

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for**

**MONTGOMERY COUNTY
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850**

<https://www.montgomerycountymd.gov/ozah/index.html>

Phone: (240) 777-6660; Fax (240) 777-6665

CU CASE NO. CU 24-10 and BOA CASE NO: A-6853

**APPLICATION OF AMERICAN LAWN & LANDSCAPE,
INC.**

**ORDER CONSOLIDATING CONDITIONAL USE AND
VARIANCE APPLICATIONS**

On February 15, 2024, the Office of Zoning and Administrative Hearings (OZAH) received a referral from the Montgomery County Board of Appeals (Board) to conduct a hearing and submit a recommended decision on the above variance application filed by Jeffrey J and SJ Juneau, d/b/a American Lawn & Landscape, Inc. (Applicant). The subject property is located at 6412 Damascus Rd Gaithersburg, MD, in the AR Zone, and is contains approximately 2 acres (Tax Account No.01-03045790).

In its variance application, the Applicant informed the Board that it would be filing a conditional use application for the same property with OZAH. The Board referred the case to OZAH so that OZAH could consider the variance and conditional use applications together. Exhibit 21. On November 1, 2023, the Applicant filed the above-captioned conditional use application for a Landscape Contractor.

Consistent with the Board of Appeals referral, and because the two applications relate to the same property and the same proposed use, the Hearing Examiner finds that judicial economy will be served by consolidating the two cases for public hearing.

So Ordered this 23rd day of February, 2024.



Kathleen Byrne
Hearing Examiner

COPIES TO:

Jeffrey Juneau, Applicant
Robert Harris, Esq, Applicant's Attorney
Chris Ruhlen, Esq, Applicant's Attorney
Mark Beall, Planning Department
Patrick Butler, Planning Department
Department of Permitting Services Greg Nichols, Manager, SPES at DPS
James Babb, Division Chief, Treasury Division
Michael Coveyou, Director, Finance Department

Exhibit 22
OZAH Case No: CU 24-10

Washington Suburban Sanitary Commission 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 and
Any Municipality within a half mile of the site