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JSKLINE@MMCANBY.COM

March 27, 2020

Montgomery County Board of Appeals
751 Twinbrook Parkway
Rockville, MD 20851

Re: Special Exception No. CBA 1206-G,
Petition of Congressional Country Club, Inc.;
Request for Minor Amendment

Dear Chairman Pentecost and Members of the Board of Appeals,

I am writing on behalf of Congressional Country Club, Inc., holder of Special Exception CBA 1206-G, requesting a minor amendment of the referenced special exception for the reasons stated herein.

As the Board has heard in the recent past, Congressional Country Club has embarked on a program of enhancements in anticipation of hosting Major Championships in partnership with the PGA of America over the next sixteen years culminating with the 2036 Ryder Cup. This letter is prompted by the Club's current efforts to improve the functionality and traffic circulation at the main entrance of the Clubhouse.

Attached to this letter is an aerial photograph (Attachment A) of a large portion of the Club's property on which the area of activity described in this letter is outlined in red. This aerial photograph is enclosed to show the general location of the modifications of the special exception area as well as to demonstrate that the site plan changes will occur in an area that will not be visible from any off-site locations, such as from River Road which abuts the entire northeastern boundary of the Club's property.

The second attachment (Attachment B) is an aerial photograph of the area of the main entrance to the Club including the large lawn and putting green immediately in front of the Club's front door. (The grey colored "box" in the lower right corner of Attachment B is the

rooftop of the portico that covers the drop-off area of the main entrance). Again, the area of proposed modifications to the special exception site plan is outlined in red.

Looking at Attachment B, the Board members will observe a semi-circular vehicle pull-over area on the right-hand side of the Club's entrance driveway. This area is where golfers drop off their golf bags (which are then carried to the "starter shack", the roof of which (light brown) is shown south of the golf bag drop-off area. Unfortunately, the drop-off lane is wide enough to accommodate only one car so that if one vehicle has a delay in unloading, none of the cars stacked behind it can maneuver around the stopped car to exit the drop-off lane to continue around the adjacent traffic circle and proceed to a parking area.

Addressing the problems of the drop-off lane created the opportunity to improve the operations at the starting tee of the Club's Gold Course, to add more landscaping (trees) along the entrance driveway and to generally enhance the "arrival sequence" to the Clubhouse. The third attachment (Attachment C) is an illustration of what the area outlined in red on Attachment B will look like when completed. The features shown include:

1. Five (5) parking spaces for golf bag drop off in a lay-by parallel to the main entrance driveway.
2. Reorganization of the golf cart parking area to contain 82 cart parking spaces.
3. Changes to the vehicle circulation pattern around the center island (with putting green) to facilitate traffic flow from the new lay-by area to the main entrance and on to the nearby parking lots.
4. Addition of proposed trees along the right side of the entrance driveway. (The species and planting specifications of the trees will be determined by the time the Board reviews and acts on this letter request and that information will be provided to the Board as soon as it is available).
5. The creation of landscaped berms to "open and frame view to Clubhouse during arrival sequence."

As the Board members can tell from this request and the attachments, the program of improvements described herein is limited in scope and will not be visible from anywhere outside of the grounds of Congressional Country Club's properties. The nature of the changes explained in this letter a) do not substantially change the nature, character or intensity of the present use, b) do not substantially change the effect on traffic, and c) do not substantially change the effect on the immediate neighborhood. Therefore, the Board can grant this requested minor modification of the Club's special exception under the provisions of Section 59-G-1.3(c)(1) of the Zoning Ordinance without the necessity of a public hearing.

Chairman Pentecost and Members of the Board of Appeals

March 27, 2020

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In support of this request, Congressional includes, in addition to the three (3) attachments mentioned above, a current mailing list of all persons and organizations entitled to notice of the Board's decision and a filing fee check for the processing of this request.

Congressional Country Club will be glad to participate in the Board's consideration of this request in whatever manner it is conducted.

Thank you for your consideration of this request for an administrative amendment of Special Exception No. CBA 1206-G.

Respectfully submitted,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "JODY KLINE". The signature is written in a cursive, slightly stylized font. The first name "JODY" is written in all caps, and the last name "KLINE" is also in all caps. There is a horizontal line above the signature.

Jody S. Kline

JSK:sda

Attachments

cc: Pete Wendt
Jason Epstein

Jeffrey Kreafler
Jim Soltesz



Congressional Country Club, Inc.

8500 River Road
Bethesda, MD 20817-2699
(301) 469-2000

M&T BANK
BALTIMORE, MD
7-11/520

134672

CHECK

134672

PAY

TO THE
ORDER OF

ONE THOUSAND FIVE HUNDRED TWELVE DOLLARS & FIFTY CENTS

AMOUNT

Mar 26/20

\$1,512.50

MONTGOMERY COUNTY, MARYLAND

ROCKVILLE, MD 20850

CONGRESSIONAL COUNTRY CLUB, INC.
TWO SIGNATURES OVER \$5,000.00 REQUIRED
VOID AFTER 90 DAYS

[Signature]

⑈134672⑈ ⑆052000113⑆ 191 1480 9⑈

Congressional Country Club, Inc.

MONCTY MONTGOMERY COUNTY, MARYLAND

Mar 26/20

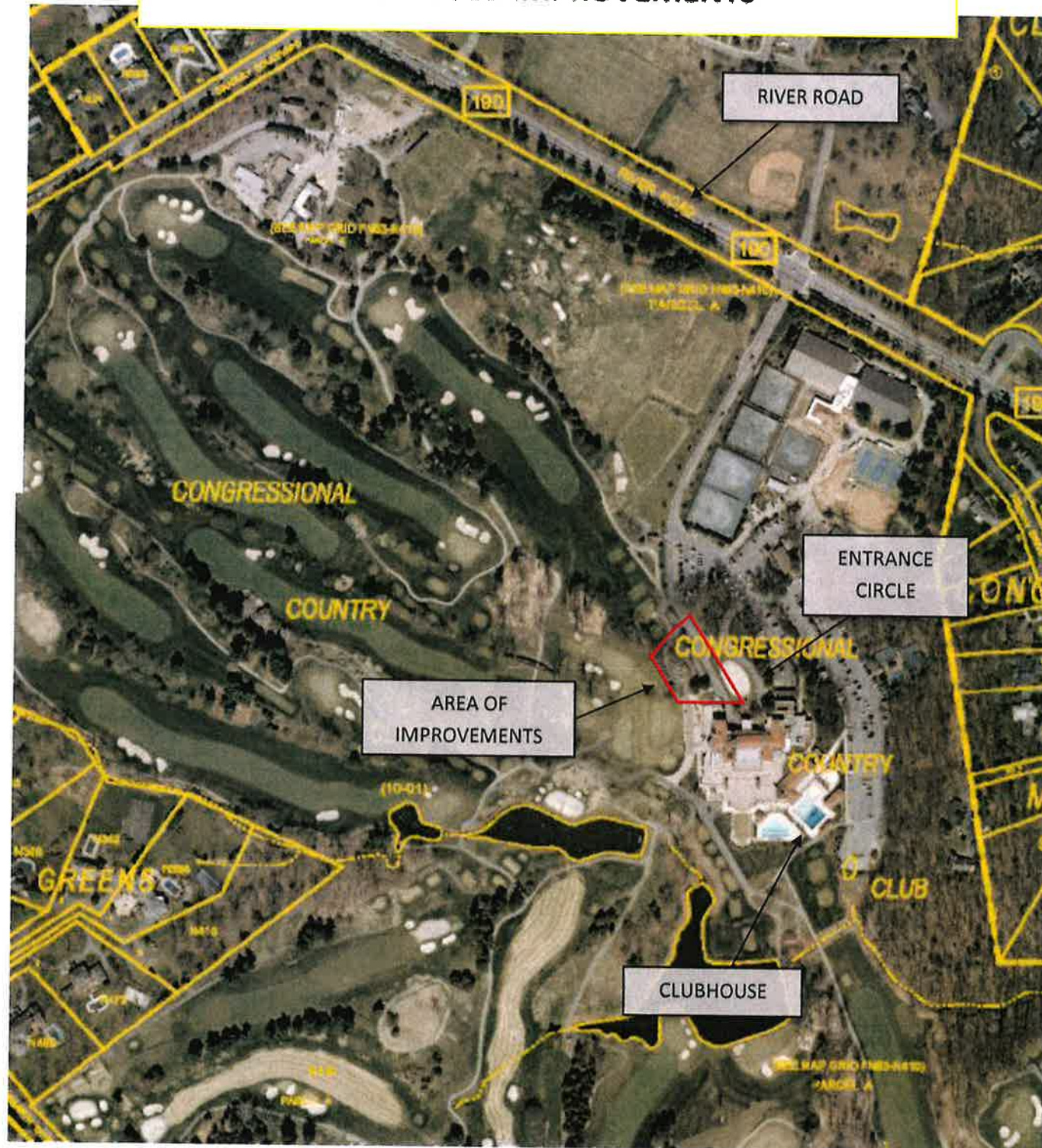
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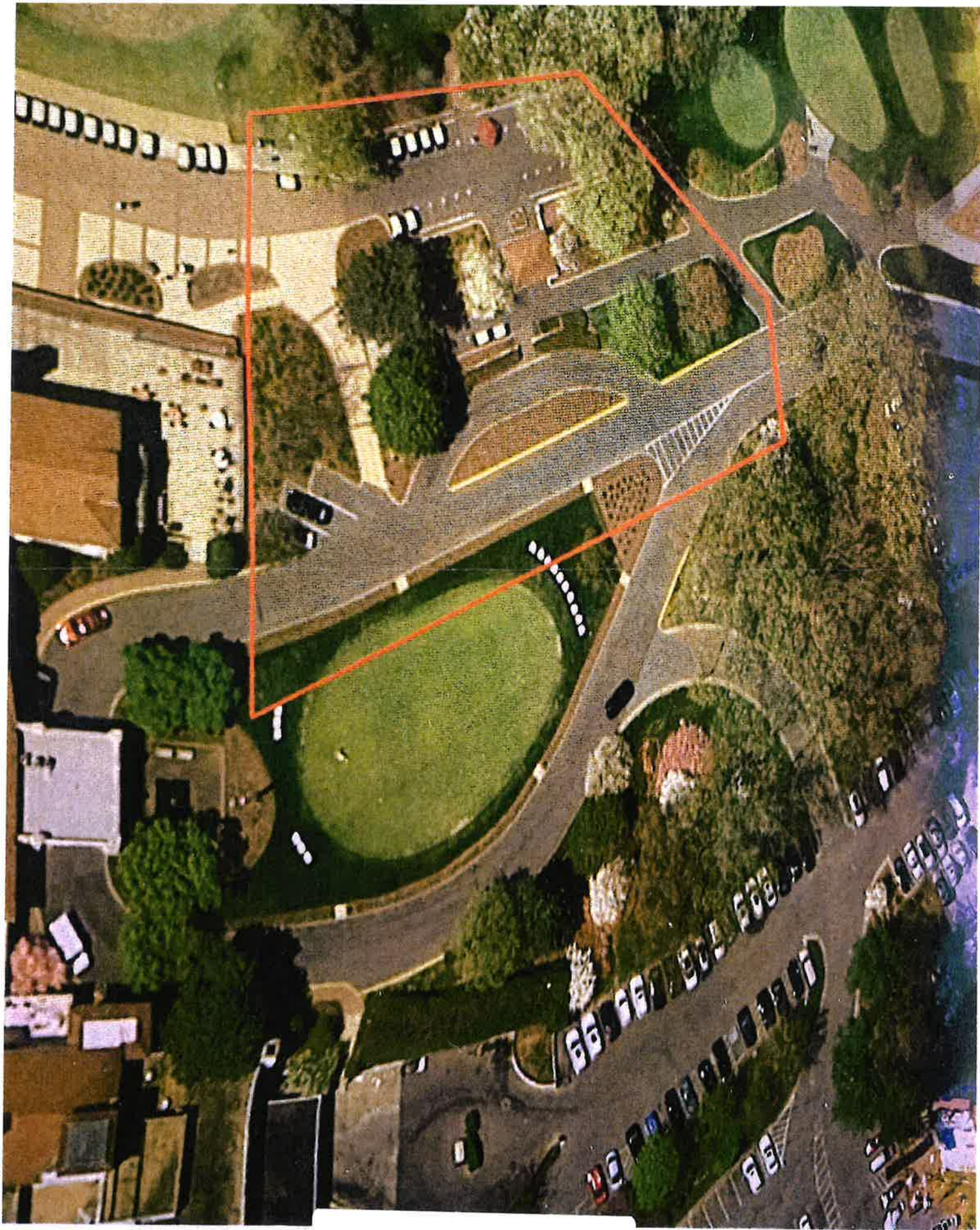
Invoice No	Inv.Date	PO Number	Reference	Audit No	Gross Amt	Disct/RT	Net Amt
20200325	Mar 25/20	N/A	STL-181	PJ3882	1,512.50	0.00	1,512.50
					1,512.50	0.00	1,512.50

CHECK

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CONGRESSIONAL COUNTRY CLUB PROPOSED IMPROVEMENTS





Attachment B



CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
ADJOINING / CONFRONTING PROPERTIES										
	Benjamin E. Bronheim Rev Tr	Suzanne Bronheim Rev Tr	6912 Persimmon Tree Road		Bethesda	MD	20037			
07-00420668								7 B		
07-01692067	Ilan Chabay, et al		6921 Carlynn Court		Bethesda	MD	20817	14 B		
		Gitasree Kundagrami								
07-01692078	Nilotpol Kundagrami		6920 Carlynn Court		Bethesda	MD	20817	15 B		
07-01692080	Sydney J. Hutchinson	C.T. Hutchinson	6910 Carlynn Court		Bethesda	MD	20817	16 B		
07-01692114	Perry Cho	Michelle L. Cho	8509 Carlynn Drive		Bethesda	MD	20817	19 B		
	Jeffrey R. Kurtz, Trustee		6925 Persimmon Tree Road		Bethesda	MD	20817	1 U		
07-02582077										
		Michael R. Kershow	9116 Bradley Boulevard		Potomac	MD	20854	Parts of Lots A		N-111
10-00848413	Marianne M. Keler									
10-00848548	Board of Education		850 Hungerford Drive		Rockville	MD	20850			P503
10-00848787	Yongjun Xioa	He Rui	8700 Fenway Drive		Bethesda	MD	20817	3 B		
								Pt of Lots		
10-00849086	Roger W. Titus	C.G. Titus	C/O US Courthouse Room 255A	6500 Cherrywood Ln	Greenbelt	MD`	20770	6,7 B		
10-00849441	Gilbert S. Keteltas	Kristen G.	8624 Fenway Drive		Bethesda	MD	20817	4 B		
10-00851001	Raj Bhansaly Tr		8800 Clewerwall Drive		Bethesda	MD	20817	1 1		
	Paul E. Shorb Rev Res Tr	Joan L Shorb Rev Res Tr								
10-00851353			6220 Garnett Dr.		Chevy Chase	MD	20815	1 2		
10-00851967	Dattakumar M. Gupta	Neelam Gupta	7009 Persimmon Tree Road		Bethesda	MD	20817	16 A		
								Pt. of		
10-00852368	Charles Yoo, et al Tr		8600 Fenway Drive		Bethesda	MD	20817	Lots 9 B		
	Stephen & L C Greenfield		7500 Persimmon Tree Ln							
10-00853022					Bethesda	MD	20817	19 A		
	Robert and E.							Pt of		
10-00853660	Margolis		8604 Fenway Drive		Bethesda	MD	20817	Lots B		
	Robert and E.							Pt of		
10-00853671	Margolis		8604 Fenway Drive		Bethesda	MD	20817	Lots B		

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
10-00853682	Robert and E. Margolis		8604 Fenway Drive		Bethesda	MD	20817	Pt of Lots	B	
10-00854130	Trustees of Herman Presbyterian Church		7801 Persimmon Tree Lane		Bethesda	MD	20817			45
10-00854460	Michael Caruso	Andrea Sheehan	7011 Persimmon Tree Road		Bethesda	MD	20817	15 A		
10-00854915	Michael & Aletta Pesì		8301 Persimmon Tree Road		Bethesda	MD	20817	1		N-499
10-00855087	Yanning Lin	Qiang Wan	8709 Fenway Dr.		Bethesda	MD	20817	1 A		
10-00855908	Gerald F. & J. Dewitt		7820 Persimmon Tree Lane		Bethesda	MD	20817	2 A		
10-00856105	Ruyu Fan	Fangxin Fan	7041 Persimmon Tree		Bethesda	MD	20817	P6	A	
			8909 Bradley Boulevard							
10-00856184	Aslim Abdullah	Sheila Esfandiari			Potomac	MD	20854	3 A		N-825
10-00856468	Sandra L Dockser		8906 Clewerwall Drive		Bethesda	MD	20817	2	1	
10-00857645	Gerald F. Dewitt	Judith A. Dewitt	7800 Persimmon Tree Lane		Bethesda	MD	20817	1 A		
	MATA AMRITANANDAMAYI CENTER INC.									Parcel 683
10-00857747	Randolph O'Connor Family Trust		P.O. BOX 61275		Potomac	MD	20859			
10-00857782	Randolph O'Connor Family Trust		8708 Fenway Drive		Bethesda	MD	20817	1&2	B	
10-00857793	Randolph O'Connor Family Trust		8708 Fenway Drive		Bethesda	MD	20817	2 B		
10-00858024	Benson Ginsburg		8900 River Road		Potomac	MD	20854	1 A		N-774
10-00858035	Jorge M. Garcia Rev Tr	Corazon B Garcia Rev Tr	8905 Bradley Boulevard		Potomac	MD	20854	2 A		N-794
10-00856195	Patrick & Candace		8911 Bradley		Potomac	MD	20854	4 A		N-824
10-00859132	Vincent Renzi	B.E. Renzi	9100 Bradley Boulevard		Potomac	MD	20854	Part of Lot 4	A	N-61
10-00859597	Joram Piatigorsky		8435 Persimmon Tree Road		Potomac	MD	20817	1 A		

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
10-00859713	James R. Ball, II	Jean M. Galloway	8601 Fenway Drive		Bethesda	MD	20817	18 B		
10-00860905	Jeevan Mathura Jr	Karen Mathura	7820 Kachina Lane		Bethesda	MD	20817			Parcel D (N-879)
10-00861226	Anthony R. Wilder Rev Tr	Elizabeth B. Wilder Rev Tr	7830 Persimmon Tree Ln.		Bethesda	MD	20814	21 A		
10-00861363	1039 South Charles Street LLC		1118 South Charles St. Apt 5		Baltimore	MD	21230	7 A		
10-00861374	Adat Shalom	Reconstructionist Congregation	7727 Persimmon Tree Lane		Bethesda	MD	20824			Parcel A (N-43)
10-00861864	Bereket Selassie	Gebreyes Hammere	7006 Persimmon Tree Road		Bethesda	MD	20817	1 C		
10-00862425	Ge Song	Li Ming	7021 Persimmon Tree Road		Bethesda	MD	20817	14 A		
10-00862835	Alan L. Dye	Melissa H. Dye	8800 Saunders Lane		Bethesda	MD	20817			940
10-00863395	Joram Piatigorsky		8435 Persimmon Tree Road		Potomac	MD	20817 P2	A		
10-00865337	Steven Lyle Kanter Revoc Lvg Tr	Leslie Borsett-Kanter Rev Lvg Tr	8620 Fenway Drive		Bethesda	MD	20817	5 B		
10-00865838	Stephen & Stacey Marriott		9001 Congressional Court		Potomac	MD	20854	12 A		
10-00866935	Timothy A. Vanderver Jr.	V N Vanderver	9000 Congressional Court		Potomac	MD	20854	5 A		
10-00872253	James J. Freda		8404 Fenway Road		Bethesda	MD	20817	2 E		
10-00872446	Radi Slavoff		6219 Rockhurst Road		Bethesda	MD	20817 B	Outlot E		
10-00873202	John R. Orrick, Jr.	M.J. Orrick	8212 Fenway Road		Bethesda	MD	20817	14 E		
10-00873543	Thomas C. Glaessner	C.M. Glaessner	8328 Fenway Road		Bethesda	MD	20817	5 E		

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
10-00873634	Bret Dwayne & Julie Huang Corbin		8312 Fenway Road		Bethesda	MD	20817	9 E		
10-00873678	Arthur E. Bruestle	Oi K. Wong	8316 Fenway Road		Bethesda	MD	20817	8 E		
10-00875030	Do Y Kim		8300 Fenway Road		Bethesda	MD	20817	12 E		
10-00875110	William J. & J. A. Hughes		8400 Fenway Road		Bethesda	MD	20817	3 E		
10-00875451	Nilakanta Venkatesh	Usha Venkatest	8408 Fenway Road		Bethesda	MD	20817	1 E		
10-01634245	Charles R. Hanley, 3rd	Robin Hanley	8305 Persimmong Tree Rd.		Bethesda	MD	20817	2		N-473
10-01634256	Monica Turner Trustee		8313 Persimmon Tree Road		Bethesda	MD	20817	Lot 3		N-415
10-01634267	Monica Turner Trustee		8313 Persimmon Tree Road		Bethesda	MD	20817	4		N-394
10-01634278	Marily H. Rhudy		8317 Persimmon Tree Road		Bethesda	MD	20817	5		N-392
10-01634280	Michael J. Pentecost	Judith A. Mustille	8321 Persimmon Tree Road		Bethesda	MD	20817	6		N-366
10-01634303	David B. Iannarone	Sally E. Hallinan	8325 Persimmon Tree Rd.		Bethesda	MD	20817	8		N-313
10-01634314	Ronald & D M Harrison		8329 Persimmon Tree Rd		Bethesda	MD	20817	9		N315
10-01634325	Joram Piatigorsky		8435 Persimmon Tree Road		Potomac	MD	20817	Lot 10, Pt. Lot 2, L1		N-212, N-277, N-315
10-01684980	Gabor Armen Luka	Alexia Luka	7004 Persimmon Tree Road		Bethesda	MD	20817	2 C		
10-01966585	Brian C. Willard	Terry A. Willard	8700 Eggert Drive		Bethesda	MD	20817	1 A		
10-01966596	Robespierre Del Rio		8704 Eggert Drive		Bethesda	MD	20817	2 A		
10-01966608	Arif Zulfiqar Et Al Tr		8708 Egert Drive		Bethesda	MD	20817	3 A		

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
	Alan Joseph & Nancy									
10-01966610	Lee Zampella		8712 Eggert Drive		Bethesda	MD	20817	4 A		
	Efe & Laetitia									
10-01966621	Poturoglu		8716 Eggert Drive		Bethesda	MD	20817	5 A		
10-01966632	Saadat Siddiqui	G.N. Siddiqui	8720 Eggert Drive		Bethesda	MD	20817	6 A		
10-01966643	Roberto C. Misul	Cristina S. Misul	8724 Eggert Drive		Bethesda	MD	20817	7 A		
	Yuen-Chee & C-W									
10-01966654	Kam		8728 Eggert Drive		Bethesda	MD	20817	8 A		
10-01966814	Haisong Li	Chunling Han	6838 Tammy Court		Bethesda	MD	20817	24 A		
	Jacob Mordechai	Guinevere								
10-01966825	Cohn	Elizabeth Granite	6806 Tammy Court		Bethesda	MD	20817	25 A		
	Christos N.									
10-02102337	Demopoulos	M. Demopoulos	6801 Capri Place		Bethesda	MD	20817	1 B		
10-02102348	Kenneth G. Lore	P. Lore	6805 Capri Place		Bethesda	MD	20817	2 B		
10-02102383	Paul Dragoumis	M. Dragoumis	6821 Capri Place		Bethesda	MD	20817	25 B		
10-02102394	Ramadevi Gudi	Taduru Sreenath	6825 Capri Place		Bethesda	MD	20817	7 B		
10-02102406	Di Xia	Lu Deng	6829 Capri Place		Bethesda	MD	20817	8 B		
10-02102428	Hun J. Kim	K.Y. Kim	6837 Capri Place		Bethesda	MD	20817	10 B		
10-02268415	Parvin Mansouri		5809 Nicholson Ln, PH 1516		Rockville	MD	20852	Lot 23 A		
10-02268437	Lawrence J. Blasko, Jr.	Cynthia Blasko	8801 Saunders Lane		Bethesda	MD	20817	33 A		
10-02268517	Vipa Mekhaya Trustee		2 Holly Leaf Court		Bethesda	MD	20817	41 A		
10-02268528	Dalbert B. Ginsberg	N.P. Ginsberg	1 Holly Leaf Court		Bethesda	MD	20817	42 A		
10-02268608	8900 Holly Leaf LLC		8900 Holly Leaf Ln		Bethesda	MD	20817	50 A		
10-02908894	Richard Kay	Rebecca Kay	8503 Country Club Drive		Bethesda	MD	20817	1 A		

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
10-02908917	Richard Kay	Rebecca Kay	8503 Country Club Drive		Bethesda	MD	20817	3 A		
10-02909103	Heather & Timothy Lawrence		8610 Country Club Drive		Bethesda	MD	20817	22 A		
10-02909114	Thomas G. Zorc	L.C. Zorc	8608 Country Club Drive		Bethesda	MD	20817	23 A		
10-02909125	Peter B. Teeley	Victoria A. Casey	8606 Country Club Drive		Bethesda	MD	20817	24 A		
10-02909136	Karen Nave Fickes, TR		8600 Country Club Drive		Bethesda	MD	20817	25 A		
10-02909147	Victor & Karen Desantis		8516 Country Club Drive		Bethesda	MD	20817	26 A		
10-02909158	Mark Alarie	Rene Augustine	8514 Country Club Drive		Bethesda	MD	20817	27 A		
10-02909160	William Clarke Ewart	Constance Ewart	8512 Country Club Drive		Bethesda	MD	20817	28 A		
10-02909171	Dennis J. Yee	P.A. Farrell	8510 Country Club Drive		Bethesda	MD	20817	29 A		
10-02909182	Amanda Jacobs Rev Trust		8508 Country Club Drive		Bethesda	MD	20817	30 A		
10-02909193	Mary & Alan Nagel		8506 Country Club Drive		Bethesda	MD	20817	31 A		
10-03089326	Joanna Berman Acocella		7810 Kachina Lane		Bethesda	MD	20854			Parcel E (N-931)
10-03668822	Society of the Holy Child Jesus		9029 Bradley Boulevard		Potomac	MD	20854	17 A		
10-03686227	Norwood School, Inc.		8821 River Road		Potomac	MD	20854			N-700
	Luis M. Valdivieso, et al		3001 Garrison Street, N.W.		Washington	DC	20008			
APPLICANT TEAM										

CONGRESSIONAL COUNTRY CLUB PERFORMANCE FACILITY ADMINISTRATIVE MODIFICATION										
Account I.D.	Name	Name2	Address 1	Address 2	City	State	Zip	Lot	Block	Parcel
	Jody S. Kline, Esq.	Miller, Miller & Canby	200-B Monroe St.		Rockville	MD	20850			
	Greta Wilhelm	Congressional Country Club	8500 River Rd.		Bethesda	MD	20817			
	Jason Epstein	Congressional Country Club	8500 River Rd.		Bethesda	MD	20817			
	Jim Sotlesz	Sotlesz	2 Research Pl, Suite 100		Rockville	MD	20850			
	Dan Pino	Sotlesz	2 Research Pl, Suite 100		Rockville	MD	20850			