

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS**  
**for**  
**MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building**  
**100 Maryland Avenue, Room 200**  
**Rockville, Maryland 20850**  
**<http://www.montgomerycountymd.gov/ozah/index.html>**  
**Phone: (240) 777-6660; Fax (240) 777-6665**

**CONDITIONAL USE CASE NO. CU 19-06**

**APPLICATION OF NATASHA ROMANO: HOME YOGA STUDIO**

**NOTICE OF MOTION TO AMEND APPLICATION**

The subject application seeks a Conditional Use, pursuant to Section 59.3.3.3.H.5 of the Zoning Ordinance to permit a Home Occupation (Major Impact) use at 12632 Falconbridge Drive, North Potomac, MD, in the R-200 Zone. The property is identified as Lot 33, Block A “00188” (Tax Account Number 06-02340215).

This Matter is scheduled for public hearing before the Hearing Examiner on **Monday, March 4, 2019**, in the 2<sup>nd</sup> Floor Hearing Room, Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, at 9:30 a.m. or as soon thereafter as this matter can be heard.

Please take notice that on February 21, 2019, the Applicant filed a motion (Exhibit 59) to amend this pending application by providing supplemental information to the pre-hearing statement previously submitted by the Applicant (Exhibit 32). The Supplemental Information includes:

1. Diagrams Showing “Ample” Parking for Conditional Use
2. Photographs of 12632 Falconbridge Drive Submitted to Planning Board
3. Page 8 of Staff Report of Planning Board
4. Curriculum Vitae/ Bio of Paul J. Yuanoshik, Realtor
5. Additional Letters of Support
6. List of Neighbors who Support Conditional Use Application.

Please also take notice that the parking facility proposed by the Applicant may require a waiver, pursuant to Zoning Ordinance §59.6.2.10, of parking space requirements under the Code.

The entire file may be reviewed in the Office of Zoning and Administrative Hearings, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., prior to the date of the hearing.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, **or** (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH’s Rules of Procedure (Rules). Filings must include an electronic copy of the statement and all attachments. These Rules may be found on OZAH’s website at <http://www.montgomerycountymd.gov/ozah/>. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing.

**Continued**

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses are members of the group or association who will offer testimony in narrative form (*i.e.*, there is no need for an attorney to conduct a direct examination).

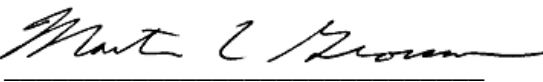
Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. *See* OZAH Rule 3.1.

If you need services to participate in a public hearing, please contact this Office no later than seven (7) days in advance of the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing us at [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov). OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days in advance of the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this 22<sup>nd</sup> day of February 2019 to:

Natasha Romano, Applicant  
Benjamin Klopman,  
William Chen, Esquire  
David C. Gardner, Esquire  
Charles Frederick, Esquire, Associate County Attorney  
Diane Schwartz-Jones, Director, Department of Permitting Services  
Greg Nichols, Manager, SPES at DPS  
Phil Estes, Planning Department  
Alexandre Espinosa, Director, Finance Department  
Abutting and Confronting Property Owners  
(or a condominium's council of unit owners or renters, if applicable) Civic,  
Renters' and Homeowners' Associations within a half mile of the site Any  
Municipality within a half mile of the site

Office of Zoning and Administrative Hearings

by. 

Martin L. Grossman, Director  
Office of Zoning and Administrative Hearings