

**From:** [Allen, Christopher](#)  
**To:** [Jay, Barbara](#)  
**Cc:** [Lundy, Cynthia](#); [Vargas, Jennyffer](#); [Nichols, Greg](#); [Robison, Elana](#); [Ferner, Stephanie](#); [Salazar, Victor](#); [Motazed, Ehsan](#)  
**Subject:** RE: Olney Boys and Girls Club (Field of Screams) [S-2385]  
**Date:** Tuesday, August 20, 2024 1:59:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you for clarifying the purpose of the BOA meeting on 9/11.

The purpose of my email was just to provide additional information to the Board of Appeals, should they need additional clarifications.

In the letter you attached (from Brad Scott of OBGC), it states that the existing 28 structures were approved by MNCPPC, however the approval from MNCPPC does not constitute an approval to construct or use these buildings in connection with their events. DPS has not issued any permits for the existing structures and their continued use is in violation of Chapter 8 of the Montgomery County Code; therefore their request to codify these structures needing “no further approval” (on pages 2 and 3) is concerning since this would directly contradict the findings of the District Court. The OBGC has already referenced the July 2024 resolution in District Court, as tacit approval of to continue to have their event and utilize these structures without DPS approval.

- a) Existing Structures in Conservation Easement – Approve the submitted plan, attached, to confirm that all existing structures are made a part of the SE approvals. There are a total of 28 existing structures. The structures are already constructed

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and need no further approval to be permitted in the CE, per the MNCPPC modification approval.

Also, for your awareness, OBGC has a current building permit application to demolish the aforementioned existing structures and construct new structures, to be used for their events.

I understand and appreciate your statement that the Special Exception approvals do not absolve OBGC of obtaining permits and approvals from other agencies. I have been working with OBGC for 6 years, and want to ensure they obtain all required permits and approvals are obtained.

Thank you,

[Chris Allen](#)  
Manager III  
Acting Supervisor for Commercial Building Inspections

Office of the Director  
Department of Permitting Services  
2425 Reddie Drive, 7th Floor  
Wheaton, MD 20902  
240-447-0488 (M)

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**From:** Jay, Barbara <Barbara.Jay@montgomerycountymd.gov>

**Sent:** Tuesday, August 20, 2024 12:19 PM

**To:** Allen, Christopher <Christopher.Allen@montgomerycountymd.gov>

**Cc:** Lundy, Cynthia <Cynthia.Lundy@montgomerycountymd.gov>; Vargas, Jennyffer <Jennyffer.Vargas@montgomerycountymd.gov>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>; Robison, Elana <Elana.Robison@montgomerycountymd.gov>; Ferner, Stephanie <Stephanie.Ferner@montgomerycountymd.gov>; Salazar, Victor <Victor.Salazar@montgomerycountymd.gov>; Motazedi, Ehsan <Ehsan.Motazedi@montgomerycountymd.gov>

**Subject:** RE: Olney Boys and Girls Club (Field of Screams) [S-2385]

Dear Mr. Allen,

Thank you for your email. The Board is not holding a hearing on this matter on September 11<sup>th</sup>. Rather, at its September 11<sup>th</sup> Worksession, the Board will be considering correspondence concerning a recent modification granted to the OBGC, including correspondence requesting a public hearing regarding that modification. The modification allows the OBGC to maintain certain structures on their special exception property and to clarify that fundraising is permitted. See attached. When a timely request for a public hearing is received, it is my understanding that the Board has no choice but to suspend the modification and hold a public hearing. This is presumably what the Board will do on the 11<sup>th</sup>. The public hearing would be scheduled for a later date.

The OBGC seemed to indicate in their modification request that the modification was part of a chain of needed approvals, notably DPS approvals. See attached. It is not clear from your email what you are asking the Board to do at this juncture. Again, the Board's modification of this special exception will likely be suspended on September 11<sup>th</sup>, and even if it were not to be suspended, or if it is ultimately reinstated, the Board's resolution, in and of itself, does not absolve the OBGC from the need to comply with other County and State requirements. If you would like your email included with the correspondence reviewed by the Board at the September 11<sup>th</sup> Worksession, please let us know and we will include it with the other materials.

Sincerely,

Barbara Jay, Executive Director  
Montgomery County Board of Appeals  
100 Maryland Avenue, Suite 217  
Rockville, Maryland 20850

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**From:** Allen, Christopher <[Christopher.Allen@montgomerycountymd.gov](mailto:Christopher.Allen@montgomerycountymd.gov)>  
**Sent:** Tuesday, August 20, 2024 11:00 AM  
**To:** Jay, Barbara <[Barbara.Jay@montgomerycountymd.gov](mailto:Barbara.Jay@montgomerycountymd.gov)>  
**Cc:** Lundy, Cynthia <[Cynthia.Lundy@montgomerycountymd.gov](mailto:Cynthia.Lundy@montgomerycountymd.gov)>; Vargas, Jennyffer <[Jennyffer.Vargas@montgomerycountymd.gov](mailto:Jennyffer.Vargas@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; Robison, Elana <[Elana.Robison@montgomerycountymd.gov](mailto:Elana.Robison@montgomerycountymd.gov)>; Ferner, Stephanie <[Stephanie.Ferner@montgomerycountymd.gov](mailto:Stephanie.Ferner@montgomerycountymd.gov)>; Salazar, Victor <[Victor.Salazar@montgomerycountymd.gov](mailto:Victor.Salazar@montgomerycountymd.gov)>; Motazedi, Ehsan <[Ehsan.Motazedi@montgomerycountymd.gov](mailto:Ehsan.Motazedi@montgomerycountymd.gov)>  
**Subject:** FW: Olney Boys and Girls Club (Field of Screams) [S-2385]  
**Importance:** High

Good Morning,

I know that the Olney Boys & Girls Club (OBGC) has a hearing on 9/11/24 regarding an amendment to Special Exception S-2385. While this event has operated for many years, in 2020 DPS issued citations to OBGC for operating the events without the required permits and approvals necessary to hold the event.

In April 2021, an Abatement Order was issued by the District Court prohibiting them from having the event until they have obtained the required permits and inspection approvals for the structures that are used for this event. These events are classified as “special amusement” under the State and County Fire Prevention Codes, and haunted attractions are heavily regulated under those fire codes.

It is DPS’ opinion that this event should not occur until OBGC has obtained the required permits and inspection approvals, ensuring life safety of the guests and workers that visit this property. Please let me know if you have any questions or need any additional information.

Chris Allen

Manager III  
Acting Supervisor for Commercial Building Inspections  
Office of the Director  
Department of Permitting Services  
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**From:** Allen, Christopher <[Christopher.Allen@montgomerycountymd.gov](mailto:Christopher.Allen@montgomerycountymd.gov)>

**Sent:** Tuesday, August 20, 2024 10:27 AM

**To:** Peter Ciferri <[PCiferri@mcmillanmetro.com](mailto:PCiferri@mcmillanmetro.com)>; Ferner, Stephanie  
<[Stephanie.Ferner@montgomerycountymd.gov](mailto:Stephanie.Ferner@montgomerycountymd.gov)>

**Cc:** Kevin McLaren <[kmclaren@greenearthinc.com](mailto:kmclaren@greenearthinc.com)>; Brad Scott <[director@obgc.com](mailto:director@obgc.com)>; Robison, Elana  
<[Elana.Robison@montgomerycountymd.gov](mailto:Elana.Robison@montgomerycountymd.gov)>; Sabbakhan, Rabbiah  
<[Rabbiah.Sabbakhan@montgomerycountymd.gov](mailto:Rabbiah.Sabbakhan@montgomerycountymd.gov)>; Motazedi, Ehsan  
<[Ehsan.Motazedi@montgomerycountymd.gov](mailto:Ehsan.Motazedi@montgomerycountymd.gov)>; Merck, Rick  
<[Richard.Merck@montgomerycountymd.gov](mailto:Richard.Merck@montgomerycountymd.gov)>; Salazar, Victor  
<[Victor.Salazar@montgomerycountymd.gov](mailto:Victor.Salazar@montgomerycountymd.gov)>

**Subject:** RE: Olney Boys and Girls Club (Field of Screams)

**Importance:** High

Peter,

After the initial meeting we had to discuss the status of the Field of Screams, the Department of Permitting Services (DPS) has internally reviewed your request to operate the Field of Screams this year. As you are aware, an Abatement Order was issued on 4/20/2021 by the District Court stating that OBGC is “not to operate the Field of Screams event without permits, inspection approvals, and issued Certificate of Use & Occupancy.” Because the Abatement Order has not been satisfied and the violations of Chapter 8 of the Montgomery County Code remain present on the property, DPS cannot authorize violations of the county law and the issued Abatement Order. Thus, DPS cannot authorize operation of the event until the Abatement Order has been satisfied and the property is compliant with the county code.

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**From:** Peter Ciferri <[pciferri@mcmillanmetro.com](mailto:pciferri@mcmillanmetro.com)>

**Sent:** Friday, August 16, 2024 8:48 AM

**To:** Allen, Christopher <[Christopher.Allen@montgomerycountymd.gov](mailto:Christopher.Allen@montgomerycountymd.gov)>; Ferner, Stephanie <[Stephanie.Ferner@montgomerycountymd.gov](mailto:Stephanie.Ferner@montgomerycountymd.gov)>

**Cc:** Kevin McLaren <[kmclaren@greenearthinc.com](mailto:kmclaren@greenearthinc.com)>; Brad Scott <[director@obgc.com](mailto:director@obgc.com)>

**Subject:** Olney Boys and Girls Club

**[EXTERNAL EMAIL]**

Good morning Stephanie and Chris:

I am following up on OBGC's continued efforts to clear the abatement order issued by the County. Please find attached a copy of the Board of Appeals resolution, memorializing its earlier Special Exception modification decision.

Unfortunately, some nearby property owners are now asking that this modification request be reconsidered in September. Their concerns are almost entirely unrelated to the specific request that we are making in the modification; and to the extent that they are related, they are uninformed or misguided as to the administrative processes that OBGC is working through with DPS and MNCPPC.

Given all of that, we now have another Board of Appeals hearing set for Sept. 11 on the same request.

Can we please schedule a meeting with you both and with others from the DPS Director's office, for some time between August 19 and August 30? We would like to continue our earlier discussions of an appropriate plan of action as to events this Fall, and also discuss whether DPS is able to provide further explanation to the Board of Appeals for our upcoming hearing there. I think it would be beneficial to have Mr. Sabbakhan join the meeting; however, I'll leave the exact roster up to you.

Thanks in advance and best regards,

**Peter E. Ciferri** | Shareholder



ATTORNEYS AT LAW

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