

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
(240) 777-6600**

[www.montgomerycountymd.gov/content/council/boa/index.asp](http://www.montgomerycountymd.gov/content/council/boa/index.asp)

**WORKSESSION MINUTES**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, May 16, 2012, 9:30 a.m.**

**ACTION ITEMS:**

1. Minutes, April 25, 2012 Worksession.

Action: Approved, (SBB/DKP, 5-0).

2. **CBA-2212, Petition of Flower Valley Bath and Racquet Club, Inc.** (community swimming pool). Letter to the Board from Gary Feldman, President, submitting the club's annual report.

Action: Re-opened the record to include Mr. Feldman's letter with attachments, (CJS/WSB, 5-0).

3. **S-1427, Petition of Marie F. Cliggett** (accessory apartment). Memorandum from Timothy Pillgreen, Inspector, Department of Housing and Community Affairs (DHCA), notifying the Board that the special exception has been abandoned and requesting that it be revoked. Also included is a letter of confirmation from the property owner.

Action: Revoked the special exception abandoned, (SBB/WSB, 5-0).

4. **S-2762, [CBA-495, CBA-1212, CBA-2961], Petition of SBA Structures, Inc. and Verizon Maryland Inc.** (telecommunications facility). Letter to the Board from Paul Laplante regarding the special exception site.

Action: (1) Re-opened the record to include Mr. Laplante's letter; (2) request DPS inspection of the special exception, (DKP/SBB, 5-0).

**DECISION:**

5. **S-2813, Petition of Susan Ogden and Hank Prenskey** (accessory apartment). Hearing Examiner's Report and Recommendation.

Action: (1) Adopted the Hearing Examiner's Report and Recommendation; (2) granted the special exception with conditions, (SBB/WSB, 5-0).

**PENDING ITEMS:**

6. **S-763 [S-763-A], Petition of Silver Spring Temple and Library Association** (service organization). Letter to the Board from Sean Hughes, Esquire, requesting an administrative modification. [Large exhibits: title sheet, site survey, roof and equipment location plan, building elevations, equipment details). Deferred administrative modification request until a special exception application has been approved for the telecommunications facility. [W/S 3/10/2010].
7. **S-2145, Petition of Southwestern Bell Mobile Systems, Inc.** (telecommunications facility). Letter to the Board from Karmen Rajamani, Zoning Manager, requesting a transfer of the special exception. Item deferred for confirmation of the transfer from Southwestern Bell Mobil Systems, Inc. [W/S 4/30/2008].
8. **S-2751, Petition of Victory Oaks, Inc.** (elderly and handicapped housing). Letter to the Board from Jody Kline, Esquire, and Damon Orobona, Esquire, requesting an administrative modification. [Large exhibits: special exception site plan and amended special exception landscape plan/2 sheets]. Item deferred until a future Worksession. [W/S 4/25/2012].
9. **S-2759, Petition of Darnestown Development, LLC t/a Goddard School** (child day care facility). Letter to the Board from Stephen Kaufman, Esquire and Debra Borden, Esquire, requesting a transfer of the special exception and an administrative modification. [Large exhibits: cover sheet, special exception site plan, special exception landscape plan/2 sheets, preliminary subdivision plan]. (1) Granted the transfer of the special exception; (2) deferred the administrative modification request until M-NCPPC's approval of the pending request for revisions to the preliminary plan. [W/S 9/14/2011]. (1) Re-opened the record to include Ms. Martin's letter; (2) Ms. Martin's request will be deferred until the administrative modification request is taken up by BOA. [W/S 12/7/2011].
10. **S-2781, Petition of Gilmore-Brunett LLC** (child day care center). Hearing Examiner's Report and Recommendation and an Errata Statement. Also included are letters requesting reconsideration from Anne Mead, Esquire; Louis Leibowitz, Esquire; and Harriet Quinn, Woodmoor-Pinecrest Citizens Association. (1) Granted the requests for oral argument; (2) staff to communicate to Ms. Quinn that her participation should be as an individual. [W/S 3/28/2012].
11. **S-2820, Petition of Fairland Animal Hospital, Inc.** (veterinary hospital). Hearing Examiner's Report and Recommendation. Also included is a letter from Jody Kline, Esquire, requesting oral argument. (1) Granted the request for oral argument. (2) deferred the Hearing Examiner's Report and Recommendation. [W/S 2/29/2012].

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David K. Perdue, Vice Chair  
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**Staff**

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**WORKSESSION MINUTES ADDENDUM**

**Second Floor Davidson Memorial Hearing Room**

**Wednesday, May 16, 2012, 9:30 a.m.**

**ACTION ITEM:**

1. **Order Extending Time for the Board's Written Opinion** for 30 days is required in the following cases:
  - (a) **A-6364 thru A-6377, Petitions of Suburban Hospital** (maximum lot coverage, drive-aisle, existing houses, accessory structures).

Action: Granted order extending time, (CGT/CJS, 5-0)

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