

DARNESTOWN CIVIC ASSOCIATION
14100 Darnestown Road
Darnestown, Md. 20874

August 1, 2005

Well & Septic Department
255 Rockville Pike
Rockville, Md. 20850

Re: Darnestown Village – Country Inn -- parcel 641

Dear Mr. Beatty and Von Gunten,

One of the most important issues in Darnestown over the last several years is the anticipation of a successful restaurant in the Darnestown Village area. The DCA has been moving toward that goal since the opening of the Potomac Subregion Master Plan in 1998. We have reached a point where it is crucial that the DCA has a better understanding of some pertinent information about septic issues concerning this country inn possibility from your department.

We would greatly appreciate answers and estimations (even if tentative) to the following inquiries.

- A) Given the information provided would you please calculate (within a narrow range) the number of seats at the potential Country Inn that could be accommodated on P641 in the Village? Some of this septic area would be under the parking lot.
1. The footprint of the building is currently envisioned at 5,000 sq. ft. which includes a small patio area. Second floor is to be half or less the size of the ground floor with office and private dining room.
 2. A wastewater treatment facility would be utilized.
 3. Seven day lunch and dinner served opening at 11:00 AM. May close Mondays if not profitable.
 4. Mr. Knibloch (sp) at Permitting Services indicates that requirements are 25 spaces per 1,000 sq. ft. of dining and bar area, and waiting room. At 4,000 sq. ft. 100 spaces would be required. Waivers are possible, but difficult.
 5. The goal is 120 seats using septic area on P641 and the adjacent MWOSH property.
- B) If needed and requested would Well & Septic allow a minimal amount of septic reserve area to be under the Alpha House parking lot to accommodate their facility and to allow for sufficient septic easement area that may be necessary for a viable restaurant on P641.

We thank you for taking on this task. It is very important and timely to our efforts. Please contact Stephen Ellis at 301-330-0699/cell 301-455- 6880 if needed.

Scott Mostrom, President DCA
Stephen Ellis, Vice-Chairman DCA smre45@yahoo.com
Gerry Foley, Trustee and Village Committee



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

Mr. Stephen Ellis
Darnestown Civic Association
14100 Darnestown Road,
Darnestown, MD 20874

August 11, 2005

Dear Mr. Ellis:

Thank you for your letter dated August 1, 2005. The Well & Septic Section understands the issues involved regarding the construction of a proposed restaurant to be served by an on-site sewage disposal system. Hopefully this will address your questions and make the process easier to comprehend.

There are many variables involved in the calculation of the septic system size and the number of seats possible. These include percolation rate, water table depth, land area available, and the design rate in gallons per seat per day. Most of these variables are unknown at this point. We have had preliminary discussions about a design flow based upon 25 gal./seat/day. This flow would be predicated upon a limit of 2 meals per day (lunch and dinner), and the mandatory use of enhanced pre-treatment of the septic tank waste- most likely an aerobic treatment plant. Additional seating such as "bar stools" would be assigned a lesser flow rate- such as 10 gal./seat/day.

With an assumed, arbitrary, seating capacity of 120 seats, say 100 at tables and 20 at the bar, the flow per day would be 2700 gal. /day. This would require a total septic area size of 54,000 square feet- or about 1.24 acres. (This area would include the initial septic system, and the three replacement systems mandated by the County Code.) This septic area would be located on Parcel 641 and a portion possibly on the adjacent "Alpha House" property pending the recordation of a perpetual septic easement.

This agency is willing to consider the minimal placement of the reserve septic fields "under" paved parking lots, as was previously done at the Darnestown Food Lion. However, the current feeling is that such a practice should be discouraged. Some researchers feel the evidence is that such a placement works to the long-term detriment of the system. We would not wish to "dictate" to the owners of the Alpha House property that their septic system be so located. We hope that this information is helpful; and we look forward to working with the engineer retained by the Town or the property owner on these issues in the near future.

Sincerely,

Gene von Gunten, R.S.



**BEFORE THE COUNTY BOARD OF APPEALS
FOR MONTGOMERY COUNTY, MARYLAND**

**In the Matter of the Petition of
METROPOLITAN WASHINGTON
ORTHODOX SENIORS HOUSING, INC.
for a Special Exception for Housing and Related
Facilities for Senior Adults and Persons with
Disabilities**

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AMENDED PETITIONER'S STATEMENT OF OPERATIONS

Metropolitan Washington Orthodox Seniors Housing, Inc. (MWOSH), a Maryland nonprofit charitable corporation, requests a special exception to establish and operate a residential housing facility (assisted living) for 35 senior adults. The facility, located on approximately 8.33-17 acres of land on Seneca Road in Germantown, will be known as "Alpha House."

Metropolitan Washington Orthodox Seniors Housing, Inc. (MWOSH)

MWOSH was formed to provide the ways and means for the establishment, maintenance, and operations of facilities in the Washington, D.C. metropolitan area to serve the housing and related needs of senior citizens. Shareholders of MWOSH represent the four Washington, D.C. area Greek Orthodox Christian churches.

MWOSH's mission is to provide senior Orthodox citizens with an alternative to unnecessary and premature institutionalization. MWOSH seeks to achieve this goal through the establishment of affordable residential assisted living facilities providing an "Orthodox family" environment. A central objective of MWOSH is to provide for the daily living needs of its residents within a unique Orthodox cultural environment, founded on a family-like setting, with access to Orthodox churches

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and community cultural events. Although oriented towards a Greek Orthodox clientele, MWOSH is open to others not of the Orthodox faith.

Subject Site Located in Darnestown, Maryland

Alpha House and associated parking will cover approximately half of an eight-acre parcel located at 14124 Seneca Road, Darnestown, Maryland. The property, zoned RE-2, is also identified as Parcel 708, at Seneca Road and Maryland Route 28. While a few existing trees populate the property, the land is predominantly open, not wooded.

Building Design

Alpha House will be constructed with a traditional residential facade with the goal of providing quality assisted living care for the elderly in a caring and cheerful atmosphere. The two-story group home will contain thirty five (35) living units, each with private bath facility, and a partial basement for storage and mechanical and electrical equipment. [An amended "Special Exception Site Development Plan" dated September 1, 2005 states that there are "36 Sleeping Units," a statement which is incorrect.] The one-room living units will measure approximately 16' x 13'. The gross floor area for the first floor will be approximately 11,281 square feet and the second floor will be approximately 9,427 square feet. The basement area will comprise 2,953 square feet, for a total of 23,661 square feet. In addition to the living units, Alpha House will contain a chapel, a communal dining area, a library/living room, a sunroom, a beauty salon, a fitness area, a kitchen, an office, and assorted laundry and housekeeping storage rooms. Moreover, an open-air courtyard, paved and landscaped, will adjoin the rear side of the house and will provide the residents with an outdoor area in which to relax and to use for gardening. Thirty ~~six~~ five parking spaces (thirteen

thirty five spaces are required for the site) will be provided to accommodate primarily visitors and staff. The mix will be 31 standard spaces, 4 handicapped spaces and a single space for a shuttle van. [This information corrects the parking table shown on the Special Exception Plan.] It is expected that most of the elderly residents, while ambulatory, will be too frail to drive their own motor vehicles. One of the parking spaces will be large enough to accommodate a mini-bus, should one ever be purchased by MWOSH.

In addition, Alpha House will be protected by a fire detection and alarm system and 100% sprinkler coverage, in the event of a fire at the residence. A security system will be installed and maintained that will feature an emergency communications system. Finally, an emergency generator will also be installed on the premises.

Staffing

Alpha House will be staffed and operated around the clock, to include three shifts:

Day Shift: 7:00 AM – 3:30 PM

Evening Shift: 3:00 PM – 11:30 PM

Night Shift: 11:00 PM - 7:30 AM

The staff of Alpha House will total ten (10) employees and will be scheduled as follows:

- 1) One (1) facility manager and one (1) assistant manager will oversee operations during the day shift;
- 2) Three (3) nurses' aides will care for residents during the day shift;
- 3) Two (2) nurses' aides will care for residents during the evening shift;
- 4) One (1) nurses' aide will care for residents during the night shift;

- 5) One (1) cook and one (1) assistant cook (on duty from 10:00 AM – 6:30 PM), will prepare meals.

Specifically, the aforesaid staffing will include a professional director, an assistant director, three daytime assistants, two evening assistants, as well as daily volunteers. Volunteers will provide additional support during the day, evening and night shifts. No live-in staff will occupy the premises.

The staff will work essentially around the clock in three shifts. The day shift will consist of the professional director, the assistant director, three nurses' aides, a cook, an assistant cook, and associated volunteers. The evening shift will consist of two nurses' aides and associated volunteers, and the night shift will consist of one nurses' aide and associated volunteers.

Staff will assist residents of Alpha House with daily living needs, including bathing, dressing, grooming, eating, and personal laundry matters. Monthly wellness assessments and medications will be monitored by a registered nurse.

MWOSH will contract with an established professional management service to otherwise operate the residence on behalf of MWOSH.

Resident Services:

Various forms of service will be provided twenty-four hours a day to the residents of Alpha House. Residents will receive three home-cooked meals per day, seven days per week, plus additional snacks. Meals will be taken in the communal dining area, which measures 950 square feet. Bulk food service delivery will occur approximately twice per week.

As stated above, it is the intention of MWOSH to contract with a professional management service to run the day-to-day operations of the facility. Weekly bed and table linen and towel

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service, as well as major housecleaning of the common areas, will be provided by an outside supplier. Housekeeping for individual residents will be done by the nurse's assistant assigned to each resident. Common areas housekeeping will be provided by various aides on a scheduled basis. An in-house staff will provide personal laundry service, approximately twice per week.

MWOSH proposes to own or contract for a van service to serve the residents' needs for seniors' group activities or shopping trips, as the case may be. In addition, staff will assist with arranging transportation for medical appointments and will plan social, educational, recreational, and religious activities on the premises for the residents' benefit and enjoyment.

Landscape and lawn maintenance service, as well as preventative building maintenance and upkeep, will be undertaken by an outside contractor. Moreover, trash pick-up will occur approximately twice per week.

It is expected that the residents of Alpha House will receive periodic visitors, including clergy, medical staff, family and friends, hairstylists, and various contracted support services involving physical and occupational therapy professionals. Visitors will be welcome on a liberal basis and will be subject to any "house rules" established by the facility manager.

Average Age of Residents at Alpha House:

The average age of the residents at Alpha House is estimated to be 80+/- years of age.

Summary:

Alpha House is intended to provide attentive care for the elderly with an orientation toward those persons of the Orthodox Christian faith. It is designed in such a way that it will fit very nicely

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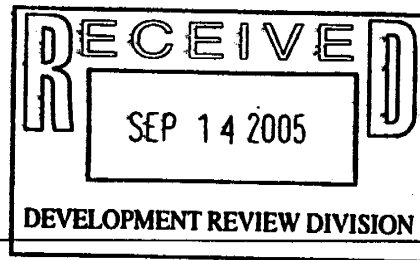
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MICHAEL G. CAMPBELL
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September 7, 2005

Ms. Elsabett Tesfaye
Community-Based Planning Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Special Exception No. S-2648,
"Alpha House"

Dear Ms. Tesfaye:

In accordance with your inquiry, the Petitioner in Special Exception Case No. S-2648 intends to satisfy the requirements of §59-G-2.35 in the following manner:

Paragraph (a)(1). The Petitioner has conducted preliminary meetings with the Montgomery County Department of Housing and Community Development to determine how it can satisfy the requirement to provide housing for lower income levels in accordance with the formula contained in the Montgomery County Zoning Ordinance. It is the intention of the Applicant to satisfy the requirement to reserve rooms for persons of MPDU, lower or very low incomes. However, the exact percentages of reserved units has not yet been determined but will be worked out and will be the subject of an agreement to be reached with the Department of Housing and Community Affairs prior to initiation of the project.

Paragraph (2). This site is in close proximity and has adequate accessibility to those types of services frequently desired by senior adults or persons with disabilities. In particular, there are several retail and service uses located within reasonable walking distance of the subject property. Moreover, the Petitioner will operate a shuttle bus when demand for such service has reached a level that maintaining a shuttle bus can be justified.

Paragraph (3). Alpha House is located in a semi-rural area of Montgomery County characterized by large open spaces and large lot residential development. Accordingly, it is well protected from excessive noise (of which there is no such generator), air pollution (it is distant from any such source), or other harmful physical influences. Testimony to be presented at the Public Hearing on this matter by the Petitioner's land planner will confirm this information.

Paragraph (b). Occupancy of a unit in Alpha House will be restricted to the persons who are described in §59-G-2.35(b)(1)-(4) of the Montgomery County Zoning Ordinance.

Paragraph (g). Many of the ancillary facilities and services described in §59-G-2.35 will be provided for residents of Alpha House including on-site meal services, game and activity rooms, transportation to off-site locations and periodic visits by specialists providing education, entertainment or personal enrichment opportunities for residents.

I hope this information satisfies your inquiry about how the Applicant intends to satisfy the specific requirements for housing-related facilities for senior adults and persons with disabilities found in §59-G-2.35 of the Zoning Ordinance. Should you need additional information on this subject, please contact me.

Sincerely yours,

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A handwritten signature in black ink that reads "Jody". The signature is written in a bold, cursive style and is positioned below a thick horizontal line.

Jody S. Kline

JSK/cas

cc: George Koutras
Lou Balodemas
Pat Haggerty
Brian Donnelly

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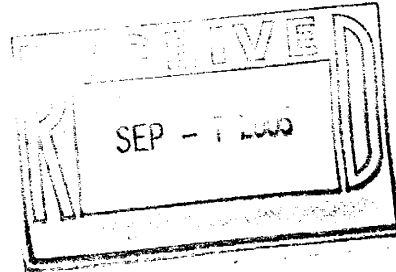
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September 6, 2005

Ms. Elsabett Tesfaye
Community Based Planning Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Special Exception No. S-2484
"Alpha House"



Dear Ms. Tesfaye:

The Petitioner is pleased to provide you with the following information regarding trip generation anticipated for the proposed "Alpha House".

As you are aware, Special Exception No. S-2484 proposes housing for the elderly for up to 35 persons of advanced age who, while ambulatory, most are not anticipated to own or operate automobiles.

We are familiar with a number of use categories listed in the ITE's Trip Generation manual that include aspects of the proposed operation of "Alpha House", including "Retirement Community" (Land Use Code 250), "Elderly Housing Attached" (#253) and Land Use Code categories 252 and 620. In no event, however, does the highest potential trip generation rate exceed 0.45 per unit peak hour trips in the AM peak hour, and 0.42 in the PM hour, for any of these uses.

When these rates are applied to the proposed 35-person facility, the highest potential AM peak hour trip generation is calculated to be 16 trips and the highest PM peak hour number of trips is calculated to be 15. In either event, not enough peak hour trips are generated to require preparation of a formal transportation impact analysis under the LAR Guidelines.

Thank you for your consideration of this information.

Sincerely yours,

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A handwritten signature in black ink that reads "Jody Kline". The signature is written in a bold, cursive style. The first name "Jody" is written with a large, prominent "J" and "o". The last name "Kline" is written with a large "K" and "l". The signature is written over a horizontal line that spans the width of the text.

Jody S. Kline

JSK/cas

cc: Shariar Etemadi
George Koutras
Lou Balodemas
Brian Donnelly



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Route(s) that service stop **DARNESTOWN RD & SENECA RD**

Dist: 0.0 mile NE

Ride-On Bus 76 towards POOLESVILLE

Ride-On Bus 76 towards SHADY GROVE METRO



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DARNESTOWN RD & TURKEY FOOT RD	0.38 mile	MONTGOMERY COUNTY
DARNESTOWN RD & JONES LA	1.52 mile	MONTGOMERY COUNTY
DARNESTOWN RD & RIFFLE FORD RD	1.94 mile	MONTGOMERY COUNTY
DARNESTOWN RD & COPEN MEADOW DR	2.07 mile	MONTGOMERY COUNTY

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