

**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, September 25, 2024

ACTION ITEMS:

1. Minutes of September 11, 2024, Worksession.

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

- 2. A-6860, Petition of Ellen Dye (Variance).** Deliberations and decision of the Board in variance Case No. A-6860, Petition of Ellen Dye. The hearing in this case was held on September 11, 2024. Also included is a Motion to Re-Open received from Jonna Stoycos. Also included is opposition to the Motion to Re-Open, with attachments, from the Petitioner. Also included is a second email from Ms. Stoycos showing the date stamps for her photographs. Also included is an email from Beverly and Mack Tadeu, opposing the variance. Also included is an email from the Petitioner asking the Board to disregard correspondence from her neighbors.

Located at 5508 McKinley Street, Bethesda, Maryland.

Action: Denied the variances, (RM/CH, 4-1) (JHP-opposed).

- 3. S-592 [CBA-2150], Petition of Wheeler Properties, Inc. & Quality Inn International, Inc.** (Off-street Parking in Conjunction with Commercial Use). Letter to the Board from Moses Smiroldo, E.I.T., Project Engineer, Clark Azar & Associates, requesting an administrative modification of this special exception. *Located at 10750 Columbia Pike, Silver Spring, Maryland.*

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

- 4. S-1877, Petition of Holy Cross Hospital** (Nursing and Rehabilitation Center). Letter to the Board with attachments from Zev Rothschild, Authorized Representative, 3415 Greencastle Road Propco LLC, requesting a transfer of the special exception to 3415 Greencastle Road Propco LLC. Also included is a Deed evidencing ownership of the property by 3415 Greencastle Road Propco LLC.

Located at 3415 Green Castle Road, Burtonsville, Maryland.

Action: Granted the transfer of this special exception, (RM/AS, 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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**MINUTES OF WORKSESSION
ADDENDUM**

Wednesday, September 25, 2024.

ACTION ITEMS:

- 1. CBA-1206-G, Petition of Congressional Country Club, Inc.** (Country Club). Letter to the Board from Jody Kline, Esquire, requesting an administrative modification of this special exception.
Located at 8500 River Road, Bethesda, Maryland.

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

- 2. S-1542, Petition of Potomac Foods, Inc.** (Drive-in Restaurant). Letter to the Board from Jody Kline, Esquire, requesting an administrative modification of this special exception.
Located at 15703 Old Columbia Pike, Burtonsville, Maryland.

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

- 3. CBA-1453, Petition of Constance S. Prince** (Day Nursery). Letter to the Board from Surrender and Neelam Gugliani stating that they are the new owners of this property, stating that they do not intend to operate a day care center on the property, and requesting that a special exception that was granted in 1963 to the previous owners, who are deceased, be revoked as abandoned. Also included is a Deed evidencing their ownership of the property.
Located at 4507 Puller Drive, Kensington, Maryland.

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

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