

JENNIFER RODRIGUEZ-AGUILAR DAY CARE

CONDITONAL USE NO. CU202205

Description

Request for Conditional Use approval to expand the currently operating licensed family day care facility (Ariana's Little Star) for up to 8 children to a group day care facility with a maximum of 12 children within a single-family detached dwelling unit with off-street parking and an outdoor recreation area.

No. CU202205

Completed: 1-6-2022

MCPB

Item No.

1-20-2022

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

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LOCATION

13011 Freeland Road in Rockville

MASTER PLAN

1994 *Aspen Hill Master Plan*

ZONE

Residential - 60 (R-60)

PROPERTY SIZE

0.14 acres

APPLICATION

Jennifer Rodriguez-Aguilar Day Care

ACCEPTANCE DATE

September 30, 2021

REVIEW BASIS

Conditional Use – Chapter 59

HEARING EXAMINER PUBLIC HEARING

February 4, 2022



Summary:

- Staff recommends approval with conditions and transmittal to the Hearing Examiner.
- The Subject Site has an existing Family Day Care (for up to 8 children) that has been operating on the Site since 2016. The Proposal is a modest expansion of the maximum enrollment for a Group Day Care Facility (9-12 Persons) which will not change the character of the neighborhood.
- Staff has not received any public correspondence as of the date of this Staff Report.

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SECTION 1: RECOMMENDATION AND CONDITIONS

CONDITIONAL USE NO.CU202205

Staff recommends approval of Jennifer Rodriguez-Aguilar Day Care, Conditional Use No. CU202205, for a group day care facility within a single-family detached dwelling unit, subject to the following conditions:

1. The Group Day Care facility must be limited to a maximum of twelve (12) children and two (2) non-resident employees.
2. The hours of operation are limited to Monday through Friday, 7:30 a.m. to 5:30 p.m.
3. The Applicant must schedule staggered drop-off and pick-up of children with a maximum of two (2) vehicles dropping off or picking up children during any fifteen (15)-minute period.

SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION

VICINITY

The Subject Property is located at 13011 Freeland Road in Rockville, which is approximately 500 feet north of the Wheaton Woods Elementary School located across from Faroe Place. There are three nearby Metro Ride On Bus stops located along Parkland Drive at Falcon Street, Grenoble Drive, and Independence Street.

There are three Metrorail stations within approximately three miles of the Subject Property: Twinbrook, Glenmont, and Wheaton. The closest emergency facilities are Holy Cross Hospital and Suburban Hospital.

The Staff-defined Neighborhood (Figure 1) is bounded by Arbutus Avenue to the northwest, Parkland Drive to the southeast, and Veirs Mill Road (MD 586) to the southwest. The Neighborhood is composed primarily of small lots with single-family detached homes and several religious institutions. The neighborhood is served by the Wheaton Woods Park which is west of the Wheaton Woods Elementary School.

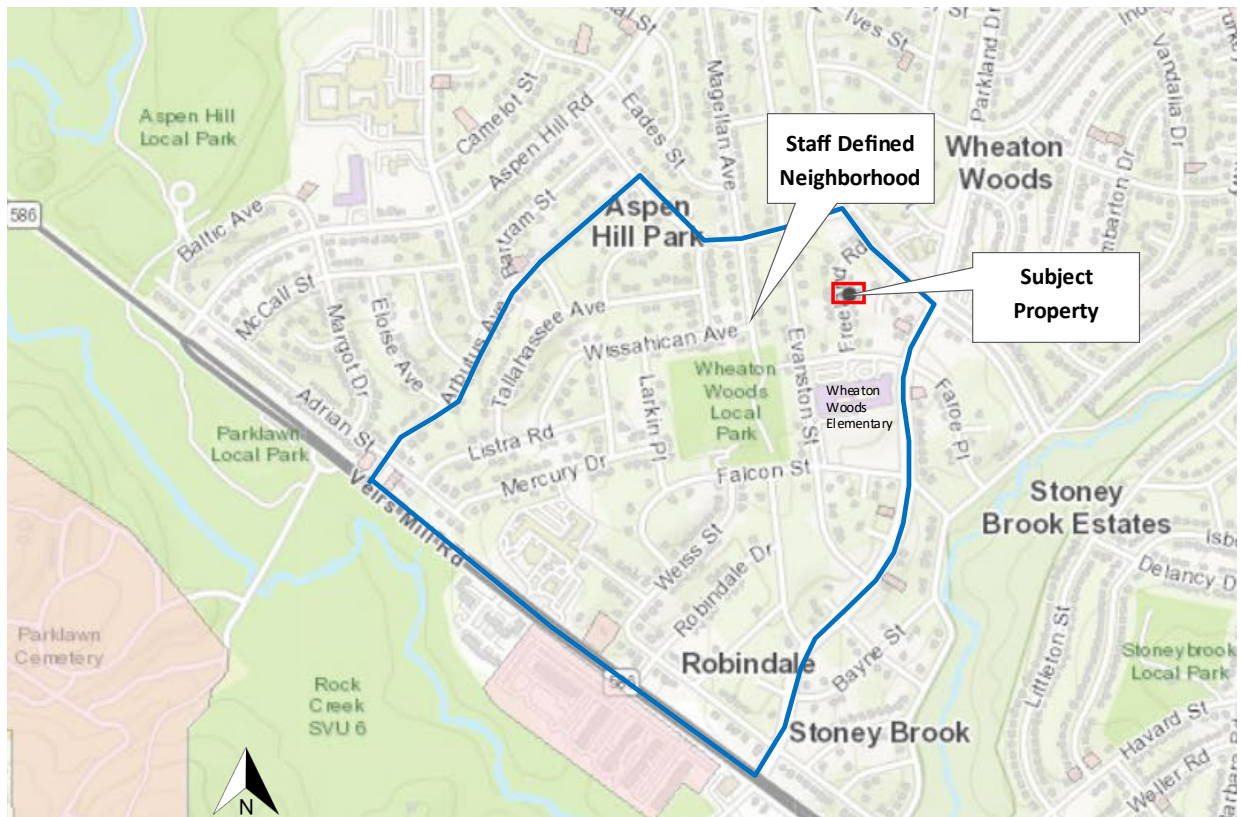


Figure 1: Vicinity Map

Staff identified one approved conditional use/special exception within the defined neighborhood: Special Exception No. S1914 (13004 Parkland Drive; Lot 26, Block 14) to permit a beauty parlor as a home occupation.

PROPERTY DESCRIPTION

The Subject Property (“Subject Property”, “Property”, or “Site”) is located at 13011 Freeland Road, Rockville, on a 0.14-acre lot, and also known as Lot 6, Block 14, (Plat #3003, 1951). It is improved with a single-family detached house (Figure 2) and a two-car driveway.



Figure 2: Subject Property (outlined in red)

The Applicant has been operating Ariana’s Little Star Family Day Care for up to 8 children, with ages ranging from infants through Pre-K (0 to 5 years old), since June 29, 2016. The existing Family Day Care occupies the lower level of the house and is a permitted use in the R-60 zone per Section 59.3.1.6 of the Zoning Code. The existing Family Day Care is operating on the basement level of the house and is accessed via the rear door of the house that opens into the day care area. The day care area consists of two main rooms and a kitchen with additional room for programming. Parents and/or guardians dropping off children may park on the street and walk with their child up the driveway, or park on the driveway itself and use a concrete path on the northern side leading to the rear of the Property. There is lighting at the front door, along the sidewalk, and at the rear entry door. The rear yard of the house is fully enclosed on all three sides by fencing. The backyard includes an outdoor play area that is located on the southern portion of the rear yard and separated from adjoining properties by wood fencing. Unrestricted on-street parking is allowed on both sides of Freeland Road, which is a one-way street, and two parking spaces are provided on the Subject Property.

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

The Applicant requests to expand the existing Family Day Care (up to 8 persons) to a Group Day Care Facility (9-12 Persons) for a maximum enrollment of 12 children. The proposed Group Day Care Facility will occupy the same space as the existing Family Day Care. The Applicant is not proposing any physical changes to the indoor or outdoor day care spaces and the current hours of operation, Monday through Friday, from 7:30 a.m. to 5:30 p.m., will remain the same.

The Applicant is not the owner of the Property; however, the owner has authorized use of the property as a Group Day Care Facility and has consented to the Subject Application. The Applicant lives on the Property and serves as the primary caregiver for the existing Family Day Care. Currently, there is one other staff member employed by the existing day care and also lives at the Property. The home occupants use on-street parking to allow the driveway to be available for day care pick-ups and drop-offs. To assist with the additional children, the Applicant proposes one new non-resident employee that will use transit and will not need parking accommodation.

Weather permitting, the children will play outside during designated outdoor play hours. Outdoor play hours typically occur from 11:15 a.m. to 11:45 a.m. daily for all age groups - infants, toddlers, and preschoolers.

Parent and/or guardian drop-off will typically take place in a staggered pattern between the hours of 7:30 a.m. and 9:30 a.m. and pick-up will typically occur between 4:30 p.m. and 5:30 p.m. Adequate on-street parking is available along Freeland Road, where there are no parking restrictions, to serve the expanded Conditional Use. There is also parking for two cars on the Property's driveway. The Applicant is not proposing any new signage with this Application.

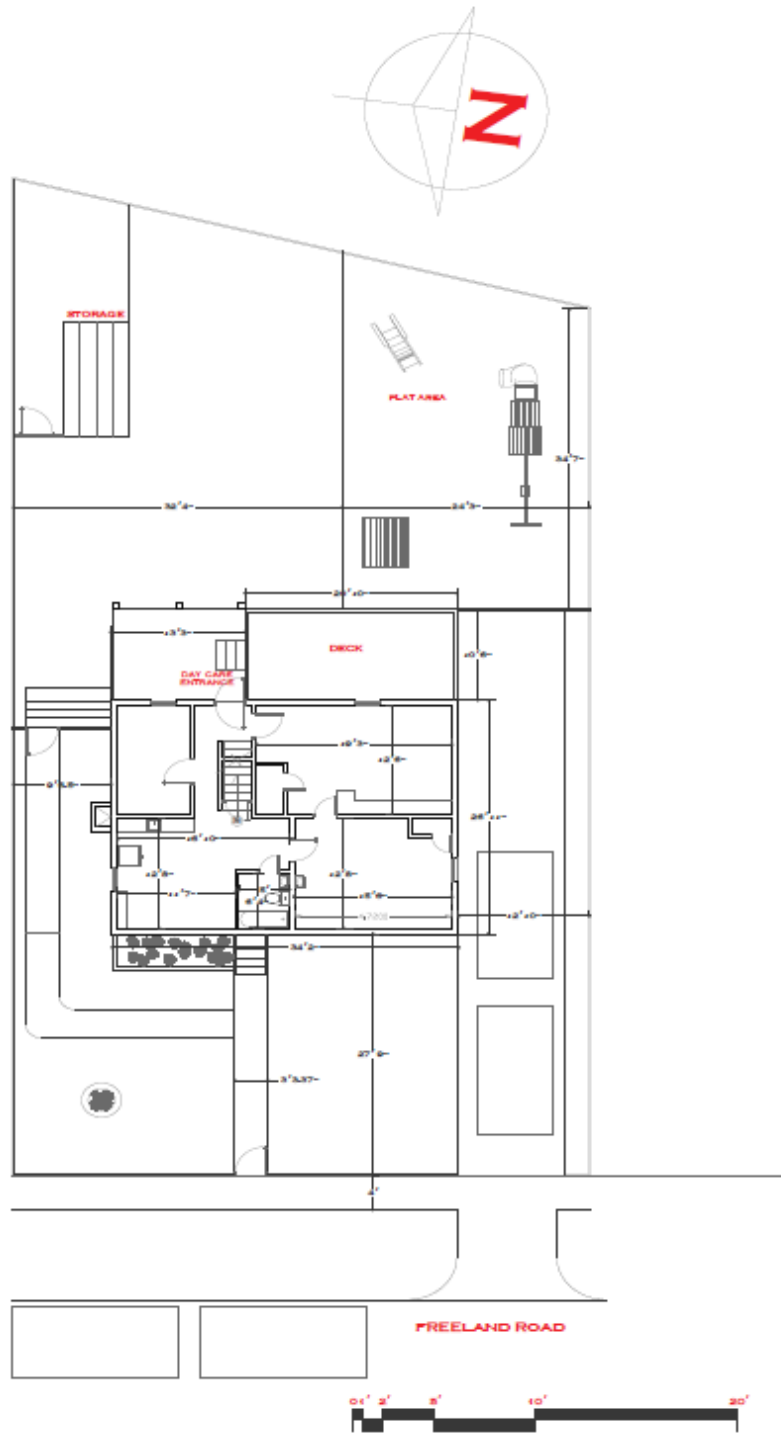


Figure 3: Existing Site Conditions



Figure 4: Front View of the Subject Property



Figure 5: Rear View of the Subject Property



Figure 6: Outdoor Play Area on the Subject Property

SECTION 4: CONDITIONAL USE ANALYSIS AND FINDINGS

ANALYSIS

Master Plan

The Site is located within the 1994 *Aspen Hill Master Plan* (Master Plan) area, which has a broad vision for the area as summarized: *“The Plan reinforces the primarily suburban and residential character of the Aspen Hill area....The Plan seeks to increase opportunities for community interaction. It looks to reduce the social and sometimes physical isolation of various neighbors The Plan seeks to increase recreational and transportation options in the Aspen Hill Planning Area in a manner that improves the overall environment and the quality of life of residents and workers.”* (page 1)

The Master Plan recognized that there were a variety of child day care resources available in Aspen Hill; however, one area of need is care for infants. Furthermore, the Master Plan indicates that based on demographic trends that the need for child care in Aspen Hill will increase over the next 20 years (page 295). While the Master Plan does not specifically identify the Site, it does include guidance about day cares, special exceptions/conditional uses, and residential areas. The Master Plan includes the following language:

According to the Master Plan, child care facilities should be encouraged to meet the needs of the residents of Aspen Hill. To the extent possible, they should consistently provide the following:

- Sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
- Location and design to protect children from excessive exposure to noise, air pollutants and other environmental factors potentially injurious to health or welfare.
- Location and design to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.
- Location and design to avoid creating undesirable traffic, noise and other impacts upon the surrounding community.
- Consideration should be given to locations in employment centers to provide locations convenient to workplaces. However, these locations should make provisions for a safe and healthful environment in accord with the criteria listed above. (Pages 190-193)

The existing Family Day Care (up to 8 persons) has been operating on the Site since 2016, and the Proposal is a modest expansion of the maximum enrollment which will not change the character of the neighborhood. The Site is an appropriate location for a Group Day Care Facility (9-12 Persons) and is compatible with the neighborhood. Therefore, the Proposal is in substantial conformance with the Master Plan.

Transportation

Master-Planned Roadways and Bikeway

Freeland Road is designated as a secondary residential street within a 60-foot-wide public right-of-way. Vehicular circulation along the street is in a one-way, northbound direction, with on-street parking along both street frontages. There are no existing or planned bikeway facilities along Freeland Road, therefore no implementation participation or right-of-way dedication is required of the Applicant as part of the subject Conditional Use Application. In the local area, the 2018 *Bicycle Master Plan* recommends a sidepath along the western frontage of Parkland Drive, within the vicinity of the Site. The existing Matthew Henson Trail is also located along Turkey Branch Parkway, to the east of the Subject Property.

Pedestrian Facilities

The existing sidewalks along both sides of Freeland Road adjacent to the Property measure approximately five-feet wide, with ten-foot vegetated street buffers, which is consistent with properties all along Freeland Road. No upgrades to these existing sidewalks are necessary as part of the subject Conditional Use application.

Transit Service

There is no bus service that runs along Freeland Road. Transit service within a quarter mile of the Subject Property includes Ride On Bus Route 48, which runs along Parkland Drive, providing service to Aspen Hill, downtown Rockville, the Wheaton CBD, and the Rockville and Wheaton Metrorail stations.

Parking and Drop-Off/Pick-Up

Along Freeland Road, on-street parking is available on both sides of the street. The property also contains a driveway, accessed from Freeland Road with capacity for two parked vehicles. To minimize impacts to the neighborhood, Staff recommends limiting scheduled parental drop-off and pick-up to two vehicles every 15-minutes.

Local Area Transportation Review

A proposed schedule of drop-offs/pick-ups during the weekday morning peak period (7:40 to 9:30 a.m.) and evening peak period (4:40 to 5:30 p.m.) was submitted with the subject Conditional Use application. The morning arrival schedule shows up to twelve children dropped off between 7:40 a.m. and 9:30 a.m., and the evening schedule shows up to twelve children picked-up between 4:40 and 5:30 p.m. Sibling groups will likely reduce the total number of projected vehicle trips; however, the trip generation is conservative and assumes that each child will arrive individually. The Subject Property is located within the Aspen Hill, yellow policy area. The projected peak-hour morning and evening trips

based on the Institute of Transportation Engineers' (ITE) trip generation rates for a day care center, and the Policy Area mode split assumptions, are shown below:

Table 1: Trip Generation for the Proposed Use

Period	ITE Vehicle Trips	Growth and Infrastructure Policy Yellow Policy Area Projected Trips			
		Person Trips	Auto Driver Trips	Auto Passenger Trips	Pedestrian Trips*
Morning Peak Hour	11	14	9	3	2
Evening Peak Hour	11	14	9	3	2
ITE Land Use Category: 565 – Day Care Center; pedestrian trips represent all walking, biking, and transit trips					

* Pedestrian trips are the projected sum of transit riders walking to/from their bus stop, bicyclists, and other students expected to walk to the day care.

The Subject Application was submitted in October of 2021 and is therefore subject to the 2020-2024 Growth and Infrastructure Policy, which took effect on January 1, 2021. Under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required to satisfy the Local Area Transportation Review (LATR) test because the proposed day care center generates fewer than 50 person-trips during each weekday AM and PM peak hour. The LATR test parameter is in the form of total peak-hour person trips, not vehicular peak-hour trips. Person trips include all travel modes - vehicular, transit, walking, and bicycle trips, and this total is 14 person-trips in both the AM and PM peak hours.

Environment

This Project is not subject to Chapter 22A (the Forest Conservation Law). It is in conformance with the Planning Department's Environmental Guidelines.

Forest Conservation

This Project is not subject to Chapter 22A (Forest Conservation) because (1) the application applies to a property of less than 40,000 square feet, (2) The property is not subject to a previously approved Forest Conservation Plan, and (3) The Conditional Use/Special Exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

Environmental Guidelines

The Site contains no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically-adjacent steep slopes, or known occurrences of Rare, Threatened and Endangered

species. The Site drains to the Lower Rock Creek watershed. Lower Rock Creek is a State Use Class I stream. The Site is not within a Special Protection Area or the Patuxent Primary Management Area.

NECESSARY FINDINGS

Per Section 59.7.3.1.E., to approve a conditional use application, the Hearing Examiner must find that the proposed development:

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

There are no applicable previous approvals on the Site. The existing Family Day Care (up to 8 persons) is allowed by right.

- 2. *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6; Use Standards for Group Day Care- Section 59.3.4.4.D.2***
 - a) *Where a Group Day Care (9-12 Persons) is allowed as a limited use, it must satisfy the following standards:***
 - i. *The facility must not be located in a townhouse or duplex building type.***
 - ii. *In a detached house, the registrant is the provider and a resident. If the provider is not a resident, the provider may file a conditional use application for a Day Care Center (13-30 Persons) (See Section 3.4.4.E).***
 - iii. *In a detached house, no more than 3 non-resident staff members are on-site at any time.***
 - iv. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.***

The Site is not located in a townhouse or duplex and the Applicant is the provider and a resident. As conditioned, no more than two (2) non-resident staff members will be on-site at any time. The Site is not located in the AR Zone.

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

Table 2: Conditional Use Development and Parking Standards (R-60 Zone)

Development Standard Section 4.4.9	Permitted/ Required	Existing*
Minimum Lot Area	6,000 sq. ft.	6,128 sq. ft.
Minimum Lot Width at Front Building Line	60 feet	±57 feet
Minimum Lot Width at Front Lot Line	25 feet	±55 feet
Maximum Density	1 unit (7.26 dwelling units/acre)	1 unit
Maximum Lot Coverage	35%	±16%
Minimum Front Setback	25 feet	±28 feet
Minimum Side Setback	8 feet	±9 feet
Minimum Sum of Side Setbacks	18 feet	±21.5 feet
Minimum Rear Setback	20 feet	±40.5 feet
Maximum Height	35 feet	±28 feet
Vehicle Parking Requirement (Section 59.6.2.4.B)	Group Day Care: 1 (1/ non-resident employee) Dwelling: 2 Total: 3	2 spaces on-site 1 space on-street

*There is no proposed development with this Application.

Screening

The existing fencing in the rear yard provides sufficient screening between the proposed use and the adjacent homes. The rear yard of the house is partially enclosed by perimeter fencing along with north, south, and eastern property lines.

Lighting

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

Signage

No new signage is proposed as part of this Application, but any signage added in the future must satisfy Division 59.6.7 of the Zoning Ordinance.

c) substantially conforms with the recommendations of the applicable master plan;

As previously summarized, the Site is located within the 1994 *Aspen Hill Master Plan* area, and the proposal is in substantial conformance with the Master Plan.

- d) is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan; The proposal is harmonious with, and will not alter the character of, the surrounding neighborhood.**

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

- e) will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;**

Staff identified one approved conditional use within the Staff-defined neighborhood, an existing beauty parlor in a private dwelling at 13004 Parkland Drive. Although approval of this Application will increase the number of conditional uses in the Staff-defined Neighborhood, the proposed day care expansion will not affect the area adversely or alter the area's predominantly residential nature. The existing day care has been operating on the Site since 2016, the increase in the number of children being served is modest, and the Applicant is not proposing any physical changes to the Property.

- f) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:**
- i. if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, or**
 - ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and**

There are adequate public services and facilities to serve the proposed use, and a Preliminary Plan of Subdivision is not required.

- g) will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:**

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, residents, visitors, or employees.*

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

Staff determined that the inherent physical and operational characteristics associated with a Group Day Care facility include the following key issues when they exceed existing conditions or typical conditions: 1) excessive vehicular trips to and from the Site; 2) inadequate outdoor play areas; 3) excessive noise generated by children; 4) inadequate drop-off and pick-up areas; and 5) excessive lighting.

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

The outdoor play equipment and lawn area in the backyard is adequate for the Proposal. The designated hours for outdoor play are not expected to exceed typical noise levels for outdoor activity.

The existing lighting for the front entrance, sidewalk, and rear entrance, along with some landscaping on the Site is adequate for the Proposal. The existing lighting fixtures are residential in nature and will not intrude on neighboring properties.

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

3. Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.

The Proposal is for the expansion of an existing day care facility in an existing single family detached house; no construction, reconstruction or alteration of any structure is proposed.

4. The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.

The proposed use will remain compatible with the nearby residential properties and Staff recommends approval with conditions.

SECTION 5: COMMUNITY CORRESPONDENCE

As of the date of this Staff Report, Staff has not received any letters of correspondence from the community. As a part of the Application, the Applicant submitted letters of support found in Attachment A.

SECTION 6: CONCLUSION

The proposed conditional use complies with the general conditions and standards of a Group Day Care Facility, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the 1994 *Aspen Hill Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

ATTACHMENTS

Attachment A: Letters of Support submitted by the Applicant

Attachment B: Subdivision Plat

Attachment C: Letter of Authorization

ATTACHMENT A

John Patrick Walsh

5 Lavenham Place
Gaithersburg, MD 20877
(732)-673-0762
35walsh@gmail.com

July 02, 2021

Mr. Casey Anderson

Chairman, Montgomery County Planning Board
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

Dear Chairman Anderson,

We write today as county residents and parents *in support* of the expansion application of **Ms. Jennifer Rodriguez-Aguilar**, located at **13011 Freeland Rd, Rockville, MD 20853**.

As you and your fellow board members may be aware, lack of affordable child care is one of the largest barriers to gainful employment for many Americans, especially low income or single parent families. This problem disproportionately affects those in the DMV area, many of whom are young professionals who have to weigh career paths and future earning potential against the ability to find and retain child care services. The proposed expansion of **Ariana's Little Star Family Child Care**, owned and operated by Ms. Rodriguez-Aguilar, would help alleviate a small part of this need in Montgomery County by allowing for additional capacity.

As parents our greatest obligation is our children's safety. For the past five years we have placed our trust in Ms. Rodriguez-Aguilar to safeguard our children. She has never betrayed that trust. The love and support "Ms. Jenny" provides each child in her care far exceeds the exacting expectations of our fellow parents. It is this trust in her performance that allowed many of Ms. Rodriguez-Aguilar's clients, us included, to grow our family with absolute confidence for our future child's well-being.

We wish to leave you with the highest compliment we can bestow on Jennifer and hope you take it into consideration as you review her application; when we purchased a home three years ago, proximity to Ariana's Little Star Family Child Care became the determining factor in our geographic search. Without mentioning it to each other or our realtor, the ability to continue sending our child(ren) to "Ms. Jenny's" became our shared reason for remaining residents

in Montgomery County. We strongly support the application before you and urge its adoption.

Sincerely,

Two handwritten signatures in blue ink. The first signature, on the left, is "John Patrick Walsh" and the second signature, on the right, is "Jillian Walsh".

John Patrick & Jillian Walsh

To Whom It May Concern,

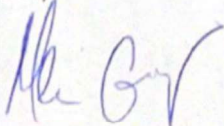
Our son started attending Ariana's Little Star in November of 2018 when he was 6 months old. We had been referred to Jenni Rodriguez by friends of ours who had sent all three of their children there and spoke very highly of Jenni. Needless to say, choosing a daycare for your first child is an extremely anxiety producing and grueling process. We toured many places and the moment we walked into Ariana's Little Star, we knew that this was the place for us. It was warm, cozy, kid orientated, and obviously a place where our son could grow and thrive. It was immediately clear that Jenni loves what she does and is extremely passionate about nurturing children to learn and grow. We have watched our son transform from a 6 month old baby into a talkative, kind, friendly, and fun little 3 year old boy. We know that Jenni and the staff at Ariana's Little Star have been crucial in his development and we are so grateful for all of their support. He loves to tell stories and is able to identify letters and that is most definitely thanks to all of Jenni's work with him.

Our second son was born in March 2020. This was obviously a very difficult time in our lives, given the pandemic and the closure of all daycares. When Ariana's Little Star opened back up, we did not think twice about sending our now two sons into her loving care. She has been extremely diligent about following covid protocols and we have been so grateful that our children have been able to continue to learn, grow, and socialize during this difficult time.

We fully support Jenni expanding her day care capacity so that she can have more children in her care. We trust her implicitly and know that her ability to serve even more children will only be for the benefit of all involved. Jenni and the staff at Ariana's Little Star are incredible, professional, and perhaps most important, caring people.

Please let us know if you have any questions.

Best,

A handwritten signature in blue ink, appearing to read "Melissa & Ben Goldberg".

Melissa & Ben Goldberg

703-727-6682

Melissa.Goldberg26@gmail.com

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Silver Spring, MD 20906
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Office of Child Care Region 5 (Montgomery County)
Division of Early Childhood
Maryland Department of Education
51 Monroe Place, Suite 200
Rockville, MD 20850

June 28, 2021

To whom it may concern,

I am writing to express my support for Jennifer Rodriguez, owner of Ariana's Little Star Family Childcare in Rockville, MD. My family has been with Ariana's Little Star since March of 2017 and currently, Jennifer is caring for my two children.

As a first-time mom, I took my search for a childcare provider very seriously as most parents do and it was honestly very overwhelming. Jennifer was the first provider we met with and she came highly recommended by other parents. We liked the fact that she would give our daughter a bi-lingual experience and we appreciated the way she had the daycare set up as an environment geared for play as well as learning. After meeting with several other providers in the area we circled back to Jennifer as my husband and I both felt that she was the right fit for our family.

As someone who works in the maternal and child health/early childhood space, I am very aware of the importance of high-quality child care to ensure children are physically, socially, and emotionally healthy and ready to succeed. We have been thrilled at the way Jennifer continues to fine-tune her program and the extra care and creativity she puts into making sure the children have a fun and dynamic learning environment that promotes child development and school readiness.

Jennifer has done such a stellar job with our daughter that, given the fluctuating school situation due to the pandemic, we have changed our initial plans to enroll her in preschool and instead will keep her with Jennifer until kindergarten. With the help of Jennifer's care and instruction our daughter has excellent social skills, has hit all of her 5-year milestones at 4-years-old, and far exceeds every kindergarten readiness assessment we've done.

Throughout the pandemic while daycare was closed - and even when daycare could reopen but we were not quite ready to send our kids back - Jennifer continued to support our family and our daughter's learning and development by sending packets of work, links to videos, and organizing Zoom circle time sessions for the children to see familiar faces, sing, hear stories, and practice their Spanish.

We consider Jennifer to be instrumental - a true partner - in our children's growth, development, and well-being. In January 2020 we welcomed a son and faced some challenges

early on. He had some slight gross and fine motor delays and we enrolled in Montgomery County Infants and Toddlers for early intervention. In the fall of 2020, despite the ongoing pandemic, we made the difficult decision to send our daughter back to daycare for her emotional well-being and to have our son join her because we knew that Jennifer's skills would be such an asset to helping him catch up developmentally. Our son started with Jenny at 8 months old and was barely rolling over, was not crawling, and could not get from sitting to lying down or vice versa. He would only play with toys within reach and would not make efforts to move to reach toys farther away. We shared notes from his physical therapist with Jennifer and she made sure that the work done with him at the daycare was aligned with our work at home with the physical therapist. By 11 months old he was pulling up, cruising, and crawling. By 13 months he was walking. There isn't a doubt in our minds that one reason he caught up so fast is because of Jennifer's support.

Everyone from our pediatrician to the physical therapist, to other parents and even colleagues who work in the early childhood space have been so impressed when I talk about our daycare experience. Jennifer consistently goes above and beyond for the children in her care. She is compassionate, supportive, creative, and speaks only love and encouragement into our children. My kids are happy and thriving with her. We trust Jennifer's judgment and we trust that she always puts the best interest of the children first and foremost. We absolutely support Jennifer and her efforts to expand her child care to a large family child care and we hope that the Office of Childcare will continue to work with her through the process so that she can provide more children with a nurturing and stimulating care environment.

Sincerely,

A handwritten signature in cursive script that reads "Billie R. Joseph". The signature is written in dark ink and is positioned above the printed name.

Billie R. Joseph

June 28, 2021

To Whom It May Concern,

I am writing to recommend ***Jennifer Rodriguez Family Child Care*** program to expand from 8 children to 12 children. A quality education is what every parent dreams of for their child, and most families begin that process as early as daycare, but that's a luxury not every parent has access to. Recently, Governor Larry Hogan announced that the state's child care subsidy program is doubling the initial annual income eligibility amount from \$35,702 to \$72,525 for a family of four. Maryland families using Child Care Scholarship Vouchers are required to use a Maryland EXCELS participating program or provider. ***Jennifer Rodriguez Family Child Care*** program is participating in Maryland EXCELS and has been published at a check level 1 since 2020.

Expanding their program to an additional 4 children, can in turn potentially assist additional families accessing the Child Care Scholarship Voucher.

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

Thank you for your consideration.

Respectfully,

Paulina Alvarado, Quality Enhancement Coordinator

Montgomery Child Care Resource and Referral Center

June 20, 2021

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

To Whom It May Concern;

Our family has been lucky enough to send our three children to Jenni at Arianna's Little Star Daycare for almost the past decade. Jenni began caring for our oldest daughter, Lily in the fall of 2012 and we have continued to send our children there ever since. The care she has provided to all three of them has been amazing. She is loving, knowledgeable and responsible and our kids absolutely love spending their days with her. She has become such a special part of our family and we highly recommend her daycare.

We are excited at the opportunity for her to expand and have a greater opportunity to reach even more children and families. We hope that you consider Arianna's Little Star for expansion and are happy to answer any additional questions if needed.

Sincerely,

Jessica & Reid Miller
reidmiller1@gmail.com

WASHINGTON SUBURBAN SANITARY COMMISSION
APPROVED: SEPT. 18, 1951
SUITABLE FOR WATER AND SEWER DESIGN
WITHOUT COMMITMENT TO INSTALLATION
HARRY SHAW
DEPUTY CHIEF ENGINEER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: SEPTEMBER 13, 1951
M.N.C.P. & P.C. RECORD FILE NO. 138-17

PLAT No 3003

OWNER'S DEDICATION

We, WOODLAWN LAND COMPANY, INC., a DISTRICT OF COLUMBIA CORPORATION, by David Hornstein, Vice President and Vivian E. Matey, Assistant Treasurer, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets to public use.

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

April 16, 1951

WOODLAWN LAND COMPANY, INC.

By: David Hornstein, Vice President

Attest: Vivian E. Matey
Vivian E. Matey, Assistant Treasurer

ENGINEER'S CERTIFICATE

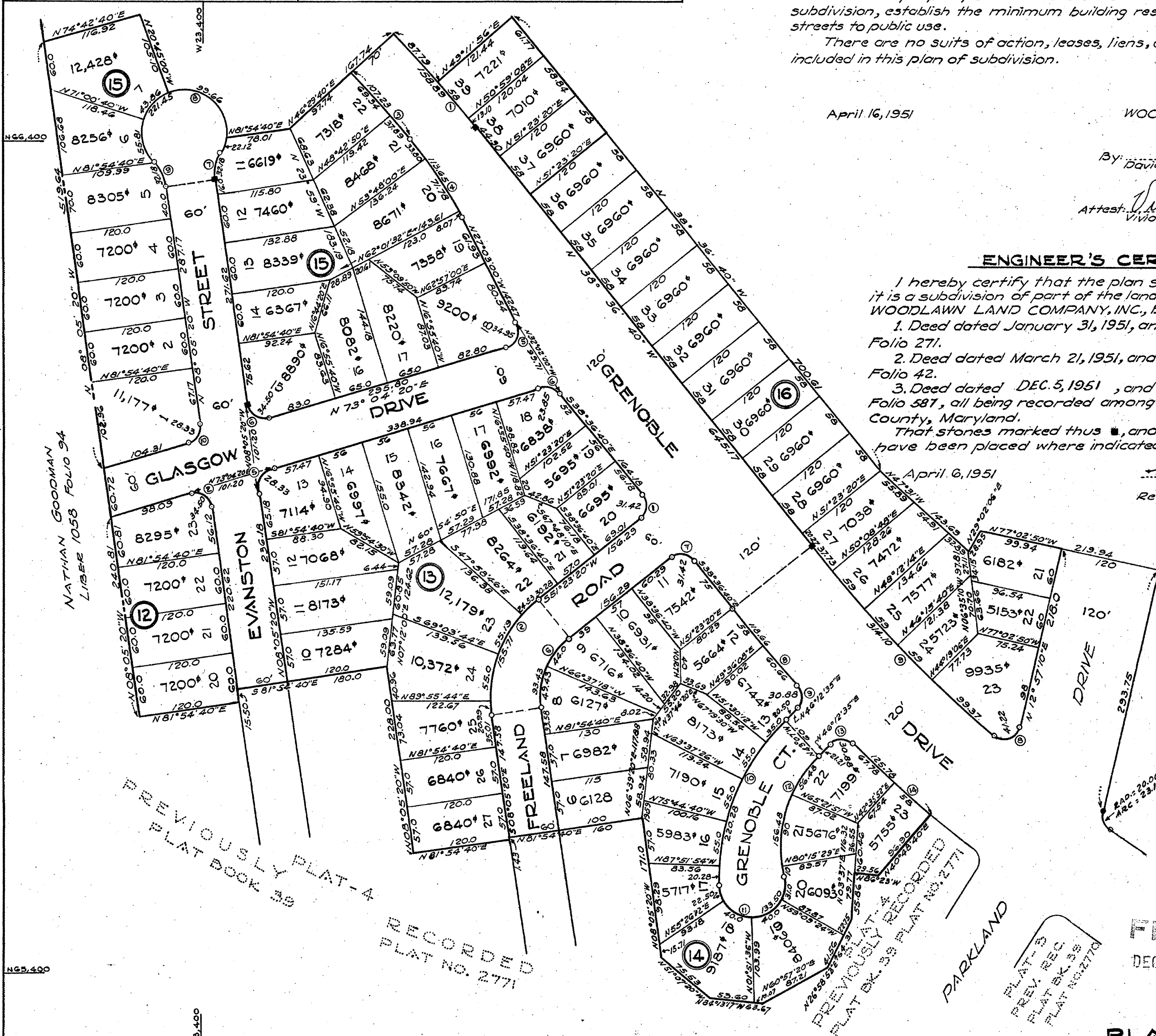
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Elias Gelman to WOODLAWN LAND COMPANY, INC., by the following deeds;

1. Deed dated January 31, 1951, and recorded in Liber 1490 at Folio 271.
2. Deed dated March 21, 1951, and recorded in Liber 1507 at Folio 42.
3. Deed dated DEC. 5, 1951, and recorded in Liber 1605 at Folio 587, all being recorded among the Land Records of Montgomery County, Maryland.

That stones marked thus ■, and iron pipe marked thus ○ have been placed where indicated.

April 6, 1951

Thomas G. Oyster
THOMAS G. OYSTER
Registered Land Surveyor, Md. #1673



CURVE DATA											
BLK.	NO.	RADIUS	Δ	ARC	CHORD	CHD. BEARING	BLK.	NO.	RADIUS	Δ	ARC
12	2	20.00'	98° 50' 20"	34.50'	30.38'	N 57° 30' 30" W	13	3	1790.00'	03° 25' 56"	107.23'
	1	20.00'	90° 00' 00"	31.42'	28.28'	N 06° 23' 20" E		4	500.00'	13° 01' 24"	113.65'
	2	150.00'	59° 28' 40"	153.71'	148.81'	N 21° 39' 00" E		5	20.00'	100° 07' 20"	34.95'
	5	20.00'	81° 09' 40"	28.33'	26.02'	N 32° 29' 30" E		6	20.00'	98° 50' 20"	34.50'
	6	20.00'	68° 19' 00"	23.85'	22.46'	N 72° 46' 10" W		7	90.00'	36° 52' 30"	32.18'
14	6	90.00'	59° 28' 40"	93.43'	89.29'	N 21° 39' 00" E	16	8	50.00'	253° 45' 00"	221.45'
	7	20.00'	90° 00' 00"	31.42'	28.28'	N 83° 36' 40" W		9	50.00'	36° 52' 30"	32.18'
	8	1860.00'	03° 39' 18"	118.66'	118.64'	N 40° 26' 20" W		10	20.00'	81° 09' 40"	28.33'
	9	20.00'	88° 28' 34"	30.88'	27.91'	N 01° 58' 18" E		1	1860.00'	04° 53' 40"	158.89'
	10	260.00'	48° 32' 35"	220.28'	213.75'	N 21° 36' 18" E		8	20.00'	118° 05' 36"	41.22'
	11	40.00'	191° 13' 43"	133.50'	79.62'	N 82° 03' 08" E		9	1740.00'	10° 20' 34"	314.10'
	12	150.00'	59° 46' 18"	156.48'	149.48'	N 16° 19' 26" E					
	13	20.00'	88° 28' 34"	30.88'	27.91'	N 89° 33' 08" W					
	14	1860.00'	03° 52' 29"	125.78'	125.76'	N 47° 15' 06" W					

PLAT - 5
PART OF BLOCKS 12, 13, 14, 15, & 16
WHEATON WOODS

MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
APRIL 1951

THOMAS G. OYSTER & ASSOCIATES
11,258 GEORGIA AVENUE
WHEATON TRIANGLE
SILVER SPRING, MD.

ATTACHMENT C

4/28/2021

Homeowner Letter

← Homeowner Letter

April 16, 2020

To Whom It May Concern,

I, STEVEN HADEED, am the owner of the property located at 13011 Freeland Rd. Rockville, MD 20853. I am writing this letter to acknowledge that I am aware that my tennant, Jennifer Rodriguez, has been operating a daycare out of the house. From what I have seen over the years, Jennifer is a compassionate, kindhearted and well intentioned individual. I am excited for her to have the opportunity to expand her childcare and fully support her applying for the expansion.

Please let me know if there is anything further you need from me.

Sincerely,

Steven Hadeed

4/16/2021

240 462-6709