

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; Fax (240) 777-6665

CASE NO. CU 24-13(a) and (b)

APPLICATION OF POTOMAC MMA

NOTICE OF RESCHEDULED PUBLIC HEARING

On October 14th, 2024, the Office of Zoning and Administrative Hearings (OZAH) received an email from Applicant's Attorney Michele Rosenfeld requesting to reschedule the Hearing. Exhibit 25. The application is to operate a *Home Occupation w/a Major Impact (MMA Studio)* under Section 59-3.3.3.H.5 of the Zoning Ordinance.

The subject property is located on 8400 Postoak Rd, Potomac, MD in the R-90 Zone (Tax Account Numbers 04-00104621).

By issuance of this Notice the Hearing Examiner grants the postponement request and the public hearing has been rescheduled from **Thursday, November 14, 2024** to **Thursday, February 13, 2025** in person and virtually (**hybrid**) at **9:30 a.m.** For those attending in person, the hearing will be held in the Rita C. Davidson Memorial Hearing Room, Council Office Building, 100 Maryland Avenue, 2nd Floor, Rockville, MD 20850. Those wishing to attend via Zoom may join the hearing from the link on OZAH's website under "Public Hearing Remote Access and Exhibits." Please join the hearing at least 15 minutes in advance so the Zoom manager may ensure that all Zoom requirements are met. Instructions for using Zoom, and pertinent procedures, are under the same link.

Exhibits are posted at least two business days in advance of the public hearing. Anyone wishing to submit an exhibit for the hearing *must* provide the exhibit at least two business days in advance to Nana Johnson at the contact number below. Due to County security policies, all exhibits must be submitted electronically by email; exhibits on external devices will not be accepted.

OZAH staff work a hybrid schedule of remote and in office days. You may review the application online at <https://montgomeryplanning.org/development> under the application number CU202418. If you wish to review the full file (all submission in the case) before it is published on the website or have other questions, please contact Nana Johnson at (240) 777-6663 or nana.johnson@montgomerycountymd.gov.

The Planning Board will hold a public meeting on the conditional use application prior to OZAH's

public hearing. The date of the Planning Board's public meeting is listed on their agenda at <https://montgomeryplanningboard.org/agendas/>. You may check the agenda or contact Staff of the Planning Department at (301) 495-4610 to determine when the Board will conduct its meeting or to speak with Planning Staff.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, **or** (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Rules of OZAH's Amended Land Use Rules of Procedure. These Rules may be found on OZAH's website listed above. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing. Deadlines for submissions are close of business (5:00 p.m.) on the date due. If the County is not open on the date due, the deadline is 5:00 p.m. on the next business day.

Any party submitting documentary evidence for the record must file electronic copies of their submissions by email. Paper copies must also be sent by U.S. mail, postmarked the day of the email. This includes all amended filings.

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses are members of the group or association who will offer testimony in narrative form (*i.e.*, there is no need for an attorney to conduct a direct examination).

Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. *See* OZAH Rule 3.1.

If you need services to participate in a public hearing, please contact this Office no later than seven (7) days in advance of the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days in advance of the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this 22nd day of October 2024, to:

Todd Margolis, Applicant
Michele Rosenberg, Esq.
Attorney for the Applicant
Mark Beall, MNCPPC

Patrick Butler, MNCPPC
Department of Permitting Services Greg Nichols, Manager, SPES at DPS
James Babb, Division Chief, Treasury Division
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.

Office of Zoning and Administrative Hearings



Kathleen Byrne
Hearing Examiner