

FRIENDS HOUSE RETIREMENT COMMUNITY

PETITION FOR APPROVAL OF
SPECIAL EXCEPTION MODIFICATION NO. S-452-D and S-856-B

1010 QUAKER KNOLL ROAD AND 17301 NORWOOD ROAD, SANDY SPRING, MD

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December 9, 2025

Exhibit 3
OZAH Case No: S-856-C

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SPECIAL EXCEPTION MODIFICATION NOS. S-452-D and S-856-B
1010 QUAKER KNOLL ROAD AND 17301 NORWOOD ROAD, SANDY SPRING, MD**

CONTACT INFORMATION

Petitioner	Friends House Retirement Community Attn: Phil Burkholder, CEO 17340 Quaker Lane Sandy Spring, MD 20860
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Traffic Engineer	Katie Wagner Gorove Slade 4550 Montgomery Avenue, Suite 400 Bethesda, Maryland 20814
Architect	Joyce Lenhardt Lenhardt Rodgers Architecture + Interiors 438 Bethlehem Pike Fort Washington, Pennsylvania 19034
Civil Engineer	Len Bradley RGS Associates 53 W James Street Lancaster, Pennsylvania 17603

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND**

IN THE MATTER OF THE PETITION of	*	
Friends House Retirement Community	*	Case Numbers S-452-D,
		S-856-B
for a	*	
SPECIAL EXCEPTION MODIFICATION	*	
to an existing Senior Living Facility	*	
* * * * *		

**STATEMENT OF FRIENDS HOUSE RETIREMENT COMMUNITY IN SUPPORT OF
THE REQUESTED SPECIAL EXCEPTION MODIFICATION**

Friends House Retirement Community ("Petitioner"), respectfully submits this request to the Montgomery County Board of Appeals for a Major Modification to the existing Special Exception for the Friends House Retirement Community located at 1010 Quaker Knoll Road and 17301 Norwood Road in Sandy Spring, Maryland (the "Property"). Friends House is a long-standing campus style senior living facility, which is subject to an existing Special Exception (Case Nos. S-452-D and S-856-B). The Special Exception allows for a total of 451 living units, including up to 321 independent living units (with up to 126 independent living apartments, 163 lodge apartments, 32 cottage duplex units), 48 assisted living units, and up to 82 skilled nursing beds on the Property, to be constructed in multiple phases. Phase One has largely been built-out. The Petitioner is now seeking approval of a Special Exception Modification to adjust the phasing, to allow the construction of an independent living building in Phase Two. Importantly, the long-standing senior living use of the Property will remain unchanged and no changes are proposed to the overall number of units previously approved. Pursuant to Section 7.7.1.B.3 of the Montgomery County Zoning Ordinance, this Modification is being submitted for review under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 (the "Prior Zoning Ordinance").

I. PROPERTY DESCRIPTION & PROPOSED MODIFICATION

As stated in the Petitioner's Land Use Report, submitted concurrently with this Statement, the Property is located along Norwood Road, near its intersection with Dr. Bird Road in Sandy Spring, Maryland. The Property contains approximately 62 acres of land, zoned RE-2 and is more

particularly known as Parcel C in the “Friends House” subdivision, as recorded among the Land Records of Montgomery County, Maryland at Plat No. 14595.

The Property is currently improved with a campus style senior living facility, that was first established almost 60 years ago. The Property provides a continuum of care, offering independent living, assisted living and nursing care on-site. These senior living uses are provided through various buildings on the campus, which are organized around an internal ring road. A central organizing element of the campus is the communal green space, which includes a stormwater pond, community gardens, and a large green field where residents can socialize and connect with nature. The proximity of the central green to the various residential uses is important, making this an integral part of the campus. The remaining portions of main campus are either currently occupied by legacy cottages or are reserved for future healthcare expansions (given the need for the healthcare uses on-site to remain proximate to one another for operational efficiencies). As such, when evaluating the campus to determine where additional independent living units could be built in the near-term, it became evident to Friends House that there really is no location on main campus that could accommodate an independent living building of this scale in the next phase, without displacing existing residents (which is a key priority for the Petitioner) or compromising future expansions to Friends House’s continuum of care. As a result, the vacant land on the north side of campus (approved for development with up to 40 independent living units in three separate two- and three-story buildings) (referred to herein as “North Forest”) was identified as both the ideal and only suitable location for the next phase of development.

The Petitioner is proposing to develop the North Forest with a single building containing up to 107 independent living units. As noted, there is no change in the overall number of units proposed within the campus (*i.e.* 316 independent living units and 130 assisted living/nursing beds). Rather, the Petitioner is merely seeking to adjust the phasing and location of units within the campus, to respond to current market demands in a manner that will avoid displacing current residents.

The Petitioner is proposing to construct a compatible and more efficient single structure, which has been designed to provide for two, five-story building components joined by a single-story connector, atop a below-grade resident parking garage. This design allows the building to read as two separate buildings, while still maintaining the design and operational efficiencies that come from having a single structure.

The North Forest is uniquely situated for the proposed development. The North Forest sits in a depressed area of the site. Specifically, the North Forest is approximately 10 feet lower in elevation, as compared to the closest home on Nesbit Farm Lane, and almost 16 feet lower in elevation, as compared to the Stabler building on-site. This grade-change, in combination with the existing mature trees surrounding the Property, which have an overall height of approximately 65-70 feet, largely conceal the proposed building from view of the surrounding neighborhood. Additionally, as shown on the landscape plan, submitted concurrently with this Statement, the

Petitioner is proposing understory plantings around the perimeter of the site to further enhance this screening. A detailed description of the Project is provided in the Land Use Report.

As shown on the Special Exception plan and discussed in the Land Use Report, the proposed Modification satisfies the requisite findings and requirements for approval. The Special Exception plan and Land Use Report demonstrate that the proposed Special Exception Modification:

- (a) Continues to be a permitted use in the RE-2 zone;
- (b) Complies with the specific use standards set forth in Section 59-G-2.35; the development standards set forth in Section 59-C-1.32; and the general requirements of the Prior Zoning Ordinance; and
- (c) Satisfies the findings required for approval in Section G-1.21.

II. LIST OF INITIAL WITNESSES

The Petitioner intends to call the following witnesses at the public hearing, but reserves the right to call additional witnesses as necessary.


- 1. Mr. Phil Burkholder, Friends House Retirement Community on behalf of Petitioner
- 2. Mr. Patrick La Vay, MHG
- 3. Ms. Katie Wagner, Gorove Slade
- 4. Joyce Lenhardt or Jamie Ober, Lenhardt Rodgers
- 5. Len Bradley, RGS

III. ESTIMATED HEARING TIME

The Petitioner anticipates that, excluding questions, the presentation of its case-in-chief for the Special Exceptions Modification will take approximately one day.

Respectfully submitted,

Lerch, Early, & Brewer, Chtd.

By: 
Elizabeth C. Rogers, Esq.
Attorney for Petitioner

Dated: December 9, 2025