

**BOARD OF APPEALS**  
for  
**MONTGOMERY COUNTY**

**100 Maryland Avenue, Room 217  
Rockville, MD 20850  
(240) 777-6600**

**WORKSESSION MINUTES**

**Wednesday, December 3, 2025, 9:30 a.m.**

**ACTION ITEMS**

**1. Minutes of November 19, 2025, Worksession.**

Action: Approved as amended, (CLH/RM, 4-0).

**2. A-6934, Petition of Jason Teves and Monica Tierney (Variance).** Extension of time for the issuance of the Board's Decision.  
*Located at 108 Delford Avenue, Silver Spring, Maryland.*

Action: Extended time to issue decision, (CLH/RM, 4-0).

**3. A-6941, Appeal of Brian Samet (Administrative Appeal).** Board decision in Case No. A-6941. The Board heard this case on November 19, 2025.  
*Located at 25605 Jarl Drive, Gaithersburg, Maryland.*

Action: Denied the administrative appeal, (CLH/RM, 4-0).

**4. CBA-416, CBA-537, and CBA-783, Bannockburn Cooperators, Inc. and Bannockburn Community Club, Inc. (Children's Day Camp)** Letter to the Board from Jody S. Kline, Esquire, requesting an administrative modification of this special exception.  
*Located at 6314 Bannockburn Drive, Bethesda, Maryland.*

Action: Deferred (consensus).

**5. CBA-2643, Nature Forward (An Eleemosynary and Philanthropic Institution, and a Scientific Society Headquarters).** Letter to the Board from Amy Ritsko-Warren, Chief Operating Officer, submitting the Minutes of the Community Liaison Council Meetings held from 2023 to 2025.  
*Located at 8940 Jones Mill Road, Chevy Chase, Maryland.*

Action: Re-opened the record to receive Ms. Warren's submission, (CLH/RM, 4-0).

- 6. S-322-b, Great Lengths, Inc.** (Retail Sales and Consumer Services within a Multiple Family Structure (Barber/Beauty Shop)). Letter to the Board from Alan Zukerberg, President of the Board of Directors for the Promenade Towers Mutual Housing Corporation, requesting a transfer of this special exception. Also included is an email from the current special exception holder consenting to the transfer. [deferred from 11/19/25]  
*Located at 5225 Pooks Hill Road, Bethesda, Maryland.*

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

- 7. S-596, East Gate Recreation Association, Inc.** (Community Swimming Pool). Letter to the Board from Stacy Silber, Esquire, and Vince Biase, Esquire, requesting an administrative modification of this special exception.  
*Located at 10200 Gainsborough Road, Potomac, Maryland.*

Action: Granted the transfer of this special exception, (CLH/RM, 4-0).  
Deferred consideration of the administrative modification, (CLH/RM, 3-1) (AS-opposed).

Board Members	Staff
Caryn L. Hines, Chair Richard Melnick, Vice Chair Alan Sternstein Donald Silverstein	Barbara Jay, Executive Director Kathryn Lloyd, Associate County Attorney

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