

**From:** [Behanna, Sara](#)  
**To:** [Nikki Korson](#)  
**Cc:** [Office of Zoning and Administrative Hearings](#)  
**Bcc:** [Byrne, Kathleen E.](#)  
**Subject:** Re: Administrative Modification of Case S-2385, Olney Boys & Girls Club  
**Date:** Monday, December 30, 2024 8:06:07 PM

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Yes, of course. Our rules regarding submitting a pre-hearing statement 30 days in advance of a public hearing only apply to groups/organizations who must be represented by an attorney. Any individual who wants to testify on their own behalf at a hearing is not required to do anything in advance. At the start of the hearing, the hearing examiner will ask who wishes to testify and everyone will be heard. There are no pre-requirements.

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**From:** Nikki Korson <nikkikorson@gmail.com>  
**Sent:** Monday, December 30, 2024 5:48:53 PM  
**To:** Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>  
**Cc:** Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>  
**Subject:** Re: Administrative Modification of Case S-2385, Olney Boys & Girls Club

[EXTERNAL EMAIL]

Sara,

I have been planning on attending the hearing, but have a professional conference on 1/15. This wasn't a whole lot of notice, given the public hearings typically schedule 90 days out. I'm concerned that I will be barred from testifying in February, as this has been marked although the FAQs on the site state that advanced sign up to testify, or advanced exhibit submitted, isn't required for pro se participants to a public hearing.

Will I be permitted to join February's public hearing without attendance at the January pre hearing?

Nikki

On Dec 30, 2024, at 4:49 PM, Behanna, Sara <Sara.Behanna@montgomerycountymd.gov> wrote:

Ms. Korson,

Per OZAH Rule 1.6, the Hearing Examiner has the authority to schedule a prehearing conference when she feels one is necessary. The notice of both the prehearing conference and the public hearing on the merits sent today serves as the official notice for both dates. You and everyone else copied on this notice are learning of the 1/15/25 prehearing conference at the same time, today. This notice will be sent to those copied on the notice and also to those email addresses sent to OZAH from the Board of Appeals.

Both the prehearing conference and the public hearing are open to the public and anyone can join from meeting link on OZAH's website, as described in the notice. The paper notice sent serves as the only formal notice required under the rules. However, the notice, dates, and hearing times will also be published on OZAH's website.

The first paragraph of the notice describes the purpose of prehearing conference as follows:

"identify the individuals participating in the public hearing as parties and to establish an order for testimony, cross-examination and evidence presented during the public hearing" for the application submitted. It appears from this description that the Hearing Examiner wishes to establish the hearing procedures with the parties prior to the hearing on merits on 2/11/25.

Sara Behanna  
Administrative Specialist II  
Office of Zoning & Administrative Hearings  
Montgomery County Government  
100 Maryland Avenue, Room 200  
Rockville, MD 20850  
(240) 777-6661  
[sara.behanna@montgomerycountymd.gov](mailto:sara.behanna@montgomerycountymd.gov)

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**From:** Nikki Korson <[nikkikorson@gmail.com](mailto:nikkikorson@gmail.com)>  
**Sent:** Monday, December 30, 2024 3:12 PM  
**To:** Behanna, Sara <[Sara.Behanna@montgomerycountymd.gov](mailto:Sara.Behanna@montgomerycountymd.gov)>  
**Cc:** Office of Zoning and Administrative Hearings <[OZAH@montgomerycountymd.gov](mailto:OZAH@montgomerycountymd.gov)>  
**Subject:** Re: Administrative Modification of Case S-2385, Olney Boys & Girls Club

**[EXTERNAL EMAIL]**

Hi Sarah,

Thank you for inclusion on the below. This is the first I'm hearing of a pre-hearing conference. Can you please confirm that this will be public? Additionally, how will it be publicized? What is the intended scope/topic given the February hearing?

Thanks,  
Nikki Korson

Sent from my iPhone

On Dec 30, 2024, at 3:08 PM, Behanna, Sara  
<[Sara.Behanna@montgomerycountymd.gov](mailto:Sara.Behanna@montgomerycountymd.gov)> wrote:

Please find attached the public hearing notice for both a virtual pre-hearing conference in this case on January 15, 2025 at 9:30am and a hybrid (you may attend in person or virtually) on February 11, 2025 at 9:30am.

If you reply to this email, please also cc [ozah@montgomerycountymd.gov](mailto:ozah@montgomerycountymd.gov).

Sara Behanna  
Administrative Specialist II  
Office of Zoning & Administrative Hearings  
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100 Maryland Avenue, Room 200

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[sara.behanna@montgomerycountymd.gov](mailto:sara.behanna@montgomerycountymd.gov)



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<https://www.montgomerycountymd.gov/cybersecurity>