



Caceres Day Care (10712 Douglas Avenue), Conditional Use, CU201902



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Completed: 11/30/18

Description

Request for a conditional use to expand an existing day care of eight children to a Group Day Care for up to 12 children.

Location: 10712 Douglas Avenue, Silver Spring.

Zone: R-60.

Master Plan: 1989 *Master Plan for the Communities of Kensington-Wheaton*.

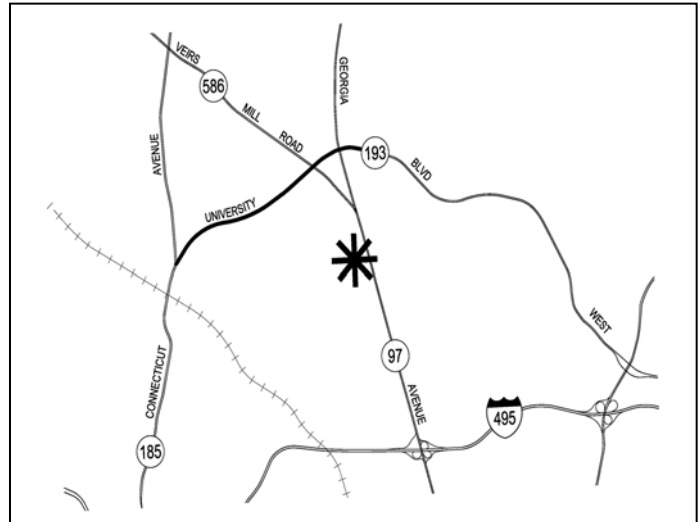
Property Size: 6,531-square-foot lot.

Accepted: September 16, 2018.

Applicant: Norma Caceres.

Review Basis: Chapter 59, Conditional Use.

Hearing Examiner Public Hearing: January 07, 2019.



Summary

- Staff recommends approval with conditions, for the expansion of up to 12 children.
- The Applicant’s request is not subject to Chapter 22A Forest Conservation Law; it is in substantial conformance with the Master Plan; and it meets the development standards of the R-60 Zone.
- Staff has not received any correspondence about this application.

SECTION 1: STAFF RECOMMENDATION AND CONDITIONS

Staff recommends approval of Conditional Use No. CU201902 subject to the following conditions of approval:

1. The Group Day Care must be limited to up to 12 children and up to three non-resident staff, plus the Applicant.
2. The day care hours of operation are limited to Monday through Friday, 6:45 a.m. to 5:30 p.m.
3. Scheduled parent drop-off/pick-up to be staggered such that a maximum of two vehicles are entering/exiting the site during any 15-minute period.
4. The outdoor play area is limited to play time to one hour in the morning, no earlier than 9:00 a.m., and one hour in the afternoon.

SECTION 2: SITE AND NEIGHBORHOOD DESCRIPTION

Site Description

The Subject Property is on Lot 22 Block E of the Stephen Knolls subdivision and is located at 10712 Douglas Avenue in Silver Spring. The Property is a mid-block lot of 6,531-square feet with frontage on the west side of Douglas Avenue.



Figure 1: Subject Property location

The Property has an above grade living area of 1,040 square feet and has a finished basement area of 750 square feet with an exterior access, a concrete driveway with the capacity for four vehicles, access to the rear of the Property by both side yards of the house through paved pathways, and a shed and a retaining wall within the rear yard along the rear fence line. A portion of the rear yard is designed with brick pavers closer to the main house.



Figure 2: View of the property's frontage onto Douglas Avenue.

Parents and children enter and exit the day care through the front door of the residence which fronts onto Douglas Avenue. The first floor of the residence, which is approximately 1,700 square feet, is used for the existing day care, and the same area will be used for the expanded day care (see Figure 3). There is a basement to the residence, but it is not accessible to the children. There is an exterior play area to the rear yard that includes outdoor play equipment located on the west/southwest side of the Property with dimensions of approximately 25 feet long by 23 feet wide (see Figure 4). The rear yard is fenced with a 4-foot chain-link fence for the entirety of the Property. It also contains a brick paved circular patio area with a table and umbrella for outdoor dining opportunities. The brick paved patio does lead to access to the rear of the Property, as well as to the staircase leading to the basement entrance.

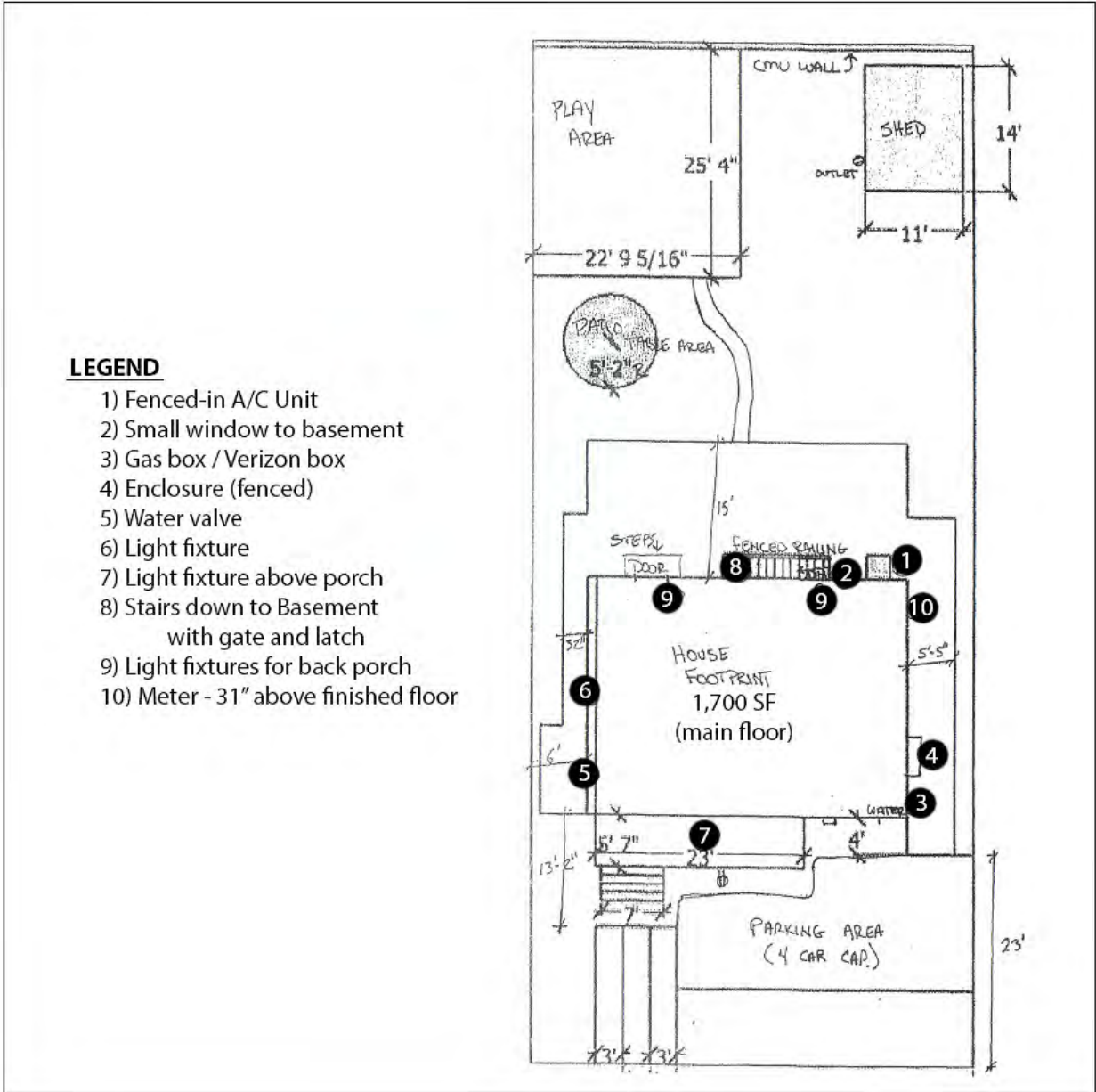


Figure 3: Plan view of the Subject Property



Figure 4: The outdoor play area in the rear yard

Neighborhood Description

The Stephen Knolls subdivision is located just south of the Westfield Wheaton Mall, west of Georgia Avenue, and north of Plyers Mill Road. The subdivision is mostly an established single-family detached residential unit neighborhood. The Staff-defined neighborhood boundary follows a similar breakdown as the Stephen Knolls subdivision of being defined as single-family detached residential units. The neighborhood is zoned R-60 and is bounded by Plyers Mill Road to the south, Douglas Avenue to the east, Kimberly Street to the north, and Brunswick Avenue to the west.



Figure 5: The staff-outlined neighborhood boundary and the location of the Subject Property.

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. The hours of operation will remain the same as for the current times: 6:45 a.m., to 5:30 p.m., Monday through Friday. No physical alterations are proposed to the exterior of the Applicant's residence in the expansion request as the current condition of the residence will support the expansion of additional children.

The Applicant submitted a staggered schedule for drop-off and pick-up time(s) so parents do not arrive/depart at the same time. 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 in Figure 6. Noise from the outdoor play area is anticipated when children use it during two scheduled outdoor play times when the weather permits outdoor activities. Play times are scheduled during the morning schedule, as well as the afternoon schedule with adult supervision. The Applicant has two non-residential employees and will hire a third non-residential employee if granted approval of the request.



Figure 6: Views of the Subject Property.

SECTION 4: ANALYSIS & FINDINGS

The Applicant is not proposing any alteration, addition or expansion to the exterior of the existing residence and outdoor play area. On October 19, 2018, a site visit was conducted where Staff made several observations and completed a photo inventory of the existing conditions of the Subject Property.

- The existing chain link fence is adequate to secure the use from the surrounding neighborhood; especially in relation to the neighbors of the Property.
- There is an existing concrete block retaining wall painted white that the Applicant installed to prevent water runoff from the neighboring property. It is also preventing invasive plant material to impact the play area. The retaining wall is about two feet in height and does not act as a visual barrier to adjacent properties.
- The parking requirement is satisfied by the existing driveway that accommodates four parked vehicles. Additional on-street parking is available on Douglas Avenue.
- The side yard to the north of the Property provides access, but is restricted with gates on both ends to the front and to the rear in order to section off the scooter and bike area.
- The Applicant constructed all hardscape improvements to the Property to ensure the safety and security of the children during the hours of outdoor play. This includes a brick patio, an entrance walkway feature, a small planting bed, and the retaining wall to the rear of the property.

Master Plan Conformance

The Property is located within the Approved and Adopted 1989 *Master Plan for the Communities of Kensington-Wheaton* which does not discuss the Subject Property in terms of specific land use recommendations; however, the Master Plan does describe one of the following Communities Facilities' highlights as follows (page 36):

- Promote greater child day care, elderly housing and disabled accessibility opportunities through appropriate land use recommendations and policies.

The Master Plan describes that the majority of child day care services are provided by private family day care providers and group day care center operators. One of the Master Plan's policies is to "Support efforts to utilize County zoning and development plan review processes to promote greater day care opportunities" (p.139). Furthermore, the Master Plan cites a 1987 Montgomery County Planning Board study which, "...suggested that none of the small-child care centers serving 7-20 children that were studied had a significant negative impact on the surrounding residential community" (p.139).

Based on the language in the Master Plan, Staff believes that the proposed Group Day Care facility is consistent with the objectives of the Master Plan since it will increase the number of child day care facilities near major employment and commercial developments in the area.

The Master Plan has recommendations as to existing neighborhoods surrounding the Wheaton Metro Station Core and enumerates them as follows:

- Recommends that the predominantly low-to medium-density residential character of the area be maintained and protected;
- Recommends land use and zoning for a variety of parcels with a potential for development or redevelopment within the planning area.

The Subject Property is within a predominantly low-density residential development, but the neighborhoods surrounding the Metro core are a mixture of residential of varying types which include single-family detached units and townhouses. The Plan recommends retaining the current zoning and preserving the character while strengthening them as desirable places to live.

The Applicant's proposal conforms to the general recommendations, goals and highlights of the Master Plan because it represents a continuation of the use of the house as a primary residence with a conditional use for a day care center.

Transportation Planning

Master-Planned Roadways and Bikeway

Douglas Avenue is designated as a primary street in the 1989 *Master Plan for the Communities of Kensington-Wheaton* with a 70-foot wide right-of-way.

The 2018 Bicycle Master Plan recommends a sidepath on the nearby segments of Plyer's Mill Road and Georgia Avenue. No bicycle facilities are recommended on Douglas Avenue.

Pedestrian Facilities

Five-foot wide sidewalks with a six to seven-foot-wide green panel connect the Property to both the north and south on Douglas Avenue and connect to sidewalks on Plyer's Mill Road on Georgia Avenue. A three-foot-wide lead-in sidewalk connects the Property to the sidewalks along Douglas Avenue.

Transit Service

Although no public transit routes operate on Douglas Avenue, seven Metrobus and Ride On routes operate on nearby Georgia Avenue (Metrobus Q1, Q2, Q4, Y2, Y7, Y8, and Ride On 37) approximately 550 feet from the Property. However, no staff members are expected to commute by public transit at this time.

The 2013 *Countywide Transit Corridors Mater Plans* recommends the Bus Rapid Transit (BRT) Corridor #2, Georgia Avenue South with the nearest planned BRT station at the intersection with Dexter Avenue.

Parking and Drop-Off/Pick-Up

Parent drop-off and pick-up schedule is proposed to operate at the existing driveway and on-street parking spaces. The scheduled parental drop-off and pick-ups must be limited to two per every 15-minute period, as opposed to the four proposed in the Transportation Statement. As previously stated, the Property contains four off-street parking spaces, and additional on-street parking is permitted and available on Douglas Avenue.

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 center generates fewer than 50 person-trips during the weekday both AM and PM peak hours of the adjacent street. The LATR test parameter is total peak-hour person trips and not vehicular peak-hour trips. Person trips include all travel modes -- 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 the Forest Conservation Law as defined in Chapter 22A, the Forest Conservation Law, as the Property is less than 40,000 square feet in size.

Community Comment

As of the date of posting of this Staff report, Staff has not received any comments from the surrounding community concerning this application.

Section 7.3.1.E. Necessary Findings

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

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.

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 Group Day Care Facility Use Standards for up to 12 children. The Subject Property satisfies the development standards of the R-60 Zone, Standard Method Development Standards (Section 4.4.9) as demonstrated by the following table:

Development Standards	Required/Permitted	Proposed
Minimum Lot Area: (Section 59.4.4.9.B.1)	6,000 SF	6,531 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 percent
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 Setbacks	20 feet	20 feet
Maximum Height	35 feet	20 feet
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: 2 Dwelling: 2 Bike: 1

Table 1: Development Standards table

The parking requirement is satisfied by the existing driveway that accommodates four parked vehicles and additional on-street parking on Douglas Avenue. 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.

Per Section 59.3.4.4.D.2.b., when a Group Day Care (9-12 Persons) is allowed as a conditional use, it must also satisfy all limited use standards in Section 59.3.4.4.D.2.a. Thus, the Limited Use Standards for a Group Day Care facility per Section 3.4.4.D.2.a. are described as follows:

i. Use Standards

a) Where a Group Day Care (9-12 Persons) is allowed as a limited use, it must satisfy the following standards:

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

The residence where the facility is located is in a single-family detached residential unit.

ii. In a detached house, the registrant is the provider and a resident. If the provider is not a resident, the provider may file a conditional use application for a Group Day Care (9-12 Persons) (See Section 3.4.4.D)

In this application, the provider is the Applicant, Norma Caceres. The Applicant resides in the home.

iii. In a detached house, no more than 3 non-resident staff members are on-site at any time.

The current number of staff for this facility is of 3 employees, which includes the provider/Applicant. With the expansion, there is a need to hire an additional employee for the facility, for a total of 3 non-resident staff.

iv. In the AR Zone, this use may be prohibited under Section 3.1.5, Transfer Development Rights.

Not applicable- this Property is not 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.

- c. *substantially conforms with the recommendations of the applicable master plan;*

The Applicant's request substantially conforms to the 1989 *Kensington-Wheaton Master Plan* as stated in the Master Plan Conformance section of this report.

- 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 Master 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.

- 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;*

There are no other known conditional uses in the Staff-defined neighborhood.

- 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*

The Property is served by adequate public services and facilities, and a Preliminary Plan of subdivision is not required.

- 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) vehicular trips to and from the site; (2) drop-off and pick-up areas (3) outdoor play areas; (4) noise generated by children; (5) the parking area on Douglas Avenue and (6) lighting. 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 and on-street parking spaces will provide adequate drop-off and pick-up opportunities 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 with one outdoor activity time scheduled for the morning, and another for the afternoon. 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 two vehicles at the Property in a fifteen-minute interval during these designated times, so that parents do not all arrive/depart at the same time. The existing lighting will not be altered and is appropriate for a residential use and day care facility of this size.

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.

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 is compatible with nearby residential properties.

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.

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 12 children in a Group Day Care Facility for 9-12 Persons.

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 Group Day Care facility (9-12 Persons), subject to the recommended conditions of approval. The proposed conditional use is consistent with the objectives and recommendations of the Master 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 Group Day Care facility (9-12 Persons) and recommends approval with conditions.

Attachments

1. Plat of the Property
2. Property location survey
3. Forest Conservation Applicability for Conditional Use/Special Exceptions
4. Applicant's drop-off schedule
5. Emergency Escape Plan
6. General Site Photographs

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PLAT No. 2494

Plat Book 33- Plat 2124

OWNER'S DEDICATION

We, the D & F Construction Co., a Maryland Corporation by Gerald Freedman, Secretary and Oscar Dreisen, President, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

DATE: Feb 15, 1950 D. & F. CONSTRUCTION COMPANY, INC.
Attest: *Gerald Freedman* By: *Oscar Dreisen*
GERALD FREEDMAN, SECTY. OSCAR DREISEN, PRES.

We assent to this plan of subdivision
DATE: March 2nd 1950
Witness: *Jerome Scheffries* *Myrtle W. Scheffries*
Jerome Scheffries *Myrtle Scheffries his wife*

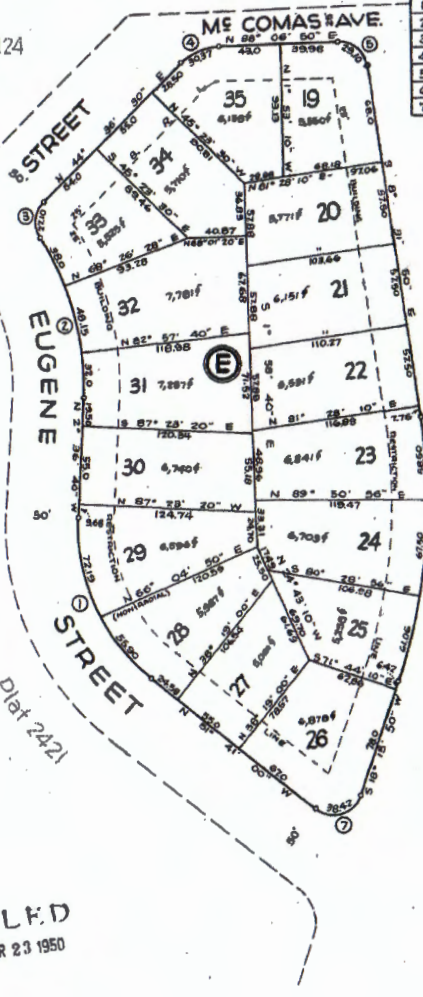
ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a resubdivision of Block "E" as shown on a plat of "Stephen Knolls" recorded in Plat Book 33- Plat 2124; and also a resubdivision of part of the lands conveyed by Jerome Scheffries and Myrtle W. Scheffries, his wife, to the D & F Construction Co., Inc. by deed dated September 28th, 1949 and recorded in Liber... at Folio... all among the Land Records of Montgomery County, Maryland, and that iron pipes marked thus O and stones marked thus e are in place as shown hereon.

DATE: Feb 24, 1950 MADDOX & HOPKINS, INC.
By: *W. R. Hopkins*
W. R. HOPKINS
REGISTERED LAND SURVEYOR
1906

FILED
MAR 23 1950

No.	Rad.	Arc	Δ	CHORD		Tan.
				Bearing	Length	
1	135.17	128.09	54° 17' 40"	N 24° 32' 10" W	128.95	
2	190.00	118.15	35° 37' 45"	N 15° 12' 19" W	116.26	
3	20.00	27.10	77° 37' 35"	N 5° 47' 42" E	25.07	
4	40.00	30.37	49° 30' 20"	N 66° 21' 40" E	29.65	15.94
5	20.00	28.10	83° 21' 20"	N 50° 12' 30" W	26.80	17.81
6	400.00	187.08	26° 47' 40"	N 4° 52' 00" E	185.36	
7	20.00	38.42	110° 08' 10"	N 73° 17' 28" E	32.78	28.59

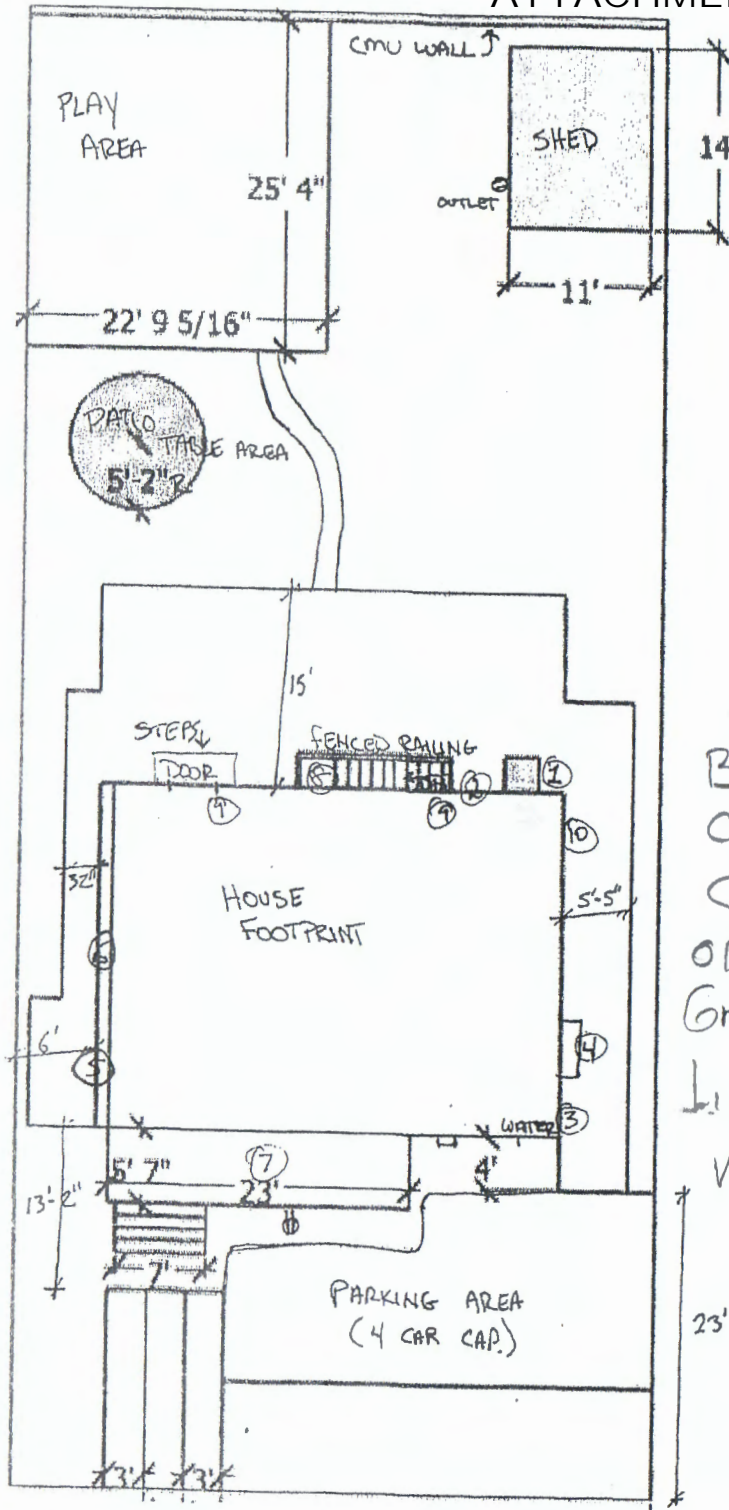


LOTS 19 to 35 - BLOCK "E"
"STEPHEN KNOLLS"
 MONTGOMERY COUNTY, MARYLAND
 Scale: 1"=60'
 February, 1950
 MADDOX & HOPKINS, INC.
 CIVIL ENGINEERS
 SILVER SPRING, MD.

WASHINGTON SUBURBAN SANITARY COMMISSION
 APPROVED: MARCH 13, 1950
 SUITABLE FOR WATER & SEWER DESIGN
 WITHOUT COMMITMENT AS TO INSTALLATION
Henry H. Hall
 CHIEF ENGINEER

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED: MARCH 9, 1950
 DATE
James J. Meiss *John F. Nichols*
 CHAIRMAN SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. 132-12

ATTACHMENT 2



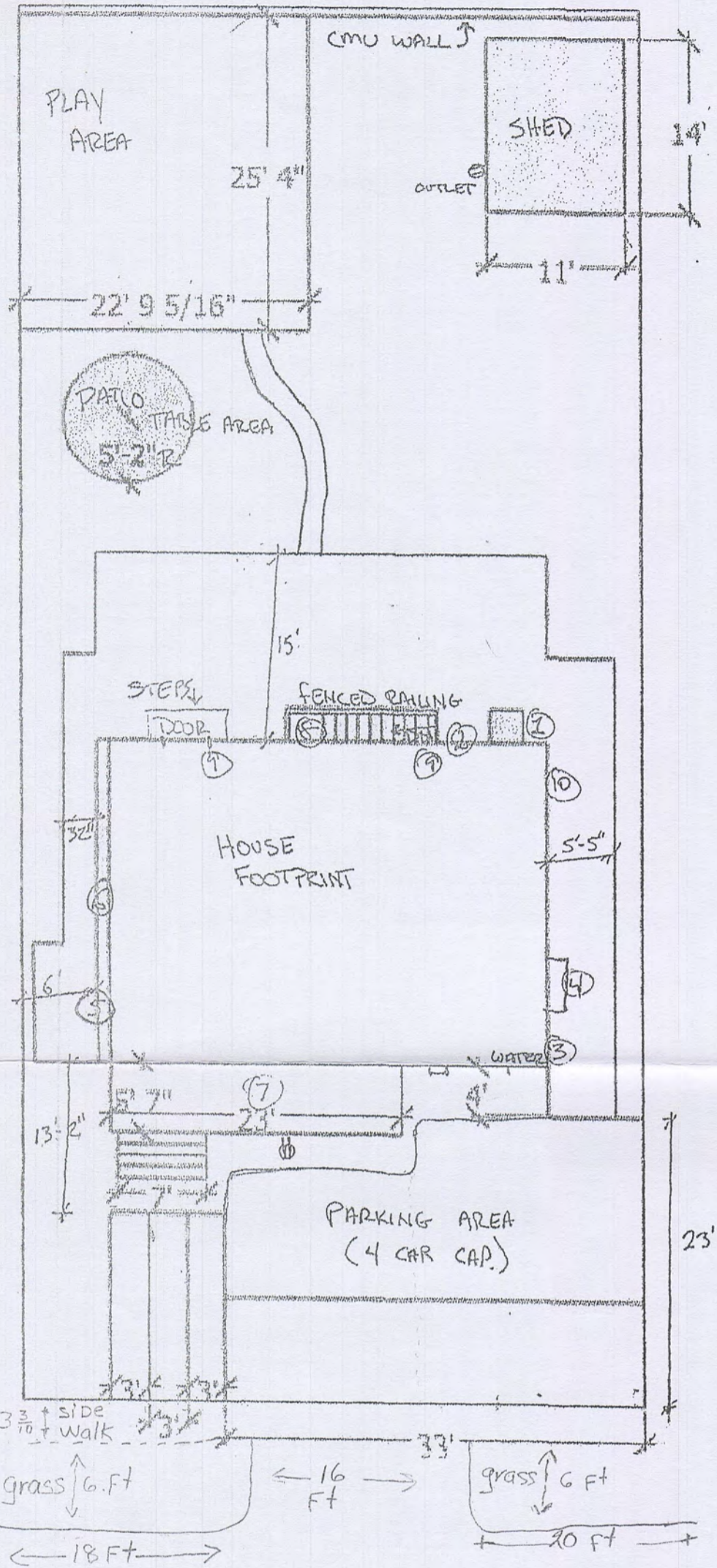
Received
M-NCPPC
SEP 04 2018
Montgomery County
Planning Department

NOTES

- 1) FENCED IN AC UNIT
- 2) SMALL WINDOW TO BASEMENT
- 3) GAS BOX / VERIZON BOX
- 4) ENCLOSURE (FENCED)
- 5) WATER VALVE
- 6) LIGHT FIXTURE
- 7) LIGHT FIXTURE ABOVE PORCH
- 8) STAIRS DOWN TO BASEMENT w/ GATE + LATCH
- 9) LIGHT FIXTURES FOR BACK PORCH
- 10) METER 31" ABOVE FINISHED FLOOR
- 11) scale 1/16" = 1'

By Jose y Ceron
C&C Reinforcing inc
Cell- 301-257 1297
Office- 571-426 2214
Email- joseceron@c&creinforcing.com
Lic 1-426 29-4
Virginia 20136

RESIDENCE LOCATED:
10712 DOUGLAS AVE
SILVER SPRING, MD 20902



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RESIDENCE LOCATED:
 10712 DOUGLAS AVE
 SILVER SPRING, MD

Received
 M-NCPPC
 SEP 04 2018
 Montgomery County
 Planning Department

Douglas Ave

By Josey. Ceron
 CSC Reinforcing Inc.

Cell 301.257.12.97.

Office. 571.426.22.14

Email. joseceron@CSCreinforcing.com.

Lic. 1-42629-4.
 Virginia 20136.

ATTACHMENT 3

Development Applications and Regulatory Coordination

Effective 9/30/2018

M-NCPPC • 8787 Georgia Avenue, Silver Spring, MD 20910 • 301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Special Exceptions

PROPERTY LOCATION

Street Address: 10712 Douglas Ave

Subdivision: 0077 Parcel(s) #: 0000 Lot #(s): 22 Block(s): E

Property Tax Identification Number: 273009645

Applicant (Owner or Contract Purchaser):

Name: Norma Caceres
Street Address: 10712 Douglas Ave
City: Silver Spring State: MD Zip Code: 20902
Phone No.: 240, 899-3806 Fax No.: 240, 899-3806

Total Area of Property: _____ acres _____ square feet

APPLICANT ATTESTS THAT THE FOLLOWING STATEMENTS APPLY TO THE SUBJECT SPECIAL EXCEPTION APPLICATION

Applicant attests that the following statements apply to the subject special exception:

- The application does not propose any clearing or grading activities on or near the special exception site.

OR, all of the following:

- The application applies to a property of less than 40,000 square feet.
The property is not subject to a previously approved Forest Conservation Plan.
The special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

Signature of applicant (Owner or Contract Purchaser): Norma Caceres

Signature: Norma caceres Date: 6/6/18

FOR STAFF USE ONLY

M-NCPPC acknowledges that the special exception for the above property:

- [X] is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code
[X] is exempt from the Forest Conservation Plan requirements under Section 22A-5 (q)(1) of the Forest Conservation Law

Received M-NCPPC JUL 25 2018 Montgomery County Planning Department

Signature of M-NCPPC Environmental Planning staff reviewer:

Signature: [Signature] Date: 6/6/18

ATTACHMENT 4

TRANSPORTATION STATEMENT FOR DAY CARE

Include the number of children and staff that will arrive during each 15-minute interval for the proposed use.

Morning Peak Period Drop-Off and Staff Arrivals (6:30am-9:30am)		
Time	Number of Children	Number of Staff
6:30-6:45 am	0	0
6:45-7:00 am	0	1
7:00-7:15 am	1	1
7:15-7:30 am	3	3
7:30-7:45 am	4	3
7:45-8:00am	8	3
8:00-8:15am	9	3
8:15-8:30 am	9	3
8:30-8:45 am	10	3
8:45-9:00 am	12	3
9:00-9:15 am	12	3
9:15-9:30 am	12	3

ATTACHMENT 4

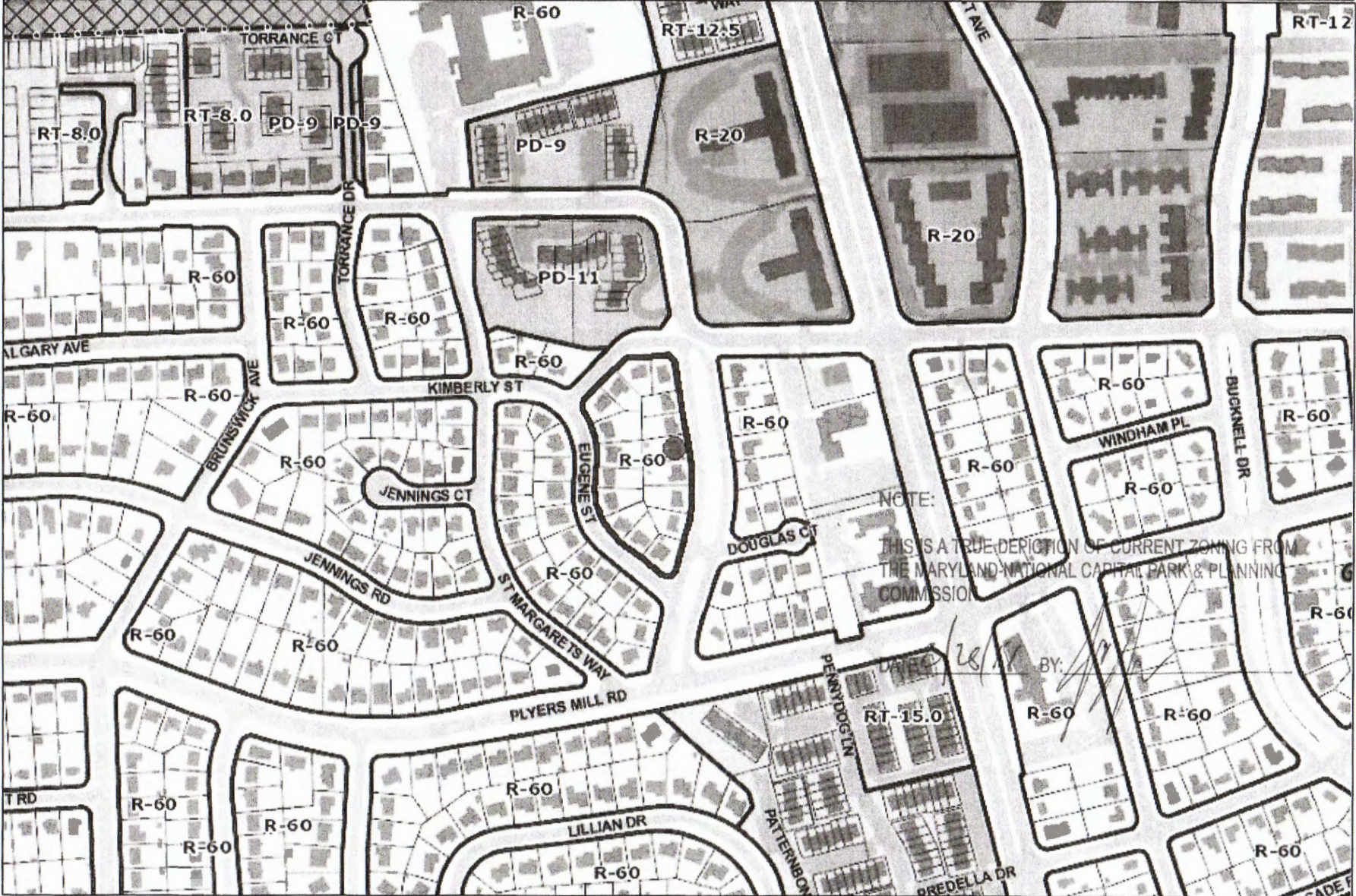
Include the number of children and staff that will depart during each 15-minute interval for the proposed use.

Evening Peak Period Pick-Up and Staff Departures (4:00pm-7:00PM)		
Time	Number of Children	Number of Staff
4:00-4:15pm	12	4
4:15-4:30pm	10	4
4:30-4:45pm	9	4
4:45-5:00pm	8	4
5:00-5:15pm	5	3
5:15-5:30pm	0	3
5:30-5:45pm		
5:45-6:00pm		
6:00-6:15pm		
6:15-6:30pm		
6:30-6:45pm		
6:45-7:00pm		

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

How many sibling groups do you expect? *2 families with 4 total children*

ATTACHMENT 4



Account #	01264627
Address	10712 DOUGLAS AVE SILVER SPRING, 20902
Zone	R-60
Overlay Zone	NA
TDR Overlay Zone	NA
Landuse	Single Family Detached
Parcel, Lot, Block	NA, 22, E

Parking District	NA
CBD	NA
Special Protection Area	NA
Urban District	NA
Enterprise Zone	NA
Arts & Ent. District	NA
Special Tax District	NA
Legal Description	STEPHEN KNOLLS

Bike/Ped Priority Area	NA
Urban Renewal Area	NA
Metro Station Policy Area	NA
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	NA
Master Plan	MASTER PLAN FOR KENSINGTON WHEATON
Historic Site/District	NA

1 inch = 441 feet

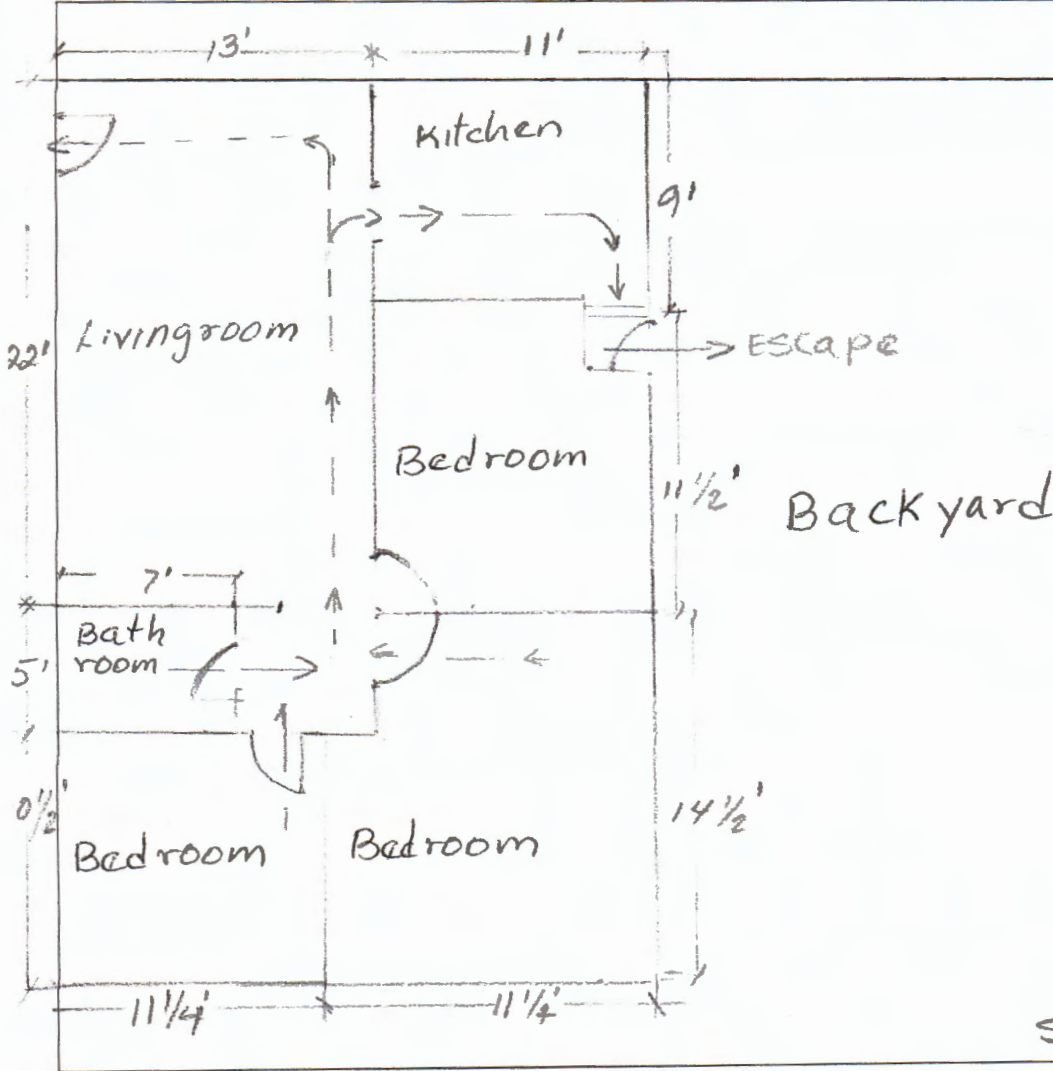
ATTACHMENT 5

MARYLAND STATE DEPARTMENT OF EDUCATION
Office of Child Care

EMERGENCY ESCAPE PLAN

INSTRUCTIONS:

1. Draw a simple diagram of your entire home in the space below.
2. Name each area and room used for child care.
3. Show the use of each area (such as napping, eating, playing, off-limits, etc.).
4. Show two exits from each area (such as window or door).
5. Show a meeting place.



scale 1/8" = 1'

Emergency Escape Plan For:

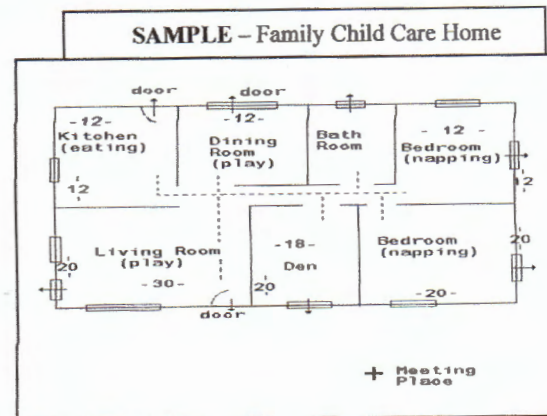
Name: Norma caceres

Address: 10712 Douglas Ave

Silver Spring MD 20902

Telephone Number: (240) 899-3806

POST THIS PLAN IN THE CHILD CARE AREA.



ATTACHMENT 6





ATTACHMENT 6





ATTACHMENT 1



ATTACHMENT 6

