



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

7404 New Hampshire Ave, Takoma Park, MD 20912. Subdivision Name: 0025, Plat(s): 6, Lot(s): 1, Block(s): 1, Tax Map: 03176058, Parcel(s):

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

Sadia Naeem, 7404 New Hampshire Ave, Takoma Park, MD 20912. Phone Number: 240-393-5787, Email Address: Zeshan.R.Naeem@gmail.com

Total Area of Property: 5,376 acres 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.

Sadia Naeem signature, 10/20/23 date, Sadia Naeem / Zeshan Naeem printed name

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: 7404 New Hampshire Ave, Plan Number: 4 N/A

Mariah Clayborne signature, 11/21/2023 date, Mariah Clayborne printed name

**Revised Statement of Justification for Futurestar Childcare LLC**

**Conditional Use Request** This request for conditional use involves extending the existing nursery capacity from 8 to 14 children, in accordance with the support from the Montgomery County Zoning Staff. The property, located in an R-60 zone, requires a conditional use permit for this expansion under Montgomery County Zoning Ordinance Section 59-3.4.4. This capacity adjustment ensures compliance with zoning requirements while maintaining our commitment to high-quality childcare.

**Residential Use and Staffing Clarification** In response to zoning inquiries, we confirm that four of our five employees will continue to reside within the property at 7404 New Hampshire Avenue. This residential arrangement for our staff members will substantially reduce the need for additional parking and minimize traffic impact, as the majority of our staff will not require daily commuting.

**Parking and Traffic Management** Given the updated capacity of 14 children and the residency of the majority of our staff on-site, the demand for parking and the impact on local traffic will be effectively managed. Our facility includes two parking spaces in the driveway and one on-street parking space, aligning with the zoning staff's assessment. Furthermore, we have implemented a staggered pick-up and drop-off system to efficiently manage traffic flow, respecting the neighborhood's needs and ensuring smooth operation.

**Traffic Study – Futurestar Childcare LLC**

**Introduction** Futurestar Childcare LLC is applying for a conditional use application for a daycare center at 7404 New Hampshire Avenue, Takoma Park, MD. The in-home daycare currently operates with a capacity for 7 children. This application aims to expand the center to accommodate 14 students. As per the Local Area Transportation Review (LATR), only a traffic statement is required for sites generating less than 50 peak hour person trips, exempting it from extensive LATR traffic study requirements.

**Site Characteristics:** The single-family detached house at 7404 New Hampshire Avenue operates exclusively as a daycare center. The expansion plan now includes up to 14 students, in accordance with the support from the zoning staff. The property provides two parking spaces in the driveway and one curb parking space on the street in front of the facility. Additional street parking is available for the fifth staff member and parents.

Currently, the center is licensed to serve 7 children and serves as a residential living quarter for four staff members. Importantly, four of the five employees at Futurestar Childcare LLC will continue to reside on-site. This living arrangement significantly reduces the number of trips generated by employee commuting. Any additional staff hired will be from the local community, minimizing the need for extra parking. Staff will be directed to park at locations such as in front of the Zion Lutheran Church on Glenside Drive, Merwood Drive, or along Wildwood Drive. We are committed to instructing parents and employees not to block driveways.

**Traffic Management and Safety Measures:** Our staggered arrival and departure schedule for 14 children, coupled with the on-site residency of four staff members, significantly reduces peak hour traffic impact. The strategic use of available parking spaces ensures smooth traffic flow without congestion. The daycare's operational hours and parking strategy align with local traffic patterns, ensuring minimal disruption to the neighborhood.

### Section 7.3.1. Conditional Use E Necessary Findings

**1. To approve a conditional use application, the Hearing Examiner must find that the proposed development: No Previous approval on subject site**

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

The subject property is described as “NEW HAMPSHIRE AVENUE HIGHLANDS. Parcel”, Lot 6, Block 1, complies with prior approvals and does not require any amendments thereto. In order to approve a conditional use, a finding must be made that the application meets the development standards of the zone where the use will be located – in this case, the R60 Zone. Development standards for the R-60 Zone are contained in §59.4.4.9.B of the Zoning Ordinance. Staff compared the minimum development standards of the R-60 Zone to those provided by the application in a table which is reproduced below:

**Development Standards Review Table for Futurestar Childcare, LLC**

| Section      | Development Standard                     | Required/Permitted | Proposed      |
|--------------|--|--------------------|---------------|
| 59.4.4.9.B.1 | Minimum Lot Area                         | 6,000 sq. ft.      | 5,375 sq. ft. |
| 59.4.4.9.B.1 | Minimum Lot Width at Front Building Line | 60 feet            | 60 feet       |
| 59.4.4.9.B.1 | Minimum Lot Width at Front Lot Line      | 25 feet            | 28.3 feet     |
| 59.4.4.9.B.1 | Maximum Density                          | 1 unit             | 1 unit        |
| 59.4.4.9.B.1 | Maximum Lot Coverage                     | 35 percent         | 20 percent    |
| 59.4.4.9.B.2 | Minimum Front Setback                    | 25 feet            | 20 feet       |
| 59.4.4.9.B.2 | Minimum Side Setback                     | 8 feet             | 6 feet        |
| 59.4.4.9.B.2 | Minimum Sum of Side Setbacks             | 18 feet            | 12 feet       |
| 59.4.4.9.B.2 | Minimum Rear Setback                     | 20 feet            | 20 feet       |
| 59.4.4.9.B.3 | Maximum Height                           | 30 feet            | 25 feet       |

**b. 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;**

I am in zone R-60 and therefore am permitted for a conditional use.

**c. substantially conforms with the recommendations of the applicable master plan;**

Futurestar Child Care, located at 7404 New Hampshire Ave, fully embraces the recommendations of the Takoma Park Master Plan, as cited on page 24. The plan clearly supports child care operations as vital community resources. By accommodating up to 14 children, we align with the plan's land use objective to encourage "Small scale cooperatives (family/daycare/preschool) and other community-serving uses." Under the guidance of Zeshan Naeem and Sadia Naeem, Futurestar Child Care is committed to fulfilling the identified need for child care services, thus contributing to the community's vision and mission as set forth in the master plan

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

Futurestar Child Care's proposed expansion is inherently harmonious with the surrounding neighborhood and maintains the current residential character. We do not anticipate any physical modifications to our property at 7404 New Hampshire Ave. Consequently, the proposed increase in capacity for our day care operations will not impact the neighborhood's aesthetic or structure.

Located within a single-family home, Futurestar Child Care has always been, and will continue to be, an integrated part of the community fabric, without necessitating any exterior structural changes to facilitate our growth from a In-Home daycare to a Day Care Center. The residential nature of the property will remain, with no additional lighting or modifications that could impose on our neighbors. The existing fencing around the property ensures privacy and mitigates any potential disturbance, preserving the quiet residential ambiance.

Playtime outdoors will be thoughtfully managed to limit any noise, with strict adherence to one-hour sessions in the morning and afternoon, with no more than 10 children participating simultaneously. Parking considerations have been thoroughly evaluated, ensuring ample availability both on-site and within the immediate vicinity to meet the needs of our families. Furthermore, we have devised a system of staggered drop-off and pick-up times to minimize traffic flow and neighborhood disruption.

***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: This conditional use will not affect the area adversely or alter the residential nature of the area.***

In compliance with Section F of the Montgomery County Zoning Code, Futurestar Child Care at 7404 New Hampshire Ave affirms that our proposed use will be supported by adequate public services and facilities. This includes, but is not limited to, local schools, police and fire protection services, water and sanitary sewer infrastructure, public roads, and storm drainage systems.

***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*

Futurestar Childcare, LLC operates within an existing structure at 7404 New Hampshire Avenue, which was historically used as a residence. This use aligns with the established provision of public services and facilities in the area. Our facility's operational model as a small childcare establishment has been carefully designed to minimize the impact on local resources, including educational institutions and emergency services.

Our application meticulously considers the requirements for a childcare facility in an R-60 zoning area. We have evaluated and addressed the needs for safety, accessibility, and minimal disruption to the local infrastructure and community. The facility's operation will not create significant additional demand on the existing infrastructure, maintaining the balance and harmony within the residential neighborhood.

The design and operation of Futurestar Childcare, LLC are crafted to ensure compliance with all relevant zoning and safety regulations, while providing high-quality childcare services. Our focus remains on creating a safe, nurturing environment for children, with respect for our neighbors and the community's overall well-being

*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, visitors, or employees.*

The proposed conditional use of the property at 7404 New Hampshire Ave for the Futurestar Child Care center is anticipated to integrate seamlessly with the residential character of the neighborhood. It has been carefully evaluated to ensure minimal impact on the surrounding community and the abutting and confronting properties.

On-site and adjacent parking has been deemed sufficient to meet the needs of the daycare center, and an operational plan has been put in place to limit drop-off and pick-up activities so as to minimize any potential impacts on the neighborhood. This includes conditions of approval that have been proposed to regulate the times and flow of traffic related to the daycare's operation.

Moreover, a significant proportion of the children attending the daycare are from the neighborhood itself, further reducing the necessity for vehicular trips since many can arrive on foot. This local enrollment not only demonstrates the center's integration within the community but also substantiates the minimal traffic impact it will have.

Furthermore, the facility has been designed to ensure that the play area is appropriate for the number of children and that the level of outdoor activity remains respectful to the neighborhood's ambiance. Outdoor playtime will be restricted to specific hours, not starting before 9:00 a.m., and the number of children playing outside at any given time will be capped at ten to maintain a tranquil environment.

In terms of infrastructure, the existing lighting and landscaping at the site have been evaluated and found to be more than adequate for our purposes. The lighting, in particular, is of a residential nature, ensuring no spill-over or excessive illumination into neighboring properties.

A thorough review by our team has led to the conclusion that the daycare's operations will not produce any non-inherent effects in the location. This means that the operational characteristics of the daycare will not introduce any unusual conditions that could impact the health, safety, or general welfare of the neighborhood residents.

By adhering to these measures and conditions, Futurestar Child Care demonstrates a commitment to upholding the quality of life within the community and ensuring that the conditional use of the property aligns with the expectations and norms of our neighbors.

***2. 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 Applicant does not propose any alteration or expansion of the existing structure.

***3. 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, in itself, is not sufficient to require conditional use approval.***

The application satisfies all specific requirements for the conditional use and as discussed above, the proposed use will be compatible with the neighborhood.

***4. In evaluating the compatibility of an agricultural conditional use with surrounding Agricultural or Rural Residential zoned land, the Hearing Examiner must consider that the impact does not necessarily need to be controlled as stringently as if it were abutting a Residential zone.***

### Section 3.4.4. Day Care Facility

#### E. Day Care Center (13 - 30 Persons)

##### 1. Defined

*Day Care Center (13-30 Persons) means a Day Care Facility for 13 to 30 people where staffing, operations, and structures satisfy State and local regulations. A Day Care Center (13-30 Persons) includes a Family Day Care (Up to 8 Persons) and Group Day Care (9-12 Persons) where the provider is not a resident and cannot meet the non-resident provider requirement.*

##### 2. Use Standards

*Where a Day Care Center (13-30 Persons) is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section [7.3.1](#), Conditional Use, and the following standards:*

**a. The facility must not be located in a townhouse or duplex building type.**

*It is a detached single family home*

**b. An adequate area for the discharge and pick up of children is provided.**

*There is a large driveway with two parking spaces for parent pick ups and drop offs, and enough parking spaces on the street.*

**c. The number of parking spaces under Division [6.2](#) may be reduced if the applicant demonstrates that the full number of spaces is not necessary because:**

**i. existing parking spaces are available on abutting property or on the street abutting the site that will satisfy the number of spaces required; or**

**ii. a reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems.**

**d. For a Family Day Care where the provider is not a resident and cannot meet the non-resident provider requirement, screening under Division [6.5](#) is not required.**

#### **Revised Finding 2.d - Screening Requirement as per Section 6.5**

*In alignment with Section 6.5's requirements for screening, we have taken specific measures for the outdoor play area at Futurestar Childcare, LLC:*

*Outdoor Play Area Location: We have designated the backyard of the property at 7404 New Hampshire Avenue exclusively for the outdoor play area. This choice ensures a safe, enclosed environment for children to engage in outdoor activities.*

**Fencing Specifications:** *Around the entirety of the backyard, we have installed a 6-foot fence. This fence serves multiple purposes:*

**Safety:** *It provides a secure boundary to prevent children from wandering off the premises and to protect them from any external factors.*

**Privacy:** *The height and construction of the fence ensure privacy for both the children at play and our neighbors, maintaining the residential character of the neighborhood.*

**Aesthetic Integration:** *The fence's design and height are in harmony with the surrounding residential area, ensuring that our facility blends seamlessly into the community.*

**Compliance with Zoning Requirements:** *The installation of this fence and the exclusive use of the backyard for outdoor play adhere to the zoning requirements, particularly focusing on the safety and well-being of children in our care while being mindful of our community's character.*

In accordance with Division 6.2 of the Montgomery County Zoning Code, we propose that the standard requirement for the number of parking spaces be reconsidered and reduced for our planned group day care facility.

The Zoning Ordinance specifies that at least four parking spaces are needed: one for each non-resident employee plus an additional two for the residential use itself, as indicated in Section 59-6.2.4.B. Our proposed day care operation, however, presents a unique case where this number of parking spaces is not warranted. The proposed staffing structure consists of four resident family members who collectively utilize just one family vehicle, thereby reducing our on-site parking requirements substantially.

*Further, the Zoning Code allows for on-street parking to count towards meeting these requirements if such parking abuts the property (see Section 59-6.2.4.A.5). In the context of our proposed day care, ample on-street parking is available front of Zion Lutheran Church and should be acknowledged as a viable component of our parking solution.*

*Our proposed operational model includes a staggered drop-off and pick-up schedule that is designed to mitigate any potential parking or traffic congestion. This system has been proposed based on careful planning to ensure that the impact on the neighborhood is minimal.*

*Given the proposed staffing plan, our anticipated efficient use of on-street parking, and our proactive traffic and parking management strategies, we respectfully propose a reduction in the mandated number of parking spaces. This reduction is not only practical but necessary to uphold the intentions of the Zoning Ordinance, balancing the use of the property with the integrity and needs of the local community.*

- e. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

The subject site is not located in the AR Zone.

### Property Photos:

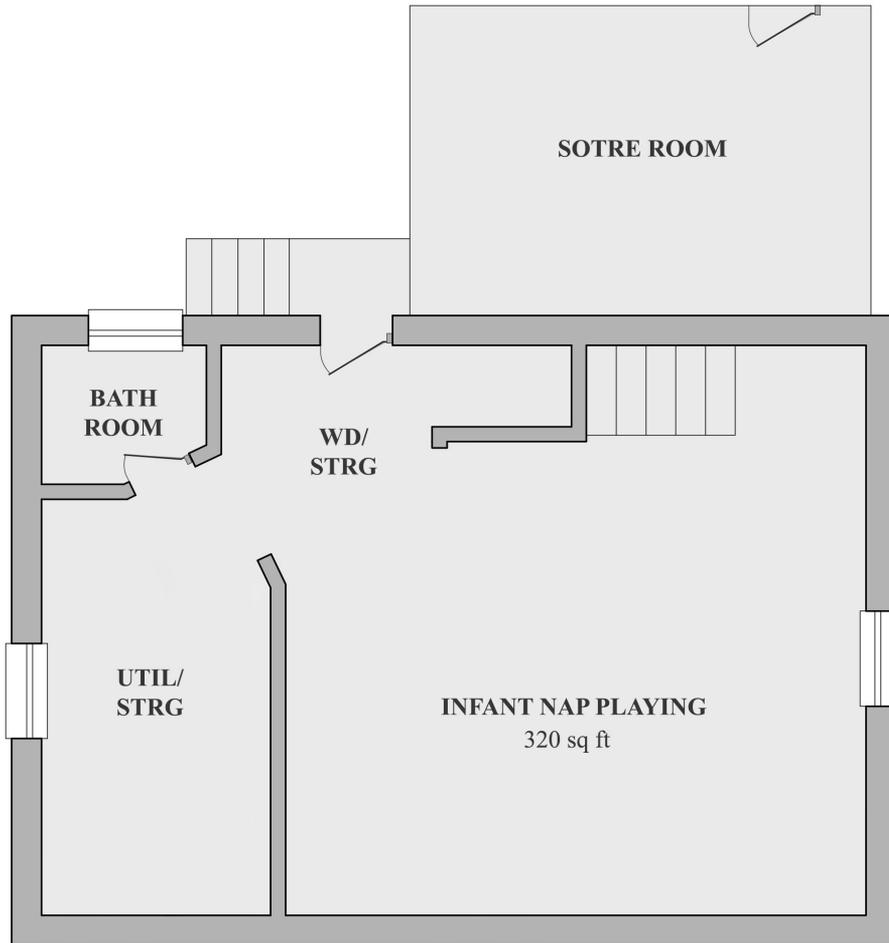








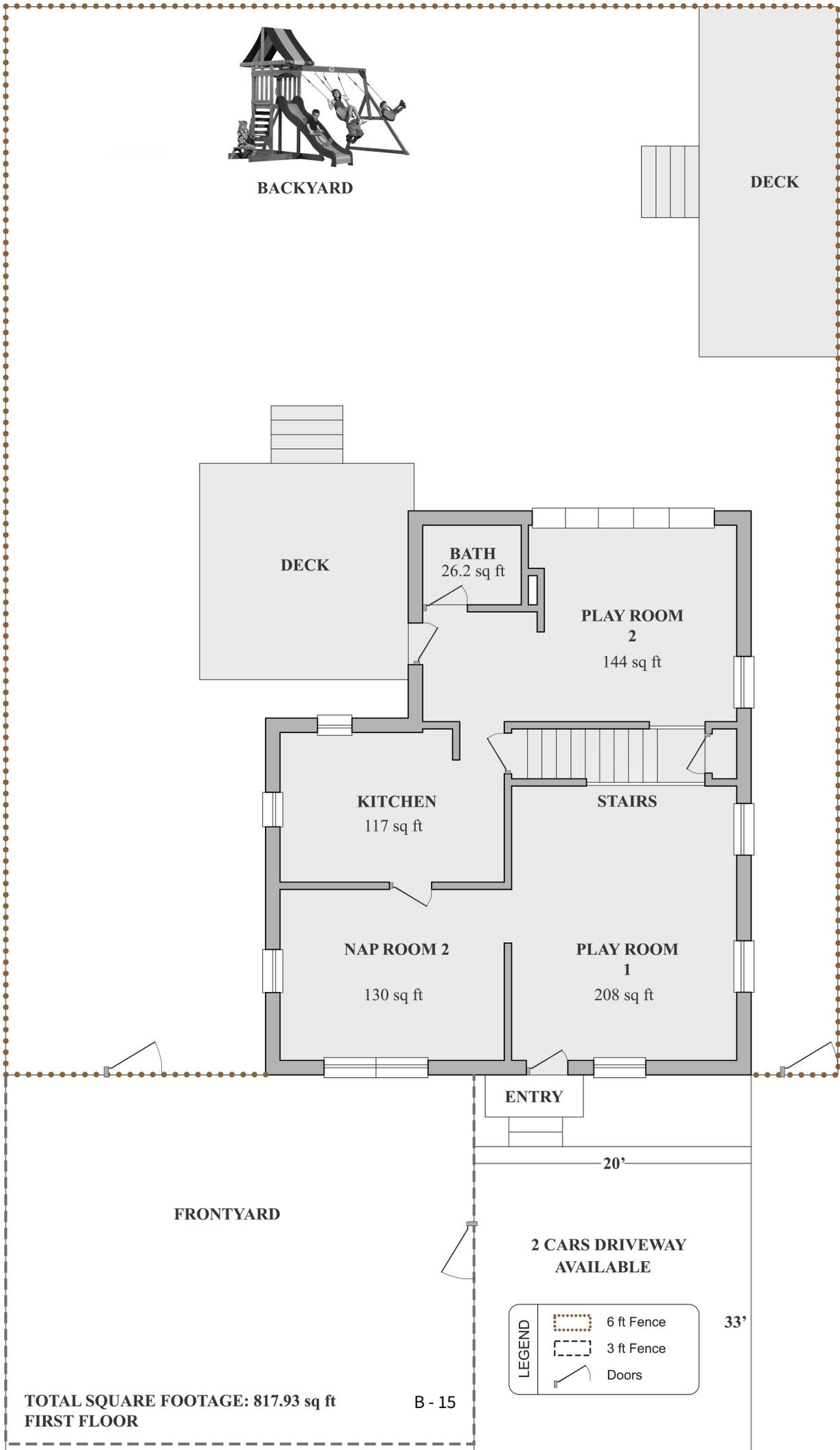
7404 New Hampshire Ave Building Layout



**TOTAL SQUARE FOOTAGE: 560 sq ft**  
**BASEMENT**



**TOTAL SQUARE FOOTAGE: 560 sq ft**  
**BASEMENT**



TOTAL SQUARE FOOTAGE: 817.93 sq ft  
FIRST FLOOR

B - 15



BACKYARD

DECK

DECK

BATH  
26.2 sq ft

PLAY ROOM  
2  
144 sq ft

KITCHEN  
117 sq ft

STAIRS

NAP ROOM 2  
130 sq ft

PLAY ROOM  
1  
208 sq ft

ENTRY

20'

FRONTYARD

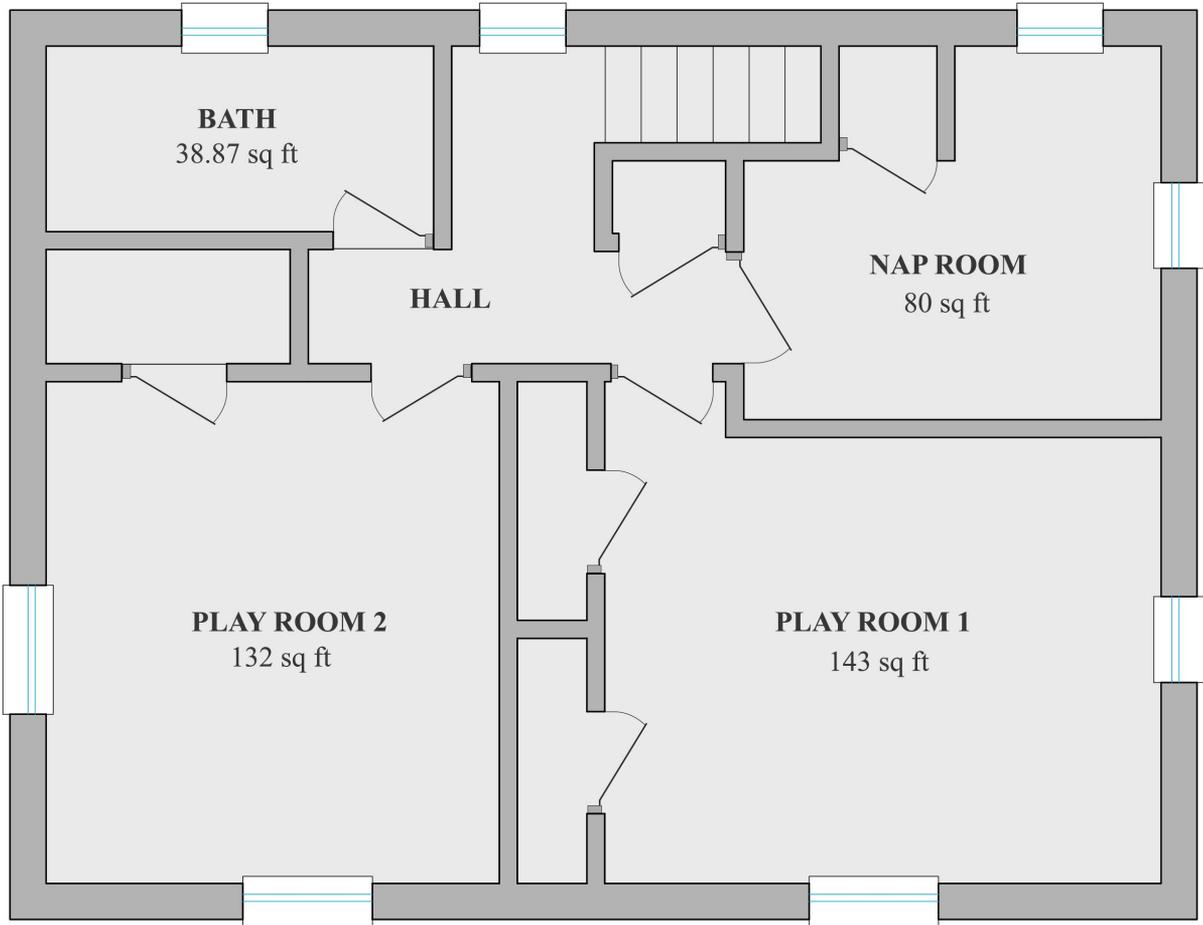
2 CARS DRIVEWAY  
AVAILABLE

33'

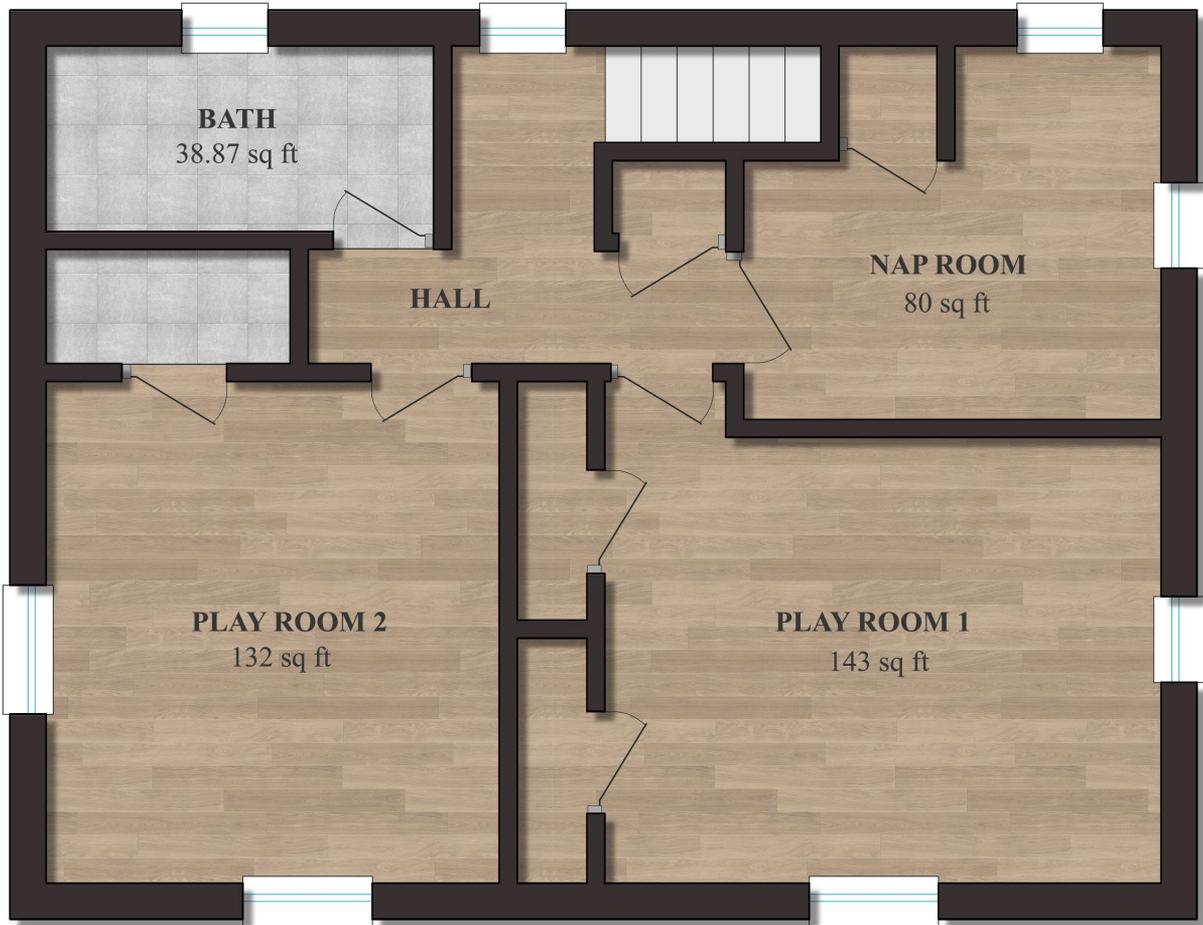
|        |  |            |
|--------|--|------------|
| LEGEND |  | 6 ft Fence |
|        |  | 3 ft Fence |
|        |  | Doors      |

TOTAL SQUARE FOOTAGE: 817.93 sq ft  
FIRST FLOOR

B - 16

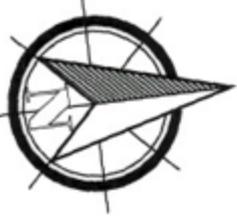


**TOTAL SQUARE FOOTAGE: 438.13 sq ft**  
**SECOND FLOOR**



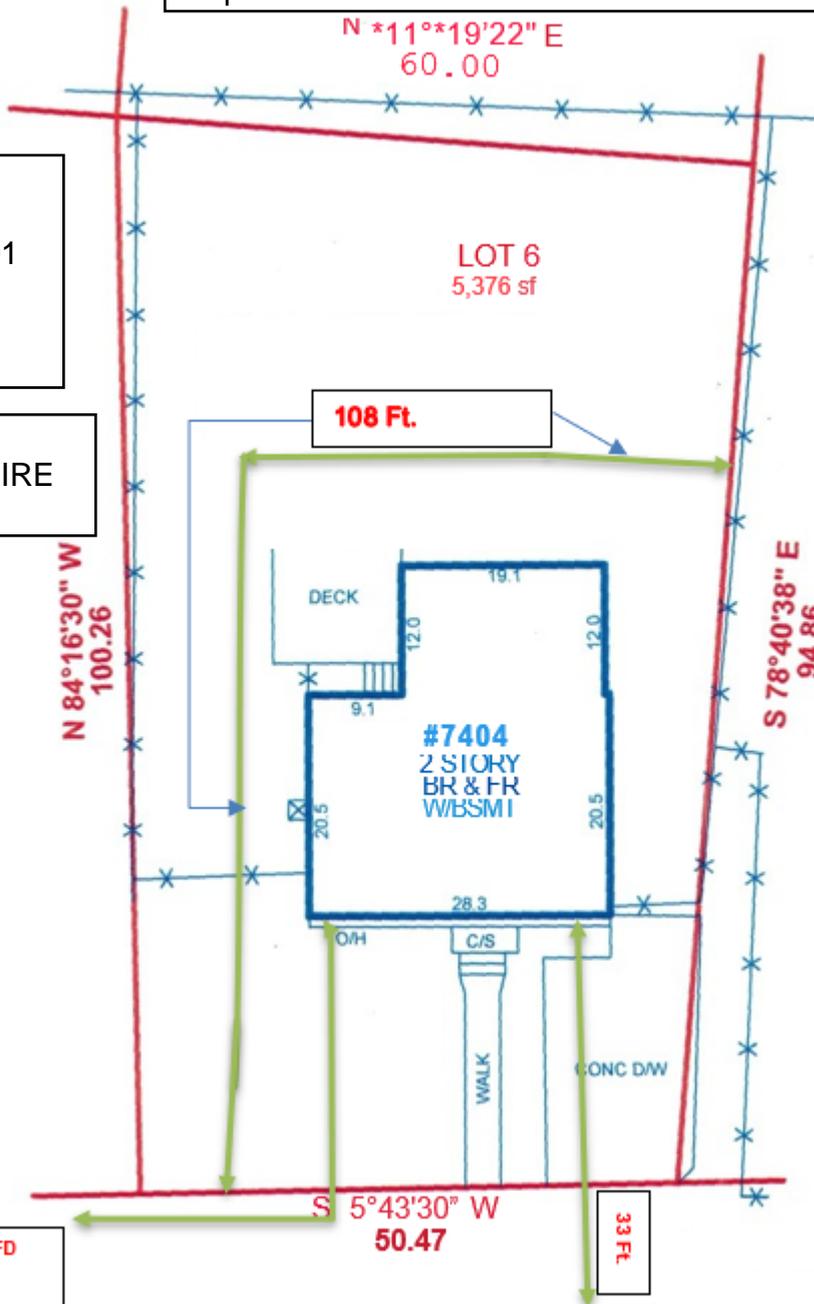
**TOTAL SQUARE FOOTAGE: 438.13 sq ft**  
**SECOND FLOOR**

The locations identified and described as how to be measured, were investigated in the field and the distances shown on the plan below are accurate.



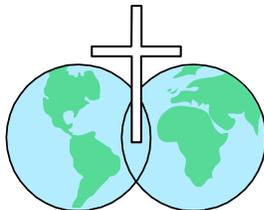
Ac c t# 13-03176058  
Lot 6, Bloc k 1  
W SSC Grid : 209NE01  
Tax M ap: JN562  
Prope rty Size : 5376  
Square Fe e t

NAEEM SADIA  
7404 NEW HAM P SHIRE  
AV E



Fire Hydrant distance as described by FD 325 Ft.

New Hampshire Ave Service Road 16 Ft.



**Zion Evangelical Lutheran Church**

7410 New Hampshire Avenue

Takoma Park, MD 20912-6907

Tel: 301-434-0444 Fax: 301-434-0446

E-mail: [zlutheran@verizon.net](mailto:zlutheran@verizon.net)

January 10, 2024

**To Whom It May Concern**

Subject: Support for Futurestar Child Care Expansion

As the representatives of Zion Evangelical Lutheran Church at 7410 New Hampshire Avenue, Takoma Park, MD 20912, we endorse the expansion of Futurestar Child Care at 7404 New Hampshire Avenue, Takoma Park, MD 20912.

We confirm that the on-street parking utilized by the daycare does not interfere with our church's daily functions or congregation's needs.

We recognize the value of Futurestar Child Care in our community and support their efforts to enhance their services.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank E. Smart".

Rev. Frank E. Smart

Pastor

Zion Evangelical Lutheran Church

Cc

Ms. Mabel Pearce – Council Chair

Mr. Sheriff Turay – Chair ~ Property Committee

To Montgomery County Planning and OZAH,

As a direct next-door neighbor and a committed member of our community, I am writing to express my enthusiastic support for the proposed expansion of the daycare facility operated by Sadia Naeem, Zeshan Naeem. This expansion is not only a testament to their dedication to quality childcare but also a vital step towards addressing the growing needs of our Takoma Park community.

Having observed their operations closely, I can attest to the exceptional level of care and education provided at their daycare. Their commitment to creating a nurturing and safe environment for children is unparalleled. The proposed expansion is a natural progression of their efforts to accommodate more families, ensuring that more children in our area have access to top-tier early childhood education and care.

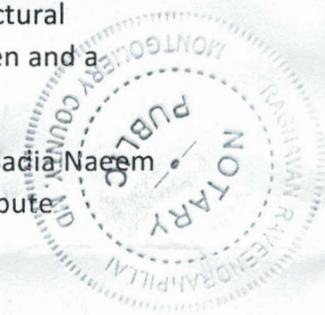
This expansion is particularly significant for our neighborhood. As someone who lives right next door, I have seen the positive impact their daycare has had on our community. It has become a cornerstone for many families, offering peace of mind and a supportive environment for their children. The expansion means not just more space, but the ability to enhance and extend these valuable services to more families in need.

Furthermore, this project promises to bolster our local economy by creating new jobs and supporting working families. It represents an investment in the future of our community, laying a foundation for growth, development, and stronger community ties.

I can vouch for the positive influence this daycare has had on the neighborhood and the families it serves. The expansion of Futurestar Child Care, LLC is a crucial step in ensuring that our community continues to thrive and that the needs of our youngest residents are met with the utmost care and professionalism.

Therefore, I strongly urge you to approve this expansion. It is more than just a structural enhancement; it's a commitment to the well-being and development of our children and a testament to the strength and unity of our community.

Thank you for considering this application. I am confident that with your support, Sadia Naeem and Zeshan Naeem will continue to positively impact our neighborhood and contribute significantly to the fabric of our Takoma Park community.



Sincerely,  
*Jiten Mehta*  
7402 New Hampshire Ave  
Takoma Park, MD 20912  
301-717-2996  
jdmehhta@yahoo.com  
202-1139-1207

*RagHAVAN RAVEENDRANPILLAI*

RAGHAVAN RAVEENDRANPILLAI  
NOTARY PUBLIC  
MONTGOMERY COUNTY, MARYLAND  
COMMISSION EXPIRES 06/13/2024  
December 1, 2023

December 14, 2023

Montgomery County Government  
Attn: Office of Zoning and Administration Hearings  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

To the Members of the Office of Zoning Administration and Montgomery Planning Department:

We are writing to offer our heartfelt and enthusiastic support for the proposed expansion of Sadia Naeem's daycare facility at 7404 New Hampshire Avenue in Takoma Park.

Our 9-month-old son is under Sadia's care, and we cannot express what a gift and a joy Sadia has been to our family as our daycare provider. When we began our search for childcare, we reached out to dozens of providers in the area. Only three returned our calls, and only two had availability. We toured the first facility and were deeply disappointed in the lack of quality care they offered. Then, we toured the second facility, which happened to be Future Star Child Care, owned and operated by Sadia Naeem.

From the moment we walked in the door, we knew we'd found the perfect place for our son. Sadia's daycare is organized and structured with safety and development in mind from end to end. What's more, Sadia herself is kind, nurturing, and dedicated in her care for our son and for all of the children under her supervision. It's a vulnerable, terrifying thing to entrust the care of your child to another person. That's why we are all the more grateful for Sadia and her staff. In every interaction, they have exemplified the model for what one hopes to receive in daycare services. And from the moment our son began attending Future Star, he began to achieve new developmental milestones at a far quicker pace than he had before.

It cannot be overstated how critical Sadia's services are. Daycare centers in our area are flooded with requests and have endless waitlists. Every parent wants—and deserves—to have the peace of mind that comes with securing quality childcare for their baby. It brings us immense relief to know that we've found such incredible care for our son in our own neighborhood. We can walk him there in the mornings and know during the day that he is just down the street, growing and interacting with other children in a safe and encouraging environment.

We sincerely hope you will approve Sadia's request for expansion so that more parents in our area can benefit from her services. Knowing Sadia, we feel confident that the staff she will bring on to her team during this expansion will be just as nurturing, joyous, dedicated, and professional as she is. What a gift it would be to local parents to have more of what Sadia has given our family.

Thank you for taking the time to read this letter. We can be contacted directly at the phone or email address below should you have any questions.

Sincerely,

Anna and Jason Rodriguez Masi  
905 Maplewood Ave, Takoma Park, MD 20912  
772-696-5339 | arodrimasi@gmail.com

Bobby S. Gulshan  
700 16<sup>th</sup> Ave.  
Takoma Park, MD 20912  
[bgulshan@apic.org](mailto:bgulshan@apic.org)  
909-576-9567  
12/10/23

Subject: Advocacy for the Expansion of FutureStar Child Care LLC

Dear Members of the Office of Zoning Administration and Montgomery Planning Department,

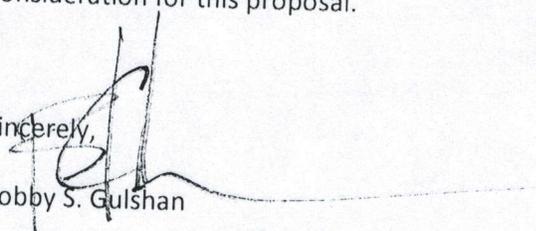
I am a resident of Takoma Park and a parent who has greatly benefited from the services of FutureStar Child Care LLC, operated by Sadia Naeem. I write to you today to express my strong support for their proposed facility expansion. This daycare has been a pillar in our community, offering exceptional childcare. The simple fact of the matter is there are not enough quality daycare facilities available in the area. For Parents looking to put their children in daycare, the process is stressful, at times frustrating, and ultimately very expensive. We need more space dedicated to daycare facilities. The more opportunity for parents to avoid waitlists, increased costs, and challenging uncertainty, the better. This proposed expansion and intensification of use is greatly needed.

Given the current zoning designation, the FutureStars property can be allowed up to 30 children with a Conditional Use Permit. From my understanding of the code, the primary condition will be to provide ample parking for the requisite number of employees. There are currently three properties on the block and the street frontage. The largest being the Methodist church. There is more than ample space along the street. In addition, there is unrestricted parking in the neighborhood to the rear. Having driven through the neighborhood everyday for almost three years, I can tell you it is also ample. Parking should not be an issue. The church only uses the street parking once a week for services, and once a week for a food drive benefit, but the space can easily be shared with future employees of FutreStars, as well as the capacity in the adjacent neighborhood.

Traffic flow for drop-off and pickup may also be a consideration. Again, there is little to no traffic on the street in the morning and afternoon daily. Yes, clearly more children will introduce more cars, but currently at drop-off and pickup times, there is no additional traffic of any significance to the site.

The benefits far outweigh the potential costs for this project.. I respectfully urge your favorable consideration for this proposal.

Sincerely,

  
Bobby S. Gulshan

Charu Krishnan  
820 Philadelphia Ave  
Silver Spring, MD, 20910  
[Charusharma324@gmail.com](mailto:Charusharma324@gmail.com)  
Cell: 203-228-0506

To the members of the Office of Zoning Administration and Montgomery Planning Department:

I am writing this letter in support of the expansion of the daycare facility operated by Sadia Naeem at 7404 New Hampshire Ave in Takoma Park. Our 1.5-year-old daughter has been attending her daycare for 5 months. Prior to that, she attended a large corporate daycare center that did not fit our needs. In moving her to Sadia's daycare, we found a home-based daycare that provides a family feel- an environment much better suited for our daughter. We felt very fortunate to have secured a spot here after finding that most daycares in the area have very long waitlists.

Expanding the daycare for up to 20 children will help to provide quality childcare for families in the area who have not been able to secure openings for their children. When we started our search for childcare, we hoped to find a home-based daycare but found there are very few in the downtown Silver Spring/Takoma Park area. Expanding this daycare will help meet demand, which I know exists from speaking to many parents about their struggles in finding good childcare.

Further, Sadia and her assistant Fatiha are excellent with the children. Our daughter had a very hard time at her previous daycare but adjusted quickly to Sadia's daycare. She is so happy to go each day and she is thriving. A parent can sense when their child feels loved and secure, and I can honestly say that I see that every day at Sadia's. Moving her to Sadia's has reduced our stress immensely.

I respectfully request that the Office of Zoning Administration approves the expansion plan of Sadia's daycare. The availability of reliable, quality childcare in the area is a necessity for residents of the area. Working parents should not have to stress and worry about their children while they are trying to be productive members of our community.

Thank you for your consideration in this matter.

Sincerely,



Charu Krishnan

1001 Sligo Creek Parkway  
Takoma Park, MD 20912

December 6, 2023

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

To Whom It May Concern,

We are the parents of two daycare-aged children living in Takoma Park writing in support of **Sadia and Zeshan Naeem's conditional use application pending for a large daycare center (application number CU 24-12).**

Our older child attended the Naeems' daycare from age 6 months until 2 years old, and our younger child is currently attending, since the age of 6 months. He is now 21 months old. At the time of searching for a daycare in our neighborhood, there were extremely limited options and very long waitlists. We were lucky to get spots at the Naeem's daycare, but the process of searching and waiting was very stressful. Our neighborhood in Takoma Park is dire need of more daycare openings.

One benefit of the Naeems' daycare is that it provides a warm, loving, and safe environment for the children. In addition, the employees have the skills and expertise to care for young infants, which is extremely important in this area as it is difficult to find infant openings. We are able to walk to the daycare, as it truly is in our neighborhood. Finally, the daycare offers a very affordable rate, as compared to many of the daycare centers in the area.

In our opinion, this area of Takoma Park is lacking in affordable daycare openings and would greatly benefit from an expanded daycare center. For this reason and the reasons stated above, we support your approval of the Naeems' application.

Sincerely,

Timothy and Christina Kennelly

*T. & C. Kennelly*  
*Christina Kennelly*

Jessica Varat  
1016 Heather Ave  
Takoma Park, MD, 20912  
j.varat@gmail.com  
412-337-2033  
December 7, 2023

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MD

To Whom it May Concern,

I am reaching out to express my unwavering support for the proposed expansion of the daycare facility operated by **Sadia Naeem at 7404 New Hampshire Ave in Takoma Park**. As a parent who has greatly benefited from their exceptional services, I feel compelled to advocate for this conditional use application for an large daycare expansion, recognizing its immense value to our community.

Sadia's daycare has been a beacon of excellence within Takoma Park, exemplifying what high-quality, nurturing childcare should be. Their dedication to fostering a safe, engaging, and supportive environment for children is nothing short of remarkable. The staff's unwavering commitment to the growth and well-being of each child in their care is a testament to their professionalism and passion for early childhood development.

The need for dependable and exceptional daycare services in our area is growing exponentially. Numerous families, including mine, often find themselves in a challenging position trying to secure suitable childcare that aligns with our high standards and familial needs. The proposed expansion by Sadia is not merely a business endeavor; it is a critical solution to the increasing demand for quality childcare in our locality. This expansion will allow a greater number of families to access their outstanding, affordable services, significantly easing the burden on parents who balance professional and familial duties.

Moreover, this expansion will have a positive ripple effect on the economic and social fabric of Takoma Park. It promises to create new employment opportunities and ensures that a larger

number of children are placed in an environment that is both secure and stimulating. This supports parents in their workforce participation, which in turn fuels the community's growth and prosperity. It also builds community bonds through the friendships forged between children and parents alike. Sadia's daycare is conveniently located within walking distance of many Takoma Park families. This has allowed my family and others to walk or bike instead of drive, contributing to lower emissions and traffic in our community.

In closing, I respectfully request that the Office of Zoning Administration approves the expansion plan of Sadia's daycare. Their unwavering commitment to quality childcare, combined with the clear necessity for their services in our community, makes this expansion both a valuable and essential step for the betterment of Takoma Park families.

I appreciate your attention to this matter and am confident that the expansion of Sadia's daycare will significantly benefit our community for years to come.

Warm regards,

Jessica Varat

Josh & Sarah Shields  
8118 Chester Street  
Takoma Park, MD 20912  
e: [josh.h.shields@gmail.com](mailto:josh.h.shields@gmail.com) | [sarah.p.shields@gmail.com](mailto:sarah.p.shields@gmail.com)  
p: 410.917.8243 | 410.570.5461  
December 13, 2023

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MD

Dear Esteemed Member of the Office of Zoning  
Administration and Montgomery Planning Department,

We are writing to express our enthusiastic support for the proposed expansion of the daycare facility operated by Sadia Naeem at 7404 New Hampshire Ave in Takoma Park, MD. Our child has benefited greatly from her exceptional care. We believe Sadia's commitment to providing a safe, nurturing, and educational environment is commendable and a huge asset to working parents in this area.

Our son, Wesley, enrolled in Sadia's daycare in September 2023 and is thriving in the learning environment provided. He is excited every morning to spend the day in the comfortable playroom and, when the weather is nice, the playground in the backyard. He shows us what he learned that day when we pick him up and get his daily report on his daycare activities. It puts us at ease to know Wesley is in good hands while we are at work. We are grateful for Sadia's ongoing support, reliability, and excellent communication.

The demand for quality childcare services in this area is severe. Sadia's dedication to meeting this demand is evident in the outstanding care she and her team provide. Expanding the size of this daycare will not only enhance the experience of children currently enrolled but also offer more parents the opportunity to access the excellent services offered.

Further, an expansion would create new employment opportunities for qualified caregivers and allow more parents to feel at ease while they are at their workplace. We are confident that the expansion of Sadia's daycare will meet the growing needs of the community and contribute to the overall well-being and development of more children.

In closing, we respectfully request that the Office of Zoning Administration approves the expansion plan of Sadia's daycare. Her passion for early childhood education and the positive impact she and her staff have had on Wesley — and his classmates — and we offer our full support of this development and know it will have a positive ripple effect throughout in our communities.

Sincerely,

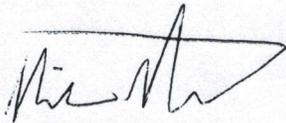
Josh & Sarah Shields

December 6<sup>th</sup>, 2023

To whom it may concern,

My name is Nicholas Mantzaris and I am very happy to offer my recommendation for Sadia Naeem, our childcare provider for the past 4 years, to further expand her daycare center. Sadia has provided excellent care for our two daughters over these past few years. Not only is her daycare center conveniently placed, as it is walking distance for many families in the community and includes easy parking options, but also provides ample outdoor space for the children to play in. We have recommended Future Star Childcare to many people over the years- in fact, our nephew will be starting at Future Star in just a few months! Sadia is a dedicated daycare provider and her in-home childcare center is an asset to the Takoma Park community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Mantzaris', with a large, sweeping flourish extending to the right.

Nicholas Mantzaris

Oscar and Betelle Oliveros  
7417 Wildwood Drive  
Takoma Park, Maryland 20912  
Oliveros.oscar.l@gmail.com  
7032206160  
12/10/2023

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MD

Dear Esteemed Members of the Office of Zoning Administration  
and Montgomery Planning Department,

I am writing to strongly endorse the proposed expansion of  
Sadia Naeem's daycare facility at 7404 New Hampshire Ave in  
Takoma Park. As a parent who has personally experienced the  
outstanding care and education provided at this facility, I cannot  
stress enough the positive impact this expansion would have on  
our community.

Sadia's daycare is a paradigm of what excellent childcare looks  
like. The nurturing, safe, and stimulating environment they offer  
is exceptional. Their commitment to each child's well-being and  
developmental needs is evident in their day-to-day operations  
and speaks volumes about their dedication and passion for early  
childhood education.

The demand for high-quality daycare services in our area is on a  
sharp rise. Many families, including my own, have faced the  
challenge of finding childcare that meets our expectations for  
safety, education, and overall care. Sadia's proposed expansion  
is more than just a business growth plan; it is a vital response to  
our community's growing need for reliable childcare. This  
expansion would enable more families to benefit from their  
exemplary services, greatly alleviating the stress on parents who  
juggle professional and family responsibilities.

Furthermore, this expansion would significantly contribute to  
the economic and social welfare of Takoma Park. It will create  
new job opportunities and ensure that more children have access  
to a safe and enriching learning environment. This is not only  
beneficial for the children but also supports parents in  
maintaining their careers, which in turn contributes to the  
economic growth and vitality of our community.

In conclusion, I urge the Office of Zoning Administration to approve the expansion of Sadia's daycare. Their steadfast dedication to quality childcare, coupled with the evident need for such services in our area, makes this expansion a crucial and highly beneficial step for the families of Takoma Park.

Thank you for considering this request. I am confident that the expansion of Sadia's daycare will bring significant and lasting benefits to our community.

Sincerely,  
Oscar and Betelle Oliveros

