



# MONTGOMERY COUNTY PLANNING BOARD

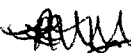
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



MCPB  
Item #  
June 4, 2009

## MEMORANDUM

**DATE:** May 22, 2009

**TO:** Montgomery County Board of Appeals

**FROM:** Renée M. Miller, AICP, Senior Planner   
Development Review Division (301-495-4723)

**VIA:** Rose Krasnow, Chief, Development Review Division   
Ralph D. Wilson, Zoning Supervisor 

**SUBJECT:** Special Exception Request (S-2746- Ivymount School, Inc) for a Private Educational Institution

**MASTER PLAN:** Potomac Subregion Master Plan

**FILING DATE:** January 22, 2009

**PLANNING BOARD:** June 4, 2009

**PUBLIC HEARING:** June 15, 2009

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**STAFF RECOMMENDATION:** The applicant is proposing to convert an existing one-family dwelling to a private education institution. The converted dwelling will be used in conjunction with the main campus of the Ivymount School to house existing programs. There will not be any increase in student enrollment or staffing. The proposed use satisfies all applicable Code standards, subject to the grant of a waiver by the Board of Appeals from the minimum allowed lighting level of 0.1 foot-candles at the side lot line.

Staff recommends APPROVAL of special exception application S-2746, and grant of the waiver from the side yard lighting standard, subject to the following conditions:

- (1) The special exception is limited to a maximum of forty (40) students and twenty (20) employees on-site at any one time;
- (2) Hours of operation are limited to 7:00 A.M – 6:00 P.M., Monday thru Friday, eleven months per year; and
- (3) All deliveries must be made at the main campus building.

**I) APPLICATION SUMMARY**

**Site Size and Location:** The site consists of a total of 9,639 square feet. The site is located on the west side of Seven Locks Road, south of Gainsborough Road. (See Circle Page 1.)

**Current Use and Zone:** The site is classified in the R-90 Zone. The property currently contains a one-family home.

**Proposed Use:** An existing one-family dwelling will be converted to a private educational institution to augment the facilities on Ivymount School's main campus. The converted one-family dwelling will house existing programs. No increase in staffing or the number of students is proposed.

**Master Plan:** The site is located in the Potomac Subregion Master Plan.

**Applicant:** Ivymount School, Inc

**II) BACKGROUND**

The applicant, Ivymount School, Inc., has operated a non-profit, non-sectarian private educational day school for the past 23 years in a former public school building located on the west side of Seven Locks Road, south of Gainsborough Road. School operations are permitted under a lease agreement with Montgomery County that provide educational programs and therapeutic services for students with serious developmental delays, learning disabilities, communication disorders, autism and multiple handicaps. The school accommodates approximately 290 students, mostly from Montgomery County.

The applicant plans to renovate an adjacent one-family dwelling to function as an annex to the main school that will be used in conjunction with the main campus. Certain educational and vocational programs will be relocated from the main campus to the annex. No increase in the number of students or staff is planned. The existing driveway will be reconfigured to provide 1 handicapped parking space and a pick-up and drop-off area for some of the more seriously handicapped students. The hours of operation will be between 7:00 A.M. and 6:00 P.M., Monday through Friday. Approximately 40 students and up to 20 staff will be shifted to the annex building after the renovation is completed.

The applicant is proposing to alter the existing house in three phases, over a four year period, in order to modernize it. After the third stage, the building's gross floor area will be increased by 57 percent, to 6,782 gross square feet. (See Circle Page 2.) The table below describes the three phases of building expansion, and exterior renovations. Circle Pages 3 -4 graphically depicts all phased changes.

**Table 1: Ivymount Phasing Plan**

<b>Phase No.</b>	<b>Building Modification</b>	<b>Exterior Modification</b>
<b>1.</b>	Additional windows hung and a door to replace sliding glass door in rear; interior will be modified to house educational and vocational programs	Driveway widened; addition of 1 handicapped parking space; walkways to be widened for accessibility and new walkway is to be installed between the main campus and annex; wheelchair ramp installed
<b>2.</b>	1,650 square foot addition; 2 additional exits	Walkway extended to new exits
<b>3.<sup>1</sup></b>	2,257 square foot addition (second floor and attic level (1/2 floor) built); additional exit	

The building's façade will continue to blend with the surrounding neighborhood. Building materials consistent with the existing house will be used. (See Circle Pages 5 and 6.) The applicant is also phasing landscaping in three stages as well. (See Circle Pages 7-9.)

**III) SITE DESCRIPTION AND SURROUNDING AREA**

The site contains an existing single-family house owned by the Ivymount School. The site generally slopes towards the western property boundary. Many tall evergreens along the western and southern boundaries buffer the site from the existing school parking area. (See Circle Page 10.)

The surrounding area is defined by Gainsborough Road to the north, Deborah Drive to the west, Willburn Acres to the east, and Tuckerman Lane to the south. (See Circle Page 11.) Properties within the surrounding area are mostly zoned R-90 (Residential, one-family), R-90/TDR (Residential, transferable development rights), RT- (Residential, townhouse), and RMX-2 (Residential Mixed Use Development, Specialty Center). There are several special exception uses that have been approved within the surrounding area. (See Circle Page 11.)

The property immediately north of the site is zoned R-90 and is occupied by a religious use known as Young Potomac of Israel. The property immediately west operates under a community pool special exception. South of the site is the Ivymount School's main campus. To the east of the site and across Seven Locks Road is the Willburn Acres development, zoned R-90.

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<sup>1</sup> After completion of the third stage, the annex will accommodate 30-40 students and 10-20 staff members. The student enrollment and staff will not be increased in any stage. The annex will accommodate existing student, staff members, and programs.

#### IV) ANALYSIS

**A. Master Plan Compliance.** The site is located within the 2002 Potomac Subregion Master Plan. The Master Plan does not specifically address the site other than one-family detached dwellings, under the standards of the R-90 zone. Community-Based Planning staff concludes that the proposed use is not incompatible with the Master Plan and would not adversely affect the surrounding community. (See Circle Page 12.)

**B. Transportation Review.** There are no transportation impacts that would result from the proposed use. A traffic analysis is not required, since the application will not generate any new trips. From a traffic perspective, the application will not adversely impact local roads. The school buses that now drop-off and pick-up students stack along the north side of Seven Locks Road. Because the buses are stacked along the shoulder, traffic flows on Seven Locks Road are not affected.

**C. Environmental Review.** The application has been reviewed by Environmental Planning staff to determine if it meets the requirements of Chapter 22A of the Montgomery County Code, the Environmental Guidelines, Noise Guidelines, and other related requirements. Environmental staff concluded that there are no environmental impacts associated with the application. The application is not subject to Chapter 22A, Forest Conservation law because the site is less than 40,000 square feet. (See Circle Page 13.)

#### D. REVIEW OF ARTICLE 59-G

##### 1. §59-G-1.2.1. Standard for Evaluating.

The standard for evaluation under 59-G-1.21 requires consideration of the inherent and non-inherent effects of the proposed use at the proposed location. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects, alone, are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are the physical and operational effects not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent effects, are a sufficient basis to deny a special exception.

The inherent characteristics of the private educational institution include: (1) buildings and structures, as well as outdoor areas for the children to play; (2) early and long hours of operation; (3) traffic to and from the site by the staff and parents; (4) deliveries of supplies and trash pick-up; (5) drop-off and pick-up areas for the students; (6) noise from the children playing in the play areas.

There are no non-inherent adverse effects likely to result from the physical changes and activities associated with the application. The residential character of the dwelling will be retained. No new trips will result, since there will not be any increase in student enrollment or staffing. Overflow parking for the staff and school buses is provided off-site through an agreement with Cabin John Shopping Center and a shuttle is provided for use. The special exception will be in harmony

with the neighborhood, which includes the adjacent properties, the residential uses across Seven Locks Road, and other properties in the surrounding area. Staff finds that the size, scale, and scope of the proposed expansion are minimal and are not likely to result in any unacceptable noise, traffic, or environmental impacts.

**2. §59-G-1.2.1 General Conditions.**

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

**Staff Analysis:** A private educational institution is a permissible special exception in the R-90 zone.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

**Staff Analysis:** The proposed use complies with the relevant provisions of §59-G-2.19, which are discussed in Section IV.D.3. of this report.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

**Staff Analysis:** Although the Potomac Subregion Master Plan does not specifically address any special exception uses for the subject site, the proposed special exception is consistent with Master Plan goals and objectives.

(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses. The Board or Hearing Examiner must consider whether the public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the special exception application was submitted.

**Staff Analysis:** The special exception will be in harmony with the neighborhood. The exterior modifications to the existing structure will be consistent with the single-family residential appearance of other residential properties in the area. The applicant plans to renovate the adjacent one-family dwelling to function as an annex to the main school campus. There will not be any increase in staffing or student enrollment. From a traffic perspective, the application will not adversely impact local roads.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

**Staff Analysis:** The proposed private educational institution should not have any detrimental effect on the use, peaceful enjoyment, economic value, or development of the general neighborhood. Most activity related to the proposed use will take place within the interior of the building or on the main campus.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

**Staff Analysis:** The proposed private educational institution should not cause any objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site. Although the school's size is being increased, the proposed expansion should not have any adverse effects on surrounding properties. Existing exterior lighting is of a residential appearance. Minimal spillover on the north property line is anticipated from the wattage used by the proposed fixture, which will light an emergency exit door after Phase III is completed. The applicant has provided a written statement from the adjacent property indicating no objection to the lighting plan. (See Circle Page 15.)

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

**Staff Analysis:** Seven special exception applications have been previously approved within the defined neighborhood. The special exceptions include a home occupation, community swimming pool, and several retail uses related to the Cabin John Shopping Center. There are approximately 220 properties in the neighborhood; and the addition of this private education use will result in only 4% of the properties having special exceptions. The addition of this special exception

will not result in an excessive concentration of special exception uses and will not adversely affect the area or alter its residential character.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

**Staff Analysis:** There is nothing in the record that suggests that the use would adversely affect the health, safety, security morals or general welfare of the residents, visitors or workers.

- (9) 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.
  - (A.) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.
  - (B.) If the special exception does not require approval of a preliminary plan of subdivision, the Board of Appeals must determine the adequacy of public facilities when it considers the special exception application. The Board must consider whether the available public facilities and services will be adequate to serve the proposed development under the Growth Management Policy standards in effect when the application was submitted.
  - (C.) With regard to public roads, the Board or the Hearing Examiner must further find that the proposed development will not reduce the safety of vehicular or pedestrian traffic.

**Staff Analysis:** The special exception application will not require approval of a preliminary plan and, therefore, this application must be analyzed under subsection (B) above. The site is adequately served by public facilities and will continue to be adequately served under the growth management policies in effect when the application was filed. Vehicular safety will not be diminished, since no increase in traffic is expected and the applicant will reconstruct the driveway to be wider and to remove visual obstructions from the line of sight.

**2. §59-G-1.23 General Development Standards (applicable subsections only)**

- (a) **Development Standards.** Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.21 or in Section G-2.

**Staff Analysis:** This site is located in the R-90 zone. A comparison of the proposal special exception with the development standards of the R-90 is shown in Table 1 below. (See Circle Page 2.)

**Table 1: Development Standards, R-90 Zone.**

<b>Development Standards</b>	<b>Requirement</b>	<b>Provided</b>
Minimum Tract Area (§59-C-1.321(a))	Not applicable	9,639 sq. ft.
Lot Area (§59-C-1.322(a))	9,000 sq. ft.	9,639 sq. ft.
Lot Width (§59-C-1.322(b)): @ Front of Bldg Line @ Street	75-feet 25-feet	±81 ft. ±81 ft.
Yard Requirements (main building): From Street (§59-C-1.323(a)) From Adjoining Lot Side Yards (§59-G-2.37(b)(3))  Rear Yard (§59-C-1.323(b))	30-feet  8-feet (one side) 25-feet (both sides) 25-feet	±39 ft.  8 ft. ±26 ft. ±36 ft.
Building Height (maximum) (§59-C-1.237)	35 ft.	35 ft.
Coverage (maximum net lot area) (§59-C-1.328)	30%	±24%
Density Requirements (total students per acre and sq. ft.) §59-G-2.19(a)(4)5	87 students per ac	28 students/ac <sup>2</sup>

(b) **Parking Requirements.** Special Exceptions are subject to all relevant requirements of Article 59-E.

**Staff Analysis:** The existing semi-circular driveway associated with the proposed annex will be widened, with 2 new parking spaces provided to allow for drop-off and pick-up of students. The applicant is replacing the existing shrubbery with smaller plantings along the driveway entrance and exit to provide a safer vehicular and pedestrian environment. No new parking is required for this request, as no new students or staff is proposed. The application satisfies the applicable parking standards of Article 59-E

(c) **Minimum Frontage.** In the following special exceptions the Board may waive the requirement for a minimum frontage at the street line if the Board finds that the facilities for ingress and egress of vehicular traffic are adequate to meet the requirements of Section 59-G-1.21:

- (1) Rifle, pistol and skeet-shooting range, outdoor;
- (2) Sand, gravel, or clay pits, rock or stone quarries;
- (3) Sawmill;
- (4) Cemetery, animal;

<sup>2</sup> The existing school campus is about 10 acres in size, and with the addition of the subject site, the overall campus density remains well below 87 students per acre. Although the subject site will accommodate up to 40 students on a site of about 9,600 square feet, the overall campus population will not increase, and will be well within the maximum allowed by the zoning ordinance.



- (5) Public utility buildings and public utility structures, including radio and TV broadcasting stations and telecommunication facilities;
- (6) Equestrian facility;
- (7) Heliport and helistop.

**Staff Analysis:** Not applicable. The application satisfies the minimum frontage requirements of the R-90 zone.

- (d) **Forest conservation.** If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.

**Staff Analysis:** This property is not subject to Chapter 22A Montgomery County Forest Conservation Law. (See Circle Page 13.)

- (e) **Water quality plan.** Not applicable.
- (f) **Signs.** The display of a sign must comply with Article 59-F.

**Staff Analysis:** Not applicable. The applicant is not proposing any on-site signs.

- (g) **Building compatibility in residential zones.** Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its siting, landscaping, scale, bulk height, materials and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.

**Staff Analysis:** The applicant is proposing three phases of reconstruction to the existing single-family dwelling. The proposed reconstruction appears to be well related to the surrounding area in its siting, landscaping, and appearance. After Phase III of the building reconstruction, the structure will appear as a two-story house with a brick façade, which is consistent with other homes in the area. (See Circle Pages 5-6.)

- (h) **Lighting in residential zones.** All outdoor lighting must be located, shielded, landscaped or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:

- (1) Luminaries must incorporate a glare and spill light control device to minimize glare and light trespass.

- (2) Lighting levels along the side and rear lot lines must not exceed 0.1 foot-candles.

**Staff Analysis:** The lighting required for an emergency exit along the northern face of the building exceeds the allowed lighting level of 0.1 foot-candles at the side lot line. The applicant has asked for a waiver of this requirement. Staff supports the waiver for both safety reasons and because the adjacent property to the north is a non-residential use. The property owner to the north has submitted a letter for the record supporting the lighting proposal. (See Circle Page 16.)

### **3. Section 59-G-2.19 Educational Institution, Private**

(a) Generally. A lot, tract or parcel of land may be allowed to be used for a private educational institution if the board finds that:

- (1) The private educational institutional use will not constitute a nuisance because of traffic, number of students, noise, type of physical activity, or any other element which is incompatible with the environment and character of the surrounding neighborhood;

**Staff Analysis:** The proposed application will not constitute a nuisance to the surrounding neighborhood for the reasons expressed in Sections IV.D. 1 and IV.D.2 of this report.

- (2) Except for buildings and additions completed, or for which a building permit has been obtained before (date of adoption [April 2, 2002], the private educational institution must be in a building architecturally compatible with other buildings in the surrounding neighborhood, and, if the private educational institution will be located on a lot, tract, or parcel of land of 2 acres or less, in either an undeveloped area or an area substantially developed with single-family homes, the exterior architecture of the building must be similar to a single-family home design, and at least comparable to any existing homes in the immediate neighborhood;

**Staff Analysis:** The proposed modifications to the existing single-family residence will be architecturally compatible with the surrounding area. The modified exterior will be brick and siding with a shingle roof. (See Circle Pages 5-6.) The architecture of the building will be similar to a single-family home design and comparable with the existing homes in the surrounding area.

- (3) The private educational institution will not, in and of itself or in combination with other existing uses, affect adversely or change the present character or future development of the surrounding residential community; and

**Staff Analysis:** As stated in Section IV.D.2, the private educational institution will not adversely alter the present character or future development of the surrounding residential community. Community-Based Planning staff has

indicated that the proposed use is consistent with the Potomac Subregion Master Plan.

- (4) The private educational institution must conform with the following standards in addition to the general development standards as specified in Section G.1.23:
  - a. Density – The allowable number of pupils per acre permitted to occupy the premises at any one time must be specified by the Board considering the following factors:
    - 1) Traffic patterns, including:
      - a) Impact of increased traffic on residential streets;
      - b) Proximity to arterial roads and major highways;
      - c) Provision of measures for Transportation Demand Management as defined in Section 42A-21 of the Montgomery County Code;
      - d) Adequacy of drop-off and pick-up areas for all programs and events, including on-site stacking space and traffic control to effectively deter queues of waiting vehicles for spilling over onto adjacent streets; and
    - 2) Noise or type of physical activity;
    - 3) Character, percentage, and density of existing development and zoning in the community;
    - 4) Topography of the land to be used for the special exception;
    - 5) Density greater than 87 pupils per acre may be permitted only if the Board finds that (i) the program of instruction, special characteristics of students, or other circumstances justify reduced space and facility requirements; (ii) the additional density will not adversely affect adjacent properties; (ii) additional traffic generated by the additional density will not adversely affect the surrounding streets.

**Staff Analysis:** The proposed special exception is for expansion of the existing Ivymount School to a site immediately adjacent to the school's main campus. The Ivymount School has a total of 290 students. The existing school campus is about 10 acres in size, with a density of 29 students per acre. Although the subject site will accommodate up to 40 students on a site of about 9,600 square feet, the overall campus population does not increase, and is well within the maximum allowed by the zoning ordinance.

The special characteristics of the students and nature of the program of instruction are not that of a typical private school. The additional density will not adversely affect adjacent properties. All outdoor activities and deliveries would occur on the main campus. Since there would not be any additional traffic generated, the additional density would not adversely affect the surrounding streets.

Staff believes based on traffic levels, noise considerations, community character, site topography, and other factors, that a maximum of 40 students is a reasonable number of students to occupy the premises at any one time.

- b. Buffer – All outdoor sports and recreation facilities must be located, landscaped or otherwise buffered so that the activities associated with the facilities will not constitute an intrusion into adjacent residential properties. The facility must be designed and sited to protect adjacent properties from noise, spill light, stray balls and other objectionable impacts by providing appropriate screening measures, such as sufficient setbacks, evergreen landscaping, solid fences and walls.

**Staff Analysis:** There are no outdoor sports and recreation facilities proposed. The majority of the play areas already exist on the main campus.

- (b) If a Private Educational Institution operates or allows its facilities by lease or other arrangement to be used for: (i) tutoring and college entrance exam preparatory courses, (ii) art education programs, (iii) artistic performances, (iv) indoor and outdoor recreation programs, or (v) summer day camps; the Board must find, in addition to the other required findings for the grant of a Private Education Institution special exception, that the activities, in combination with other activities of the institution, will not have an adverse effect on the surrounding neighborhood due to traffic, noise, lighting, or parking, or the intensity, frequency, or duration of activities. In evaluating traffic impacts on the community, the Board must take into consideration the total cumulative number of expected car trips generated by the regular academic program and the after school or summer programs, whether or not the traffic exceeds the capacity of the road. A transportation management plan that identifies measures for reducing demand for road capacity must be approved by the Board.

**Staff Analysis:** Not applicable. School facilities will not be used for other than providing education programs and therapeutic services for students with serious developmental delays, learning disabilities, communication disorders, autism and multiple handicaps.

(c) Programs Existing before April 22, 2002.

- (1) Where previously approved by the Board, a private educational institution may continue the operation of (i) tutoring and college entrance exam preparatory courses, (ii) art education programs, (iii) artistic performances, (iv) indoor and outdoor recreation programs, or (v) summer day camps, whether such programs include students or non-students of the school, if the number of participants and frequency of events for programs authorized in 59-G-2.19(b) are established in the Board's approval.
- (2) Where not previously approved by the Board, such programs may continue until April 22, 2004. Before April 22, 2004, the underlying special exception must be modified to operate such programs, whether such programs include students or non-students of the school.

**Staff Analysis:** Not applicable. This provision applies only to special exception programs that existed before April 22, 2002.

(d) Site Plan.

- (1) In addition to submitting such other information as may be required, an applicant shall submit with his application a site plan of proposed development. Such plan shall show the size and shape of the subject property, the location thereon of all buildings and structures, the area devoted to parking and recreation facilities, all access roads and drives, the topography and existing major vegetation features, the proposed grading, landscaping and screening plans and such other features necessary for the evaluation of the plan.

**Staff Analysis:** The applicant has submitted a site plan of the proposed development (Circle Pages 2-4) that satisfies Code requirements. The proposed development as depicted on the site plan satisfies all applicable development standards of §59-C-1.32.

- (2) No special exception, building permit or certificate of occupancy shall be granted or issued except in accordance with a site plan of development approved by the board. In reviewing a proposed site plan of development the Board may condition its approval thereof on such amendments to the plan as shall be determined necessary by the Board to assure a compatible development which will have no adverse effect on the surrounding community, and which will meet all requirements of this chapter. Any departure from a site plan of development as finally approved by the Board shall be cause for revocation of the special exception, building permit or certificate of occupancy, in the manner provided by law.

**Staff Analysis:** The applicant is aware that any departure from an approved site plan would be cause for revocation of the special exception grant.

## **F. CONCLUSION**

Based on review of the application and all information of record, staff concludes that the application, with the conditions imposed by staff, satisfies all relevant standards for granting a private educational institution special exception. For these reasons, staff recommends that application S-2746 for a private educational institution special exception at 11616 Seven Locks Road, Rockville, MD, be approved, with conditions.

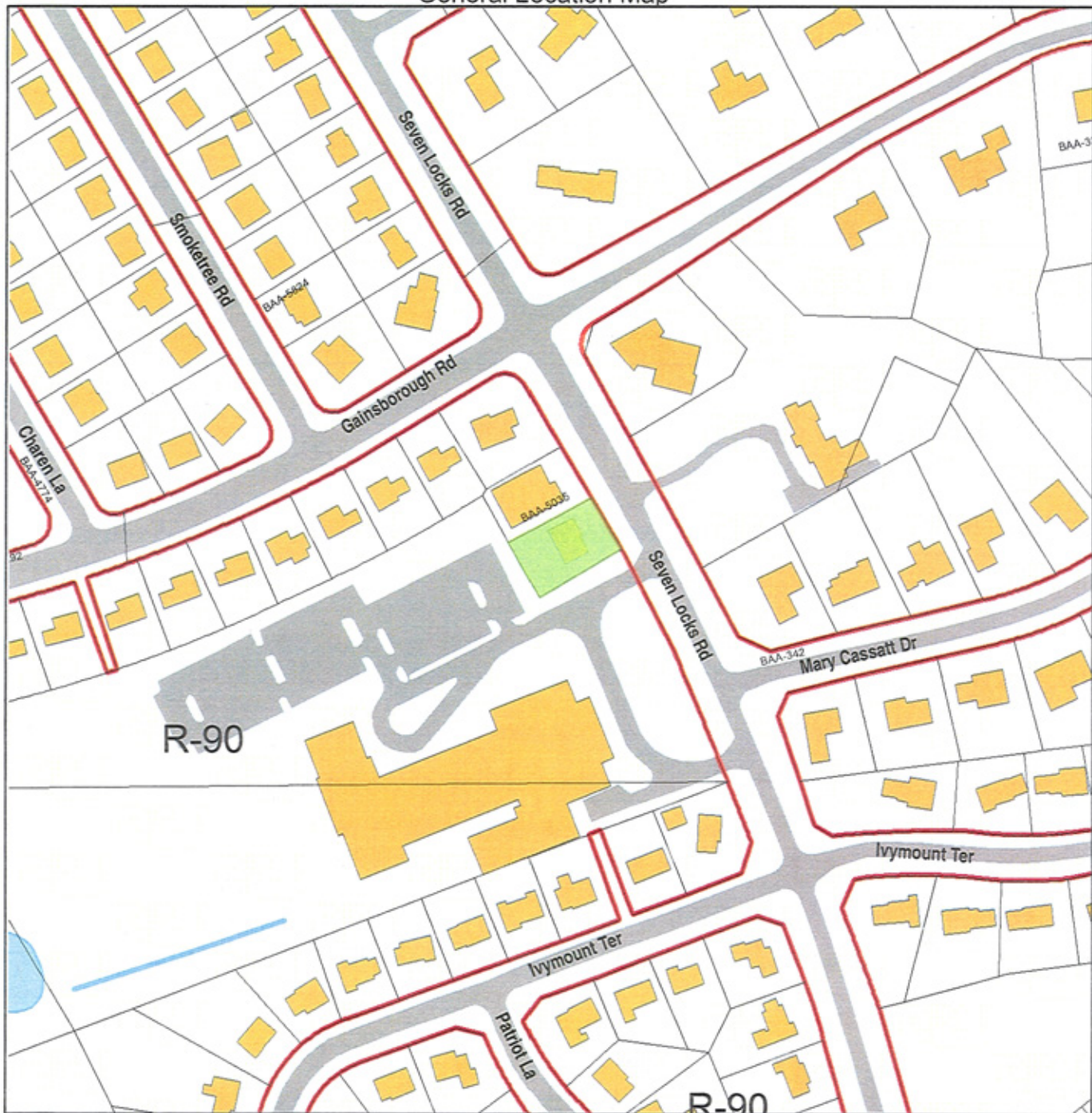
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# ATTACHMENT 1

## General Location Map



### LEGEND

-  Subject Site
-  Building
-  Paved Area
-  Lake and Pond

#### NOTICE:

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

1 inch = 200 feet

Address: 11616 Seven Locks Road, Rockville

#### Key Map

NTS



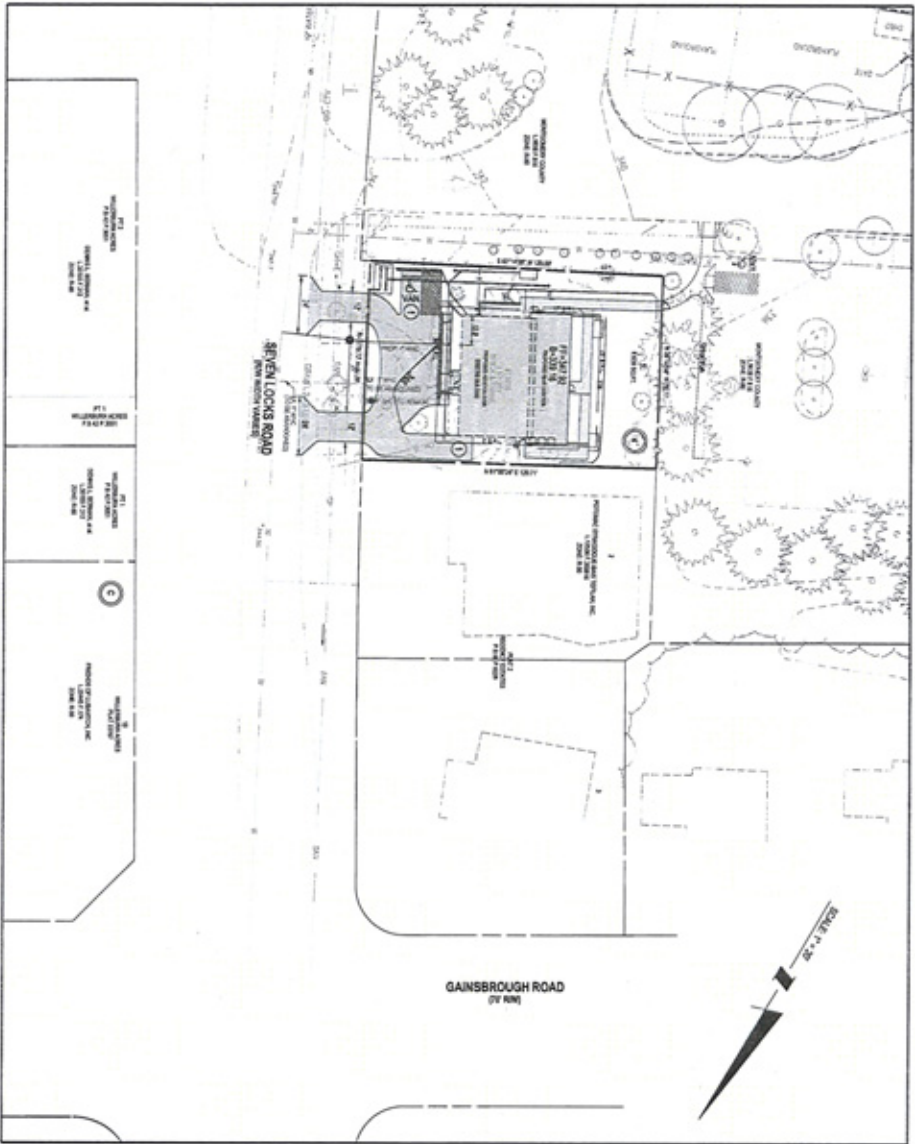
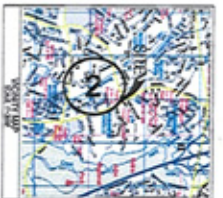
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# SPECIAL EXCEPTION SITE PLAN

## IVYMOUNT ANNEX

11616 SEVEN LOCKS ROAD  
4TH (ROCKVILLE) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



**GENERAL NOTES**

1. Existing 7' center street Right-of-Way (ROW) is indicated by a dashed line.
2. Property boundaries are shown by a solid line.
3. The proposed 11616 Seven Locks Road is shown by a solid line.
4. The proposed 4th (Rockville) Election District is shown by a dashed line.
5. The proposed 11616 Seven Locks Road is shown by a solid line.
6. The proposed 4th (Rockville) Election District is shown by a dashed line.
7. The proposed 11616 Seven Locks Road is shown by a solid line.
8. The proposed 4th (Rockville) Election District is shown by a dashed line.
9. The proposed 11616 Seven Locks Road is shown by a solid line.
10. The proposed 4th (Rockville) Election District is shown by a dashed line.
11. The proposed 11616 Seven Locks Road is shown by a solid line.
12. The proposed 4th (Rockville) Election District is shown by a dashed line.
13. The proposed 11616 Seven Locks Road is shown by a solid line.
14. The proposed 4th (Rockville) Election District is shown by a dashed line.
15. The proposed 11616 Seven Locks Road is shown by a solid line.
16. The proposed 4th (Rockville) Election District is shown by a dashed line.
17. The proposed 11616 Seven Locks Road is shown by a solid line.
18. The proposed 4th (Rockville) Election District is shown by a dashed line.
19. The proposed 11616 Seven Locks Road is shown by a solid line.
20. The proposed 4th (Rockville) Election District is shown by a dashed line.

**APPROVED DEVELOPER'S STATEMENT**

I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the above-captioned Special Exception Site Plan, and that the information contained therein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the information contained therein false or misleading.

*Michael J. Kallen*  
Michael J. Kallen  
11616 SEVEN LOCKS ROAD  
ROCKVILLE, MARYLAND 20850

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT

**SHEET INDEX**

- SHEET INDEX**
1. SPECIAL EXCEPTION SITE PLAN COVER SHEET
  2. SPECIAL EXCEPTION SITE PLAN PHASE 1 AND 2
  3. SPECIAL EXCEPTION SITE PLAN PHASE 3 AND 4
  4. SPECIAL EXCEPTION SITE PLAN NOTES AND DETAILS
  5. LANDSCAPE PLAN
  6. SPECIAL EXCEPTION LANDSCAPE PLAN COVER SHEET
  7. SPECIAL EXCEPTION LANDSCAPE PLAN PHASE 1
  8. SPECIAL EXCEPTION LANDSCAPE PLAN PHASE 2 AND 3

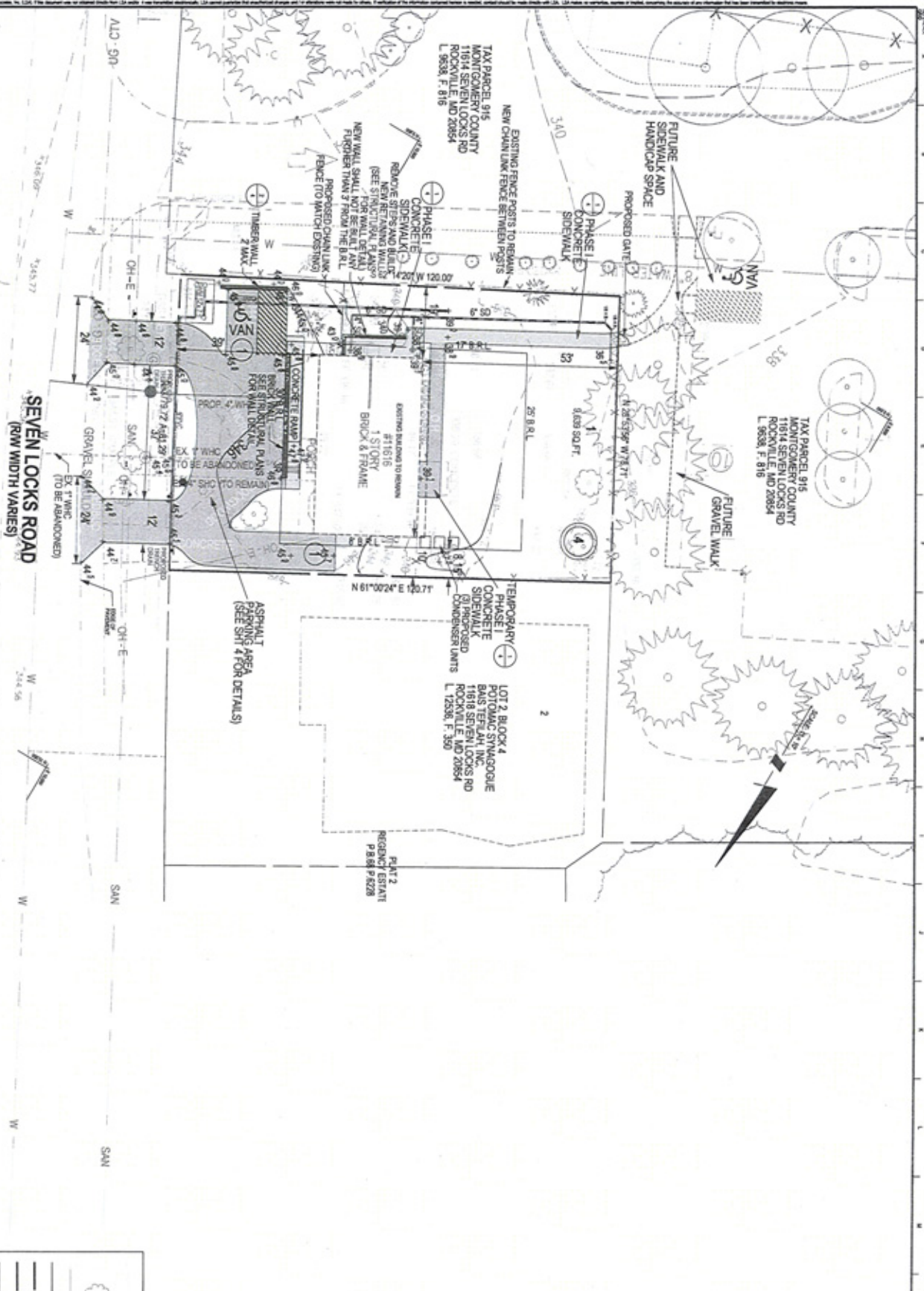
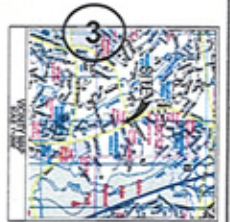
**SPECIAL EXCEPTION SITE PLAN COVER SHEET**

**LOT 1, BLOCK 4  
IVYMOUNT ANNEX**  
11616 SEVEN LOCKS ROAD  
ROCKVILLE, MD  
MONTGOMERY COUNTY, MARYLAND

**ES**  
Engineering Services, Inc.  
2000 OLD FARM ROAD  
ROCKVILLE, MD 20850  
TEL: 301.984.2200 FAX: 301.984.2202

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
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8	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT	08/14/2018	JK	ISSUED FOR PERMIT

**ES**  
Engineering Services, Inc.



**SPECIAL EXCEPTION SITE PLAN**  
PHASE 1

**LOT 1, BLOCK 4**  
**IVYMOUNT ANNEX**  
11618 SEVEN LOCKS ROAD  
ROCKVILLE, MD

ROCKVILLE (10) ELECTION DISTRICT,  
MONTGOMERY COUNTY, MARYLAND

**ES** ENGINEERING SERVICES, INC.

REGISTERED PROFESSIONAL ENGINEER  
No. 11704  
Professional Seal No. 11704

ROCKVILLE OFFICE  
11704 WOODBURN LANE, SUITE 100  
ROCKVILLE, MD 20850  
TEL: 301-981-1170  
FAX: 301-981-1171

NO.	DATE	DESCRIPTION
1	08/11/2011	PRELIMINARY
2	08/11/2011	REVISED
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4	08/11/2011	REVISED
5	08/11/2011	REVISED
6	08/11/2011	REVISED
7	08/11/2011	REVISED
8	08/11/2011	REVISED
9	08/11/2011	REVISED
10	08/11/2011	REVISED

**MATERIALS SPECIFICATIONS**

CONCRETE: ALL CONCRETE SHALL BE 4000 PSI STRENGTH, 5% AIR ENTRAINMENT, AND SHALL BE PLACED AND FINISHED TO THE SPECIFICATIONS OF THE ACI 308.3R-07. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SPECIFICATIONS OF THE ACI 308.3R-07.

**CONFORMANCE WITH REGULATIONS**

THIS PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE LOCAL GOVERNMENT. THE APPLICANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE COMPLIANCE OF THE PROJECT WITH ALL APPLICABLE REGULATIONS.

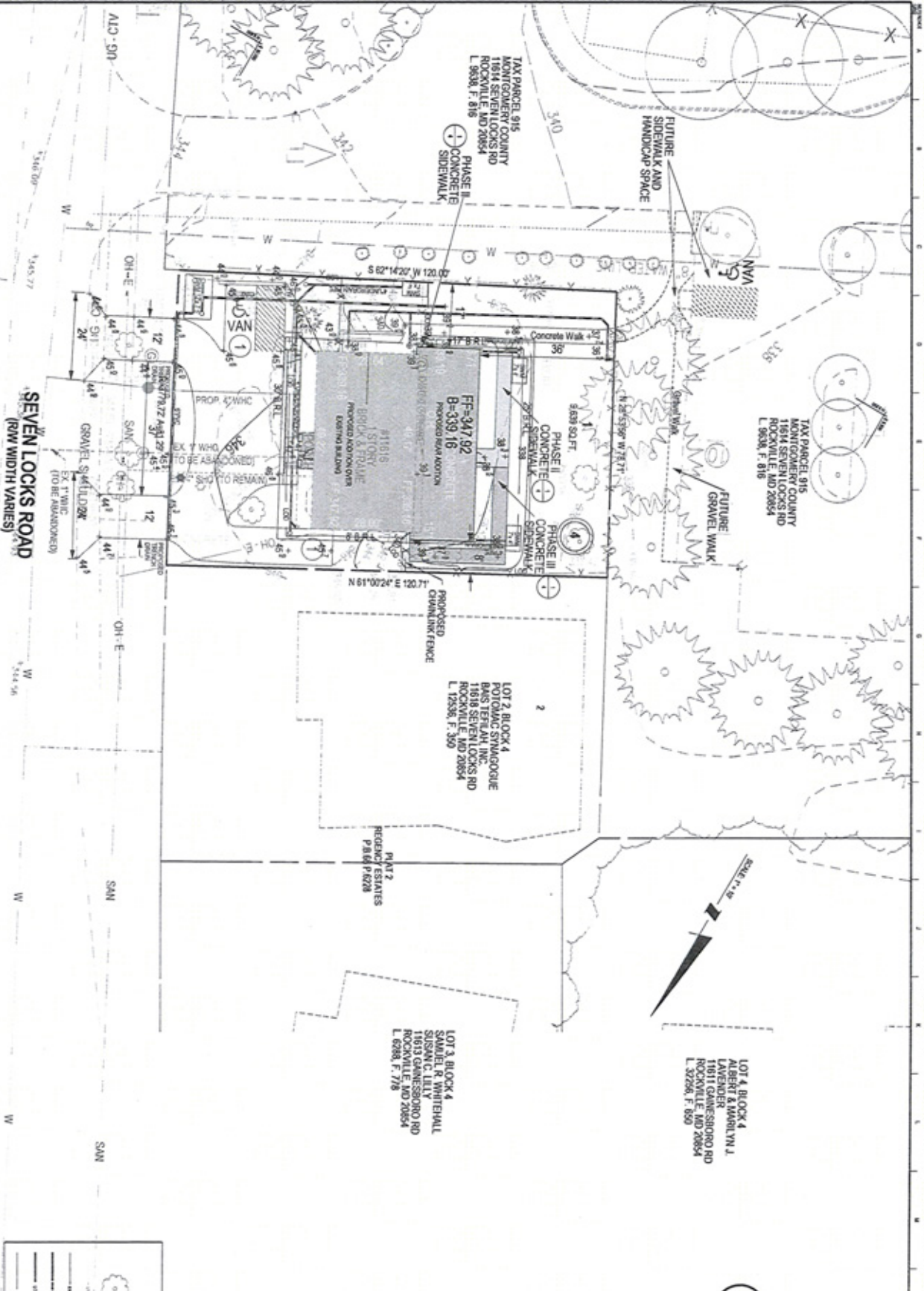
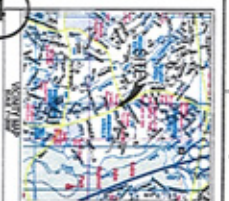
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7	08/11/2011	REVISED
8	08/11/2011	REVISED
9	08/11/2011	REVISED
10	08/11/2011	REVISED



**ES** ENGINEERING SERVICES, INC.

REGISTERED PROFESSIONAL ENGINEER  
No. 11704  
Professional Seal No. 11704

ROCKVILLE OFFICE  
11704 WOODBURN LANE, SUITE 100  
ROCKVILLE, MD 20850  
TEL: 301-981-1170  
FAX: 301-981-1171



**SEVEN LOCKS ROAD**  
(ROW WIDTH VARIES)

**LEGEND**

	EXISTING TREE LINE
	EXISTING TREE
	PROPOSED CONTOURS
	PROPERTY BOUNDARY
	EASEMENT
	EASEMENT OF DISTURBANCE
	BANDING RESTRICTION LINE

**SPECIAL EXCEPTION SITE PLAN**  
LOT 1, BLOCK 4  
IWMOUNT ANNEX

PROPOSED LOT 1, BLOCK 4  
IWMOUNT ANNEX  
1181 SEVEN LOCKS ROAD  
ROCKVILLE, MD

ROCKVILLE OFFICE  
2 Mountain Plaza, Suite 100  
Rockville, MD 20850  
Tel: 301.281.1200  
Fax: 301.281.1201



DATE: 11/11/11  
SCALE: AS SHOWN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	REVISED PER COMMENTS	11/11/11
3	REVISED PER COMMENTS	11/11/11
4	REVISED PER COMMENTS	11/11/11
5	REVISED PER COMMENTS	11/11/11

**MISSOURI STATE BOARD OF PROFESSIONAL ENGINEERS**  
STATE OF MISSOURI  
REGISTERED PROFESSIONAL ENGINEER  
No. 111111  
Name: [Name]

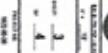
**STATE OF MARYLAND**  
REGISTERED PROFESSIONAL ENGINEER  
No. 111111  
Name: [Name]

NO.	REVISION	DATE
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2	REVISED PER COMMENTS	11/11/11
3	REVISED PER COMMENTS	11/11/11
4	REVISED PER COMMENTS	11/11/11
5	REVISED PER COMMENTS	11/11/11



DATE: 11/11/11  
SCALE: AS SHOWN

**LOT 1, BLOCK 4  
IWMOUNT ANNEX**  
1181 SEVEN LOCKS ROAD  
ROCKVILLE, MD



DATE: 11/11/11  
SCALE: AS SHOWN

TAX PARCEL 915  
MONTGOMERY COUNTY  
1184 SEVEN LOCKS RD  
ROCKVILLE, MD 20854  
L 9838, F 816

TAX PARCEL 915  
MONTGOMERY COUNTY  
1184 SEVEN LOCKS RD  
ROCKVILLE, MD 20854  
L 9838, F 816

LOT 2, BLOCK 4  
POTOMAC SYNOGOGUE  
BASIS TEMPLAR INC.  
11818 SEVEN LOCKS RD  
ROCKVILLE, MD 20854  
L 12538, F 309

LOT 4, BLOCK 4  
ALBERT & MARTIN J.  
LAVENDER  
11811 GAINESBORO RD  
ROCKVILLE, MD 20854  
L 32258, F 650

LOT 3, BLOCK 4  
SAMUEL R. WHITEHALL  
SUSAN C. LILLY  
11813 GAINESBORO RD  
ROCKVILLE, MD 20854  
L 6280, F 778

PLAT 2  
REGENCY ESTATES  
P 8168, P 6228

FF-347.92  
B-339.16  
PROPOSED ASPHALT DRIVE  
PROPOSED SIDEWALK

PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK

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PHASE II CONCRETE SIDEWALK

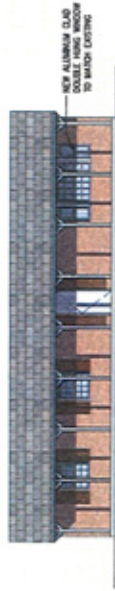
PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK

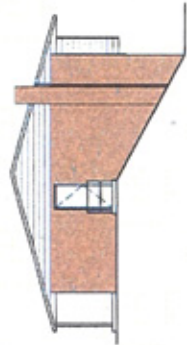
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PHASE II CONCRETE SIDEWALK

PHASE II CONCRETE SIDEWALK



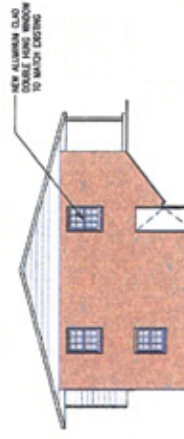
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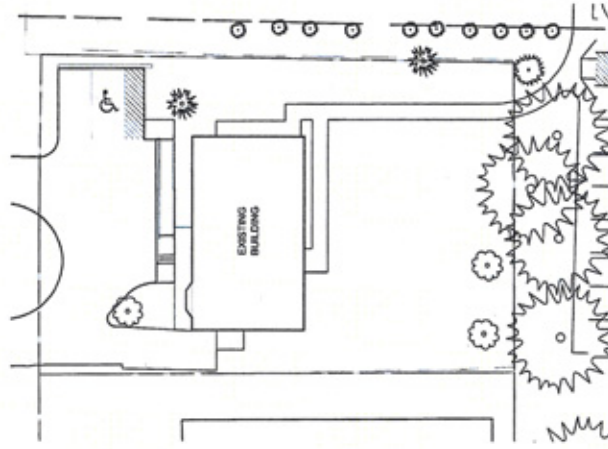
NorthWest Elevation



SouthWest Elevation



SouthEast Elevation



Key Plan

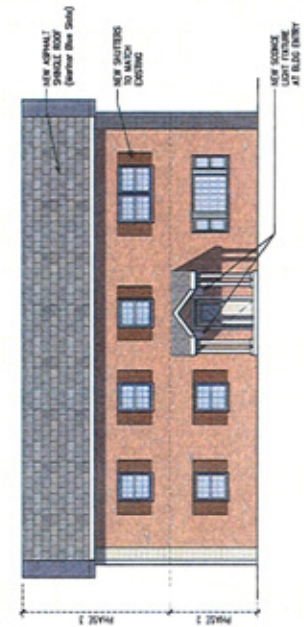


Ivymount Annex - Jenkins House  
11616 Seven Locks Road, Rockville, Maryland

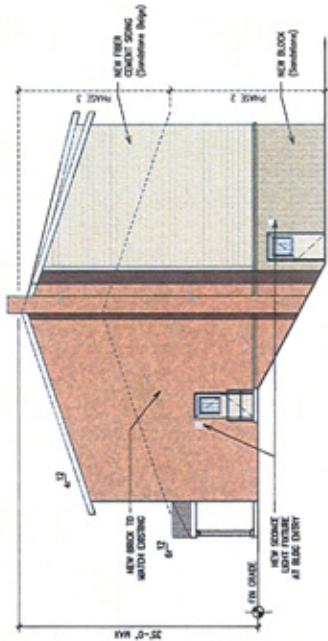
Proposed Exterior Elevations  
January 5, 2009

**hord | coplan | macth**  
750 E. Pratt Street, Suite 1100 Baltimore, MD 21202  
410.837.7311 | www.hcm2.com  
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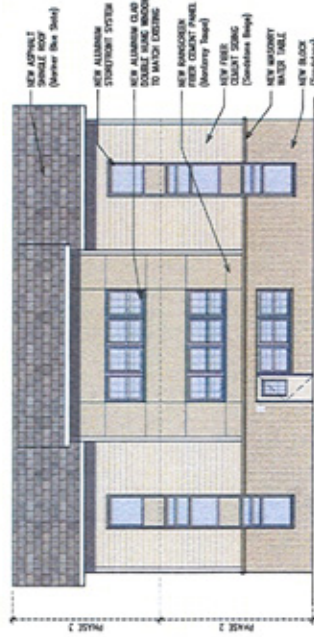
Phase 2 and 3



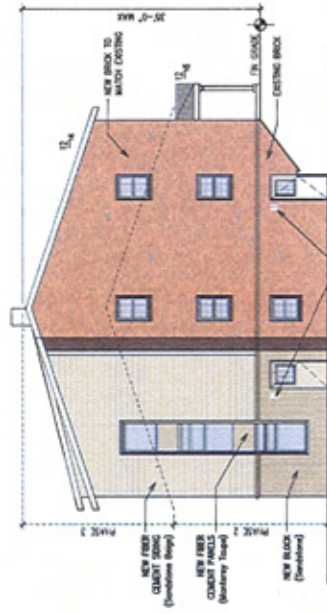
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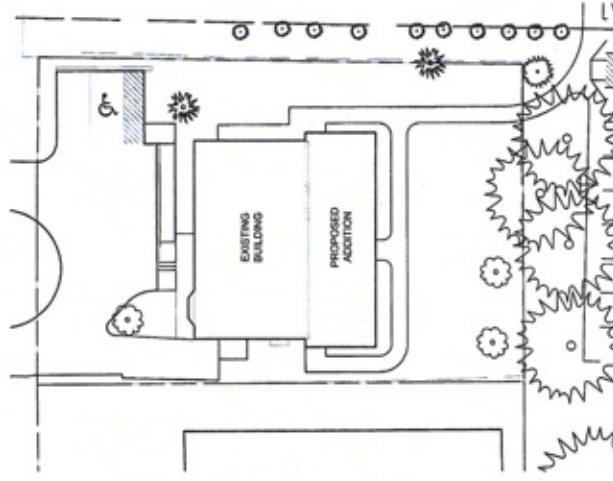
NorthWest Elevation



SouthWest Elevation



SouthEast Elevation



Key Plan



Ivymount Annex - Jenkins House  
 11618 Seven Locks Road, Rockville, Maryland

Proposed Exterior Elevations  
 January 5, 2009

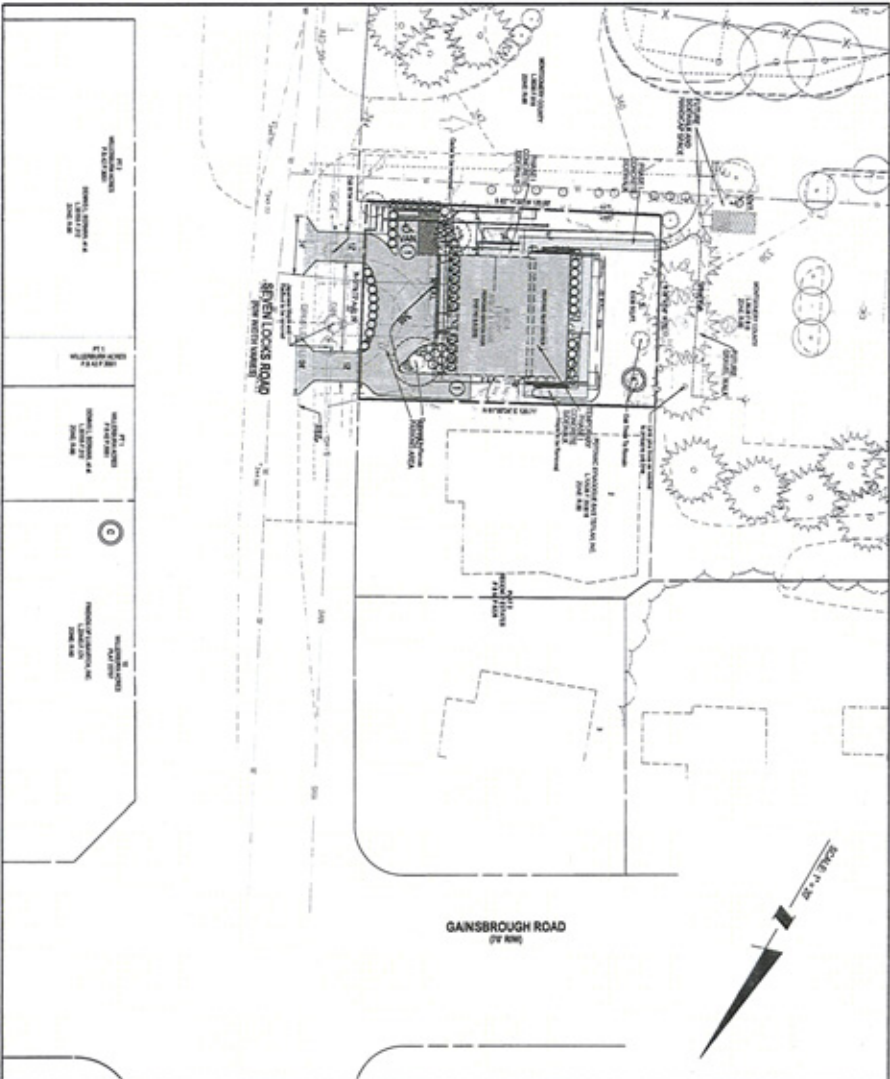
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 410.837.7311 | www.hcm2.com  
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# SPECIAL EXCEPTION LANDSCAPE PLAN IVYMOUNT ANNEX

11616 SEVEN LOCKS ROAD  
4TH (ROCKVILLE) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



7



GAINSBROUGH ROAD  
(OFF RD)



**SHEET INDEX**  
LANDSCAPE PLAN  
1. LANDSCAPE PLAN COVER SHEET  
2. LANDSCAPE PLAN PHASE 1  
3. LANDSCAPE PLAN PHASE 2 AND 3

SPECIAL EXCEPTION LANDSCAPE PLAN  
COVER SHEET

LOT 1, BLOCK 4  
IVYMOUNT ANNEX  
11616 SEVEN LOCKS ROAD  
ROCKVILLE, MD  
MONTGOMERY COUNTY, MARYLAND

**ES**  
Engineering Services, Inc.  
ROCKVILLE OFFICE  
2000 Rockville Pike, Suite 100  
Rockville, MD 20850  
Tel: 301.984.2700 Fax: 301.984.8007  
www.EngineeringServices.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN AND CONSTRUCTION	11/11/11	ES	ES
2	REVISIONS			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			
6	REVISIONS			
7	REVISIONS			
8	REVISIONS			
9	REVISIONS			
10	REVISIONS			

**DEVELOPER'S NOTES**  
1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE MONTGOMERY COUNTY LANDSCAPE PLAN ORDINANCE, CHAPTER 25, TITLE 25.01, SUBTITLE 25.01.01, MONTGOMERY COUNTY, MARYLAND.

**CONVEYANCE AGREEMENT CAPT**  
THIS LANDSCAPE PLAN IS A PART OF THE CONVEYANCE AGREEMENT CAPT FOR THE IVYMOUNT ANNEX DEVELOPMENT, LOT 1, BLOCK 4, 11616 SEVEN LOCKS ROAD, ROCKVILLE, MD, MONTGOMERY COUNTY, MARYLAND.

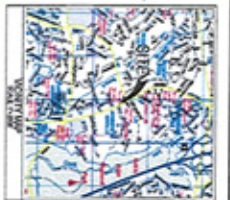
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3	REVISIONS			
4	REVISIONS			
5	REVISIONS			
6	REVISIONS			
7	REVISIONS			
8	REVISIONS			
9	REVISIONS			
10	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN AND CONSTRUCTION	11/11/11	ES	ES
2	REVISIONS			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			
6	REVISIONS			
7	REVISIONS			
8	REVISIONS			
9	REVISIONS			
10	REVISIONS			

**CONVEYANCE AGREEMENT CAPT**  
THIS LANDSCAPE PLAN IS A PART OF THE CONVEYANCE AGREEMENT CAPT FOR THE IVYMOUNT ANNEX DEVELOPMENT, LOT 1, BLOCK 4, 11616 SEVEN LOCKS ROAD, ROCKVILLE, MD, MONTGOMERY COUNTY, MARYLAND.

**ES**  
Engineering Services, Inc.  
ROCKVILLE OFFICE  
2000 Rockville Pike, Suite 100  
Rockville, MD 20850  
Tel: 301.984.2700 Fax: 301.984.8007  
www.EngineeringServices.com

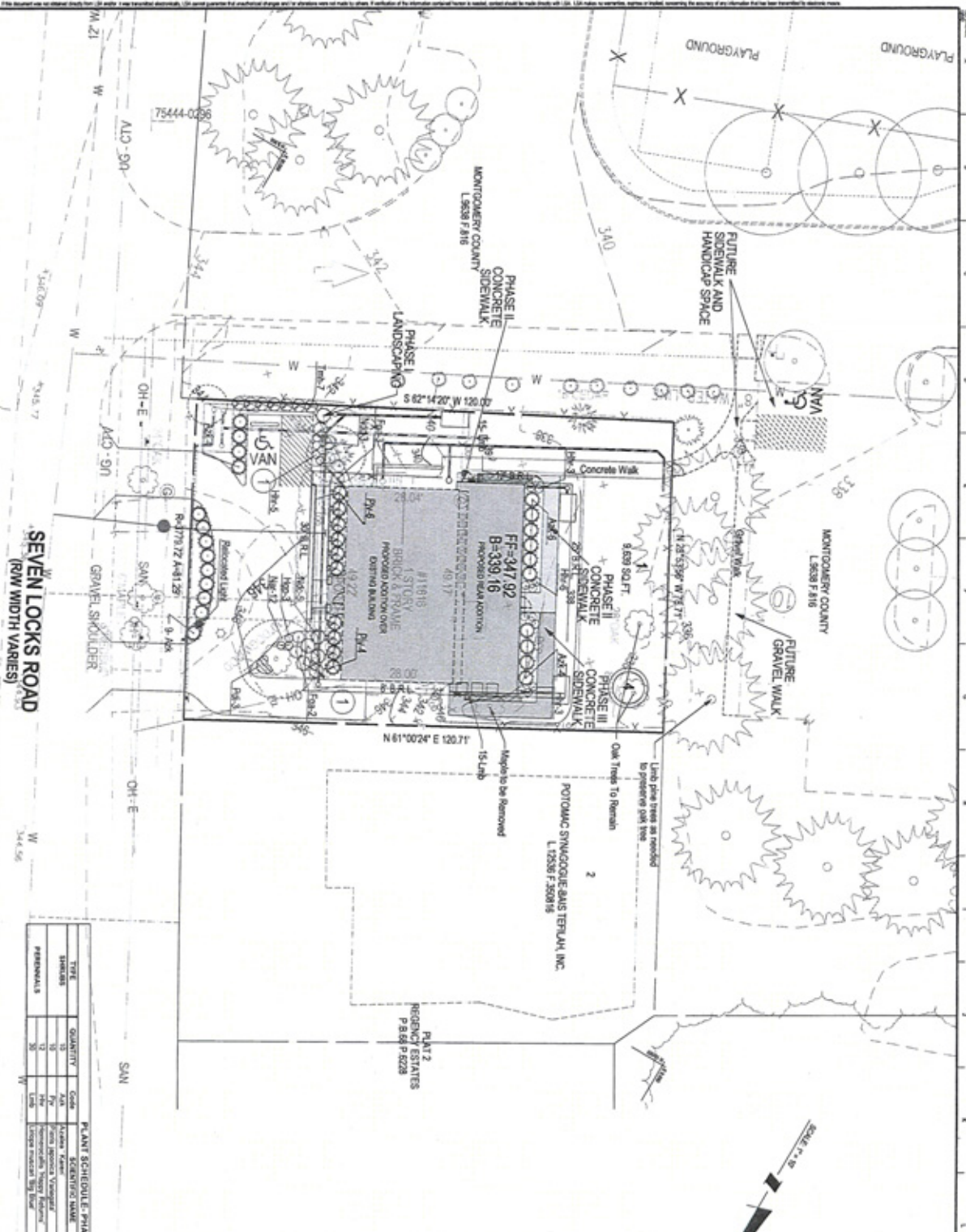




6

**PLANT KEY**

- EXISTING TREES
- EXISTING LIGHT
- PROPOSED TREES
- PROPOSED LIGHT
- PROPOSED PERENNIALS
- PROPOSED PROPOSED COVER



**PLANT SCHEDULE (PHASE 2 PLANTS NOT INCLUDED)**

TREE	QUANTITY	Code	PLANT SCHEDULE (PHASE 2 PLANTS NOT INCLUDED)	REMARKS
SHRUBS	12	446	Common Nettle	REPLACE
PERENNIALS	12	447	Common Nettle	REPLACE
	20	448	Common Nettle	REPLACE

**SPECIAL EXCEPTION LANDSCAPE PLAN**  
 LOT 1, BLOCK 4  
 IWMOUNT ANNEX  
 1515 SEVEN LOCKS ROAD  
 ROCKVILLE, MD

**IB** CONSULTANTS, INC.

2000 Rockville Pike, Suite 300  
 Rockville, MD 20850  
 301.761.1234

**DESIGNER:** [Name]

**CHECKED:** [Name]

**DATE:** [Date]

**SCALE:** 1" = 10'-0"

**PROJECT NO.:** [Number]

**DATE:** [Date]

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2024
2	REVISED PER PERMIT COMMENTS	09/10/2024

**NOTES:**

- ALL PLANTS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
- PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND PLANTING STANDARDS.
- ALL PLANTS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
- PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND PLANTING STANDARDS.

**CONSTRUCTION REQUIREMENTS:**

- ALL PLANTS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
- PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND PLANTING STANDARDS.
- ALL PLANTS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
- PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MARYLAND PLANTING STANDARDS.

**APPROVED:** [Signature]

**DATE:** [Date]



# ATTACHMENT 5



**Front of dwelling**



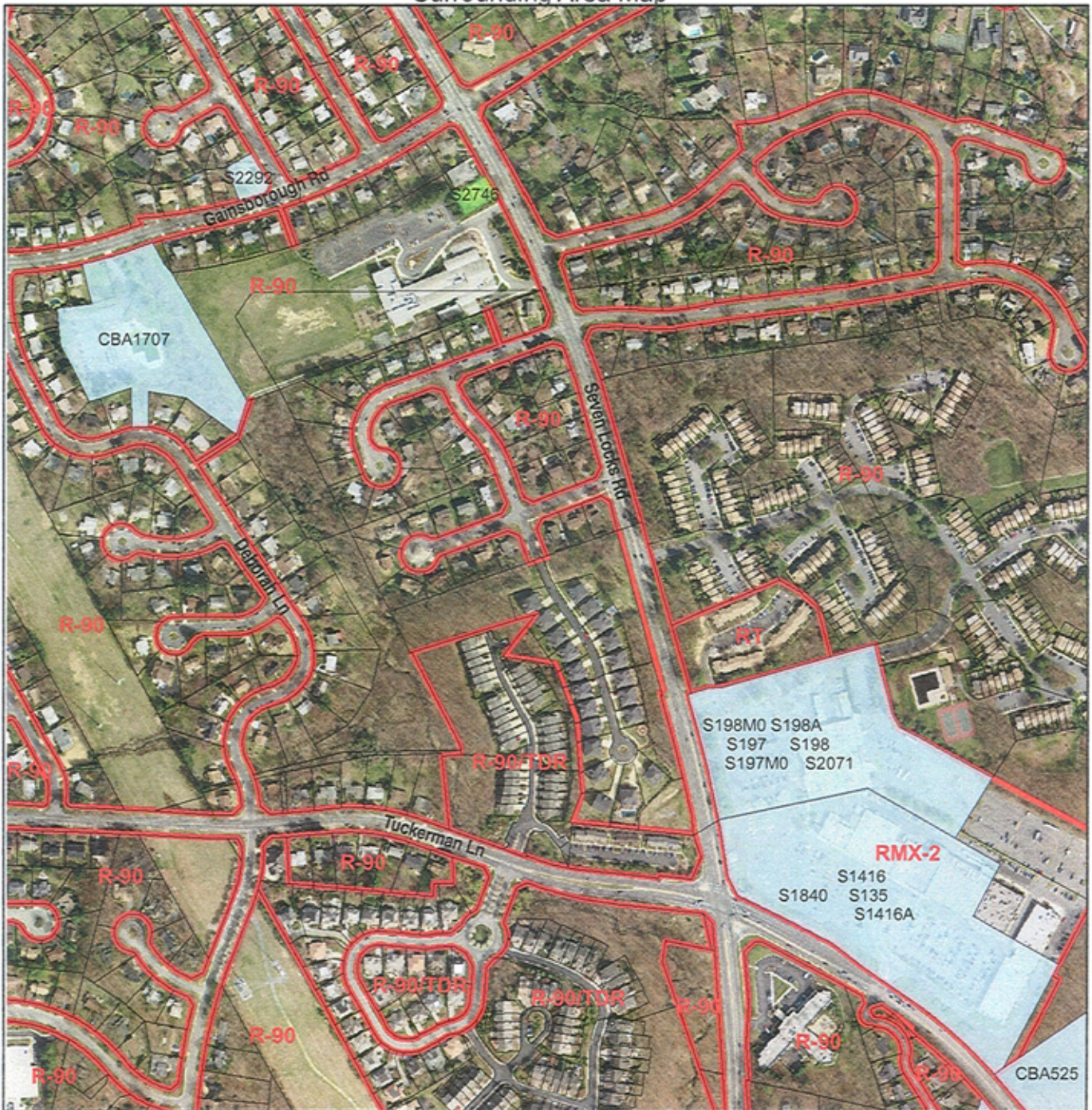
**Rear of Dwelling**



**Adjacent Ivymount  
Campus**

# ATTACHMENT 6

## Surrounding Area Map



### LEGEND

-  Subject Site
-  Zone
-  Special Exception

#### NOTICE:

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

1 inch = 500 feet

Address: 11616 Seven Locks Road, Rockville

Key Map  
NTS



# ATTACHMENT 7

**Miller, Renee**

---

**From:** Holt, Katherine  
**Sent:** Monday, April 27, 2009 9:44 AM  
**To:** Miller, Renee  
**Cc:** Murray, Callum; Saville, Leslie  
**Subject:** S-2746 Ivymount School

Renee,

The Ivymount School is in conformance with the Potomac Subregion Master Plan. Although we have the following questions/suggestions for this plan.

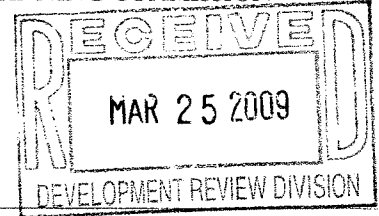
- The applicant should coordinate with Aruna Miller (240-777-7194 or [Aruna.Miller@montgomerycountymd.gov](mailto:Aruna.Miller@montgomerycountymd.gov)) regarding a potential sidewalk project in the vicinity.
- We thought the applicant could address the neighbor's lighting concerns by having a timer on the lights, using motion sensor lights, or determining when the lights are needed and turn them off when they are not needed.
- Based on the zoning code, the applicant must shield parking located at the front from the street. The applicant may want to plant three foot tall evergreens and plants that are deer resistant.

This is all we have on this project. Please let any of us know if you have any questions about the project or need more information.

Katherine Holt



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



**MEMORANDUM**

TO: Renee Miller, Development Review

VIA: Stephen Federline, Master Planner, Environmental Planning

FROM: Mary Jo Kishter, Environmental Planning

DATE: March 24, 2009

SUBJECT: Special Exception S-2746  
Ivymount School

The Environmental Planning Division recommends approval of the special exception application S-2746. The Forest Conservation Law is not applicable on this property.

**DISCUSSION**

The 0.22-acre property is located at 11611 Seven Locks Road, approximately 200 feet south of the intersection of Seven Locks Road and Gainsborough Road, in Rockville. The property is bounded by single family residential development to the north, and the existing Ivymount school campus to the south and west. This plan proposes a special exception for use of a residence as a private educational institution. In essence, the use of this residence would serve as an expansion to the adjacent Ivymount School. Currently, there is one existing single family residence on the property.

**Environmental Guidelines**

There are no streams, wetlands, floodplains, or any associated buffers on the property. There are no highly erodible soils or steep slopes onsite. The property is within the Cabin John Creek watershed, a Use I/IP watershed. This property is not located within a Special Protection Area or Primary Management Area.

**Forest Conservation**

The subject site is not subject to the forest conservation law because the special exception is on a tract of land less than 40,000 square feet. The subject lot totals 9,583 square feet in area and is identified as Lot 7, Block 4 of Regency Estates. There is no forest onsite and no specimen trees present. There is one large, below specimen-size tree on the property, and five additional large trees located offsite, on the existing Ivymount School campus.

**Special Exception Required Finding**

In the Zoning Ordinance, there are required findings in Section 59-G-1.21(a).

Required finding (6) reads as follows:

- (6) *Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.*

Staff believes the use of the residence as a private educational institution at this location will not result in a conflict with this required finding.

Z:\Special Exceptions (all others)\2501 to 3000\S\_2746\_IvymountSchool\_mjk.doc

11618 Seven Locks Road • Potomac • Maryland 20854  
301-299-2827

Ms. Catherine Titus  
Vice Chair  
The Montgomery County Board of Appeals  
100 Maryland Avenue, Room 217  
Rockville, Maryland 20850

January 23, 2009

Re: Ivymount School, Inc.  
Special Exception No. S-2746

Dear Ms. Titus and Members of the Board of Appeals:

I am writing to express support for the Ivymount School's special exception petition for their property at 11616 Seven Locks Road in Potomac. The Young Israel- Ezras Israel of Potomac neighbors the property on the north side. I have spoken with Ms. Oppenheim of the Ivymount School regarding the school's plan to convert the residence into a school while keeping a residential façade. Also, I have reviewed the site plan, landscape plan and the architectural renderings. I believe using the property as a school will be compatible with Young Israel Ezras Israel of Potomac as well as the entire neighborhood.

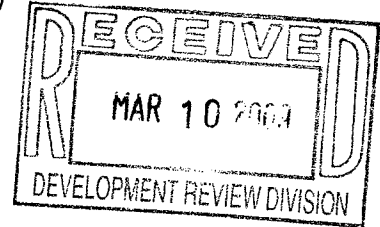
In addition, I am writing to express support for a waiver of the Montgomery County lighting standards at the property's north side lot line that borders the Young Israel-Ezras Israel of Potomac property. Ms. Oppenheim explained that the two exits on the north side of the Ivymount School's building will require lights for safety and due to the lights' proximity to the lot line, the school would not be able to meet the County's .1 foot candles standard without installing two sections of fencing along the lot line. From an aesthetic and safety standpoint, Young Israel-Ezras Israel of Potomac would rather have a little light spill over into our property than have the two sections of fencing.

Thank you for your consideration.

Sincerely,

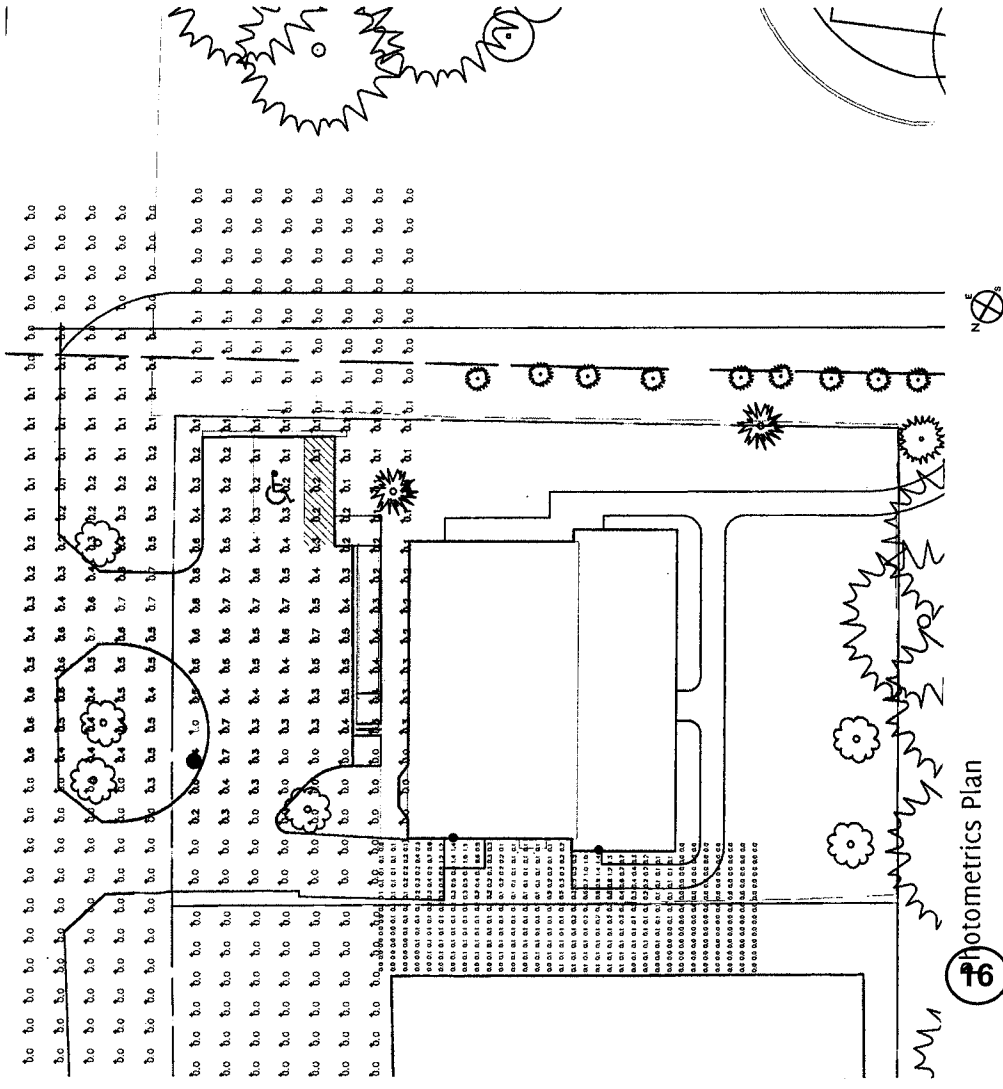
*Cliff Snapper*  
Cliff Snapper, President

cc: Lee-Nadine Oppenheim



Ivymount School, Inc.  
Special Exception S-2746  
Lighting Waiver Exhibit No. 3

Phase 2 and 3



Photometrics Plan

WALL MOUNT INFORMATION

Luminaire Schedule Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	2	D	SINGLE	1800	0.765	660-WF-CFI_26

Calculation Summary	Label	Qty	Calc Type	ILLUMINANCE	FC	Avg	Min	Max	Ang/Min	Max/Min
	CA1075	2	ILLUMINANCE	FC	0.14	1.4	0.0	0.0	N/A	N/A

SITE POLE INFORMATION

Luminaire Schedule Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	1	A	SINGLE	6000	0.890	RS2_70W/PH_1TYPE V/M/RS IP POLE

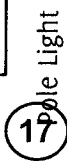
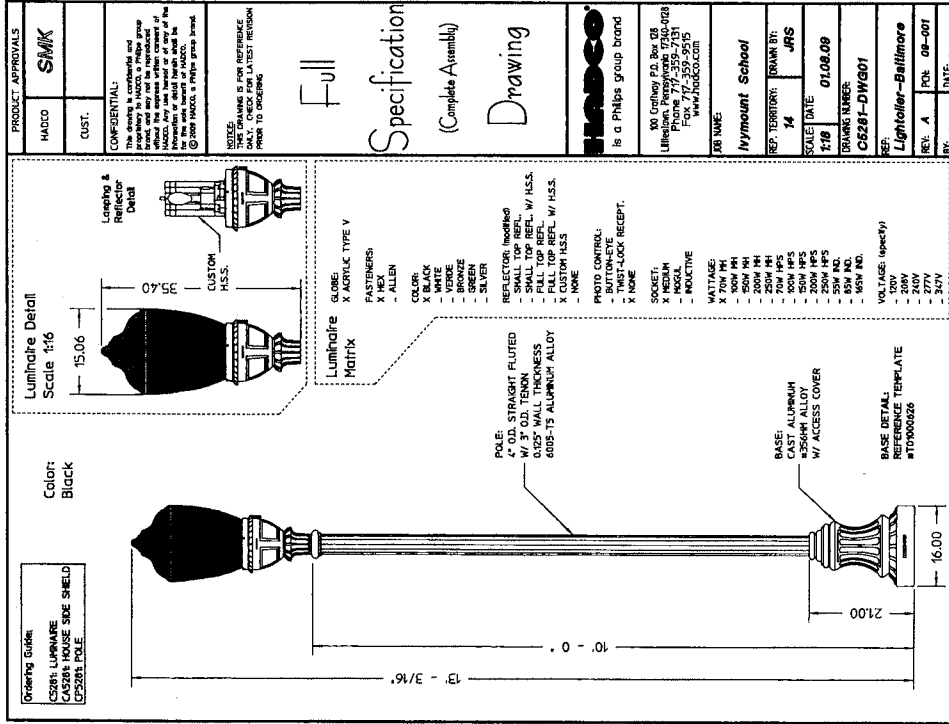
Calculation Summary	Label	Qty	Calc Type	ILLUMINANCE	FC	Avg	Min	Max	Ang/Min	Max/Min
	CA1075	1	ILLUMINANCE	FC	0.12	1.0	0.0	0.0	N/A	N/A
	Property Line		ILLUMINANCE	FC	0.00	0.1	0.0	0.0	N/A	N/A
	Street		ILLUMINANCE	FC	0.09	0.7	0.0	0.0	N/A	N/A
	Driveway		ILLUMINANCE	FC	0.27	0.8	0.0	0.0	N/A	N/A

Ivymount Annex - Jenkins House  
 11616 Seven Locks Road, Rockville, Maryland

Lighting  
 January 21, 2009

hord | coplan | macth  
 750 E. Pratt Street, Suite 1100 Baltimore, MD 21202  
 410.837.7311 | www.hcm2.com  
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# Lighting Cut Sheets



**Ivymount Annex - Jenkins House**  
 11616 Seven Locks Road, Rockville, Maryland

**DESCRIPTION**  
 660-WP Floating Shield Wall Science features bronze construction with a fully enclosed lamp compartment.

**SPECIFICATION FEATURES**

**Material**  
 Natural bronze or two component polyurethane paint, 2.5 mil protection against fade and wear.

**Finish**  
 Standard: Natural Bronze (NBZ) with weatherable to black bronze patina. Premium: Black (BK), Grey (G), White (WH), Dark Platinum (DP), Silver Metallic (SM), Gold Metallic (GM), Bronze Metallic (BM).

**Options**  
 Refer to www.hiplighting.com for complete photometrics.

**Installation**  
 U.L. and C.U.L. approved for wet locations. Energy Star Rating - 1 star.

**Labels**  
 U.L. and C.U.L. approved for wet locations. Energy Star Rating - 1 star.

**Modifications**  
 Contact the factory regarding scale options, unique finishes, material selections, or decorative detailing.

**660-WP SERIES**  
 Exterior Wall Luminaire  
 Floating Shield

**ORDERING INFORMATION**  
 Sample Number: 660-WP-CFL/120-377V-IB

Series	Lamp	Voltage
660-WP Floating Shield	CFL/120 IC27/80	120V 347V

**Finish 1**  
 NBZ Mount Bronze  
 DP Dark Platinum  
 SM Lustrous Silver Nickel  
 WH White

**Finish 2**  
 BK Black  
 GM Gold Metallic  
 GY Grey  
 WH White

**Notes:**  
 1. Available with CFL only.  
 2. Standard luminaire for outdoor use.  
 3. Refer to www.hiplighting.com for complete photometrics.

**Specifications and Dimensions subject to change without notice.**  
 © 2008 Philips Lighting  
 www.philipslighting.com

# Wall Mount Light

**Lighting**  
 January 21, 2009

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 410.837.7311 | www.hcmz.com  
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