



**DEPARTMENT OF PERMITTING SERVICES**

**Marc Elrich**  
*County Executive*

**Rabbiah Sabbakhan**  
*Director*

**MEMORANDUM**  
May 22, 2025

**TO:** Khandikile Sokoni  
Hearing Examiner  
Office of Zoning and Administrative Hearings

**FROM:** Jennyffer Vargas  
Permitting and Code Enforcement Inspector  
Department of Permitting Services  
Zoning and Site Plan Enforcement

**SUBJECT:** Update Status - Abandonment of Conditional Use – CU 20-06

On May 8<sup>th</sup>, 2025, a show cause hearing was held in regarding the current abandoned status of the Conditional Use filed by Redly Capital Investments & Holding Corporation to operate a residential care facility for 9 to 16 persons located at 17734 Norwood Road, Sandy Spring, Maryland. Representatives from Redly Capital failed to show and thus, the hearing was postponed until June 12<sup>th</sup>, 2025. Before that time, I was requested to reinspect the property and confirm that the CU remains abandoned and attempt to discover the applicant's plans for the property.

On May 19<sup>th</sup>, 2025, I met with Mrs. Sharong Li and her realtor, Mrs. Palmer, on site. We discussed the plans for the property and Mrs. Palmer informed me that the property was currently under contract and that they were expecting it to close within the next week or so. I asked if the prospective new owners were interested in maintaining this as an R-200 residential home or as a residential care facility. Mrs. Palmer informed me that the new owners wish to transfer and implement the conditional use. I informed both Mrs. Li and Mrs. Palmer about the upcoming show cause hearing and I urged them to attend or at least send an email to the Hearing Examiner letting her know their position. Also, I informed them that the new prospective owners will need to transfer the current CU into their name and possibly amend it if they do not plan to have any association with the Sandy Spring Friends School.

**OZAH Case No.CU20-06**  
**Exhibit 14**



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As of today, May 22<sup>nd</sup>, 2025, a recent inspection has revealed that the Conditional Use has not been implemented. In accordance with Section 59-7.3.2.1.L.1 of the Montgomery County Zoning Ordinance, DPS is referring CU 20-06 to the Hearing Examiner to revoke the expired Conditional Use as it has not been implemented by the extension deadline of June 3<sup>rd</sup>, 2024. If you have any questions, please contact me by email at, [Jennyffer.Vargas@MontgomeryCountyMD.gov](mailto:Jennyffer.Vargas@MontgomeryCountyMD.gov), or by phone at (240) 447-2016.

Regards,

Jennyffer Vargas  
Code Enforcement Inspector  
Division of Zoning and Site Plan Enforcement