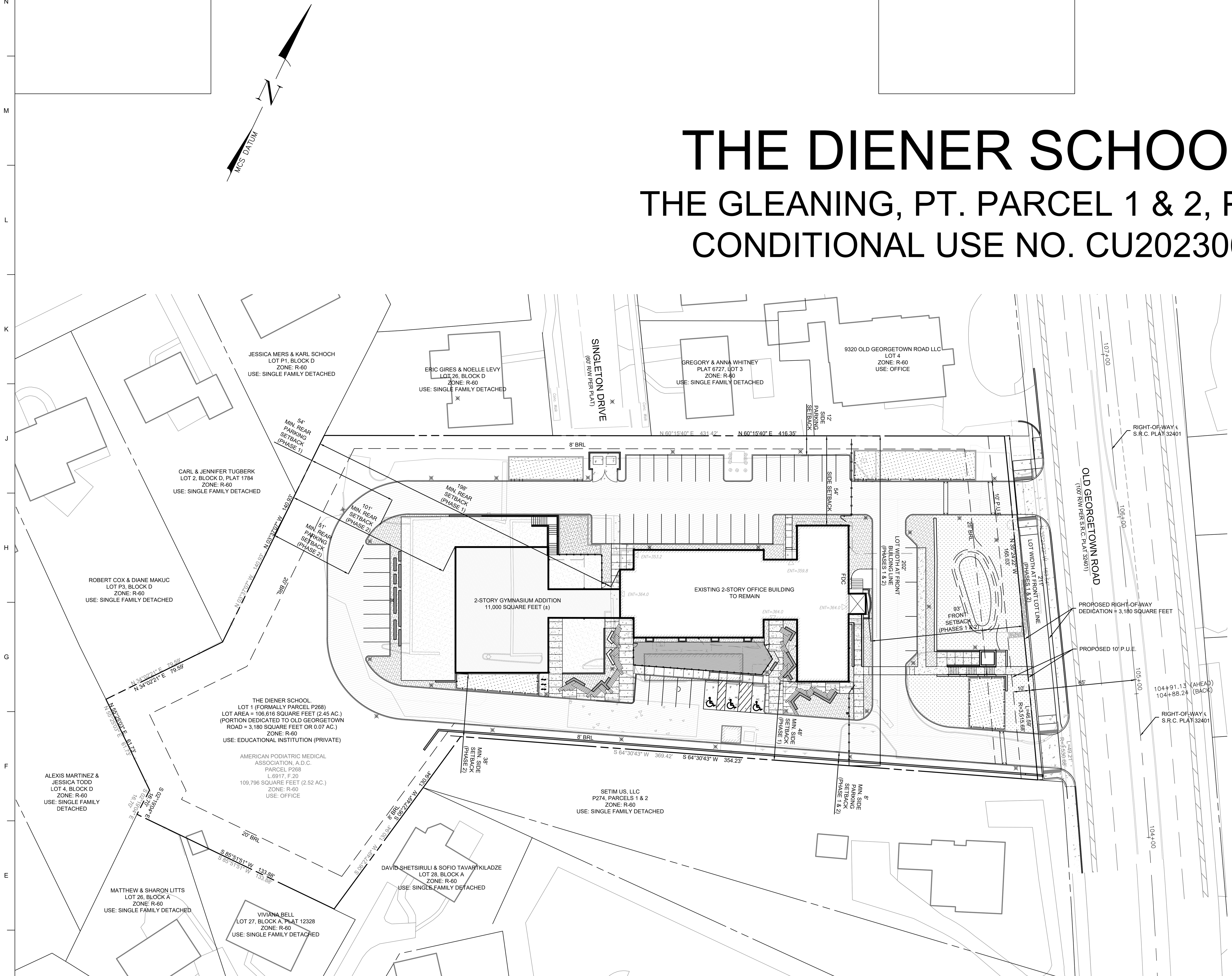
THE DIENER SCHOOL

THE GLEANING, PT. PARCEL 1 & 2, P268

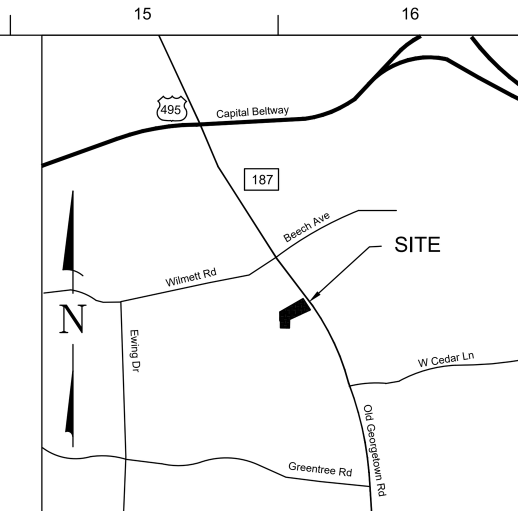
CONDITIONAL USE NO. CU202306



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE 1" = 2,000'

PROPERTY INFORMATION

SUBJECT PROPERTY:	THE GLEANING PT. PARCELS 1 & 2, P268 L.6917, F.20
PROPERTY ADDRESS:	9312 OLD GEORGETOWN ROAD BETHESDA, MARYLAND 20814
EXISTING PROPERTY AREA:	109,796 SF OR 2.52 AC.
PROPOSED DEDICATION:	3,180 SF OR (0.07 AC)
SITE AREA:	106,616 SF OR (2.45 AC)
APPLICANT:	THE DIENER SCHOOL C/O JM ZELL PARTNERS, LTD 2900 K STREET, NW, SUITE 525 WASHINGTON, DC 20007
TAX ID NUMBER:	07-00416360
ZONING CLASSIFICATION:	R-60
CURRENT USE:	OFFICE
PROPOSED USE:	EDUCATIONAL INSTITUTION (PRIVATE)
EXISTING GROSS FLOOR AREA (GFA):	25,783 SF
NEW GROSS FLOOR AREA (GFA):	11,000 SF
TOTAL GROSS FLOOR AREA (GFA):	36,783 SF

CONDITIONAL USE DEVELOPMENT STANDARDS

CURRENT ZONING: R-60
EXISTING PROPERTY AREA: 109,796 SF (2.52 AC)
PROPOSED DEDICATION; 3,180 SF (0.07 AC)
SITE AREA: 106,616 SF (2.45 AC)
EXISTING USE: OFFICE
PROPOSED USE: EDUCATIONAL INSTITUTION (PRIVATE)

ZONING STANDARD	PERMITTED/REQUIRED	PROVIDED PER PHASE 1	PROVIDED PER PHASE 2
MAXIMUM LOT COVERAGE 59-4.4.1.1.B.2	20%	8%	12.9%
MINIMUM LOT AREA 59-4.4.9.B.1	6000 SF	106,616 SF	106,616 SF
MINIMUM LOT WIDTH AT FRONT BUILDING LINE 59-4.4.9.B.1	60 FT	202 FT	202 FT
MINIMUM LOT WIDTH AT FRONT LOT LINE 59-4.4.9.B.1	25 FT	211 FT	211 FT
FRONTAGE ON STREET OR OPEN SPACE 59-4.4.9.B.1	REQUIRED	PROVIDED	PROVIDED
MAXIMUM DENSITY 59-4.4.9.B.1	7.26 (UNITS/ACRE)	N/A	N/A
MINIMUM FRONT SETBACK 59-4.4.9.B.2	25 FT	93 FT	93 FT
MINIMUM SIDE SETBACK 59-4.4.9.B.2	8 FT	48 FT	38 FT
MINIMUM SUM OF SITE SETBACKS 59-4.4.9.B.2	18 FT	97 FT	87 FT
MINIMUM REAR SETBACK 59-4.4.9.B.2	20 FT	198 FT	101 FT
MAXIMUM HEIGHT 59-4.4.9.B.2	35 FT	28.6 FT	28.6 FT
PARKING LOT LANDSCAPING - LANDSCAPED AREA 59-6.2.9.C.1	5%	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS
PARKING LOT LANDSCAPING - PERIMETER PLANTING WIDTH 59-6.2.9.C.3.a.i	10 FT	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS[7]
PARKING LOT LANDSCAPING - PERIMETER PLANTING HEIGHT 59-6.2.9.C.3.a.ii	6 FT	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS
PARKING LOT LANDSCAPING - TREE CANOPY 59-6.2.9.C.2	25%	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS
PARKING LOT LANDSCAPING - CANOPY TREES 59-6.2.9.C.3.a.iii	EVERY 30' O.C	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS
PARKING LOT LANDSCAPING - UNDERSTORY TREES 59-6.2.9.C.3.a.iv	2 PER CANOPY TREE	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS[9]
REAR PARKING SETBACK 59-6.2.5.K.2.a	20 FT	54 FT	51 FT
SIDE PARKING SETBACK 59-6.2.5.K.2.b	16 FT	8 FT[6]	8 FT[6]

PARKING REQUIREMENTS

		PERMITTED/REQUIRED	PROVIDED PER PHASE 1	PROVIDED PER PHASE 2
VEHICLE 59-6.2.4.B	0.25 PER STUDENT[1] + 1 PER EMPLOYEE[2] (INCLUDING 20% NADMS REDUCTION)	46 SPACES (PHASES 1 & 2)[10]	65 SPACES[11]	46 SPACES[11]
ACCESSIBLE SPACES 59-6.2.3.B / COMAR 05.02.02		3 SPACES (PHASES 1 & 2)	4 SPACES (2 VAN ACCESSIBLE / 2 NON-VAN ACCESSIBLE)	3 SPACES (2 VAN ACCESSIBLE / 1 NON-VAN ACCESSIBLE)
MOTORCYCLE / SCOOTER SPACES 59-6.2.3.C		2 SPACES (PHASE 1)	2 SPACES	N/A[3]
CAR-SHARE SPACES 59-6.2.3.D		1 SPACE (PHASE 1)	1 SPACE	N/A[3]
ELECTRIC VEHICLE CHARGING SPACES 59-6.2.3.E		N/A (PHASES 1 & 2)[3]	N/A[3]	N/A[3]
BICYCLE 59-6.2.4.C	SHORT TERM BICYCLE PARKING[2] 0.05 PER STUDENT (120 STUDENTS X 0.05) =	6 SPACES (PHASES 1 & 2)	6 SPACES	6 SPACES
	LONG TERM BICYCLE PARKING[2] 0.10 PER EMPLOYEE (57 EMPLOYEES X 0.10) =	6 SPACES (PHASES 1 & 2)	6 SPACES	6 SPACES[4]

FOOTNOTES:
1. THE SCHOOL PROVIDES EDUCATION FOR STUDENTS UP TO 8TH GRADE AND NO STUDENTS ENROLLED WILL BE AGE 16+.
2. 57 STAFF MEMBERS IS THE ESTIMATED MAXIMUM NUMBER OF STAFF THAT WILL BE NEEDED IF ENROLLMENT SHOULD RISE TO 120 STUDENTS, NUMBER OF EMPLOYEES PROVIDED BY THE OWNER/APPLICANT.
3. THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES TOTAL IN PHASE 1 AND LESS THAN 50 SPACES TOTAL IN PHASE 2.
4. LONG TERM BICYCLE PARKING TO BE PROVIDED IN A SECURE FACILITY WITHIN THE EXISTING BUILDING
5. REFER TO LANDSCAPE PLANS FOR DEVELOPMENT STANDARDS RELATED TO LANDSCAPING.
6. THE APPLICANT IS REQUESTING A PARTIAL WAIVER UNDER SECTION 6.2.10 OF THE SIDE PARKING SETBACK REQUIREMENT. REFER TO STATEMENT OF JUSTIFICATION AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
7. THE APPLICANT IS REQUESTING A PARTIAL WAIVER UNDER SECTION 6.2.10 OF THE PERIMETER PLANTING AREA WIDTH. REFER TO STATEMENT OF JUSTIFICATION AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
8. IN ACCORDANCE WITH SECTION 59-6.2.5.K.1 THE PROPOSED USE WILL CONTINUE THE EXISTING APPEARANCE OF THE FRONT PORTION OF THE SITE AND WILL BE CONSISTENT WITH NEIGHBORING NON-RESIDENTIAL USES.
9. THE APPLICANT IS REQUESTING A PARTIAL WAIVER UNDER SECTION 6.2.10 OF THE UNDERSTORY TREE REQUIREMENTS. REFER TO STATEMENT OF JUSTIFICATION AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
10. THE BASELINE PARKING MINIMUM HAS BEEN REDUCED BY THE NON-AUTO DRIVER MODE SHARE (NADMS) PERCENTAGE GOAL RECOMMENDED IN ACCORDANCE WITH SECTION 59-6.2.3.I.7a. THE BASELINE PARKING HAS BEEN REDUCED BY 20%.
11. PHASE 1 PROVIDES 65 PARKING SPACES, WHICH INCLUDES 58 STANDARD SPACES, 2 MOTORCYCLE / SCOOTER SPACES, 1 CAR-SHARE SPACE, AND 4 ADA ACCESSIBLE SPACES. PHASE 2 PROVIDES 46 PARKING SPACES, WHICH INCLUDES 43 STANDARD SPACES, AND 3 ADA ACCESSIBLE SPACES.

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON WAS VERIFIED IN THE FIELD BY MHG IN JUNE 2022 AND SUPPLEMENTED WITH AVAILABLE RECORDS.
2. THE PROPERTY BOUNDARY & EASEMENTS SHOWN ARE PER AN ALTA SURVEY PREPARED BY MACRIS, HENDRICKS AND GLASCOCK IN JULY OF 2022.
3. THE PROPERTY IS WITHIN THE BETHESDA-CHEVY CHASE MASTER PLAN AREA.
4. THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED (USE CLASS I) AND CABIN JOHN CREEK (USE CLASS I-P).
5. THE SITE IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION #420230070.
6. THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). THERE ARE NO WETLANDS, STREAMS, OR STREAM VALLEY BUFFERS.
7. THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR ITS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
8. THE EXISTING WATER SERVICE CATEGORY IS W-1.
9. THE EXISTING SEWER SERVICE CATEGORY IS S-1.
10. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBERS 24031C0365D, EFFECTIVE DATE SEPTEMBER 29, 2006
11. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AS PER AVAILABLE RECORDS. THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY "MISS UTILITY" PRIOR TO EXCAVATION. MACRIS, HENDRICKS AND GLASCOCK, P.A. DOES NOT EXPRESS OR IMPLY AN GUARANTEE OR WARRANTY AS TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITY.
12. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED. NO STATEMENT OS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS SITE.

DEVELOPMENT PROGRAM

THE PROJECT WILL BE DEVELOPED IN TWO PHASES. IN PHASE ONE OF THE PROJECT, THE APPLICANT IS PLANNING A FULL INTERIOR RENOVATION OF THE EXISTING BUILDING TO ACCOMMODATE THE SCHOOLS NEEDS. CHANGES TO THE EXTERIOR OF THE SITE DURING PHASE 1 WILL BE LIMITED AND WILL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING ASPHALT PAVING FOR NEW GRASSED PLAY AREAS, REMOVAL OF AN EXISTING METAL STORAGE STRUCTURE, NEW PAVEMENT STRIPING FOP PARKING SPACES AND DRIVE AISLE, A NEW WATER LINE AND NEW STORMWATER MANAGEMENT FACILITIES, AS NEEDED.THE APPLICANT IS PROPOSING TO PERMIT AND BOND THE REQUIRED FRONTAGE IMPROVEMENTS, BUT DELAY THE CONSTRUCTION UNTIL PHASE TWO OF THE PROJECT.

THE SECOND PHASE OF THE PROJECT WILL INCLUDE A NEW 2-STORY, APPROXIMATELY 11,000 SQUARE FOOT GYMNASIUM ADDITION AT THE REAR OF THE SITE, WHICH WILL BE CONNECTED TO THE MAIN SCHOOL BUILDING BY A BREEZEWAY. ALSO PLANNED FOR PHASE TWO A NEW SITE IMPROVEMENTS SUCH AS A NEW CEREMONIAL LAWN AND ENTRANCE COURTYARD, AN OUTDOOR EDUCATIONAL SPACES, ADDITIONAL OUTDOOR PLAY SPACE, NEW LANDSCAPING, SITE FRONTAGE IMPROVEMENTS INCLUDING A NEW 11-FOOT WIDE ASPHALT SIDE PATH, NEW SIDEWALKS AND PARKING AREAS, AND NEW STORMWATER MANAGEMENT FACILITIES AND ASSOCIATED STORM DRAIN.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE CONDITIONAL USE PLAN (EXHIBIT NUMBER __________) APPROVED BY THE DISTRICT COUNCIL ON ____________________, BY RESOLUTION NUMBER ________________, IN APPLICATION NUMBER _________.

______________________ HEARING EXAMINER
______________________ DATE

______________________ HEARING EXAMINER NAME PRINTED

KEYNOTES

PROJECT TEAM

OWNER/APPLICANT:
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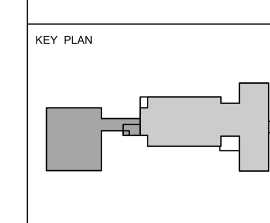
EMAIL: FCARRIER@BREGMANLAW.COM

SHEET SPECIFIC NOTES

KEY PLAN



NORTH

SEAL

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. Lic. No. 16905 Exp. Date. 04.21.2024

LORD AECK SARGENT
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LordAeckSargent.com

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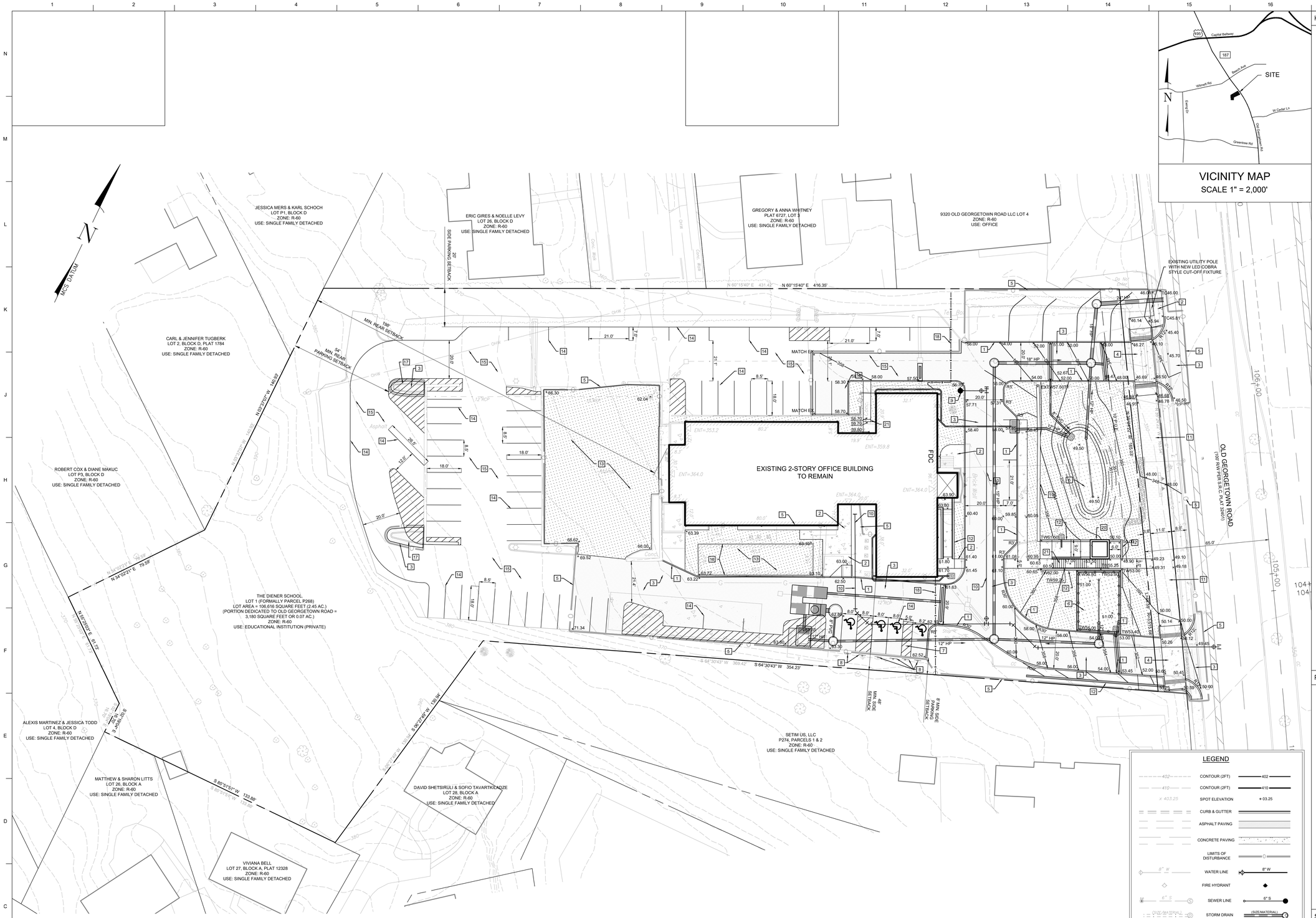
REVISION:

SHEET TITLE: CONDITIONAL USE COVER SHEET

JOB NAME: The Diener School
The Diener School Renovation & Addition
9312 Old Georetown Road
Bethesda Maryland 20814

ISSUE DATE: 10/17/2022
JOB. NO.: 22.181.11
DWG. NO.: CU001

NOT FOR CONSTRUCTION



VICINITY MAP
SCALE 1" = 2,000'

KEYNOTES

1. 6" CONCRETE CURB WITHOUT GUTTER PAN
2. CONCRETE SIDEWALK
3. ASPHALT PAVING
4. CONCRETE PAVING
5. LIMIT OF DISTURBANCE
6. STORMWATER MANAGEMENT (SWM) FACILITY
7. ACCESSIBLE PARKING AREA
8. ACCESSIBLE PARKING SIGNAGE
9. FIRE HYDRANT
10. WATER LINE
11. ASPHALT SIDEPATH
12. RETAINING WALL
13. OUTDOOR PLAY AREA (GRASSED)
14. RE-STRIPE DRIVE AISLES AND PARKING SPACES AS SHOWN
15. EXISTING ASPHALT PAVING TO REMAIN
16. EXISTING METAL BUILDING TO BE REMOVED
17. EXISTING CURB ISLAND TO BE REMOVED
18. ORNAMENTAL SECURITY FENCE & GATE
19. EXISTING WALL TO REMAIN
20. EXTERIOR ELEVATOR FOR ADA ACCESS
21. CONCRETE STAIRS

PROJECT TEAM

OWNER/APPLICANT:
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SHEET SPECIFIC NOTES

KEY PLAN

NORTH

SEAL

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. Lic. No. 16905 Exp. Date. 04.21.2024

ISSUE DATE
10/17/2022

JOB NO.
22.181.11

DWG. NO.
CU201A

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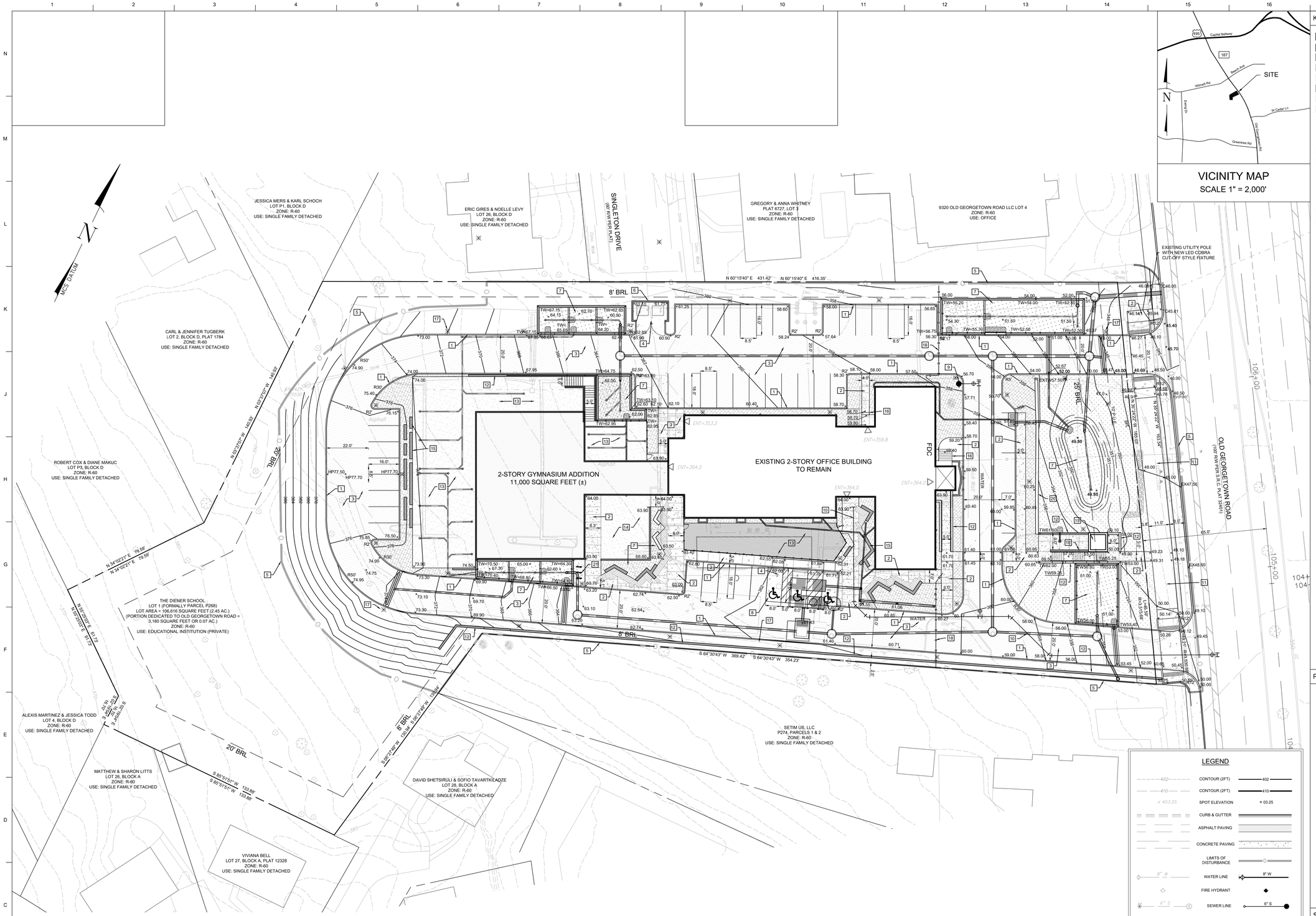
SHEET TITLE
PHASE 1 CONDITIONAL USE PLAN

JOB NAME
The Diener School
The Diener School Renovation & Addition
9312 Old Georgetown Road
Bethesda Maryland 20814



VICINITY MAP
SCALE 1" = 2,000'

KEYNOTES

1	6" CONCRETE CURB WITHOUT GUTTER PAN
2	CONCRETE SIDEWALK
3	ASPHALT PAVING
4	CONCRETE PAVING
5	LIMIT OF DISTURBANCE
6	DUMPSTER ENCLOSURE
7	STORMWATER MANAGEMENT (SWM) FACILITY
8	ACCESSIBLE PARKING AREA
9	FIRE HYDRANT
10	WATER LINE
11	ASPHALT SIDEPATH
12	RETAINING WALL
13	OUTDOOR PLAY AREA
14	OUTDOOR FLEXIBLE SPACE
15	SEAT WALLS (TYP.)
16	CONCRETE STAIRS
17	SITE LIGHTING (TYP)
18	ORNAMENTAL SECURITY FENCE & GATE
19	EXTERIOR ELEVATOR FOR ADA ACCESS
20	EXISTING STONE WALL TO REMAIN
21	BIKE RACK

LEGEND

CONTOUR (2FT)	402
CONTOUR (2FT)	410
SPOT ELEVATION	+ 03.25
CURB & GUTTER	
ASPHALT PAVING	
CONCRETE PAVING	
LIMITS OF DISTURBANCE	
WATER LINE	8" W
FIRE HYDRANT	
SEWER LINE	8" S
STORM DRAIN	(SIZE/MATERIAL)
NATURAL GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATION	
LIGHT POLE	
PROPERTY BOUNDARY	
EASEMENT	
SIGN	
RETAINING WALL	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

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HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME PRINTED

KEY PLAN

NORTH

SEAL

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, Lic. No. 19905 Exp. Date: 04.21.2024

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REVISION:

LORD AECK SARGENT

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SHEET SPECIFIC NOTES

SHEET TITLE
PHASE 2 CONDITIONAL USE PLAN

JOB NAME
The Diener School

The Diener School Renovation & Addition
6012 Old Gorestown Road
Bethesda Maryland 20814

ISSUE DATE
10/17/2022

JOB. NO.
22.181.11

DWG. NO.
CU201

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