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**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**100 Maryland Avenue, Room 217  
Rockville, MD 20850**

**(240)-777-6600**

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

**WORKSESSION MINUTES**

**Wednesday, January 12, 2022**

**ACTION ITEMS:**

1. Minutes of December 22, 2021, Worksession.

Action: Approved, (CH/BG, 3-0)(MG and RM: Abstained)

2. **A-6659, Petition of Richard and Pavitra Bacon** (Variance). Letter to the Board from Theresa Langer requesting reconsideration of the Board's December 6, 2021, Resolution to Re-Open the Record.  
*Located at 612 Potomac Avenue, Silver Spring, Maryland.*

Action: Denied the request for reconsideration, (JHP/BG, 5-0).

3. **A-6719, Petition of Jonathan Hodor and Leah Greenspan.** (Variance). Letter to the Board from Iris Allard requesting reconsideration of the Board's November 19, 2021, Opinion. Also included is a response to the request for reconsideration from Peter Ciferri, Esquire, on behalf of the Petitioners.  
*Located at 7400 Nevis Road, Bethesda, Maryland.*

Action: Denied the request for reconsideration, (JHP/BG, 5-0).

4. **CBA-2904-D, Petition of Green Acres School** (Private Educational Institution). Letter to the Board from Nancy Regelin, Esquire, submitting the School's Annual Report of Community Liaison Council meetings.  
*Located at 11701 Danville Drive, Rockville, Maryland.*

Action: Re-opened the record to receive Ms. Regelin's submission, (JHP/CH, 5-0).

- 5. CU 21-09, Petition of Creative Arts and Language School. Inc.** (Day Care Center). Letter to the Board from Agha Adeel Saadat, requesting Oral Argument. Also included is opposition to the request from Michele Rosenfeld, Esquire, on behalf of the Applicant.

*Located at 6607 Greentree Road, Bethesda, Maryland.*

Action: Denied the request for oral argument, (BG/CH, 5-0); Adopted the OZAH Decision and Granted the Conditional Use, (JHP/RM, 5-0).

- 6. S-213 and S-214, Petition of PEPCO** (Electric Substation). Letter to the Board from Eric L. Yeh, Manager, Transmission Reinforcement, submitting the ten and twenty-year plan. Also included is a map showing the locations of PEPCO substations in the county.

*The subject property consists of a twelve and five-tenths (12.5) acre area within a two hundred and thirty-one (231) acre tract located approximately five hundred (500) feet west of the New Hampshire Avenue/Brighton Dam Road intersection.*

Action: Re-opened the record to receive Mr. Yeh's submission, (JHP/CH, 5-0).

- 7. S-687-F and S-687-G, Petition of Bullis School** (Private Educational Institution). Letter to the Board from Soo Lee-Cho, Esquire, requesting an administrative modification of this special exception.

*Located at 10601 Falls Road, Potomac, Maryland.*

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

- 8. S-695, Petition of Shanjor Ventures, LLC.** (Non-resident Medical Practitioner's Office). Letter to the Board from Dr. Shannon Jordan requesting an administrative modification of this special exception.

*Located at 711 Wayne Avenue, Silver Spring, Maryland.*

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

- 9. S-1604, Petition of Eric and Ursala Meyer.** (Accessory Apartment). Memorandum to the Board from Michelle Hadrick, Housing Code Inspector III, requesting the revocation of this special exception. Also included is written consent to the revocation from the property owner.

*Located at 16201 Comus Road, Clarksburg, Maryland.*

Action: Revoked this special exception as abandoned, (JHP/CH, 5-0).

- 10. S-1754, Petition of David Parreco** (Accessory Apartment). Letter to the Board from Adrian Fontes and Angela Gonzales Muentes requesting a transfer of this special exception.

*Located at 4020 Wexford Drive, Kensington, Maryland.*

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

**11. S-2266-A, Petition of Kevin Clair and ArborCare, Inc.** (Landscape Contractor).

Letter to the Board with attachments, dated January 4, 2022, from Laura Tallerico, Esquire, and Scott Wallace, Esquire, on behalf of their clients Fallstone Investments, LLC, and Somerset Stoneworks, seeking a transfer of this special exception contingent on the sale of the subject property. Also included is written consent to the transfer from the current holders.

*Located at 108001 Bowie Mill Road, Rockville, Maryland.*

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

**12. S-2668, Petition of Taiwan Cultural Center** (Service Organization). Letter to

the Board from Tai L. Huang, President, The Taiwan Culture Center, Inc., submitting the Center's Annual Report for 2021 and Calendar of Events for 2022.

*Located at 7509 Needwood Road, Derwood, Maryland.*

Action: Re-opened the record to receive Dr. Huang's submission, (BG/MG, 5-0).

**Board Members**

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