



Forest Conservation Law Applicability for Conditional Uses/Special Exceptions

Property Information

Address 8801 Hempstead Ave City Bethesda  
 Subdivision Name 062 Plot(s) 2 Lot(s) 16 Block(s) \_\_\_\_\_ Tax Map \_\_\_\_\_ Parcel(s) \_\_\_\_\_  
 Property Tax ID 1 00588654 Property Tax ID 2 \_\_\_\_\_ Property Tax ID 3 \_\_\_\_\_ Property Tax ID 4 \_\_\_\_\_

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

Name Aidin Hassanloo-Mehdi Aminizadeh Company \_\_\_\_\_  
 Street Address 8801 Hempstead Ave  
 City Bethesda State MD Zip Code 20817  
 Phone Number 5102296549 Email Address Aidin.1359@gmail.com

Total Area of Property: \_\_\_\_\_ acres 6880 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. *(Not subject to Forest Conservation Law; requires M-NCPPC signature below)*
- 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.

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.

Applicant's Signature Aidin Date 12/07/2021  
 Printed Name Aidin Hassanloo

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(g)(1) of the Forest Conservation Law.

Plan Name: 8801 Hempstead Ave

Plan Number: 4 2022195E

M-NCPPC Signature [Signature] Date 3/9/2022  
 Printed Name Aaron Savage

### TRANSPORTATION STATEMENT FOR DAY CARE APPLICATIONS

Include the number of children and non-resident staff that will arrive during each 15-minute interval for the proposed day care use.

Morning Peak Period Drop Off and Staff Arrivals (6:30am-9:30am)		
Time	Number of Children	Number of Non-Resident Staff
6:30-6:45 am		
6:45-7:00 am		1
7:00-7:15 am	2	
7:15-7:30 am	3	
7:30-7:45 am	1	
7:45-8:00am	2	
8:00-8:15am	1	
8:15-8:30 am	1	
8:30-8:45 am	1	
8:45-9:00 am	1	
9:00-9:15 am		
9:15-9:30 am		
<b>Total</b>		

Include the number of children and non-resident staff that will depart during each 15-minute interval for the proposed day care use.

Evening Peak Period Pick-Up and Staff Departures (4:00pm-7:00PM)		
Time	Number of Children	Number of Nonresident Staff
4:00-4:15pm	1	
4:15-4:30pm	1	
4:30-4:45pm	2	
4:45-5:00pm	2	
5:00-5:15pm	3	
5:15-5:30pm	1	
5:30-5:45pm	1	
5:45-6:00pm	1	
6:00-6:15pm		1
6:15-6:30pm		
6:30-6:45pm		
6:45-7:00pm		
<b>Total</b>		

## Agency Comments – CU202208 – 8801 Hempstead Avenue

**From:** LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>  
**Sent:** Wednesday, April 13, 2022 5:17 PM  
**To:** Bossi, Adam <Adam.Bossi@montgomeryplanning.org>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** Re: Review Comments - CU202208- 8801 Hempstead Avenue

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

The applicant's response as described below clarifies that this project should meet prescriptive code requirements for fire department vehicular access and water supply.

S Marie LaBaw PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services

2425 Reedie Drive, 7th Floor  
Wheaton, Maryland 20902  
(240) 773-8917 Office  
Marie.LaBaw@montgomerycountymd.gov

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**From:** Bossi, Adam <Adam.Bossi@montgomeryplanning.org>  
**Sent:** Wednesday, April 13, 2022 9:43 AM  
**To:** LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** FW: Review Comments - CU202208- 8801 Hempstead Avenue

**[EXTERNAL EMAIL]**

Good morning Marie,

Coming full circle with this – please see the emails below. I drew up a couple of quick graphics to illustrate the hydrant distances, road width and front door distance from the street for 8801 Hempstead Avenue's conditional use application. The owner/applicant confirmed these appear correct. Per our earlier emails, while you can't write an approval letter without an PE preparing these drawings, you did not you could note "no objection" to the application if these items were addressed. They appear to have been addressed. Could you send a quick letter or email on this point for the application file if you concur?

The points you raised are:

- Fire Department comment (Marie LaBaw)- Hempstead Ave pavement width must be at least 20ft.
- Fire Department comment (Marie LaBaw) - Must locate a fire hydrant one within 400ft of the driveway measured as the truck travels.
- Fire Department comment (Marie LaBaw) - If walking distance from front door to edge of pavement is no more than 50ft, this element of fire department access design is met for a commercial occupancy. If greater than 50ft, but less than 150ft, occupancy type must officially remain a single family residence.

Applicant's responses:

**Agency Comments – CU202208 – 8801 Hempstead Avenue**

- Hempstead Ave pavement width is 30ft.
- There are two fire hydrants near the house, one is 250 feet away and another is 370 feet away.
- The walking distance from the front door to the edge of the pavement is 45ft.

Our staff report needs to be completed mid-next week. Could you send that letter before the end of this week or on Monday at the latest? Please feel free to reach out with any questions. Thanks again.

Adam

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**From:** LaBaw, Marie <[Marie.LaBaw@montgomerycountymd.gov](mailto:Marie.LaBaw@montgomerycountymd.gov)>  
**Sent:** Tuesday, March 15, 2022 4:48 PM  
**To:** Bossi, Adam <[Adam.Bossi@montgomeryplanning.org](mailto:Adam.Bossi@montgomeryplanning.org)>; Goutos, Melissa <[Melissa.Goutos@montgomerycountymd.gov](mailto:Melissa.Goutos@montgomerycountymd.gov)>; Torma, Rebecca <[Rebecca.Torma-Kim@montgomerycountymd.gov](mailto:Rebecca.Torma-Kim@montgomerycountymd.gov)>; Kohler, Andrew <[Andrew.Kohler@montgomerycountymd.gov](mailto:Andrew.Kohler@montgomerycountymd.gov)>; Farhadi, Sam <[Sam.Farhadi@montgomerycountymd.gov](mailto:Sam.Farhadi@montgomerycountymd.gov)>; Gatling, Tsaiquan <[tsaiquan.gatling@montgomeryplanning.org](mailto:tsaiquan.gatling@montgomeryplanning.org)>; Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>  
**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>  
**Subject:** Re: CU202208 - 8801 Hempstead Avenue

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

I have a few what I hope are minor comments. Please see attached PDF for sticky notes. Comments are also listed below.

- 1) Hempstead Ave pavement width must be at least 20ft.
- 2) Must locate a fire hydrant one within 400ft of the driveway measured as the truck travels.
- 3) If walking distance from front door to edge of pavement is no more than 50ft, this element of FD access design is met for a commercial occupancy. If greater than 50ft, but less than 150ft, occupancy type must officially remain a single family residence.

S Marie LaBaw PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services

2425 Reedy Drive, 7th Floor  
Wheaton, Maryland 20902  
(240) 773-8917 Office  
[Marie.LaBaw@montgomerycountymd.gov](mailto:Marie.LaBaw@montgomerycountymd.gov)

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**From:** Somarajan, Deepak <[Deepak.Somarajan@montgomerycountymd.gov](mailto:Deepak.Somarajan@montgomerycountymd.gov)>  
**Sent:** Thursday, March 24, 2022 3:50 PM

**Agency Comments – CU202208 – 8801 Hempstead Avenue**

**To:** Bossi, Adam <Adam.Bossi@montgomeryplanning.org>

**Cc:** LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Kohler, Andrew <Andrew.Kohler@montgomerycountymd.gov>; Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>; Gatling, Tsaiquan <tsaiquan.gatling@montgomeryplanning.org>; Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

**Subject:** Re: DUE TOMORROW - CU202208 - 8801 Hempstead Avenue Review Comments

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Adam,

We do not have any comments as they are not proposing any improvements within the site or right-of-way.

Thanks

Deepak Somarajan

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**From:** Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>

**Sent:** Tuesday, March 22, 2022 9:29 AM

**To:** Bossi, Adam <Adam.Bossi@montgomeryplanning.org>

**Cc:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>

**Subject:** RE: CU202208 - 8801 Hempstead Avenue Daycare

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Brenda is attending. We don't have any comments. If there is something specific you would like to discuss, please let me know.

Rebecca Torma | Manager, Development Review  
Director's Office | Department of Transportation  
101 Monroe Street  
10<sup>th</sup> Floor  
Rockville MD 20850  
(240) 777-2118 (work)  
(240) 383-5252 (cell)  
[Rebecca.torma@montgomerycountymd.gov](mailto:Rebecca.torma@montgomerycountymd.gov)