



Casey L. Cirner
301.517.4817
ccirner@milesstockbridge.com

November 26, 2025

VIA REGULAR MAIL
AND ELECTRONIC MAIL

Barbara Jay, Esq., Executive Director
Montgomery County Board of Appeals
Stella B. Werner Office Building
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: CBA-1202-A – Bar-T Ranch (child daycare facility)
Request for Minor Modification to Special Exception

Dear Mrs. Jay:

Please find enclosed herewith for filing in the above-captioned matter the following items:

1. Request for Minor Modification to Special Exception CBA-1202-A;
2. Amended Site Plan;
3. Tubby Slide Exhibit;
4. Adjoining and Confronting Property Owners, Civic and Homeowners Association List in Excel spreadsheet format;
5. Labels for Item #4 above; and
6. Filing Fee in the amount of \$500.00.

I appreciate your attention to this matter. Please do not hesitate to contact me should any additional information be required for this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner'.

Casey L. Cirner

cc: Via Electronic Mail
Tyler Cureton, CFO, Bar-T Holding, Inc.
Mark Orens, COO, Bar-T Holding, Inc.

Courtesy copy (Items #1 - 3) via regular mail:
Anna Mae Pointer
David and Nancy Royer
Kenneth Hermann



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November 26, 2025

Caryn Hines, Esq., Chair
Montgomery County Board of Appeals
Stella B. Werner Office Building
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: Special Exception CBA-1202-A
Bar-T Ranch, Inc.
Request for Minor Modification

Dear Chair Hines and Members of the Board of Appeals:

Bar-T Ranch, Inc. ("Bar-T") hereby requests a minor modification to Special Exception CBA-1202-A (the "Special Exception") for a summer day camp: (1) add a modular tubing slide, (2) extend the driveway to pave the pick/up and drop/off loop to improve onsite circulation and avoid off-site vehicle queuing, (3) relocate an existing shed and reorient an existing kickball backstop to accommodate these changes, and (4) depict an existing amphitheater that has long been onsite but which was inadvertently omitted from prior site plans. The requested modifications do not substantially change the nature, character, or intensity of the approved use and do not substantially change the effect on traffic or the immediate neighborhood. In support thereof, Bar-T states as follows:

Introduction

The Special Exception is Bar-T Ranch, the summer day camp (child daycare facility) located at 6530 Olney-Laytonsville Road (Md. Route 108) in Gaithersburg (the "Property"). The Special Exception was originally granted in 1964 and Bar-T has owned and operated it for the last 35 years. The Ranch offers many fun and exciting activities that have been enjoyed by campers across the County. Through this request, Bar-T seeks to enhance the camp experience for the campers, parents/guardians and staff. Enclosed herewith, in support of this request, are an: 1) Amended Site Plan and 2) Slide Exhibit.¹

Authority

The Board of Appeals may grant a minor modification (amendment without a public hearing) to a special exception if the "proposed modification is such that the terms and conditions could be modified without substantially changing the nature, character or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood..." § 59-A-4.53, Pre-November 2014 Montgomery County Zoning Ordinance.²

¹ All of the referenced exhibits are attached hereto and incorporated herein.

² Section 59-A-4.53 of the Montgomery County Zoning Ordinance, 2004, as amended, applies to this Special Exception pursuant to the grandfathering provisions of the comprehensive amendment to the Zoning Ordinance effective October 30, 2014 (the "New Zoning Ordinance"). Specifically, § 7.7.1.B.1 of the New Zoning Ordinance provides as follows: "Application Approved or Filed for Approval before October 30, 2014: 1. Application in Progress before October 30, 2014. **Any... special exception...filed or approved before October 30, 2014 must be**

Caryn Hines, Chair
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Minor Modification Request

As part of its continuing efforts to enhance its summer camp experience, Bar-T requests this minor modification to the Special Exception to add a tubing slide, approve the driveway extension that paves the pick-up/drop-off loop, relocate the existing shed and kickball backstop, and reflect the existing amphitheater. These requests do not increase enrollment, staffing, hours of operation, or programming intensity. Therefore, each of the requested items qualifies as a minor modification to the existing special exception because they are limited in scope, maintain existing operational parameters, and are screened and set back internal to the 12-acre camp site.

A. Modular Tubing Slide

Bar-T requests to install a modular tubing slide within the existing camp recreation area, near the center of the Property to the east of the parking area and to the south of the existing amphitheater. The slide replicates snow tubing in the summer through the use of a patented surface designed by Neveplast that is intended to extend winter sports anywhere. The slide will be installed at grade, using the naturally sloping site topography, except for an elevated platform landing area at the start of the slide. The slide will include 4 parallel “tracks” that run a maximum length of approximately 225 feet (or less). The slide consists of pre-manufactured perforated modules assembled onsite consistent with the manufacturer’s specifications and will not require irrigation or drainage due to its innovative design. The slide incorporates various turns and drops to create a thrilling and unique experience and will be installed in a



configuration suitable for the Property. The slide will add artificial snow fun to the camp. Campers will sit on compatible “snow tubes” to ride down the slide under staff supervision. The tubes will be stored

reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014...The approval of any of these applications...allow the applicant to proceed through any other required application or step in the process within the time allowed by law or plan approval, under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014...”

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indoors at night and made available to campers to manually carry to the slide's starting point. When using the equipment, campers and staff will be required to sit securely in the tubes and grasp both handles. The slide will be operated only during existing daytime camp hours in accordance with the manufacturer's operator guidelines and the camp's written safety plan.

The slide's central location is adequately screened from the adjoining residential neighbors by the existing white pine tree, sloping site topography and fencing along the Property's perimeter. The screening, coupled with the slide's location, will not substantially change the effect of the camp on the immediate neighborhood. Rather, the slide provides the campers with another experience at the Property, which, in turn, will cause the campers to be dispersed throughout the Property and less concentrated in select areas.

Further, the addition of the slide will not change the nature or character of the use because it is consistent with the recreational equipment found at summer camps and agritourism locations. The slide will not increase enrollment, the intensity of the use or have an effect on traffic because it will be used only by the campers that attend the Bar-T Ranch.

The installation of the slide will require the relocation of the existing kickball backstop at the center of the athletic fields. The kickball backstop and field will be shifted closer to the climbing tower facing internal to the camp. The field lines are painted, and the backstop is a simple chain-link fence, making this adjustment very easy. The relocation will not affect any other existing use of the property or the septic fields.

B. Extension of Driveway

Bar-T also requests approval of the driveway extension installed to pave the pick-up and drop-off loop to improve on-site circulation and avoid queuing on Dorsey Road. As depicted on the Site Plan, the driveway extension creates an internal loop at the camp entrance with one lane extending eastwardly before splitting into four (4) westbound lanes. The lanes will be delineated by pavement markings and signage. The loop provides on-site stacking for approximately 40 vehicles, which is a proactive measure to prevent any queuing on Dorsey Road during peak pick-up and drop-off periods. Bar-T staff members welcome each vehicle within the loop and manage the safe pick-up and drop-off of campers at this location.

Enrollment, staffing, hours of operation, and the existing pick-up/drop-off windows will remain unchanged, so no increase in trip generation is proposed. The loop is an enhanced and efficient operational feature for the campers, parents/guardians and staff.

To accommodate the loop, an existing shed located east of the pick-up/discharge area was relocated to the southeastern portion of the Property near the climbing tower/ropes course. The shed will be appropriately set back from the Property line and will not interfere with any existing uses on the Property. Because it is merely a modification of an existing condition, the extension of the driveway to pave the loop will not change the nature, character or intensity of the use, will not negatively impact traffic, and will not substantially change the effect of the camp on the immediate neighborhood. Rather, the extension will proactively mitigate any traffic concerns by ensuring that there will be no vehicle queuing on Dorsey Road.

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C. Depiction of Existing Amphitheater

Bar-T also requests to modify the Site Plan to reflect the amphitheater that has been an existing condition for at least 25 years but was inadvertently omitted from prior site plans. The amphitheater is located interior to the center of the Property, east of the parking area and south of the playground and existing camp buildings. It consists of recessed seating and a small stage area. The amphitheater is screened from the adjoining residential neighbors by the site's sloping topography, trees canopy and the existing white pine trees and fencing along the Property boundaries.

The amphitheater is an important part of each day at the Ranch because it is the destination for campers and staff to meet in the morning and at the end of each day for town halls. It is the place for campers to gather in the shade for instruction and meet their group and staff person before the day's activities and a place for all the campers to rest and visit with friends in the shade while they wait to be picked up at the end of the day. Depicting this long-standing feature aligns the plan with existing conditions and does not alter operations, traffic, or neighborhood effects.



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Conclusion

For the foregoing reasons, the requested minor modification is consistent with the nature, character and intensity of the approved summer day camp without a change to the effect of the use on traffic or the immediate neighborhood. Accordingly, Bar-T respectfully requests that this Board approve the slide, driveway extension, and amphitheater as a minor modification.

I appreciate your consideration of this request and look forward to participating in the upcoming Board worksession for this matter. Should you need any additional information to facilitate this request, please do not hesitate contacting me.

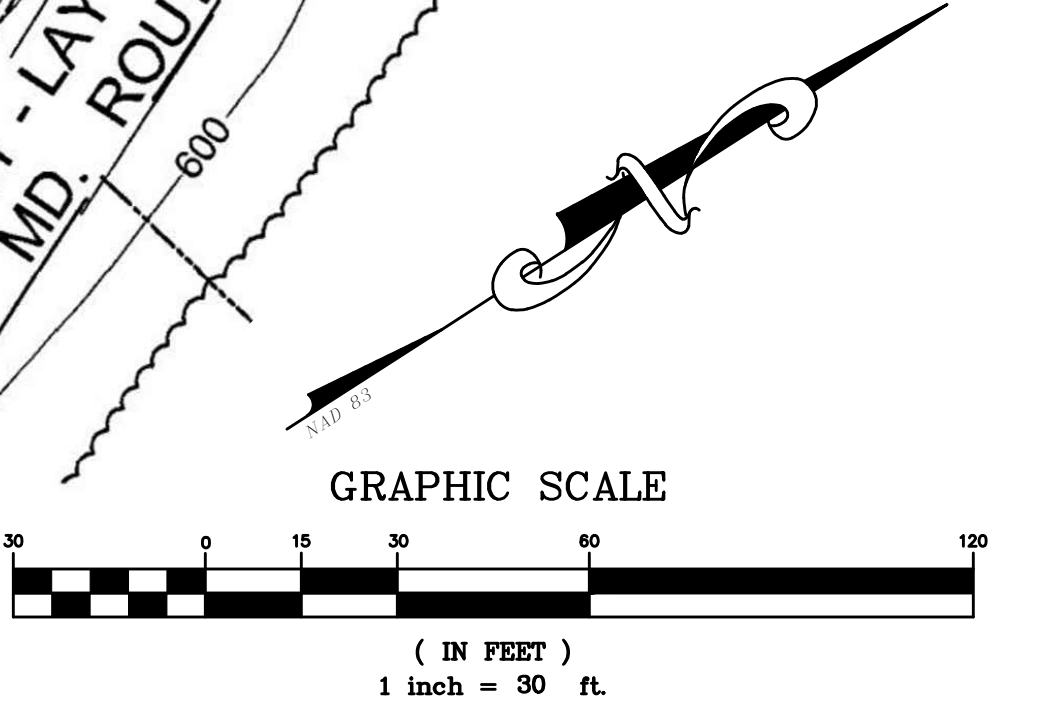
Very truly yours,



Casey L. Cirner

Encl.

cc: Tyler Cureton, CFO, Bar-T Holding, Inc.
Mark Orens, COO, Bar-T Holding, Inc.
Devyn N. King, Esq.



PROJECT

BAR-T RANCH
6530 OLNEY-LAYTONSVILLE ROAD
GAITHERSBURG, MD 20882

PREPARED FOR:

BAR - T RANCH
177 Kentlands Boulevard, Suite 300
Gaithersburg, MD 20878

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
5146 DORSEY HALL DRIVE, 2ND FLOOR ELLICOTT CITY, MD 21042
P. 443.542.9199 WWW.NORTONLANDESIGN.COM

1. GROSS TRACT AREA: 12.31 ACRES

1. GROSS TRACT AREA: 13.31 ACRES
2. ZONING: R-200
3. MASTER PLAN AREA: OLNEY
4. LAND USE: SUMMER DAY CAMP (CHILD DAY CARE) (SIC: 80-81.1)
NORTH CO. ZONING ORDINANCE
5. MAX. NUMBER OF CAMPEERS PERMITTED: 1,072 / PROPOSED: 450
6. PARKING NEEDED (PROVIDED): 8 BUSES / VANS
40 CARS
2 TRAILERS FOR RESIDENCE
7. BUILDING COVERAGE: 2.4% OF GROSS TRACT AREA (2398 sq. ft. / 18 STRUCTURES)
8. BARRIO HEIGHT: 37' / RESIDENCE HEIGHT: 20'
9. THERE IS NO 100 YEAR FLOODPLAIN ON THIS PROPERTY.
10. THERE ARE NO NON TAXABLE WETLANDS ON THIS PROPERTY.
11. THERE ARE NO FORESTS ON THIS PROPERTY.

REVISIONS				VICINITY MAP T=2-004	
WATER CLASS	X	WATERSHED	X	FEMA FLOODPLAIN	
TRIBUTARY	X			MAP PANEL #	
TAX MAP	X	200 SHEET	X	A/D C MAP PAGE	X
SCALE		DATE	MAY 2008	SHEET NO.	14
		(PROJ. NO.)			
				GRID	X



We have been producing ski slopes in Neveplast patented surface since 1998, in order to realize the dream of practicing winter sports anywhere, all year round, at low cost and using the usual equipment. Thanks to the experience gained with more than 2,300 installations worldwide, Neveplast assists customers from the idea to the realization of the tracks, recommending tailored solutions. We develop turn-key projects that meets each customer specific needs.



neveplast *TUBBY

TUBBY is an innovative snow tubing track for summer and winter that can be installed everywhere guaranteeing great fun in safety. Sitting in specific “snowtubes”, users slide inside a steel containment structure entirely covered with Neveplast materials that ensure gliding. The revolutionary TUBBY modular system allows you to build tracks that are fully customizable in terms of shape, length and size, reducing costs while ensuring an

hourly capacity aligned with your expectations. TUBBY is easy to assemble and it does not require irrigation and drainage systems which contributes to maintain operation costs very low. The wide range of accessories ensures the highest degree of customization of both the track and snowtubes. Neveplast will assist you during the design, construction, installation and after sales phases, recommending ideal solutions for a great success.



100% safe hourly capacity high flexibility a

SUMMER & WINTER SNOW TUBING



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TUBBY STRAIGHT



Easy to install and highly adaptable to any condition, the straight TUBBY track is the ideal solution to give an experience that will get your adrenaline going

Target > 3 years old
Hourly capacity
Adrenaline
Customization



The feature that makes TUBBY special is its modularity, because this makes it possible to adapt it perfectly to the surrounding environment.

Being modular means that the TUBBY track is specifically designed for achieving your goal. We are constantly focused on the product and its possible applications in order to invent new accessories for making even more performing the TUBBY track.

Create your own TUBBY track by combining the diverse available accessories! If you cannot find what is in your mind just contact us! We will be happy to design a solution that completely satisfies your needs!

Thanks to our experience, we can recommend the ideal length and shape for your track according to the target, the environment and the ground characteristics. The TUBBY module allows total freedom of design.

The accessories will make your TUBBY track unique and inimitable. Are you looking for something truly amazing? With a minimum of 200 square metres we can realize your track in your favourite color.



neveplast SNOWTUBES

Neveplast SNOWTUBES are designed to be used both in the summer on TUBBY tracks, and in winter on specially prepared snow-covered slopes made safe.

Safe and easy to handle, Neveplast SNOWTUBES are made of rigid bottom in low friction plastic, handles and straps for easy transport.

The waterproof and highly resistant fabric is available in a number of different colors.

Market changes have resulted in Neveplast developing a new and fully customisable range of SNOWTUBES EVO.

Made in Italy with high quality materials, they ensure the best possible performance in total safety.

Our SNOWTUBES are handy and fun, brightly colored and are fully customizable.



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SNOWTUBE
IS FUN!



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SNOWTUBE EVOLUTION

AVAILABLE IN THREE SIZES: MINI, MEDIUM AND MAXI

The EVO product range is not only improved in terms of design but also in relation to its functional characteristics and greater attention to detail: a high resistance of the lining and stitching, UV resistant with a washable fabric interior. Each SNOWTUBE also has practical safety standards positioned inside. New fabrics with bright and digitally printed colors give the new SNOWTUBE a more interesting and playful look. A fully designed tube with more than 10 fabric and bottom color combinations makes them irresistible.



100% safe hourly capacity high flexibility a



SNOWTUBE MINI EVO

Diameter: 80 cm

Height: 20 cm

Weight: 4.50 Kg

Bottom: 4.00 mm

SNOWTUBE MEDIUM EVO

Diameter: 95 cm

Height: 25 cm

Weight: 8.50 Kg

Bottom: 3.50 mm

SNOWTUBE MAXI EVO

Diameter: 125 cm

Height: 27 cm

Weight: 9.50 Kg

Bottom: 5.0



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