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**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**751 Twinbrook Parkway  
(Next to Meadow Hall Elementary School)  
Rockville, MD 20851**

**(240) 777-6600**

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

**WORKSESSION MINUTES**

**Wednesday, September 2, 2020, 9:30**

**ACTION ITEMS:**

1. (a) Minutes of July 29, 2020, Worksession

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

- (b) Minutes of August 12, 2020, Worksession

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

2. **A-6657, Petition of John W. Cokinos** (Variance). Letter to the Board requesting reconsideration of the Board's July 17, 2020, Opinion from Michael Goecke, Esquire, on behalf of his client, Steven Hubert. Also is included Opposition to Mr. Hubert's Request for Reconsideration from Nancy Regelin, Esquire, on behalf of the Petitioner. *Located at 5337 Westpath Way, Bethesda, Maryland.*

Action: Denied request for reconsideration, [(KF/BG/RHM) (JHP/MG) (3:2)].

3. **CBA-2197-B, Petition of The Heights School** (Private Educational Institution). Letter to the Board from Soo Lee-Cho, Esquire, requesting an administrative modification of this special exception. *Located at 10400 Seven Locks Road, Potomac, Maryland.*

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

- 4. S-933, Petition of McDonald's Corporation** (Drive-in Restaurant). Letter to the Board from Christopher Ruhlen, Esquire, and Laura Tellerico, Esquire, requesting an administrative modification of this special exception.  
*Located at 18010 Georgia Avenue, Olney, Maryland.*

Action: Granted an administrative modification of this special exception, [(JHP/MG, 4-1) (RHM-abstained)].

- 5. S-1481; Petition of Maple Springs Medical Center Condo Association** (Medical Clinic). Letter to the Board from Barry Wolitzky, Owner, Creative Edge Signs and Graphics, seeking an administrative modification of this special exception.  
*Located at 10810 Darnestown Road, Darnestown, Maryland*

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

- 6. S-2324, Petition of Leah Berhane** (Group Home). Motion with attachments received from James Peters, Esquire, indicating that his client, Gopher Certificates LLC, now owns the subject property, and requesting a transfer of this special exception to the new owner and the owner's lessee, Hagerstown Recovery LLC.  
*Located at 19120 Muncaster Road, Derwood, Maryland.*

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

### **Board Members**

John H. Pentecost, Chair  
Bruce Goldensohn, Vice Chair  
Katherine Freeman  
Mary Gonzales  
Richard H. Melnick

### **Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney

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**WORKSESSION ADDENDUM MINUTES**

**Wednesday, September 2, 2020.**

**ACTION ITEMS:**

- 1. S-289-B, S-289-A, CBA-321-A, CBA-321-B, CBA-2545, Petition of Little Falls Swim and Tennis Club** (Community Swimming Pool). Letter to the Board from Cathy Stocker, Board Member, Little Falls Swim and Tennis Club, requesting an administrative modification of this special exception.  
*Located at 5001 Little Falls Drive, Bethesda, Maryland.*

Action: Granted an administrative modification of this special exception, (KF/MG, 5-0).

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