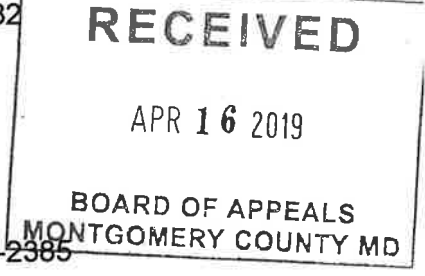


S-2385

April 15, 2019

Olney Boys and Girls Club
4501 Olney - Laytonsville Road
Olney, MD 20832



Montgomery County Board of Appeals
Stella B. Werner Council Office Building, Room 217
100 Maryland Ave.
Rockville, MD 20850
ATTN: Mr. John Pentecost, Council Chair

SUBJ: Administrative Modification, Olney Boys and Girls Club, Case No. S-2385

Dear Mr. Pentecost

We would like to respectfully request an administrative modification to the Special Exception Case No. S-2385, Lot 5 of the Brooke Farm Subdivision located at 4501 Olney-Laytonsville Road, Olney MD 20832 in the RDT Zone.

The purpose of this modification is to add structures to cover the queue lines for the fundraising events and additional structures for future attractions to support the fundraising event. The queue line covers are to prevent muddy conditions after rain storms. The rains that occur during the week have created a mud situation that has adversely impacted the fundraiser and has had a huge negative impact on customer reviews and attendance. The future structures are for added attractions to give patrons something to do while waiting in the main compound, the current plan is for a DJ booth, games, and photo boxes.

The proposed modifications will not change the nature, character or intensity of the use and will not have an effect on traffic or on the immediate neighborhood. The nature and character remain unchanged, the event remains a seasonal fundraiser. The intensity and traffic also remain unchanged, since the attendance is controlled by the existing parking at the sports facility. Once the parking is at capacity the event is closed to any additional fundraiser attendees. The proposed structures are not visible from the main road (Route 108, Olney-Laytonsville Road), and they are bordered by a wooded area on two sides, corn field on one side, and practice sports field on the remaining side. So there is no impact on any of the neighborhoods in the area.

We have included a copy of the Site Development Plan showing the location of the proposed buildings and an elevation drawing of two of the queue line cover structures.

We would like to request that you approve each of the following changes, which are highlighted on the attached plan.

- a) Haunted House Queue Line Cover - Add a structure to cover the queue line to the haunted house. The proposed structure will be similar in appearance and construction to a wooden outdoor pavilion.
- b) Hay Ride Queue Line Cover - Add a structure to cover the queue line to the hay ride. The proposed structure will be similar in appearance and construction to a wooden outdoor pavilion.
- c) Haunted Trail Queue Line Cover - Add a structure to cover the queue line to the haunted trails. The proposed structure will be similar in appearance and construction to a wooden outdoor pavilion.

- d) Three additional future structures, similar to the queue line covers, for future attractions and/or arcade type games. The future attractions/games will be designed to give the existing fundraiser patrons something to do while waiting in the main compound.

If you have any questions please contact Kevin McLaren at (301) 252-1289.

Sincerely,



Lucian Romano
OBGC Chairman of the Board

CC: OBGC Board of Directors
Kevin McLaren, OBGC Project Volunteer

301-252-1289

themclaren@comcast.net