

**November 19, 2025**

**Khandikile Sokoni, Hearing Examiner**

Montgomery County Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

Subject: Request for a Conditional Use for a Landscape Contractor, located at 14301 Comus Road in Clarksburg, 20871

Conditional Use CU202506

**Dear Ms. Sokoni:**


At its regular meeting on November 13, 2025, the Montgomery County Planning Board reviewed Conditional Use Application CU202506 for a Landscape Contractor use. The Applicant, Torcato Romano, proposes a Conditional Use for a Landscape Contractor use on approximately 9.61 acres, located at 14301 Comus Road in Clarksburg, in the Agriculture Reserve (AR) zone, and within the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area Master Plan* area. The Conditional Use Plan shows the office, garage, warehouse, parking, lighting, and landscaping for the proposed Landscape Contractor.

In its Staff Report dated November 1, 2025, technical staff recommended approval of the Conditional Use with conditions. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area Master Plan*. The application satisfies the applicable requirements and regulations for the approval of a Conditional Use for a Landscape Contractor use. The Applicant has also met the burden of proof by showing that operating this use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Commissioner Pedoeem, with Chair Harris, Vice Chair Linden and Commissioner Bartley voting in favor, the Board voted to transmit a letter recommending that the Hearing Examiner approve the Conditional Use with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or [mark.beall@montgomeryplanning.org](mailto:mark.beall@montgomeryplanning.org).

Sincerely,



**Artie L. Harris**  
Chair

Enclosure

**Exhibit 50**  
**OZAH Case No: CU 25-06**