



Hernandez Daycare (2801 Randolph Road), Conditional Use, CU201810

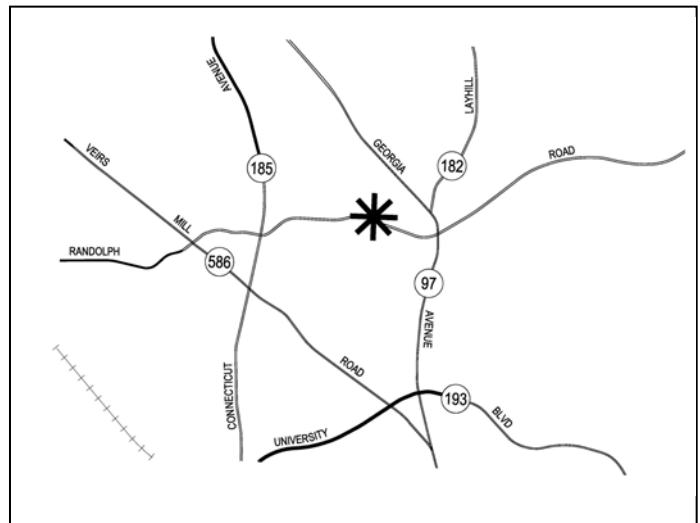
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Completed: 10/1/18

Description

Request for a conditional use to expand an existing day care of eight children to a day care center for up to 15 children.

Location: 2801 Randolph Road, Silver Spring.
 Zone: R-60.
 Master Plan: 2013 *Glenmont Sector Plan*.
 Property Size: 10,824 square feet.
 Application Accepted: June 18, 2018.
 Applicant: Teresita C. Hernandez.
 Review Basis: Chapter 59, Conditional Use.
 Hearing Examiner Public Hearing: October 26, 2018.



Summary

- Staff recommends approval with conditions, for the expansion of up to 15 children.
- The Application is not subject to Chapter 22A Forest Conservation Law; is in general conformance with the Sector Plan; and meets the development standards of the R-60 Zone.
- While the Applicant has submitted three letters in support of the application from parents of children attending the existing day care facility, Staff has not received any comments from the surrounding community.

SECTION 1: STAFF RECOMMENDATION AND CONDITIONS

Staff recommends approval of CU201810 subject to the following conditions:

1. The Day Care Center is limited to a maximum of 15 children and three non-resident employees, plus the Applicant.
2. The hours of operation are limited to Monday through Friday, 7:00 a.m., to 6:00 p.m.
3. A maximum of two vehicles may arrive every 15 minutes to drop-off and pick-up children.
4. The outdoor play area is limited to two scheduled times daily: 10:30 a.m. to 11:30 a.m., and 4:00 p.m. to 5:00 p.m.

SECTION 2: SITE AND NEIGHBORHOOD DESCRIPTION

Site Description

The Applicant's Property is Lot 18, Block 16 of the Glenmont Village subdivision, located at 2801 Randolph Road, Silver Spring (Property or Site). The Site is a corner lot and contains 10,824-square feet with frontage on the south side of Randolph Road and the southeast side of Terrapin Road. The Property has a two-story detached dwelling that was built in 1950 and that serves as both the Applicant's residence and the location for the Growing Angels Daycare, LLC. The Applicant owns and operates the existing day care for eight children (Figure 1). The Applicant's house contains 1,268 square feet of living area above grade and has a basement and does not have a garage or carport. There is a shed in the back yard. An existing asphalt and concrete driveway is located on the southeast side of the house with curb cut access onto Terrapin Road (Figure 3). The driveway was recently expanded to 61 feet long by 51 feet wide and is double-wide by design. A lead-in sidewalk from Randolph Road connects to the front door of the house.

Parents and children enter and exit the day care through a back door on the north side of the residence facing Terrapin Road (Figure 4). The first floor of the residence is used for the day care. The Applicant and her spouse live on the second floor of the residence. An outdoor play area is located on the west/southwest sides of the Property with dimensions of 45 feet long by 43 feet wide. Most of the outdoor play area is located along the west side of the residence with a portion of it in the front yard at the southwest side, along Randolph Road. The play area is enclosed with an approximately four-foot high, vinyl construction, picket fence.

Along the Property's southwest edge at Randolph Road there is a retaining wall that wraps around the street frontage. The lead-in concrete sidewalk separates the retaining wall into two segments. Three retaining walls and the vinyl-construction picket fence were installed in April 2015. Two of the retaining walls are in the front yard and the third wall is along the Property's north property line and at an edge of the driveway (Attachment 1). The sidewalk on Randolph Road is at a lower elevation than the area of the front yard behind the retaining wall (an approximately four-foot difference). A street light is in the Randolph Road right-of-way in front of the Applicant's Property. Photos of the Applicant's Property are in Attachment 2.



Figure 1: Aerial Photo of the Subject Site

Neighborhood Description

The Glenmont Village subdivision is an established single-unit, detached residential neighborhood with houses mostly built in the 1950's. The neighborhood is in the R-60 Zone and has a grid pattern street network with mostly four-way stop intersections; no streets terminate in a cul-de-sac by design. The Staff-defined neighborhood is generally bounded by Urbana Drive to the north and northwest, Judson Road to the northeast and Newton Street to the south and southwest (Figure 2).

Randolph Road is a six-lane divided major highway with a grass median. Terrapin Road is a tertiary residential street with a 50-foot wide right-of-way. This segment of Randolph Road has a posted speed limit of 35 miles per hour. Motorists travelling west bound on Randolph Road make a right turn on to Terrapin Road and motorists travelling southwest on Terrapin Road make a right-turn only onto Randolph Road. Four-foot wide concrete sidewalks are located on both sides of Randolph Road and Terrapin Road. There is on-street parking on Terrapin Road on the opposite side of the street from the Property. A stop sign on Terrapin Road is located at the corner of the intersection of Terrapin Road and Randolph Road and is directly in front of the Property.



Figure 2: Staff-defined Neighborhood

Staff identified one special exception approval within the Staff-defined neighborhood, an accessory apartment, S1500 located at 2507 Randolph Road, (0.4 miles east of the Subject Property) which was approved on November 21, 1987.

SECTION 3: PROJECT DESCRIPTION

Since 2016, the Applicant has operated a day care for eight children from her residence at the Property. The Applicant has noticed an increased need for quality day care in the neighborhood and this is the basis of the expansion request. Thus, the Applicant is requesting conditional use approval to expand the existing eight-child daycare to a Day Care Center for 15 children to keep up with the demand in this community. The hours of operation will remain the same as currently operated: 7:00 a.m. to 6:00 p.m., Monday through Friday. No physical alterations are proposed to the exterior of the Applicant's residence in the expansion request.

The Applicant submitted a staggered schedule for drop-off and pick-up time(s) so parents do not arrive/depart at the same time (Attachment 3). Photos of the exterior of the Applicant's residence show the existing parking spaces in the driveway. The outdoor play area and the main entrance to the residence are shown in Figure 4. Noise from the outdoor play area is anticipated when children use it during two scheduled outdoor play times, weather-permitting. Play times are scheduled from 10:30 a.m.

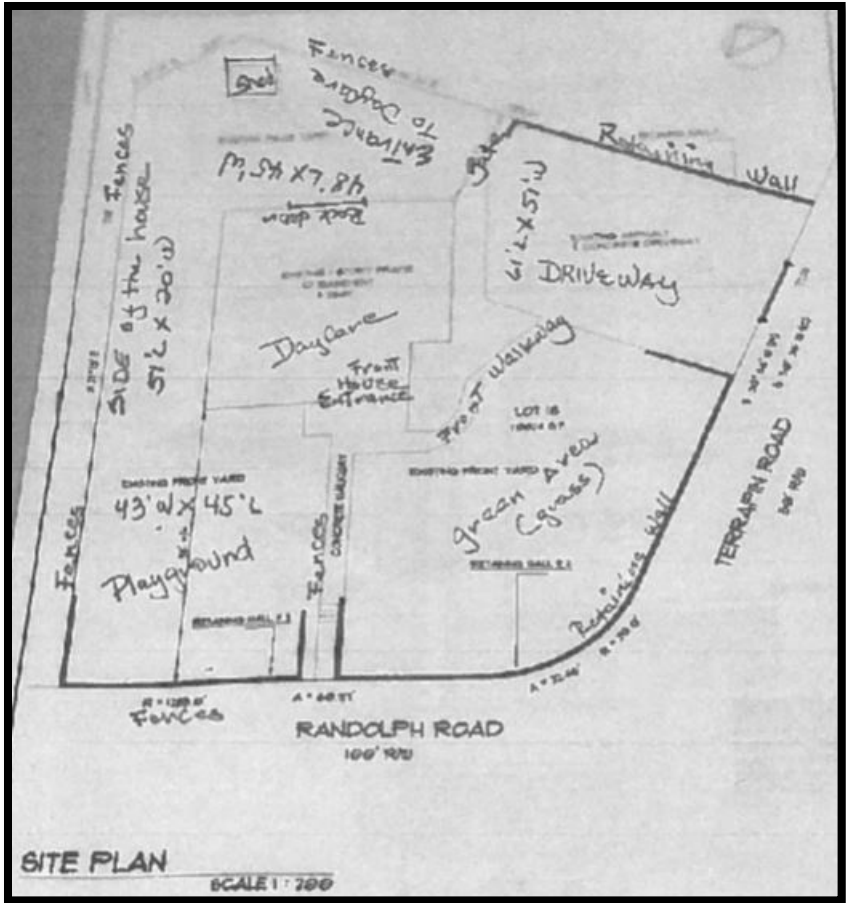


Figure 4: Site Plan

SECTION 4: ANALYSIS AND FINDINGS

Master Plan Conformance

The Property is inside the 2013 *Glenmont Sector Plan* area. The Sector Plan does not discuss the Property in terms of specific land use recommendations; however, it does have Goals and Guiding Principles, which recommend, "...providing adequate community facilities, such as parks, community spaces, schools, and daycare centers for children and adults" (page 18) (Attachment 4). Furthermore, the Sector Plan recommends retaining zoning and preserving the existing neighborhoods surrounding the Glenmont core.

The Applicant's proposal conforms to the general recommendations, goals and guiding principles of the Sector Plan because it represents a continuation of the use of the house as a primary residence, while providing a day care center as a conditional use.

Transportation

Master-planned Roadways and Bikeways

According to the 2013 *Glenmont Sector Plan*, the segment of Randolph Road fronting the Property is designated as a six-lane divided major highway, M-17, with a 140-foot-wide right-of-way and a shared use path, SP-26. The segment along the Randolph Road frontage is 100 feet wide as platted in 1949 and less than the Sector-planned recommended 140 feet width.

The 2005 *Countywide Bikeways Functional Master Plan* recommends a shared-use path, SP-26, on the north side. Similarly, the draft *Bikeway Master Plan* recommends a sidepath on the north side of Randolph Road.

The 2013 *Countywide Transit Corridors Functional Master Plan* recommends the Bus Rapid Transit (BRT) Corridor No. 7, Randolph Road. The segment along Randolph Road fronting the Property is recommended to operate BRT in mixed traffic with no dedicated BRT lanes and a 120-foot wide right-of-way between Judson Road and Veirs Mill Road. The nearest proposed BRT station is at the Randolph Road/Georgia Avenue (MD 197) intersection.

Terrapin Road is not listed in the *Glenmont Sector Plan*; however, the road functions as a tertiary residential street with a 50-foot wide right-of-way as platted in 1949. Best available information shows the Terrapin Road right-of-way as between 56 and 58 feet wide.

Pedestrian Facilities

Existing sidewalks along both sides of Randolph Road and Terrapin Road are five-feet-wide with no green panel. The entrance to the day care is from the Terrapin Road driveway with a separate lead-in sidewalk to the house from Randolph Road.

Transit Service

Two public transit routes operate along the Property's Randolph Road frontage. Ride On route 10 operates along Randolph Road between the Twinbrook Metrorail Station and the Hillandale Station (i.e., at New Hampshire and Powder Mill Road). Metrobus route C8 operates along Randolph Road between the White Flint Metrorail Station and the College Park-University of Maryland Metrorail Station. The Glenmont Metrorail Station is approximately 2,400 feet walking distance to the south of the Property.

Parking and Drop-Off/Pick-Up

Parent drop-off and pick-up trips are proposed at the existing driveway that accommodates up to eight vehicles. Up to three non-resident staff persons will park on Terrapin Road or on the sides of the driveway, leaving room for 2-3 vehicles to maneuver for drop-off and pick-up. Thus, Staff recommends a condition limiting the number of vehicles that can drop-off or pick-up children to two vehicles every 15-minutes, or up to eight times in one-hour intervals as stated in the Applicant's traffic statement.

Local Area Transportation Review

Under the 2016-2020 Subdivision Staging Policy, a traffic study is not required to satisfy the Local Area Transportation Review (LATR) test, because the proposed day care expansion generates fewer than 50 person-trips during the weekday during both the morning and evening peak-hours. Person trips include all travel modes – auto/vehicular, transit, walking and bicycle trips.

Environment

The Property contains no forest, streams or their buffers, 100-year floodplains, steep slopes, or known habitats of rare, threatened or endangered species. This application is not subject to Chapter 22A, the Forest Conservation Law as the Site is less than 40,000 square feet in size.

Community Comment

Staff has not received comments from the surrounding community. The Applicant submitted three letters in support of the application from parents of children attending the existing day care facility (Attachment 5).

Section 7.3.1.E. Necessary Findings

To approve a conditional use application, the Hearing Examiner must find that the proposed development:

Section 7.3.1.E.1.a. *satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.*

There are no applicable previous approvals on the Site.

Section 7.3.1.E.1.b. *Satisfies the requirements of the zone, use standards under Article 59-3, and applicable general requirements under Article 59-6;*

The proposal satisfies the requirements of the R-60 Zone and Day Care Use Standards for up to 15 children as follows:

Zone Requirements

The Property satisfies the development standards of the R-60 Zone, Standard Method Development as demonstrated by the following table:

| R-60 Zone Standard Method Development | Required/Permitted | Proposed |
|--|---------------------------------------|----------------------|
| Minimum Lot Area (Section 59.4.4.9.B.1) | 6,000 SF | 10,824 SF |
| Maximum Density (Section 59.4.4.9.B.1) | 1.63 units (7.26 dwelling units/acre) | 1 unit |
| Maximum Lot Coverage (Section 59.4.4.9.B.1) | 35 percent | Less than 35% |
| Minimum Front Setback (Section 59.4.4.9.B.2) | 25 feet | 50 feet |
| Minimum Side Street Setback (Section 59.4.4.9.B.2) | 25 feet | Greater than 25 feet |
| Minimum Side Setback (Section 59.4.4.9.B.2) | 8 feet | 8 feet |
| Minimum Sum of Side Setbacks (Section 59.4.4.9.B.2) | 18 feet | 18 feet |
| Minimum Rear Setback | 20 feet | 20 feet ¹ |
| Maximum Height | 35 feet | 20 feet |

¹ Because the lot is a corner lot, where the driveway is located is the rear yard.

| R-60 Zone Standard Method Development | Required/Permitted | Proposed |
|---|---|--|
| Vehicle and Bicycle Parking Spaces (Section 59.6.2.4) | Vehicles at Day Care Center: 4 (3 per 1,000 SF of GFA) Dwelling: 2 Bikes: 1 | Day care: 6 Dwelling: 2 Bikes: 1 |

The parking requirement is satisfied by the existing driveway that accommodates eight parked vehicles and additional on-street parking on Terrapin Road. One long-term bike space is required to be provided at the Property, and there is sufficient space for this in the shed in the rear yard.

Use Standards required under Section 3.4.4.E.2.

The following standards apply to a Day Care Center (13-30 Persons), which is allowed as a conditional use in the R-60 Zone:

- a. *The facility must not be located in a townhouse or duplex building type.*

This proposal is for an expanded day care facility in an existing single-unit detached house.

- b. *An adequate area for the discharge and pick-up of children is provided.*

As described in detail in the Transportation section of this report, the existing parking pad and spaces on the streets abutting the Property provide an adequate area for the discharge and pick up of children.

- c. *The number of parking spaces under Division 6.2 may be reduced if the applicant demonstrates that the full number of spaces is not necessary because:*

- i. *existing parking spaces are available on abutting property or on the street abutting the site that will satisfy the number of spaces required; or*
- ii. *a reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems.*

Not applicable. The required parking is met onsite.

- d. *For a Family Day Care where the provider is not a resident and cannot meet the non-resident provider requirement, screening under Division 6.5 is not required.*

Not applicable; the Applicant is not requesting a Family Day Care (up to eight persons).

- e. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

Not applicable; the Property is not in the AR zone.

Screening

The existing vinyl-constructed picket fence is new and encloses the use from the surrounding neighborhood and Randolph Road. The existing fence was installed in April 2015 and creates a safe environment for children, although it is transparent. Based on the topography of the Property in the front yard where the outdoor play area is located and in relation to the concrete retaining wall parallel to Randolph Road, the existing fence creates a secured outdoor play environment for the children.

Lighting

No changes are proposed to the exterior lighting, which is residential in character and does not result in excessive illumination onto the neighboring properties.

Signage

No signage is proposed.

Section 7.3.1.E.1.c. substantially conforms with the recommendations of the applicable master plan;

The Applicant's request conforms to the 2013 *Glenmont Sector Plan* as stated in the Conformance section of this report.

Section 7.3.1.E.1.d. *is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;*

The proposal is harmonious with and will not alter the character of the surrounding residential neighborhood in a manner inconsistent with the Sector Plan. The Applicant's residence has a well-maintained exterior appearance and the expansion of the day care facility will not detract from the residential character of the neighborhood.

Section 7.3.1.E.1.e. *will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;*

One other approved special exception use has been identified in the Staff-defined neighborhood. This special exception was approved in 1987 for an accessory apartment at a residence on Randolph Road. The Applicant's request will have no bearing on this previously approved special exception.

Section 7.3.1.E.1.f. *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:*

- i. *if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, or*
- ii. *if a preliminary plan of subdivision is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate*

public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and

This Site is not subject to a Preliminary Plan of Subdivision, so the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities. Staff finds that the existing public facilities are sufficient to serve the proposed day care center.

Section 7.3.1.E.1.g. *will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:*

- i. *the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. *traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. *the health, safety, or welfare of neighboring residents, residents, visitors or employees*

Staff has identified the following inherent physical and operational characteristics/impacts of the proposal necessarily associated with a child day care facility: (1) vehicle trips to and from the site; (2) noise from the outdoor play area; and (3) the drop-off and pick-up area. Staff did not identify any non-inherent adverse effects associated with this conditional use.

As described in the transportation analysis of this report, the proposal will not significantly impact traffic in the neighborhood. The existing driveway will provide adequate drop-off and pick-up to the Site. No additional play equipment in the outdoor play area or an expansion of the existing play area is proposed. Outdoor play activity times are scheduled twice a day at 10:30 a.m. - 11:30 a.m., and 4:00 p.m. - 5:00 p.m. Because the outdoor play area is located on a corner lot, only one confronting property (to the northwest) may be impacted by noise generated from the children. Noise generated from outdoor activity times will be limited to two times daily, with adult supervision. No letters in opposition from residents inside the staff-defined neighborhood have been received. The drop-off and pick-up times will be limited and staggered with no more than eight vehicles at the Property in an hour during these designated times, so that parents do not all arrive/depart at the same time.

Section 7.3.1.E.2. *Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

The existing structure will continue to be compatible with the character of the surrounding residential neighborhood. No exterior renovation or addition to the existing residence is proposed.

Section 7.3.1.E.3. *The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.*

The proposed day care will be compatible with nearby residential properties. Staff recommends approval with conditions.

Section 7.3.1.E.4. *In evaluating the compatibility of an agricultural conditional use with surrounding Agricultural or Rural Residential zoned land, the Hearing Examiner must consider that the impact does not necessarily need to be controlled as stringently as if it were abutting a Residential Zone.*

Not applicable; the application is not for an agricultural use.

Section 7.3.1.E.5. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:*

- a. *Filling Station*
- b. *Light Vehicle Sales and Rental (Outdoor)*
- c. *Swimming Pool (Community); and*
- d. *the following Recreation and Entertainment Facility use: swimming pool, commercial.*

Not applicable; the application is for an expansion of an existing day care use for eight children to up to 15 children in a Day Care Facility for 13-30 persons.

Section 7.3.1.E.6. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:*

- a. *Funeral Home; Undertaker*
- b. *Hotel, Motel*
- c. *Shooting Range (Outdoor)*
- d. *Drive-Thru*
- e. *Landfill, Incinerator, or Transfer Station; and*
- f. *A Public Use Helipad, Heliport or a Public Use Helistop.*

Not applicable.

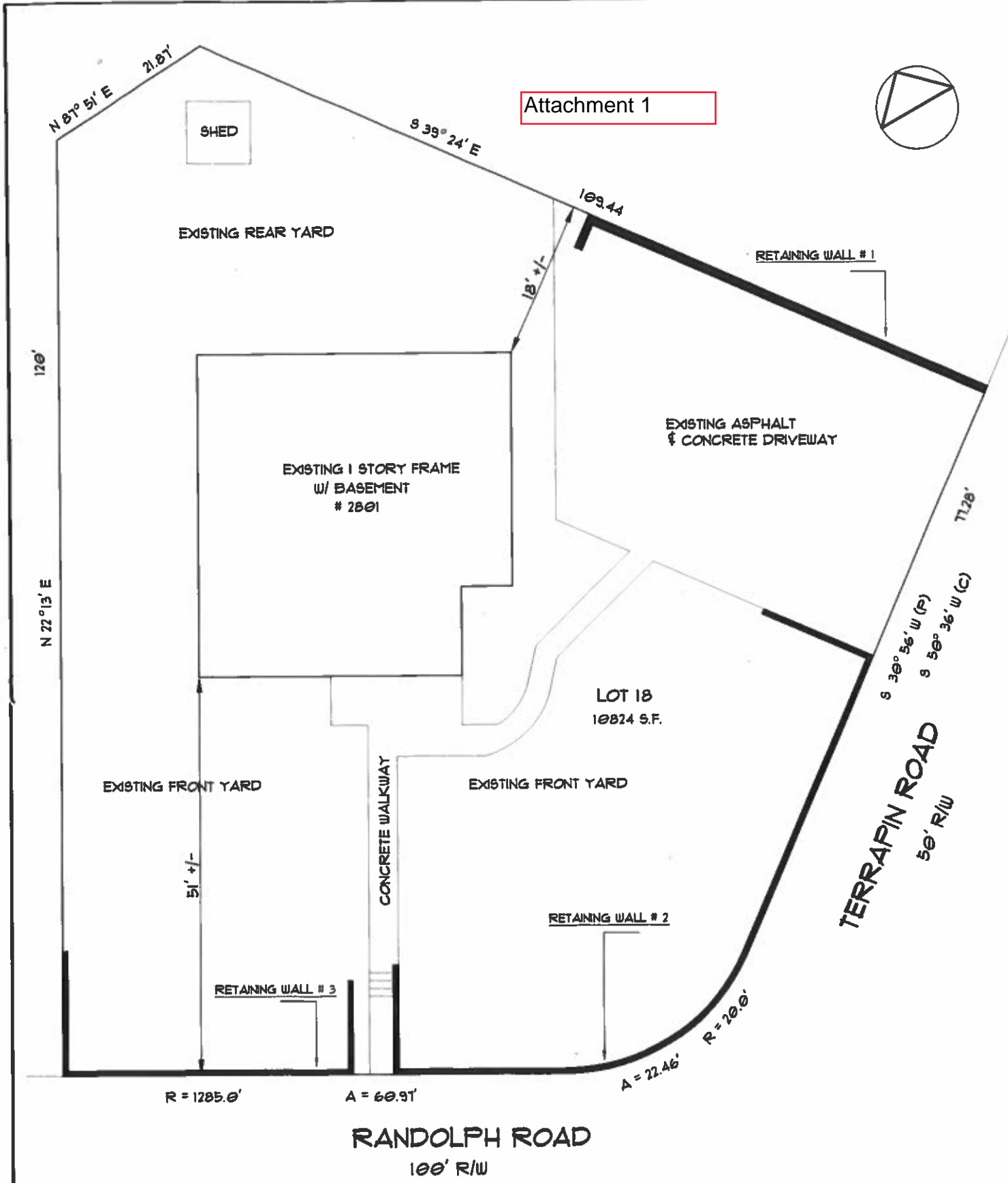
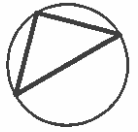
SECTION 5: CONCLUSION

The proposed conditional use complies with the general conditions and development standards for approval of a conditional use Day Care Center (13-30 Persons), subject to the recommended conditions of approval. The proposed conditional use is consistent with the objectives and recommendations of the Sector Plan, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff supports the proposal for an expansion of an existing eight-child day care use to a Day Care Center, 13-30 persons, and recommends approval with conditions.

Attachments

1. Site Plan for retaining walls and picket fence (permitting)
2. Photos of the Property
3. Applicant's drop-off schedule
4. Sector Plan pages
5. Letters in support

Attachment 1



SITE PLAN

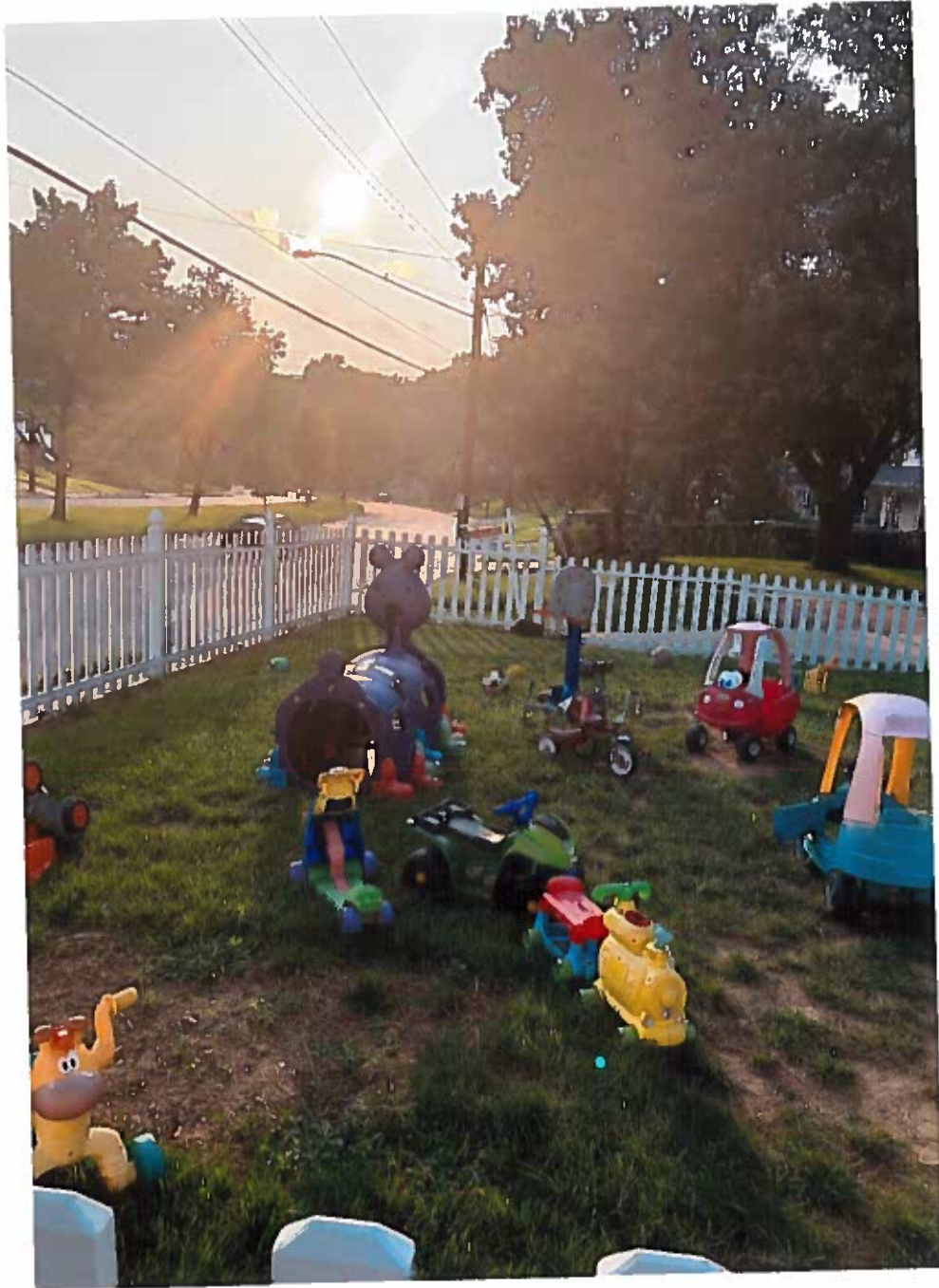
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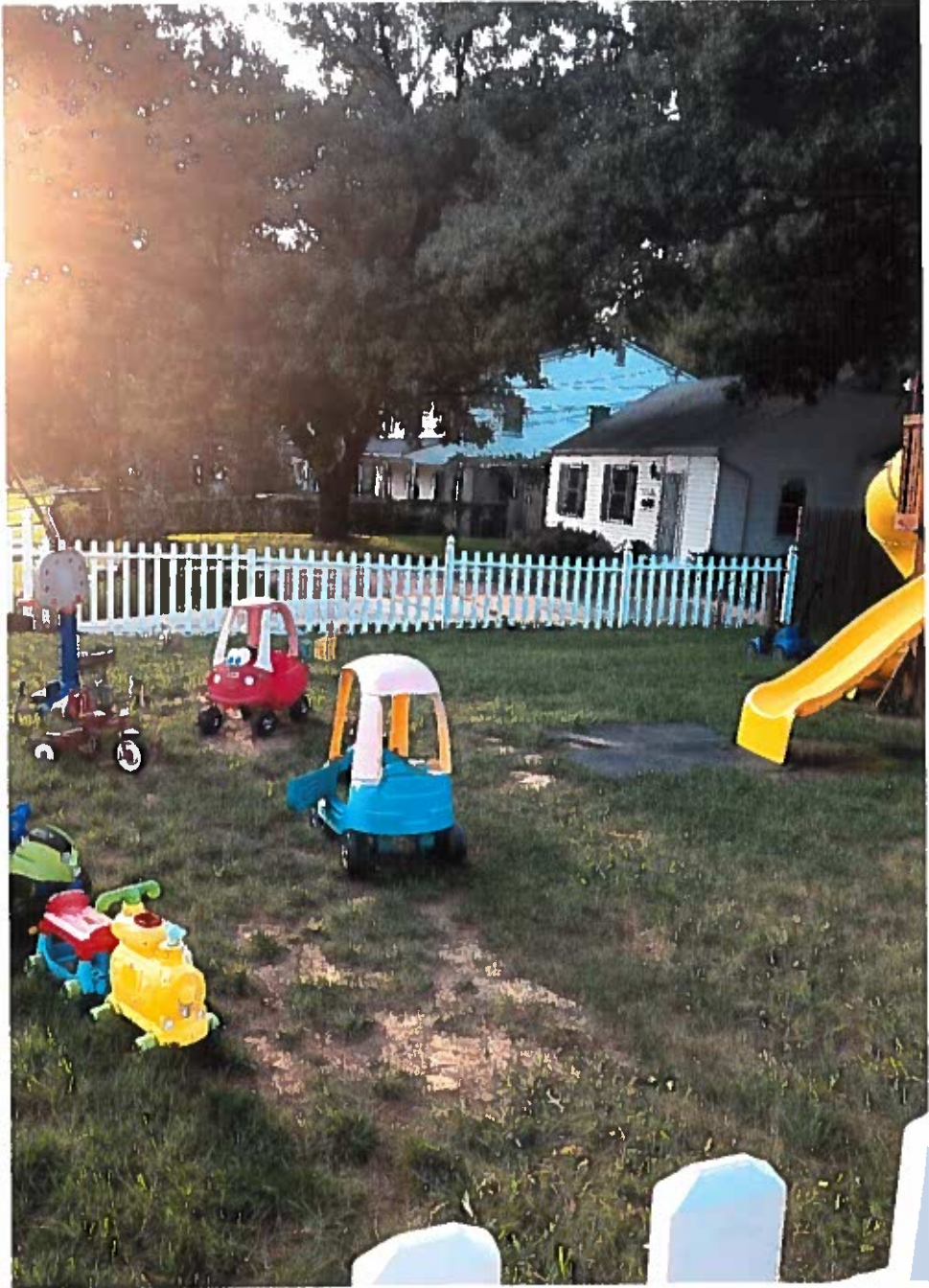
Attachment 2

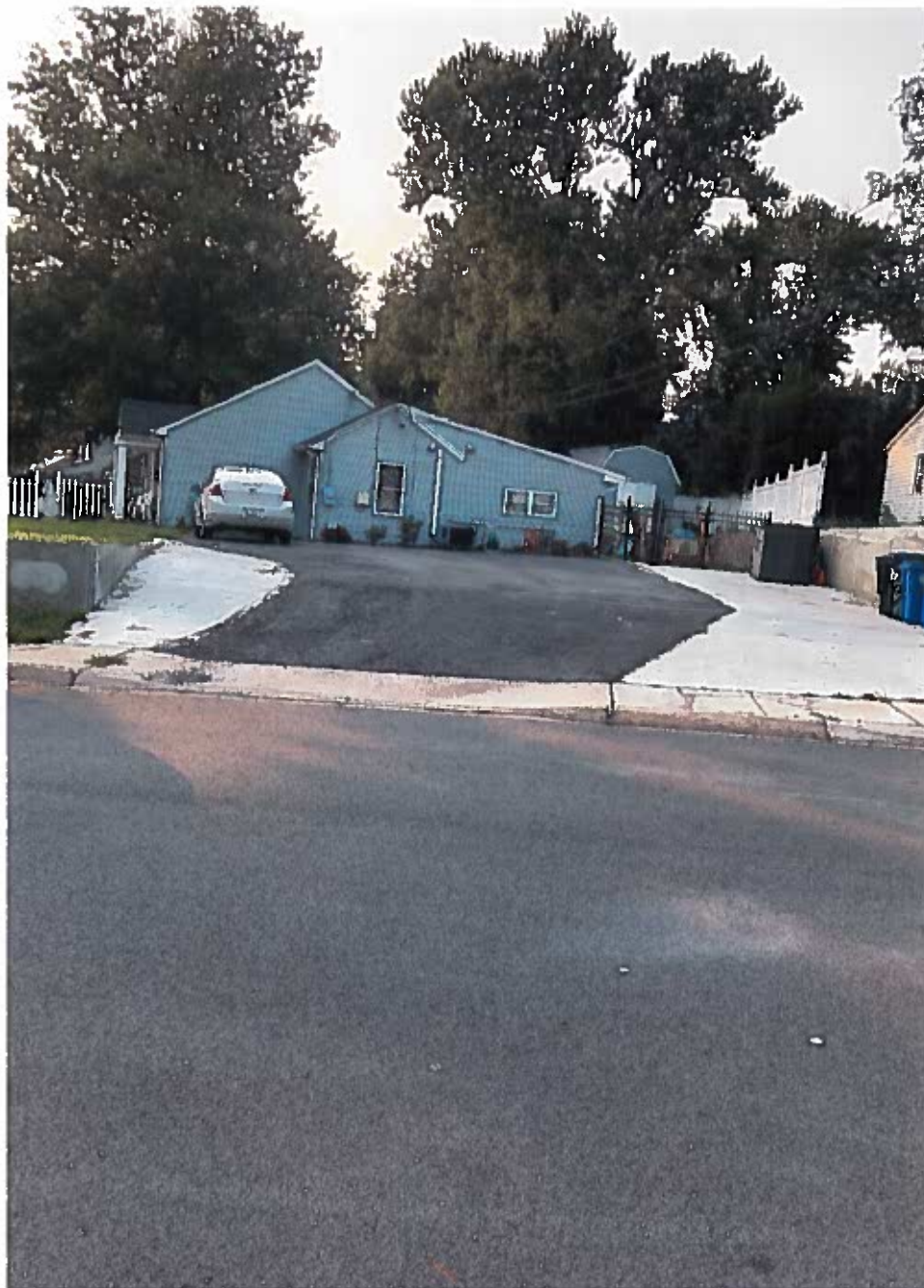














TRANSPORTATION STATEMENT FOR DAY CARE

| Morning Peak Period Drop-Off and Staff Arrivals (6:30am-9:30am) | | |
|---|--------------------------|---|
| Time | Children | Staff |
| 6:30-6:45 am | | Provider Sign-In (Owner) |
| 6:45-7:00 am | Layla Bryant (Part Time) | Steffany Sign-In (Additional ADULT) |
| 7:00-7:15 am | Alexander Lovch | |
| 7:15-7:30 am | Juan Antonio Deras | |
| 7:30-7:45 am | Connor Wyatt Hawley | |
| 7:45-8:00am | Jose Savanie | |
| 8:00-8:15am | Georgia Dorsey | Estela Hicalgo Sign-In (Teacher) |
| 8:15-8:30 am | Kai Hojela | Rosalba Melendez Sign-In (Daycare Helper) |
| 8:30-8:45 am | Samira Akbar | |
| 8:45-9:00 am | | |
| 9:00-9:15 am | | |
| 9:15-9:30 am | | |

Sign-in
AT 1:00

| Evening Peak Period Pick-Up and Staff Departures (4:00pm-7:00PM) | | |
|--|--------------------------------|--|
| Time | Children | Staff |
| 4:00-4:15pm | | |
| 4:15-4:30pm | Jose Savavia | |
| 4:30-4:45pm | Connor (Jill Hawley) | |
| 4:45-5:00pm | Alexander Lovch | |
| 5:00-5:15pm | Genesis (After School) | Rosalba Melendez |
| 5:15-5:30pm | Layla Bryant Georgia Dorsey | Sign-out |
| 5:30-5:45pm | Juan Antonio Deras | |
| 5:45-6:00pm | Kai Hofele | Steffany Velasco |
| 6:00-6:15pm | Samira Albar | Sign-out (Additional adult) Provider-Sign-out (owner) |
| 6:15-6:30pm | | |
| 6:30-6:45pm | | |
| 6:45-7:00pm | | |

How many staff do you expect will take the bus or carpool?

As of now, Two Took Bus to work,
One by her car.

How many sibling groups do you expect?

They are four families who came
for a tour visits but didn't enroll
for limited capacity.

Goals and Guiding Principles

The Plan's recommendations are based on guiding principles that combine the best planning and land use practices with the planning framework established by the General Plan and the previous plans for Glenmont.

These principles are not intended as a means to rank priorities among competing goals; instead, they provide a basis for making planning decisions to realize the Plan's vision.

- Encourage redevelopment that makes best use of public investment in Metro and that creates a distinct community identity by:
 - focusing new residential and commercial growth in a compact building pattern within walking distance of the Metro station
 - locating the highest densities and building heights at the shopping center
 - encouraging convenience retail and services such as supermarkets, restaurants, professional offices, and entertainment uses that primarily serve the needs of the Glenmont community. The area is not suitable for big-box or regional retail
 - preserving historic resources, which convey community identity and character and which are historically or architecturally significant to the County's heritage.
- Maintain and support a wide choice of housing types and neighborhoods for people of all incomes, ages, and physical capabilities at appropriate densities by:
 - providing appropriate transitions between new development and existing communities by placing taller buildings away from existing residential developments and transitioning down to appropriate heights to reduce impacts on the surrounding residential communities
 - providing adequate community facilities, such as parks, community spaces, schools, and daycare centers for children and adults
 - encouraging compact building footprints to allow room for a variety of active and passive open spaces.
- Improve connectivity by:
 - creating a complete transportation network (roadways, sidewalks, bikeways, transitways, and trails) to ensure that all residents and workers—pedestrians, bicyclists, and wheelchair users—have appropriate access to Metro, Wheaton Regional Park, schools, gathering places, and other local destinations
 - creating a walkable street grid with short blocks in the core area with a convenient and attractive environment for pedestrian and bicycle circulation
 - balancing the community's desire for creating a place for local residents with the needs of through traffic.
- Conserve and enhance natural resources to provide a healthy and green environment by:
 - incorporating environmentally sensitive design techniques to make maximum use of existing resources, conserve and generate energy
 - minimizing the impacts of development activity on natural resources to protect and promote human, plant, and animal life.

March 14th, 2018

To whom it may concern:

I am writing to express my support for the expansion of Growing Angels Family Daycare into a group daycare that will accommodate additional children.

The process to find dependable and trustworthy child care is incredibly stressful and nerve-wracking. My son, Alex, started at Growing Angels in October 2016 when he was 12 weeks old.

As a first-time mother, it was so hard to leave him when I went back to work but knowing that he was in the capable and loving hands of Theresita Hernandez made all the difference in the world. I cannot speak highly enough of Theresita and her wonderful staff and with more space other families could also have the experience of a daycare that is basically a second home.

Please approve Growing Angels request to expand.

Thank you,
Amanda Lorch
Amanda Lorch

Kerri Dorsey
2104 Seminary Rd
Silver Spring, MD 20910

March 14,2018

To Whom It May Concern,

My daughter has attended Growing Angels Family Daycare, Inc. for over 18 months. It is a warm and loving environment where she is thriving and growing every day. The owner of Growing Angels Family Daycare, Teresita Hernandez, has turned her entire first floor into a daycare. It is not like arriving at someone's home where they just happen to watch children. Her entire house is dedicated to these children. She has widened her driveway, so she can safely and easily accommodate many parents picking up and dropping off their children. She has a large fenced in yard for the kids to play on nice days and she has leveled out the property to allow for a larger play space. Unlike other in-home daycares they have many teachers to care and educate the children.

As a working mother it is incredibly hard to leave the most important person in your life in the care of other people.

However, Ms. Hernandez and the staff at Growing Angels make it so much easier they love her and all the children under their care. Quality, affordable child care provided by a loving daycare is hard to find. Converting Growing Angels into a daycare center will allow more families to have access to this fantastic school. It will provide additional opportunities that Growing Angels currently may not have access too under its current status (such as grants). Not only will this help the current students enrolled, but it will help the local community by having quality daycare in the neighborhood.

Please approve Growing Angels permit to convert her in-home daycare into a daycare center.

Best Regards,

Kerri Dorsey

March 15, 2018

To whom it may concern:

Our son has been with Growing Angels Daycare for over a year. We choose them because of the exposure to both English and Spanish, they include a preschool curriculum, the cleanliness of the place, and the owner was very flexible and sensitive to my concerns and needs.

We have been happy with the care our son has received, it is obvious that they really care about each child. They are constantly evolving the daycare's environment and lessons to meet the children's growth, needs and interests.

We support the expansion of the daycare.

Sincerely,

A handwritten signature in blue ink, consisting of a cursive 'A' followed by a stylized 'H' and a large loop at the end.

Anne Hawley