

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS**  
**for**  
**MONTGOMERY COUNTY**  
**Stella B. Werner Council Office Building**  
**100 Maryland Avenue, Room 200**  
**Rockville, Maryland 20850**  
<https://www.montgomerycountymd.gov/ozah/index.html>  
**Phone: (240) 777-6660**

**IN THE MATTER OF:**  
**COMMUNITY HOUSING INITIATIVE INC.**

Applicant

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OZAH Case No. CU 23-10

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Before: Khandikile Mvunga Sokoni, Hearing Examiner

**ORDER STAYING DISMISSAL**

1. On December 14, 2022, Applicant filed this application with the Office of Zoning and Administrative Hearings (OZAH). **Exhibit 1.**
2. The subject property is located at 13741 & 13751 Travilah Road, Rockville, MD in the RE-2 Zone (Tax Account Numbers 00399300, 00389265, 00405195).
3. On December 13, 2022, Hearing Examiner Lynn Robeson Hannan informed Applicant via email that the last date to hold a public hearing once the application was accepted for filing would be Monday, April 10, 2023. **Exhibit 2.**
4. On February 23, 2023, OZAH staff informed Applicant that the publication of notice for the public hearing on this application was imminent and sought to confirm the hearing date. By return email, Joshua Sloan explained that Applicant was not on track for the Planning Board Hearing and needed to delay the OZAH hearing to resolve the sewer and water

category issue as well as other design changes.

5. Based on Mr. Sloan's last email, OZAH did not send out any notices for a public hearing.
6. By Notice of Contemplated Dismissal dated August 30, 2024, OZAH notified applicant that because no action has been taken on this matter since February 23, 2023, the case would be dismissed pursuant to Montgomery County Code Sec. 59.7.3.1.4(a); MCPR, Appendix D, Administrative Procedures Act, §§ 2A-8-H(10) and 2A-8(j), and directed parties to respond to this Notice within sixty (60) days to provide reasonable grounds as to why this matter should not be administratively dismissed.
7. Applicant, by its attorneys, Scott C. Wallace, and Miles and Stockbridge, P.C. filed a Motion to Stay Dismissal on September 12, 2024.
8. Upon the above-referenced motion, and all documents of record the Hearing Examiner finds that Applicant has shown good cause to stay dismissal of this application and grants the motion, thereby keeping the case active. Notice will be sent of a hearing date.

SO ORDERED this 19<sup>th</sup> day of September, 2024.

Office of Zoning and Administrative Hearings



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Khandikile Mvunga Sokoni  
Hearing Examiner

Copies to:

Scott Wallace, Esq., on behalf of Community Housing Initiative Inc.  
Joshua C. Sloan, for Applicant  
Patrick Byrne  
Parker Smith, Planning Department  
Patrick Butler, Planning Department  
Clifford L, Royalty, Esq, Chief, Division of Land Use & Economic Development

Department of Permitting Services Greg Nichols, Manager, SPES at DPS  
Barbara Jay, Executive Director, Board of Appeals  
Michael Coveyou, Director, Finance Department  
Washington Suburban Sanitary Commission Montgomery County Public Schools  
Abutting and Confronting Property Owners (or a condominium's council of unit owners or renters, if applicable)  
Civic, Renters' and Homeowners' Associations within a half mile of the site and Any Municipality within a half mile of the site (if applicable).