



February 28, 2024 Updated May 23, 2024

Lynn Robeson Hannan, Director

Office of Zoning and Administrative Hearings

Stella B. Werner Council Office Building

100 Maryland Avenue, Room 200

Rockville, Maryland 20850

ozah@montgomerycountymd.gov

RE: Statement of Operations In Support of
Conditional Use Application for Potomac MMA, LLC
8400 Postoak Rd – Potomac, MD 20854
Lot 1 – Block D – Section 2 – Regency Estates – Plat #8405

Dear Director Hannan:

On behalf of my client, Potomac MMA, LLC (“Applicant”), please accept into the record the following Statement of Operations filed in support of the above-referenced Conditional Use application (“Application”) for a Home Occupation With Major Impact.¹ The property owner, Mr. Todd Margolis, seeks approval to operate a mixed-martial arts training academy in a standalone training studio (“MMA Studio”) on the same property as his primary residence, where he lives with his wife and children. This Statement of Operations also includes proposed conditions of approval, should this application be granted.

Background

Mr. Todd Margolis is a world-class jiu-jitsu black belt, and during the early 2000s, Mr. Margolis was widely regarded as one of the top grapplers in the world. Mr. Margolis also is a highly recognized wrestling expert who comes from a well-known wrestling family, and he along with his brother and a nephew have earned State Champion wrestler titles. He was the first American athlete to reach the final of the International Brazilian Jiu-Jitsu Federation’s (IBJJF) Pan American Championships at the adult black belt level, and the first US athlete to conquer a medal in the tournament’s open weight division (adult BB).

Mr. Margolis now focuses on coaching and training youth and adult students in mixed-martial arts in the Potomac area, including members of the Churchill High School, Hoover Middle School and

¹ This Statement of Justification incorporates by reference, as if fully restated herein, the Expert Zoning Report prepared by Douglas G. Tilley, P.E., of O’Connell & Lawrence, Inc. (“O’C&L”) dated [February 9] May 16, 2024 filed as Application Exhibit 13 (“Zoning Report”) and accompanying Site Plan in support of this Application (Exhibit 11), the Statement of Justification dated January 13, 2023 prepared by undersigned counsel (Exhibit 3), and the Transportation Study Exemption Statement and Queuing Assessment (“Transportation Study”) and attachments thereto prepared by Chris L. Kabatt, P.E. dated [February 13] May 21, 2024 (Exhibit 7), and the May 24, 2024 Supplemental Submission and all related supplemental exhibits.

St. Andrew's Episcopal School wrestling team members. He is highly regarded for his coaching and training skills, as evidenced by attached letters of support from coaches of those schools. Exhibit 10.A.

Mr. Margolis has built a training studio ("Studio") on the residential property he owns and lives in with his family at 8400 Postoak Road, Potomac. From the exterior the Studio looks like a brick detached garage behind his residential home. The Studio is primarily fitted out with padded flooring and limited workout equipment such as hand-held free weights. There is no amplified sound equipment, no outdoor lighting, and no sales of any kind (*e.g.*, uniforms, equipment) are associated with the proposed use. Training is conducted entirely within the Studio.

Hours of Operation

The Studio will be open between 9:00 AM and 9:00 PM, Monday through Saturday. There will be a maximum of five classes/day, 45 minutes each with the final class of the day up to 60 minutes, with a maximum of 12 students/class. There will be a minimum 15-minute break between each class to allow for reasonable turnover.

Classes are divided into age groups for safety reasons (to ensure that students are relatively the same size/weight). For students who are too young to drive, their parents typically drop them off, leave, and return to pick them up. It is common for siblings to be enrolled at the same time, which reduces the number of trips, as noted in several of the letters of support.² The Studio also draws a number of students from nearby Hoover Middle School, Churchill High School and St. Andrew's Episcopal School's wrestling teams. Because these schools are less than a mile (walking distance) from the Studio, many of these students walk to the Studio after school and are picked up once class is over. This practice also reduces the number of vehicles.³

The Application also seeks approval for up to two weeks of summer camp, each up to five days. Camp would operate Monday – Friday (or a shorter period of time) between 9:00 AM and 4:00 PM, with a maximum enrollment of 12 students. Students would remain at the Studio for the full day.

Mr. Margolis will continue to live with his family, on site, within the existing single family detached dwelling unit.

Employees

The sole employee is Mr. Margolis, who owns and lives at 8400 Postoak Road, which is the location of the Studio.

² Exhibit 11.A.

³ Parking, traffic and drop/off-pickups are discussed fully in the concurrently-filed Zoning Report (Exhibit 13) and Transportation Study (Exhibit 7), which confirm these elements of the proposed use comply with Zoning Code and APFO requirements.

Proposed Conditions of Approval

The Applicant proposes the following conditions of approval:

1. Hours of operation limited to 9:00 AM – 9:00 PM Monday through Saturday, with a maximum of five classes/day, 45 minutes with the final class of the day up to 60 minutes, with a minimum 15-minute break between the end of one class and the start of the next.
2. Maximum of 12 students/class.
3. A maximum of two weeks of summer camp, no more than five consecutive calendar days between 9:00 AM and 4:00 PM, with a maximum of 12/students per day each day of camp.
4. A maximum of one resident employee.

Conclusion

The Applicant requests that the Hearing Examiner grant approval of this Application with the conditions of approval recommended herein.

Respectfully Submitted,

Michele McDaniel Rosenfeld

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Exhibit 10.A: CV – Todd Margolis

Exhibit 10.B: Letters in support of Application