMS:

1. Minutes of June 26, 2024, Worksession.

Action: Approved, (RM/CH, 5-0).

2. CBA-1251, Petition of Springvale Terrace, Inc. (Housing and related facilities for elderly or handicapped persons). Letter to the Board from Stacy Silber, Esquire, and Vincent Biase, Esquire, on behalf of the special exception holder and the proposed redeveloper, requesting a revocation of this special exception. *Located at 8505 Springvale Road, Silver Spring, Maryland.*

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

3. CBA-2212-A, Petition of Flower Valley Bath and Racquet Club, Inc. (Community Swimming Pool). Letter to the Board from Keith M. Platte, President, on behalf of the Club's Board of Directors, submitting the Annual Report for 2024. *Located at 4250 Flower Valley Drive, Rockville, Maryland.*

Action: Deferred, (consensus).

4. S-695, Petition of Shanjor Ventures, LLC (Non-resident Medical Practitioner's Office). Letter to the Board from Dr. Shannon Jordan, Director & Clinical Behavioral Therapist, requesting an administrative modification of this special exception.

Located at 711 Wayne Avenue, Silver Spring, Maryland.

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

- 5. S-2166-A, Petition of Geriatric Care Facilities, LLC** (Group Home). Letter to the Board from Dave Brown, Esquire, on behalf of the special exception holder, requesting an administrative modification of this special exception.
Located at 4413 Muncaster Mill Road, Rockville, Maryland.

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

- 6. S-2324, Petition of Gopher Certificates, LLC and Hagerstown Recovery, LLC**, (Group Home). Email to the Board from James Peters, Esquire, on behalf of the special exception holder, submitting (1) certification that the cameras for the special exception have been in continuous operation since 2020, and (2) a letter from Mr. Peters informing the Board of all calls to the Montgomery County Police regarding criminal incidents at the special exception property.
Located at 19120 Muncaster Road, Derwood, Maryland.

Action: Re-opened the record to receive Mr. Peters' submissions, (JHP/CH, 5-0).

- 7. S-2385, Petition Olney Boys and Girls Club**, (Service Organization). Letter to the Board from Brad Scott, OBGC Director, requesting an administrative modification of this special exception.
Located at 4501 Olney-Laytonsville Road, Olney, Maryland.

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

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Richard Melnick, Vice Chair
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