A. Plan and Drawings
NOTES:
1. Fixture height not to exceed 14'-11" for Fixture A and 11'-0" for Fixture B.
2. Fixture height to be measured from finished grade.
3. Fixture height not to exceed 15' as measured from finished grade.
4. Pechina Lamp to be mounted on pole without arms mechanism.
5. Deflectors to be installed on all fixtures to prevent excess illumination and glare.
6. All on-site downlights must have partial cut-off fixtures or approved equivalent.
B. Supplemental Information and Supporting Documents
VIEW OF GARAGE AND SIDE OF MAIN HOUSE FROM DRIVEWAY, JUST OFF NORWOOD ROAD. LOOKING TO SOUTH.
VIEW OF DRIVEWAY TO MAIN HOUSE OFF NORWOOD ROAD. LOOKING TO WEST.
VIEW OF SPORTS COURT AREA. LOOKING AT THE WEST.
VIEW OF REAR STRUCTURE TO HOUSE - ADDITIONAL STUDENTS PER APPLICATION.
LOOKING TO SOUTH.
VIEW OF REAL OF FRONT / MAIN HOME STRUCTURE, NEWER REAL STRUCTURE TO HOUSE STUDENTS AND CONNECTING HALLWAY THAT IS LOCKED OFF. LOOKING TO SOUTH.
VIEW OF REAR OF FRONT / MAIN HOUSE STRUCTURE. LOOKING TO EAST.
VIEW OF POOL -- LOOKING TO SOUTH.
VIEW OF REAR STRUCTURE THAT CURRENTLY HOUSES STUDENTS AND REQUESTED TO HOUSE ADDITIONAL STUDENTS. LOOKING TO THE NORTH.
VIEW OF POOL AND SPORTS COURT AREAS. LOOKING TO THE WEST.
Elsabett-

Jody and I discussed your two questions from this morning. We spoke with our contacts and here are the answers:

- Ages of kids at the home - 13-18 yrs. of age
- Gender - It is coed (males and females)

Thanks,

Sean

Sean Patrick Hughes
Attorney

From: Sean Patrick Hughes <sphughes@mmcanby.com>
Sent: Friday, August 28, 2020 11:53 AM
To: Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>
Cc: Tesfaye, Elsabett <elsabett.tesfaye@montgomeryplanning.org>; Jane Przygocki <JPrzygocki@solteszco.com>; Jody Kline <jskline@mmcanby.com>; Sean Patrick Hughes <sphughes@mmcanby.com>; Johnson, Nana <Nana.NodejJohnson@montgomerycountymd.gov>
Subject: CU 20-06- Redly (Norwood House)

Dear Sara:

Per our recent discussions please find attached a letter requesting an Amendment to this Conditional Use application along with electronic copies of the revised plans to correspond with the noted changes. We believe the changes are minor in scope overall. Paper copies of all attached here
to follow via USPS to OZAH’s mailing address.

Please confirm receipt, that you are able to open the documents and advise if any questions.

Thank you,

Sean Hughes
703 906 0184 cell

Sean Patrick Hughes
Attorney

website | vCard | confidentiality | email
Elsabett-

Please find below replies to your questions/topics- 1 through 10:

1) *Can you give me a maximum number of staff when the facility operates at full capacity?*

   Staff that may be on site include:

   • **Maintenance crew**, 1 or 2 persons, daily during the school day when residents are in class and the building is empty.

   • **Cleaning crew**, 1 or 2 persons, 3 days per week during the school day when residents are in class and the building is empty.

   • **Counselors**, 1 to 3 persons. They would normally visit the residents in the afternoon or in the evening after dinner.

   • **Staff supervisor**, 1 person, present daily after class and overnight until classes begin again in the morning, or present whenever there are residents in the building, such as a weekend or school holiday.

   Given these manpower requirements, it is projected that the maximum “staff number” at any given time would be four persons, an on-site supervisor and up to three counselors. Obviously, service calls (e.g., plumbing, power outages, equipment failure) may result in periodic site visits by professionals to correct a problem.
2) **Does the staff person stay overnight seven days a week?**

Yes, there will always be a staff person sleeping over in a designated supervisor’s sleeping room whenever there are residents in the building. That job rotates between various staff persons so there is no single “counselor” sleeping over every night.

3) **Are there maintenance staff? Kitchen staff? Are the residents fed all meals at SS Friends school, no food preparation on site?**

- A crew of one or two maintenance staff persons visit the site daily, normally when the residents are on the School campus, to make sure that everything is shipshape, both grounds and the building.

- A cleaning crew of one or two persons will visit the dormitory building three days a week, always when the residents are on the School campus, to perform all cleaning and housekeeping functions.

- There is no kitchen staff. All meals for residents are provided in the cafeteria on the School campus. The residence does contain a kitchen but it is restricted to preparation of snacks and such.

4) **Trash pickup? How many times a week?**

The trash pickup is one time a week, currently on Wednesday mornings.

5) **Would you provide me with the delivery schedule and frequency?**

There are no scheduled deliveries for the property. There is no food preparation on site so
there are no food deliveries. There will be no laundry or linen deliveries: the residents are expected to do their own laundry on-site and there is equipment provided for that purpose. Anything that is needed at Norwood House for the residents care and comfort is delivered to the School at 16923 Norwood Road and then transported to Norwood House on a school shuttle bus or another school vehicle. Residents may have some periodic personal delivery made to Norwood House (e.g., pizza delivery, Amazon, etc.) but there will be no regularly scheduled deliveries.

6) Would you be providing a bike rack?

   Answer to be provided in 10) below, which is to follow later today.

7) Please submit an official copy of the revised Landscape Plan with the revision date shown on it. Also please submit a copy to OZAH as well.

   Yes, it a revised Landscape Plan will be provided to you per your below deadline. A copy will also be provided to OZAH.

- Transportation Comments 8/10/2020

- 8) Per the Master Bicycle Plan, provide a 10 ft. side-path along property frontage of Norwood Road

   Answer to be provided later today.

9) Provide master plan ROW dedication along Norwood Road. Current plans do not specify ROW

   Answer to be provided later today.

10) Exhibit bicycle parking on plans.

   Answer to be provided later today.
Hi Elsabett-

We have been working diligently on the items with our client and team members as soon as soon as they have been coming in to us. We expect to provide a formal written reply to items 1-6 before 12 pm today.

Regarding item 7, we recall that you noted that Landscaping comments were in the works and that we should look for them soon. However, we have not seen them to date. Please send or resend.

For items 8-10, we are planning to call Laura this morning to discuss and hope to reply shortly after we talk.

Thanks,

Sean

Sean Patrick Hughes
Attorney
Hi Jody and Sean,

I am not sure which one of you are handling this case, so I am resending the following request for clarification and additional information to both of you. I need to submit my draft for internal review by this Thursday. I would like to get this information before then:

1) a maximum number of staff when the facility operates at full capacity?
2) Does the staff person stay overnight seven days a week?
3) Are there maintenance staff? Kitchen staff? Are the residents have all the meals at SS Friends school (SOJ does say they do), no food preparation on site, other than snacks?
4) Trash pickup? How many times a week?
5) Deliveries (other than UPS, Amazon, USPS, etc.), how many times?
6) Would you be providing a bike rack?
7) Please submit an official copy of the revised Landscape Plan with the revision date shown on it. Also please submit a copy to OZAH as well.

Thanks,

- Transportation Comments 8/10/2020
  8) Per the Master Bicycle Plan, provide a 10 ft. side-path along property frontage of Norwood Road
  9) Provide master plan ROW dedication along Norwood Road. Current plans do not specify ROW
  10) Exhibit bicycle parking on plans.

Elsabett Tesfaye
Montgomery County Planning Dept | M-NCPPC-Area 3
8787 Georgia Avenue | Silver Spring, MD 20910
301.495.1301
Elsabett.Tesfaye@montgomeryplanning.org
This email has been scanned for spam and viruses. Click here to report this email as spam.
August 28, 2020

Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Attn: Ms. Sara Behanna

Re: Special Exception Case No. CU 20-06,
Application of Redly Capital Investments;
Request for Amendment of Application

Dear Ms. Behanna,

After feedback and discussions with M-NCPPC Planning Staff on the Redly Capital Investments and Holding Corporation’s conditional use application referred to above, the Applicant desires to amend its conditional use application.

In accordance with the provisions of Section 59.7.3.1.D.3.a of the Zoning Ordinance, the applicant moves to amend its application after OZAH has given ten (10) days’ notice to all parties entitled to the original notice of filing. Included as part of the amended materials are the following:

**SOLTESZ- CIVIL ENGINEER FOR PROJECT**

We thought that OZAH would find the following explanation about the plan changes to be helpful as you prepare the notice of the proposed amendments.
Civil Engineering edits from Soltesz include:

Generally:

Attached are the Landscape and Lighting Plan, revised to address Planning Staff's comments and the Cover Sheet and Site Plan Sheet reflecting the change to add 5 bicycle parking spaces as requested by Transportation Staff. In addition, each of the following five noted plan pages (Existing Photometric Plan and Details, Landscape and Lighting Plan, Site Plan, Existing Conditions Plan and Cover Sheet) have been updated to reflect the corrected property line, clarified labels, and revision block note to create a consistent set.

Specifically:

Cover Sheet Comments:

- We have added to the chart (at bottom) reference to 5 bicycle parking spaces provided.

Site Plan Comments

- We have added a bike rack to provide the 5 bicycle parking spaces noted.

Landscape Plan Comments:

- We have added a 4-foot hedge and understory and evergreen trees every 30 feet as well as corresponding labeling on the plans.

- We have added labels to existing vegetation and detailed info in the table of existing plantings.

- We have added a chart demonstrating conformance with landscaping and screening regulations and references to the appropriate sections in the zoning ordinance.

Lighting Plan Comments:

- The plan has been modified to indicate that the Pechina Light Assembly arm mount is not used and the lamp is mounted to the top of the pole.

- A note has been added indicating that all downward fixtures must have full or partial cutoff.

A note has been added to all of the above referenced revised sheets, indicating the revision date in the revision block.

Paper copies are being mailed or to be delivered per an approved hand off.
The Applicant requests that the attached materials be received into the record after mailing of a ten days’ notice.

Thank you for your attention to this request.

Sincerely Yours,

MILLER, MILLER & CANBY

Sean P. Hughes

Attachments
cc:   Elsabet Tesfaye, M-NCPPC
      Shanrong Li, Redly Capital
      Carylton Ganong, SSFS
      Jane Przygocki, Soltesz
      Jody S. Kline, Esq.
C. Comments From Agencies
Jodi and Sean

If what you say is true and no land disturbance is occurring and no additions to the buildings or any other improvements there is no need to amend the previously approved forest conservation plan. However, I think you should be submitting the previously approved forest conservation plan with your application. That way the review staff has all the documents necessary and can check for themselves to make sure there are no improvements that would trigger an amendment to the previously approved forest conservation plan.

Mark Pfefferle
Chief
Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
mark.pfefferle@montgomeryplanning.org
301 495 4730

THRIVEMONTGOMERY.COM

From: Sean Patrick Hughes <sphughes@mmcanby.com>
Sent: Monday, April 27, 2020 3:26 PM
To: Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>
Cc: Sean Patrick Hughes <sphughes@mmcanby.com>
Subject: FW: Attached Image

Re: Norwood House (prior Aunt Hattie’s House)- 11734 Norwood Road

Good afternoon Mark-

I wanted to check in with you on this item for Jody that you two have recently been discussing.

Please let me know if you have all you need and if you are able to provide the approval/sign off we are hoping for here (that the existing FCP does not need to be amended and no FCP amendment or exception is necessary) in order to get the Cond Use application fully accepted by your intake team.

If you prefer to talk live, please advise of a good time for me and/or Jody to call.

Thanks,

Sean
From: Jody Kline <jskline@mmcanby.com>
Sent: Thursday, April 23, 2020 12:34 PM
To: Tesfaye, Elsabet <elsabett.tesfaye@montgomeryplanning.org>; Savage, Aaron <aaron.savage@montgomeryplanning.org>; Penn, Joshua <joshua.penn@montgomeryplanning.org>; Jane Przygocki <jprzygocki@soltészco.com>; Sean Patrick Hughes <sphughes@mmcanby.com>
Cc: Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>
Subject: FW: Attached Image

Elsabett. Per Aaron’s recommendation, attached is a copy of an email with back up information which I sent to Mark Pfefferle regarding the need for a FCP amendment or exemption for the Norwood House (“Aunt Hattie’s Place) property. Please feel free to chip in with your comments.

From: Jody Kline
Sent: Thursday, April 23, 2020 11:37 AM
To: Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>; Savage, Aaron <aaron.savage@montgomeryplanning.org>; Weaver, Richard <richard.weaver@montgomeryplanning.org>; Penn, Joshua <joshua.penn@montgomeryplanning.org>
Cc: Jane Przygocki <jprzygocki@soltészco.com>; Sean Patrick Hughes <sphughes@mmcanby.com>
Subject: FW: Attached Image

RE: Norwood House (former “Aunt Hattie’s Place”); Forest conservation plan.

Mark. I have attached a copy of your explanatory email of Friday, April 17. As I read what you have written, I clearly understand now why the project is not eligible for a forest conservation exemption. But it also seems that if we can demonstrate that no disturbance to the site is proposed (and that is the case), then staff could conclude that the existing FCP does not need to be amended and no FCP amendment or exception is necessary.

To demonstrate that use of the subject property does not include any land disturbance, I have attached a reduced copy the Site Plan that is part of the CU package that Aaron is holding waiting for resolution of this issue. Furthermore, I am putting a full size copy of the conditional use site plan in the mail to you tonight so that you can take an even deeper look at the scope of the Norwood House project.
It seems to me that we are planning to use the subject property in accordance with the approved forest conservation plan. Therefore, since Aaron says that the record of the application needs to be clear on this subject, could you or your designee please advise the Intake Division that neither an FCP amendment or exemption is necessary in order for the Norwood House CU application to proceed to further processing.

If there is additional information that you need on this subject to satisfy Aaron's request for written confirmation, please let me know.

From: no-reply@mmcanby.com <no-reply@mmcanby.com>
Sent: Thursday, April 23, 2020 11:14 AM
To: Jody Kline <jskline@mmcanby.com>
Subject: Attached Image

This email has been scanned for spam and viruses. Click here to report this email as spam.
November 26, 2019

Mr. Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: Stormwater Management Plan – Norwood House

Dear Mr. Etheridge:

We are preparing to submit a plan for review for a Residential Care Facility for up to 16 persons, to be approved as a Conditional Use in the R-200 zone. The property is an existing developed property at 17734 Norwood Road, Sandy Spring, Maryland. The applicant proposes to use the existing structure and make no changes to the existing site. The site is not in a Special Protection Area. The property is currently being used as a residence and will continue as a residential use.

As I understand, the project is eligible for exemption from the requirement for a stormwater management plan pursuant to Chapter 19, Section 19-2(b)(1) of the Montgomery County Code, which states that:
A permit is not required under this Chapter for:
(1) any minor land-disturbing activity that:
   (A) is not associated with construction of a new residential or commercial building;
   (B) involves less than 100 cubic yards of earth movement;
   (C) disturbs less than 5,000 square feet of surface area;
   (D) is not associated with a change of use from residential to any other use; and
   (E) is promptly stabilized to prevent erosion and sedimentation;

The proposal for this project is to use the site as is, with the exception of providing additional plantings on site, to replace plant material that has died out, and to provide additional screening for compatibility with the neighborhood. No grading or construction is proposed. A copy of the Site Plan and Landscape Plan is included for your reference.

If you concur that no stormwater management submission is required, we would appreciate your acknowledgement that no submission is required by the Department of Permitting Services.

We appreciate your consideration in this matter.
If you have any comments or questions, please do not hesitate to contact our office.
Sincerely,

Soltesz, Inc.

Jane L. Przygocki
Technical Director

cc: Phil Isaja

I, Mark Etheridge, concur with the above conclusion that no Stormwater Management submission is required for this Project Application for conditional use.

Mr. Mark C. Etheridge, Manager
Water Resources Section
Department of Permitting Services

11-29-19
December 4, 2008

Aunt Hattie’s Place
c/o Dr. Hattie Washington
17734 Norwood Road
Sandy Spring, MD 20860

Dear Dr. Washington:

Based on the review by Environmental Planning Division staff of the Maryland National Capital Park and Planning Commission, the Final Forest Conservation Plan referenced above is approved. The Final Forest Conservation Plan consists of 0.60-acres of reforestation, being met via credit for tree cover and a fee-in-lieu payment. The following items will need to be addressed prior to any clearing or grading occurring on-site or off-site:

1. Inspections consistent with Section 110 of the Forest Conservation Regulations.
2. The Fee-in-lieu payment of $11,761.20 must be made.
3. Record plat to show appropriate notes and/or easements.

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modification planned for this development, a separate amendment must be submitted to M-NCPCC for review and approval prior to those changes occurring. If you have any questions regarding these actions, please contact Josh Penn at 301-495-4546.

Sincerely,

Stephen Federline
Master Planner
Environmental Planning Division

cc: FCP# 820070130
Theresa Polizzi, 301-948-9067