



Warrior One Yoga Studio, Home Occupation, Conditional Use No. 19-06

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Completed: 02/11/2019

#### Description

**Request:** Conditional use approval to operate a yoga studio as a major home occupation

**Site Address:** 12632 Falconbridge Road  
North Potomac, MD 20878

**Property Size:** 13,764 sq. ft.

**Zoning:** R-200

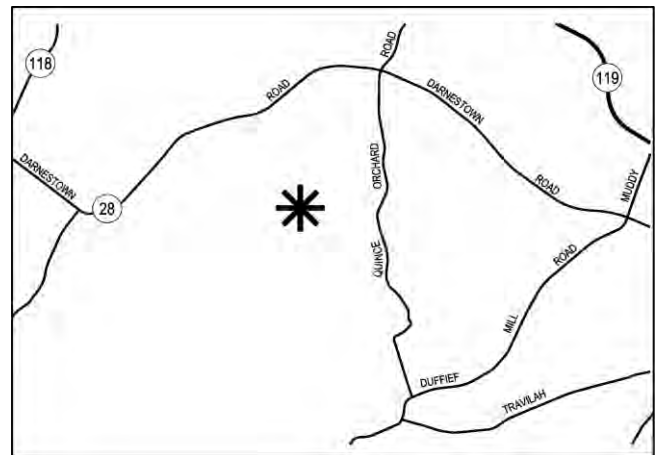
**Master Plan:** Potomac Subregion (2002)

**Applicant:** Natasha N. Romano

**Filing Date:** November 7, 2018

**Hearing Examiner**

**Public Hearing:** March 4, 2019



#### SUMMARY

- With recommended conditions, the conditional use conforms to Sec. 59-4.4.7 (Residential - 200 Zone), Sec. 59-7.3.1 (Conditional Use) and Sec. 59-3.3.H.5 (Home Occupation, Major Impact) of the Montgomery County Zoning Ordinance.
- Currently, there exists a 3,220-sq. ft. detached house.
- The proposed use is consistent with the Potomac Subregion 2002 Master Plan.
- The Project complies with Montgomery County Environmental Guidelines, as conditioned.
- There are no significant land use or environmental impacts associated with the request.

## Section I: Staff Recommendation and Conditions of Approval

Staff recommends approval of Conditional Use No. 19-06, a yoga studio as a major home occupation, subject to the following conditions:

- 1) The maximum number of client visits per week is forty (40), and no more than ten (10) client visits per day (excluding deliveries customary to the residential use).
- 2) The permitted hours of operation for the home occupation are limited as follows:

Monday	9:15 a.m. to 10:30 a.m., 7:45 p.m. to 9:00 p.m.
Tuesday	None
Wednesday	9:15 a.m. to 10:30 a.m.
Thursday	5:00 p.m. to 6:15 p.m.
Friday	9:15 a.m. to 10:30 a.m.
Saturday	8:45 a.m. to 10:00 a.m.
Sunday	None
- 3) Up to five (5) vehicles visiting the home occupation may be parked on the lot at the same time and shall be parked only on the paved driveway area.
- 4) Applicant must advise visitors against utilizing neighboring driveways to maneuver vehicles.
- 5) All activities associated with the home occupation shall be conducted in the yoga studio area as indicated on the Applicant's site plan.
- 6) Music or other amplified sound associated with the home occupation must comply with Chapter 31B, Noise Control Regulations of the Code of Montgomery County Regulations.
- 7) The Applicant may employ up to one non-resident employee in any 24-hour period and must register employees with the Department of Permitting Services (DPS). If an allowed non-employee is on duty, a maximum of nine (9) clients are permitted as one time.

## Section II: Project Description

### A. Background

According to the Applicant's statement, since around 2007, the Applicant has held yoga sessions in her home at the subject property. The Applicant is a trained and registered yoga teacher.

On February 23, 2017, the Applicant obtained an approved "low impact" home occupation certificate (Permit No. 3566769). This certificate permits up to five client visits per day and up to 20 client visits per week. One non-resident employee is permitted in any 24-hour period. The maximum number of vehicles visiting the home occupation that may be parked on the lot at the same time is two

Beginning in 2017 and through 2018, DPS responded to zoning violation complaints concerning the number of visitors at one time associated with the home occupation. Around May 18, 2017, the Department of Permitting Services (DPS) observed seven persons leaving from a morning class. Around June 12, 2017, DPS observed more than five persons leaving a class. DPS advised the owner of the violations. Around February 16, 2018, DPS visited the property and observed no violation. Around January 2019, upon receipt of a complaint, DPS issued a citation concerning the number of persons visiting the home occupation. Upon the filing for the subject conditional use application, the citation was resolved and closed.

Accepted for filing on November 7, 2018 and pursuant to Section 59-7.3.1 of the zoning ordinance, the Applicant has requested conditional use approval for a "major impact" home occupation to allow the expansion of the existing home occupation for a yoga studio in the R-200 zone (Project), located at 12632 Falconbridge Drive, North Potomac, Maryland (Subject Property or Property).

The Application contained a request to allow between eight to ten clients per session, six sessions per week, with occasional sessions of 12 clients, totaling up to 72 client visits maximum per week.

Staff suggested that the Applicant reduce the requested maximum number of clients visits at one time and the maximum client visits per week.

On January 25, the Applicant submitted a letter to amend the application to contain 60 maximum client visits per week, no more than ten clients at one time, while maintaining six sessions per week.

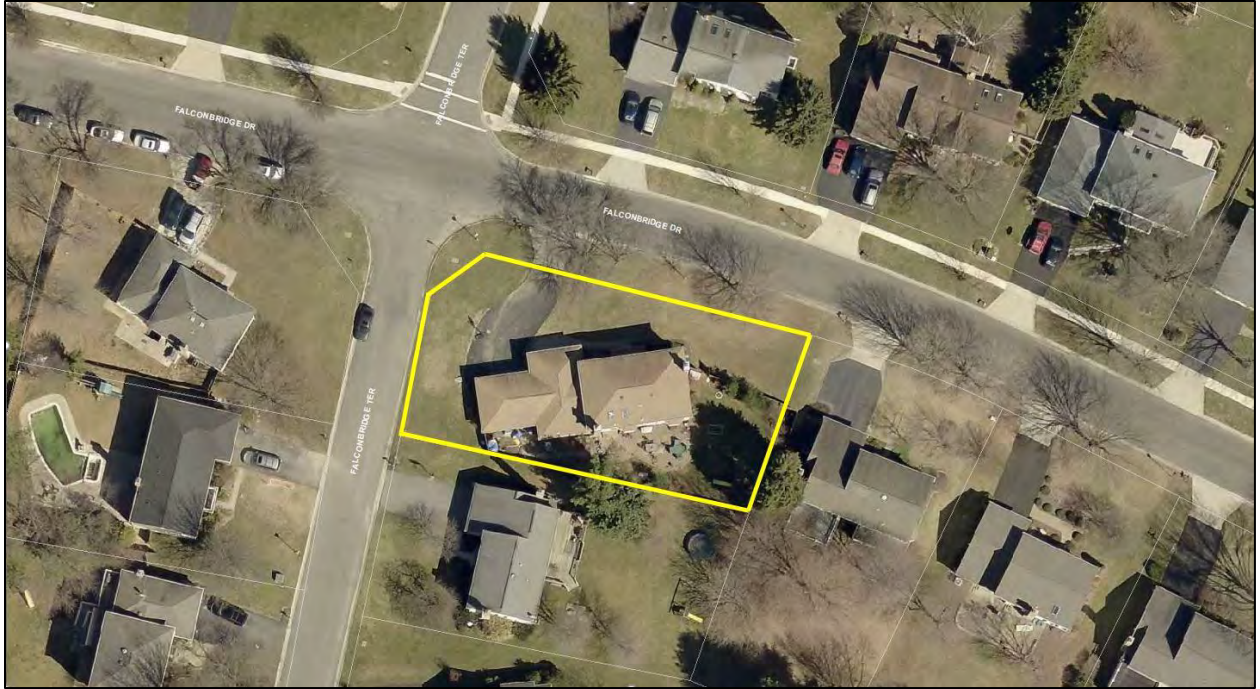


Figure 1 – Aerial view of the subject Property

#### **B. Site Description**

The Property is corner lot, situated on the southeast quadrant of Falconbridge Drive and Falconbridge Terrace in North Potomac. Vehicular access to the Property is from Falconbridge Road. Public sidewalks are present on the north side of Falconbridge Drive. The 0.32-acre site is generally flat, as well as are surrounding properties in the immediate vicinity. The parcel is an irregularly shaped pentagon with about 150 ft. of frontage along Falconbridge Road.

The Property is developed with a 3,220 sq. ft. detached single-family home. The house is set back approximately 20 ft. from the front yard property line. There is 15 ft. width driveway that leads to an attached two-car garage. From the curb line to the garage door, the driveway is approximately 70 ft. in length. Landscaping is present on the remainder of the Property. The landscaping consists of an ornamental lawn, trees, and shrubs that are typical of the surrounding suburban neighborhood.

There are no wetlands or known rare or endangered species present. There are no historically significant structures or sites located on or near the Property.

#### **C. Neighborhood Description**

For the purposes of this application, staff has defined the surrounding neighborhood as property located within a 250 ft. radius of the subject property. The defined neighborhood consists of detached single-family residences and street rights-of-way.



There are no known pending or proposed project approvals within the defined neighborhood vicinity.



Figure 2 – Defined Neighborhood Map



Figure 3 – Zoning map and conditional uses located within the defined neighborhood.

#### D. Zoning History

The Property is zoned R-200. When the house was constructed in 1984, the zone was R-200 Cluster Development. Much of the immediate neighborhood was developed during the same time period as the Property. There are no other known conditional uses associated with this Property or within the defined neighborhood. The *Potomac Subregion Master Plan* (2002) is the applicable master plan for this neighborhood. The Property lies within the North Potomac community area of the master plan.

#### E. Proposed Use

The Project consists of the operation of a yoga studio as a major home occupation inside an existing single-family residence located in the R-200 zone (See Figure 4).

The operations will be located entirely within the residence in a room dedicated for the yoga studio. The yoga studio room is located at the front of the house, adjacent to the garage, with its entrance located on the front façade, left of the garage. The studio room is 21 ft. by 18 ft. or 378 square feet total. The Applicant proposes no construction, or any exterior storage of goods or equipment.

The Applicant requests a maximum of 10 clients per session and six sessions per week. This equals 60 client visits maximum per week. The time period for each yoga session is one hour and fifteen minutes. The Applicant indicates that typical sessions consists of between four to six clients. Further, the Applicant states that some sessions have had up to ten to twelve in attendance. These larger classes are conducted for charitable purposes, according to the Applicant. As such, the Applicant requests approval for up to 10 clients at one time.

The proposed schedule for the yoga studio sessions is as follows:

Mondays	9:15 am to 10:30 am, 7:45 pm to 9:00 pm
Tuesdays	None
Wednesdays	9:15 am to 10:30 am
Thursdays	5:00 pm to 6:15 pm
Fridays	9:15 am to 10:30 am
Saturdays	8:45 am to 10:00 am
Sundays	None

Requested sessions per week:	6 max.
Requested client visits at one time:	10 max.
Total client visits per week:	60 max.

The Applicant states that most of the clients are drawn from the surrounding neighborhood. A 15-ft. driveway provides ingress and egress to the Property from Falconbridge Drive. The Applicant proposed five parking spaces in the driveway and five

street parking spaces located on adjacent streets. There are no parking restrictions on either Falconbridge Drive and Falconbridge Terrace, streets abutting the Property. See Attachment XX for Applicant parking calculations. Applicant states that some clients walk and bike to the Property from neighboring homes.

No new construction is proposed with this conditional use application.

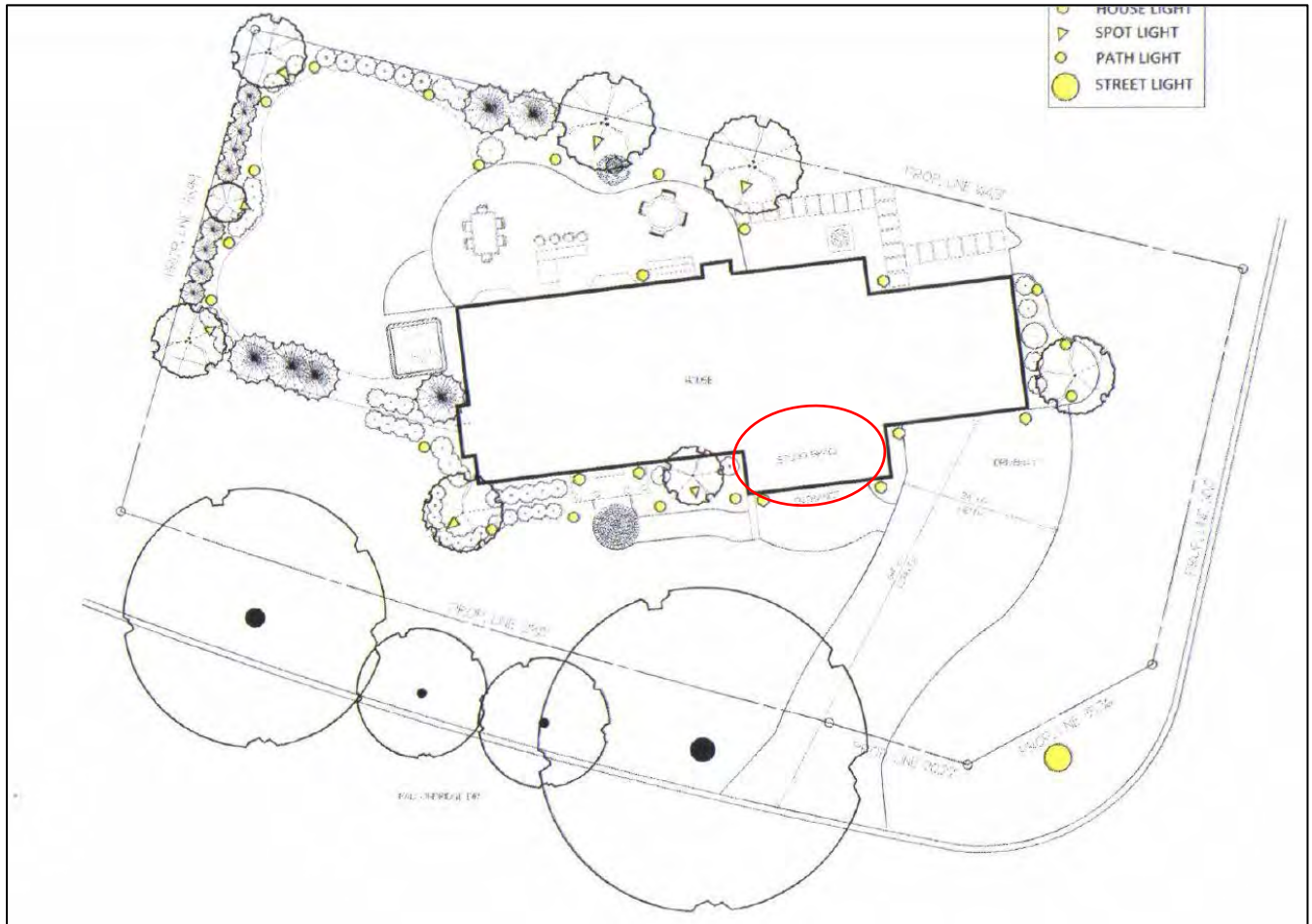


Figure 4 – Existing single-family residence, attached garage, existing landscape, existing outdoor lighting, and driveway with yoga studio area circled in red.



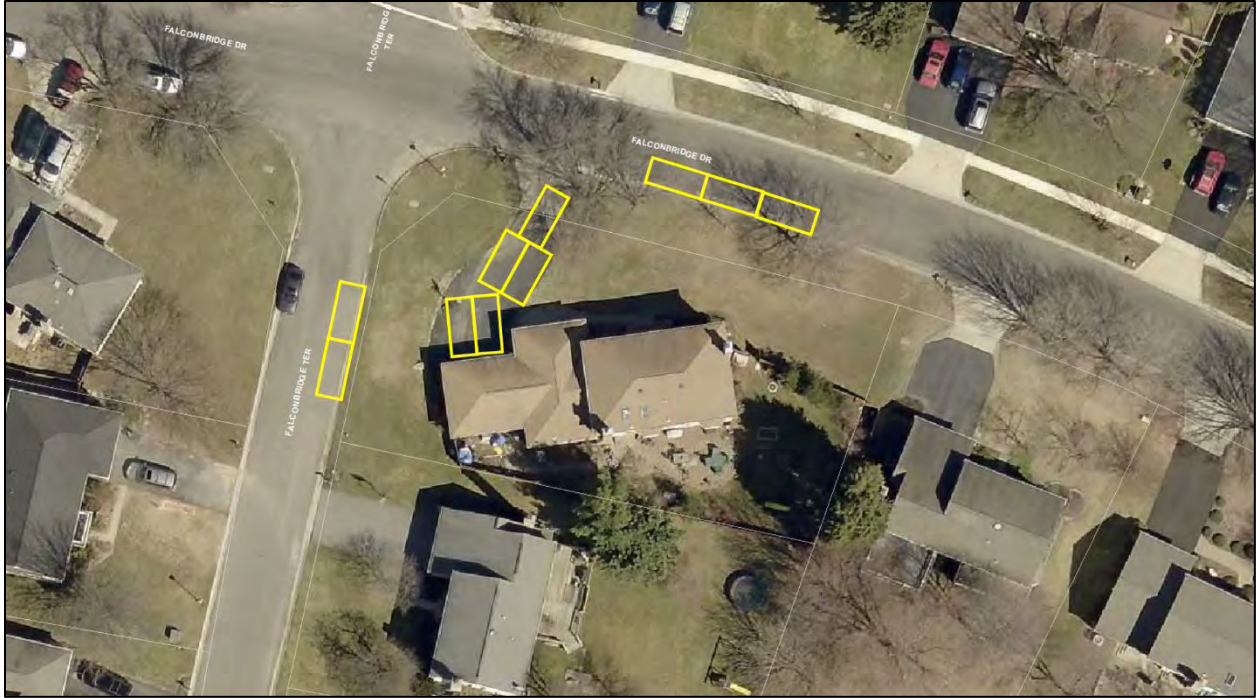


Figure 5 - Applicant proposed parking. Five vehicles parked on driveway, three vehicles parked on Falconbridge Drive, and two vehicles parked on Falconbridge Terrace.

## Section III: Analysis and Findings

### 1. Development Standards

The following table displays the relevant R-200 Cluster (2004 Zoning Ordinance) development standards for the portion of the Property identified in the conditional use application as proposed Lot 2. The Project complies with the following development standards:

**Table 1 – Development Standards**

Development Standards (R-200 Cluster Development)	Required	Proposed
Minimum Lot Area	10,000 sq. ft.	13,764
Minimum Lot Width		
At front lot line	25 ft.	149 ft.
At building line	N/A	N/A
Maximum Lot Coverage	25%	Less than 25%
Minimum Building Setback		Determined at site plan
Front	25 ft.	20 ft.
Side	25 ft.	38 ft.
Side Street	25 ft.	25 ft.
Rear	40 ft.	10 ft.
Maximum Density	2.18 units per acre	0.32 units per acre
Minimum Parking Setback		
Rear	30 ft.	10 ft. (existing garage) 35 ft. (parking on drive)
Side	24 ft.	25 ft. (existing garage) 25 ft. (parking on drive)
Parking Requirements	2 spaces for residential use  10 spaces required (1 space per client)	2 garage spaces for residential use  10 spaces: 5 spaces on driveway 3 spaces on Falconbridge Dr. 2 spaces on Falconbridge Terr. (Per Sec. 59-6.2.3.A.5)
Off-Street Loading (Sec. 59-6.2.8.B.1)	None	None
Maximum Floor Area Devoted to Home Occupation	33% or 1,500 sq. ft., whichever is less	18% (378 sq. ft.)

The following table displays the relevant home occupation use standards. It compares use standards for the proposed major impact home occupation with the three types of home occupations: no impact, low impact and major impact.

Table 2 – Home Occupation Use Standards and Proposed Use

Home Occupation Use Standards	No Impact	Low Impact	Major Impact	Proposed (Major Impact)
Maximum Visits per Week	5 clients	20 client visits, and no more than 5 per day	Determined by Hearing Examiner	60 client visits, and no more than 10 per day
Parking	<ul style="list-style-type: none"> <li>• 1 per client required</li> <li>• 2 vehicles may be parked on lot</li> </ul>	<ul style="list-style-type: none"> <li>• 1 per client required</li> <li>• 2 vehicles may be parked on lot</li> </ul>	<ul style="list-style-type: none"> <li>• 1 per client required</li> <li>• Location is silent in code</li> </ul>	10 spaces: 5 parking spaces on lot, 5 parking spaces on street

## 2. Master Plan:

The Project is located in the North Potomac area of the 2002 *Potomac Subregion Master Plan* (Master Plan, Plan). North Potomac is roughly located between Darnestown Road and Travilah Road, abutting Rockville and Gaithersburg.

The Master Plan does not provide specific recommendations to the subject property. However, the Master Plan does provide guidance for special exemption/conditional uses (Potomac Subregion Master Plan, p. 35-36).

The Project, as conditioned, is compatible with the following Master Plan recommendations for special exceptions (conditional uses):

- *Limit the impacts of existing special exceptions [conditional uses] in established neighborhoods. Increase the scrutiny in reviewing special exception applications for highly visible sites and properties adjacent to the Chesapeake & Ohio Canal National Historical Park*

As conditioned, the Project's impact to the surrounding neighborhood would be less than significant. The home occupation will be conducted entirely within the house and, as recommended, is limited to no 40 visits per week and no more than 10 persons at one time. This could equal to four yoga sessions per with 10 clients per session. Or, it could equal, six yoga session per week with 6 clients per session, or any combination thereof so long as client visits to not exceed the recommended maximums.



The general operations of the proposed yoga studio consist of group exercises, limited class size, and held by appointment only. Yoga activities would not produce hazards, noise, vibration, smoke, dust, odor, or light glare. Therefore, the home occupation would not unreasonably interfere with the use and enjoyment of property in the neighborhood, nor cause material harm to neighbors.

With respect to the Chesapeake & Ohio Canal National Historical Park, the Property is located approximately two miles northeast of the park. The Project would, therefore, have no impact on the park.

- Avoid an excessive concentration of special exceptions [conditional uses] along major transportation corridors.

The Project is not located on a major transportation corridor. Therefore, the Project would not contribute to an excessive concentration of conditional uses along major transportation corridors.

- Protect the Chesapeake & Ohio Canal National Historic Park, major transportation corridors and residential communities from incompatible design of special exception uses.

The Project does not propose any new construction. The yoga studio operations will be conducted completely inside the existing residence. With respect to vehicle parking on the property, as conditioned, the Project is compatible with the residential nature of the neighborhood as parking vehicles on private driveways is customary and allowed.

### **3. Transportation**

With the proposed class schedule and class size (10 participants per class), the Project will not generate 50 or more peak hour person trips during either the morning or evening peak periods (6:30 to 9:30 a.m. and 4:00 p.m. to 7:00 p.m.). Therefore, the Project is exempt from Local Area Transportation Review.

The Property is accessed by an existing driveway off of Falconbridge Drive, which is a secondary street with a sixty-foot-wide right-of-way. The property also fronts Falconbridge Terrace, a tertiary street with a right-of-way of 27'-4". There are no proposed bike facilities along either street frontage. Therefore, the property is compliant with the Master Plan of Highways and Transitways and the Bicycle Master Plan.

As a major impact home occupation, the applicant is required to provide one parking space for each non-resident employee plus one parking space for each client allowed per hour in addition to the residential spaces. Therefore, in addition to the two parking spaces required for the home, an additional ten parking spaces are required because the employee is a resident and does not require an additional parking space. The two parking spaces for the home are met by the two-car parking garage. Up to five cars may

park in the driveway based on documentation provided by the applicant. It is expected that the remaining five vehicles would park along the streets adjacent to the corner lot since there are currently no on-street parking restrictions along either Falconbridge Drive or Falconbridge Terrace. As the property is located on a corner, there is a minimum of 160 feet of linear curb space which should be more than sufficient to accommodate the five extra vehicles (assuming 25 linear feet per vehicle). Staff recommends that client vehicles be limited to parking along the frontage of the applicant's property so as to reduce the impact to adjacent residents.

**4. Landscaping**

Landscaping is not part of this review because the landscaping plan is not being modified. Further, pursuant to section 59-7.7.1 A.1, the landscaping is conforming (grandfathered) and may be continued so long as the floor area, height, or footprint of the structure is not increased. The Project is exempt from Section 59-6.5 (screening requirements) as provided by Section 59-3.3.3.H.5.b.ix. This standard is satisfied.

**5. General Outdoor Lighting Requirements**

Outdoor lighting requirements are not part of this review because outdoor lighting is not being modified. There are no outdoor lighting requirements for the Project. Further, pursuant to section 59-7.7.1 A.1, the outdoor lighting is conforming (grandfathered) and may be continued so long as the floor area, height, or footprint of the structure is not increased. This standard is satisfied.

**6. Signs**

No signs are proposed or allowed for the conditional use. As such, this standard is satisfied.

**7. Environment and Forest Conservation**

The Project is not subject to the Forest Conservation Law because the applicant does not propose any clearing or grading on or near the sites. This standard is satisfied.

**8. Community Concerns**

The applicant submitted 88 letters in support of the Project, three of which are adjoining or confronting property owners. There are seven adjoining or confronting property owners.

At the time of the publication of the staff report, staff has received six letters of protest. None of the objectors are abutting or confronting property owners. One protester resides within the defined 250 ft. radius neighborhood, two lots south of the Property. One lives just outside of the defined neighborhood on Falconbridge Terrace to the south of the Property on the cul-de-sac. The remaining protesters live at least one-half mile or more from the Property. The issues raised, and staff responses are below:

Issue	Response
Pedestrian safety with cars parked on the street.	The posted speed limit is 25 MPH. A sidewalk is present on the north side of Falconbridge Drive. On-street parking is currently allowed on the street adjacent to the Property. Home occupation visitors are required to comply with all regulations concerning the operation of motor vehicles and posted regulatory signs, as would other motorists visiting or living in the neighborhood.
Parking, and parking on both sides of the street.	The project complies with all applicable development standards in the zoning ordinance. The roadway is approximately 25 ft. wide from curb-to-curb, with a 5 ft. sidewalk on the north side of the Falconbridge Drive. There is no sidewalk on Falconbridge Terrace, which is a cul-de-sac street and no through traffic. There are no parking restrictions on either street, except for a certain distance to the stop signs, where no parking is allowed. Adequate sidewalks are present for pedestrians to travel to and from the school. Proposed parking is shown in Figure 5.
Increased traffic during school arrival and departure times	Yoga sessions will be held outside of school arrival and departure times.
Commercial establishment in residential area	A home occupation is allowed in the R-200 zone per Sec. 59-3.3.3.H
Homeowners association covenants and restrictions	Staff received a letter dated 1/29/2018 from the law firm representing the Board of Directors of the Fox Hills North Homeowners Association (HOA), which has limited oversight of the Property. The HOA took no position on the matter and suggested limits on visitors, compliance with parking standards, operating hours outside of school arrival and departure times, and that music not be played in a manner detectable to neighbors. These comments are addressed in staff's recommendations.

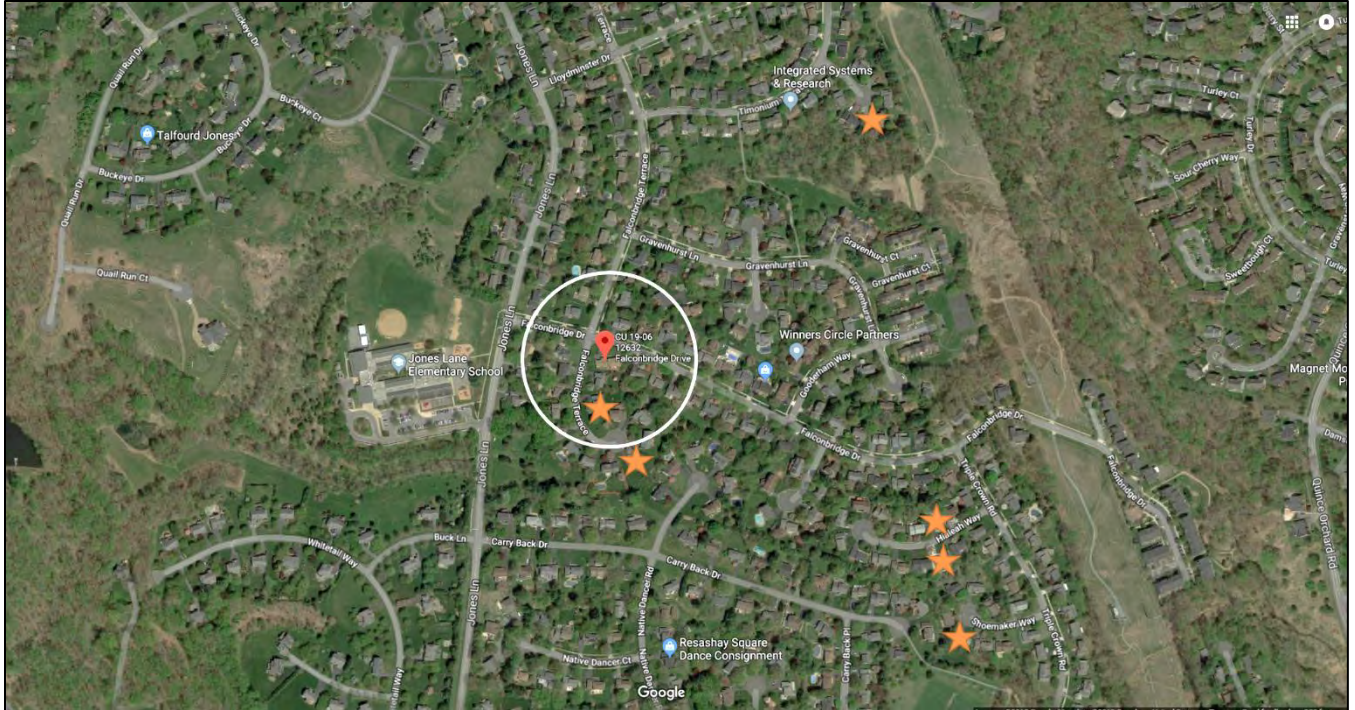


Figure 6 - Subject property and the 250 ft. radius defined neighborhood with location of objects (orange star).  
One object is located within the defined neighborhood.

## Section IV: Compliance with Necessary Findings

### Section 59.7.3.1.E Conditional Use

#### *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;*

**Staff Response:** This finding is satisfied. Currently, the Property is developed with a single-family residence. As discussed in Section II above, the residence was constructed in 1984. The Project consists of a major home occupation for a yoga studio. With the approval of the conditional use, the Project complies with the applicable requirements under an approved conditional use.

- b. *Satisfies the requirements of the zone, use standards under Article 59-3 (Uses and Use Standards), and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6 (General Development Requirements);*

**Staff Response:** This finding is satisfied. The Project satisfies applicable provisions under Article 59-3 (Uses and Use Standards) as shown in Section IV of this report. The Project satisfies applicable provisions under Article 59-6 (General Development Requirements) as shown in Section III of this report. Therefore, with the approved conditional use, this finding is satisfied.

- c. *Section 59.7.3.1.E.1.c: Substantially conforms with the recommendations of the applicable master plan.*

**Staff Response:** This finding is satisfied. As discussed in Section III.2 of this report, the Project substantially conforms with the recommendations of the *Potomac Subregion Master Plan*. Therefore, the evidence presented supports a finding that the Project conforms to the recommendations of the Master Plan.

- d. *Is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan.*

**Staff response:** This finding is satisfied. This finding includes both Master Plan analysis and other compatibility considerations. The Master Plan issues have been discussed in the preceding section. The character of the surrounding area is residential, consisting of single-family detached homes. The Project will not alter the character of the surrounding

neighborhood in a manner inconsistent with the master plan because the use is conducted entirely within the residence and is limited to no more than 40 client visits per week. The use is sufficiently located away from any sensitive land uses or dwelling units, as all home occupation activities will be conducted within an enclosed building. Staff concludes that the use, as conditioned, will be harmonious with the surrounding uses.

- e. *Section 59.7.3.1.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.*

**Staff Response:** This finding is satisfied. As discussed in Section III of this report, the Project substantially conforms to the policies and recommendations contained in the Master Plan. There are no residential areas that would be adversely affected or altered by the Project because the Project is conducted entirely within the existing residence and the site is sufficiently buffered and located away from residential uses. The Project is located in a house on a corner lot. The lot has houses on two sides, one to the south and one to the north. The yoga studio is located on the front (north side) of the Property. The closest residential uses are to the south and east, with the subject house floor area located between the two closest residential uses. Furthermore, as discussed above in Section II, no conditional use/special exceptions exist in the vicinity. As such, there would not be an overconcentration of conditional uses in the area.

- f. *Section 59.7.3.1.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 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 facilities, including schools, police and fire protection, water, sanitary sewer, public roads, or 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.*

**Staff Response:** This finding is satisfied. There is no new construction proposed, and therefore, this finding is not applicable.



- g. Section 59.7.3.1.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 lack of parking; or*
  - iii. The health, safety or welfare of neighboring residents, visitors or employees.*

**Staff Response:** This finding is satisfied. The inherent physical and operational characteristics associated with a home occupation yoga studio, as conditioned, will not cause undue harm to the neighborhood.

The inherent characteristics include:

- Vehicle, bicycle, and pedestrian trips to and from the Property;
- Parking for residents and employees;
- Varied hours of operation; and
- Noise or odors associated with vehicles.

These characteristics are inherent and typically associated with similar uses and do not exceed what is normally expected. Recommended hours of operations are limited to 75 minutes session and outside of peak trip generations times. Residential uses adjoining the Property in all directions are well-buffered from the Project in distance and by existing landscape.

Non-inherent characteristics are unique to the physical location, operation, or size of a proposed use. The Project would cause no adverse effect with regard to inherent or non-inherent characteristics, or combination thereof, or in any of the following categories: the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood; traffic, noise, odors, dust, illumination or lack of parking; or the health, safety or welfare of neighboring residents, visitors or employees.

- 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.*

**Staff Response:** This finding is satisfied. No construction 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, in itself, is not sufficient to require conditional use approval.*

**Staff Response:** Acknowledged by the Applicant.

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.*

**Staff Response:** This finding is not applicable. The Applicant does not propose an agricultural conditional use. The Project is a conditional use approval for a yoga studio as a major home occupation.

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:*
- i. *Filling Station;*
  - ii. *Light Vehicle Sales and Rental (Outdoor);*
  - iii. *Swimming Pool (Community); and*
  - iv. *the following Recreation and Entertainment Facility use: swimming pool, commercial.*

**Staff Response:** The finding is not applicable. The Project is a not a filling station, light vehicle sales and rental (outdoor), swimming pool (community); or a swimming pool, commercial. The Project is a conditional use approval for a yoga studio as a major home occupation.

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:*
- i. *Funeral Home; Undertaker;*
  - ii. *Hotel, Motel;*
  - iii. *Shooting Range (Outdoor);*
  - iv. *Drive-Thru*
  - v. *Landfill, Incinerator, or Transfer Station; and*
  - vi. *a Public Use Helipad, Heliport or a Public Use Helistop.*

**Staff Response:** This finding is not applicable. The Project is not a funeral home, undertaker, hotel, motel, shooting range (outdoor), drive-thru, landfill, incinerator, transfer station, public use helipad, heliport or a public use helistop. The Project is a conditional use approval for a yoga studio as a major home occupation.

### Section 59-3.3.2.C Conditions for Approval of Major Home Occupation

#### 2. *Use Standards:*

- b. Where a Home Occupation (Major Impact) is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards:

- i. The maximum number of visits and deliveries is determined by the Hearing Examiner.

**Staff Response:** Acknowledged by the Applicant.

- ii. An indoor waiting room must be provided.

**Staff Response:** An indoor waiting room is provided with an entrance from the front side of the house.

- iii. In-person sale of goods is limited to:

- a) the products of dressmaking, hand-weaving, block-printing, the making of jewelry, pottery or musical instruments by hand, or similar arts or hand-crafts performed by a resident of the dwelling; and;
- b) a maximum of 5 sales per month of items ordered for delivery at a later date to customers at other locations (delivery of goods must occur off-site);

**Staff Response:** This finding is satisfied. The Applicant does not propose to sell goods.

- iv. Display or storage of goods is limited to

- a) the products listed in Section 59-3.3.3.H.5.b.iii.(a); and
- b) samples of merchandise that may be ordered by customers for delivery at other locations.

**Staff Response:** This finding is satisfied. The Applicant does not propose to display or sell goods.

- v. Display or storage of merchandise to be delivered must not be visible outside of the residence and must be contained within the maximum floor area available for the Home Occupation.

**Staff Response:** This finding is satisfied. The Applicant does propose to display or sell goods.

- vi. The Hearing Examiner may grant a conditional use for a Home Occupation (Major Impact) on the same site as a Home Occupation (Low Impact), a Home Occupation (No Impact), or a Home Health Practitioner (Low Impact) if it finds that both together can be operated in a manner that satisfies Section 59-3.3.3.H.5 and Section 59-7.3.1, Conditional Use.

**Staff Response:** This finding is satisfied. The existing Low Impact Home Occupation will be converted to a Major Impact Home Occupation upon the approval of the Project. Upon approval, there will be no more than one conditional use for a home occupation at the Property.

- vii. The Hearing Examiner must not grant a conditional use for a Home Occupation (Major Impact) where the site is already approved for any other conditional use under Section 59-7.3.1, Conditional Use.

**Staff Response:** This finding is satisfied. There are no other conditional uses located on the Property.

- viii. The applicant must provide valid proof of home address as established by Executive regulations under Method 2 of Chapter 2 (Section 2A-15):

**Staff Response:** This finding is satisfied. The Applicant provided a valid proof of home address and legal description.

- ix. Screening under Division 59-6.5 is not required.

**Staff Response:** This finding is satisfied. No screening is required.

- x. In the AR zone, this use may be prohibited under Section 59-3.1.5, Transferable Development Rights.

**Staff Response:** This finding is not applicable because the Property is not located in the AR zone. The Property is located in the R-200 zone.

## **Section V: Conclusion**

The proposed yoga studio as a major home occupation, as recommended in Section I of this report, satisfies all applicable requirements for the approval of a conditional use as specified in the Montgomery County Zoning Ordinance and is consistent with the recommendations of the 2002 *Potomac Subregional Master Plan*. There are no known unacceptable land use or environmental impacts associated with the Project as submitted by the Applicant and as recommended by staff.

## **Attachments**

1. Applicant's justification statement and exhibits
2. Applicant additional information
3. Letters of support
4. Letters of opposition
5. Forest Conservation Law Exemption

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for Application for Conditional Use for  
12632 Falconbridge Drive North Potomac MD 20878**

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  - 1. Application for Conditional Use
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  - 3. Statement of Authorization from Claude Romano
  - 4. Zoning Map of 12632 Falconbridge Dr. North Potomac MD20878
  - 5. Plat
- II. Statement of the Case
  - A. Sec.59.7.3.1.E. Necessary Findings
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  - C. Articles of Organization
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- III. Office of Zoning and Administrative Hearings for Montgomery County- List of Adjoining and Confronting Property Owners
  - A. Certified Copy of official zoning vicinity map showing the area within at least 1,000 feet surrounding the subject property
  - B. List of abutting and confronting property owners in the county tax records
  - C. List of civic, homeowners and renters' associations that are registered with the Planning Department and located within 1/2 mile of site
- IV. Photos
  - A. Exhibit A- shows 5 cars in driveway
  - B. Exhibit B- shows Exhibit A with space for 3 more cars to fit in the driveway
  - C. Exhibit C- shows 4-5 cars could easily park along property line Falconbridge Dr
  - D. Exhibit D- shows 4-5 cars could easily park along property line Falconbridge Terrace
  - E. Exhibit E- shows safe, well-lit entrance
  - F. Exhibit F- shows protective space for bicycles
- V. Landscaping and Lighting Plan
- VI. Community Letters of Support
  - A. Letters from abutting neighbors
    - 1. Carolyn Newton- 15131 Falconbridge Terrace
    - 2. Heidi Weiner- 12628 Falconbridge Dr.
    - 3. Ray Lee- 12637 Falconbridge Dr.
  - B. Letters of support from Fox Hills North Community
    - 1. Young- 14516 Triple Crown Place
    - 2. Goffin- 12215 Fellowship Lane
    - 3. Sesay- 25 Loydminster Ct.
    - 4. Revzan- 12220 Triple Crown Road
    - 5. Klopman- 15301 Falconbridge Terrace
    - 6. Charkatz- 7 Chinaberry Ct.
    - 7. MacDonald- 15224 Falconbridge Terrace
    - 8. Rubin- 15110 Whitetail Way



9. White- 14520 Whirlaway Lane
10. George- 15309 Falconbridge Terrace
11. Nguyen- 12606 Gravenhurst Lane
12. De Rose- 15205 Falconbridge Terrace
13. Pimprikar- 15332 Falconbridge Terrace
14. Vandergrift- 15212 Falconbridge Terrace
15. Czworka- 12905 Buckeye Dr.
16. Gniadek- 12609 Timonuim Terrace
17. Pomrink-14816 Native Dancer Rd.
18. Enright- 12312 Chagall Dr.
19. Seeman- 15307 Chinaberry St.
20. Nagy- 15005 Whitetail Way
21. Coto- 12220 Fellowship Lane

C. Letters of support from neighboring communities

1. Thomas- 13400 Straw Bale Lane
2. Herrington
3. Arcarese
4. Fierro
5. Placious
6. Shankman
7. Sprecher
8. Brozen & Askwith
9. Fabry
10. Dome
11. Long
12. Reiser

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MARYLAND  
100 Maryland Avenue, Room 200  
Rockville, Maryland, 20850  
(240) 777-6660  
{Form Revised 10-7-14}

OZAH No. CU- 201906  
Date Certified Complete 11/07/18  
Date Filed 11/07/18  
Hearing Date 02/19/19  
Time 9:30am

APPLICATION FOR CONDITIONAL USE (OTHER THAN AN ACCESSORY APARTMENT)

(Please note instructions on reverse side. Application cannot be processed unless all information is submitted)

Application is hereby made for a Conditional Use under the Zoning Ordinance for the Montgomery-Washington Regional District in Montgomery County, Maryland (Chap. 59, Mont. Co. Code 2014) as follows:

Applicant(s) Natasha N. Romano

Property to be used: Lot 33 Block A Subdivision 0018

Street Address 12632 Falconbridge Dr City North Potomac State MD Zip 20878

Zone Classification R-200 Tax Account No. 02340215

Proposed Use Home Occupation-Yoga Studio

If this Application is for a Day Care Facility, specify the number of children to be cared for N/A

Zoning Ordinance subsection providing for proposed use: Section 59-3- 3.3.H.5  
(in accordance with Section 59-7.3.1)

Owner of property: Name Natasha Niklas Romano

Address 12632 Falconbridge Dr. North Potomac, MD 20878

Applicant's present legal interest in above property: (check one)

☒ Owner (including joint ownership) ☐ Lessee ☐ Tenant other than lessee ☐ Contract Purchaser  
☐ Other (Describe) \_\_\_\_\_

Has any previous application for a special exception or conditional use involving this property been made by this Applicant, or by anyone else to this Applicant's knowledge? No

If so, give Case Number(s): N/A

I have read the instructions on the reverse side of this form, and am filing herewith all of the required accompanying information.  
I hereby affirm that all of the statements and information contained in or filed with this Application are true and correct.

Benjamin H. Romano  
Signature of Attorney - (Please print next to signature)

Natasha Romano  
Signature of Applicant(s) - (Please print next to signature)

216 North Adams Street  
Address of Attorney Rockville, Md 20850

12632 Falconbridge Dr. North Potomac MD  
Address of Applicant(s) 20878

301-424-0677 baklaw@aol.com  
Telephone Number Email Address

240-994-2409  
Home Telephone Number

Work Telephone Number

Conditional Use Annual Billing Information (Please Print)

Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_



MAP E5341 220 NW 13 and 220 NW 12

Subject Prop.

View Map

View GroundRent Redemption

View GroundRent Registration

Account Identifier: District - 06 Account Number - 02340215

Owner Name: ROMANO NATASHA N & CLAUDE S Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 12632 FALCONBRIDGE DR Deed Reference: /19513/ 00483  
GAITHERSBURG MD 20878-3411

Premises Address: 12632 FALCONBRIDGE DR Legal Description: POTOMAC CHASE  
GAITHERSBURG 20878-3411

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	14420
ES41	0000	0000		0018		A	33	2016	Plat Ref:	

Special Tax Areas: Town: NONE  
Ad Valorem: 53  
Tax Class: 53

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1984	3,220 SF		13,764 SF	111

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	2 full/ 1 half	1 Attached	

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	202,400	222,600		
Improvements	385,500	361,900		
Total:	587,900	584,500	584,500	584,500
Preferential Land:	0			0

Seller:	Date:	Price:
JOHNS, KOSMAS N & A G	08/08/2001	\$407,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/19513/ 00483	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:			
Exempt Class:	SPECIAL TAX RECAPTURE:		
	NONE		

Homestead Application Status: No Application

**Claude Romano**

12632 Falconbridge Dr.  
North Potomac, MD 20878


August 15, 2018

Montgomery County Planning Department  
8787 Georgia Ave  
Silver Spring, MD 20910

Montgomery County Planning Board,

I give authorization and permission for the approval of a Conditional Use Permit grant to Warrior One Yoga location at 12632 Falconbridge Dr. North Potomac MD 20878.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Claude Romano', written in a cursive style.

Claude Romano, Spouse

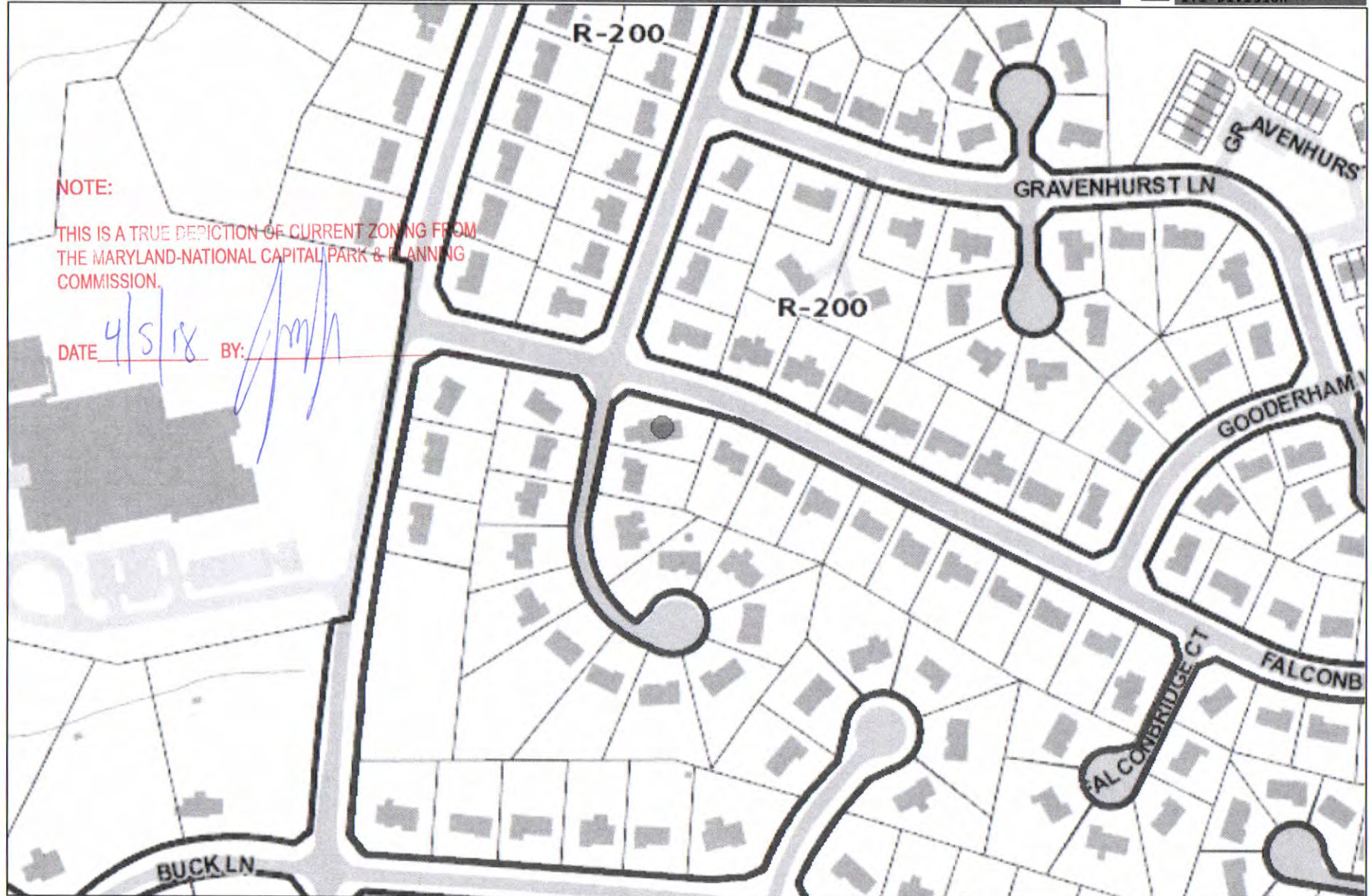


# Montgomery County Zoning

Date: 4/5/2018



Montgomery County  
Planning Department  
ITI Division



Account #	02340215
Address	12632 FALCONBRIDGE DR GAITHERSBURG, 20878
Zone	R-200
Overlay Zone	N/A
TDR Overlay Zone	N/A
Landuse	Single Family Detached
Parcel, Lot, Block	N/A, 33, A
WSSC Grid	220NW13
Map Amendments	G-247 G-800 G-956

Parking District	N/A
CBD	N/A
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Legal Description	POTOMAC CHASE

Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	POTOMAC SUBREGION 2002
Historic Site/District	N/A
Water/Sewer Categories	W-1 / S-1



1 inch = 288 feet



- NOTES
1. TOTAL STREET DEDICATION OF THIS PLAT = 1.7031 AC.
  2. THIS IS AN R-200 CLUSTER DEVELOPMENT. RESUBDIVISION IS STRICTLY CONTROLLED AND DEVELOPMENT MUST BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
  3. FALCONBRIDGE TERRACE IS DEDICATED BY THIS PLAT AS A TERTIARY STREET.

PLAT NO. 14420

NO.	RAD.	ARC.	Δ	CHORD	CHORD	TAN
1	000.40	107.00	47° 07' 04"	5.3471 51'E	01.07	03.05
2	000.40	22.00	07° 44' 47"	5.75' 21' 13"E	02.00	04.00
3	171.34	410.45	70° 22' 13"	5.42' 25' 15"E	07.45	120.00
4	100.40	325.00	65° 23' 00"	5.55' 25' 37"E	05.00	110.70
5	45.00	127.30	25° 45' 48"	5.27' 20' 00"E	71.00	55.00
6	90.00	254.10	25° 45' 48"	5.40' 20' 00"E	90.00	62.20
7	40.00	25.00	05° 30' 44"	4.56' 45' 37"E	05.00	10.00



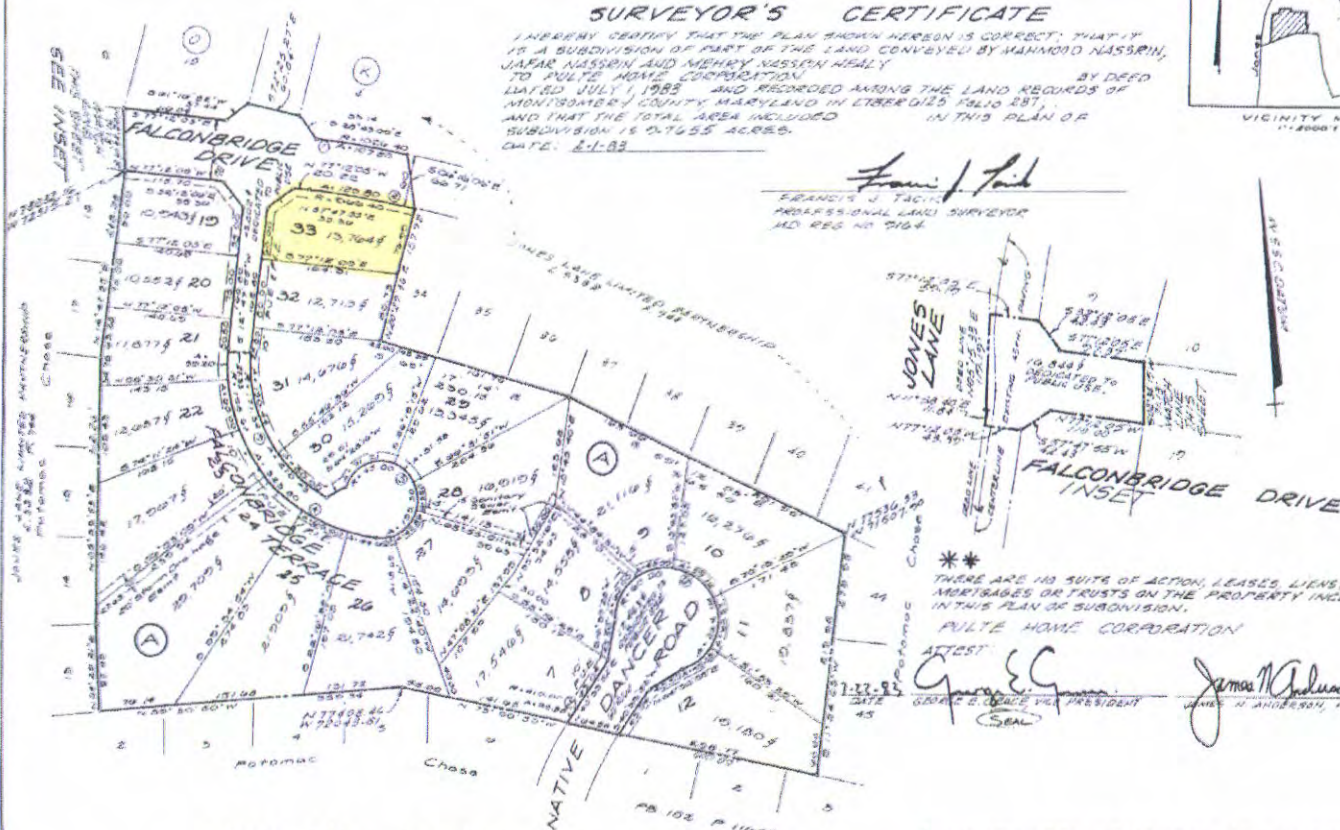
VICINITY MAP  
1"=2000'

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY MANFRED NASSERIN, JAFAR NASSERIN AND MEHRY NASSERIN NEELY TO PULTE HOME CORPORATION BY DEED DATED JULY 1, 1985 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 0125 FOLIO 287, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 0.7035 ACRES.

DATE: 8-1-88

FRANCIS J. TACIK  
PROFESSIONAL LAND SURVEYOR  
MD REG NO 2164



\*\*\*  
THERE ARE NO SUITE OF ACTION, LEASES, LIENS, MORTGAGES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

PULTE HOME CORPORATION

ATTEST

1-12-88  
DATE  
GEORGE D. GRACE, VICE PRESIDENT

JAMES H. ANDERSON, PRESIDENT

### OWNER'S DEDICATION

I, PULTE HOME CORPORATION, A DELAWARE CORPORATION, BY JAMES H. ANDERSON, PRESIDENT AND GEORGE D. GRACE, VICE PRESIDENT, TRUSTEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTING THE PLAN OF SUBDIVISION, ESTABLISHING THE MINIMUM BUILDING RESTRICTIONS, ESTABLISHING EASEMENTS TWENTY-FIVE (25) FEET WIDE ALONG ALL STREETS AS REQUIRED BY MONTGOMERY COUNTY ORDINANCE NO. 4-115 SAID SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY SAID COUNTY, AND ALSO GRANT TO SAID COUNTY, OR ITS SUCCESSORS, AND ASSIGNS, A TEN (10) FEET WIDE PUBLIC IMPROVEMENT BASEMENT AS SHOWN HEREON AND IDENTIFIED AS P.L.S. SAID BASEMENT IS GRANTED WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF BASEMENT RECORDED AMONG THE LAND RECORDS OF SAID COUNTY IN LIBER 0125 FOLIO 34, WHICH SAID TERMS ARE INCORPORATED HEREIN BY THIS REFERENCE, AND GRANT TEN (10) FEET WIDE PUBLIC UTILITY BASEMENT ALONG THE STREETS WITH THE TERMS AND PROVISIONS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF PUBLIC UTILITY BASEMENTS AND RECORDED AMONG THE APPROVED LAND RECORDS IN LIBER 2834 AT FOLIO 457, WHICH SAID TERMS ARE INCORPORATED BY THIS REFERENCE, AND DEDICATE THE STREETS TO PUBLIC USE, AND ALSO GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, ITS SUCCESSORS, AGENTS AND ASSIGNS, THE RIGHTS OF WAY AS SHOWN HEREON, AND SAID P.L.S. BASEMENTS FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF WATER MAINS AND SANITARY SEWERS, AND ALSO GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS, AGENTS AND ASSIGNS, STORM DRAINAGE RIGHTS OF WAY AND BASEMENTS AS SHOWN HEREON.

\*\*\* AND STORM DRAIN EASEMENTS AS SHOWN HEREON.

FILED

AUG 17 1988

RECORDED:  
PLAT BOOK:  
PLAT NO.:

LOTS 7-12 & 19-33, BLOCK A

POTOMAC CHASE

DARNESTOWN ELECTION DISTRICT  
NO. 0  
MONTGOMERY COUNTY, MARYLAND

Scale 1"=100' OCTOBER, 1988

SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC.  
SURVIVORS • ENGINEERS  
LAND PLANNING CONSULTANTS

10 EAST CHURCH ST.  
FREDERICK, MD 21701  
(301) 662-4500

2 PROFESSIONAL DR. SUITE 216  
GAITHERSBURG, MD 20760  
(301) 948-5100

For Public Sewer & Water Systems Only

20308410112388302706002120200

Maryland National Capital Park & Planning Commission  
Montgomery County Planning Board

APPROVED JUN 3, 1988

Montgomery County, Maryland  
Department of Transportation

APPROVED JULY 12, 1988

MDCLP 174, RECORD P.L.S. NO. 549-347

PLA #83-118

10-1-88

75-3443

549-84

MONTGOMERY COUNTY CIRCUIT COURT (Superior File) MD PM 14420 MSA, STAG, 2000

1-82POLD



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

IN RE: APPLICATION OF NATASHA ROMANO/  
WARRIOR ONE YOGA, LLC

CASE NO: CU201906

STATEMENT OF THE CASE

In 2007, Natasha Romano, with a few friends and neighbors in attendance, began to have yoga sessions in her home located at 12632 Falconbridge Drive, North Potomac, Maryland 20878. The sessions were effective in cultivating mindfulness and reducing stress and proved very beneficial to the participants. Ms. Romano is a registered yoga teacher whose resumé is attached. On February 23, 2017, Ms. Romano obtained a home occupation certificate, which permitted her to have up to five (5) people in her home at one time to engage in the yoga, meditation and living peacefully classes. A copy of the home occupation certificate is attached hereto.

Ms. Romano's yoga classes have grown in popularity and now a core group of between 6 to 12 people regularly attend the yoga/mindfulness sessions. Most of the participants are women between the ages of 45 and 70 and live in the surrounding neighborhood. Some of the participants walk or ride a bike to the classes, weather permitting. There are instances when as few as two (2) people attend a session or as many as twelve (12) people are in attendance. Frequently, however, there are more than five (5) participants that attend the classes and this has necessitated the filing of this conditional use application to increase the permitted number of people that gather in Ms. Romano's house to ten (10) for these yoga/mindfulness classes.

Set forth below is the weekly schedule for the classes, as follows:

Mondays, Wednesdays & Fridays -- 9:15 a.m. to 10:30 a.m.  
Thursdays -- 5:00 p.m. to 6:15 p.m.  
Monday Evenings -- 7:45 p.m. to 9:00 p.m.  
Saturday Mornings -- 8:45 a.m. to 10:00 a.m.

As reflected above, the sessions are typically 1 hour and 15 minutes long and are offered once on Wednesday, Thursday, Friday and Saturday and twice on Mondays. Additionally, a chart with the yoga class schedule, estimated number of attendees for each class and a statement about the person who occasionally fills in for Ms. Romano is attached.

As explained below, the yoga/mindfulness classes at Ms. Romano's home do not adversely impact the local neighborhood in any way. There is adequate parking at 12632 Falconbridge Terrace (four (4) to six (6) cars can park on the driveway) and on the street abutting this real property. No noise emanates from the yoga classes so noise is not a problem. Given the therapeutic benefits that have been experienced by the participants of the yoga sessions and that the yoga classes do not adversely impact the neighborhood at all, the conditional use for at least 8 but up to 10 people should be granted.

#### **Sec. 59.7.3.1 E. Necessary Findings**

**Sec. 59.7.3.1 E.1** – To approve a conditional use application, the Hearing Examiner must find that the proposed development:

- i. **Sec. 59.7.3.1 E.1.a-** satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.

No previously approved conditional uses are associated with this real property.

- ii. **Sec. 59.7.3.1 E.1.b-** satisfies the requirements of the zone (Division 59-4), the use standards under Division 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6.

The application satisfies the requirements of the zone use standards under Article 59-3 and meets applicable general requirements under Article 59-6. The request does not



upset the status quo as no exterior modifications or improvements to the existing real property, landscaping and parking are requested or required. The situation as it currently exists is adequate for the requested conditional use.

- iii. **Sec. 59.7.3.1 E.1.c-** substantially conforms with the recommendations of the applicable master plan.

The property is located at 12632 Falconbridge Drive, North Potomac, Maryland 20878 and is subject to the 2002 Potomac Subregion Master Plan. The proposed use substantially conforms with the above master plan. Specifically, the conditional use application conforms with the special exception policy on the above master plan as the impact of the conditional use, if granted, will be minimal. To applicant's knowledge, there are no similar uses in the neighborhood, the use will not affect any transportation considerations and is similarly not incompatible with residential community. As no architectural or structural changes are required for the conditional use, the use is compatible with the architecture of the existing neighborhood. Furthermore, as explained above and throughout this statement of the case, the proposed use will not affect parking in any meaningful way, or landscaping, in any way, in the neighborhood.

- iv. **Sec. 59.7.3.1 E.d-** is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan.

The request will not alter the character of the surrounding neighborhood in any way and stays consistent with the plan. The proposed use will be harmonious with the character of the surrounding residential neighborhood. There are no new structures proposed by this conditional use nor will the scale or design of the existing residential use increase in size. The activities and parking requirements associated with the use will be limited to specific hours of operation and days of the week, as stated above. Therefore, the proposed use will not alter the character of the surrounding neighborhood in a manner inconsistent with the master plan.

- v. **Sec. 59.7.3.1 E.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 predominately residential nature of the area; a conditional use application that conforms with the recommendation of a master plan does not alter the nature of the area.

To applicant's knowledge, there are no conditional uses in the area so as to increase the number, intensity, or scope of conditional uses sufficiently to alter the area adversely. The requested use does not significantly increase the number of conditional uses in a manner that would affect the area adversely or alter its residential nature and conforms with the master plan.

- vi. **Sec. 59.7.3.1 E.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 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 facilities, including schools, police and fire protection, water, sanitary sewer, public roads or 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.

The proposed use will not cause any adverse effects or harm to the neighborhood. Nothing will change in the neighborhood. Parking in applicant's driveway and on the street adjacent to applicant's home is more than adequate to accommodate the requested use.

The use, peaceful enjoyment, economic value of homes in close proximity to the subject real property will not be affected in any way by this conditional use request.

As for parking, the applicant's personal driveway (51 by 22 ft.) routinely fits four (4) to six (6) cars. And, because the real property is a corner lot, there is ample curbside parking along the property line of Falconbridge Drive and Falconbridge Terrace, where four (4) to five (5) cars fit easily on each side. Photographs of the driveway and streets abutting the real property have been submitted with the conditional use request.

There will be no noise, odors, dust, illumination if the conditional use is granted.

The health, safety, or welfare of neighboring residents or visitors will only benefit and improve from the yoga classes. Letters from members of the community in support of this conditional use request have been submitted.

2. No structure is to be constructed, reconstructed or altered and, therefore, this section is not applicable.
3. The requested use is compatible with nearby properties and will not cause any change at all in the surrounding neighborhood. The only change is the number of people being permitted to attend the beneficial yoga/mindfulness classes. As explained above, there is already adequate parking in the driveway of the real property located at 12632 Falconbridge Drive, North Potomac, Maryland 20878 and on the street along Falconbridge Terrace. There will be no disruption to the neighborhood and the values of the surrounding properties will not be affected.

4. Not applicable as the real property is residential.
5. Not applicable as the requested use is not among the above listed uses.
6. Not applicable as the requested use is for yoga classes.
7. **Traffic Statement**
  - Some of the students walk or ride a bicycle to class
  - Areas for parking include: personal driveway (51 ft by 22 ft), not including the county easement), curbside parking along Falconbridge Drive and Falconbridge Terrace Photographs of parking during class times have been submitted with this request.
8. The required map has been produced with the conditional use request.
9. Not applicable as proposed changes to proposed dry and wet utility plan are not proposed.
10. Operational features of the proposed use include breathing, yoga and meditation practiced as a group for improved health and vitality and stress reduction.

Hours of Operation:

Weekly Schedule:

Mondays, Wednesdays & Fridays- 9:15 a.m. to 10:30 a.m.  
Thursdays 5 pm to 6:15 p.m.  
Monday Evenings 7:45 p.m. to 9 p.m.  
Saturdays 8:45 a.m. to 10 a.m.

Number of Anticipated Employees: 0

Occupants and Participants: majority of the participants are women ages 40 to 75 and a few men, most who live in the neighborhood or surrounding neighborhood.

Equipment: Yoga mats, bolsters, blocks, hammocks, blankets, straps

- 11 – 14. These requests are inapplicable.
15. Additional exhibits in support of the conditional use request have been submitted.
16. A compact disc with the materials in support of the conditional use request has been submitted.



Since this conditional use application involves a Home Occupation, Sec. 59.3.3.3. H.2 and 59.3.3.3. H.5 are responded to as follows

**Sec. 59.3.3.3 H. Home Occupation**

**Sec. 59.3.3.3 H.2. -**

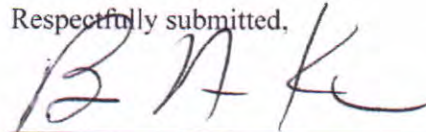
- i. The use will be conducted by an individual who resides on the real property in question.
- ii. The use will be conducted in the single family home located at 12632 Falconbridge Drive, North Potomac, Maryland 20878 and not in any open yard area. The use will subordinate to the use of the dwelling for residential purposes and require no modifications at all.
- iii. There will be no external storage of goods or equipment.
- iv. The maximum amount of floor area used for the yoga/mindfulness classes will not exceed 33% of the total eligible area of the dwelling and any accessory building or 1500 square feet.
- v. Not applicable as no existing accessory building will be used.
- vi. The only equipment to be used will be yoga mats supplied by the attendees of the yoga classes.
- vii. The yoga classes will not create a nuisance or violate any law.
- viii. Not applicable for the use for yoga classes.
- ix. Not applicable as there will be no truck deliveries.
- x. Not applicable for the use for yoga classes.
- xi. Not applicable for the use for yoga classes.
- xii. Not applicable for the use for yoga classes.
- xiii. Not applicable for the use for yoga classes.

**Sec. 59.3.3.3 H.5. – Limited to two (2) non-resident employees in any 24 hour period.**

- i. This item is for the Hearing Examiner.
- ii. The indoor waiting room is the same room where the yoga classes are conducted.

- iii. (a) Not applicable as there are no sales.  
(b) Not applicable as there are no sales.
- iv. (a) and (b) Not applicable as there is no display or storage of goods.
- v. Not applicable as there is no merchandise.
- vi. This item is for the Hearing Examiner.
- vii. This is not applicable as the site is not approved for any other conditional use.
- viii. Proof of home address will be provided.
- ix. This is not required.
- x. Not applicable.

Respectfully submitted,



---

Benjamin A. Klopman  
216 North Adams Street  
Rockville, Maryland 20850  
301-424-0677  
[baklaw@aol.com](mailto:baklaw@aol.com)

Attorney for Natasha Romano/  
Warrior One Yoga, LLC



## CHART OF CLASS DAYS/TIMES/APPROXIMATE NUMBER OF ATTENDEES

MONDAYS	9:15-10:30 AM	8-12
WEDNESDAYS	9:15- 10:30 AM	8-12
FRIDAYS	9:15-10:30 AM	8-12
SATURDAYS	8:45-10 AM	8-12
MONDAYS	7:45-9 PM	4-8
THURSDAYS	5-6:15 PM	4-8

Occasional groups of not more than 12

Note: Schedule changes do occur in this business to meet demand.

Note: From time to time, a "fill in" or substitute teacher will teach on my behalf. This occurs randomly when I have a conflict. The "fill in" varies on availability.

# NATASHA ROMANO

12632 Falconbridge Dr. , North Potomac, md 20878 | warrioroneyoga@gmail.com

## SUMMARY

Passionate yoga teacher and program manager with specialized training in yoga therapy, yoga for kids with special needs, and Thai yoga massage. Enjoys yogic philosophy, Ayurveda, and building community.

## SKILLS

Fearless leader	customized programs
Compassionate communicator	Intuitive
Adaptable	Life Long Learner

## EXPERIENCE

01/2010 to Current

**Founder Owner**

**Warrior One Yoga** - North Potomac, MD

Created a safe non competitive space for people of the Fox Hills North community to learn yoga

Cultivated a "community within a community" where people of all ages come together to relieve stress, improve their health and support each other

Promote a healthy lifestyle and peaceful living

Lead yoga classes for all skill levels, from beginning to advanced

Teach postural alignment to ensure maximum benefit and safety

Guide students through breathing techniques for optimal health

Give personalized instruction

Design class format Manage all

business related tasks

## PROFESSIONAL COURSES AND CERTIFICATIONS

2018

Yoga Therapy for Structural Conditions

**American Viniyoga Institute** - Oakland, CA, United States  
Certificate

2018

Business of Yoga

**University of Maryland School of Medicine Center for Integrative Medicine** -  
Baltimore, MD

2016

500 RYT

**One Aum Yoga Center** - Potomac, Md Trained in the anatomy and physiology of the human body and movement. Learn to recognize biomechanics, structure and fluid movement in yourself and your students. Trained in Thai Yoga Massage. Learned alignment of walking and walking therapy. Trained in Ayurveda.

**2011**

200 RYT

**Thrive Yoga** - Rockville, MD, United States

Learned the physical and energetic qualities of postures and how to apply them in teaching students of all different physical abilities and experiences. Learned to teach to the "whole" student. Deepened my practice by deepening my understanding of the structure of the asana. Learned and practiced pranayama techniques and how to weave pranayama through an asana class. Introduction to several styles of meditation. Learn how a meditation practice is key to being more conscious. Learned techniques in managing a highly stimulating world.

**2010**

Yoga Teacher Training

**Yoga Fit International**

Learned the fundamentals of teaching yoga, sequencing, and teaching to a group

## **DESIGNATIONS**

RYT 500- Registered Yoga Teacher through Yoga Alliance with over 500 hours of teaching

RYCT- Registered Yoga Teacher through Yoga Alliance



## ARTICLES OF ORGANIZATION

OF

Warrior One Yoga, LLC

THE undersigned, being authorized to execute and file these Articles under the Maryland Limited Liability Company Act (the "Act"), hereby certifies that:

**FIRST:** The name of the limited liability company (the "Company") is:

Warrior One Yoga, LLC ✓

**SECOND:** The Company is organized to engage in any lawful purpose, and to have and exercise any and all powers and privileges now or hereafter conferred upon limited liability companies formed under the Act, as it may be amended from time to time.

**THIRD:** The address of the principal office of the Company in this State is: 12632 Falconbridge Dr. North Potomac, MD 20878. ✓

**FOURTH:** The name and address of the Company's registered agent is: Romano Insurance and Financial Planning, LLC, 9711 Washingtonian Boulevard, Suite 420, Gaithersburg, Maryland 20878. ✓

**FIFTH:** Pursuant to §4A-401(a)(3) of the Maryland Limited Liability Company Act, no Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to act for the Company solely by virtue of being a Member.

IN WITNESS WHEREOF, I have signed these Articles of Organization, and acknowledged them to be my act, this 5<sup>th</sup> day of November, 2015.

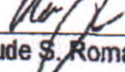
  
Natasha N. Romano, Organizer

CUST ID: 0003338060  
WORK ORDER: 0004554640  
DATE: 11-16-2015 11:18 AM  
AMT. PAID: \$150.00

**CONSENT OF RESIDENT AGENT**

I hereby consent to act as resident agent for Warrior One Yoga, LLC, as provided in the foregoing Articles of Organization.

Romano Insurance and Financial Planning, LLC

By:   
Claude S. Romano, Managing Member

Return to: Romano Insurance and Financial Planning, LLC  
9711 Washingtonian Blvd., Ste. 420  
Gaithersburg, Maryland 20878

NOTAR PUBLIC  
ART 24-2016  
MONTGOMERY COUNTY  
NOTARY PUBLIC





DEPARTMENT OF PERMITTING SERVICES

John Leggett  
County Executive

Don R. Schwartz, Esq.  
Director

HOME OCCUPATION CERTIFICATE

Issue Date: 02/23/2017

Expires: NONE

Certificate No.: 250676

This certifies that:

NATASHA N & CLAUDE S ROMANO  
12632 FALCONBRIDGE DR  
GAITHERSBURG, MD 20878

Uses:

YOGA, MEDITATION AND LIVING PEACEFULLY CLASSES

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

Lot: 33

Subdivision: AUTOMAC CHASE

Block: A

Owner's Name:

This certificate applies only to the above described residence or building and is valid until the permitted use changes. Changes in use require recertification or new registration, pursuant to the Zoning Ordinance.

*Don R. Schwartz, Esq.*

Director, Department of Permitting Services

255 Rockville Pike, 2nd Floor • Rockville, MD 20850 • (240)777-0311 • (240)777-6256 TTY

[www.montgomerycountymd.gov/permitting-services](http://www.montgomerycountymd.gov/permitting-services)



**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS FOR MONTGOMERY COUNTY**

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**  
**(Please see information on reverse side)**

<b>NAME</b>	<b>ADDRESS</b> <b>(Please add Zip Code)</b>	<b>LOT/PARCEL</b>	<b>BLOCK</b>
Wagner	15132 Falconbridge Terrace	201	A
Newton/Rinehimer	15131 Falconbridge Terrace	32	A
Villalba	12636 Falconbridge Drive	19	A
Lee	12637 Falconbridge Drive	14	L
Chuaqui	12633 Falconbridge Drive	4	K
Weiner	12628 Falconbridge Drive	34	A
Haber	12629 Falconbridge Drive	5	K



Code	Association Name	Type	Position	Name	Address 1	City	State	Zip	Email
CA0185	Darnestown Civic Association	CA			14100 Darnestown Rd.	Darnestown	MD	20874	lisaapatterson@aol.com
CW6786	East County Citizens Advisory Board	CW			3300 Briggs Chaney Road	Silver Spring	MD	20904	Eastco.citizen@Montgomerycountymd.gov
HO0664	Foxhills North Homeowners Assn.	HO	President	S. Robert Sutton	15320 Falconbridge Terr.	N. Potomac	MD	20878	rsutton@janisschuelke.com
HO0664	Foxhills North Homeowners Assn.	HO	Mgmt. Group Assoc.	Thomas Van Pelt	20440 Century Blvd. Ste. 100	Germantown	MD	20874	tvannpelt@themgmtgroup.com
CW3450	Montgomery County Civic Federation	CW	President	Carol Ann Barth	10602 Lockridge Drive	Silver Spring	MD	20901	cbarth@mindspring.com
CW6785	Montgomery County Renters Alliance Inc.	CW	Chair	Hermoine Freeman					fifi803@aol.com
CW6785	Montgomery County Renters Alliance Inc.	CW	Director	Matthew Losak	1001 Spring Street #316	Silver Spring	MD	20910	mattlosak@rentersalliance.org
CW0969	Montgomery County Taxpayers League	CW	President	Joan Fidler	7400 Pyle Road	Bethesda	MD	20817	president@mctaxpayersleague.org
CW1135	Montgomery Preservation, Inc.	CW	Director	Judith Christensen	6 Walker Avenue	Gaithersburg	MD	20877	mpi@montgomerypreservation.org
CA0745	North Potomac Citizens Assn., Inc.	CA	President	Susan Fitzpatrick	13617 Glenhurst Road	North Potomac	MD	20878	sue@lnf.com
CW0683	Northern Montgomery County Alliance	CW	Chair	Julius Cinque	22300 Slidell Road	Boyd's	MD	20841	
CA1263	Potomac Chamber of Commerce	CC	President		P O Box 59160	Potomac	MD	20859	pcc@potomacchamber.org
HO1201	Potomac Grove Homeowners Assn.	HO	The Mgmt. Group Associates - Site Mgr.	Jeff Wolff	20440 Century Blvd. Ste. 100	Germantown	MD	20874	
HO1201	Potomac Grove Homeowners Assn.	HO	Treasurer	Marilyn Cochran					mjmcochran@gmail.com
CA0315	Quince Orchard Fellowship Civic	CA	Contact	Pearl Campbell	11924 Darnestown Road Unit 206	North Potomac	MD	20878	
HO1242	Quince Orchard Homeowners Assn.	HO	Abaris Realty - Property Manager	Bruce Blumberg	12009 Nebel St.	Rockville	MD	20852	bblumberg@abarisrealty.com
HO1242	Quince Orchard Homeowners Assn.	HO	President	Greg Grason	12316 Mosel Terrace	Gaithersburg	MD	20878	ggrason@comcast.net
CA1278	Talley-Ho Homeowners Assn.	CA	President	John Rust	12808 Tally Lane	Darnestown	MD	20878	
CA1313	Washington Metro Area Transit Authority	CW	Managing Director Offc of Planning	Shyam Kannan	600 Fifth Street NW	Washington	DC	20001	skannan@wmata.com



Exhibit A

5 Cars in  
Driveway







Exhibit B: Same scene/photo as  
Exhibit A  
: shows space for 3 more  
cars.



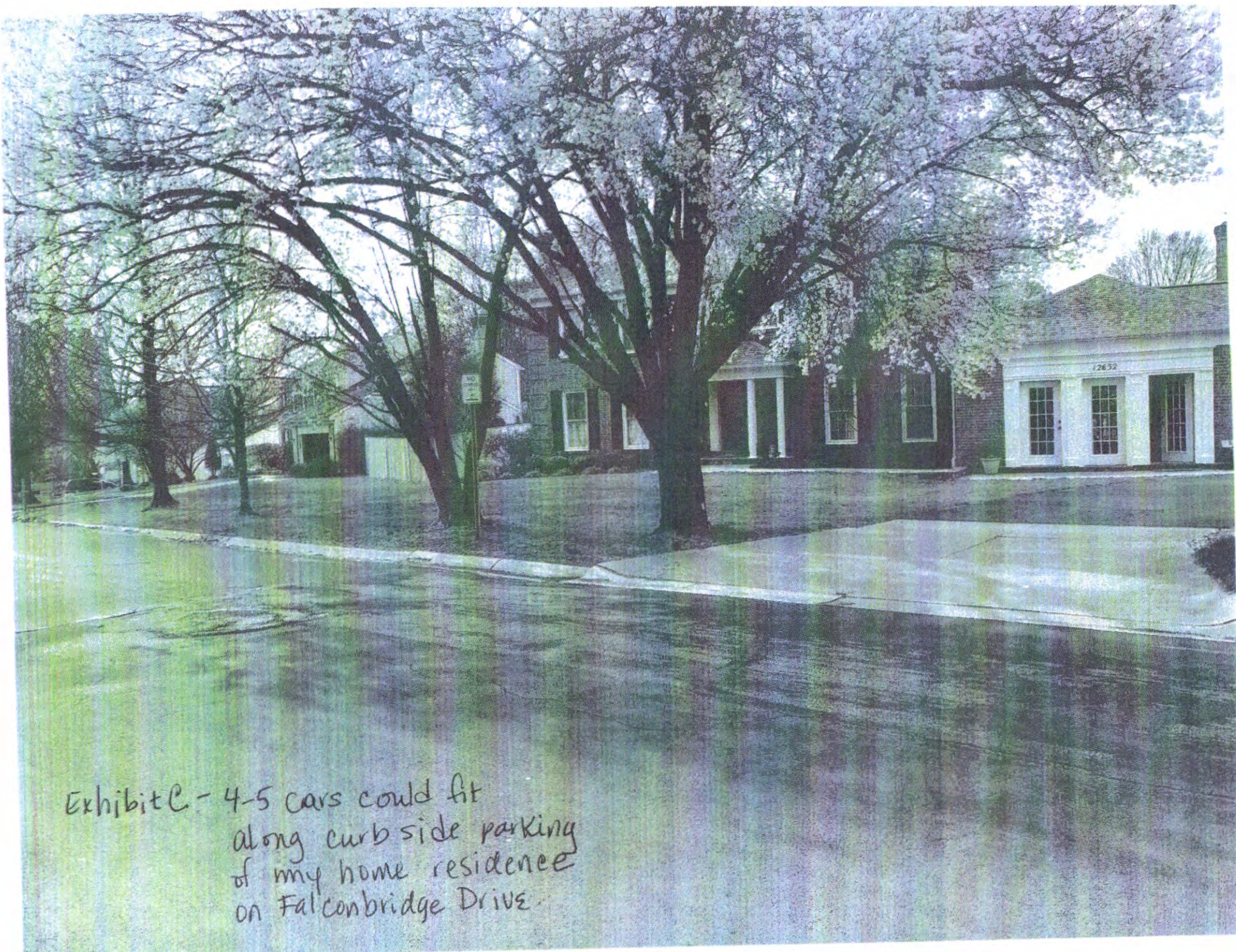


Exhibit C - 4-5 cars could fit  
along curb side parking  
of my home residence  
on Falconbridge Drive.



EXHIBIT D: 4-5 Cars can also park  
along Falconbridge Terrace  
on my property side of  
the curb.





Exhibit 2: Safe, well-lit  
entrance





EXHIBIT D:  
PROTECTIVE SPACE  
FOR BICYCLES







Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom It May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

**I am an abutting neighbor and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.**

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. Warrior One Yoga students are a quiet, friendly, respectful group of community members: moms, husbands - even children, most who live in our neighborhood.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature Carolyn Newton

Name, Print Carolyn Newton

Address: 15131 Falconbridge Terrace  
N. Potomac, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom It May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

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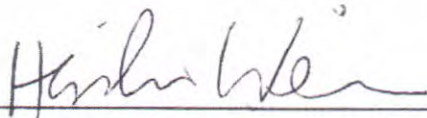
Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. Warrior One Yoga students are a quiet, friendly, respectful group of community members: moms, husbands - even children, most who live in our neighborhood.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature



Name, Print

Heidi Werner

Address:

12628 Falconbridge Drive  
North Potomac, MD 20878



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom It May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

**I am an abutting neighbor and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.**

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The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature ZAY LEE

Name, Print [Signature] 4/24/18

Address: 12637 FALCONBRIDGE DR. N. POTOMAC, MD 20878





Dr.Carolynn Young  
Dr. Astrid von Walter Gonzalez  
Tosha Luchtefeld MS, FNP-BC

(301) 330-7007

RockvilleGynecology.com

15204 Omega Drive, Suite 200, Rockville, MD 20850

May 1, 2018

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD. I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

The immediate and adjacent neighborhoods *are* benefitting by having exercises classes around the corner! Yoga classes within the neighborhood are convenient, do not contribute to traffic on the bigger nearby roads, nor add to parking congestion in the nearest retail areas. The nearest alternative Yoga locations are about four miles from Warrior One.

Many studies have shown that yoga enhances mood, calm, and positivity. In addition, yoga promotes health by improving muscle strength, balance, and flexibility. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Because of the reasons listed above, please consider granting a Conditional Use Permit to Warrior One Yoga. I remain available should any questions arise or if you need additional information.

Best regards,

Carolynn M. Young, MD  
14516 Triple Crown Place  
North Potomac, MD 2087

North Potomac, March 23, 2018

To whom it may concern,

**Subject: *Warrior One Yoga Studio located at 12632 Falconbridge Dr, North Potomac, 20878***

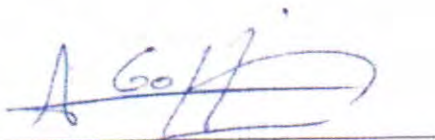
This letter is to extend our full support the home-based yoga studio, Warrior One Yoga, in its attempt to obtain a special exception for a use & occupancy permit

This studio fulfills a very important role in our community. It has a growing number of participants of all ages and both genders. They are a testimony to the need the community has for what Warrior One Yoga provides. Whether it is for enhancing general wellbeing or dealing with stresses arising through life, the classes are enjoyed by, and are beneficial to, all the students. In particular, they treasure its convenient and central location in North Potomac.

Some of us walk, bicycle, or drive to the studio. Being residents of the neighborhood, we are all very cognizant of not burdening the community. Classes are held during non-rush hours, and parking is done lawfully and without obstruction.

We really believe that the studio strengthens the essential character of our community: family-oriented, healthy, peaceful, mindful and vibrant. We would therefore ask you to please consider granting Warrior One Yoga this special exemption, so it can continue to be a valuable, much needed resource for the residents.

Best regards,

A handwritten signature in blue ink, appearing to read 'A Goffin', with a horizontal line drawn underneath it.

Alexandra Goffin  
Warrior One Yoga member since 2008  
12215 Fellowship Lane  
North Potomac, MD 20878



To whom it may concern

I have been taking classes at Warrior One Yoga for about 7 years now. I live on Lloydminster Court and find it easy to walk to Warrior One for classes. Yoga has changed my life tremendously and has allowed me to be a more productive person at home, work and in my community. The research is clear that yoga has countless benefits for everyone from managing and controlling anxiety to headaches, stress, chronic fatigue and more. In an article "10 Science-supported health Benefits of Yoga", the author writes that science has shown that yoga "improves cardiovascular health, sharpens the brain, staves off depression, decreases stress and anxiety, lower risk of cancer, promotes positive self-perception, lengthens lifespan and youth" (Goyannes, 2015, and more. The National Institutes of Health, National Center for Complementary and Alternative Medicine in Bethesda, MD has also done studies showing how yoga changes the brain.

I suffered from severe migraines before starting yoga at warrior one and I have experienced amazing improvements with yoga. My headaches are not as frequent and severe as prior to taking yoga. I take yoga twice a week at Warrior One and wish my schedule allowed me to take yoga more frequently.

Warrior One is not just a convenient way for me to do yoga but the personal and one-on-one experience from the instructors, specifically Natasha, has been wonderful and beneficial. Between work, home and *all* of the demands and stresses in between, it's easy to lose touch with who we are. Yoga at Warrior One helps to ease the tension of the day by changing our focus.

Warrior is not just a benefit to me or my family personally, but a benefit to our community and society in general. When members of a community are healthy then communities and society can be healthy because individual members make up communities and society. We need more yoga classes in our neighborhoods!

#### References

Goyannes, C. (2015). 10 Science-Supported Health Benefits of Yoga

<http://www.sonima.com/yoga/health-benefits-of-yoga/>

Mindfulness Meditation Is Associated With Structural Changes in the Brain.

<https://nccih.nih.gov/research/results/spotlight/012311.htm>

<https://nccih.nih.gov/health/yoga/introduction.htm>

Thank you.

Desrene Sesay

25 Lloydminster Court

North Potomac, MD 20878





Natasha Romano <yogamomandfamily@gmail.com>

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**letter**  
**1 message**

---

**Revzan** <revzans@gmail.com>

Wed, Apr 11, 2018 at 12:43 PM

To: Natasha Romano <yogamomandfamily@gmail.com>

To whom it may concern:

As a member of the Fox Hills community, I am writing to share my support for a neighborhood business, Warrior One Yoga. For the past 8+ years, I have joined other neighbors and friends from the community for yoga classes. On a personal level, having the opportunity to take yoga classes on a regular basis has benefited me both physically, mentally, and emotionally. Natasha Romano has created a unique and close-knit yoga community that has a tremendous positive effect on so many of us. Not only is it convenient, but sharing the experience with my neighbors has allowed us to form a "community within our community." I feel strongly that keeping this opportunity available for our community is incredibly important as it gives back so much and only makes us stronger.

Thank you for your consideration.

-Stacy Revzan  
12220 Triple Crown Road  
N. Potomac, MD 20878



Natasha Romano <warrioroneyoga@gmail.com>

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## Warrior One Yoga

---

Deena Klopman <deenaklopman@gmail.com>  
To: Natasha Romano <warrioroneyoga@gmail.com>  
Cc: chubble@tmgainc.com

Thu, Mar 22, 2018 at 9:34 PM

To Whom It May Concern,

I am writing this letter on behalf of Natasha Romano. I met Natasha approximately three years ago when she was teaching yoga to children at the nursery school at which I work, Temple Beth Ami Nursery School. When I learned that she held classes in our neighborhood within walking distance of my house I decided to try out a class and have been practicing yoga ever since. Natasha is so enthusiastic and dedicated to the ideas promoted through yoga. She truly cares about peoples well being both physically and emotionally. The classes typically last 75 minutes, usually one a day and are attended mostly by women. It is a quiet, serene atmosphere. I believe Natasha's yoga classes are a benefit to the local community and I feel so fortunate to be able to attend her classes in her home. In these crazy times the benefits to me and the other people attending Natasha's classes can not be understated. It is difficult to understand why anyone would object to this peaceful activity that promotes good health. I request on behalf of Natasha that she be able to continue serving our community through her classes.

Sincerely,  
Deena Klopman  
15301 Falconbridge Terrace

**Heather Charkatz**  
7 Chinaberry Ct  
North Potomac, MD 20878

March 25, 2018

**Warrior One Yoga**

12632 Falconbridge Drive  
North Potomac, MD 20878

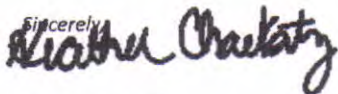
To Whom It May Concern,

I have had the pleasure and honor of knowing Natasha for the past 4 years. I started attending yoga at Warrior One after the birth of my third child. Natasha and Warrior One were a breath of fresh air for a mom juggling a new born and elementary age children. The time I spend in the studio have become my favorite and rare few minutes of "me" time each week. Warrior one has not only helped me become mentally at peace, but it has helped my body. After years of running multiple doctors told me not to run. Natasha and Warrior One have not only gotten me back to running but have made it possible for me to run without pain. Warrior One has become a part of my life as well as my families. All three of my children (12, 10, and 5 years old) do yoga at Warrior One. Natasha has helped my kids have less anxiety and more flexibility. My kids' coaches are constantly amazed by their ability to handle pressure and their flexibility.

I have one son who is a black belt in Tae Kwon Do and plays on a travel baseball team, my other son plays on a travel hockey team as the goalie and my daughter does gymnastics and Tae Kwon Do. All of these sports embrace the core yoga concepts. Yoga has helped them all become more successful in their sports. Natasha has helped my family become physically stronger as well as mentally at peace.

Part of the charm of the studio is its location. Since it is in her house it has a very special feel. When you walk into class you feel like you have arrived home and the people around you are family. I have never had an issue parking legally. Since she is on a corner there are plenty of places to park that do not disrupt her neighbors. I grew up in the neighborhood and my children attended Jones Lane Elementary, I have never experienced an issue with cars parked or blocking the road. I drive back and forth on Falconbridge Drive multiple times per day for various reasons.

It is a rare opportunity to come in contact with someone like Natasha who can help you mentally and physically. Natasha's great respect for yoga, for the people that attend classes and the actual yoga studio itself is unmatched. In my opinion Natasha and Warrior One are an asset to the neighborhood. Most of the members live in the neighborhood or surrounding neighborhoods.

Sincerely,  


Heather Charkatz





Natasha Romano <warrioroneyoga@gmail.com>

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## Support for Warrior One Yoga

---

**Lesley Macdonald** <lesleyjmacdonald@aol.com> To:  
Natasha Romano <warrioroneyoga@gmail.com> Cc:  
chubble@tmgainc.com

Thu, Apr 5, 2018 at 10:25 PM

Hi Natasha - I am happy to provide a letter in support of Warrior One Yoga. I have been taking yoga at Warrior One for more than five years.

Warrior One Yoga is a real asset to our neighborhood. I am able to walk to my weekly class - and the fact that it is so close by helps to motivate me to continue. Warrior One is also a meeting place for neighbors. I have met and become friendly with neighbors who I might never have met otherwise.

Warrior One Yoga enhances our community immeasurably. It contributes to a sense of community and promotes a peaceful healthy lifestyle that benefits us all. I feel very fortunate to have such a wonderful resource right here in my neighborhood.

Please feel free to contact me if you have questions.

Lesley MacDonald  
15224 Falconbridge Terrace

Carole Z. Rubin MD  
15110 Whitetail Way  
North Potomac, MD 20878

4/4/18

To Whom It May Concern:

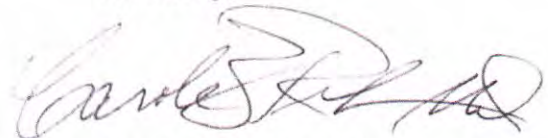
I am writing in support of Warrior One Yoga run by Natasha Romano at her home studio at 12632 Falconbridge Dr. in North Potomac, Maryland. I recently started classes with Natasha Romano to improve my flexibility and strength. The physical benefits of yoga are well known, and I am seeing health benefits from my participation. But there are additional benefits I was not expecting.

The classes provide a peaceful respite from the hectic pace of life. I enjoy the serenity of the class and the community feeling without the divisiveness pervading our society. There is warmth and kindness in yoga and meditation that I was not expecting.

In addition, the yoga classes have enabled me to meet more members of our local community. Most of the participants are from the Jones Lane cluster. My ability to walk to the class allows me to make contact with more neighbors and to decrease my carbon footprint of driving to a more distant yoga studio.

Given the physical, mental, community and environmental benefits of Warrior One Yoga, why would anyone want to interfere with it? I believe it is a great asset to the community and would be saddened if I could no longer attend.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Carole Z. Rubin MD', with a stylized, flowing script.

Carole Z. Rubin MD



Natasha Romano <warrioroneyoga@gmail.com>

---

## Warrior One Yoga - my view

---

Scott White <swhite4631@gmail.com>

Mon, Mar 26, 2018 at 8:58 AM

To: Natasha Romano <warrioroneyoga@gmail.com>

Cc: chubble@tmgainc.com

I would like to express my view on how much value I believe Warrior One yoga adds to our neighborhood. My wife and I have been actively participating in Warrior One yoga sessions for about three years. Natasha Romano is the consummate Yoga instructor. She has focused on making our bodies stronger and more flexible and our minds more at peace. Her instruction has enabled my wife and I to deal better with the stress of living in this area. As my wife and I are both in our 60s, she has also done a great deal to make our daily lives easier because our bodies have less pain as a result of her yoga instruction.

I have a hard time understanding why her business location in our neighborhood is a problem. Many of her clients including myself and my wife live in this area. Some commute to her location either by walking or bicycle. It's not like she is running a business where delivery trucks are constantly coming and going. Moreover, this is a yoga practice, not a business that generates a great deal of noise or commotion.

Natasha and her business, Warrior One, is focused on making our neighborhood less stressful, more peaceful and a place filled with understanding neighbors. Given the stress of our daily lives living in this politically charged area, I believe we could use many more businesses like Natasha's. I implore you not to take away this valuable part of my life. Scott and Andi White

14520 Whirlaway Lane



March 24, 2018

RE: Warrior One Yoga

To Who it May Concern,

It will be 26 years ago this May that my husband, our small baby and I left the District to live in an emerging community, Fox Hills North, Gaithersburg. At the time, this young subdivision offered value in its large, functional homes and wide streets. I called it "Big Sky" because the size of its trees offered wide, unobstructed views. We were about as far from war torn D.C as you could get

In the years to follow we created and enjoy a rich life here. The sparse landscape we moved into was *filled* in with community-neighbors who became friends; experiences-through great schools and extracurricular activities and the gentle, accessible beauty of suburban Maryland.

With that, I am writing to support a community gem that is threatened to be shuttered-Warrior One Yoga. This modest offering is a superb example of what makes our community special.

Natasha Romano, an expert and dedicated yoga practitioner, shares her knowledge of this ancient art/practice for the health and welfare of our community. Her little studio is a happy place that friends and neighbors can walk to, and after any practice session Natasha facilitates I leave relaxed and revived. What a gift to our neighborhood!

Warrior One Yoga is an example of what makes our home place special. I do not understand any reason, or benefit from taking away this low impact, highly valued offering enjoyed by young and old. In fact, it's a step backward in a community that has been committed to exposing its families to a variety of healthful experiences.

I would be delighted to express my views in an extended forum. Please let me know.

Mary Beth George  
15309 Falconbridge Terrace  
North Potomac, MD

c. 301 -704-9811

April 1, 2018

Dear HOA Board Members:

We have lived in the Fox Hills area for over ten years. My daughter and I have taken yoga classes at the Warrior One Yoga studio in the last four years. We find Natasha Romero a caring and pleasant individual who extends herself to teach peace, acceptance, and well being on all levels: physical, mental, emotional and spiritual.

Especially now, many of us need well being on all levels. Mrs. Romero has no agenda other than to serve the community and the neighborhood by teaching yoga to reduce stress, attain tranquility in the mind and spirit.

If you have any further questions or concerns concerning Mrs. Natasha Romero, please contact me.

Best,

Tara Nguyen

12606 Gravenhurst Lane  
North Potomac, MD 20878

301.330.0568





Natasha Romano - warrioroneyoga@gmail.com

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## Warrior One Yoga

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**deroseline@comcast.net** <derosetine@comcast.net>

Tue, Apr 3, 2018 at 11:42 AM

Reply-To: derosetine@comcast.net

To: yogamomandfamily@gmail.com

Cc: chubble@tmgainc.com

Dear Fox Hills North Board of Directors,

I am writing to you to express my support for Warrior One Yoga and its benefits to our community.

I have been attending yoga classes and have gotten much personal benefit specifically pain management skills for chronic back issues .. It has also given me an opportunity to interact with dozens of new people that I would not have met otherwise. This group of people have in fact become a community support network for me, similar to say the women's club, where we share information and help each other in areas outside of yoga that affect our community.

Warrior One Yoga has also benefited important community organizations, such as the public and private schools and the Boy Scouts of America by giving free classes to youth.

Please contact me at any time. I fully support Natasha Romano and the valuable mental, physical and community benefits of her neighborhood service, Warrior One Yoga.

Regards

Rosemary DeRose

15205 Falconbridge Terrace

240-888-8695

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

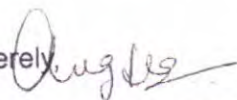
As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

A BENEFIT to the community-the neighborhood and adjacent neighborhoods *are* benefitting. Mindfulness, peaceful living and kindness are promoted. Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands - even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely, 

MUGDHA PIMPRIKAR

15332 FALLON BRIDGE TERR  
NORTH POTOMAC, MD 20878



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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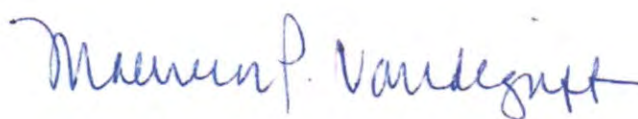
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
15212 Falconbridge Terrace  
N. Potomac, MD. 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Katie Czworka

12905 Buckeye Dr.



April 25, 2018

Jaimee Gniadek  
12609 Timonium Terrace  
North Potomac, MD 20878

Montgomery County Planning Department  
8787 Georgia Avenue  
2<sup>nd</sup> Floor  
Silver Spring, MD

Dear Members of the Montgomery County Planning Department:

I am a student at Warrior One Yoga Studio, located at 12632 Falconbridge Drive, North Potomac, Maryland. As you are aware, Warrior One Yoga is a home-based studio run by Natasha Romano. Part of the appeal of the studio for me and most other students, is the warm, caring home environment, which is not found in a large health club or institutional yoga establishment.

As a student and also a member of Fox Hills North Community and Home Owners Association where the studio is located, I have never had an issue parking or noticed an overflow of cars crowding the street. In fact, my children attend Jones Lane Elementary School as walkers and we pass the Warrior One Studio on our way to and from school daily. In my twelve years as a Jones Lane parent, there have never been any student's cars outside the studio on the way to school or during dismissal since classes are not held during those hours. In fact, being a neighborhood studio, many students are able to walk to class, another benefit to the Warrior One location.

Warrior One Yoga Studio is a fantastic yoga studio for our community and we would like to see it continue to operate at its current location. If you have any questions or would like to discuss the impact the Warrior One has on our community, please feel free to contact me anytime at (301)529-4590 or [jaimeegnjadek@msn.com](mailto:jaimeegnjadek@msn.com).

Best,  
Jaimee Gniadek

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

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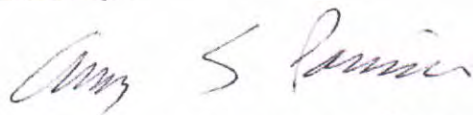
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



14816 Native Dancer Rd  
N. Potomac, MD  
20878



Renee Enright  
12312 Chagall Dr.  
North Potomac, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

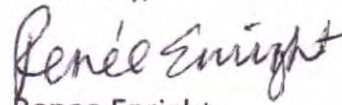
April 25, 2018

To Whom It May Concern;

My name is Renee Enright and I am writing in support of Natasha Romano and Warrior One Yoga. I have been doing Yoga with Natasha for the past six months and it has been life changing for me. Prior to starting Yoga, I endured a year full of surgeries, hospitalizations and medical complications. I really needed some grounding and peace in my life and Natasha's Yoga studio has provided the perfect retreat to base my wellness efforts. The sense of community in her classes is inspirational and the healing energy is felt from the moment you walk in.

The studio is a mile from my home, extremely convenient for me and my fellow yogis. If Natasha was required to move her classes to a public space, it would lose the appeal for me. The class times and location are what draws me to Warrior One Yoga and I feel this is a benefit to myself, my classmates, and the community in general.

Sincerely,

  
Renee Enright

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Diane Neuman*  
*15307 Chinaberry St.*  
*N. Potomac, MD 20858*



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Melissa Nagy  
15005 Whitetail Way  
Darnestown, MD  
20878

April 26, 2018

Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

To Whom It May Concern:

My name is Susanna Coto and I am writing in support of Warrior One Yoga studio.

I have been a resident of this wonderful community for many years and have been going to classes at Warrior One Yoga for a few years now.

Warrior One Yoga has become a major part of our community. Not only we take yoga classes there, but we are like a family. We can always go there to distress and talk about what is going on in the community and know that we can rely on each other for support and suggestions. The location is so convenient for everyone in the community as most of us have kids that attend Jones Lane ES, so we can just drop off the kids and then head over to our class within minutes.

I have found great benefit in going to Warrior One Yoga as Natasha has become more than just an instructor but a friend. We see her all the time at the local school games and at the neighborhood grocery store. so, it's good to know that your instructor is always close by and within reach.

I hope that Warrior One Yoga can continue to host our wonderful yoga sessions as they have become part of our daily life. It would be a shame to break-up such a great group of neighbors who benefit so much from attending her classes.

Sincerely

A handwritten signature in blue ink, appearing to read 'Susanna Coto', with a long, sweeping underline that extends to the right.

Susanna Coto  
12220 Fellowship Lane  
North Potomac, MD 20878



To: Montgomery County Planning Board  
From: Sandra Thomas, Yoga Student, Neighbor  
Re: Warrior One Yoga Zoning Exception  
Date: April 22, 2017

I am writing to express my support for the wonderful Warrior One Yoga Studio in my community. Warrior One is a low-key studio where neighbors and nearby friends come to practice self-care, strengthen their bodies, improve health and mood and work on mindfulness, stress reduction, kindness, love, forgiveness.

We love being able to wander down the street on foot, ride our bikes or drive a few blocks to enjoy this mind/body form of exercise. The studio location allows moms, sisters, daughters, grandmothers and even the occasional husband to access exercise near their homes and the convenient location makes it easier to exercise consistently. Its wide driveway provides parking for six and the corner location on an intersection affords the space to spread out any cars not parked in the driveway. I can't imagine how anyone could consider it an inconvenience.

We as county residents and voters are glad Montgomery County has been progressive about home-based work solutions. In a Montgomery County Department of Transportation link on the county's website you can find the "Better Ways to Work" page which encourages working from home. It sites the benefits of home-based work, including "Boosts job satisfaction, reduces stress, increases productivity, helps work/life balance. Decreases traffic congestion, energy consumption, and air pollution. Enhances employer reputation as good corporate citizen." Furthermore it demonstrates the county's commitment to home based work by offering tax credits to businesses who take this approach. <https://www.montgomerycountymd.gov/dot-ddir/commuter/telework/index.html>

Further, home-based businesses are a fast growing trend in the U.S. because they offer so many benefits to entrepreneurs, customers and local economies. There are 38 million home-based businesses in the US generating \$427 billion a year, according to a 2017 Incfile.com article.) Warrior One is right on trend contributing to the local economy, not adding to traffic congestion or parking difficulties at crowded nearby retail areas.

Montgomery County supports working moms, entrepreneurs, women-run businesses, small businesses and encourages healthy lifestyles. Warrior One is driving in all those lanes and it benefits its customers, community, economy and the mom-entrepreneur who has worked so hard to build this little yoga community yoga studio. And we are NOT creating a parking problem - any reasonable person can see that.

Please consider awarding Warrior One with a Conditional Use Permit. We have learned to park in the studio driveway and spread parking around the area so it's not very noticeable. We are peaceful, health-oriented Moms who thrive in the home studio environment and benefit greatly from the exercise and stress reducing benefits of yoga.

I am loath to drive to retail space five miles from my home through morning or evening traffic and fight for parking. Please don't take my home-based yoga experience **away!**

Thanking you in advance,

Sandra Thomas  
13400 Straw Bale Lane  
Darnestown MD 20878



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Sarah Herrington  
Sarahrhannon19@gmail.com

4/23/2018

**Montgomery County Planning Board,**

My name is *Sarah* Herrington, and I am writing to you in support of Natasha Romano, and Warrior One Yoga. In this letter, I am going to speak on what makes Warrior One a special studio, as well as how it benefits myself and the entire community of Darnestown and beyond.

I have been attending Warrior One Yoga for just over a year, and it has already changed my life tremendously. I had taken yoga classes at other facilities in the past, but nothing compares to the community Natasha has built at Warrior One. The mental and physical benefits of yoga as a whole are undeniable. Increased heart and brain health, increased energy and vitality, as well as improved mindfulness and mood barely scratch the surface of life improvements yoga provides. The Warrior One Yoga studio that Natasha has built in her home maximizes all of these benefits, as well as builds a sense of community and trust between the members.

The physical benefits of yoga are maximized with small class sizes and purposeful one-on-one attention during class. The Warrior One studio has mastered this, and its dear with all of its members. I'll use myself as an example. I suffer from patellofemoral maltracking in both of my knees, which has caused chronic knee pain and recurrent patellar dislocations throughout my life. Thanks to the individualized attention I've gotten at Warrior One, my knee pain is no longer chronic and I have not suffered one patellar dislocation. This was not the case at my other yoga studios, because their practice did not allow for the attention that Warrior One aims for. My story is similar to all of the other members of Warrior One, whether it be their shoulder, back, knee, hip, or any other ailment, Warrior One Yoga studio is designed to tailor the yoga practice to benefit everyone.

It can be argued that the physical benefits of yoga can be achieved at any studio with the proper instructor. While that may be true in some cases, there is no way to reproduce the mental benefits and sense of community anywhere but at the Warrior One studio. Part of what makes the studio so great is that the community inside the studio belong to same community outside the studio. The things we learn in yoga enrich our community outside of the studio and make our community a better place. I'll explain this further. In yoga, there are five Yama's, or moral guidelines, that we touch on and utilize throughout the practice, as well as in our daily lives. These Yama's translated from Sanskrit best mean: nonviolence, truthfulness, self-restraint, non-stealing, and non-possessiveness. All of the members at Warrior One studio are taught these guidelines and take them into their daily lives, and through their actions teach others these same guidelines. Since we all live in the same community outside of the yoga studio, we saturate our surroundings with peace and love, and I can honestly say that my community is a much warmer place since Natasha started the Warrior One Yoga practice.

If you look at a map, Warrior One Yoga is isolated in suburban Darnestown, with the next closest studios being in the bustling shopping centers of North Potomac or the Kentlands. If there is one thing that does not mix with yoga, it's hustle and bustle. I've heard many members state that the location of the studio is what led them to join; I know that to be true in my case as well. At Warrior One, when we look out the windows we see blooming trees, blossoming flowers, and manicured grass. When we open the doors in the summertime, we hear birds chirping,

leaves blowing, and the trickle of the waterfall outside of the door. We feel the warm air coming in through the door, invigorating our practice, and we smell the flower.. that are starting to blossom. These are things that can't be recreated. The serenity that comes with practicing yoga in the environment yoga was originally practiced is vital to the experience that is Warrior One Yoga.

I've put my email at the top and bottom of this letter, please feel free to contact me directly with any questions or concerns you have.

Best,

Sarah Herrington  
Sarahrhiannon19@gmail.com



To whom it might concern:

I am writing this letter in support of Warrior One Yoga run by Natasha Romano at 12632 Falconbridge Drive, North Potomac MD 20878. I have been coming to Warrior One Yoga for close to ten years. Natasha is a very conscientious, competent and loving yoga teacher and I have benefited from practicing with her for all these years. Natasha's yoga practice has helped me keep healthy and feeling young. As a result I do not feel my 74 years. I am able to practice quite a few times a week due to its very convenient location in Fox Hill Greens.

I am not alone in the benefits from Warrior One Yoga. Natasha has created a wonderful community of women and men who practice together on a regular basis. It would be very sad to have this special community broken up. The intimate space in Natasha's house makes our practice very special and much more beneficial than a larger space. The North Potomac community is very fortunate to have such an ideal space to practice yoga. It is a space that for many years has created benefits for me and our community's health and well-being.

Beth Arcarese

[betharcarese@comcast.net](mailto:betharcarese@comcast.net)

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## Letter to the Zoning Board

---

Paula Fierro <[rpf@verizon.net](mailto:rpf@verizon.net)>

Mon, Apr 23, 2018 at 5:03 PM

To: Natasha Romano <[warrioroneyoga@gmail.com](mailto:warrioroneyoga@gmail.com)>

April 23, 2018

To Whom It May Concern:

Having been a member of the Warrior One community for the last nine years I can attest to the benefits of yoga practice. I did not begin to practice yoga until my sixth decade, but the results speak for themselves. I can only imagine the health benefits some of the much younger yogis will have achieved when they are my age.

The location of the Warrior One studio is convenient and much more of a tight knit communal support system than any of the mega gyms in the area. The classes are small and better run with much more personalized, individual attention to ones practice. I know the proximity to home is a definite plus for myself and other Warrior One yogis. The small class size does

not impact the the tranquility of the surrounding neighborhood in an adverse way. Yogis are mindful individuals who will do their utmost to respect others with whom they may come in contact. It is all part of the mind, body experience of yoga.

Not only are the health benefits myriad, but the awareness of our interactions with others is an added plus.

Regards,

Paula Fierro

Sent from my iPad



Robert J. Placious  
30 Upper Rock Circle, Apt. 223  
Rockville, MD20850

April 24, 2018

Re: Warrior One Yoga Studio / Natasha Romano

To Whom It May Concern;

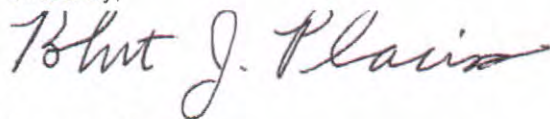
My wife and I have been students of Warrior One and Natasha for several years now. I am writing this letter to show my support for this wonderful woman and her studio.

The benefits that her home based studio provides extend beyond the health benefits of yoga practice. The studio has become a kind of hub where neighbors meet neighbors they wouldn't have normally met, new friendships are established (I myself reconnected with a friend I had not seen in more than 30 years), neighborhood news is exchanged, pet and child care advice is given, contractor recommendations are made, informal group outings are planned, etc.

Some students walk or bike to the studio. If the studio was not in the neighborhood they would have had to drive somewhere else; adding to our already polluted air.

Being limited to 5 students a day/ 20per week is quite an impediment to the benefits 1 listed above. Please consider raising these limits for Warrior One Yoga Studio.

Sincerely,

A handwritten signature in cursive script that reads "Robert J. Placious". The signature is written in dark ink and is positioned below the word "Sincerely,".

Robert J. Placious

**Jay Shankman**

**Ellyn Shankman**

jayshankman@comcast.net

To Whom It May Concern

We are writing to voice our appreciation of Warrior One Yoga and its founder Natasha Romano. Warrior one yoga provides a peaceful location where the community can practice with guidance the healthful benefits of yoga and meditation. Yoga and meditation is a restorative practice that benefits all that participate. We as senior citizens along with many of our neighbors both young and old are living a much healthier life with Natasha's guidance. Natasha and Warrior One Yoga peacefully coexist with our community and neighborhood. Warrior One does not disturb the neighborhood with noise or nuisance parking. Many of the participants walk to the studio and the others park only at the studio.

Jay and Ellyn Shankman



Montgomery County Planning Board  
8787 Georgia Ave Silver  
Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

A BENEFIT to the community-the neighborhood and adjacent neighborhoods *are* benefitting. Mindfulness, peaceful living and kindness are promoted. Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands - even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Sue Sgreche  
12121 Pawnee Drive  
Gaithersburg, MD  
20878

Montgomery County Planning Board  
8787 Georgia Ave Silver  
Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Margaret Swyer  
Shirley Goldstein - Askin  
A. Allen



Montgomery County Planning Board  
8787 Georgia Ave Silver  
Spring, MD 20910

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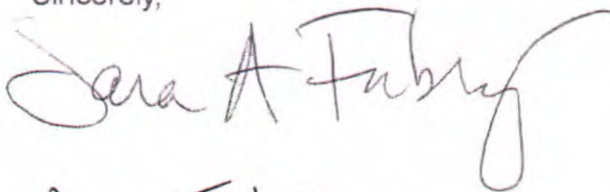
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sara A. Fabry". The signature is fluid and cursive, with a large, sweeping "S" and a long, trailing flourish at the end.

Anne Fabry



9850 Key West Ave 4<sup>th</sup> floor  
Rockville, MS 20850  
Ph.: 301-765-5469

May 1, 2018

To Whom It May Concern:

I have been a student at Warrior One Yoga for the past 10 years. It has been valuable to me as a student and as a professional. I am pediatric nurse practitioner in neurology and have referred many of my patients to Warrior One Yoga. Yoga has many benefits for my patients with Tourette syndrome and anxiety; I feel confident in the support they will receive at Warrior One. Natasha has many years of experience and her home studio is less threatening to my patients than going to a gym.

On a personal level, Warrior one is a community we are a group of men and women who come together to practice yoga. Living in this community can be very stressful; having a sanctuary like Warrior One right in our neighborhood has been a blessing to me, my patients and the community.

Sincerely;

Lauren M. Dome CPNP  
Children's National Outpatient Center of Montgomery County, MD (ROC)  
Department of Neurology



Montgomery County Planning Board  
8787 Georgia Ave Silver  
Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Pauliann Long - Kentlands  
528 Tschiffely Sq Rd

Montgomery County Planning Board  
8787 Georgia Ave Silver  
Spring, MD 20910

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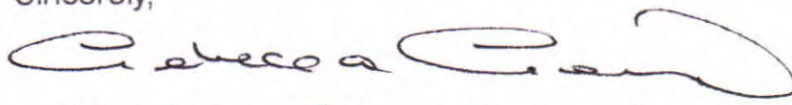
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
13603 Stonebarn Ln.  
P. Potomac, MD  
20878



## APPLICATION

## Forest Conservation Law Applicability for Special Exceptions

## PROPERTY LOCATION

Street Address: 12632 Falconbridge Dr.Subdivision: 0018 Parcel(s) # \_\_\_\_\_ Lot #(s): 33 Block(s): AProperty Tax Identification Number: 02340215

## Applicant (Owner or Contract Purchaser):

Natasha Romano12632 Falconbridge Dr.North PotomacMD20878240-994-2409

State

Fax No.

Zip Code

Total Area of Property: \_\_\_\_\_ acres 13,764 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):

Natasha Romano10/10/18

Date

## 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]

Signature

10/10/18

Date

LAW OFFICES  
**BENJAMIN A. KLOPMAN**  
CHARTERED  
216 NORTH ADAMS STREET  
ROCKVILLE, MARYLAND 20850  
  
(301) 424-0677  
FAX (301) 340-6947  
www.bak-law.com

ADMITTED IN MD AND DC

bklopman@bak-law.com  
baklaw@aol.com

January 25, 2019

By Email Only

Phillip Estes, AICP, Planner Coordinator  
Montgomery County Planning Department/Planning Area 3  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Warrior One/Natasha Romano  
12632 Falconbridge Drive  
Conditional Use Permit

Dear Mr. Estes:

I represent Natasha Romano in connection with her conditional use application for the yoga studio at 12632 Falconbridge Drive.

I have reviewed your email of January 24, 2019 to Ms. Romano and want to point out the inaccurate information set forth therein.

In the "Statement of the Case" filed in support of Ms. Romano's application, on pages 2 and 5, the proposed weekly schedule is for six (6) one hour and fifteen minute sessions as follows:

Mondays, Wednesdays & Fridays -- 9:15 a.m. to 10:30 a.m.  
Thursdays -- 5:00 p.m. to 6:15 p.m.  
Monday Evenings -- 7:45 p.m. to 9:00 p.m.  
Saturday Mornings -- 8:45 a.m. to 10:00 a.m.

Ms. Romano has not requested in her application to conduct twelve (12) sessions per week as she has never conducted this amount of sessions per week in the past.



Phillip Estes, AICP, Planner Coordinator  
January 25, 2019  
Page Two

This misinformation, we believe, stems from an error-filled flyer distributed to the entire Fox Hills community by Margaret S. Agresti, whose address is 12510 Hialeah Way, North Potomac, Maryland 20878. This inaccurate flyer was sent for the sole purpose of causing unjustified fear of the yoga studio and has resulted in complaints being filed with your office. For your information, Ms. Agresti does not live in close proximity to the yoga studio.

Second, on page 2 of the "Statement of the Case," just before the "Sec. 59.7.3.1 E. Necessary Findings," it clearly states:

"Given the therapeutic benefits that have been experienced by the participants of the yoga sessions and that the yoga classes do not adversely impact the neighborhood at all, the conditional use for at least 8 but up to 10 people should be granted."

To make it clear, Ms. Romano's application is to allow at least 8 but up to 10 people to attend each session per the schedule set forth above.

You should know that, typically, five (5) to six (6) people attend these sessions. Unfortunately, however, Ms. Romano, who currently has a home occupation certificate that permits her to have up to five (5) people in her home for yoga classes, sometimes has more than five (5) attendees and that is why she has filed the pending application. Her goal is to comply with the law and not to expand her business. The studio is small and, therefore, ten (10) people is the maximum number that Ms. Romano is requesting be permitted.

Unfortunately, attached to the pending application is a chart that was intended to reflect historically the approximate number of attendees that had attended the classes and reflects a range of 8 to 12 persons. In the past, on rare occasion, there have been 12 attendees. This chart has been interpreted by a few people to mean that the application is for 12 persons per session. This is incorrect and to alleviate any concerns, a chart for the proposed hours for again six (6), not twelve (12) sessions, with the maximum attendees being up to ten (10) people is enclosed.

Per the schedule set forth above and in the application, there is only one evening class -- Monday evening. The Thursday class is a late afternoon class.

Last, as can be demonstrated by photographs, the driveway at Ms. Romano's home is 51' x 22' and is large enough to accommodate 4 to 6 cars. Because Ms. Romano's property is a corner lot, there is more than enough parking on the street adjacent to her house to accommodate two (2) cars on each side.

Phillip Estes, AICP, Planner Coordinator  
January 25, 2019  
Page Three

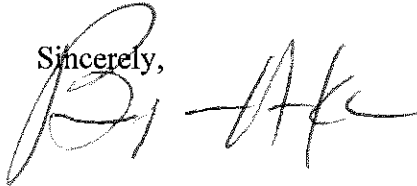
While we understand that there have been complaints made by a few members of the community, you should know that Ms. Romano has vigorously attempted to address these complaints by instructing her yoga attendees to park in her driveway or to park on the street close to her house, carpool, walk or bike. Ms. Romano has reached out personally and through me to learn of the concerns of these members of the community and take action to alleviate their concerns.

I request that you please make this letter and the enclosed chart part of Ms. Romano's application.

We would like to meet with you next week to discuss the above matters and Ms. Romano's application and to give you the sixty-two (62) letters of support for the yoga studio gathered to date from persons in the community. It is my understanding that this meeting has now been set for January 29, 2019 at 2:00 p.m. I look forward to meeting you then.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. A. Klopman', written over the word 'Sincerely,'.

Benjamin A. Klopman

BAK:cff

cc: Ms. Natasha Romano (by email only)



CHART OF THE SESSIONS AND TIMES/NUMBER OF ATTENDEES  
REQUESTED UNDER THE CONDITIONAL USE APPLICATION OF  
NATASHA ROMANO/WARRIOR ONE YOGA

MONDAYS	9:15 A.M. TO 10:30 A.M.	Up to Ten (10) Persons
WEDNESDAYS	9:15 A.M. TO 10:30 A.M.	Up to Ten (10) Persons
FRIDAYS	9:15 A.M. TO 10:30 A.M.	Up to Ten (10) Persons
THURSDAYS	5:00 P.M. TO 6:15 P.M.	Up to Ten (10) Persons
MONDAY EVENINGS	7:45 P.M. TO 9:00 P.M.	Up to Ten (10) Persons
SATURDAY MORNINGS	8:45 A.M. TO 10:00 A.M.	Up to Ten (10) Persons

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www.bak-law.com

ADMITTED IN MD AND DC

bklopman@bak-law.com  
baklaw@aol.com

January 31, 2019

By Email Only

Phillip Estes, AICP Planner Coordinator  
Montgomery County Planning  
Department/Planning Area 3  
Maryland-National Capital Park and  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Warrior One Yoga/Natasha Romano  
12632 Falconbridge Drive  
North Potomac, Maryland  
Conditional Use Permit

Dear Mr. Estes:

As a follow-up to our telephone conference on January 29, 2019 and as you requested, Ms. Natasha Romano has reviewed her records for the attendance of her yoga classes at three (3) separate locations, including the yoga studio in her home located at 12632 Falconbridge Drive, North Potomac, Maryland. As explained in our telephone conference, since the filing of the conditional use application in November, 2018, Ms. Romano has arranged to conduct the majority of her classes at two (2) other locations and has reduced the number of classes at her home studio, pending the outcome of her application.

Nevertheless, for the classes held in the mornings on Mondays, Wednesdays, Fridays and Saturdays and the one Monday evening class and the one Thursday late afternoon class, the average attendance on these days of the week has been between four (4) and six (6) persons. Ms. Romano expects that same average attendance of four (4) to (6) people per class in the future if her application is approved.

We also discussed that historically, the times in the past that the yoga classes at the home studio have had ten (10) to at most twelve (12) attendees, have been when Ms. Romano held what she refers to as "Donation Classes" for charitable purposes. Ms. Romano has used these "Donation Classes" at her home yoga studio to raise money for the following charities:



Jones Lane Elementary School;  
Potomac Chase Women's Club;  
Wounded Warriors-Memorial Day Monday;  
S.O.M.E. So Others May Eat-Thanksgiving Day;  
Poplar Spring Animal Sanctuary;  
Breast Cancer Foundation;  
Boy Scouts;  
Girl Scouts;  
Pulmonary Fibrosis Foundation; and  
Alzheimers Association.

In our telephone conference, you indicated that the Planning Board, using the traditional analysis, would have no objection to a doubling of the twenty (20) person limit per week now applicable to the yoga classes at the home studio as it is now considered a "minor" home occupation. In other words, the Planning Board has indicated that it has no problem approving forty (40) people per week attending the classes at Ms. Romano's home yoga studio.

In our discussion, you pointed out that typically an application for a "major" home occupation will be made by a lawyer or an accountant where the number of people visiting per week corresponds to the number of appointments at the home office. A yoga studio, where more than one (1) person typically attends a class, you acknowledged, is a little different from the traditional application.

I submit that the schedule in Ms. Romano's application for conditional use of up to six (6) sessions per week with a cap of no more than ten (10) persons per class, i.e., a maximum of sixty (60) persons per week, is reasonable in that the amount of time where the attendees of these classes have an impact on the neighborhood is about ten (10) minutes each session -- five (5) minutes upon arrival and five (5) minutes upon departure. The rest of the time, the attendees are in the quiet studio practicing yoga and not disturbing anyone outside of the studio. There is no impact on the neighborhood outside of those ten (10) minutes. For this reason, I would ask that you consider approving up to sixty (60) persons a week -- a maximum of six (6) sessions per week with only one (1) evening class and a maximum of ten (10) persons per class. The maximum impact on the neighborhood from these classes would last approximately sixty (60) minutes.

As you requested, Ms. Romano has measured the studio and it is 21 feet by 18 feet. As depicted in the photograph that Ms. Romano has already sent you, ten (10) attendees is possible, but tight.

Again, Ms. Romano agrees to limit the amount of evening classes to one (1) per week.

It was, however, agreed that the proposed Thursday class, at 5:00 p.m. to 6:15 p.m., is a late afternoon class and should not be considered an "evening" class.

Ms. Romano will contact the EMS people regarding the issue about parking in her driveway, which we have demonstrated can accommodate six (6) cars. As I discussed in our telephone conference, to address the impact issues raised by her neighbors, Ms. Romano had previously suggested to the attendees that they park in the driveway. But, as we also discussed, there is more than adequate parking on the street of her corner lot to accommodate the classes. These measurements regarding the ample available parking have been provided to you by Ms. Romano.

You should also know that Ms. Romano has encouraged the attendees of her classes to carpool or get rides and some of them have chosen this course of action. When the weather permits, attendees often walk or bike to her classes. Many of the attendees live in the nearby neighborhood and do walk or bike to the classes. Unfortunately, Ms. Romano has not kept any records of those that do so.

Last, you asked about the number of "trips" today to and from the yoga studio and, again, the historical analysis for all of her classes, some of which are not currently held at her home studio, shows four (4) to six (6) trips per session.

Again, if the application is approved, Ms. Romano expects an average of four (4) to six (6) people each session, with occasionally up to eight (8) people attending.

Nevertheless, Ms. Romano asks that the maximum number allowed be ten (10) people so that she can continue with the "Donation Classes," which, as described above, raise money for local charities.

The model schedule and classes that we have proposed is as follows:

Mondays	9:15 a.m. to 10:30 a.m. - Up to ten (10) persons
Wednesdays	9:15 a.m. to 10:30 a.m. - Up to ten (10) persons
Fridays	9:15 a.m. to 10:30 a.m. - Up to ten (10) persons
Thursdays	5:00 p.m. to 6:15. p.m. - Up to ten (10) persons
Monday Evenings	7:45 p.m. to 9:00 p.m. - Up to ten (10) persons
Saturday Mornings	8:45 a.m. to 10:00 a.m. - Up to ten (10) persons

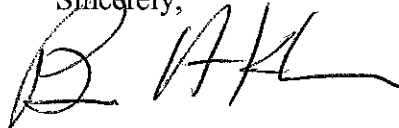


Phillip Estes, AICP Planner Coordinator  
January 31, 2019  
Page Four

We hope that the above information is sufficient for your purposes and that you conclude that Ms. Romano's proposed use of her yoga studio at 12632 Falconbridge Drive, North Potomac, Maryland is reasonable and approve her application to hold classes up to six (6) days a week (with only one (1) evening session) and with a maximum number of ten (10) persons per class.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. A. Klopman', with a long horizontal flourish extending to the right.

Benjamin A. Klopman

BAK:jaq

cc: Ms. Natasha Romano

**Driveway**- Length = 70 Ft. by 22 Ft.

Standard parking space is 8.5 ft. x 18 ft., a parallel parking space is 7 ft. x 21 ft.

70 Ft/ 18 Ft= 3.88 Cars

22Ft/8/.5= 2.58 Cars

19 Ft./ 8.5= 2.23 Cars (at the narrowest part of the driveway)

At it's narrowest and widest, there is room for at least two cars across and three cars deep

**Falconbridge Drive**- Length= 80 Feet

91 Feet/ 21Ft (Standard parking space)= 4.33 Cars

**Falconbridge Terrace**- Length= 74 Feet

74 Feet/ 21 Ft= 3.52 Cars

### **Summary**

4-5 Cars park easily in the Driveway (approved from Fire & Rescue)

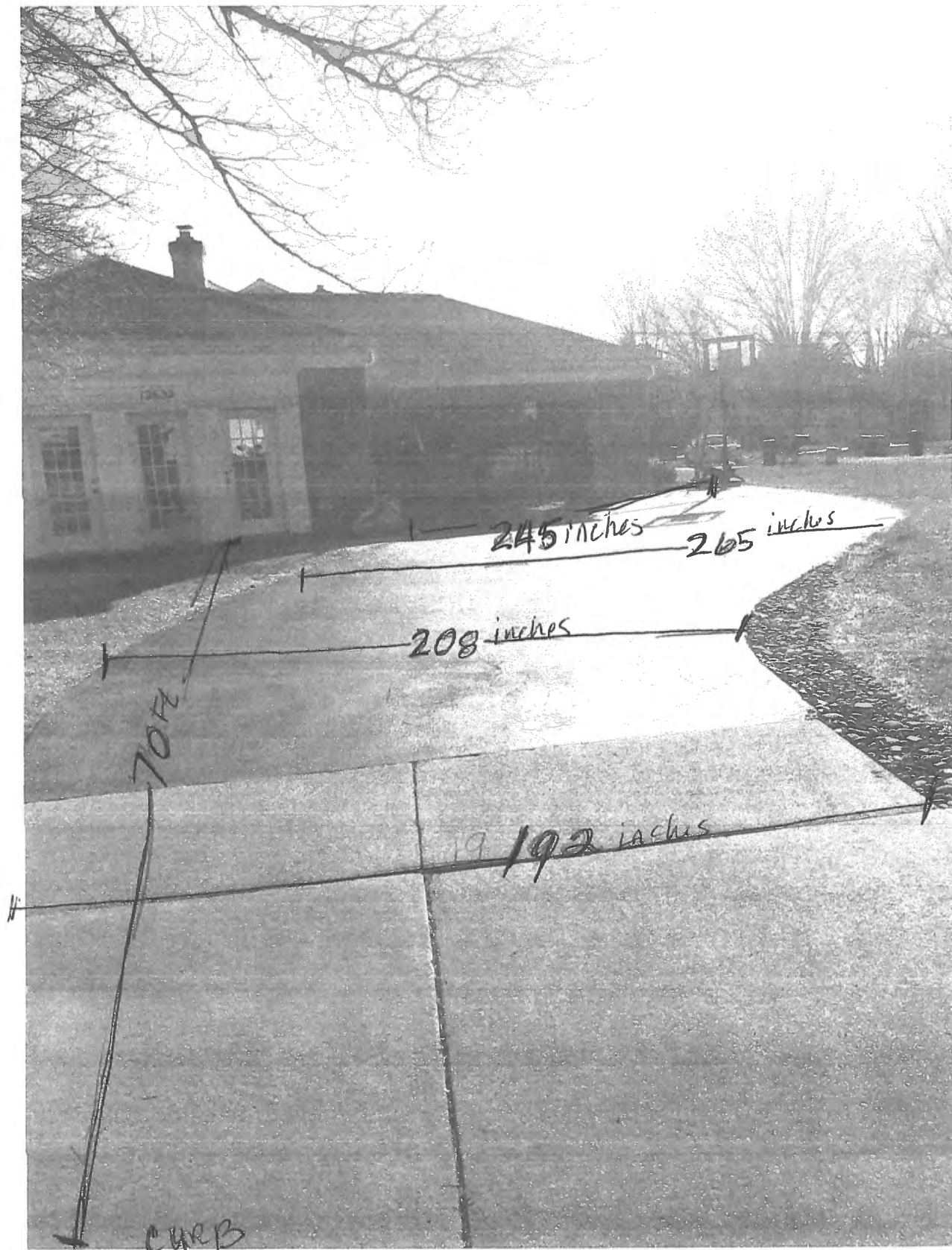
2-3 Cars on Falconbridge Drive

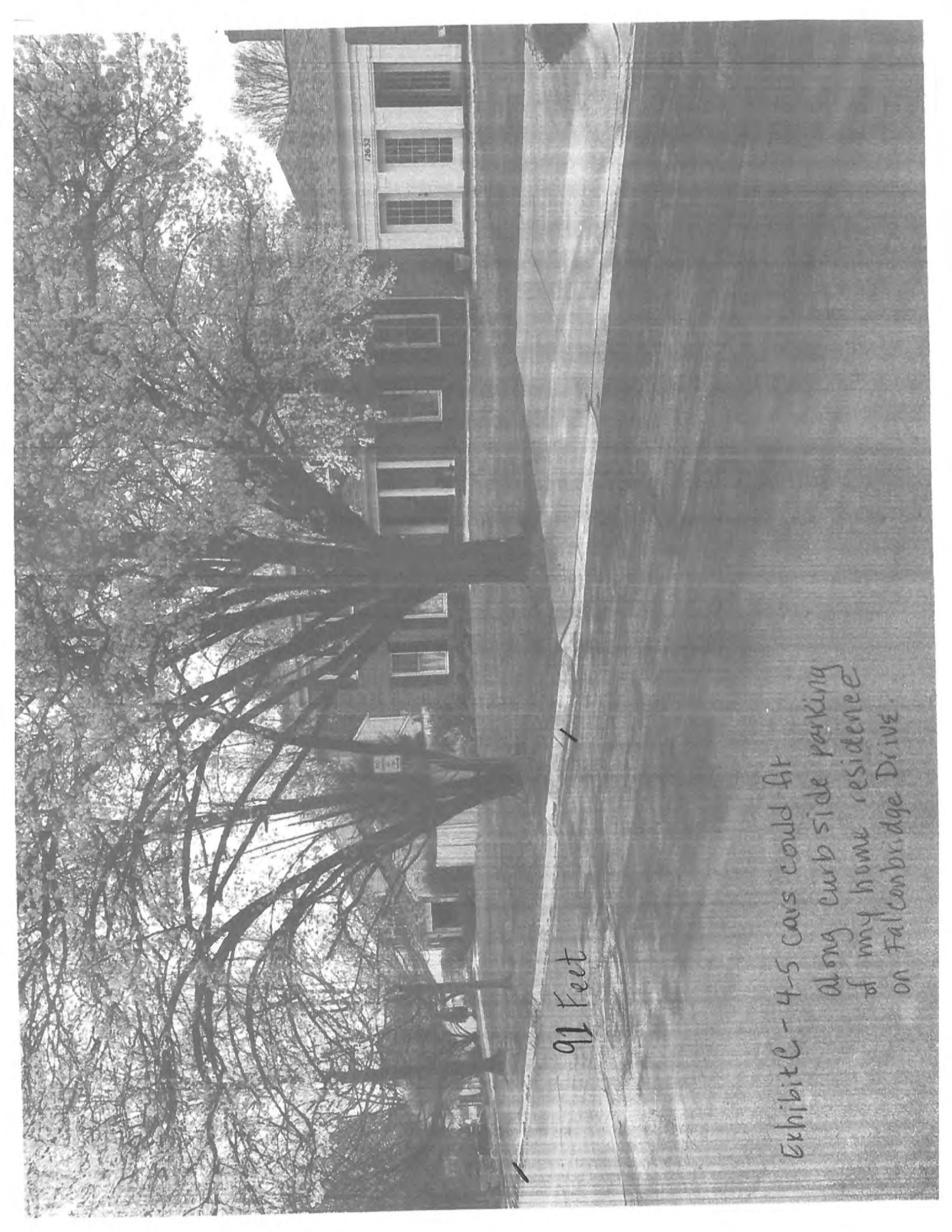
2-3 Cars on Falconbridge Terrace

= 8- 12 CARS (Please consider some students walk, ride a bicycle, and carpool)

Rec'd ~~Feb. 1, 2019~~  
Feb. 1, 2019  
pe







91 Feet

Exhibit C - 4-5 cars could fit  
along curbside parking  
of my home residence  
on Falconbridge Drive.

EXHIBIT D: 4-5 Cars can also park  
along Falconbridge Terrace  
on my property side of  
the curb.



74 Feet





12632









Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

**I am an abutting neighbor and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.**

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. Warrior One Yoga students are a quiet, friendly, respectful group of community members: moms, husbands – even children, most who live in our neighborhood.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature

*Carolyn Newton*

Name, Print

*Carolyn Newton*

Address:

*15131 Falconbridge Terrace*

*N. Potomac, MD 20878*

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. Warrior One Yoga students are a quiet, friendly, respectful group of community members: moms, husbands – even children, most who live in our neighborhood.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature Heidi Weiner

Name, Print Heidi Weiner

Address: 12628 Falconbridge Drive  
North Potomac, MD 20878





Dr. Carolynn Young  
Dr. Astrid von Walter Gonzalez  
Tosha Luchtefeld MS, FNP-BC

(301) 330-7007

RockvilleGynecology.com

15204 Omega Drive, Suite 200, Rockville, MD 20850

May 1, 2018

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD. I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

The immediate and adjacent neighborhoods *are* benefitting by having exercises classes around the corner! Yoga classes within the neighborhood are convenient, do not contribute to traffic on the bigger nearby roads, nor add to parking congestion in the nearest retail areas. The nearest alternative Yoga locations are about four miles from Warrior One.

Many studies have shown that yoga enhances mood, calm, and positivity. In addition, yoga promotes health by improving muscle strength, balance, and flexibility. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Because of the reasons listed above, please consider granting a Conditional Use Permit to Warrior One Yoga. I remain available should any questions arise or if you need additional information.

Best regards,

Carolynn M. Young, MD  
14516 Triple Crown Place  
North Potomac, MD 2087

North Potomac, March 23, 2018

To whom it may concern,

***Subject: Warrior One Yoga Studio located at 12632 Falconbridge Dr, North Potomac, 20878***

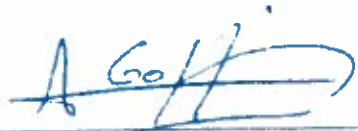
This letter is to extend our full support the home-based yoga studio, Warrior One Yoga, in its attempt to obtain a special exception for a use & occupancy permit.

This studio fulfills a very important role in our community. It has a growing number of participants of all ages and both genders. They are a testimony to the need the community has for what Warrior One Yoga provides. Whether it is for enhancing general wellbeing or dealing with stresses arising through life, the classes are enjoyed by, and are beneficial to, all the students. In particular, they treasure its convenient and central location in North Potomac.

Some of us walk, bicycle, or drive to the studio. Being residents of the neighborhood, we are all very cognizant of not burdening the community. Classes are held during non-rush hours, and parking is done lawfully and without obstruction.

We really believe that the studio strengthens the essential character of our community: family-oriented, healthy, peaceful, mindful and vibrant. We would therefore ask you to please consider granting Warrior One Yoga this special exemption so it can continue to be a valuable, much needed resource for the residents.

Best regards,



Alexandra Goffin  
Warrior One Yoga member since 2008  
12215 Fellowship Lane  
North Potomac, MD 20878





To whom it may concern

I have been taking classes at Warrior One Yoga for about 7 years now. I live on Lloydminster Court and find it easy to walk to Warrior One for classes. Yoga has changed my life tremendously and has allowed me to be a more productive person at home, work and in my community. The research is clear that yoga has countless benefits for everyone from managing and controlling anxiety to headaches, stress, chronic fatigue and more. In an article "10 Science-supported health Benefits of Yoga", the author writes that science has shown that yoga "improves cardiovascular health, sharpens the brain, staves off depression, decreases stress and anxiety, lower risk of cancer, promotes positive self-perception, lengthens lifespan and youth" (Goyannes, 2015, and more. The National Institutes of Health, National Center for Complementary and Alternative Medicine in Bethesda, MD has also done studies showing how yoga changes the brain.

I suffered from severe migraines before starting yoga at warrior one and I have experienced amazing improvements with yoga. My headaches are not as frequent and severe as prior to taking yoga. I take yoga twice a week at Warrior One and wish my schedule allowed me to take yoga more frequently.

Warrior One is not just a convenient way for me to do yoga but the personal and one-on-one experience from the instructors, specifically Natasha, has been wonderful and beneficial. Between work, home and all of the demands and stresses in between, it's easy to lose touch with who we are. Yoga at Warrior One helps to ease the tension of the day by changing our focus.

Warrior is not just a benefit to me or my family personally, but a benefit to our community and society in general. When members of a community are healthy then communities and society can be healthy because individual members make up communities and society. We need more yoga classes in our neighborhoods!

#### References

Goyannes, C. (2015). 10 Science-Supported Health Benefits of Yoga  
<http://www.sonima.com/yoga/health-benefits-of-yoga/>

Mindfulness Meditation Is Associated With Structural Changes in the Brain.  
<https://nccih.nih.gov/research/results/spotlight/012311.htm>

<https://nccih.nih.gov/health/yoga/introduction.htm>

Thank you.

Desrene Sesay  
25 Lloydminster Court  
North Potomac, MD 20878



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letter

---

Revzan <revzans@gmail.com>

Wed, Apr 11, 2018 at 12:43 PM

To: Natasha Romano <yogamomandfamily@gmail.com>

To whom it may concern:

As a member of the Fox Hills community, I am writing to share my support for a neighborhood business, Warrior One Yoga. For the past 8+ years, I have joined other neighbors and friends from the community for yoga classes. On a personal level, having the opportunity to take yoga classes on a regular basis has benefited me both physically, mentally, and emotionally. Natasha Romano has created a unique and close-knit yoga community that has a tremendous positive effect on so many of us. Not only is it convenient, but sharing the experience with my neighbors has allowed us to form a "community within our community." I feel strongly that keeping this opportunity available for our community is incredibly important as it gives back so much and only makes us stronger.

Thank you for your consideration.

-Stacy Revzan  
12220 Triple Crown Road  
N. Potomac, MD 20878



Heather Charkatz  
7 Chinaberry Ct  
North Potomac, MD 20878

March 25, 2018

Warrior One Yoga  
12632 Falconbridge Drive  
North Potomac, MD 20878

To Whom It May Concern,

I have had the pleasure and honor of knowing Natasha for the past 4 years. I started attending yoga at Warrior One after the birth of my third child. Natasha and Warrior One were a breath of fresh air for a mom juggling a new born and elementary age children. The time I spend in the studio have become my favorite and rare few minutes of "me" time each week. Warrior one has not only helped me become mentally at peace but it has helped my body. After years of running multiple doctors told me not to run. Natasha and Warrior One have not only gotten me back to running but have made it possible for me to run without pain. Warrior One has become a part of my life as well as my families. All three of my children (12, 10, and 5 years old) do yoga at Warrior One. Natasha has helped my kids have less anxiety and more flexibility. My kids coaches are constantly amazed by their ability to handle pressure and their flexibility. I have one son who is a black belt in Tae Kwon Doe and plays on a travel baseball team, my other son plays on a travel hockey team as the goalie and my daughter does gymnastics and Tae Kwon Doe. All of these sports embrace the core yoga concepts. Yoga has helped them all become more successful in their sports. Natasha has helped my family become physically stronger as well as mentally at peace.

Part of the charm of the studio is its location. Since it is in her house it has a very special feel. When you walk into class you feel like you have arrived home and the people around you are family. I have never had an issue parking legally. Since she is on a corner there are plenty of places to park that do not disrupt her neighbors. I grew up in the neighborhood and my children attended Jones Lane Elementary, I have never experienced an issue with cars parked or blocking the road. I drive back and forth on Falconbridge Drive multiple times per day for various reasons.

It is a rare opportunity to come in contact with someone like Natasha who can help you mentally and physically. Natasha's great respect for yoga, for the people that attend classes and the actual yoga studio itself is unmatched. In my opinion Natasha and Warrior One are an asset to the neighborhood. Most of the members live in the neighborhood or surrounding neighborhoods.

Sincerely,  


Heather Charkatz



Carole Z. Rubin MD  
15110 Whitetail Way  
North Potomac, MD 20878

4/4/18

To Whom It May Concern:

I am writing in support of Warrior One Yoga run by Natasha Romano at her home studio at 12632 Falconbridge Dr. in North Potomac, Maryland. I recently started classes with Natasha Romano to improve my flexibility and strength. The physical benefits of yoga are well known, and I am seeing health benefits from my participation. But there are additional benefits I was not expecting.

The classes provide a peaceful respite from the hectic pace of life. I enjoy the serenity of the class and the community feeling without the divisiveness pervading our society. There is warmth and kindness in yoga and meditation that I was not expecting.

In addition, the yoga classes have enabled me to meet more members of our local community. Most of the participants are from the Jones Lane cluster. My ability to walk to the class allows me to make contact with more neighbors and to decrease my carbon footprint of driving to a more distant yoga studio.

Given the physical, mental, community and environmental benefits of Warrior One Yoga, why would anyone want to interfere with it? I believe it is a great asset to the community and would be saddened if I could no longer attend.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Carole Z. Rubin MD', with a stylized flourish at the end.

Carole Z. Rubin MD



## Warrior One Yoga -- my view

Scott White <swhite4631@gmail.com>

Mon, Mar 26, 2018 at 8:58 AM

To: Natasha Romano <warrioroneyoga@gmail.com>

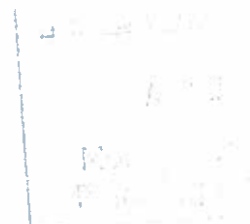
Cc: chubble@tmgainc.com

I would like to express my view on how much value I believe Warrior One yoga adds to our neighborhood. My wife and I have been actively participating in Warrior One yoga sessions for about three years. Natasha Romano is the consummate Yoga instructor. She has focused on making our bodies stronger and more flexible and our minds more at peace. Her instruction has enabled my wife and I to deal better with the stress of living in this area. As my wife and I are both in our 60s, she has also done a great deal to make our daily lives easier because our bodies have less pain as a result of her yoga instruction.

I have a hard time understanding why her business location in our neighborhood is a problem. Many of her clients including myself and my wife live in this area. Some commute to her location either by walking or bicycle. It's not like she is running a business where delivery trucks are constantly coming and going. Moreover, this is a yoga practice, not a business that generates a great deal of noise or commotion.

Natasha and her business, Warrior One, is focused on making our neighborhood less stressful, more peaceful and a place filled with understanding neighbors. Given the stress of our daily lives living in this politically charged area, I believe we could use many more businesses like Natasha's. I implore you not to take away this valuable part of my life. Scott and Andi White

14520 Whirlaway Lane





March 24, 2018

RE: Warrior One Yoga

To Who It May Concern,

It will be 26 years ago this May that my husband, our small baby and I left the District to live in an emerging community, Fox Hills North, Gaithersburg. At the time, this young subdivision offered value in its large, functional homes and wide streets. I called it "Big Sky" because the size of its trees offered wide, unobstructed views. We were about as far from war torn D.C as you could get.

In the years to follow we created and enjoy a rich life here. The sparse landscape we moved into was filled in with community—neighbors who became friends; experiences—through great schools and extracurricular activities and the gentle, accessible beauty of suburban Maryland.

With that, I am writing to support a community gem that is threatened to be shuttered—Warrior One Yoga. This modest offering is a superb example of what makes our community special.

Natasha Romano, an expert and dedicated yoga practitioner, shares her knowledge of this ancient art/practice for the health and welfare of our community. Her little studio is a happy place that friends and neighbors can walk to, and after any practice session Natasha facilitates I leave relaxed and revived. What a gift to our neighborhood!

Warrior One Yoga is an example of what makes our home place special. I do not understand any reason, or benefit from taking away this low impact, highly valued offering enjoyed by young and old. In fact, it's a step backward in a community that has been committed to exposing its families to a variety of healthful experiences.

I would be delighted to express my views in an extended forum. Please let me know.

Mary Beth George  
15309 Falconbridge Terrace  
North Potomac, MD

c. 301-704-9811



April 1, 2018

Dear HOA Board Members:

We have lived in the Fox Hills area for over ten years. My daughter and I have taken yoga classes at the Warrior One Yoga studio in the last four years. We find Natasha Romero a caring and pleasant individual who extends herself to teach peace, acceptance, and well being on all levels: physical, mental, emotional and spiritual.

Especially now, many of us need well being on all levels. Mrs. Romero has no agenda other than to serve the community and the neighborhood by teaching yoga to reduce stress, attain tranquility in the mind and spirit.

If you have any further questions or concerns concerning Mrs. Natasha Romero, please contact me.

Best,

Tara Nguyen

12606 Gravenhurst Lane  
North Potomac, MD 20878

301.330.0568





Warrior One Yoga

## Warrior One Yoga

deroseline@comcast.net <deroseline@comcast.net>

Tue, Apr 3, 2018 at 11:42 AM

Reply-To: deroseline@comcast.net

To: yogamomandfamily@gmail.com

Cc: chubble@tmgainc.com

Dear Fox Hills North Board of Directors,

I am writing to you to express my support for Warrior One Yoga and its benefits to our community.

I have been attending yoga classes and have gotten much personal benefit specifically pain management skills for chronic back issues.. It has also given me an opportunity to interact with dozens of new people that I would not have met otherwise. This group of people have in fact become a community support network for me, similar to say the women's club, where we share information and help each other in areas outside of yoga that affect our community.

Warrior One Yoga has also benefited important community organizations, such as the public and private schools and the Boy Scouts of America by giving free classes to youth.

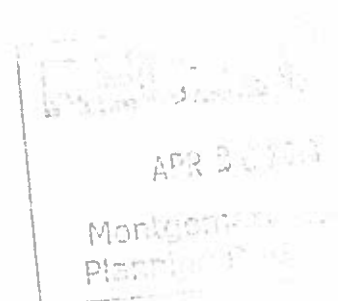
Please contact me at any time. I fully support Natasha Romano and the valuable mental, physical and community benefits of her neighborhood service, Warrior One Yoga.

Regards

Rosemary DeRose

15205 Falconbridge Terrace

240-888-8695





Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

A BENEFIT to the community– the neighborhood and adjacent neighborhoods are benefitting. Mindfulness, peaceful living and kindness are promoted. Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely, 

MUGDHA PIMPRIVAR

15332 FALCON BRIDGE TERR  
NORTH POTOMAC, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Melvin P. Vandegraft  
15212 Falconbridge Terrace  
N. Potomac, MD. 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Not inconvenienced – but the neighborhood and adjacent neighborhoods *are* benefitting. Exercise classes around the corner! It's convenient, does not contribute to traffic on the bigger nearby roads nor add to parking congestion in the nearest retail areas (which are always jammed).

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
/Katie Czworka

12905 Buckeye Dr.



April 25, 2018

Jaimee Gniadek  
12609 Timonium Terrace  
North Potomac, MD 20878

Montgomery County Planning Department  
8787 Georgia Avenue  
2<sup>nd</sup> Floor  
Silver Spring, MD

Dear Members of the Montgomery County Planning Department:

I am a student at Warrior One Yoga Studio, located at 12632 Falconbridge Drive, North Potomac, Maryland. As you are aware, Warrior One Yoga is a home-based studio run by Natasha Romano. Part of the appeal of the studio for me and most other students, is the warm, caring home environment, which is not found in a large health club or institutional yoga establishment.

As a student and also a member of Fox Hills North Community and Home Owners Association where the studio is located, I have never had an issue parking or noticed an overflow of cars crowding the street. In fact, my children attend Jones Lane Elementary School as walkers and we pass the Warrior One Studio on our way to and from school daily. In my twelve years as a Jones Lane parent, there have never been any student's cars outside the studio on the way to school or during dismissal since classes are not held during those hours. In fact, being a neighborhood studio, many students are able to walk to class, another benefit to the Warrior One location.

Warrior One Yoga Studio is a fantastic yoga studio for our community and we would like to see it continue to operate at its current location. If you have any questions or would like to discuss the impact the Warrior One has on our community, please feel free to contact me anytime at (301)529-4590 or [jaimeegniadek@msn.com](mailto:jaimeegniadek@msn.com).

Best,  
Jaimee Gniadek

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

A BENEFIT to the community-- the neighborhood and adjacent neighborhoods are benefitting. Mindfulness, peaceful living and kindness are promoted. Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands -- even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



14816 Native Dancer Rd

N. Potomac, MD

20878

Renee Enright  
12312 Chagall Dr.  
North Potomac, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

April 25, 2018

To Whom It May Concern;

My name is Renee Enright and I am writing in support of Natasha Romano and Warrior One Yoga. I have been doing Yoga with Natasha for the past six months and it has been life changing for me. Prior to starting Yoga, I endured a year full of surgeries, hospitalizations and medical complications. I really needed some grounding and peace in my life and Natasha's Yoga studio has provided the perfect retreat to base my wellness efforts. The sense of community in her classes is inspirational and the healing energy is felt from the moment you walk in.

The studio is a mile from my home, extremely convenient for me and my fellow yogis. If Natasha was required to move her classes to a public space, it would lose the appeal for me. The class times and location are what draws me to Warrior One Yoga and I feel this is a benefit to myself, my classmates, and the community in general.

Sincerely,

  
Renee Enright



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children. My daughter has enjoyed the classes very much and she is a growing happier person as a result.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Not inconvenienced – but the neighborhood and adjacent neighborhoods are benefitting.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Diane Neelman*  
15307 Chinaberry St.  
N. Potomac, MD 20858

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children. My daughter has enjoyed the classes very much and she is a growing happier person as a result.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Not inconvenienced – but the neighborhood and adjacent neighborhoods *are* benefitting.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Melissa Nagy  
15005 Whitetail Way  
Darnestown, MD  
20878

April 26, 2018

Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, MD 20910

To Whom It May Concern:

My name is Susanna Coto and I am writing in support of Warrior One Yoga studio.

I have been a resident of this wonderful community for many years and have been going to classes at Warrior One Yoga for a few years now.

Warrior One Yoga has become a major part of our community. Not only we take yoga classes there, but we are like a family. We can always go there to distress and talk about what is going on in the community and know that we can rely on each other for support and suggestions. The location is so convenient for everyone in the community as most of us have kids that attend Jones Lane ES, so we can just drop off the kids and then head over to our class within minutes.

I have found great benefit in going to Warrior One Yoga as Natasha has become more than just an instructor but a friend. We see her all the time at the local school games and at the neighborhood grocery store, so it's good to know that your instructor is always close by and within reach.

I hope that Warrior One Yoga can continue to host our wonderful yoga sessions as they have become part of our daily life. It would be a shame to break-up such a great group of neighbors who benefit so much from attending her classes.

Sincerely



Susanna Coto  
12220 Fellowship Lane  
North Potomac, MD 20878



To: Montgomery County Planning Board  
From: Sandra Thomas, Yoga Student, Neighbor  
Re: Warrior One Yoga Zoning Exception  
Date: April 22, 2017

I am writing to express my support for the wonderful Warrior One Yoga Studio in my community. Warrior One is a low-key studio where neighbors and nearby friends come to practice self-care, strengthen their bodies, improve health and mood and work on mindfulness, stress reduction, kindness, love, forgiveness.

We love being able to wander down the street on foot, ride our bikes or drive a few blocks to enjoy this mind/body form of exercise. The studio location allows moms, sisters, daughters, grandmothers and even the occasional husband to access exercise near their homes and the convenient location makes it easier to exercise consistently. Its wide driveway provides parking for six and the corner location on an intersection affords the space to spread out any cars not parked in the driveway. I can't imagine how anyone could consider it an inconvenience.

We as county residents and voters are glad Montgomery County has been progressive about home-based work solutions. In a Montgomery County Department of Transportation link on the county's website you can find the "Better Ways to Work" page which encourages working from home. It sites the benefits of home-based work, including "Boosts job satisfaction, reduces stress, increases productivity, helps work/life balance. Decreases traffic congestion, energy consumption, and air pollution. Enhances employer reputation as good corporate citizen." Furthermore it demonstrates the county's commitment to home based work by offering tax credits to businesses who take this approach. <https://www.montgomerycountymd.gov/dot-ddir/commuter/telework/index.html>

Further, home-based businesses are a fast growing trend in the U.S. because they offer so many benefits to entrepreneurs, customers and local economies. There are 38 million home-based businesses in the US generating \$427 billion a year, according to a 2017 Incfile.com article.) Warrior One is right on trend contributing to the local economy, not adding to traffic congestion or parking difficulties at crowded nearby retail areas.

Montgomery County supports working moms, entrepreneurs, women-run businesses, small businesses and encourages healthy lifestyles. Warrior One is driving in all those lanes and it benefits its customers, community, economy and the mom-entrepreneur who has worked so hard to build this little yoga community yoga studio. And we are NOT creating a parking problem – any reasonable person can see that.

Please consider awarding Warrior One with a Conditional Use Permit. We have learned to park in the studio driveway and spread parking around the area so it's not very noticeable. We are peaceful, health-oriented Moms who thrive in the home studio environment and benefit greatly from the exercise and stress reducing benefits of yoga.

I am loath to drive to a retail space five miles from my home through morning or evening traffic and fight for parking. Please don't take my home-based yoga experience away!

Thanking you in advance,

Sandra Thomas  
13400 Straw Bale Lane  
Darnestown MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please, favorably consider a Conditional Use Permit for Warrior One Yoga located at 1632 Falconbridge Drive, Gaithersburg MD.

I live on Lloydminster Court and I have been taking classes at Warrior One Yoga for about 8 years now, and find it easy to walk to Warrior One. I have never seen or experienced any type of traffic impact that would negatively affect neighbors or the neighborhood. Yogis come and go over the last 8 years seamlessly without causing any inconveniences. The Warrior One studio has ample parking in the driveway and on the street adjacent to the property. As a resident of this neighborhood for many years, I would much prefer to have cars lined up for yoga than many other things that can negatively affect our communities. Yoga is a positive influence because it promotes health and well-being of mind and body. Healthy community members raise healthy families that strengthen our communities and society as a whole. We need to advocate for and promote things like yoga in our neighborhoods, especially when there are no major inconveniences.

The research is clear that yoga has countless benefits for everyone from managing and controlling anxiety to headaches, stress, chronic fatigue and more. In an article "10 Science-supported health Benefits of Yoga", the author writes that science has shown that yoga "improves cardiovascular health, sharpens the brain, staves off depression, decreases stress and anxiety, lowers risk of cancer, promotes positive self-perception, lengthens lifespan and youth" (Goyannes, 2015, and more. The National Institutes of Health, National Center for Complementary and Alternative Medicine in Bethesda, MD has also done studies showing how yoga changes the brain.

I am an advocate for the promotion of health and well-being, and we must all consider the human being in this situation, and promote what will benefit people over properties and mere inconveniences.

Thank you for taking the time to consider granting a **Conditional Use Permit to Warrior One Yoga** to continue to promote health and well-being for generations to come.

Sincerely,

Desrene Sesay





To Whom It May Concern,

I have been attending Warrior One Yoga classes for the past four years. I live several blocks away in the neighborhood always park in the driveway or close to it as do all the other participants. I have never observed any safety issue of any. Personally, I have never encountered a neighbor, ever. They are not held when children are walking to and from school. These are yoga classes which by nature are very quiet. The participants are typically middle age women who are looking for a meditative spiritual hour. On most days there are 5-6 participants.

Occasionally, there are one or two more. Furthermore, the morning sessions end at 10:30 AM. This is a very quiet neighborhood and street at 10:30 AM. This is why Natasha the conditional use permit. Warrior One Studio is an asset to the community and I am grateful to Natasha for providing a relief to me and many others.

I hope that the Zoning Board grants Warrior One Studio the application for Conditional Use.

CU 19-06

Sincerely,

Deena Klopman

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in the Jones Lane neighborhood and frequently travel past 'Warrior One Yoga' home studio and can attest that the traffic and parking situation is never a problem. Class times are OUTSIDE of Montgomery County Public Schools and therefore, there are no issues with the school schedule.

The neighborhood is never inconvenienced in any way. There is plenty of space in the studio driveway to park 5-6 cars and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors' driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

A handwritten signature in black ink that reads "Maria Grcic". The signature is fluid and cursive, with the first name "Maria" and last name "Grcic" clearly distinguishable.

Maria Grcic  
240-401-1357  
12305 Mosel Terrace  
Gaithersburg, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge ~~Terrace~~ <sup>DRIVE</sup>, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods *are* benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Kathy White  
13112 Scarlet Oak Dr.  
Darnestown, MD  
20878



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Shannon Sharma 1/31/19  
619 Diamond Lake Dr.  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live on Falconbridge Terrace and frequently travel past Warrior One home studio. Class times are OUTSIDE of Montgomery County Public Schools.

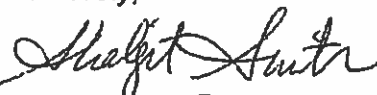
The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway to park 5-6 cars and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods *are* benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
Shalgit Smith  
12616 Falconbridge Dr  
North Potomac, MD 20878

***Dunya Hecht***

---

9403 Blackwell Road, #101 Rockville, Maryland 20850  
301-545-518 dunya.hecht@gmail.com

January 31, 2019

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

Re: CU 19-06

To Whom It May Concern:

I am writing to ask that you approve the application for a conditional use permit for Warrior One Studio. The application number is referenced above.

Warrior One is unique in the way in which it offers a comfortable space, free of the sounds of people chatting, basketballs bouncing and other distractions found at community centers. It was designed and nurtured by Natasha Romano to be the best environment for her students. And, because of the nature of her business, Natasha has also been able to bring knowledgeable yoga-colleagues to enhance her own, very experienced offerings.

I have been fortunate to be one of Natasha's students. At her yoga studio I have stretched more than my muscles. Her class is an opportunity to become mindful of my body inside and peaceful with the world outside.

As Natasha says, yoga is a practice, not a goal to achieve. I hope you will provide the necessary permit for us to continue our learning and practicing.

Thank you,

Dunya Hecht



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to grant a Conditional Use Permit for Warrior One Yoga on 12632 Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow resulting from yoga classes held at this residence.

I have witnessed class size ranges from 4-7 students at one time, on very rare occasion 10 students. Classes are outside of MCPS school times.

There is more than sufficient parking in the Warrior One driveway and along the curb of Warrior One property, EASILY FITTING 10+ cars. The neighborhood is *not* inconvenienced. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet (no noise!) friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Elizabeth E. Fagan

13733 Monarch Vista Dr  
Darnestown, MD 20874

1/31/19 — I was so disappointed that class was canceled this evening due to this issue! I hope

Class can resume asap!

January 25, 2019

Office of Zoning and Administrative Hearings

100 Maryland Ave, Room 200

Rockville, MD 20850

RE: CU 19-06

To Whom it May Concern:

I am writing to ask the Board to favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace in Gaithersburg, MD.

I live just down the street from Warrior One Yoga, and have been practicing yoga there for many years. Warrior One is a benefit to the neighborhood. It enhances the sense of community and encourages a healthy lifestyle. I've become friendly with several neighbors who I might never had met if it was not for yoga. The convenient location and friendly environment have encouraged my continued participation.

Like a number of other Warrior One students, I am able to walk to class. The small size of the classes means that the number of cars parked on the street is very small. Yoga is a quiet, contemplative activity. It in no way disturbs the peace of the neighborhood.

I hope you will grant permit number CU 19-06 to allow this small yoga studio to continue to operate.

Sincerely,

Lesley MacDonald

15224 Falconbridge Terrace

North Potomac, MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to grant a Conditional Use Permit for Warrior One Yoga on 12632 Falconbridge Drive, Gaithersburg MD.

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Community within a community... The students are a quiet (no noise!) friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Amber Colleran  
15309 Spring Meadows Dr  
Darnestown, MD 20874



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

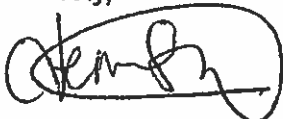
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Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



(301) 404-4468  
Jennifer Ressa  
15612 Bondy Lane  
Darnestown, MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Stephanie Kuntle  
15400 Spring Meadows  
Darnestown MD 20874

301-312-4010

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

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I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow resulting from yoga classes held at this residence.

I have witnessed class size ranges from 4-7 students at one time, on very rare occasion 10 students. Classes are outside of MCPS school times.

There is more than sufficient parking in the Warrior One driveway and along the curb of Warrior One property, EASILY FITTING 10+ cars. The neighborhood is *not* inconvenienced. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet (no noise!) friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Jane Hall*  
12808 Navigators LN  
Darnestown, MD 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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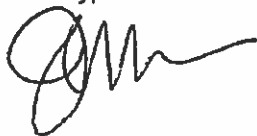
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



(202) 271-4282  
Jenn O'Brien  
122 Upshire Circle  
Gaithersburg, MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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I have attended classes at this location for several years, and I have never seen a negative traffic flow resulting from yoga classes held at this residence.

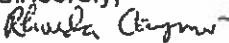
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Warrior One Yoga is a BENEFIT to the community! Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The classes at Warrior One Yoga have been a significant beneficial influence in my life, and in the lives of the other students.

Community within a community... The students are a quiet (no noise!) friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,  
  
Rhonda Gaynor

To: Montgomery County Planning Board  
From: Sandra Thomas, Yoga Student, Neighbor  
Re: Warrior One Yoga Zoning Exception  
Date: April 22, 2017

I am writing to express my support for the wonderful Warrior One Yoga Studio in my community. Warrior One is a low-key studio where neighbors and nearby friends come to practice self-care, strengthen their bodies, improve health and mood and work on mindfulness, stress reduction, kindness, love, forgiveness.

We love being able to wander down the street on foot, ride our bikes or drive a few blocks to enjoy this mind/body form of exercise. The studio location allows moms, sisters, daughters, grandmothers and even the occasional husband to access exercise near their homes and the convenient location makes it easier to exercise consistently. Its wide driveway provides parking for six and the corner location on an intersection affords the space to spread out any cars not parked in the driveway. I can't imagine how anyone could consider it an inconvenience.

We as county residents and voters are glad Montgomery County has been progressive about home-based work solutions. In a Montgomery County Department of Transportation link on the county's website you can find the "Better Ways to Work" page which encourages working from home. It sites the benefits of home-based work, including "Boosts job satisfaction, reduces stress, increases productivity, helps work/life balance. Decreases traffic congestion, energy consumption, and air pollution. Enhances employer reputation as good corporate citizen." Furthermore it demonstrates the county's commitment to home based work by offering tax credits to businesses who take this approach. <https://www.montgomerycountymd.gov/dot-ddir/commuter/telework/index.html>

Further, home-based businesses are a fast growing trend in the U.S. because they offer so many benefits to entrepreneurs, customers and local economies. There are 38 million home-based businesses in the US generating \$427 billion a year, according to a 2017 Incfile.com article.) Warrior One is right on trend contributing to the local economy, not adding to traffic congestion or parking difficulties at crowded nearby retail areas.



Montgomery County supports working moms, entrepreneurs, women-run businesses, small businesses and encourages healthy lifestyles. Warrior One is driving in all those lanes and it benefits its customers, community, economy and the mom-entrepreneur who has worked so hard to build this little yoga community yoga studio. And we are NOT creating a parking problem - any reasonable person can see that.

Please consider awarding Warrior One with a Conditional Use Permit. We have learned to park in the studio driveway and spread parking around the area so it's not very noticeable. We are peaceful, health-oriented Moms who thrive in the home studio environment and benefit greatly from the exercise and stress reducing benefits of yoga.

I am loath to drive to a retail space five miles from my home through morning or evening traffic and fight for parking. Please don't take my home-based yoga experience away!

Thanking you in advance,

Sandra Thomas  
13400 Straw Bale Lane  
Darnestown MD 20878

Sarah Herrington  
Sarahhannon19@gmail.com

4/23/2018

Montgomery County Planning Board,

My name is Sarah Herrington, and I am writing to you in support of Natasia Romano, and Warrior One Yoga. In this letter, I am going to speak on what makes Warrior One a special studio, as well as how it benefits myself and the entire community of Darnestown and beyond.

I have been attending Warrior One Yoga for just over a year, and it has already changed my life tremendously. I had taken yoga classes at other facilities in the past, but nothing compares to the community Natasha has built at Warrior One. The mental and physical benefits of yoga as a whole are undeniable. Increased heart and brain health, increased energy and vitality, as well as improved mindfulness and mood barely scratch the surface of life improvements yoga provides. The Warrior One Yoga studio that Natasha has built in her home maximizes all of these benefits, as well as builds a sense of community and trust between the members.

The physical benefits of yoga are maximized with small class sizes and purposeful one-on-one attention during class. The Warrior One studio has mastered this, and its clear with all of its members. I'll use myself as an example. I suffer from patellofemoral maltracking in both of my knees, which has caused chronic knee pain and recurrent patellar dislocations throughout my life. Thanks to the individualized attention I've gotten at Warrior One, my knee pain is no longer chronic and I have not suffered one patellar dislocation. This was not the case at my other yoga studios, because their practice did not allow for the attention that Warrior One aims for. My story is similar to all of the other members of Warrior One; whether it be their shoulder, back, knee, hip, or any other ailment, Warrior One Yoga studio is designed to tailor the yoga practice to benefit everyone.

It can be argued that the physical benefits of yoga can be achieved at any studio with the proper instructor. While that may be true in some cases, there is no way to reproduce the mental benefits and sense of community anywhere but at the Warrior One studio. Part of what makes the studio so great is that the community inside the studio belongs to same community outside the studio. The things we learn in yoga enrich our community outside of the studio, and make our community a better place. I'll explain this further. In yoga, there are five Yama's, or moral guidelines, that we touch on and utilize throughout the practice, as well as in our daily lives. These Yama's translated from Sanskrit best mean: nonviolence, truthfulness, self-restraint, non-stealing, and non-possessiveness. All of the members at Warrior One studio are taught these guidelines and take them into their daily lives, and through their actions teach others these same guidelines. Since we all live in the same community outside of the yoga studio, we saturate our surroundings with peace and love, and I can honestly say that my community is a much warmer place since Natasha started the Warrior One Yoga practice.

If you look at a map, Warrior One Yoga is isolated in suburban Darnestown, with the next closest studios being in the bustling shopping centers of North Potomac or the Kentlands. If there is one thing that does not mix with yoga, it's hustle and bustle. I've heard many members state that the location of the studio is what led them to join; I know that to be true in my case as well. At Warrior One, when we look out the windows we see blooming trees, blossoming flowers, and manicured grass. When we open the doors in the summertime, we hear birds chirping,

Sarah Herrington

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leaves blowing, and the trickle of the waterfall outside of the door. We feel the warm air coming in through the door, invigorating our practice, and we smell the flowers that are starting to blossom. These are things that can't be recreated. The serenity that comes with practicing yoga in the environment yoga was originally practiced is vital to the experience that is Warrior One Yoga.

I've put my email at the top and bottom of this letter, please feel free to contact me directly with any questions or concerns you have.

Best,

Sarah Herrington  
Sarahrhannon19@gmail.com



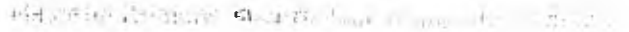
To whom it might concern:

I am writing this letter in support of Warrior One Yoga run by Natasha Romano at 12632 Falconbridge Drive, North Potomac MD 20878. I have been coming to Warrior One Yoga for close to ten years. Natasha is a very conscientious, competent and loving yoga teacher and I have benefited from practicing with her for all these years. Natasha's yoga practice has helped me keep healthy and feeling young. As a result I do not feel my 74 years. I am able to practice quite a few times a week due to its very convenient location in Fox Hill Greens.

I am not alone in the benefits from Warrior One Yoga. Natasha has created a wonderful community of women and men who practice together on a regular basis. It would be very sad to have this special community broken up. The intimate space in Natasha's house makes our practice very special and much more beneficial than a larger space. The North Potomac community is very fortunate to have such an ideal space to practice yoga. It is a space that for many years has created benefits for me and our community's health and well-being.

Beth Arcarese

[betharcarese@comcast.net](mailto:betharcarese@comcast.net)



**Paula Fierro** <rpf@verizon.net>

Mon, Apr 23, 2018 at 5:03 PM

**To Whom It May Concern:**

Not only are the health benefits myriad, but the awareness of our interactions with others is an added plus.

**Paula Flerro**

**Sent from my iPad**

Robert J. Placious  
30 Upper Rook Circle, Apt. 223  
Rockville, MD 20850

April 24, 2018

Re: Warrior One Yoga Studio / Natasha Romano

To Whom It May Concern;

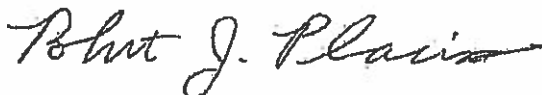
My wife and I have been students of Warrior One and Natasha for several years now. I am writing this letter to show my support for this wonderful woman and her studio.

The benefits that her home based studio provides extend beyond the health benefits of yoga practice. The studio has become a kind of hub where neighbors meet neighbors they wouldn't have normally met, new friendships are established (I myself reconnected with a friend I had not seen in more than 30 years), neighborhood news is exchanged, pet and child care advice is given, contractor recommendations are made, informal group outings are planned, etc.

Some students walk or bike to the studio. If the studio was not in the neighborhood they would have had to drive somewhere else; adding to our already polluted air.

Being limited to 5 students a day / 20 per week is quite an impediment to the benefits I listed above. Please consider raising these limits for Warrior One Yoga Studio.

Sincerely,



Robert J. Placious



Jay Shankman

Ellyn Shankman

[jayshankman@comcast.net](mailto:jayshankman@comcast.net)

To Whom It May Concern

We are writing to voice our appreciation of Warrior One Yoga and its founder Natasha Romano. Warrior one yoga provides a peaceful location where the community can practice with guidance the healthful benefits of yoga and meditation. Yoga and meditation is a restorative practice that benefits all that participate. We as senior citizens along with many of our neighbors both young and old are living a much healthier life with Natasha's guidance. Natasha and Warrior One Yoga peacefully coexist with our community and neighborhood. Warrior One does not disturb the neighborhood with noise or nuisance parking. Many of the participants walk to the studio and the others park only at the studio.

Jay and Ellyn Shankman

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children. My daughter has enjoyed the classes very much and she is a growing happier person as a result.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Not inconvenienced – but the neighborhood and adjacent neighborhoods are benefitting.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Sue Greche  
12121 Pawnee Drive  
Gaithersburg, MD  
20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

As a proximate neighbor to Natasha Romano and her little Warrior One Yoga studio, I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the home studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

A BENEFIT to the community— the neighborhood and adjacent neighborhoods are benefitting. Mindfulness, peaceful living and kindness are promoted. Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. The students are a quiet, friendly, respectful group of community members: moms, husbands – even children.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Margaret Brown

Sherry Goldstein - Askin

A. Lee



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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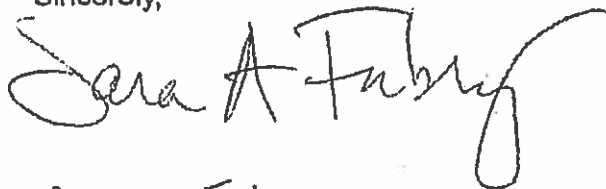
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Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

A handwritten signature in cursive script, reading "Sara A. Fabry". The signature is fluid and elegant, with a large, sweeping "S" and a long, trailing flourish at the end.

Anne Fabry



9850 Key West Ave 4<sup>th</sup> floor  
Rockville, MS 20850  
Ph.: 301-765-5469

May 1, 2018

To Whom It May Concern:

I have been a student at Warrior One Yoga for the past 10 years. It has been valuable to me as a student and as a professional. I am pediatric nurse practitioner in neurology and have referred many of my patients to Warrior One Yoga. Yoga has many benefits for my patients with Tourette syndrome and anxiety; I feel confident in the support they will receive at Warrior One. Natasha has many years of experience and her home studio is less threatening to my patients than going to a gym.

On a personal level, Warrior one is a community we are a group of men and women who come together to practice yoga. Living in this community can be very stressful; having a sanctuary like Warrior One right in our neighborhood has been a blessing to me, my patients and the community.

Sincerely;

Lauren M. Dome CPNP  
Children's National Outpatient Center of Montgomery County, MD (ROC)  
Department of Neurology

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Pauliann Long - Kentlands  
528 Tschiffely Sq Rd



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



13603 Stonebarn Ln.  
P. Potomac, MD  
20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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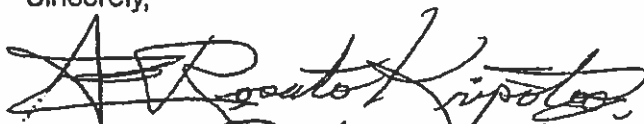
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Ambar Rosato-Kripotos.

11501 Lurie Ct. 1  
Potomac, Md. 20854  
(301) 814-4156 C

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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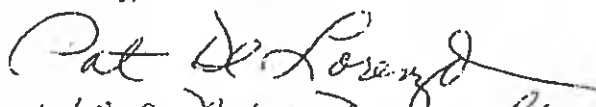
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
14809 Native Dancer Ct.  
Mt. Potomac, Md 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Wendy Ann Veirs  
30 Sharpstead Ln.  
Gaithersburg, MD 20878  
Jan. 24, 2019

Warrior One Yoga is a wonderful resource for the community. Clients of Warrior One Yoga make every effort to be respectful of the community. Please allow Warrior One Yoga to continue! The studio is small and groups are small or private.

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Cookie Beckelman  
14720 Pebble Hill Ln  
No. Potomac, MD 20878

Natasha is a benefit to the community  
NOT a deficit.

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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14720 Pebble Hill Ln  
N Potomac MD

Office of Zoning and Administrative Hearings (OZAH)  
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Sincerely,

Karen Somers  
10 Native Dancer Ct



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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Sincerely,

*Jody Thurman*  
13837 Mustang Hill Lane  
North Potomac, MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Mary Enjetti  
13502 DEERBROOK DR  
POTOMAC, MD 20854

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
13018 Boswell Court  
Potomac, MD 20854

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Sharon Wine  
13208 Glen Road  
N. Potomac, Md. 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

W D Kreis  
11211 Welland Street  
North Potomac MD 20878

18472 Stone Hollow Drive

Germantown, MD 20874

January 23, 2019

Re: CU 19-06

Warrior One Yoga (Natasha Romano)

Conditional Use Permit

Dear Sirs,

Warrior One Yoga is a small intimate home yoga studio that has been opened for 14+ years. It was borne out of Natasha's passion for yoga and her desire to share it with others. The size of the studio room is as large as a 2-car garage.

Natasha told us that parking on a side street and using the neighbors' driveway to perform a 3-point turn has caused consternations with some neighbors. The parking was remedied by parking either in her driveway or on the Falconbridge Dr in front of her home. As for the increase in traffic, the Acrovinyasa class that I attend is a small group of at 4-6 people, with Natasha being one of the attendees. Two are a couple. This results in typically 4 additional cars. The class meets twice a month. To me, this does not amount to a marked increase in car traffic. When nearing the studio, I heed to the posted reduced speed limits for the local school zone as any other responsible driver would do. Since the classes are at 7:00p, I do not encounter any children walking home from the nearby school. In fact, I can't remember ever seeing people walking the neighborhood when I am going to or leaving Warrior One Yoga.

Acroyoga/Acrovinyasa is a specialized class that combines acrobatics and yoga in a partnership practice. If Warrior One was not granted Conditional Use Permit, the closest classes are in NoVA which I could not attend due to location and time. It would be a shame to lose this one acrovinyasa class in Montgomery County.

As a stated at the beginning, Natasha built her practice to share and inspire others with her passion for yoga. She literally opened her home to achieve this dream. This studio will not make her rich financially but it does enrich her mindfully as well as her students. Please allow this to continue.

Sincerely,

Mary Low

*Hope this helps!!*

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods *are* benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*E. Heiser 1/29/19*

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Alice A. White*  
14520 Wh. Lkway Ln  
Gaithersburg MD 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to grant a Conditional Use Permit for Warrior One Yoga on 12632 Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow resulting from yoga classes held at this residence.

I have witnessed class size ranges from 4-7 students at one time, on very rare occasion 10 students. Classes are outside of MCPS school times.

There is more than sufficient parking in the Warrior One driveway and along the curb of Warrior One property, EASILY FITTING 10+ cars. The neighborhood is *not* inconvenienced. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Jessie Flewile*

931 Beacon Sq Ct. #38  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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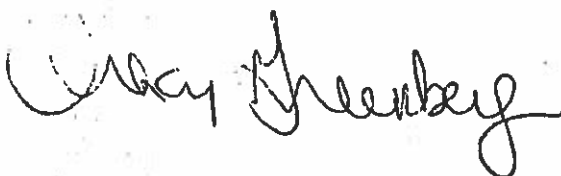
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Tracy Greenberg

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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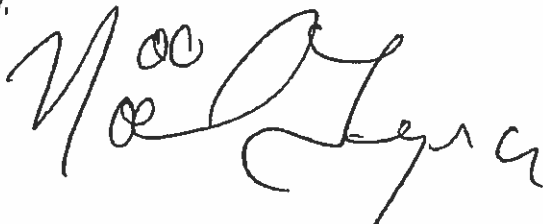
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

A handwritten signature in black ink, appearing to read "Noelle Lynn". The signature is fluid and cursive, with the first name "Noelle" written in a larger, more prominent script than the last name "Lynn".

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



116 Elmira lane

Gaithersburg MD 20878



1/28/19

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Heathu Chakraborty*  
7 Chinaberry Ct  
Gaithersburg MD 20878

13603 Stonebarn Lane  
North Potomac, MD 20878  
January 28, 2019

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

Regarding CU 19-06

To Whom it May Concern:

I understand that you are considering a Conditional Use Permit for Warrior One Yoga. I have been participating in yoga at Warrior One with Natasha Romano for nearly ten years and would like to share my experiences with you.

Like many participants at Warrior One, I live quite near by, less than three miles away. I appreciate having a small, intimate place to practice yoga with a community of (mostly) women from the area. Instead of joining a large, corporate gym, I feel proud to be supporting a small, neighborhood business. The classes that I attend at Warrior One average from 4-6 participants and almost never reach ten people or more.

Recently, as neighbors have expressed concern about Warrior One, Natasha has been cognizant of their concerns and has reminded visitors to park in her driveway instead of the street and not to use people's driveways as turn-around points. Since there are usually just a handful of us, her driveway is more than sufficient for parking needs.

I would be happy to answer any questions you might have and I would advocate for granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Rebecca Bahr Reiser  
412-401-8997

1-19-19

To whom it may concern,

I am writing this letter with unwavering support for Warrior One Yoga and its owner and proprietor, Natasha Romano.

Having lived in the neighborhood since 1995, and known Natasha since 2001, I can attest that she is a friend who is constantly developing meaningful and lasting relationships with her community, as well as a commitment to giving back to her community in impactful ways. It is because of these ideals that she founded Warrior One Yoga in 2010.

Since that time, I have spoken to many mutual friends who have been the beneficiaries of the mindful practice of yoga at Warrior One studios, all of whom are our local friends and neighbors. Additionally, as a real estate professional, I can tell you that having a neighborhood resource such as Warrior One Yoga is a tangible asset to the community, building values by providing much needed instruction in stress relief and meditation.

In summary, I cannot speak highly enough of my friend Natasha or Warrior One Yoga.

Yours, Very Truly and Respectfully

  
Rusty McCabe

12701 War Admiral Way  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live within a few blocks of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Muna 1/23/19  
12613 Falconbridge Dr



**Office of Zoning and Administrative Hearings (OZAH)**

**100 Maryland Avenue, Suite 200**

**Rockville, MD 20850**

**CU 19-06**

**To Whom It May Concern:**

**We are writing the board to please grant Natasha Romano permission to operate her studio, Warrior One Yoga. I live a few blocks from her and frequently travel past her address. There is plenty of space in the studio driveway and area to accommodate the yoga participants.**

**Warrior One Yoga is a benefit to the community! Our family has participated in Ms. Romano's classes and feel we are grateful for her presence in our neighborhood. The students who participate in classes are a respectful group who quietly and quickly leave the premises after their class.**

**There is not one bit of negativity that this yoga studio brings to the neighborhood, instead it offers a beautiful place of respite and good general health awareness for participants to enjoy.**

**Sincerely,**

**The Kavadias Family**

**Jerry, Tara, Kathlyn, Julia and George**

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Sincerely,

-Melissa Handberg  
12612 Falconbridge Dr. 1/23/19

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

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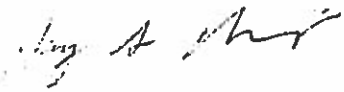
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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
Jay S. Horowitz  
15209 Falconbridge Terrace  
N. Potomac, MD 20878

To Whom it May Concern,

This letter is in reference to CU-19-06. I am writing in support of Natasha Romano's 14-year business, Warrior One Yoga. I have been attending Natasha's in-home yoga studio for 10 years, as it is a place that provides me with peace and serenity in this hectic world we live in.

Yoga by definition can be described as a meditative act in which the entire mind, body, and soul unite in tranquility to promote health and wellness. It embodies the principles of mindfulness and calmness, which in turn we share by spreading these values amongst the community. I believe our practices do not negatively impact the neighborhood or the community. In fact, since yoga has promoted our mindfulness as human beings, we all try to be more aware of how our actions translate to others.

It is to my understanding that some people in the neighborhood are complaining about the influx of cars parked on the street during the yoga sessions. As conscious people we strive to be as respectful as possible to the community by purposely spreading out our cars amongst the neighborhood, and making sure to not block anyone's driveway.

Natasha's dedication to Warrior One Yoga (and her students) is demonstrated through the many years she has been teaching and practicing yoga. As a long-time student of hers, I can affirm with confidence that Natasha, and Warrior One Yoga, embodies a peaceful nature which in no way negatively impacts the community. Thank you for your time.

Teri Cronin  
10625 Floral Park Lane  
North Potomac, MD 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Lisa Cizzi  
609 Chestnut Hill Meadows  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Lin Feller*  
702 A Main St  
Gaithersburg MD 20878

*Classes I attend are  
3-6 people with no minimal  
street parking*

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



Amanda Katz

14052 Great Notch Terr  
Gaithersburg MD 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

CU 19-0p

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge ~~Turnpike~~ Drive, Gaithersburg MD.

**I am an abutting neighbor and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.**

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. When yoga students park this way, you would be hard pressed to notice class is in session.

Yoga also promotes healthy lifestyles and enhances physical strength, mood, calm, positivity. Warrior One Yoga students are a quiet, friendly, respectful group of community members: moms, husbands – even children, most who live in our neighborhood.

The nearest alternative Yoga locations are about four miles from Warrior One. Unnecessarily inconvenient.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature Marco Villalba / Jeannette Villalba

Name, Print Marco Villalba / Jeannette Villalba

Address: 12636 Falconbridge Dr. NORTH POTOMAC MD 20878.



Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

**I am an abutting neighbor and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.**

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Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Name, Signature RAY LEE

Name, Print [Signature] 4/24/18

Address: 12637 FALCONBRIDGE DR. N. POTOMAC, MD 20878

Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

<sup>nearby D.C.</sup>  
~~I am an abutting neighbor~~ <sup>Drive</sup> and I have NO issues with Natasha Romano or Warrior One Yoga continuing her business and making a positive contribution to our community.

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Sincerely,

Name, Signature

Dickson Scripps

Name, Print

Dickson Scripps

Address: 43 Extonhurst Ct North Potomac MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Ami K  


329 Swanton Ln  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I live within a few blocks of Falconbridge Terrace and frequently travel past this address. I have never seen a negative traffic flow resulting from the use of the Warrior One Yoga.

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Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,



12637 Lloydminster Dr.

North Potomac MD 20878



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

*Michael Cohen*  


Montgomery County Planning Board  
8787 Georgia Ave  
Silver Spring, MD 20910

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Terrace, Gaithersburg MD.

I support small Montgomery County businesses and especially women who are finding ways to contribute to their communities and family incomes while raising their children.

The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

Karee Beck  
8 Letterman Ct.  
Gaithersburg, MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live in close proximity of Falconbridge Drive and frequently travel past this address. I have never seen a negative traffic flow or anything negative resulting from the use of the Warrior One Yoga.

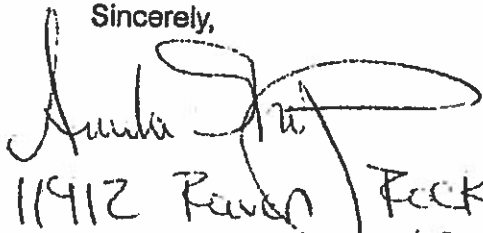
The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
11912 Raven Rock Terr.  
Gaithersburg MD 20878

Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

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I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

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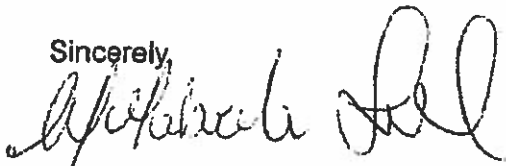
The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods are benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
12526 Granite Ridge Dr.  
North Potomac, MD 20878  
301 512 8147



Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, room 200  
Rockville, MD 20850

CU 19-06

To Whom it May Concern,

I am writing to ask the board to please favorably consider a Conditional Use Permit for Warrior One Yoga on Falconbridge Drive, Gaithersburg MD.

I live on Falconbridge Terrace and frequently travel past Warrior One home studio. Class times are OUTSIDE of Montgomery County Public Schools.

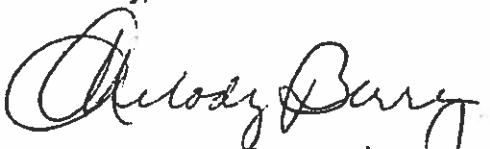
The neighborhood is *not* inconvenienced. There is plenty of space in the studio driveway to park 5-6 cars and an intersection for additional cars to spread out. Participants are very mindful not to turn around in neighbors driveways or inconvenience abutting neighbors in any way.

Warrior One Yoga is a BENEFIT to the community! The neighborhood and adjacent neighborhoods *are* benefitting. Yoga, meditation and stress reduction classes promotes healthy lifestyles and enhances physical strength, mood, calm, positivity.

Community within a community... The students are a quiet, friendly, respectful group of community members: grandparents, moms, husbands and children, most who live in the Fox Hills North Community and surrounding neighborhoods.

Please consider granting a Conditional Use Permit to Warrior One Yoga.

Sincerely,

  
12524 Carryback Pl  
North Potomac MD 20878

**January 24, 2019**

**Office of Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue, Room 200  
Rockville, MD 20850**

**RE: CU 19-06**

**I am writing to you regarding CU 19-06 to express my support to allow Warrior One Yoga to continue to operate in Natasha Romano's home. While I don't live directly in the Fox Hills neighborhood, I do live just on the other side of Jones Lane from Warrior One Yoga, less than one mile from the studio.**

**Additionally, my husband and I own a rental property in Fox Hills located just two blocks from Natasha's home. We always tell our prospective tenants about Warrior One Yoga, and they are happy to hear that it is located in the neighborhood.**

**Both my daughter and I have taken yoga classes with Natasha for years. She is a wonderful teacher, who is caring and compassionate. Having the studio located in Fox Hills is a benefit to our entire community.**

**Warrior One does not have a negative impact on our community. Classes are small, usually 5-7 people. There is sufficient parking in front of Natasha's home, and not an abundance of cars on the streets due to the small class size. Additionally, some neighbors walk to classes. Classes are held at reasonable times. Natasha's yoga clients leave the studio respectfully and are not loud or disruptive to the neighborhood.**

**It's wonderful being able to walk to the studio, and to be able to meet other neighbors during classes. Natasha has supported our neighborhood school, Jones Lane Elementary, for many years by donating yoga sessions to the silent auction and classroom baskets. I worked on both the school auction committee and as a Room Parent, so I know first-hand the support that Natasha has given to these endeavors over the years.**

**Warrior One Yoga also supported my daughter's girl scout troop by developing a yoga class just for them while they were in elementary school to teach them about the benefits of yoga. As my daughter reached the end of her elementary school years, she attended tween yoga classes at Warrior One, which she loved. Natasha taught them how yoga could help them relieve stress and cope with teenage struggles.**

**The studio has been, and continues to be a valuable asset in our neighborhood, and has a positive impact on our community. We sincerely hope that Warrior One Yoga is granted the conditional use permit and is allowed to continue operating and benefitting our community.**

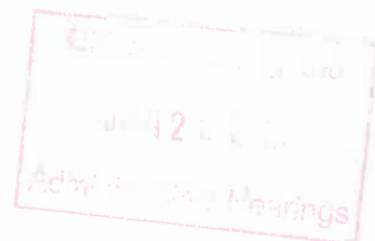
**Regards,**

**Michèle Kaufman  
12830 Doe Lane  
North Potomac, MD 20878**

**Danny Kaufman  
12830 Doe Lane  
North Potomac, MD 20878**

21 JANUARY 2019

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
100 MARYLAND AVENUE, ROOM 200  
ROCKVILLE, MD 20850



REFERENCE: CU19-06 (12632 Falconbridge Drive, N. Potomac, MD 20878)

To Whom It May Concern:

We strongly oppose CU19-06, an application to run a yoga studio business at 12632 Falconbridge Drive, North Potomac, MD 20878. As a member of a health club offering yoga, I've drive to the designated commercial/business zone in which they are rightfully located.

There is absolutely NO reason to grant an exception because there is a plethora of available spaces to rent/lease in the existing BUSINESS/COMMERCIAL ZONES, adjacent to Fox Hills within few miles, to establish a yoga studio business.

OPUS YOGA, THE BAR METHOD and REFORM PILATES STUDIO are examples of some yoga studio businesses – all located in the Kentlands Shopping Center – and are similar to the one the applicant has petitioned run out of our neighborhood, a RESIDENTIAL ZONE. Such type of business does not belong in a RESIDENTIAL or SCHOOL ZONE because of the

- 1) Inadequacy of existing infrastructure and lack of safe parking spaces
- 2) Increased business/commercial traffic,
- 2) Public safety concerns,
- 3) Increased stress and hostility in the neighborhood,
- 4) Increased noise pollution,
- 5) Introduction of strangers to the neighborhood, and
- 6) Our investments to enjoy a residential lifestyle away from businesses.

It is unfair to burden many neighbors, who bought their current-valued three-quarter million-dollar residential properties with the expectations of living in a RESIDENTIAL ZONE, by having them unnecessarily be co-located so close to a business which may negatively impact immediate home prices.

Since we have moved here we have witnessed the yoga studio clients drive huge SUVs to the home business site, which means the home business, is not within walking distance for the clients – even during great weather days. This has unduly increased traffic, many times unsafely, especially up and down our cul-de-sac on Falconbridge Terrace because we do not have sidewalks and have a narrow street; and across the street onto Falconbridge Drive. Customers barrel fast down the Falconbridge Terrace cul-de-sac because they cannot make U-turns or three-point turns when they park along the neighborhood homes on Falconbridge Terrace. For the Falconbridge Terrace neighbors, this increases the potential of traffic accidents with customers as neighbors pull out of their driveways. This also has posed as an immediate

EXHIBIT NO. 22(g)  
REFERRAL NO. CU19-06

danger to our children who play outside, walk to school; adults who walk their dogs; neighborhood joggers/walkers; our vehicles parked along our residential properties; and caused unnecessary wear and tear of our residential driveways used by business customers to make three-point turns because Falconbridge Terrace is too narrow.

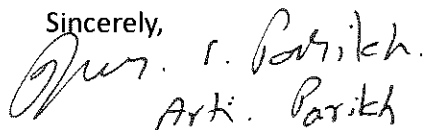
We have no assurance who these business customers are, which exposes the neighborhood to increased numbers of strangers. This is a particular concern given what increased and speeding traffic means in a RESIDENTIAL/SCHOOL ZONE – primarily a public safety concern and also a noise pollution concern.

Business customer vehicles in the past have parked along Falconbridge Terrace in violation of no parking within 15 feet of a Stop sign or four-way intersection. In doing so, they have created a dangerous choke point and blind spot because customer vehicles on each side of Falconbridge Terrace result in an impediment to emergency vehicles trying to get through; endangers children and adults walking to school/friends' homes or riding bikes or jogging through that blind spot/choke point; as well as increases the chance of accidents for neighbors on the cul-de-sac trying get to their property or leaving the cul-de-sac.

On numerous occasions in the morning, when we drive from our home on the cul-de-sac of Falconbridge Terrace to the intersection with Falconbridge Drive – we have endured struggle to get past the large SUVs on both sides of the road block an vehicular thoroughfare. On a number of occasions, the clients have stood in front of their cars chit-chatting blocking any traffic resulting in unnecessary stress during our morning commutes and making us late to our appointments. When asking them to move, we experienced a hostile tone and uncouth reactions from the clients.

This yoga studio should be located like other yoga studios such as OPUS, THE BAR METHOD and REFORM PILATES STUDIO within the safety and infrastructure of a business/commercial zone that can support this enterprise.

Sincerely,

 r. Parikh.  
Arti. Parikh

NAME: Ajay and Arti Parikh  
ADDRESS: 15104 Falconbridge Terrace  
NORTH POTOMAC, MD 20878  
EMAIL: AParikh90@Gmail.Com



Heather M. Stagliano  
12509 Hialeah Way  
North Potomac, MD 20878  
650-690-6823  
[hmstagliano@gmail.com](mailto:hmstagliano@gmail.com)



January 18, 2019

To Whom It May Concern:

I am contacting you regarding the proposed expansion (CU 19-06) of the Warrior One Yoga studio in the Fox Hills North neighborhood (12632 Falconbridge Drive, North Potomac, MD 20878). Frequently, there are multiple cars parked in the street and driveway making driving around them difficult and dangerous as there is an elementary school just yards away from the home. It concerns me that if the zoning is approved, there will be even more congestion in the neighborhood, making it unsafe for small children and their parents walking to Jones Lane Elementary School, neighbors walking their dogs, and middle and high school students walking and waiting at the bus stop across the street from the house. Fox Hills North is a quiet, safe, and peaceful neighborhood – not a business area.

I am not opposed to someone running a home business with a few customers weekly – such as one would see with individual tutoring or music lessons. But having an active yoga studio is pressing the limits of what one expects in a residential neighborhood. Notwithstanding the safety concerns with children walking to the elementary school and the bus stop across the street from this home.

I am adamantly opposed to the Warrior One Yoga studio expanding to allow greater numbers of patrons daily and weekly. The number of individuals currently using the studio is too much and increasing the number of individuals at the studio would be harmful and unsafe – especially with its location on the main thoroughfare in the neighborhood.

Sincerely,

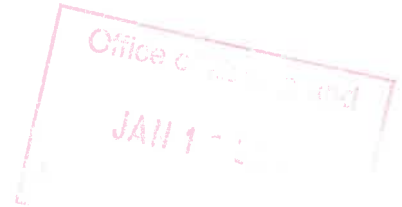
  
Heather M. Stagliano

EXHIBIT NO. 22(f)  
REFERRAL NO. Cu 19-06

Office Zoning and Administrative Hearings (OZAH)  
100 Maryland Avenue  
Room 200  
Rockville, Maryland 20850

Maria and Marius Vogelfanger  
15200 Timonium Pl.  
N. Potomac, MD 20878

January 12 2019



Re: Yoga Studio on Falconbridge Drive - CU 19-06 Conditional Use Application

We are one of the neighbors who are opposed to this application. This neighborhood is strictly a residential area, zoned accordingly.

Our main concern is that a home-based business is a safety issue in the neighborhood. Especially the safety of the children walking to and from Jones Lane Elementary School.

It is a known fact that a home operated business brings people and cars to the area thus creating an unduly and unnecessary congestion.

Another concern is the impact on our property values a home operated business in the area has. Someone wanting to move into this quite residential area will be discouraged by the fact that businesses have penetrated the neighborhood.

Approval of this application will also create a precedent for other home operated businesses.

In view of the above we request your office for consideration and denial of this variance.

Thank you.

Sincerely,

  
Maria Vogelfanger

  
Marius Vogelfanger

EXHIBIT NO. 22 (C)  
REFERRAL NO. CU 19-06

Office of Planning & Development  
1/16/19  
Adm. 19-06

Office of Zoning & Administrative Hearings -  
Re: 12632 Falconbridge Drive (CU 19-06)

I am opposed to the Warrior One Yoga  
Expansion applications.

There is a danger to dancers and students  
when yoga classes are in session. It's  
Necessary to drive around parked cars  
Near the "yoga house" while continually  
watching for students to walk between the  
parked cars.

The flow of traffic is disrupted and our  
Neighborhood streets aren't designed to  
handle a large number of cars on both sides  
of the street.

EXHIBIT NO. 22(c)  
REFERRAL NO. CU 19-06

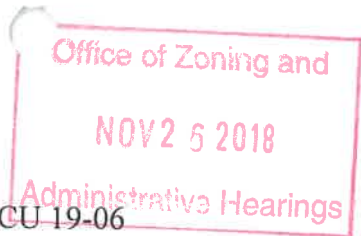
Please deny this application.

SO Stevens  
12512 Shoemaker Way

November 23, 2018

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

Subject: CU 19-06



Dear Sirs/Madams:

I am writing to go on record as opposed to the pending application to allow a yoga studio to operate at 12632 Falconbridge Drive.

The Declaration of Covenants and Restrictions for our community (Fox Hills North) clearly states in Section 8. Residential Use Leasing that "All dwellings shall be used for private residential purposes exclusively, except that a professional office may be maintained in a dwelling, provided that such maintenance and use is limited to the person actually residing in the dwelling . . ."

I have been informed by the management group representing our community that Montgomery County has passed some sort of law which overrides these HOA covenants and allows for residential professional offices if the impact is 10 or 15 cars or less. Is that per class, or per day? I find it disturbing that Montgomery County took it upon itself to negate HOA regulations citizens counted on to keep their communities truly residential and protect their property values as we did when we purchased our home in Fox Hills North 34 years ago.

The owners of 12632 Falconbridge Drive in the past have hosted two morning yoga classes a week with many additional cars parked on both sides of Falconbridge Drive around that address. I did not count the exact number of cars – but certainly noted difficulty in driving past that location due to the added congestion. Especially since in the past the attendees (who all seem to drive gigantic SUVs) attempt to make U-turns on Falconbridge Drive in order to exit the neighborhood via Jones Lane thus completely blocking traffic while they maneuver their cars in very tight spaces.

12632 Falconbridge Drive is the previous site of the model home/sales office for our development. As such, it is located near the main entrance of our community where it is highly visible and across from Jones Lane Elementary School. Our residential streets are narrow and were not designed to allow for parking on both sides of the street. Parents already park at that location to attend school events, drop off children in the morning and await pickup of their children in the afternoon. Additional parking for the attendees of the yoga studio would exacerbate an already dangerous situation.

For these reasons, I request that the pending application be denied.

Sincerely,

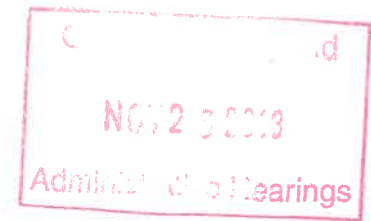
*Margaret Agresti*  
Margaret Agresti

12510 Hialeah Way  
North Potomac, Maryland 20878

EXHIBIT NO. 22(b)  
REFERRAL NO. CU 19-06



November 18, 2018



Office of Zoning and Administrative Hearings  
100 Maryland Avenue  
Suite 200  
Rockville, MD 20850

To Whom It May Concern:

Per the posted notice of application number CU19-06 Yoga Studio concerning Natasha Romano-Home Occupancy, I am opposed to this. This is a residential area and she is seeking zoning for parking in a neighborhood. As it is, it can be difficult to get to my home on Falconbridge Terrace as her clients park on both sides of the street, not just on her property line. It is my understanding that she has a private studios elsewhere. Her website identifies two other locations – Carriage House, 321 Kent Square Road, Gaithersburg, MD 20878 and Potomac Community Center, 13850 Travilah Road, Rockville, MD 20850. I see no need for her to expand her operation at her house. I don't want the additional volume of cars down my street. It's bad enough as it is when she has classes now. I don't want to see any precedence started by allowing her to increase her class size. This is a residential area and I want it to remain that way. A commercial establishment does not belong in a residential area. Thank you for your consideration to this matter.

Sincerely,

*Rachel Anolik*

Rachel Anolik  
15121 Falconbridge Terrace  
North Potomac, MD 20878

EXHIBIT NO. 22(a)  
REFERRAL NO. CU 19-06

## Development Applications and Regulatory Coordination

Effective 9/30/2013

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: 12632 Falconbridge Dr.Subdivision: 0018 Parcel(s) # \_\_\_\_\_ Lot #(s): 33 Block(s): AProperty Tax Identification Number: 02340215

Applicant (Owner or Contract Purchaser):

Natasha Romano12632 Falconbridge Dr.North PotomacMD20878(240) 994-2409

State

Fax No.

Zip Code

Phone No.

Total Area of Property: \_\_\_\_\_ acres 13,764 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):

Natasha Romano10/10/18

Date

## 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]

Signature

10/10/18

Date