

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

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

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

WORKSESSION MINUTES AND ADDENDUM

Wednesday, June 12, 2024

ACTION ITEMS:

1. Minutes of May 29, 2024, Worksession.

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

2. S-570, Petition of Wildlife Achievement Chapter of Izaak Walton League of America, Inc. (Private Club and Outdoor Rifle and Skeet Shooting Range). Letter to the Board from Nancy Regelin, Esquire, on behalf of the special exception holder, seeking an administrative modification of this special exception. *Located at 26430 Mullinix Mill Road, Mt. Airy, Maryland.*

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

3. S-686-D, Petition of Landon School (Private Educational Institution). Letter to the Board from Patrick O'Neil, Esquire, on behalf of the special exception holder, seeking an administrative modification of this special exception. *Located at 6101 Wilson Lane, Bethesda, Maryland.*

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

4. S-1630-A, Petition of Freestate Petroleum Corporation (Automobile Filling Station). Letter to the Board from Elizabeth Rogers, Esquire, on behalf of Petroleum Marketing Group, and its affiliate, PMG New Jersey II, LLC, requesting a transfer of this special exception, effective July 1, 2024. Also included is permission to seek the transfer from the current special exception holder. Ms. Rogers states that she will submit a copy of the Deed demonstrating ownership for the Board's records once the sale is consummated. *Located at 20700 Frederick Road, Germantown, Maryland.*

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

- 5. S-2840, Petition of Erin and Austin Jephson** (Accessory Apartment). Letter to the Board from Geoffrey Malloy and Saba Dilawari, stating that they are the new owners of this property, and requesting a transfer of this special exception. Also included is a Deed evidencing their ownership.
Located at 505 Ellsworth Drive, Silver Spring, Maryland.

Action: Granted the transfer 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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WORKSESSION ADDENDUM MINUTES

Wednesday, June 12, 2024

ACTION ITEM:

- 1. CBA-749, [CBA-749-A], Petition of Normandy Farms Joint Venture** (Restaurant). Email to the Board from Dr. Saeed Ganji, President, Normandie Farm Estate HOA, requesting an extension of time for the modification so that the HOA can review the plans for the modification. This modification was considered by the Board at its May 15, 2024, Worksession, and the Board's written Resolution was issued on May 29, 2024.
Located at 10710 Falls Road, Potomac, Maryland.

Action: Suspended the Board's Resolution dated May 29, 2024, and voted to hold public hearing, (JHP/AS, 5-0).

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