

**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**

CASE NO. CU 16-15

APPLICATION OF JENNIFER FREEMAN

**NOTICE OF PUBLIC HEARING
ON MINOR AMENDMENT**

The above application was filed on June 9, 2016 requesting approval of a conditional use to permit an *Equestrian Facility*, under Section 59-3.2.4 of the Zoning Ordinance. This Conditional Use was approved on September 23, 2016. On January 21, 2020 the Applicant filed a request for a Minor Amendment to this Conditional Use, which was approved on April 13, 2020. Exhibit 34. The subject property is Parcel 914, "Long Looked For" Subdivision, located at 14975 Sugarland Road, Poolesville, Maryland 20837 (Tax Account Number 00033716). On April 30, 2020, Mr. Greg Grigorian filed an objection to the Minor Amendment. Exhibit 35.

Please take notice that the Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH) will hold a public hearing **solely** addressing whether the amendment requested and granted is a "minor" amendment. Under the Montgomery County Zoning Ordinance, a minor amendment is one that "does not change the nature, character, or intensity of the conditional use to an extent that substantial adverse effects on the surrounding neighborhood could reasonably be expected, when considered in combination with the underlying conditional use." *Zoning Ordinance*, §59.7.3.1.K.2.a. A major amendment is one that "changes the nature, character, or intensity of the conditional use to an extent that substantial adverse effects on the surrounding neighborhood could reasonably be expected, when considered in combination with the underlying conditional use." *Id.*, 59.7.3.1.K.1.a.

The public hearing will be held in the First Floor Hearing Room at the Broome School, located at 751 Twinbrook Parkway, Rockville, Maryland 20851 on **Monday, June 22nd, 2020 9:30 a.m.**, or as soon as thereafter can be heard unless otherwise noted on OZAH's website.

PLEASE NOTE: Due to the COVID-19 emergency, and the directive of the Governor of the State of Maryland, this hearing may be held remotely. Please check OZAH's website (above) at least two days before the hearing to obtain instructions for joining the public hearing online or by telephone. OZAH is now operating remotely to the extent possible. You may contact Nana Johnson at (240)777-6663 if you wish to review the file.

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). **All filings must be made by e-mail accompanied by a paper copy postmarked the same date as the email.** Rules governing OZAH hearings 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.**

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). In addition to all other requirements, any party submitting documentary evidence for the record must file electronic copies of their submissions by email. Amended electronic copies must also be submitted of any amended documents.

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.

If you need services to participate in a public hearing, please contact us as far in advance as possible by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. This document is available in alternative format such as large print upon request, via the same phone numbers and email address.

Notices forwarded this 14th day of May, 2020 to:

Jennifer Freeman
Greg Grigorian
Charles Frederick, Esquire, Associate County Attorney
Mitra Pedoeem, Director, DPS
Greg Nichols, Manager, SPES at DPS
Washington Suburban Sanitary Commission
State Highway Administration
Montgomery County Public Schools
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: _____
Lynn A. Robeson
Hearing Examiner