



Development Applications and Regulatory Coordination Division

Effective 6/29/2015

M-NCPPC

8787 Georgia Avenue, Silver Spring, MD 20910

301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Conditional Uses/Special Exceptions

Property Information

6607 Greentree Road				Bethesda	
<small>Address</small>				<small>City</small>	
Burning Tree Village	4754	6	B	GP 51	N/A
<small>Subdivision Name</small>	<small>Plat(s)</small>	<small>Lot(s)</small>	<small>Block(s)</small>	<small>Tax Map</small>	<small>Parcel(s)</small>
0700421617	N/A		N/A	N/A	
<small>Property Tax ID 1</small>	<small>Property Tax ID 2</small>		<small>Property Tax ID 3</small>	<small>Property Tax ID 4</small>	

Applicant (Owner, Contract Purchaser, or Owner's Representative)

Marina Davis		Creative Arts and Language School, Inc.	
<small>Name</small>		<small>Company</small>	
6607 Greentree Road			
<small>Street Address</small>			
Bethesda		MD	20817
<small>City</small>		<small>State</small>	<small>Zip Code</small>
(301) 828-5258	mail@marinadavisworld.com		
<small>Phone Number</small>	<small>Email Address</small>		

Total Area of Property: 0.7439 acres 32,404.6 square feet

Applicant attests that the following statements apply to the subject property conditional use/special exception application:

☐ The application does not propose any clearing or grading activities on or near the conditional use/special exception site. (Requires plan number and M-NCPPC signature below)

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 conditional use/special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

 (Not subject to Forest Conservation Law; requires M-NCPPC signature below)

PLEASE NOTE: If regulated activities occur on the property other than what is being attested to, the exemption immediately terminates without action by the Planning Board. The Planning Director may require the submission and approval of a Natural Resources Inventory/Forest Stand Delineation and a Forest Conservation Plan, and may also issue a fine of up to \$1,000 per day.

Marina Davis	Apr 9, 2021
<small>Applicant's Signature</small>	<small>Date</small>
Marina Davis	
<small>Printed Name</small>	

For Staff Use Only

M-NCPPC acknowledges that the conditional use/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.

Plan Name: 6607 Greentree Road

Plan Number: 42021182E

4/9/21



M-NCPPC SignatureDateAaron Savage
Printed Name

Signature: Marina Davis
Marina Davis (Apr 9, 2021 13:07 EDT)
Email: mail@marinadavisworld.com

Attachment A

PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS.
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
TOPOGRAPHY AND EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY CONDUCTED BY O'CONNELL & LAWRENCE COMPLETED IN AUGUST 2020
HORIZONTAL DATUM SHOWN HEREON IS WSSC
VERTICAL DATUM SHOWN HEREON IS PLAT #4754.

THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #2403IC345D WITH EFFECTIVE DATE 9-29-2006. THERE ARE NO FLOODPLAINS, TIDAL WETLANDS, OR NON-TIDAL WETLANDS ON THE SUBJECT PROPERTY

EXISTING SITE USE: GROUP DAYCARE

EXISTING SITE COVERAGE: DWELLING TYPE STRUCTURE, ASPHALT WALK, ASPHALT DRIVE, WOOD FENCE, PLANTINGS, DUMPSTER PAD.

UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

DATA SHOWN HEREON WAS OBTAINED FROM THE NRCS WEB SOIL SURVEY FOR
MONTGOMERY COUNTY, MARYLAND AND INCLUDES:
TYPE: 2B (GLENELG SILT LOAM, 3-8% SLOPES - SOIL TYPE "B")
5B (GLENVILLE SILT LOAM, 3-8% SLOPES - SOIL TYPE "C/D")

BUILDING RESTRICTION LINES PER R-200 ZONING:

FRONT: 40 FEET
SIDE: 12 FEET MINIMUM. 25 FEET TOTAL
REAR: 30 FEET

SUBJECT PROPERTY CONTAINS TWO FRONT BUILDING RESTRICTION LINES AND A SIDE BUILDING RESTRICTION LINE, AS SHOWN ON THE PLAN VIEW.

ESTABLISHED BUILDING LINE CALCULATIONS ARE NOT APPLICABLE TO THIS APPLICATION.

INFILL DEVELOPMENT IS NOT APPLICABLE TO THIS APPLICATION.

AREA OF DISTURBANCE FOR ACCESSIBILITY IMPROVEMENTS: 2,712 SF +/- (SEE SHEET 2)

6. THIS PLAN SHALL BE USED AS A SUPPORT DOCUMENT/EXHIBIT FOR A CONDITIONAL USE APPLICATION FOR THE SUBJECT PROPERTY IN SUPPORT OF A DAY CARE CENTER (13-30 PERSONS). THE PLAN SHALL BE USED FOR NO OTHER PURPOSES.

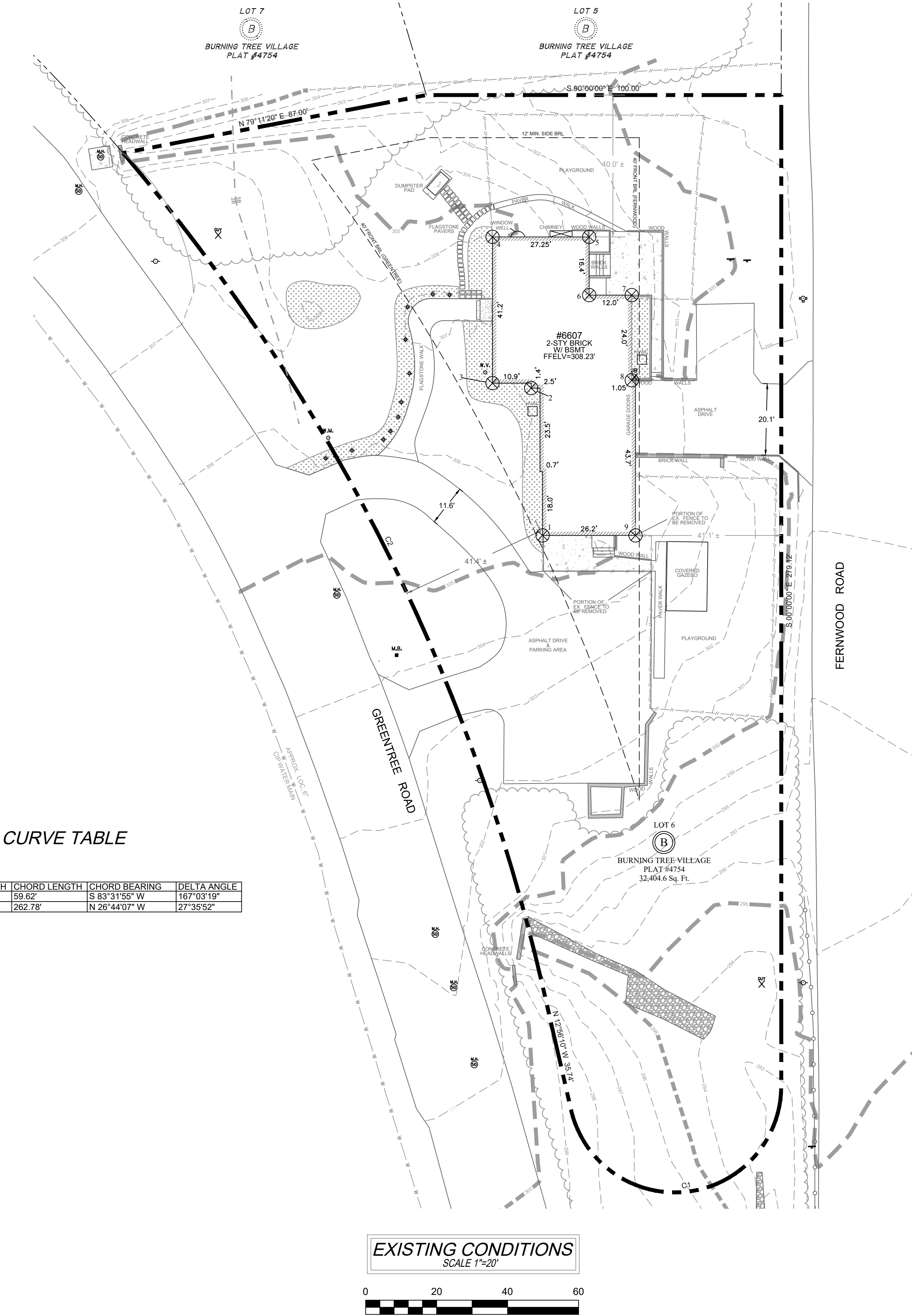
7. SEE THE FOLLOWING ADDITIONAL SUPPORT PLANS/DRAWINGS/DOCUMENT INFORMATION REGARDING THE SUBJECT CONDITIONAL USE APPLICATION:

- STATEMENT OF JUSTIFICATION TO ZONING STANDARDS, PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC.
- STATEMENT OF OPERATIONS, PREPARED BY THE LAW OFFICE OF MICHELE ROSENFELD, LLC
- LAND USE REPORT, PREPARED BY STANTEC.
- TRAFFIC STATEMENT, PREPARED BY MCV ASSOCIATES, INC.
- COMPLETED FOREST CONSERVATION LAND APPLICABILITY FOR CONDITIONAL USES/SPECIAL EXCEPTIONS (AS DEVELOPED BY M-MNCPPC).

8. SHEET 2 OF THIS PLAN SHOWS CONCEPTUAL SITE IMPROVEMENTS TO MEET ON-SITE ADA AND PARKING REQUIREMENTS IN CONJUNCTION WITH THIS APPLICATION. THESE IMPROVEMENTS ARE PROPOSED IN ACCORDANCE WITH APPLICABLE ENGINEERING STANDARDS, SPECIFICATIONS, AND CODES; HOWEVER, THIS PLAN IS ISSUED FOR PLANNING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. FINAL CONSTRUCTION PLANS SHALL BE ISSUED BY A COMPETENT AND QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND PRIOR TO CONSTRUCTION OF THE CONCEPTUAL IMPROVEMENTS.

ALL PROPOSED CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN SHALL BE COMPLETED IN A SINGLE PHASE.

9. SEE THE ACCOMPANYING ZONING ANALYSIS AND EXPERT REPORT IN SUPPORT OF CONDITIONAL USE APPLICATION, DATED 8/11/2021, PREPARED BY O'C&L, FOR FURTHER DETAILS REGARDING O'C&L'S ZONING ANALYSIS/REVIEW AND CONDITIONAL USE SUPPORT.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	87.47'	59.62'	S 83°31'55" W	167°03'19"
C2	550.87'	265.34'	262.78'	N 26°44'07" W	27°35'52"

EXISTING CONDITIONS LEGEND

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	STORM DRAIN MANHOLE		JUNCTION BOX		PROPERTY LINE		EX. WALL
	GROUND LIGHT		MAIL BOX		EX. CONTOUR		EX. CONCRETE
	FIRE HYDRANT		SIGN		EX. BUILDING RESTRICTION LINE		EX. LANDSCAPED AREA
	WATER VALVE		GUY WIRE		EX. WOOD FENCE		EX. SOIL DIVIDE
	WATER METER		BUILDING HEIGHT SHOT		EX. GUARDRAIL		EX. RIP-RAP AREA
					EX. TREELINE		

OWNERS:

MARINA DAVIS AND JOHN HOLSONBACK
6607 GREENTREE ROAD
BETHESDA, MD 20817

APPLICANT:
CREATIVE ARTS AND LANGUAGE SCHOOL, LLC
6607 GREENTREE ROAD
BETHESDA, MD 20817
CONTACT: MARINA DAVIS
PHONE: (301) 828-5258

ENGINEER:
O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832
CONTACT: DOUG TILLEY, P.E.
PHONE: (301) 924-4570

ATTORNEY:
THE LAW OFFICE OF MICHELE ROSENFELD, LLC
1 RESEARCH COURT, SUITE 450
ROCKVILLE, MARYLAND 20850
CONTACT: MICHELE ROSENFELD, ESQ.
PHONE: (301) 204-0913

SHEET INDEX

1	EXISTING CONDITIONS AND ZONING EVALUATION
2	ADA/PARKING UPGRADES AND DAY CARE AREA DELINEATION

ZONING DATA TABLE

	DESIGN STANDARDS	EXISTING SITE/TOTAL REQUIRED
LOT RESTRICTIONS		
LOT AREA	20,000 S.F. (MIN.)	32,404.6 S.F.
LOT WIDTH AT FRONT BUILDING LINE	100'	196'
LOT COVERAGE	25.0% (MAX)	11.0%
PRINCIPAL BUILDING SETBACKS	—	—
FRONT SETBACK	40' (MIN.)	41.4' (GREENTREE) 41.1' (FERNWOOD)
SIDE SETBACK	12' (MIN.) 25' (TOTAL)	40.0'
REAR SETBACK	30' (MIN.)	N/A
PRINCIPAL BUILDING HEIGHT	35-45' (MAX.)	<45'
PARKING (SEE NOTES 1 & 2)	3 SPACES / 1,000 SF GFA	2,819 SF/1000 * 3 = 9 SPACES ROOF + 2 RESIDENTIAL SPACES TOTAL: 11 SPACES

NOTES

1. SEE PARKING LAYOUT, SHEET 2, FOR LOCATION OF PROPOSED PARKING SPACES. A TOTAL OF 2 INTERNAL GARAGE SPACES, 2 COMPACT SPACES, 1 VAN ACCESSIBLE SPACE, AND 6 STANDARD SPACES ARE PROVIDED.
2. THE OVERALL NUMBER OF PARKING SPACES REQUIRED IS BASED ON THE GROSS AREA, ANTICIPATED TO BE USED FOR THE DAY CARE FACILITY. SEE SHEET 2 OF THIS PLAN FOR A DELINEATION OF THAT AREA.
3. PARKING LOT LANDSCAPING REQUIREMENTS ARE MET VIA EXISTING TREELINE AND FENCING.
4. DEFINED SCENIC REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE.

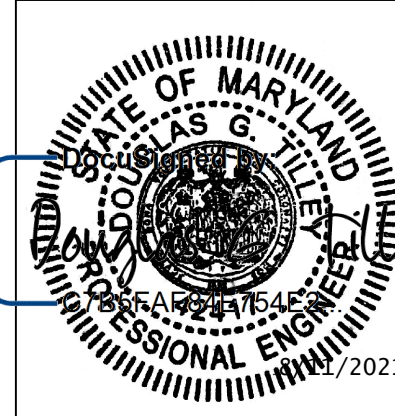
BUILDING HEIGHT DATA TABLE

LOCATION #	GROUND ELEVATION	ROOF ELEVATION	BUILDING HEIGHT
1	305.67	316.18	10.51
2	306.71	316.32	9.61
3	306.74	326.31	19.57
4	306.16	326.37	20.21
5	302.07	326.34	24.27
6	301.77	317.21	15.44
7	299.33	317.18	17.91
8	299.27	317.04	17.77
9	304.66	316.25	11.59

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 172417. EXPIRATION DATE: JUNE 6, 2022.

<u>Douglas G. Tilley</u>	8/11/2021
SIGNATURE	DATE
<u>DOUGLAS G. TILLEY</u>	42417
PRINTED NAME	REGISTRATION NUMBER



DESIGN BY:	JR
DRAWN BY:	GH/JR
CHECKED BY:	DT
DATE:	3/1/2021
SCALE:	1" = 20'
PROJECT/FILE NO.	020-021
SHEET NO.	1 of 2

**Construction Consultants,
Engineers, Surveyors**
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

O'C&L
O'CONNELL & LAWRENCE, INC.

6607 GREENTREE ROAD
LOT 6, BLOCK B
PLAT #4754
TAX MAP GP 51
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

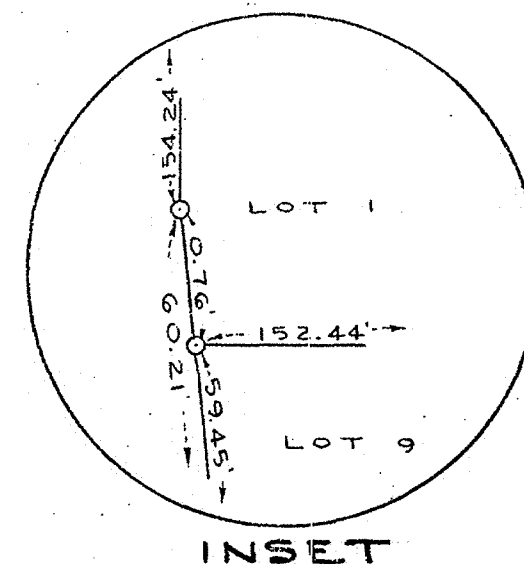
**SITE PLAN FOR
CONDITIONAL USE**

LAT No 4754

LOTS 1-7 INCL.-BLOCK A
LOTS 1-9 INCL.-BLOCK B
BURNING TREE VILLAGE

A RESUBDIVISION OF MARYWOOD
 ALSO A RESUBDIVISION OF LOT 1
 FRANK B. CROSTWAITE'S SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' NOVEMBER 1956

PREPARED IN THE OFFICE OF
JOSEPH N. STARKEY
 901 PERSHING DRIVE
 SILVER SPRING, MARYLAND



CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A RESUBDIVISION OF A PLAT OF MARYWOOD RECORDED IN PLAT BOOK 56 AT PLAT 4512 AND ALSO PART OF THE LANDS ACQUIRED BY THE ABANDONMENT OF BURNING TREE ROAD AS SET FORTH IN THE FINAL DECREE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, MARYLAND IN EQUITY CASE NO. 19383 DATED NOVEMBER 2, 1956 AND THAT IT IS A SUBDIVISION OF ALL OF LOT 1, FRANK B. CROSTWAITE'S SUBDIVISION OF TUSCULUM RECORDED IN PLAT BOOK 1 AT PLAT 88 BEING ALL OF THE LANDS ACQUIRED BY V.T.H. BIEN AND BERTHA C. BIEN, HIS WIFE, FROM HENRY J. ROBB, INC., BY DEED DATED OCTOBER 30, 1956 AND RECORDED IN LIBER 2276 AT FOLIO 449 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND: AND THAT PIPE MARKED THUS: —○—, ARE PLACED AS INDICATED. THE AREA OF DEDICATION OF STREETS IS: 6,626.66 SQ. FEET.

NOVEMBER 12, 1956

Joseph N. Starkey, Jr.
 JOSEPH N. STARKEY, JR.
 REGISTERED LAND SURVEYOR, MD.#2564

OWNER'S DEDICATION

WE, V.T.H. BIEN AND BERTHA C. BIEN, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION: ESTABLISH A 35.00 FOOT BUILDING RESTRICTION LINE: AND RESERVE FOR PUBLIC USE THE EASEMENT AS SHOWN FOR THE CONSTRUCTION, RE-CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND INSPECTION OF SANITARY AND STORM SEWERS TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS BY ANY PUBLIC AUTHORITY ALONG AND OVER SAID EASEMENT FOR ANY AND ALL SUCH PURPOSES WITHIN THE BOUNDS OF WHICH EASEMENT THERE SHALL NEVER BE ERECTED ANY BUILDING OR STRUCTURE OF ANY NATURE WHATSOEVER AND SAID EASEMENTS, SHALL BE EXPRESSLY RESERVED FOR THE ABOVE PURPOSES ONLY, AND DEDICATE THE STREETS TO PUBLIC USE. THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUST ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT A CERTAIN MORTGAGE AND A DEED OF TRUST AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

NOVEMBER 12, 1956

WITNESSED: *Gelese L. Carlson*
 Gelese L. Carlson

V.T.H. Bien
 V.T.H. BIEN
Bertha C. Bien
 BERTHA C. BIEN

WE, THE UNDERSIGNED HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

NOVEMBER 12, 1956

WITNESSED: *Morris K. Barnett*
 Morris K. Barnett
William K. Copenhaven
 WILLIAM K. COPENHAVEN
E. Duval Taliaferro
 E. DUVAL TALIAFERRO

NOVEMBER 12, 1956

WITNESSED: *Henry J. Robb*
 HENRY J. ROBB INCORPORATED
 Pres

CURVE DATA						
NO	RADIUS	Δ	ARC.	TAN.	BEARING	CHORD LENGTH
1	20.00'	90°00'00"	31.42'	20.00'	N.45°00'00"E	28.28'
2	25.00'	42°50'00"	18.69'	9.81'	N.68°35'00"W	18.26'
3	50.00'	265°40'00"	231.84'	-	NORTH	73.33'
4	25.00'	42°50'00"	18.69'	9.81'	N.68°35'00"E	18.26'
5	20.00'	90°00'00"	31.42'	20.00'	N.45°00'00"W	28.28'
6	30.00'	108°01'50"	56.56'	41.32'	S.54°00'55"W	48.55'
7	170.00'	48°52'30"	145.02'	77.25'	S.24°26'15"E	140.66'
8	550.87'	35°56'20"	345.53'	178.66'	S.30°54'20"E	339.90'
9	30.00'	167°03'50"	87.47'	264.62'	N.83°31'55"E	59.62'
10	2460'	5°33'13"	238.45'	119.32'	N.74°45'16"W	238.36'

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMM.

APPROVED: November 28, 1956

Carlton Fyler
 CHAIRMAN
John S. Nicholas
 SECRETARY-TREASURER

M-N.C.P.&P.C. RECORD FILE NO. 158-63