

**BEFORE THE MONTGOMERY COUNTY  
COMMISSION ON COMMON OWNERSHIP COMMUNITIES  
Case Review Panel**

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Suite 200  
Rockville, Maryland 20850  
(240) 777-6660 (240) / Fax (240) 777-6665**

**Mary Dolbashian**

*Complainant*

v.

**Kenwood Place Condominium Association**

*Respondent*

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CCOC Case No. 2025-076  
OZAH Referral No. CCOC 26-01

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Before: Khandikile Mvunga Sokoni, Hearing Examiner

**SCHEDULING AND PROCEDURES ORDER**

The Commission on Common Ownership Communities (CCOC) has referred the above-captioned complaint to the Office of Zoning and Administrative Hearings (OZAH) for hearing.

In order to arrange for the hearing, and appropriate pre-hearing submissions, **a pre-hearing conference is hereby scheduled for 1:00 p.m., Tuesday, January 13, 2026**, in Room 200, 100 Maryland Avenue, Rockville, Maryland 20850. Please contact Ms. Nana Johnson, OZAH's Administrative Specialist, at (240) 777-6660 **by Tuesday, December 23, 2025**, to confirm your attendance at this conference or to indicate any date conflicts. Please let Ms. Johnson know if you prefer to participate remotely.

Paragraph 6 of this Order sets forth the proposed schedule for submission of pre-hearing statements, pre-hearing motions and the hearing. This schedule will be discussed at the pre-hearing conference and may be further amended, so the parties should bring their calendars and be prepared to provide an estimate of the span of time they expect to need for discovery. The discussion will also include preliminary matters and any other procedural concerns that the parties wish to raise.

Only the attendance of attorneys for the parties is required at the scheduling conference unless the party is not represented by an attorney. All attorneys who appear before OZAH must

be licensed to practice in Maryland or admitted by the Circuit Court *pro hac vice* under Rule 19-217 of the Maryland Rules of Civil Procedure.

The following are some basic rules that will govern further proceedings:

1. Procedures in this litigation will be governed by Chapter 10B of the Montgomery County Code, the Montgomery County Administrative Procedures Act (MCAPA), Code §§ 2A-1 through 2A-11, COMCOR Chapter 10B, and OZAH's Rules of Procedure for Agency Referral Cases. A copy of the latter may be found on OZAH's website listed in the heading of this Order above.
2. Copies of all correspondence with OZAH must be served on the opposing party. Parties may submit documents by email, but must provide a hard copy postmarked the same date the email is sent.
3. No *ex parte* communication regarding this matter with the Hearing Examiner is permitted at any time.
4. The parties are encouraged to reach agreement on a plan for the scheduling and completion of discovery prior to the pre-hearing conference.
5. The referral order gives OZAH the authority only to write a report and recommendation, not a decision in the case. However, Sec. 2A-7(d) of the MCAPA allows a motion for summary decision (below). If summary decision is warranted, the Hearing Examiner may recommend that to the Commission on Common Ownership Communities in the report and recommendation in the case.

(d) Summary Decision. Any party may file a motion for summary decision at least 30 days before the date of a hearing. The hearing authority may grant summary decision if the hearing authority finds that:

- (1) there is no genuine issue of material fact to be decided at the hearing; and
- (2) the moving party is entitled to prevail as a matter of law.

The hearing authority must give all other parties at least 10 days to respond to the motion for summary decision before deciding the motion. The hearing authority may permit oral argument on the motion.

6. The following schedule is proposed, subject to modification at the scheduling conference based on the reasonable suggestions of the parties:

January 30, 2026	All discovery requests must be submitted to the parties requesting discovery.
February 24, 2026	Completion of Discovery (if not complete)

March 10, 2026	Submission of preliminary motions
April 08, 2026	Complainant's submission of pre-hearing statement
April 20, 2026	Respondent's submission of pre-hearing statement
May 12, 2026	Public hearing

7. Supplemental Orders will be issued following the pre-hearing conference to confirm the schedule of events, including a date for the convening of the hearing. Thereafter, motions to change the agreed schedule will be granted only upon a showing of good cause.

So ORDERED, this 10th day of December 2025.

Office of Zoning and Administrative Hearings



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Khandikile Mvunga Sokoni, Hearing Examiner

COPY TO:

Susan Nerlinger, Chairperson, Commission on Common Ownership Communities  
Ifeoluwapo Fabayo, CCOC Staff

Ramon Espin, Manager

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