

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**100 Maryland Avenue, Room 217  
Rockville, MD 20850**

**(240) 777-6600**

<https://www.montgomerycountymd.gov/boa/>

**WORKSESSION MINUTES**

**Wednesday, January 15, 2025**

**ACTION ITEMS:**

**1. Minutes and Addendum of the December 18, 2024, Worksession.**

Action: Approved, (CH/AS, 3-0) (RM abstained).

**2. CBA-1504-A, Petition of Mid-Atlantic Petroleum Properties, LLC** (Automobile Service Station). Letter to the Board from Soheil Razavi, on behalf of EJRA, Inc., requesting a transfer of this special exception to property owner EJRA, Inc. Also included is consent to seek the transfer from current special exception holder MAPP, LLC, as well as SDAT information showing that EJRA, Inc., is the current owner of this property.

*Located at 8875 Carroll Avenue, Silver Spring, Maryland.*

Action: Granted the transfer of this special exception, (CH/RM, 4-0).

**3. CBA-2150 [S-592], Petition of Quality Inns, Inc.** (Off-street Parking). Letter to the Board from Shenae Blizzard, Commercial Property Manager, Lincoln Property Company, requesting a transfer of this special exception to current property owner VREC III - LO Colesville Medical MOB, LLC. Also included is a deed evidencing ownership, permission from the current property owner for Ms. Blizzard to seek the requested transfer, and consent to the transfer from the current holder of the special exception. [Deferred from 12/18/24]

*Located at 10720 Columbia Pike, Silver Spring, Maryland.*

Action: Granted the transfer of this special exception, (RM/DS, 4-0).

**4. CBA-2684-C, Petition of The German School** (Private Educational Institution). Letter to the Board from John Green, Facilities Manager, submitting the minutes of the CLC meetings for 2023 and/or related details.

*Located at 8617 Chateau Drive, Potomac, Maryland.*

Action: Re-opened the record to receive Mr. Green's submission, (CH/AS, 4-0).

- 5. S-260, Petition of Potomac Electric Power Company (Electric Substation).** Letter to the Board from Corinne Smallwood, Network Building + Consulting, Senior Land Use Specialist, requesting an administrative modification of this special exception.  
*Located at 1701 Darnestown-Germantown Road, Germantown, Maryland.*

Action: Deferred (consensus).

- 6. S-1060, Petition of Joan J. Breitman (Accessory Apartment).** Letter to the Board from Hamideh Keyhani requesting a transfer of this special exception. Also included is a Deed showing the current ownership of the property.  
*Located at 11120 Whisperwood Lane, Rockville, Maryland.*

Action: Granted the transfer of this special exception, (CH/AS, 4-0).

- 7. S-2668, Petition of Taiwan Culture Center, Inc. (Service Organization).** Letter to the Board from Tai L. Huang, PhD, PE, President, The Taiwan Culture Center, Inc., submitting the Center's Annual Report for 2024. Also included are the Minutes from the 2024 CLC meetings and the Calendar of Events for 2025.  
*Located at 7509 Needwood Road, Derwood, Maryland.*

Action: Re-opened the record to receive Dr. Huang's submission, (RM/DS, 4-0).

**Board Members**

Caryn L. Hines, Chair  
Richard Melnick, Vice Chair  
Alan Sternstein  
Amit K. Sharma - ABSENT  
Donald Silverstein

**Staff**

Barbara Jay, Executive Director  
Kathryn Lloyd, Associate County Attorney

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