

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850
<http://www.montgomerycountymd.gov/ozah/index.html>
Phone: (240) 777-6660; Fax (240) 777-6665

CASE NO. CU 20-01

APPLICATION OF WAY STATION, CIN.

NOTICE OF MOTION TO AMEND

The subject application seeks a conditional use to allow a Residential Care Facility for nine (9) to sixteen (16) persons under Section 59-3.3.2.E.2.b. of the Zoning Ordinance on property The subject property located at 20629 Boland Farm Road, Germantown, MD, in the R-200 Zone (Tax Account Number 09-03047093).

This matter is scheduled for public hearing before the Hearing Examiner on **Friday, May 1, 2020**, in the Broome School, 751 Twinbrook Parkway, Rockville, MD 20851, at 9:30 a.m., or as soon thereafter as this matter can be heard.

Please take notice that on March 24, 2020, the Applicant's Attorney, Jody S. Kline, Esquire, filed a request to amend the application.

According to the Applicant, the request to amend the application seeks the following changes (Exhibits 31, 32):

1. Submission of a revised Statement of Justification to correspond with relevant drawing modifications and additional operational information separately provided to Staff.
2. Revised plans with descriptions of the changes provided by the Applicant:
 - a. Basement (page A-1/A-102):
 - i. Revised layouts of Wellness Room.
 - ii. Changed location of ADA Bathroom per existing conditions.
 - iii. Overall coordination/revisions consistent with progression of drawings.
 - b. 1st Floor (page A-2/A-105):
 - i. Revised Bathroom (ADA and standard) layout.
 - ii. Changed location of ADA bathroom.
 - c. 2nd Floor (A-3/A-108):
 - i. Revised bathroom (ADA and standard) layout.
 - ii. Revised bedroom layout(s) to be more efficient.
 - d. 2nd Floor (A-3/A-108)
 - i. Revised Kitchen layout per coordination and Owner directive.

- ii. Revised bathroom (ADA and standard) layout to be more efficient.
 - iii. Revised bedroom layout to be more efficient.
- e. Elevations:
 - i. Revised window type to casement to accommodate required egress.
- f. Site Plan Amendments:
 - i. Move fire hydrant outside of the public right-of-way;
 - ii. Add Code references in the Development Standards tabulations for side yard.
 - iii. Add new ramp by front door for ADA access.
 - iv. Minor graphic to clarify improvements and corrected tree labels on Fire Department property.
 - v. Amend landscape plan to show ramp, fire hydrant, and graphic revisions described.
 - vi. Add one tree to west yard.
 - vii. Change plant selection to include more native species.
 - viii. Amend trees save plan to reflect above revisions.
- g. Add illustrative plan of development.

A motion to amend an application requests permission only to revise portions of the application. Granting the motion merely allows the Applicant to make the requested changes to the application, but does not, in any way, approve the application itself. The Hearing Examiner will take the motion to amend the application under consideration for a period of ten days from the date of this notice, until **April 4, 2020**. Interested parties who object to the motion must do so, in writing, no later than **April 4, 2020**. If no objection is received by that time, the motion will be considered granted. Additional notification regarding the amendment will be provided only if an objection is received.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, **or** (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Rules of Procedure (Rules). Filings must include an electronic copy of the statement and all attachments. These Rules may be found on OZAH's website at <http://www.montgomerycountymd.gov/ozah/>. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing.

If you need services to participate in a public hearing, please contact us as far in advance as possible by calling 240-777-6660 (TTY 240-777-7914) or emailing us at ozah@montgomerycountymd.gov. This document is available in alternative format such as large print upon request, via the same phone numbers and email address. The entire file may be reviewed in the Office of Zoning and Administrative Hearings, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., prior to the date of the hearing.

Notices forwarded this 25th day of March, 2020 to:

Jody Kline, Esquire

Attorney for the Applicant
Civic, Renters' and Homeowners' Associations within a half mile of the site
(or a condominium's council of unit owners or renters, if applicable)
Any Municipality within a half mile of the site

Office of Zoning and Administrative Hearings

A handwritten signature in dark ink, appearing to read 'L. Hannan', with a long horizontal stroke extending to the right.

Lynn Robeson Hannan
Hearing Examiner