

**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 AND ADDENDUM MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, May 22, 2019**

**ACTION ITEMS:**

1. (a) Minutes of May 8, 2019, Worksession.

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

- (b) Minutes of May 8, 2019, Worksession Addendum.

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

2. **CBA-1626, Petition of Suzanne Hyun Kim, D.D.S.** (Non-resident Medical Office). Letter to the Board from Jody S. Kline, Esquire, requesting the transfer of this special exception.

Action: Granted the transfer of this special exception contingent on the submission of a deed evidencing the sale, (JHP/KF, 5-0).

3. **S-2051, Petition of Dorothy L. Seabolt and Harry C. Taylor** (Accessory Apartment). Letter to the Board from Evelyn Ogbue requesting the transfer of this special exception.

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

4. **S-2871, Petition of Paws and Claws Animal Hospital** (Veterinary Hospital). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, stating that due to rezoning, this special exception use is now allowed as a limited use, and requesting that the special exception be revoked. Also included is consent to the revocation from the special exception holder.

Action: Revoked this special exception as the use is allowed as a limited use in the zone, (SBB/BG, 5-0).

**PENDING ITEMS:**

5. **S-2385, Petition of Olney Boys and Girls Club** (Service Organization). Letter to the Board from Lucian Romano, OBGC, Chairman of the Board, seeking an administrative modification of this special exception. [Large Exhibits: Pole Building 1 and 2, Site Plans, Elevations, Structural Details and Specifications]. Item deferred (consensus). [WS: 4/24/19].
6. **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].

**Board Members**

John H. Pentecost, Chair  
Stanley B. Boyd, Vice Chair  
Bruce Goldensohn  
Katherine Freeman  
Jon W. Cook

**Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney

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**ACTION ITEM:**

1. **S-2385, Petition of Olney Boys and Girls Club** (Service Organization). Letter to the Board from Lucian Romano, OBGC, Chairman of the Board, seeking an administrative modification of this special exception. [Large Exhibits: Pole Building 1 and 2, Site Plans, Elevations, Structural Details and Specifications]. Item was deferred on 4/24/19 for HPC information, which is now included.

Action: Granted the administrative modification of this special exception and added a condition to reflect that only those future modifications which affect the area of the subject property that is located within the viewshed easement shall require review by the HPC (JHP/KF, 5-0).

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