



Sandy Spring Civic Association

www.sandyspringcivic.com

*Meeting the second Monday of each month, 6:30pm at the Ross Boddy Community Center
located on Brooke Road in Sandy Spring, Maryland*

February 14, 2025

By email

Khandikile Mvunga Sokoni, Hearing Examiner
Montgomery County Office of Zoning and Administrative Hearings

Re: CU-20-06: 17734 Norwood Rd., Sandy Spring, Maryland (formerly
“Aunt Hattie’s Place”): Revocation of Redly Capital Investments
Conditional Use Permit

Dear Hearing Examiner Sokoni:

As Sandy Spring residents and Officers of the Sandy Spring Civic Association, the oldest racially integrated Civic Association in Montgomery County (“SSCA”), we write to strongly encourage the Hearing Officer presiding over the above-referenced matter to revoke the Conditional Use Permit referenced above.

Consistent with the findings of the Montgomery County Department of Permitting Services, neighbors of the facility report that they have been plagued by frequent and flagrant violations of the Conditional Use Permit including:

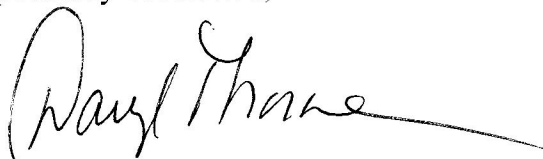
- Loud, large, and late-night parties with dozens of young adults, many of them parking vehicles although residential parking is expressly prohibited;
- Failure to protect against vermin and provide appropriate solid waste removal resulting in racoon(s) nesting in the attic of the building;
- Families with adults and children residing in a facility that was proposed as a residential, fully-staffed facility for foster youth;
- Although registered as the Highland International School, no apparent educational or vocational activities, classwork, or faculty on the site at any time;
- Increased traffic and noise attributable to the fact that many more than the 11 residents permitted are living on the property; and
- Failure to maintain the swimming pool and the grounds, so that the pool became a fetid swamp, and the grounds have been littered with trash and empty alcohol containers.

Exhibit 5(d)
OZAH Case No: CU 20-06


If, despite these objectionable conditions and blatant noncompliance with the existing Conditional Use Permit, the Hearing Examiner determines it appropriate to renew the permit, the SSCA urgently requests that the Conditional Use Permit be amended to strictly restrict the facility to be used entirely for the purpose of housing students at *bona fide* educational institutions with full-time monitoring and supervision of qualified adults employed by the educational institution, or for the original purposes intended for Aunt Hattie's Place, with limited numbers of residents who are not allowed to park vehicles on the grounds. An instructive example would be the use of the facilities to house boarding students of nearby Sandy Spring Friends School, with faculty member(s) residing at the facility to monitor activities, impose appropriate discipline, and guide students on activities such as shopping or field trips.

We thank you in advance for considering our position on this matter.

Respectfully submitted,

A handwritten signature in cursive script, reading "Daryl Thorne", followed by a long horizontal flourish line.

Daryl Thorne, Ed.D.,
President

A handwritten signature in cursive script, reading "Douglas B. Farquhar".

Douglas B. Farquhar
Correspondence Secretary