

**From:** [Byrne, Kathleen E.](#)  
**To:** [Ruhlen, Christopher M.](#)  
**Cc:** [Behanna, Sara](#); [Johnson, Nana](#); [EMcInturff@sgrwlaw.com](mailto:EMcInturff@sgrwlaw.com); [Biase, Vincent G.](#); [Beall, Mark](#)  
**Subject:** RE: ON BEHALF OF CHRISTOPHER RUHLEN & VINCENT BIASE - Conditional Use 24-10 / 6412 Damascus Road (Olney, MD)  
**Date:** Thursday, March 14, 2024 9:09:35 AM

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Thank you Mr. Ruhlen. We will reschedule CU24-10 from 3/18/24 to 5/2/24, but hold 5/3/24 open. A rescheduling notice will be sent with the new 5/2/24 date.

Katy Byrne

*Kathleen Byrne  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
100 Maryland Avenue, Room 200  
Rockville, MD 20850  
(240) 777-6667*

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**From:** Ruhlen, Christopher M. <cmruhlen@lercheearly.com>  
**Sent:** Thursday, March 14, 2024 8:13 AM  
**To:** Byrne, Kathleen E. <Kathleen.Byrne@montgomerycountymd.gov>  
**Cc:** Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; EMcInturff@sgrwlaw.com; Biase, Vincent G. <vgbiase@lercheearly.com>  
**Subject:** RE: ON BEHALF OF CHRISTOPHER RUHLEN & VINCENT BIASE - Conditional Use 24-10 / 6412 Damascus Road (Olney, MD)

**[EXTERNAL EMAIL]**

Thank you for your prompt reply, Ms. Byrne. I have been able to confirm that the applicant and its consultants are available on Thursday, May 2<sup>nd</sup>. If Ms. McEnturff and her client are also available on that date, we would be happy to reschedule the hearing for then. (Should there be a conflict, we also may be able to make May 3<sup>rd</sup> work but I am trying to obtain final confirmation of schedules.)

Sincerely,  
Chris Ruhlen

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**Christopher M. Ruhlen**, Attorney  
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**From:** Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>  
**Sent:** Wednesday, March 13, 2024 2:15 PM  
**To:** Ruhlen, Christopher M. <[cmruhlen@lerchearly.com](mailto:cmruhlen@lerchearly.com)>  
**Cc:** Behanna, Sara <[Sara.Behanna@montgomerycountymd.gov](mailto:Sara.Behanna@montgomerycountymd.gov)>; Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; [EMcInturff@sgrwlaw.com](mailto:EMcInturff@sgrwlaw.com); Biase, Vincent G. <[vgbiase@lerchearly.com](mailto:vgbiase@lerchearly.com)>  
**Subject:** RE: ON BEHALF OF CHRISTOPHER RUHLEN & VINCENT BIASE - Conditional Use 24-10 / 6412 Damascus Road (Olney, MD)  
**Importance:** High

Mr. Ruehlen, Mr. Biase and Ms. McInturff,

Mr. Ruhlen is correct that the OZAH Rule 3.5 requires a prehearing statement be filed on behalf of a party in opposition that is either represented by counsel or part of an organized group. Yesterday, was the first OZAH learned that Mr. Lyles the adjoining neighbor was represented by counsel. In light of the fact that the hearing is scheduled for this Monday, March 18, **I am via this email granting the alternative Motion for Continuance** as submitted by Mr. Ruehlen and Mr. Biase.

OZAH has a very tight schedule in April and to allow sufficient time for the opposition's prehearing and the parties to adequately prepare, the next dates available to schedule this hearing are Thursday, May 2<sup>nd</sup> or Friday May 3<sup>rd</sup>.

Please respond as soon as possible regarding these new dates.

Katy Byrne

*Kathleen Byrne  
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**From:** Titman, Dorothy R. <[drtitman@lerchearly.com](mailto:drtitman@lerchearly.com)> **On Behalf Of** Ruhlen, Christopher M.  
**Sent:** Wednesday, March 13, 2024 10:09 AM  
**To:** Byrne, Kathleen E. <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>  
**Cc:** Behanna, Sara <[Sara.Behanna@montgomerycountymd.gov](mailto:Sara.Behanna@montgomerycountymd.gov)>; Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; [EMcInturff@sgrwlaw.com](mailto:EMcInturff@sgrwlaw.com); Ruhlen, Christopher M. <[cmruhlen@lerchearly.com](mailto:cmruhlen@lerchearly.com)>; Biase, Vincent G. <[vgbiase@lerchearly.com](mailto:vgbiase@lerchearly.com)>  
**Subject:** ON BEHALF OF CHRISTOPHER RUHLEN & VINCENT BIASE - Conditional Use 24-10 / 6412 Damascus Road (Olney, MD)

**[EXTERNAL EMAIL]**

On behalf of Christopher Ruhlen and Vincent Biase I am forwarding the attached document. Please note that the hard copies are being sent by first class mail.

**Christopher M. Ruhlen**, Attorney

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