

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

100 Maryland Avenue, Room 217  
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<https://www.montgomerycountymd.gov/boa/>

**WORKSESSION MINUTES**

**Wednesday, September 11, 2024**

**ACTION ITEMS:**

**1. Minutes of July 31, 2024, Worksession.**

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

- 2. A-6592, Petition of Tiemoko Coulibaly** (Administrative Appeal). Email to the Board from Tiemoko Coulibaly, responding to the Board's August 7, 2024, Resolution to Reopen the Record. Also included are two additional emails with attachments, received September 3, 2024, requesting that the Board forward Dr. Coulibaly's correspondence to other authorities.  
*Located at 2013 Grace Church Road, Silver Spring, Maryland.*

Action: Re-open the record and take no further action, (JHP/RM, 5-0).

- 3. CBA-1174-D, Petition of Holton-Arms School** (Private Educational Institution). Letter to the Board from Patrick L. O'Neil, Esquire, submitting the School's Annual Report for the record.  
*Located at 7303 River Road, Bethesda, Maryland.*

Action: Re-opened the record to receive Mr. O'Neil's submission, (JHP/RM, 5-0).

- 4. S-238 [S-238-A, S-591, S-807, S-807-B], Petition of Washington Adventist Hospital** (Hospital). Letter to the Board from Geoff Morgan, Vice President, Chief Facilities & Real Estate Officer, requesting the revocation of this special exception.  
*Located at 7600 Carroll Avenue, Takoma Park, Maryland.*

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

- 5. S-610-B, Petition of McDonalds USA, LLC** (Drive-through Restaurant). Letter to the Board from Heather Dlhopsky, Esquire, requesting an administrative modification of this special exception.  
*Located at 504 East Randolph Road, Silver Spring, Maryland.*

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

- 6. A-689, Petition of Kenwood Golf and Country Club** (Country Club). Letter to the Board from Stuart R. Barr, Esquire, requesting an extension of time to implement the modification of this special exception.

*Located at 5601 River Road, Bethesda, Maryland.*

Action: Granted the extension of time to implement the modification of this special exception, JHP/RM, (JHP/RM, 5-0).

- 7. A-695, Petition of Shanjor Ventures, LLC** (Non-resident Medical Practitioner's Office). Letter to the Board from "Concerned Neighbors" who object to the Board's July 26, 2024, modification of this special exception, request revocation of the modification for lack of notice, and assert that the property is being used for an event-rental business.

*Located at 711 Wayne Avenue, Silver Spring, Maryland.*

Action: Referred this complaint to the Department of Permitting Services for investigation and the issuance of a written report, JHP/RM, 5-0).

- 8. S-2385, Petition of Olney Boys and Girls Club** (Service Organization). Seven letters to the Board, received August 12, 2024, regarding the Board's July 26, 2024, modification of this special exception. The letters from W. Taylor Smith and Leonard J. Smith, Wendy Atkinson and T.J. Atkinson, and Patricia Lane request reconsideration. The letter from Emmanuel and Kristen (Nikki) Korson requests a public hearing and reconsideration. The letters from Caroline Taylor of the Montgomery Countryside Alliance, and from Caragh Fay Owens and Matthew Nace, request a public hearing. The final letter, from Pleasant Valley Farms and Randy Stadler, expresses opposition to the modification. In addition to the seven letters, the materials include additional email correspondence from Caragh Fay Owens, moving to have past modifications reconsidered and voided, and correspondence from Kristen (Nikki) Korson seconding that motion. Finally, the materials include two emails dated August 20, 2024, from Christopher Allen, Manager III, Acting Supervisor for Commercial Building Inspections, DPS, recounting some of the enforcement/compliance history of this special exception for the Board's information, and providing the Board with other information, including information about pending permit applications.

*Located at 4501 Olney-Laytonsville Road, Olney, Maryland.*

Action: (a) Suspended the Board's decision dated July 26, 2024, regarding the modification of this special exception; (b) Referred the matter to OZAH to hold a public hearing and issue a Report and Recommendation (JHP/RM, 5-0).

- 9. S-2729, Petition of American Tower and Maryland-National Capital Park and Planning Commission** (Telecommunications Facility). Letter to the Board from Vijay Shah requesting a public hearing regarding the Board's August 14, 2024, modification of this special exception.

*Located at 1313 Bonifant Road, Colesville, Maryland.*

Action: Deferred (consensus).

**10.S-2780, Petition of American Tower** (Telecommunications Facility). Letter to the Board from James Marquez, Land Use Specialist, Site Link Wireless LLC, requesting an administrative modification of this special exception on behalf of T-Mobile Northeast LLC. Also included is permission from American Tower for T-Mobile to seek this modification.

*Located at 26430 Mullinix Mill Road, Mount Airy, Maryland.*

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

**Board Members**

John H. Pentecost, Chair  
Richard Melnick, Vice Chair  
Caryn Hines  
Alan Sternstein  
Amit K. Sharma

**Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney

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