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BOARD OF APPEALS
for
MONTGOMERY COUNTY

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

**WORKSESSION MINUTES
Wednesday, March 11, 2026**

ACTION ITEMS

1. Minutes of February 25, 2026, Worksession.

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

2. CBA-222, CBA-222-A, CBA-632, CBA-2074, Petition of Primary Day School, Inc. (Private Educational Institution). Letter to the Board from Soo Lee-Cho, Esquire, requesting an administrative modification of this special exception. *Located at 7300 River Road, Bethesda, Maryland.*

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

3. CBA-1174-E, Petition of The Holton Arms School (Private Educational Institution). Letter to the Board from Soo Lee-Cho, Esquire, seeking a correction to the Board's January 15, 2025, referral of this major modification to the OZAH. The Board's Resolution referred the major modification request received on December 13, 2024, from Patrick O'Neil, Esquire, who was then counsel for Holton Arms, under Case No. CBA-1174-E. Ms. Lee-Cho requests that the Resolution to Refer be amended to specifically indicate that the referral included a major modification of Case No. S-2503-A, which would be assigned Case No. S-2503-B. Also included is a response from Bil Chen, Esquire. *Located at 7303 River Road, Bethesda, Maryland.*

Action: Granted the request to include Case No. S-2503 (as Case No. S-2503-B) with Case No. CBA-1174 (as Case No. CBA-1174-E) in the referral of this major modification to OZAH, with a condition instructing OZAH to proceed with its scheduled April 7, 2026, hearing in this matter, (CLH/RM, 4-0) (AKS-opposed).

4. S-2148, Petition of Maryland Cantina, LLC (Drive-in Restaurant). Letter to the Board from Stacy Silber, Esquire, and Vince Biase, Esquire, submitting a request for a major modification of this special exception. *Located at 13830 Georgia Avenue, Silver Spring, Maryland.*

Action: Referred this major modification request to OZAH to conduct a public hearing and to issue a Report and Recommendation, (CLH/RM, 5-0).

Board Members	Staff
Caryn L. Hines, Chair Richard Melnick, Vice Chair Alan Sternstein Donald Silverstein Amit Sharma	Barbara Jay, Executive Director Kathryn Lloyd, Associate County Attorney

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