

From: [Byrne, Kathleen E.](#)
To: [Michele Rosenfeld](#); mikenorthridge@msn.com
Cc: [Johnson, Nana](#)
Subject: Fw: Additional information for OZAH CU 24-18
Date: Friday, March 7, 2025 1:37:31 PM

Mr. Northridge,

I am in receipt of the email below dated February 28, 2025 . OZAH also received the paper copy by mail. Before I make any decision regarding this document, I want to give Ms. Rosenfeld an opportunity to review and respond.

Ms. Rosenfeld,

Do you have any objection to OZAH receiving this document and making it part of the record? If so, please explain the basis for your objection. Do you wish to submit a response addressing the content of the of the email/letter? Thank you.

Katy Byrne

Kathleen E. Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville Maryland 20850
240-777-6667

From: Michael Northridge <mikenorthridge@msn.com>
Sent: Friday, February 28, 2025 3:45 PM
To: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Subject: Fw: Additional information for OZAH CU 24-18

[EXTERNAL EMAIL]

In re: OZAH No. CU 24-18

I am submitting new/additional information (see below) regarding Potomac MMA's conditional use application. I previously testified on concerns about the application during a February 13, 2025, OZAH hearing.

The gist of the application relates to parking, both on-site and off-site. The application (coupled with the applicant's testimony) described his family's personal parking needs as well as the parking needs for his business. As to the latter, the application (and the applicant's testimony) indicates that he is the sole instructor and thus the only parking needs for the business are for a maximum of 12 students per class.

It appears, however, that this may not be an accurate characterization of the situation.

On February 14th (the day after the hearing), my wife and I were on a Valentine's date at a local restaurant. During the meal, a nice couple leaving from a nearby table stopped by our table and

introduced themselves. The gentleman explained that he had overheard me mention the Potomac MMA business and the hearing. He then noted that he teaches classes of little kids there. I responded that I had testified about concerns with the business' application and that, thankfully, everyone has been civil and polite about the matter. We concluded the conversation.

Early the following week I contacted Michele Rosenfeld, the attorney for the applicant, and relayed the conversation and my surprise that the applicant was not the sole instructor. Ms. Rosenfeld responded that she would check with her client. Later in the week, she contacted me and basically explained that her client stood by his testimony and application and that the individual who approached me was merely a student who may have demonstrated moves on occasion to less experienced students and who was "not an employee on the payroll." I later urged her to correct the record. After consulting her client again, she informed me that there would be no correction or submittal on their part.

Whether this additional instructor is compensated or not (e.g., on the business's payroll) is irrelevant for purposes of the application. The salient issue is the parking needs for the business and it is plain that the needs are, at times, for 13 spaces (12 students plus this instructor), not 12 spaces. In response, Ms. Rosenfeld emphasized that the applicant characterizes the individual as "a student." It seems doubtful, however, that a class of 12 students would include eleven young children and one adult male. The more plausible scenario is that this individual may be a student at times (e.g., during a class for adults) and an instructor at other times (e.g., teaching classes of youths).

Signed,

/s/ Michael Northridge (8210 Postoak Road, Potomac MD 20854)



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>