

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850  
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/index.html>

**WORKSESSION MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, November 20, 2013**

**ACTION ITEMS:**

1. Minutes, November 13, 2013 Worksession.

Action: Approved, (SBB/CJS, 5-0).

2. Minutes, November 13, 2013 Worksession Addendum

Action: Approved, (JHP/CJS, 5-0).

3. Minutes, November 9, 2013 Worksession.

Action: Approved, (DKP/SBB, 5-0).

4. **S-86, Petition of VOB Ltd.**, (Automobile Sales Lot, Outdoor). Memorandum to the Board from Heather Gottke, Inspector, Department of Permitting Services, recommending revocation of the special exception as it is a permitted use in the zone. Also included a confirmation letter from the Petitioner.

Action: Revoked special exception as now permitted, (CJS/DKP, 5-0).

5. **S-433, Petition of V. O. B. Datsun** (Automobile Storage in connection with a C-2 Use). Memorandum to the Board from Heather Gottke, Inspector, Department of Permitting Services, recommending revocation of the special exception as it is a permitted use in the zone. Also included a confirmation letter from the Petitioner.

Action: Revoked special exception as now permitted, (SBB/JHP, 5-0).

6. **S-661, Petition of Countryside Gardens** (Construction and Operation of a horticultural Nursery and Commercial Greenhouse). Memorandum to the Board from Heather Gottke, Inspector, Department of Permitting Services, notifying the Board that the special exception has been abandoned and requesting that it be revoked.

Action: Revoked the special exception as abandoned, (JHP/CGT, 5-0).

7. **S-786-B, Petition of McDonald's USA, LLC.**, (Drive-through Restaurant). Letter to the Board from Christopher Ruhlen, Esquire, providing information in response to the Board's inquiry. [WS: 9/11/13]. [Large exhibits: certified site plans].

Action: Re-opened the record to include Mr. Rulhen's letter with attachments, (DKP/JHP, 5-0).

8. **S-992, Petition of Maria C. Orellana** (Accessory Apartment). Memorandum to the Board from Michelle Hadrick, Inspector, Department of Housing and Community Affairs. recommending revocation of the special exception based upon a violation of Section 59-G-2.00(b)(1).

Action: Schedule show cause hearing, (DKP/CJS, 5-0).

9. **S-1386, Petition of Placemakers, Inc.** (Housing for the Elderly and Handicapped). Memorandum to the Board from Heather Gottke, Inspector, Department of Permitting Services, recommending revocation of the special exception as it is a permitted use in the zone.

Action: Revoked special exception as now permitted, (DKP/JHP, 5-0).

#### **PENDING ITEMS:**

10. **S-763 [S-763-A], Petition of Silver Spring Temple and Library Association** (Service Organization). Letter to the Board from Sean Hughes, Esquire, requesting an administrative modification. [Large exhibits: title sheet, site survey, roof and equipment location plan, building elevations, equipment details). Deferred administrative modification request until a special exception application has been approved for the telecommunications facility. [W/S 3/10/2010].
11. **S-2145, Petition of Southwestern Bell Mobile Systems, Inc.** (Telecommunications Facility). Letter to the Board from Karmen Rajamani, Zoning Manager, requesting a transfer of the special exception. Item deferred for confirmation of the transfer from Southwestern Bell Mobil Systems, Inc. [W/S 4/30/2008].
12. **CBA-2091-A [S-155 & S-342], Petition of Montgomery Square Copenhaver Swim Club**, (Community Swimming Pool). Letter to the Board from Rita Morris requesting to allow Potomac Farm Market to operate on the special exception site. Item deferred for additional information, (consensus). [W/S 7/31/2013].

#### **Board Members**

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