

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, Maryland 20850
(240) 777-6600**

<https://www.montgomerycountymd.gov/boa/>

WORKSESSION MINUTES

Second Floor Davidson Memorial Hearing Room

Wednesday, July 24, 2019, 9:30 a.m.

ACTION ITEMS:

1. Minutes of July 10, 2019, Worksession.

Action: Approved, (BG/SBB, 5-0).

2. **CBA-1544 [CBA-1897, CBA-2528], Petition of Four Corners Medical Center Joint Venture** (Medical Offices). Letter to the Board from Maria Gomez, RN, MPH, President and CEO, requesting that this special exception be transferred to Mary's Center Maternal and Child Care, Inc.

Action: Granted transfer of this special exception, (JHP/KF, 5-0).

3. **CBA-2212-A, Petition of Flower Valley Bath & Racquet Club, Inc.** (Community Swimming Pool). Letter to the Board from Drew Maurano, President, Flower Valley Bath & Racquet Club, Inc., submitting the Club's annual report.

Action: Re-opened the record to receive the annual report, (KF/BG, 5-0).

4. **CBA-2941 [ZAS-507], Petition of John F. and Helen P. Fehler** (Private Riding Stable). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, requesting that the Board hold a show cause hearing to confirm the abandonment of this special exception.

Action: Voted to set show cause hearing, (JHP/SBB, 5-0).

5. **S-2769, Petition of TJW Dogs of Silver Spring, LLC** (Animal Boarding Place). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, indicating that due to revisions to the Zoning Maps, this use is now allowed as a limited use, and meets the requirements for a limited use. Ms. Cox requests that the special exception be revoked and includes consent to the revocation from the special exception holder with her request.

Action: Revoked special exception because use is allowed as a limited use, (SBB/KF, 5-0).

6. **S-2878, Petition of Michael Chervenak, for Greencourt, LLC** (General Office). Letter to the Board from Aric Lavinthal, VP, submitting a report of the existing general office uses and the gross floor area attributable to each tenant.

Action: Re-opened the record to receive the report, (JHP/KF, 5-0).

PENDING ITEM:

7. **S-1632-B and S-2273, Petition of River Road Development, Inc. d/b/a Gymkhana Club International and AT&T Wireless Services** (Telecommunications Facility). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, setting forth the results of her inspection undertaken pursuant to a complaint filed by William Chen, Esquire, on behalf of abutting property owners David Hilbert and Jan Casadei. Ms. Cox concludes that the special exception holder is in violation of Condition #4 of the Board's September 19, 1997 Opinion, and attaches a Notice of Violation with a compliance date of June 17, 2019. Item deferred (consensus) [WS: 5/8/19]. Compliance date was extended to August 19, 2019 [WS: 7/10/19].

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