



2506 Hayden Drive, Conditional Use No. CU201905



Emily Tettelbaum, Planner Coordinator, Area 2 Division, Emily.Tettelbaum@montgomeryplanning.org, 301-495-4569



Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561



Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Completed 1-18-19

Description

Request to increase the maximum number of children at an existing eight-child day care facility to a Group Day Care Facility with up to twelve children.

Location: 2506 Hayden Drive, Silver Spring.

Zone: R-60.

Master Plan: 1982 *Capitol View and Vicinity Sector Plan*.

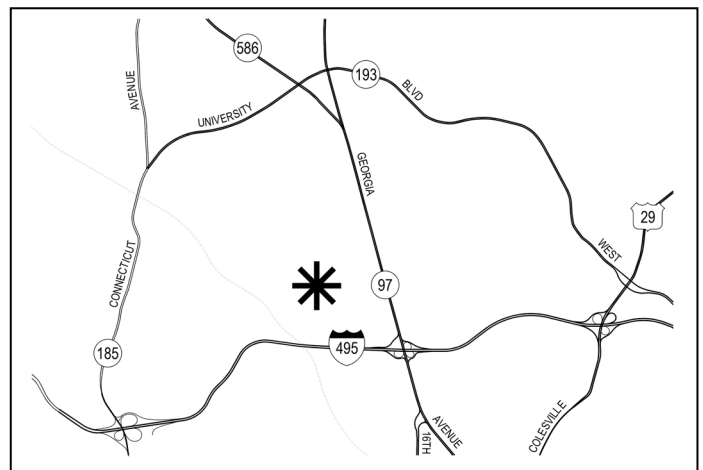
Property Size: 5,987-square feet.

Application Accepted: 10/23/18.

Applicant: Cindy Yamileth Aguilar Palacios.

Review Basis: Chapter 59.

Hearing Examiner Public Hearing: February 15, 2019.



Summary

- Staff recommends approval with conditions.
- Staff supports a waiver under Section 59-6.2.10 for relief from the design specifications for a long-term bicycle parking space.
- The Applicant submitted several letters in support of the daycare expansion.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use No. CU201905 subject to the following conditions:

1. The Group Day Care facility must be limited to a maximum of twelve (12) children and one (1) non-resident employee.
2. The hours of operation are limited to Monday through Friday, 7:30 A.M. to 5:30 P.M.
3. The Applicant must schedule staggered drop-off and pick-up of children with a maximum of two (2) vehicles dropping off or picking up children during any fifteen (15)-minute period.
4. No more than eight (8) children may play outside at any one time.
5. Outside play time may not occur prior to 9:00 A.M.

Site and Neighborhood Description

Site Description

The Subject Property (Property or Site) is 2506 Hayden Drive in Silver Spring, otherwise known as Lot 10, Block K of the McKenney Hills Subdivision. It is improved with a detached house (Figure 1) and the Applicant has been operating an eight-child day care facility on the premise since June 2013 for newborns through five-year-old children. The existing daycare occupies three rooms in the basement of the house.

The 5,987 square foot lot is located mid-block on the south side of Hayden Drive. The Property has a driveway that is approximately 23 feet wide and 18 feet long that has space to park three cars. A walkway connects the entrance of the daycare on the west side of the house to the sidewalk on Hayden Drive along the Property frontage. An unenclosed porch covers the walkway along the west side of the house.

Seasonal garden beds are located along the walkway and in front of the house. The house has two residential type lighting fixtures in the front and a ceiling light on the covered walkway outside the entrance to the daycare.

The outdoor play area is located in the rear yard of the house and is enclosed by fencing of varying heights. The fencing on the west side of the play area is approximately five-feet-high and to the south and east it is approximately three-feet-high. Fencing within the play area separates the outdoor play space for infants from the play space for older children. The play area for older children has an artificial surface with a variety of playground equipment.

Unrestricted on-street parking is allowed on the south side of Hayden Drive in the vicinity of the Property. On-street parking is prohibited along the north side of Hayden Drive opposite the Property.



Figure 1: Aerial photo of the Subject Site (outlined in red)

Neighborhood Description

The Staff-defined Neighborhood (outlined in blue in Figure 2) is generally bounded by Churchill Road to the north; the Glenwood Pool and Flora Elementary School to the south; Gardiner Avenue to the east; and by Flora Singer Elementary School/M-NCPPC parkland to the west. The Neighborhood is composed of detached houses in the R-60 Zone, the Glenwood Pool, and Flora Singer Elementary School. Staff identified two approved conditional uses/special exceptions:

- S1079: Accessory Apartment
10103 Leder Road
- CBA-794: Glenwood Recreation Club (Glenwood Pool)
10012 Gardiner Avenue



Figure 2: Staff-Defined Neighborhood

Project Description

The Applicant is requesting to expand the existing day care facility from a facility that cares for up to eight children to a Group Day Care for a maximum of 12 children. The proposed facility will occupy the same space in the basement as the existing day care. The Applicant is not proposing any expansion or change to the indoor or outdoor daycare space and the current hours of operation, Monday through Friday, from 7:30 a.m. to 5:30 p.m., will remain the same. The Applicant and her mother live on the Property and staff the existing day care. One non-resident employee will be hired for the proposed daycare expansion.

Weather pending, the children will play outside for up to an hour in the morning and the afternoon, similarly to the current operation. Parent drop-off and pick-up times are staggered from 7:30 A.M. to 9:40 A.M. and 4:40 P.M. to 5:30 P.M.

The Applicant indicates that a total of seven parking spaces are available for the day care including three spaces in the driveway, two on-street spaces along the Property frontage, and two on-street spaces in front of 2504 Hayden Drive.

The Applicant has not proposed any signage with this Application but indicated to Staff that she may wish to add a sign in the future.

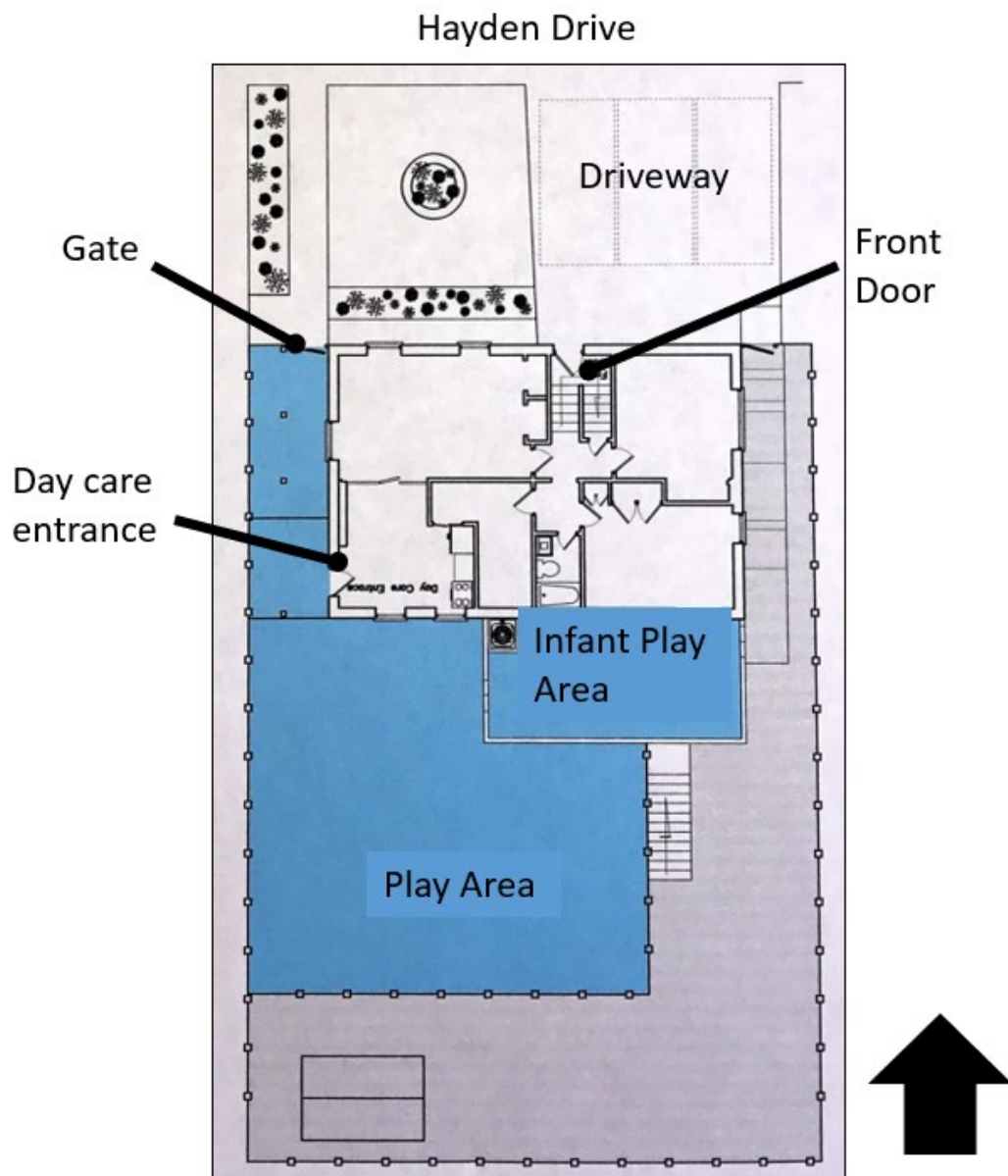


Figure 3: Site/Landscape Plan



Figure 4: Front view of house



Figure 5: Rear yard (facing west)

Analysis

Master Plan

The Site is located within the 1985 *Capitol View & Vicinity Sector Plan* (Sector Plan). Although the Sector Plan does not specifically discuss this Property, one of the generalized planning goals is “To preserve and protect the Capitol View ‘community’ as a stable, predominantly single-family residential community. The Plan should reflect a recognition of the permanence of the existing residential character” (page 31).

The Plan recommends retention of R-60 zoning for the majority of the plan area, while recognizing that the Zone allows certain uses in addition to single-family residential that may be non-residential but are considered compatible (page 66).

The existing eight-child day care has been on the Site for over five years, and the proposal is a modest expansion which will not change the character of the neighborhood. The Subject Site is an appropriate location for a day care facility and compatible with the neighborhood. Therefore, the proposal is in substantial conformance with the Sector Plan.

Transportation

Master-Planned Roadways and Bikeway

Hayden Drive is designated as a tertiary residential street with a 50-foot wide right-of-way.

Existing bicycle trails provide access and circulation to McKenney Hills Park, one block west of the site. The 2018 Bicycle Master Plan recommends a neighborhood greenway east of the site on segments of McKenney Avenue, Hildarose Drive, and Greeley Avenue. A new bicycle trail is also recommended connecting Hildarose Drive to McMillan Avenue. No bicycle facilities are recommended on Hayden Drive. One long-term bicycle parking space is required; however, Staff supports a waiver to deviate from the design specifications in Section 59-6.2.6.A. Although a bicycle parking space will not be provided within a building, covered parking garage, or bicycle locker as specified in Section 59-6.2.6.A, bicycles can be parked within the fenced side yard under the covered porch adjacent to the daycare entrance.

Pedestrian Facilities

Five-foot wide sidewalks connect the site to both the west and east on Hayden Drive and provide pedestrian access to Gardiner Avenue and Flora Singer Elementary School. A five-foot-wide lead-in sidewalk connects the site to the sidewalk, and a six-to-seven-foot-wide green panel also fronts the site along Hayden Drive. A few children are expected to walk to the daycare.

Transit Service

Although no public transit routes operate on Hayden Drive, eight Metrobus and Ride On routes operate on Georgia Avenue (Metrobus Q1, Q2, Q4, Y2, Y7, Y8, and Ride On 7 and 8) and at the Forest Glen Metro Station.

Along nearby Georgia Avenue, the 2013 Countywide Transit Corridors Master Plan, 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

The site contains three off-street parking spaces, and on-street parking is available on the south side of Hayden Drive. Parking is prohibited on the north side of Hayden Drive. Given the parking requirement and the limited on-street parking supply, the scheduled parental drop-off and pick-ups must be limited to two vehicles every 15-minutes.

Local Area Transportation Review

A proposed schedule of drop-off/pick-up and staff arrivals during the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 pm) is included in the Application for Conditional Use. The morning arrival schedule shows up to twelve children dropped off between 7:30 and 9:40 a.m., and the evening schedule shows up to twelve children picked-up between 4:40 and 5:30 p.m. Sibling groups will likely reduce the total number of projected vehicle trips. The projected peak-hour morning and evening trips based on the Institute of Transportation Engineers' (ITE) trip generation rates for a day care center, and the Policy Area mode split assumptions, are shown below:

Period	ITE Vehicle Trips	Subdivision Staging Policy Projected Trips			
		Person Trips	Auto Driver Trips	Auto Passenger Trips	Pedestrian Trips
Morning Peak Hour	14	19	13	3	3
Evening Peak Hour	14	19	13	3	3

ITE Land Use Category: 565 – Day Care Center; pedestrian trips represent all walking, biking, and transit trips

Note that pedestrian trips are the projected sum of transit riders walking to/from their bus stop, bicyclists, and other students expected to walk to the daycare.

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 site contains no streams, wetlands or their buffers, or known habitats of rare, threatened, or endangered species; thus, the project is in conformance with the *Environmental Guidelines*. This application is not subject to Chapter 22A, the Forest Conservation Law, because no clearing or grading activities are proposed on or near the Property.

Community Comment

As of the date of posting of this staff report, Staff has not received any comments from the community. As a part of the application, the Applicant submitted five letters of support from parents whose children are enrolled in the existing day care. All letters strongly recommended the approval of this daycare expansion. The Application also included a letter from a representative of the Montgomery Child Care Resource and Referral Center who recommends approval of the expansion. (Attachment 2)

Conditions for Granting a Conditional Use- Section 59.7.3.1.E. Necessary Findings¹

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. The existing eight-child day care facility is allowed by right.

- b. *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;*

Use Standards for Group Day Care- Section 59.3.4.4.D.2

- 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.*
 - 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 Day Care Center (13-30 Persons) (See Section 3.4.4.E)*
 - iii. *In a detached house, no more than 3 non-resident staff members are on-site at any time*
 - iv. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

The facility is not located in a townhouse or duplex and the Applicant is the provider and a resident. No more than one non-resident staff member will be on-site at any time. The Site is not located in the AR Zone.

- b. *Where a Group Day Care (9-12 Persons) is allowed as a conditional use, it may be permitted by the Hearing Examiner under all limited use standards and Section 7.3.1, Conditional Use;*

¹ Findings 59-7.3.1.E.5 and 59-7.3.1.E.6 are not applicable to this Application and are not included in this report.

Development Standards- Section 59.4.4.9.B

R-60 Zone Standard Method

Development Standard	Required/ Permitted	Proposed
Minimum Lot Area: (Section 59.4.4.9.B.1)	6,000 sq. ft.	5,987 sq. ft.*
Minimum Lot Width at Front Building Line (Section 59.4.4.9.B.1)	60 feet	±58 feet*
Minimum Lot Width at Front Lot Line (Section 59.4.4.9.B.1)	25 feet	±58 feet
Maximum Density (Section 59.4.4.9.B.1)	1 unit (7.26 dwelling units/acre)	1 unit
Maximum Lot Coverage (Section 59.4.4.9.B.1)	35 percent	±19%
Minimum Front Setback (Section 59.4.4.9.B.2)	25 feet	±26 feet
Minimum Side Setback (Section 59.4.4.9.B.2)	8 feet	±7 feet*
Minimum Sum of Side Setbacks (Section 59.4.4.9.B.2)	18 feet	±16 feet*
Minimum Rear Setback (Section 59.4.4.9.B.2)	20 feet	±40 feet
Maximum Height (Section 59.4.4.9.B.3)	30 feet	±25 feet

* The lot was recorded in 1951 and is conforming under Section 59-7.7.1.A.
(pursuant to Section 59-B-5.3 in the Zoning Ordinance in effect prior to October
30, 2014)

General Development Requirements- Division 59.6

Parking

	Required Spaces	Proposed
Vehicle Parking Requirement (Section 59.6.2.4.B)	Group Day Care: 1 (1/ non-resident employee) Dwelling: 2 Total: 3	3 spaces in driveway
Bicycle Parking Requirement (Section 59.6.2.4.C)	Group Day Care: 1 Long-Term	1 space under covered walkway (waiver under Section 59-6.2.10)

Staff recommends approval of a waiver, under Section 59-6.2.10, from the design specifications of Section 59-6.2.6.A for a long-term bicycle parking space. Secure, weather protected space to park a bicycle is available under the covered porch on the west side of the house close to the entrance to the daycare. The proposed space satisfies the intent of Division 6.2 to ensure safe and efficient bicycle parking.

Screening

The existing fencing in the rear yard provides sufficient screening between the proposed use and the adjacent homes, particularly since these properties back up to the Glenwood Community Pool, which has noise and visual impacts that far exceed those of a twelve-child day care.

Lighting

The existing lighting is residential in nature and will not cause any unreasonable glare on neighboring properties.

Signage

No signage is proposed as part of this Application, but any signage added in the future must satisfy Division 6.7.

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

As discussed in the Analysis section above, the Site is located within the 1982 *Capitol View and Vicinity Sector Plan*, and the proposal is in substantial conformance with the Sector Plan.

- 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 neighborhood. No physical changes are proposed on the Property. Therefore, the proposed expansion of the existing day care use will not alter the 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;*

Staff identified two approved conditional uses within the Staff-defined neighborhood, the Glenwood Pool and an accessory apartment. Although approval of this Application will increase the number of conditional uses in the Staff-defined Neighborhood, the proposed daycare expansion will not affect the area adversely or alter the area's predominantly residential nature. The existing day care has been operating on the Site since 2013, the increase in the number of children being served is modest, and the Applicant is not proposing any physical changes to the Property.

- 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 subdivision plan 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*

There are adequate public services and facilities to serve the proposed use, 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*

An analysis of inherent and non-inherent adverse effects considers size, scale, scope, light, noise, traffic and environment. Every conditional use has some or all of these effects in varying degrees. Thus, inherent effects associated with the use have to be determined. In addition, non-inherent effects have to be determined as these effects may, by themselves, or in conjunction with inherent effects, form a sufficient basis to deny a conditional use. It must be determined during the course of review whether these effects are acceptable or would create adverse impacts sufficient to result in denial.

Staff has identified the following inherent impacts of the proposal:

The inherent physical and operational characteristics necessarily associated with a Group Day Care facility include: (1) vehicular trips to and from the site; (2) outdoor play areas; (3) noise generated by children; (4) drop-off and pick-up areas; and (5) lighting.

Adequate parking and drop-off/pick-up areas are available on site and adjacent to the Property. The drop-offs and pick-ups will be limited by the conditions of approval of the proposed use to minimize impacts to the neighborhood.

The play area is adequate, and the number of children outside at one time will be limited to no more than eight, with outside play time prohibited prior to 9:00 a.m.

The existing lighting and landscaping on the Site is adequate for the proposal. The existing lighting fixtures are residential in nature and will not intrude on neighboring properties.

Staff has determined that the proposal will not have any non-inherent effects at this location.

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 proposal is for the expansion of an existing day care facility in an existing house; no construction, reconstruction or alteration of any structure 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 use will be compatible with the nearby residential properties and Staff recommends approval with conditions.

CONCLUSION

The proposed conditional use complies with the general conditions and standards of a Group Day Care Facility, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the 1982 *Capitol View and Vicinity 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 recommends approval with conditions.

Attachments:

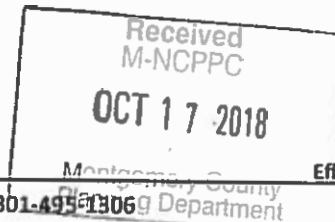
Attachment 1: Forest Conservation Applicability for Conditional Uses/Special Exceptions

Attachment 2: Letters of support submitted by Applicant

Attachment 3: Subdivision Plat

Attachment 4: Property Survey

ATTACHMENT 1



Development Applications and Regulatory Coordination

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

Effective 9/30/2013

APPLICATION

Forest Conservation Law Applicability for Special Exceptions

PROPERTY LOCATION

Street Address: 2506 Hayden dr Silver Spring MD 20902

Subdivision: 0040 Parcel(s) # 0000 Lot #(s): 10 Block(s): K

Property Tax Identification Number: 01125652

Applicant (Owner or Contract Purchaser):

Name: Cindy Y Aguilar Palacios

Street Address: 2506 Hayden dr

City: Silver Spring State: MD

Phone No.: (240) 460-7998

Fax No.:

Zip Code: 20902

Total Area of Property: _____ acres 5.987 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): _____

Signature: 

Date: 10-8-2018

FOR STAFF USE ONLY

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

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

Signature of M-NCPPC Environmental Planning staff reviewer: _____

Signature: 

Date: 1/4/2019

ATTACHMENT 2

3rd of October 2018

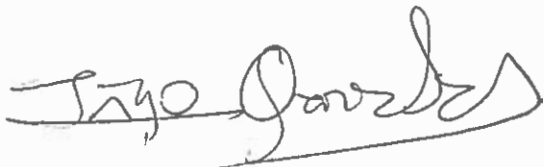
To whom it may concern,

Our son, Sebastian, has been going to Ariana's Daycare for over a year now and my wife and I could not be happier. Their professionalism, dedication and passion for their careers is evident through all the love and effort they give each child. It has been a very important factor in Sebastian's growth in learning an emotionally. They not only help kids to grow, but thrive into healthy, caring, intelligent and happy little people.

We wholeheartedly support their plans for expansion. We have no doubt in our minds that they will not only be able to make the transition seamlessly, but keep on striving to offer the best care to each and every child. Sebastian benefits immensely from all the group activities and we see him looking up to the older kids and his lovingness towards the younger babies. He only has to gain from the exposure to more friends under the excellent care of the staff. We feel that it would be selfish not to allow more kids to experience the nurture and growth while at Ariana's!

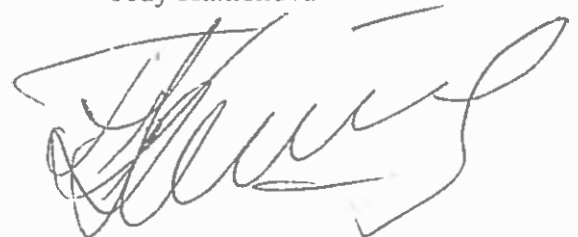
Feel free to contact me if you have any further questions or if you need me to keep on heaping on the praises, I could go all day! And if you have a small child, please consider sending him or her to them.

Sincerely



Iñigo Oyarzabal
(305) 297- 9691
io9h@yahoo.com

Tedy Kamenova

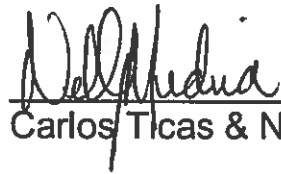


10-2-2018

To whom it may concern,

My son Daniel Ticas has been attending Ariana's learning & play for almost 3 years. We are impressed and thankful for taking good care of our son these 3 years and more to come. We love how much Daniel loves the staff and his time spendend . We are beyond grateful for finding a daycare like Ariana's learning & play FCC

My wife and I also highly recommend that Ariana's Learning & Play FCC gets the opportunity to expand to give other families the same opportunity we have been given .



Carlos Ticas & Nelly Medina

October 2, 2018

Montgomery County
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

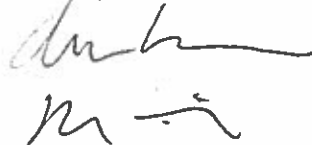
To whom it may concern:

We have been so fortunate to send both our son, Max, and our daughter, Lucy, to Ariana's Learning and Play Childcare. From the moment we joined their daycare family, we have been shown such kindness and compassion. It's clear that both Theresa and Cindy Aguilar care very deeply for all the kids they watch day in day out. Beyond that, they provide a constructive and safe environment that allows kids to learn, play, and socialize. We truly couldn't have found a better place to care for our children.

As such, we would heartily endorse their expansion so that other families can have the opportunity to send their children to such a wonderful place.

We sincerely hope an expansion is possible and are happy to make ourselves available to provide any further information that would be helpful as you consider your decision.

Sincerely,

Two handwritten signatures in black ink. The top signature is a cursive 'R' followed by a long horizontal stroke. The bottom signature is a cursive 'I' followed by a horizontal stroke and a small flourish.

Rebecca and Ivan Kander

October 2, 2018

Yeini Goncalves & Leonardo Mendes
117 Beaumont Road
Silver Spring, MD 20904

To whom it may concern,

We have now known Cindy Aguilar and Teresa Aguilar for 9 and half years from when I when I first interviewed her to care for my oldest son. Instantly I felt at home, comfortable and safe in her home.

Since then our two youngest sons also joined her daycare, we have felt confident about our kids being cared for by them. They are warm, gentle, kind, caring and helpful with my kids. The Aguilar family has been an extension of our family since 2009.

They have a great routine and a play based learning that I believe has helped prepare my kids for Kindergarten. My husband and me wish to recommend that Arianna's learning and Play Family Child Care be able to expand and let other families have the opportunity to attend. Please feel free to contact my husband or me at (240) 426-2013-(240) 304-6969.

Sincerely,

The block contains two handwritten signatures. The first signature, on the left, is written in cursive and reads 'Yeini Goncalves'. The second signature, on the right, is also in cursive and appears to be 'Leonardo Mendes'. Both signatures are written in dark ink.

Yeini Goncalves & Leonardo Mendes

October 2, 2018

Montgomery County
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, MD 20850

To whom it may concern,

We are writing this letter in support of the expansion of Ariana's Daycare, which our son, John, attends. We feel very fortunate to have found such an exceptional, bilingual daycare right in our neighborhood, and have been so impressed with the quality of the care and dedicated attention our son has received since he began attending. For example, Cindy Aguilar frequently sends updates and photos of John during the day to show us how he is doing, all of the fun and educational activities he is participating in, and the other kids he is interacting with.

Allowing Ariana's Daycare to expand will not only create more space for more children to attend, but will also enable our son to interact with more children, thereby enriching his time and learning experiences.

Thanks very much and please do not hesitate to contact us if you have any questions.

Sincerely,



Meredith and Jonathan Lilley

Uzoma & Chioma Ogbuokiri
11605 Georgia Ave
Silver Spring, MD 20902

October 2, 2018

Montgomery County
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

To whom it may concern

2 years ago, my daughter Adaora Ogbuokiri attended this daycare for close to 2 years, and presently my son Dinobi Ogbuokiri has been attending this daycare for 6 months now.

We feel blessed and fortunate to have a reliable bilingual daycare where our Children have been taught, nurtured and cared for. We especially love how much they have exposed our children to Art, creativity and social interactions

My wife and I gladly recommend the expansion of this daycare, so that our friends and other people have the opportunity to bring their kids here.

Sincerely

A handwritten signature in black ink, appearing to be 'Uzoma Ogbuokiri', written over a dotted line.

.....
Uzoma Ogbuokiri
(202)722-4343

October 8, 2018

To Whom It May Concern,

I am writing to recommend *Ariana's Learning & Play Family Child Care* program to expand from 8 children to 12 children. A quality education is what every parent dreams of for their child, and most families begin that process as early as daycare, but that's a luxury not every parent has access to. Recently, Governor Larry Hogan announced that the states child care subsidy program is doubling the initial annual income eligibility amount from \$35,702 to \$72,525 for a family of four. Maryland families using Child Care Subsidy Vouchers are required to use a Maryland EXCELS participating program or provider. *Ariana's Learning & Play Family Child Care* program is participating in Maryland EXCELS and has been published at a check level 5 since 2016.

Expanding their program to an additional 4 children, can in turn potentially assist additional families accessing the Child Care Subsidy Voucher. There are currently two other Large Family Child Care program under the same zip code 20902.

By joining Maryland EXCELS, Cindy Aguilar and Teresa Palacios-Aguilar are connected to the early childhood communities and are provided with tools and support for continuous quality improvement of the services they provide to families and children. Maryland EXCELS provides information that families need to make informed decisions when choosing child care and early education programs.

Thank you for your consideration.

Respectfully,

Paulina Alvarado, Quality Enhancement Coordinator

Montgomery Child Care Resource and Referral Center

MONTGOMERY COUNTY
BOARD OF EDUCATION

ROSENSTEEL
4454 EY

AVE.

N. 22°50'10" W. - 137.77

N. 22°50'10" W. - 82.00

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

N. 1°44' W. - 80.82

OWNER'S DEDICATION

We, Robert L. McKeever and Regina I. McKeever, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate Rosensteel Avenue to public use.

The Board of Education of Montgomery County, Maryland, joins in the Dedication of Rosensteel Avenue as shown hereon.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

March 12, 1951

Robert L. McKeever

Regina I. McKeever

Witness

Witness

Attest:

BOARD OF EDUCATION OF MONTGOMERY COUNTY, MD.

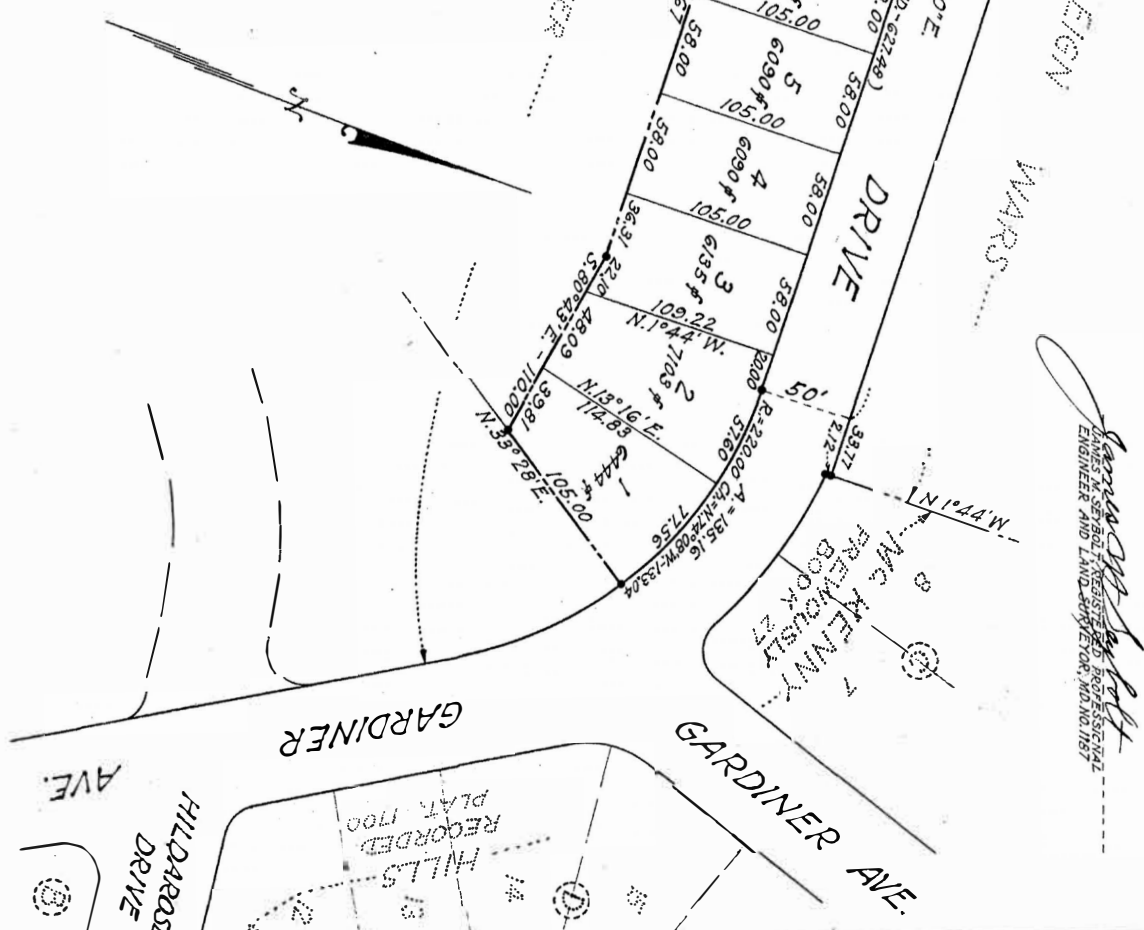
Secretary

President

March 14, 1951

James M. Seybolt

JAMES M. SEYBOLT REGISTERED PROFESSIONAL ENGINEER AND LAND ADJUTOR, MONTGOMERY COUNTY, MARYLAND



LOTS 1 TO 12 - BLOCK "K"

McKENNEY HILLS

MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60'

MARCH 1951

SEYBOLT AND GEORGE

THE MARYLAND NATIONAL CAPITAL PARK PLANNING COMMISSION

ATTACHMENT 4

MONTGOMERY COUNTY, MARYLAND
Department of Inspection and Licenses
Division of Building Inspection

Approved

Date: 8-22-60

588° 16' 00" W 95.96

KG 9-56100W
24-38

DEPT. OF INSPECTION LICENSES

RECEIVED
AUG 15 1960
RECEIVED

MONTGOMERY COUNTY, M

Lot: 10
Block K
5987 #

Under Construction

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

DATE 3/17/2014

APPROVED: J. R. M.

PAGE 7. 790127

ZONING CLASS R-1

BOARD OF APPEALS CASE

757595

N 88° 16' 00" E · 581.0

167.29 to
Resensteel Avenue

Hayden Drive

I hereby certify that the position of the improvements shown hereon have been carefully located by a transit and tape survey, that, unless otherwise noted, the corners are not marked and there are no encroachments of any buildings across the lot lines.

PLAT REFERENCE

BOOK 39 PLAT 2787
One of the Land Records of
Montgomery County, Md.

August 11, 1960

Registered Land Survey, Map No. 1187

LOT 10 BLOCK K
Hayden Drive
McKenney Hills

SCALE
1"=20'

PREPARED IN THE OFFICE OF
SEYBOLT, GORE & NEWQUIST
CIVIL ENGINEERS AND LAND SURVEYORS
8400 RAMSEY AVENUE
SILVER SPRING, MARYLAND

COMPUTED W.D.L.	DRAWN W.D.L.	CHECKED W.D.L.	ESTIMATED W.D.L.
--------------------	-----------------	-------------------	---------------------