

**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 31, 2024**

**ACTION ITEMS:**

**1. Minutes of July 17, 2024, Worksession.**

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

- 2. A-6592, Petition of Tiemoko Coulibaly** (Administrative Appeal). Emails to the Board from Dr. Coulibaly, asserting that Ford v. Montana confers jurisdiction on the Board to consider his claims, and providing the Board with a copy of that case. Dr. Coulibaly also asserts violations of due process and of his constitutional rights, and requests that the Board open the record to receive documents.  
*Located at 2013 Grace Church Road, Silver Spring, Maryland.*

Action: Re-opened the record to receive Dr. Coulibaly's emails, (JHP/RM, 5-0).

- 3. CU 24-10 [A-6853], Petition of American Lawn and Landscape, Inc.** (Conditional Use/Variance). Letter to the Board from Elizabeth McInturff, Esquire, on behalf of her client Oscar Lyles, requesting oral argument regarding the Hearing Examiner's decision in Conditional Use Case No. CU 24-10, and requesting that the Board postpone making a decision on the related variances. Also included is opposition to the request for oral argument, and a request to participate if oral argument is granted, received July 10, 2024, from Christopher Ruhlen, Esquire, on behalf of the Petitioner. The Hearing Examiner's June 25, Report and Decision approved the Conditional Use and recommended approval of four related variances. In the event that the Board votes to deny the oral argument request, it can proceed to decide the Conditional Use and the related variances at the Worksession.

*Located at 6412 Damascus Road, Gaithersburg, Maryland.*

Action: Granted the request for oral argument, (RM/CH, 4-1(JHP-opposed)).

- 4. 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. Also Included is an email from Mr. Platte, responding to Board questions.  
*Located at 4250 Flower Valley Drive, Rockville, Maryland.*

Action: Re-opened the record to receive Mr. Platte's letter and email response; (JHP/RM, 5-0); Referred complaint to DPS for investigation of compliance with the membership cap, (AS/JHP, 5-0).

- 5. S-274-C, Petition of Suburban Hospital, Inc.** (Hospital). Letter to the Board from Leslie Ford Weber, Associate Director, Maryland Government Affairs, Johns Hopkins, submitting the results of the noise testing conducted in July 2024, and stating that the results, which were discussed at the July 17, 2024, CLC meeting, show continued compliance.  
*Located at 8600 Old Georgetown Road, Bethesda, Maryland.*

Action: Re-opened the record to receive Ms. Weber's letter with attachments, (JHP/RM, 5-0).

- 6. S-289-B, Petition of Little Falls Swim and Tennis Club,** (Community Swimming Pool and Tennis Club). Letter to the Board from Christopher Ruhlen, Esquire, and Vincent Biase, Esquire, on behalf of special exception holder, seeking an administrative modification of this special exception. Also included are emails with attachments from Elizabeth Edmonds, opposing the modification.  
*Located at 5001 Little Falls Drive, Bethesda, Maryland.*

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

- 7. S-397, Petition of Champion Landscaping Services, Inc.** (Horticultural Nursery and Commercial Greenhouses). Letter to the Board from Bil Chen, Esquire, on behalf of the special exception holder, seeking an administrative modification of this special exception.  
*Located at 25110 Old Hundred Road, Dickerson, Maryland.*

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

- 8. S-1204, Petition of Children's Center of Damascus, LLC** (Child Day Care Facility). Letter to the Board from Harout (Rudy) Doukmajian, Esquire, requesting a transfer of this special exception to Rising Leaders Children Centers LLC. Permission to seek the transfer from the current holder is included with this request.  
*Located at 9751 Hawkins Creamery Road, Gaithersburg, Maryland.*

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

- 9. S-2729, Petition of American Tower and Maryland-National Capital Park and Planning Commission** (Telecommunications Facility). Letter to the Board from Douglas Sampson, Esquire, on behalf of the special exception holder, requesting an administrative modification of this special exception.  
*Located at 1313 Bonifant Road, Colesville, Maryland.*

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

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Richard Melnick, Vice Chair  
Caryn Hines  
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