



Heritage Care, Inc. Child Day Care Center, Conditional Use No. 15-07

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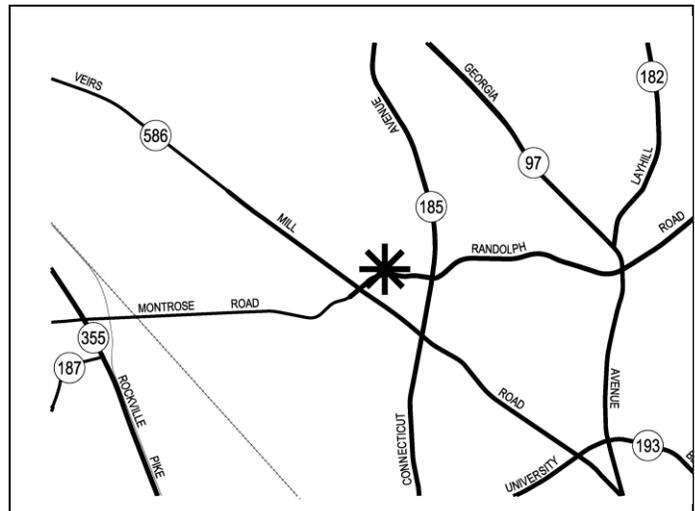
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Completed: 09/14/2015

Description

- Request to replace the existing special exception for an elderly day care use with a child day care use for up to 40 children;
- 1.9 acres, located at 4011 Randolph Road;
- R-60 Zone in the *Master Plan for the Communities of Kensington-Wheaton area*;
- Applicant: Heritage Care, Inc.;
- Filing Date: March 30, 2015;
- The public hearing by the Hearing Examiner is scheduled for October 9, 2015.



Summary

- Staff recommends approval with conditions.
- No exterior building or site modifications are proposed.
- The proposed conditional use will replace the elderly day care center for 35 people and share the site with the existing nursing home for 112 beds. The elderly day care center and nursing home were approved by Special Exception No. 367-A.
- Per Section 59-7.3.1.k.1.b.i., the Hearing Examiner's public hearing is limited to the consideration of the proposed modifications and those aspects of the conditional use that are directly related to the proposal.
- The proposal is deficient by 19 parking spaces required by the Zoning Ordinance. The Hearing Examiner must approve Alternative Compliance of Section 6.8. for the minimum required parking.
- There are 11 parking spaces encroaching into the front building line. The Hearing Examiner must find the proposed parking be safe, not detrimental to the neighborhood, accessible, and compatible with surrounding.

SECTION 1: STAFF RECOMMENDATION

Staff recommends approval of the proposed application with the following conditions:

1. The Conditional Use must be limited to a child day care facility with up to 40 children, ages 6 weeks to five years, and 7 non-residential employees at any one time. It will replace the existing 35-person elderly day care facility shared with the existing nursing home.
2. The elderly day care facility special exception must cease.
3. The Applicant must provide parental agreements for all children to the Hearing Examiner indicating a schedule of staggered drop-off and pick-up of the children (up to 5 children in any 15-minute period) to distribute the vehicular trips to/from the site for safety and keep the maximum number of weekday peak-hour trips below 30.
4. Prior to the release of use and occupancy certificate for the child day care use, the Applicant must amend the Preliminary Plan No. 119871500 to reflect the new use and limits granted by the approval of this application.
5. Prior to the release of use and occupancy certificate for the child day care use, the Applicant must reserve and mark two spaces for drop-off and pick-up from between 7:00 a.m. to 9:45 a.m. and 3:15 p.m. to 6:00 p.m. to avoid adversely impacting the adjacent roadways.
6. Employees for the child day care facility must park off-site. On-street parking is allowed on Colie Drive and Downer Drive.
7. The Applicant must provide a minimum of one bicycle parking space onsite.
8. The Applicant must seek approval from the Hearing Examiner under the Alternative Compliance Section 6.8. for the minimum required parking.
9. The hours of operation are limited to Monday through Friday 6:45 a.m. to 6:00 p.m.
10. The number of children playing outside at any one time must not exceed 10.
11. Outside play time may not start before 9:00 a.m.

SECTION 2: PROJECT DESCRIPTION

Site Description

The Subject Property is Lot 29, Block K of the Connecticut Avenue Park Subdivision, located at 4011 Randolph Road in the *Kensington-Wheaton Master Plan* area. It is 1.9 acres and zoned R-60. It is bound by Randolph Road and Colie Drive to the south, Downer Drive to the west and single-family lots in the R-60 Zone to the north and east. The Subject Property is currently improved with a two-story structure and generally slopes from east to west. Along Colie Drive, the grade falls 24 feet between Randolph Road and Downer Drive. Vehicular access is from Randolph Road and Colie Drive (see Figure 1).



Figure 1: Subject Property Aerial

Neighborhood Description

The Staff-defined neighborhood is generally bounded by Elby Street to the north, Connecticut Avenue to the east, Veirs Mill Road to the south, and Havard Street to the west. The neighborhood is primarily single-family detached residential except for commercial uses and multifamily residential along the major routes (Figure 2). Eleven special exceptions were granted within the Staff-defined neighborhood and include three automobile filling stations, four accessory apartments, two drive-thru restaurants, a home hair salon and the nursing home/elderly day care combination on the Subject Property (Figure 3).

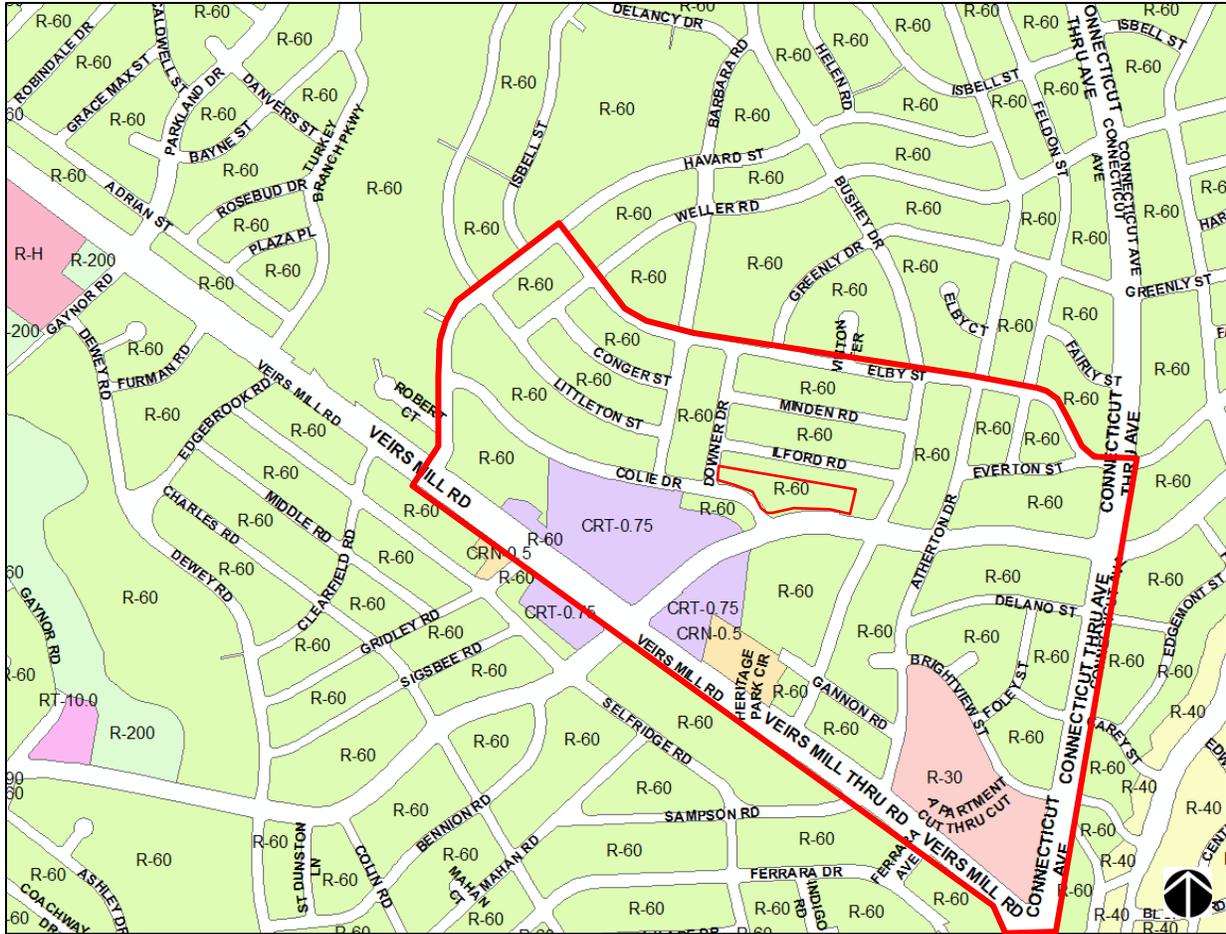


Figure 2: Neighborhood Zoning Map

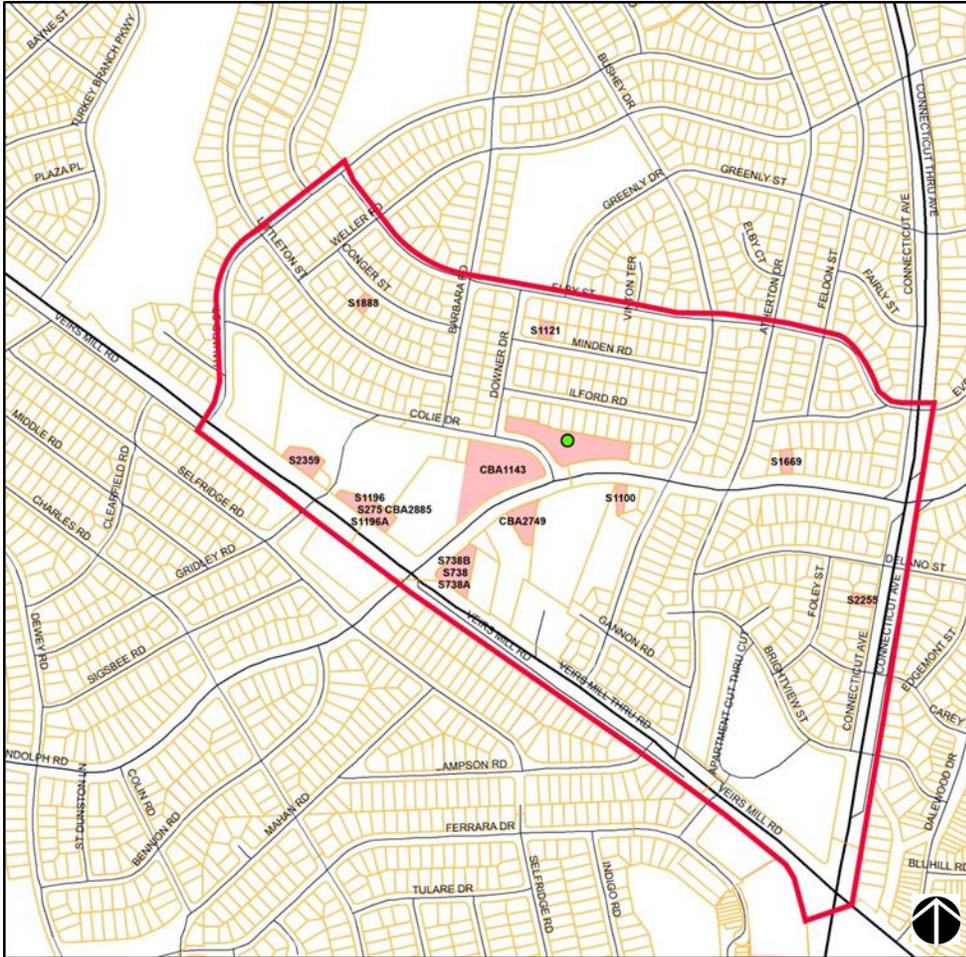


Figure 3: Approved special exceptions within the defined Neighborhood Boundaries

Zoning and Land Use History

Effective August 11, 1964, The Board of Appeals granted CBA-1590 to allow the construction and operation of a nursing home for 90 beds.

Effective January 22, 1975, the Board of Appeals granted S-367 to allow expansion to 95 beds.

Effective May 8, 1987, the Board of Appeals granted S-367-A to allow the construction of a two-story addition to the nursing home, with the addition of ten beds and the operation of a day care facility for twenty five elderly persons.

On August 19, 1987, the Planning Board approved Preliminary Plan No. 11987150 for the nursing home with up to 105 beds and an elderly day care center for 25 seniors.

Effective October 29, 1993, the Board of Appeals granted an administrative modification to allow the elderly day care center to serve up to 35 people, and to increase the number of nursing home beds to 112.



Figure 4: Aerial photo of the subject property and its context

Proposed Use

The Applicant, Heritage Care Inc. is requesting approval of a Conditional Use approval to replace the existing 35-person elderly day care with a 40-child day care center, using the lower level space previously occupied by the elderly day care use. A total of 1,910 SF will provide four classrooms, three restrooms, and one office (Figure 6). The nursing facility use will continue in operation in the remaining spaces on the first and second floors. The Application proposes no exterior modification to the building or site.

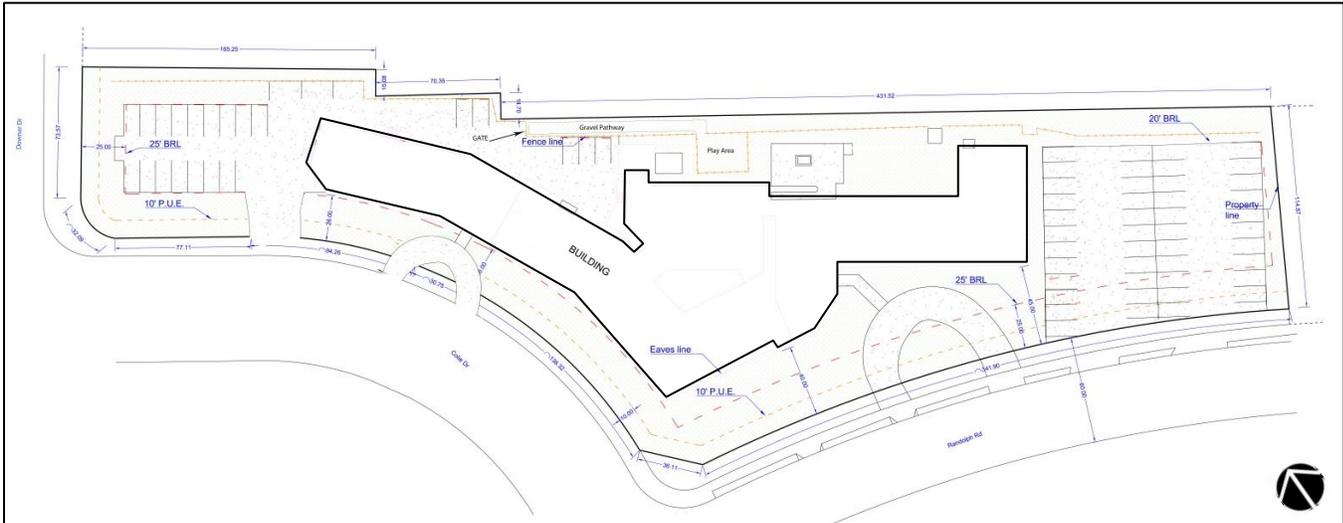


Figure5: Site Plan

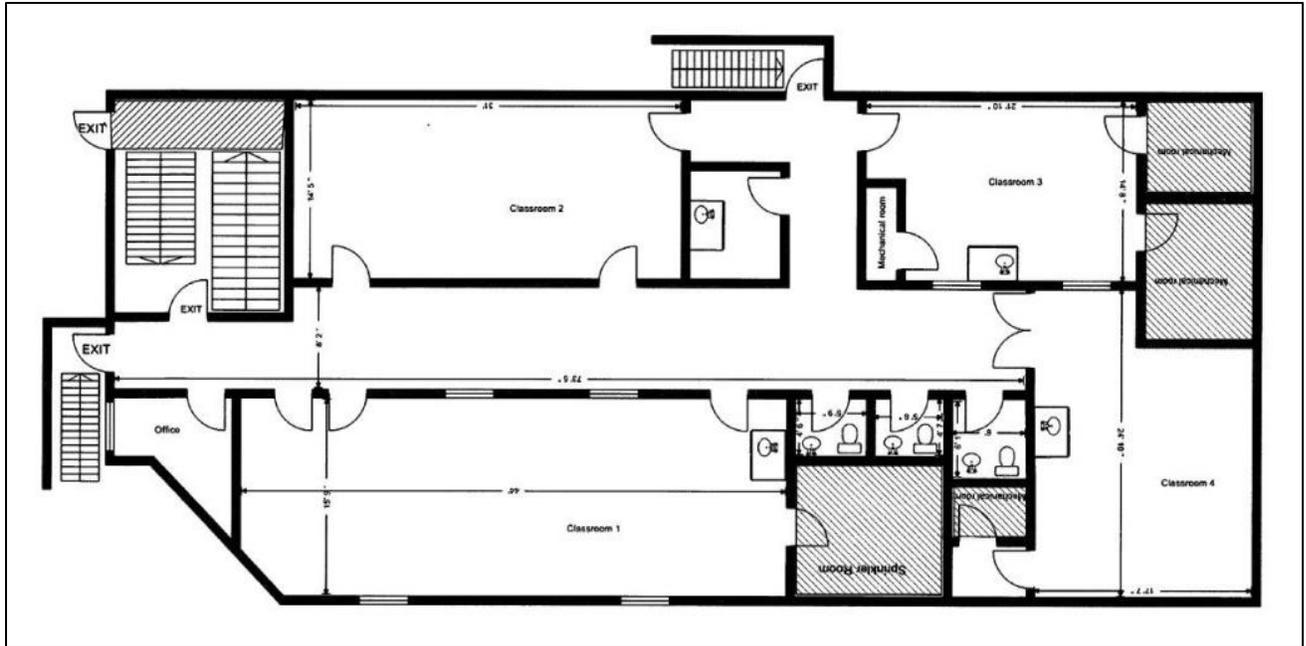


Figure 6: Proposed daycare floor plan

The proposed facility will have up to 40 children, ranging in age from 6 weeks to five years, divided into four groups, one in each classroom (one for Infants, two for Toddlers, and one for Preschoolers). The proposed hours of operation are Monday through Friday, 6:45 a.m. to 6:00 p.m. No weekend or overnight hours are proposed. The drop off and pick up will be limited to five children in 15-minute intervals to distribute the vehicular trips to/from the site. Seven staff members will arrive between 6:45 a.m. – 7:00 a.m. and leave the center between 3:00 p.m. and 3:15 p.m. Seven other staff members will arrive between 2:45 p.m. and 3:00 p.m. and leave between 6:00 p.m. and 6:30 p.m. Drop-offs and pick-ups are planned to occur in the parking lot and the circular driveway on Colie Drive. One parking space, adjacent to the daycare entrance, is currently signed and marked for reserved parking.

When the weather permits, all classrooms will have 30 minutes of outdoor exercise in the morning and 30 minutes in the afternoon in the lawn along the rear property line shared with the single-family lots along Ilford Road. This lawn area is approximately 2000 SF and is enclosed with a 6-foot tall wooden fence on all sides (Attachment 3). There are existing mature, dense, evergreen trees along the property line shared with the single-family lots to the north of the Subject Property.

The property is currently outfitted with mounted light fixtures near the building entrances and post lighting around the parking lot and near pedestrian paths. Lighting for the outdoor space is mostly for security purposes because night time outdoor activities are limited. The proposed amendment will not modify the exterior of the structure, landscaping, or lighting.

ANALYSIS

Environmental

The Subject Property contains no forest, streams, wetlands, 100-year floodplains, steep slopes, or known habitats of rare, threatened or endangered species. This Conditional Use is subject to the Forest Conservation Law per Chapter 22A of the Montgomery County Code. However, the application received an exemption from the requirements under Section 22A-5 (q)(1) of the Forest Conservation Law on March 26, 2015 (Attachment 7).

Transportation

The Subject Property has three existing curb cuts from Colie Drive: one to the parking lot, and two for the circular driveway. These will be used for the proposed child day care center.

In accordance with the 1989 *Master Plan for the Communities of Kensington-Wheaton* (Master Plan), 2005 *Countywide Bikeways Functional Master Plan*, and 2013 *Countywide Transit Corridors Functional Master Plan*, the master-planned roadways, bikeway, and transitway are as follows:

1. Randolph Road is designated as a six-lane divided major highway, M-17 with a recommended 120-foot right-of-way and a signed shared-road bikeway. The *Countywide Bikeways Functional Master Plan* recommends a shared use path, SP-26, on the north side. The *Countywide Transit Corridors Functional Master Plan* recommends Bus Rapid Transit (BRT) on the Corridor 7, "Randolph Road" with BRT vehicles operating along Randolph Road within its Master-Planned 120-foot wide right-of-way. The nearest BRT station is proposed at the intersection of Veirs Mill Road (MD 586) and Randolph Road.
2. Colie Drive is designated as a two-lane business district street, B-1, with a recommended 80-foot wide right-of-way.

Transit service is currently available along Randolph Road via following bus routes:

1. Ride On route 10 operates with 30-minute headways between Hillandale (at New Hampshire Avenue and Powder Mill Drive) and the Twinbrook Metrorail Station on weekdays and weekends.
2. Metrobus route C8 operates with 30-minute headways between the College Park-University of Maryland Station and the White Flint Metrorail Station on weekdays and Saturdays.
3. Ride On route 48 and Metrobus routes Q1, Q2, Q3, Q4, and Q6 operate along nearby Veirs Mill Road. The nearest bus stop is located at the intersection of Randolph Road and Colie Drive.

Local Area Transportation Review

The proposed use with seven staff persons will generate 29 peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and 30 peak-hour trips during the evening peak period (4:00 to 7:00 p.m.). The table below shows the number of peak-hour trips generated by the proposal during the weekday morning and evening peak periods:

Table 1: Peak-Hour Trips		
Land Use	Weekday Peak-Hour Trips Primary Trips (Total Trips)	
	Morning	Evening
Approved 112-Bed Nursing Home Facility	16 (16)	25 (25)
Approved 35-Person Elderly Day Care Facility/3 staff	10 (29)	10 (29)
Total Existing Weekday Peak-Hour Trips	26 (45)	35 (54)
Proposed Child Day Care 40 children/7 staff	9 (29)	8 (29)
Total Proposed Weekday Peak-Hour Trips	25 (45)	35 (54)
<i>Net Reduction in Weekday Peak-Hour trips</i>	<i>-1 (0)</i>	<i>-2 (0)</i>

Primary Trips comprise new and diverted trips; Pass-by trips comprise existing trips on nearby major roads that deviate from their regular route to drop off and pick up kids, and therefore do not add any new trips to the affected intersections. Total Trips include Primary and Pass-by trips.

The drop-off/pick-up trips generated by the proposed use are slightly lower than those from the existing elderly day care facilities because some cars would include more than one child. The proposed change from the existing elderly to a child day care facility results in a reduction of the weekday peak hour trips. A traffic study is not required to satisfy the Local Area Transportation Review test because the net change in trips is below 30 peak-hour trips during the weekday morning and evening peak periods.

Transportation Policy Area Review

A Transportation Policy Area Review (TPAR) payment to satisfy the TPAR test is not required because the proposed use is to be located within an existing building whose square footage will not be increased.

Community Concerns

Staff has not received any correspondence from the surrounding community in relation to this application.

SECTION 3: FINDINGS

Conditions for Granting a Conditional Use

Section 7.3.1.E Necessary Findings

1. *To approve a conditional use application, the Hearing Examiner must find that the proposed development:*
 - a. *satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended;*

The proposed development satisfies the approval of Preliminary Plan No. 119871500 with the exception of condition #1, "Agreement with Planning Board limiting development to 105-bed nursing home and 25 person senior citizen day care facility."

In 1993, the Board of Appeals granted Special Exception S-367-A for a 112-bed nursing facility and an elderly day care facility for 35 seniors. Under Section 59-G-1.21(a)(B) of the previous Zoning Ordinance, the Board of Appeals had the authority to determine the adequacy of public facilities of S-367-A, and determined that the available public facilities and services were adequate for those uses under the Growth Policy standards in effect when the application was submitted.

The proposed child day care will operate concurrently with the 112-bed nursing facility. The replacement of the existing elderly day care center with the proposed child day care center for up to 40 children results in a reduction of total weekday peak-hour trips. While Staff does not recommend an amendment to the preliminary plan to test for adequacy of public facilities, condition #1 should be amended to reflect the new use and the limits imposed by the recommended conditions of approval for this application.

The existing nursing home facility will continue to satisfy the Special Exception S-367-A as this application seeks to replace the approval of the elderly day care with the proposed child day care use and will not affect the nursing home.

- b. *satisfies the requirements of the zone, use standards under Article 59-3, and applicable general requirements under Article 59-6;*

The Application satisfies the requirements of the zone as outlined below:

Table 2: Development Standards

Residential Zone (R-60) Section 4.4.9.	Permitted/ Required	Existing/ Proposed
B.1. Lot and Density		
Min. lot area (sf)	6,000	86,118
Min. lot width at front bldg line (ft)	25	±341
Min. lot width at front lot line (ft)	25	383
Max. density (units/ac)	7.26	0
Max. lot coverage (%)	35	28
B.2. Placement Principle Building Setback		
Min. front setback (ft)	25	40
Min. side street setback (ft)	25	26
Min. side setback (ft)	8	126
Min. sum of side setbacks (ft)	18	264
Min. rear setback (ft)	20	20
B.2. Placement Accessory Building Setback		
Min. front setback (ft)	60	n/a
Min. side street setback (ft)	25	n/a
Min. side setback (ft)	5	n/a
Min. rear setback (ft)	10	20
B.3. Building Height		
Max. height of principal bldg (ft)	30	18
Max. height of accessory structure (ft)	20	9

Section 59-3.4.4

F. Day Care Center (Over 30 Persons)

2. Use Standards

The Application satisfies the Use Standards as detailed below:

- a. *Where a Day Care Center (Over 30 Persons) is allowed as a limited use and the subject lot abuts or confronts property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, site plan approval is required under Section 7.3.4.*

The proposed use is allowed as a conditional use and is not subject to site plan approval under 7.3.4.

- b. *Where a Day Care Center (Over 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:*

- i. All required parking must be behind the front building line; however, required parking may be located between the structure and the street where the Hearing Examiner finds that such parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.*

The Applicant proposes to use the existing parking spaces on the west side of the property for the daycare providers and users. These spaces are located along the side building line and behind the front building line (along Randolph Road).

Existing parking spaces on the east side of the property encroach into the front setback. This parking lot has been in operation since the nursing home was established in the 1960's. In recent years, the parking lot has undergone minor modifications to increase the safety and efficiency of vehicular and pedestrian circulation. These improvements include the removal of three parking spaces and striping of a pedestrian crossing. All three parking spaces removed were previously within the front building setback.

Removing the eleven parking spaces encroaching into the front building setback will make the overall property deficient in meeting the parking requirements of the current Zoning Ordinance as discussed below. This parking lot safely accommodates vehicles and pedestrians, is landscaped, and has a planted median and tall hedges. These features enhance the compatibility of the lot with the residential character of the neighborhood. Nursing home staff frequently patrols the parking lot to ensure cars are parked in assigned spaces and circulation remains adequate and efficient. Staff recommends that the Hearing Examiner find the parking is safe and not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

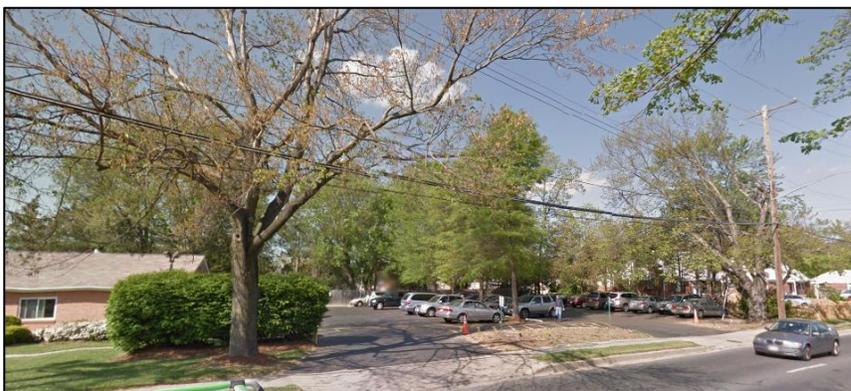


Figure 7: Street view of the parking lot on the east side of the property

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

There will be two areas for drop-off and pick-up of children. The existing semi-circular driveway along Colie Drive provides a covered entryway into the building. The driveway is approximately 15 feet wide with an adjacent sidewalk connecting to the exterior stair entrance fronting the parking lot. The driveway is wide enough for cars to remain parked while children are walked in. The second area is the parking lot, which will have two signed parking spaces reserved for drop-off and pick-up as Staff's

recommended conditions of approval. Staff finds both the parking lot and the circular driveway to be adequate.

iii. *The Hearing Examiner may limit the number of children outside at any one time.*

Staff recommends a limit of 10 children at any one time given the adjacency to single-family residential lots and the existing nursing home use to remain in the building.

iv. *In the... R-60... zone, the Day Care Center must be located on a site containing a minimum of 500 square feet of land area per person.*

For the proposed 40 children, a total of 20,000 square feet of land area is required. Removing the building footprint from the total site area leaves approximately 62,004 square feet. The application meets the requirement.

v. *The Hearing Examiner may limit the number of people allowed for overnight care.*

Overnight care is not proposed with the application.

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

The site is zoned R-60 and therefore this finding is not applicable.

General Requirements under Article 59-6

The Application meets the applicable general requirements as detailed below:

Division 6.1 Site Access

Section 6.1.2. Applicability

Division 6.1 applies to development in the Residential Multi-Unit, Commercial/Residential, Employment, Industrial, and Floating zones if:

- A. an apartment, multi use, or general building type is proposed; and*
- B. a site plan or conditional use approval is required.*

Division 6.1 is not applicable because the Subject Property is zoned for Residential Single-Unit.

Division 6.2 Parking, Queuing, and Loading

Section 6.2.2. Applicability

- A. Under Division 6.2, any use must provide off-street parking that permits a vehicle to enter and exit the property. Any change in floor area, capacity, use, or parking design requires recalculation of the parking requirement under Division 6.2, and may be subject to a payment under Chapter 60. The parking ratios of Division 6.2 do not apply to any:*
 - 1. structure on the National Register of Historic Places; or*
 - 2. expansion or cumulative expansions of less than 500 square feet in gross floor area or impervious cover.*

B. An applicant must not reduce the area of an existing off-street parking facility below the minimum number of parking spaces required under Division 6.2 unless an alternative compliance plan is approved.

Division 6.2 is applicable here because the proposal is a request to change the use and therefore requires recalculation of the parking requirement in accordance with Sections 6.2.4.B. and 6.2.4.C.

Table 3: Parking Calculation

Use		Required			Existing/ Proposed
6.2.4.B. Vehicle Parking Spaces					
Residential Care Facility	112 beds	0.75 per bed	84	90	71
Day Care Center	1,910 SF	3.0 per 1,000 SF	6		
6.2.4.C. Bicycle Parking Spaces					
Residential Care Facility	112 beds	0.25 per Dwelling Unit	0	1	1
Day Care Center	1,910 SF	1.0 per 5,000 SF	1		

Parking for the proposed use will be shared with the existing nursing home facility. While only six of the existing seventy-three spaces are required for the proposed day care use, Staff calculated the parking requirement for all uses on-site.

The Planning Board reviewed the original S-367-A in 1987 for 105 beds and 25 participants for elderly day care. In its letter to the Board of Appeals, the Board raised concern for parking (Attachment 1).

The applicant’s plan provided a total of 48 parking spaces, the number required by the Ordinance for the nursing home and the employees assigned to the elderly day care center but it did not provide adequate parking for the day care facility for 25 individuals (Page 1). The Planning Board recommended approval with conditions. The elderly day care facility was predicated on the provision of the circular driveway on Colie Drive and was limited to 12 patrons until the applicant demonstrated adequacy of parking for both the nursing home and the elderly day care for 25 patrons.

When the Board of Appeals reviewed the administrative amendment to permit an increase in beds to 112 and the number of patrons for the elderly day care to 35, the Applicant expanded the parking facilities to accommodate 71 spaces and constructed the circular drive on Colie Drive. The Applicant successfully demonstrated that the improvements would accommodate the expansion and was granted an approval (Attachment 2).

Although there is no record of an official parking waiver for the current parking deficiency as defined by the Zoning Ordinance, Staff recommends the vehicular parking requirement be reviewed under Section 6.8.1. for alternative compliance for the following reasons: within the defined neighborhood boundary, a special exception child day care does not currently exist and the use is specifically promoted by the Master Plan; the Applicant has demonstrated that visiting hours for the nursing home do not coincide with pick-up/drop-off times for the proposed child day care thus ensuring the availability of the parking spaces for the proposed use; increasing the

number of parking spaces to the required amount will significantly impact the residential character of the neighborhood.

The provision allows for the deciding body to approve an alternative method of compliance if it determines that there are unique site or development constraints that preclude development under the requirements of the applicable Division and the alternative design will:

A. *satisfy the intent of the applicable Division,*

The intent of Division 6.2 is to ensure that adequate parking is provided in a safe and efficient manner. The existing parking facilities have successfully accommodated the approved uses since 1993 without negative impacts to the surrounding community. Given the existing rate of usage, Staff finds that replacing the existing elderly day care use with the proposed child care use will continue to provide adequate parking that is safe and efficient. The largest staffed shift of the nursing home arrives before 6 a.m. and leaves at 3 p.m. Of nursing home staff in that shift, vast majority uses alternate means of transportation including public transportation, carpool, or walking. Peak visiting hours for nursing home guest are 11 a.m. to 2 p.m. and 7 p.m. to 9 p.m. (Attachment 7). Lastly, the drop-off/pick-up trips generated from the proposed child day care facility are slightly lower than those from elderly day care it will replace because some cars may bring more than one child to the proposed use.

B. *modify the functional results or performance standards the minimal amount necessary to accommodate the constraints,*

The current site layout maximizes the opportunities for surface parking given the size of the lot. The existing total of 71 parking spaces is the maximum amount achievable without negatively impacting the residential character of the neighborhood. Additional surface parking and structured facilities are options that will significantly alter the character of the neighborhood. Reducing the intensity of the proposed day care use will not significantly improve the deficiency of the parking requirement. As proposed, only six of the existing seventy-one parking spaces are needed for the proposed use. Staff recommends that two parking spaces be reserved and marked for the proposed daycare use during the hours of drop-off and pick-up and employees of the child day care center park on the parking spaces along Colie Drive and Downer Drive. Lastly, the remaining parking spaces will be sufficient for the nursing home use as described above. With those recommendations, Staff finds that the proposed reduced parking is the minimal amount necessary to accommodate the constraints.

C. *provides necessary mitigation alleviating any adverse impacts,*

The Applicant proposes to mitigate adverse impacts by staggering drop-off and pick-up times and use the circular driveway along Collie Drive for drop-off and pick-ups. Staff recommends two parking spaces in the lot be reserved and marked for the daycare use during the drop-off and pick-up times to further reduce the potential for adverse impacts. Staff also recommends that employees of the child day care center park on the street along Colie Drive and Downer Drive. The proposed change from the existing elderly day care to a child day care facility results in a slight reduction of the weekday peak-hour trips.

D. *be in the public interest,*

The proposed use will be in the public interest because it is a desired use supported by the Master Plan. Child day care is in demand in the area and will be a vital service to the community. If granted, this operation would be the only child day care within the defined neighborhood boundary.

Division 6.3 Open Space and Recreation
Section 6.3.2. Applicability

The following table summarizes the types of open space that are required by zone, development method, and building type. This table does not define legal requirements and is only provided for the convenience of the reader. Detailed applicability is included with each open space type in Section 6.3.4 to Section 6.3.7; open space area requirements are provided in the Section references in the following table:

Zone	Division References for Amount of Open Space Required	Rural Open Space	Common Open Space	Public Open Space	Amenity Open Space
RE-2C, RE-1, R-200, R-90, R-60, R-40	4.4		MPDU or CD		
KEY: All = All development CD = Optional method Cluster Development MPDU = Optional method MPDU Development T = Townhouse Building Type A = Apartment Building Type MU = Multi Use Building Type G = General Building Type Blank Cell = Not required					

Not applicable. Division 6.3 is applicable only to Optional method MPDU Development and Optional method Cluster Development projects in the R-60 zone; the proposed development is neither.

Division 6.4 General Landscaping and Outdoor Lighting
Section 6.4.2. Applicability

Division 6.4 applies to landscaping required under this Chapter, the installation of any new outdoor lighting fixture, and the replacement of any existing outdoor fixture. Replacement of a fixture means to change the fixture type or to change the mounting height or location of the fixture.

The Application does not propose any modifications to the existing landscaping and outdoor lighting and there is no required landscaping for this application under this Chapter.

Division 6.5 Screening Requirements
Section 6.5.2. Applicability

A. Method of Development

Division 6.5 only applies to standard method development.

B. Agricultural, Rural Residential, and Residential Detached Zones

In the Agricultural, Rural Residential, and Residential Detached zones, a conditional use in any building type must provide screening under Section 6.5.3 if the subject lot abuts property in an Agricultural, Rural Residential, or Residential Detached zone that is vacant or improved with an agricultural or residential use.

1. *The conditional use standards under Article 59-3 may exempt the development from this requirement.*
2. *The Hearing Examiner may increase the amount of screening required for conditional use approval under Section 7.3.1.*

The Subject Property is in a Residential Detached zone and abuts property in a Residential Detached zone that is vacant or improved with a residential use.

While the Subject Property is heavily landscaped with a six-foot tall fence along the shared property line with adjacent residential uses to the north and east, the proposed site design does not meet the minimum required depth or planting requirements of Section 6.5.3.C.7, as listed below, for the entirety of the overall property.

	Option A	Option B
Dimensions (min)		
Depth	8'	12'
Planting and Screening Requirements		
Trees (minimum per 100')		
Canopy	2	2
Understory or Evergreen	2	4
Shrubs (minimum per 100')		
Large	6	8
Medium	8	12
Small	8	--
Wall, Fence or Berm (min)	4' fence or wall	--

The Application does not propose any modification to existing screening elements of the site design. Per Section 7.7.1.A.1., the structure or site design, which will include landscaped screening, existing on October 30, 2014, that does not meet the zoning standards is conforming and may be continued, renovated, repaired, or reconstructed if the floor area, height, and footprint of the structure are not increased. Therefore, the application is conforming per Section 7.7.1.A.1, and no new screening is required for this application.

Division 6.6 Outdoor Display and Storage

Section 6.6.2. Applicability

- A. *Division 6.6 applies to any site where merchandise, material, or equipment is displayed or stored outside of a completely enclosed building.*
- B. *Division 6.6 does not apply to:*
 - 1. *merchandise, material, or equipment for agricultural uses in an Agricultural or Rural Residential zone; and*
 - 2. *where allowed, the outdoor sale, lease, or rental of motor vehicles and heavy equipment as part of a properly allowed use.*

There is no merchandise, material or equipment currently displayed or stored outside, and the Applicant does not propose to do so.

Division 6.7 Signs

Section 6.7.2. Applicability

- A. *A property owner must obtain a permit under Division 6.7 before a sign is constructed, erected, moved, enlarged, illuminated, or substantially altered, except for signs covered by Section 6.7.3, Exempt Signs, Section 6.7.11, Limited Duration signs, and Section 6.7.12, Temporary Signs.*
- B. *A property owner must maintain a sign in good repair and in a safe condition. Routine maintenance does not require a permit. Routine maintenance includes painting, cleaning, changing copy where permitted, or changing copy to satisfy a sign concept plan.*
- C. *A sign not listed in Division 6.7 or that does not satisfy the requirements in Division 6.7 may be constructed if the applicant obtains a variance from the Sign Review Board.*

The Application does not propose any additions or modifications to the form of signage currently onsite.

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

The Subject Property is located within the boundaries of the 1989 *Master Plan for the Communities of Kensington-Wheaton*. The Master Plan was primarily developed to maintain and protect the predominantly low- to medium-density residential character of the area while encouraging revitalization in limited areas (pg. 1). It does not contain specific recommendations for this property or the neighborhood.

The Master Plan recognized that a child day care use of this size would require conditional use approval to address potential negative impacts on the surrounding community. Nevertheless, the Plan “*promote[s] greater day care opportunities through appropriate land use recommendations and associated policies.*” (pg. 139).

The Subject Property is noted on a map in the Master Plan (Illustration 6-10 on page 141) as the site of Randolph Hills Nursing Home. The Master Plan promotes opportunities to develop elderly housing through land use recommendations and associated policies.

The proposed 40-child day care use will meet the Master Plan’s recommendations for providing child day care facilities in appropriate locations. As described in the rest of the report, the proposed use is located on a major thoroughfare and close to a major intersection that provides transit service and access to area residents without impacting the interior blocks of single-family detached houses.

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

The existing structure and site design will not undergo any additions or modifications. The Subject Property will continue to be in harmony with the surrounding neighborhood. The proposed development will be harmonious with, and will not alter, the character of the surrounding neighborhood in a manner inconsistent with the Master Plan.

- 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;*

The Application does not increase the number of conditional uses in the area; it replaces an existing elderly day care use with the proposed child day care use on the site. Of the eleven conditional uses granted in the neighborhood, the proposed day care use would be the only child day care use.

The proposed use will increase the pedestrian and vehicular activity in and around the Subject Property, but the intensity and character of the activity and associated traffic impacts will not adversely affect the area. The proposed development will not, when evaluated in conjunction with existing and approved conditional uses, increase the number, intensity, or scope of conditional uses sufficiently to adversely affect the area or alter the predominately residential nature of the area.

- 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*

The Subject Property is currently served by public services and facilities. The proposed use will not impact schools. It will not modify or expand the existing building; only limited interior renovations are proposed. Consequently, police and fire protection, water, sanitary sewer, and storm drainage currently serving the site will remain adequate. Staff reviewed the traffic impacts of the proposed development and determined that it will decrease the weekday peak-hour trips. The Subject Property will continue to be served by existing public services and facilities. Staff finds an amendment to Preliminary Plan 119871500 is unnecessary to update the Preliminary Plan for adequacy of public facilities as discussed in this report.

- 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 development will not cause undue harm to the neighborhood as a result of non-inherent adverse effect alone or in the combination of inherent and a non-inherent adverse effect of the defined categories.

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

The inherent physical and operational characteristics necessarily associated with a child daycare include: (1) vehicular trips to and from the site; (2) outdoor play areas; (3) noise generated by children; (4) drop-off and pick-up areas; and (5) lighting.

There are no adverse traffic impacts that would result from the proposed special exception. Outdoor play area is adequate and the Applicant will limit the number of children outside as Staff recommends. Outdoor play for the four groups will be staggered in 30-minute increments for two hours in the morning and two hours in the afternoon. The Applicant will use the existing semi-circular driveway along Colie Drive and the existing parking lot on the west for drop-off and pick-up. The driveway is adjacent to a covered entrance to the building and a sidewalk that connects to the exterior stair entrance fronting the parking lot. The parking lot will have two signed parking spaces reserved for discharge and pick up as a condition of approval. The lighting on the property will not be modified and is adequate and consistent with the residential character of the neighborhood. The site is well landscaped and a six-foot high fence surrounds the play area.

The proposed development will not have any non-inherent effects at this location.

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 proposed development does not modify the exterior of the building, and site and will remain compatible with the character of the residential neighborhood.

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.*

Staff has no comments to address this finding.

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.*

Not applicable. The proposed development is not an agricultural conditional use and therefore does not require a finding of compatibility with surrounding Agricultural or Rural Residential zoned land.

5. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:*
 - a. *Filling Station;*
 - b. *Light Vehicle Sales and Rental (Outdoor);*
 - c. *Swimming Pool (Community); and*
 - d. *the following Recreation and Entertainment Facility use: swimming pool, commercial.*

Not applicable. The proposed development is for a day care center use.

6. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:*

- a. *Funeral Home; Undertaker;*
- b. *Hotel, Motel;*
- c. *Shooting Range (Outdoor);*
- d. *Drive-Thru*
- e. *Landfill, Incinerator, or Transfer Station; and*
- f. *a Public Use Helipad, Heliport or a Public Use Helistop.*

Not applicable. The proposed development is for a day care center use.

Conclusion

The proposed conditional use complies with the general conditions and standards of a conditional use day care center, subject to approval of the parking facility complying with the Alternative Compliance section of the Zoning Ordinance. The proposed use is consistent with the goals and recommendations of the Master Plan, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

Attachments:

1. Planning Board letter to Board of Appeals dated March 30, 1987.
2. Board of Appeals resolution granting S-367-A.
3. Exhibit of Playground Area.
4. Exhibit of Parking Lot and Drop-off Area.
5. Traffic Statement
6. FCP Exemption Approval
7. Parking Statement

ATTACHMENT 1

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910 3760

(301) 279-4000
495-4585

March 30, 1987

Mr. Thomas Israel
Chairman
Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Re: Board of Appeals Special
Exception Petition No. S-367-A

Dear Mr. Israel:

The Montgomery County Planning Board, at its regular meeting on March 26, 1987, considered the special exception request for an addition to the Randolph Hills Nursing Home and the operation of an elderly day care center for a maximum of 25 individuals.

The technical staff summarized their findings, noting that this will be an extension of and similar to the existing building. Staff concluded that the addition would be well-screened from the view of adjoining residential properties by the existing mature, dense evergreen trees on the north side of the property. The applicant's plan shows a total of 48 parking spaces, the number required by the Ordinance for the nursing home and the employees assigned to the day care center; however, it does not adequately address parking for the day care facility for 25 individuals.

Considering the operation of the day care facility, staff concluded there was insufficient on-site parking because the facility can be expected to generate a number of drop-off and pick-up trips requiring parking space over and above the amount needed for employees and visitors to the nursing home. The applicant anticipates a maximum of 25 individuals visiting the day-care facility, and this will create the need for on-site parking at least for short periods of time to allow the drivers to assist the elderly into the building. Staff further noted that the topography of the site prevents the day care room from being at grade with the parking area.

Mr. Thomas Israel
March 30, 1987
Page 2

The applicant responded to the staff's concern contending that the code requirement for parking is being met and this would be adequate for the day care facility because actual usage of parking spaces for the existing nursing home is very low. To address the day-care parking issue, the applicant desires to amend the plan to provide a new circular drive from Colie Drive. This new driveway would permit some temporary parking, but, more importantly, it would provide direct at-grade access to the second level of the addition, where the day care facility would be located.

The Planning Board, following a lengthy discussion with the applicant and staff, agreed with the staff's recommendation of approval of the nursing home addition. Recognizing the community benefits of the proposed elderly day care facility, they also agreed with staff about the need for an improved access point and adequate parking. They concluded that some of the code-required parking may be available for the day care patrons, but the day care operation cannot be permitted on the assumption that the extra parking can be totally supplied by the required parking. The Board members concluded that if the applicant provides a new circular driveway near the day care facility, this could provide an opportunity for temporary parking for automobiles bringing the day care patrons. Coupled with shared use of the parking area, this might be sufficient without creating a nuisance. Because of the uncertainty of the adequacy of this solution, the Planning Board recommended that the day care facility be limited to 12 patrons at any one time and that the design of the circular driveway be referred to them for review and comment.

In consideration of these views the Planning Board recommended approval of the special exception with the conditions contained in the staff report and further amended as follows:

1. Applicant is bound by the statement of operation, that the day care facility shall be limited to no more than 12 patrons until the applicant can successfully demonstrate that there is adequate parking for both the nursing home and a larger day care use. The day care facility is predicated upon provision of a circular driveway approved by the Planning Board as adequate to permit drop-off and pick-up of day care patrons.
2. Subdivision plan approval by the Montgomery County Planning Board. The subject property must be assembled into a single recorded lot prior to release of a building permit.
3. Landscaping/lighting plan approval by the technical staff of M-NCPPC.

Mr. Thomas Israel
March 30, 1987
Page 3

4. Driveway access permit approval by the Montgomery County Department of Transportation.

On a motion by Commissioner Heimann, seconded by Commissioner Floreen, with Commissioners Heimann, Floreen, and Christeller voting in favor of the motion, the Planning Board recommended approval of the special exception with conditions as stated. Commissioners Keeney and Krahnke were necessarily absent from the meeting.

Sincerely yours,


Norman L. Christeller
Chairman, Montgomery County
Planning Board

NLC:DDC:ds

Enclosure

cc: Robert H. Metz, Esq.

ATTACHMENT 2

BOARD OF APPEALS
for
MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Telephone

Code 301
217-8600

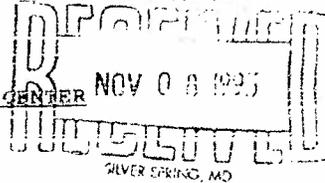
Case No. S-367-A

PETITION OF RANDOLPH HILLS NURSING AND DAY CARE CENTER

RESOLUTION TO MODIFY SPECIAL EXCEPTION

(Resolution adopted September 21, 1993)

(Effective date of Resolution, October 29, 1993)



The Board is in receipt of correspondence from Robert H. Metz, attorney for the petitioner, which states, in part:

"On behalf of our client, Randolph Hills Nursing and Day Care Center ('Randolph Hills'), we hereby respectfully request modification of the above-referenced special exception. This request is made in accordance with Section 59-G-1.3(c) ... Montgomery County Code (1984 as amended). ... the proposed modification will not substantially change the nature, character or intensity of the existing nursing home and day care special exception nor will it substantially change its effect on traffic or on the immediate neighborhood. ...

"... This modification request involves no new construction on the Subject Property. ...

"Over the past several years, there have been increasing demands for both the adult day care center and the nursing home facility far in excess of what the present facility is able to meet. ... Based on the current demand that the center is experiencing, Petitioner requests that the day care center be permitted to serve up to 35 elderly patients (the existing approval is for 25 patients) to expand this important service to the elderly community.

"Similarly, the center has experienced in recent years a significant growth in demand for in-patient nursing home facilities. Currently, the nursing center's capacity of one hundred five (105) beds is far below the potential demand. ... the Petitioner requests that it be permitted to add seven (7) beds, for a total of one hundred twelve (112) beds, as permitted by the preliminary plan approval for the Subject Property.

"... the circular drive from Colie Drive serves as a drop-off for the adult care patients and thus, adequate parking for the needs of the center is provided, and will be able to accommodate the addition of ten patients. Petitioner has implemented its plan in the 1987 modification request to stagger deliveries and pick-ups for the day care center, to utilize the circular driveway for temporary pick-ups and drop-offs and to have patients use carpools to visit the day care center. ... this system has been extremely successful and additional patients can be accommodated without congestion on the site.

"... no new construction is contemplated in accordance with this request and any additional parking needs can easily be accommodated on the site. We believe that this modification request can be accomplished without

substantially changing the nature, character, or intensity of the use and without substantially changing the effect on traffic or on the immediate neighborhood. ..."

The Board, after careful consideration of the correspondence and a review of the record, finds that the request can be granted without the necessity of a public hearing. The Board further finds that the request will have no effect on traffic or on the immediate neighborhood.

THEREFORE, in accordance with the provisions of Section 59-G-3.1(c)(1) of the Zoning Ordinance, BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that Case No. S-376-A, Petition of Randolph Hills Nursing and Day Care Center, shall be and hereby is re-opened to receive Mr. Metz' September 15, 1993, letter; an updated list of adjoining/confronting property owners; and a zoning vicinity map; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the population of the day care center may be increased to thirty-five (35) patients on site at any one time; and

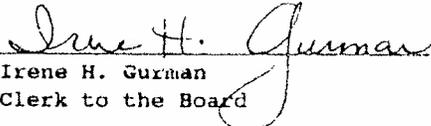
BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland, that petitioner may add seven (7) beds to the nursing center's capacity, for a total of one hundred twelve (112) beds; and

BE IT FURTHER RESOLVED that, except as modified herein, all terms and conditions of the original special exception and any modifications thereto, shall remain in full force and effect.

The subject property is Lots 11 to 20, Block K, Connecticut Avenue Park Subdivision, located at 11 Randolph Road, Wheaton, Maryland, in the R-60 Zone.

The foregoing Resolution was proposed by William Green and concurred in by K. Lindsay Raufaste, Helen Strang, and Judith Heimann, Chairman. Howard Jenkins, Jr. was necessarily absent and did not participate in the foregoing Resolution.

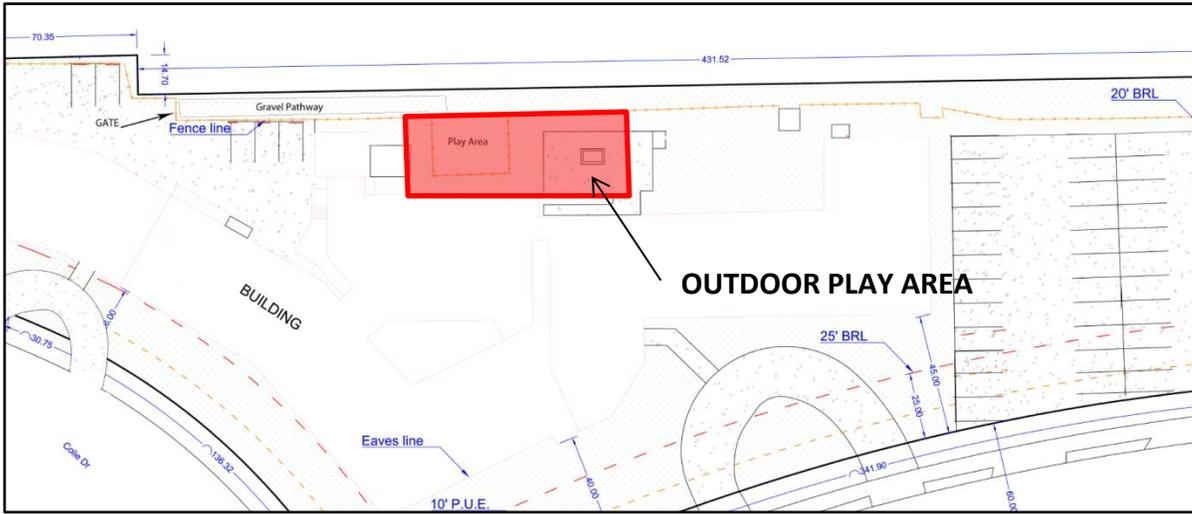
Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland,
this 29th day of October, 1993.


Irene H. Gurman
Clerk to the Board

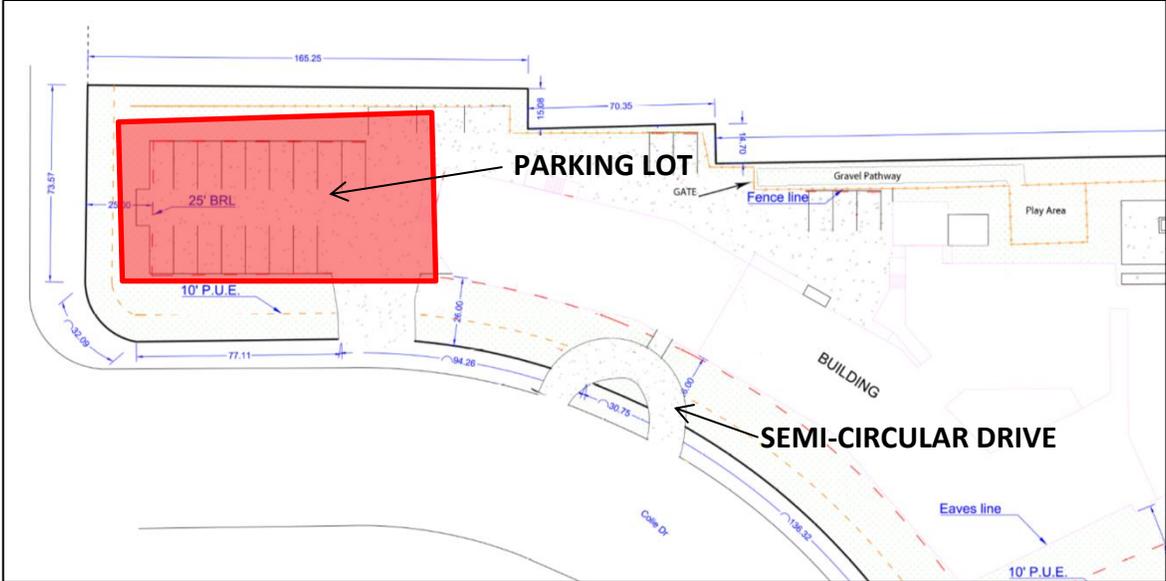
NOTE

Any party may, within fifteen (15) days of the date of the Board's Resolution, request a public hearing on the particular action taken by the Board. Such request shall be in writing, and shall specify the reasons for the request and the nature of the objections and/or relief desired. In the event that such request is received, the Board shall suspend its decision.

ATTACHMENT 3



ATTACHMENT 4



Weekday
June 2015
Afternoon



Wednesday
August 19, 2015
4:30 p.m.





Semi-circular Drive
on Colie Drive



ATTACHMENT 5



Heritage Care, Inc
Silver Spring Learning Center Traffic Statement
Entrance at Colie Dr

* As of now the Adult Daycare Center approved under Special Exemption S-367-A is not in operation.

The proposed Child Learning Center will have the following number of visits during the day:

Time From	Time To	Description	Number of visits/trips*
6:45 AM	7:00 AM	7 Staff members arrive to the center	7
7:00 AM	7:15 AM	2 Kids Drop off	4
7:15 AM	7:30 AM	3 Kids Drop off	6
7:30 AM	7:45 AM	3 Kids Drop off	6
7:45 AM	8:00 AM	3 Kids Drop off	6
8:00 AM	8:15 AM	4 Kids Drop off	8
8:15 AM	8:30 AM	3 Kids Drop off	6
8:30 AM	8:45 AM	3 Kids Drop off	6
8:45 AM	9:00 AM	4 Kids Drop off	8
9:00 AM	9:15 AM	2 Kids Drop off	4
9:15 AM	9:30 AM	3 Kids Drop off	6
9:30 AM	9:45 AM	3 Kids Drop off	6
9:45 AM	10:00 AM	2 Kids Drop off	4
10:00 AM	10:15 AM	1 Kid Drop off	2
10:15 AM	10:30 AM	1 Kid Drop off	2
10:30 AM	10:45 AM	2 Kids Pick Up	4
10:45 AM	11:00 AM	1 Kid Drop off	2
2:45 PM	3:00 PM	7 Staff members arrive to the center	7
3:00 PM	3:15 PM	7 Staff members leave the center	7
3:15 PM	3:30 PM	3 Kids Pick UP	6
3:30 PM	3:45 PM	3 Kids Pick UP	6
3:45 PM	4:00 PM	5 Kids Pick UP	10
4:00 PM	4:15 PM	3 Kids Pick UP	6
4:15 PM	4:30 PM	3 Kids Pick UP	6
4:30 PM	4:45 PM	4 Kids Pick UP	8
4:45 PM	5:00 PM	4 Kids Pick UP	8
5:00 PM	5:15 PM	3 Kids Pick UP	6
5:15 PM	5:30 PM	2 Kids Pick UP	4
5:30 PM	5:45 PM	5 Kids Pick UP	10
5:45 PM	6:00 PM	5 Kids Pick UP	10
6:00 PM	6:15 PM	3 Staff members leave the center	3
6:15 PM	6:30 PM	4 Staff members leave the center	4
Total Number of visits/trips:			188



* Trips to drop off and pick up kids are counted double

ATTACHMENT 6

Development Applications and Regulatory Coordination

Effective 9/30/2013

M-NCPPC • 8787 Georgia Avenue, Silver Spring, MD 20910 • 301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Special Exceptions

PROPERTY LOCATION

Street Address: 4011 Randolph Rd, Silver Springs, MD 20902

Subdivision: Lot 29 Parcel(s) # 0000 Lot #(s): 29 Block(s): K

Property Tax Identification Number: 46-3777444

Applicant (Owner or Contract Purchaser):

Name: Montage Cove, Inc
Street Address: 4922 LaSalle Rd
City: Hyattsville State: MD Zip Code: 20782
Phone No. (301) 779 8653 Fax No. ()

Total Area of Property: 1.977 acres 86,118 square feet

APPLICANT ATTESTS THAT THE FOLLOWING STATEMENTS APPLY TO THE SUBJECT SPECIAL EXCEPTION APPLICATION

Applicant attests that the following statements apply to the subject special exception:

- The application does not propose any clearing or grading activities on or near the special exception site.

OR, all of the following:

- The application applies to a property of less than 40,000 square feet.
- The property is not subject to a previously approved Forest Conservation Plan.
- The special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

Signature of applicant (Owner or Contract Purchaser): Juan Lora

[Signature]
Signature

03/23/2015
Date

FOR STAFF USE ONLY

M-NCPPC acknowledges that the 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

Signature of M-NCPPC Environmental Planning staff reviewer:

[Signature]
Signature

3/20/2015
Date



Reasons Parking will be adequate

- 7am-3pm: Largest staffed shift at Nursing Home
 - Maintenance: 1; staff, Drives and Parks next to the loading dock.
 - Nursing: 6; staff, 50% Drive 50% use public transportation
 - Nursing Aids: 10; 80% Use public transportation 20% are dropped off.
 - Dietary: 4; all use public transportation.
 - Rehabilitation: 10; 6 live nearby and walk, 5 carpool from sister facility in Hyattsville. 1 public transportation.
 - House keeping: 5; 6 use public transportation and 1 is dropped off.
 - Administration: 6; 90% are 9am-5pm, all Drive but use street parking only per company's policy.
- 5 staff from Learning Center at Hyattsville will carpool to go to center at Randolph road.
- Majority of the staff arrive before 6am and leave at 3pm
- Administration staff leave at 5pm
- Peak hours for visitors are between 11am-2pm and 7pm-9pm.
- Parking policy for Learning Center is in place so employees are not allowed to park at the nursing home; they can only use street parking.



Juan Caicedo MBA | Executive Director

Heritage Care, Inc

www.heritagecare.org

T: 301-779-8653 x 1012 | C: 202-256-5742

4922 LaSalle Road, Hyattsville, MD 20782



HERITAGECARE

Silver Spring Learning Center PARKING policy

It is prohibited to all employees of Heritage Care Learning Center to park at any parking lots onsite NMS of Silver Spring.

All employees who wish to park must do it at any permitted area on Colie Dr. and Downer Dr.

Thanks,

Juan Caicedo MBA | Executive Director

Heritage Care, Inc

www.heritagecare.org

T: 301-779-8653 x 1012 | C: 202-256-5742

4922 LaSalle Road, Hyattsville, MD 20782