

**BEFORE THE BOARD OF APPEALS  
FOR MONTGOMERY COUNTY, MARYLAND**

IN RE:

*Appeal of Washington Adventist ACC, Board  
of Council of Unit Owners*

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Docket No. A-6938

Hearing Date: December 17, 2025

**SUPPLEMENTAL PRE-HEARING SUBMISSION OF APPELLANT**

Pursuant to § 2A-7(a) of the Administrative Procedures Act, Montgomery County Code, the Appellant, Washington Adventist ACC, Board of Council of Unit Owners, by and through its undersigned attorney, submits the following information for the hearing scheduled for December 17, 2025, at 9:30 a.m.

The following document is a site plan provided by Washington Adventist Hospital as Exhibit 16 in Case No. S-807, the special exception application which created the Washington Adventist Ambulatory Care Center. This document was not provided in Appellant's initial pre-hearing submission because the case file was only recently discovered by Board of Appeals staff on Monday, December 8, in a location designated for files scheduled to be taken off site and/or otherwise discarded. On Tuesday, December 9, Appellant was first able to inspect the file and located this site plan which contains important information for Appellant's arguments in this case. A scanned version of the site plan was transmitted to Appellant at 10:05 A.M. on December 11. Appellant respectfully requests that the Board of Appeals permit introduction of this additional document at the hearing.

A. **Supporting Documents** – Appellant may introduce one or more of the following at the hearing:

1. Site Plan introduced as Exhibit 16 in Case No. S-807.

Respectfully submitted,



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*Counsel for Washington Adventist ACC Board  
of Council Unit Owners*

### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of December, 2025, a copy of the foregoing Supplemental Pre-Hearing Submission of Appellant Washington Adventist ACC, Board of Council of Unit Owners was sent by electronic mail and regular mail, first-class, postage prepaid, to:

Elana M. Robison, Esq.  
Assistant County Attorney, Montgomery County  
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*Counsel for Appellee*

Patrick L. O'Neil, Esq.  
Lerch, Early & Brewer, Chartered  
7600 Wisconsin Avenue, Suite 700  
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*Counsel for Intervenor*

By:


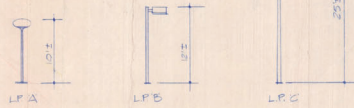
  
Soo Lee-Choo



Exhibit No. 16  
 Sub: place



### LIGHT POLE TYPES

NOTE: CERTAIN OF TYPE 'C' LIGHT POLES SHALL BE REMOVED & REPLACED WITH TYPE 'B' LIGHT POLES OR 'A' LIGHT POLES AS INDICATED

### LEGEND

- NEW LIGHT POLE
- ▲ EXISTING LIGHT POLE
- ⊙ EXISTING LIGHT POLE TO BE CHANGED  
TO NEW LIGHT POLE, TYPE AS INDICATED

Existing Building Area	791,817 S.F.
<u>Less Sanitarium Building</u>	<u>71,000</u>
	320,817 S.F.
<u>Proposed Ambulatory Care Building</u>	<u>48,000</u>
TOTAL PROPOSED BUILDING AREA	168,817 S.F.

<u>REQUIRED</u>	
Existing Building Area	391,817 S.F.
Employees (Major Shift)	612 S.F.
Resident Staff Doctors	17 S.F.
Visiting Staff Doctors	100 S.F.
TOTAL REQUIRED PARKING FOR	

PROVIDED	
On-Site Parking	
Leased Off-Site Parking	
	TOTAL

### SITE COVERAGE COMPUTATIONS

Total Site: 728,530.57 S.F., 16.7247 Acres

Existing Buildings	84,074 S.F.	
Proposed Buildings	12,000 S.F.	
Total Building Coverage	96,074 S.F.	= 13.0%
Maximum Permitted Coverage		= 35.0%

Green Spaces 342,854.57 S.F. - 471  
Minimum Green Space Required - None

PROPOSED PARKING

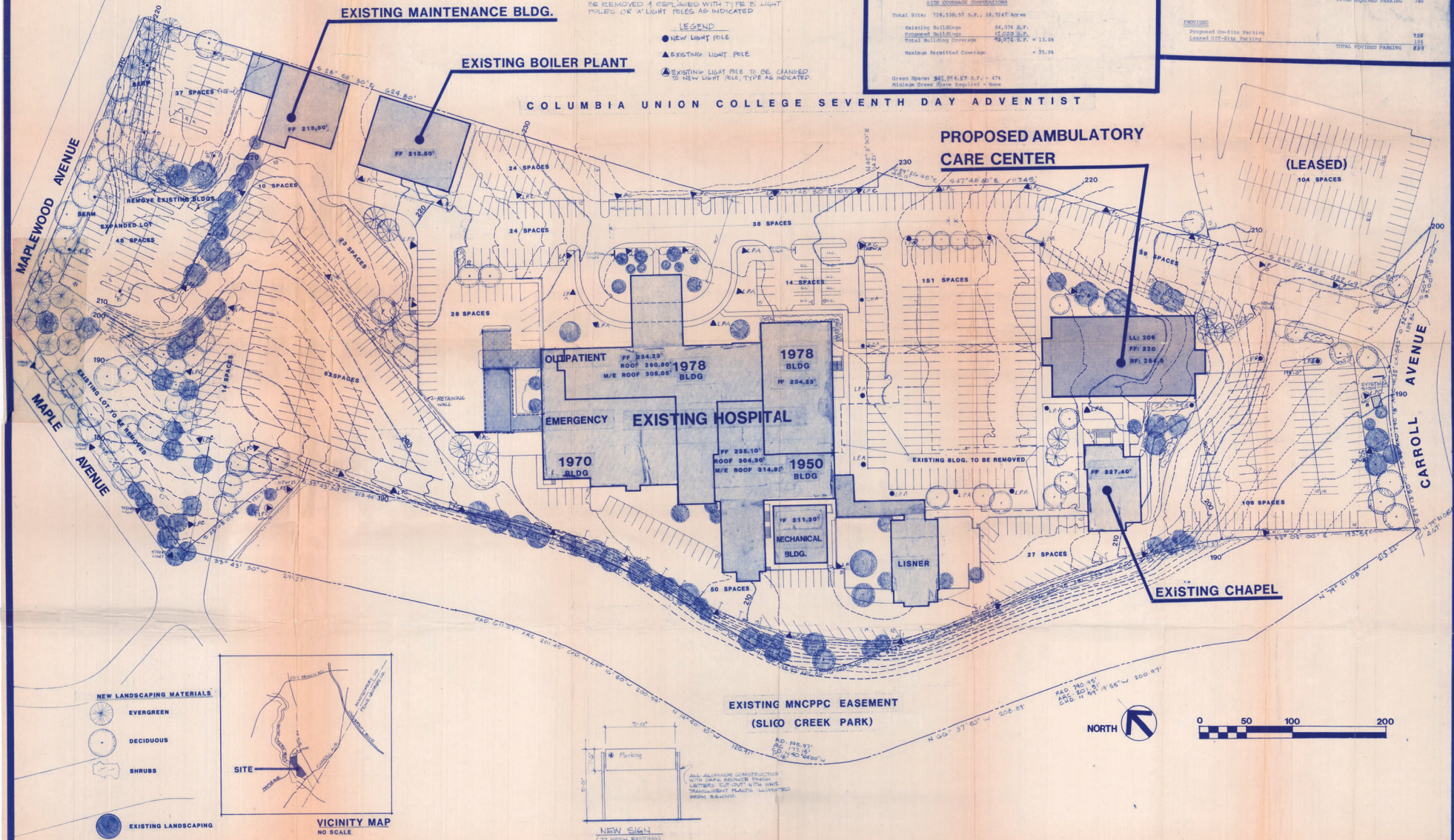
REQUIRED	
PROPOSED BUILDING AREA	
Existing Building	191,817 S.F.
Less Sanitarium Building	71,000
	120,817 S.F.

EMPLOYEES (MAJOR SHIFT)	
Refueling	612
Less Sanitarium	12
Proposed Ambulatory Care	600
TOTAL EMPLOYEES	160

760 @ 1 Car/3 Employees =	254
* RESIDENT STAFF DOCTORS	17 @ 1 Car/Doctor = 17
* VISITING STAFF DOCTORS	

Proposed On-Site Parking	755
Leased Off-Site Parking	104
<b>TOTAL PROVIDED PARKING</b>	<b>859</b>

1



**Wilmot, Bower, Quinlan + Associates AIA**  
Health Facilities Architects  
Silver Spring, Maryland

WASHINGTON ADVENTIST HOSPITAL  
TAKOMA PARK  
MARYLAND

**SPECIAL EXCEPTION MODIFICATION:**  
**AMBULATORY CARE CENTER**

Project Number: 8112

**2**  
Drawing Number

Date	Revisions
3/52	MODIFIED

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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