



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

December 6, 2010

COMMUNITY CORRESPONDENCE PACKET

SUBJECT: S-2781 Child Daycare Special Exception

Staff has received approximately 90 letters opposing the S-2781 special exception request for a child daycare. Two letters have supported the application. In addition to letters from individual community members, the South Four Corners Citizens Association, the Northwood-Four Corners Civic Association, and the Woodmoor-Pinecrest Citizens Association have all submitted statements opposing the proposed child daycare.

Generally speaking, these letters are predominantly concerned with the following issues as identified by the community:

- The proposed size and scale of the child daycare
- The proposed size and scale of the associated parking facilities
- The number of children proposed to be cared for on the site
- The compatibility of the proposed project with the surrounding area
- The project's consistency with the 1996 Four Corners Master Plan
- The amount of traffic that the child daycare will bring to neighborhood streets
- The proposed access to the site through the secondary residential streets of Gilmoure Drive and Brunett Avenue (ie, no access provided from University Boulevard)
- The safety of the proposed pick up and drop off of children on the site
- The placement of a commercial enterprise in an existing residential neighborhood
- The applicant's requested waiver of the 500-foot of lot area per child zoning standard
- The need for a child daycare at this location considering other nearby facilities that provide similar services
- Concerns about long term land use if the special exception is approved

The letters are attached in their entirety.

November 3, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Orobona:

We are writing on behalf of the South Four Corners Citizens Association (SFCCA) to express our opposition to Case No. S-2781 PETITION OF GILMOURE-BRUNETT, LLC. The SFCCA represents 1,179 homes in the Four Corners area. The site of the proposed special exception is within the SFCCA boundaries. The applicant has made three presentations to our neighborhood and we have discussed the merits and drawbacks at several association meetings. This special exception is too big for this small lot and sets a precedent for commercial encroachment with significant non-residential traffic into our neighborhood.

The property is too small for the proposed use. The less than one-acre lot was previously the location of a small, one-story, single-family home where the owner/resident practiced dentistry in his converted garage. For this same lot, the applicant has proposed a commercial day-care center with 120 children, 25 staff, a large building with approximately 6,200 square feet above ground, an underground parking garage and a surface parking lot.

At 6,200 square feet, the proposed building is not well related to the surrounding area in its scale, bulk and height. The building is larger in square footage than surrounding residential *lots*. It has a footprint 8 to 10 times the size of adjoining and facing houses. For a graphic representation, refer to attachment 1. This size cannot be hidden by the applicant's use of a pitched roof, sunroom and landscaping. The density and scale of the proposed plan are not in harmony with the general character of the residential neighborhood.

The density and scale of the proposed use is so stressed that the minimum required on-site parking standard can be achieved only with an underground parking garage larger than the building surface. Underground parking garages are not in harmony with the general character of the surrounding residential neighborhood. There are no existing underground parking garages within the boundaries of the Four Corners Master Plan (December 1996).

Density, scale, and bulk of the new structure; traffic; and parking will be made worse if the applicant's request for the Board to reduce the space requirement for day-care is approved. As you know, the number of children is set by the size of the lot: 500 square feet per child. The applicant wants the day-care lot size requirement reduced to 316 square feet, which would mean more children will be allowed. But this increase in the number of children served would increase the staff size, the building size, and the parking lot size, adversely affecting adjacent properties. The increase in children will cause a corresponding increase in non-residential traffic, adversely affecting the health, safety, and general welfare of residents on surrounding streets.

The applicant's Land Planning Report compares the property to a Yeshiva formerly located across W. University Blvd. It is important to note that the Yeshiva was gone at the time the Four Corners Master Plan (December 1996) was approved, and the lot has been a park for at least 15

years. When the Yeshiva did exist, it was on a six-acre lot (six times the size of the applicant's property) and the sole driveway was on University Blvd., not residential streets.

For an example of how commercial activities can be merged into a residential neighborhood, refer to the non-residential activities one block east and west of the special exception site. Both the Safeway Store at 116 W. University Blvd. and the Four Corners Medical Center at 344 W. University Blvd. are operating with special exception to R-60 residential one-family zoning, and both have surface parking lots adjoining Gilmore Dr. However, all traffic enters and exits from W. University Blvd. This traffic flow minimizes the adverse impact on adjoining residential neighborhoods.

We are also concerned that the major roadways adjacent to this property: a recent state traffic report found roads near the University Blvd and Colesville Rd intersection are not operating at an acceptable level of service. This is one of the most congested areas in the County, and, as stated in the master plan, "it is not always easy to get in and out of the neighborhoods...In addition to the frustrations of the congested intersection, the high volume of traffic has had a negative effect on the overall quality of life due to increased noise and pollution, increased cut-through traffic on residential streets, and decreases in pedestrian safety and access." (Four Corners Master Plan, page 10). Traffic congestion in the Four Corners area is already expected to worsen as the nearby FDA facility moves toward full capacity and the Route 29 corridor is developed further.

While the property adjoins W. University Blvd. (MD 193), the applicant's design does not take advantage of this major roadway. The application has placed the sole entrance on a residential street, requiring traffic to leave the major roadways and enter our residential neighborhood. This special exception also requests an oversized sign on University Boulevard to direct additional non-residential traffic into the neighborhood. Non-residential traffic from a commercial activity is not compatible with the character of a quiet residential neighborhood and does not follow the guidance in the master plan: "Pedestrian safety and community character are jeopardized when non-local traffic cuts through residential streets. This Plan recommends that measures continue to be taken to protect neighborhoods from these intrusive impacts." (Four Corners Master Plan, page xii)

The applicant's proposed modifications to adjoining residential roads (curb bump-outs and road chokes) are an attempt to mitigate the safety problems associated with introducing significant non-residential traffic into residential streets, but do not address the core problem of encouraging use of our neighborhood streets.

Additionally, the applicant's Traffic Impact Analysis is flawed in that it does not review impacts on several intersections that would be affected by the special exception. The intersection of Lorain Ave. and W. University Blvd. was not included in the analysis, nor was the other end of the 400 block of Gilmore Dr. at Lorain Ave. The intersection of Markham St. and Gilmore Dr., four houses away from the application site, is not even shown.

Although the special exception application provides the minimum required parking, it is insufficient for the level of activity expected from non-residential use. Considering the number of children, employees, volunteers, buses, vendors and visitors, the parking plan is insufficient to accommodate the level of activity. Parking will be extremely stressed during special events.

The application actually removes 7-8 existing spaces along Brunett Ave. used by the neighbors with no provision to replace them. There is minimal available street parking in this area, and the surrounding residential streets will have to resort to the burdensome and expensive permitted parking process. This is an unsatisfactory solution because it places the burden on the residents to obtain permits and guest cards and would impose an enforcement burden on the county.

Considering the size of the proposed special exception and the negative impact of non-residential traffic on the neighborhood, we believe this is the wrong place for such a substantial commercial activity. The proposed special exception would permanently alter the boundaries between commercial and residential areas, and is inconsistent with the Four Corners Master Plan (December 1996). One of the objectives of the plan is to “strengthen the distinction between commercial and residential land uses.” Additionally, the Plan “reconfirms the existing R-60 (residential, one-family) zoning for the residential neighborhoods in the Four Corners Master Plan area.” The neighborhood is designed with clear delineation between residential, commercial and industrial uses. There are other dedicated areas for commercial uses, including child day-care centers, in the Four Corners Master Plan area. Granting a special exception at this location would permanently alter this delineation.

Suitable areas with sufficient parking and drop-off areas for child day-care centers are currently available. Within one mile of the proposed special exemption, there are seven institutional providers and a number of small home-based providers. The existing providers offer a variety of services to children of all ages. Many of these providers have been in the area for 20-30 years. Several are advertising they have capacity for more children.

The use of the special exception process to insert a substantial commercial activity into a residential neighborhood is not consistent with the general plan for the physical development of Four Corners and the master plan adopted by the Commission. Specifically,

“This plan discourages special exceptions in residential areas immediately adjacent to the commercial district. Residential neighborhoods immediately adjacent to the Four Corners commercial district are particularly vulnerable to encroachment of non-residential uses, as are single-family homes along the major highways.” (Four Corners Master Plan, page 26) and

“Preserve and maintain the character and integrity of the existing, well-established Four Corners residential neighborhoods as the foundation of the community by assuring that new development, infill development, and special exception uses are compatible with the existing residential character.” (Four Corners Master Plan, page 25)

There are both physical and operational non-inherent adverse effects of the property and special exception petition that are not typical of child day-care centers. These non-inherent adverse effects would permanently alter the residential character of the neighborhood.

1. Child day-care facilities have traffic; however, requiring traffic to enter a single entrance on a residential street because the adjoining major highway is too busy is a physical non-inherent effect of this special exception that adversely affects the neighborhood.

2. Child day-care facilities have traffic; however, increasing traffic volume to a level that street modifications via curb bump-outs and road chokers are necessary to manage non-residential traffic in a residential neighborhood is both a physical and operational non-inherent effect of this special exception that adversely affects the neighborhood.
3. Child day-care facilities have building mass; however, building a 6,200 square foot structure with a footprint 8-10 times larger than adjoining and facing properties is an operational non-inherent effect of this special exception that adversely affects the neighborhood.
4. Child day-care facilities have parking areas; however, resorting to an underground parking garage to meet minimum standards is both a physical and operational non-inherent effect of this special exception and an adverse effect on the neighborhood. There are no existing underground parking garages within two miles.
5. Child day-care facilities have parking areas; however, decreasing street parking available to the neighbors, forcing them to resort to the burdensome and expensive permitted parking process, is a physical non-inherent effect of this special exception and an adverse effect on the neighborhood.
6. Child day-care facilities have signs; however, requesting a sign variance to install a larger sign is an operational non-inherent effect of this special exception that will direct additional non-residential traffic into a residential neighborhood.
7. Child day-care facilities have children; however, applicant's request for the Board to reduce the lot-size requirement of 500 square feet per child to accommodate a 60% increase in the number of children is an operational non-inherent effect of this special exception. If more children are allowed, the staff, building, and parking will also need to be increased, adversely affecting adjacent properties. The increase in children will cause a corresponding increase in non-residential traffic, adversely affecting the health, safety, and general welfare of residents on surrounding streets.

In conclusion, Montgomery County Zoning Code permits child-care facilities to operate by special exception in R-60 residential one-family neighborhoods if they meet certain standards. We believe the applicant's petition, S-2781, fails to meet the standards; the non-inherent effects of the special exception petition and property would adversely alter the neighborhood. On behalf of the South Four Corners Citizens Association, we respectfully request you make the same determination.

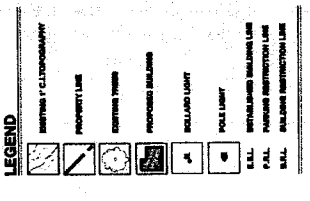
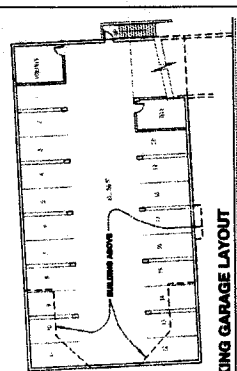
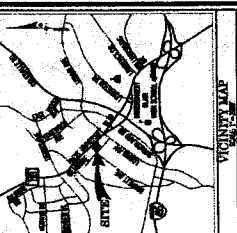
Christine F. Patrick

Christine Patrick
President
South Four Corners Citizens Association

John P. Holden

John Holden
Vice-President
South Four Corners Citizens Association

Cc: SFCCA via email
Northwood-Four Corners Civic Association
Woodmoor-Pinecrest Citizens Association
Office of Zoning and Administrative Hearing



GENERAL NOTES

1. All construction shall be in accordance with the City of Baltimore, Maryland, Code, including but not limited to the following:
 - a. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - b. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - c. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - d. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
2. This site is within the Redwood Forest Planning Area and the surrounding area is subject to the Redwood Forest Planning Area.
3. This site is within the Redwood Forest Planning Area and the surrounding area is subject to the Redwood Forest Planning Area.
4. All construction shall be in accordance with the City of Baltimore, Maryland, Code, including but not limited to the following:
 - a. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - b. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - c. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.
 - d. Department of Public Works, Engineering Division, Design Specifications, and all applicable Ordinances.

DEVELOPMENT STANDARDS (R-60 ZONE)

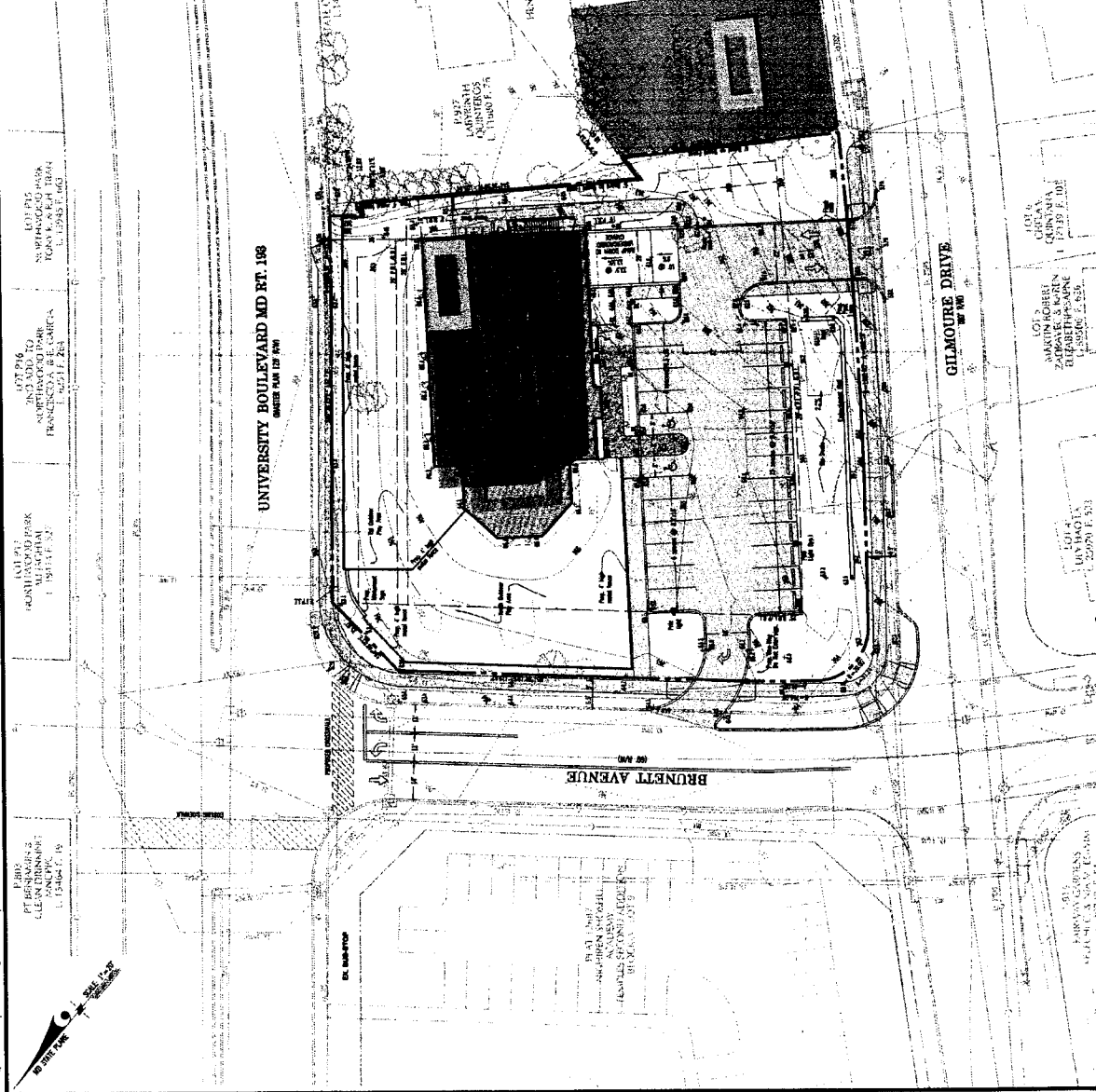
DESCRIPTION	REQUIREMENT
Lot Area	6,000 S.F. MIN.
Lot Width	25 FT. MIN.
Lot Depth	25 FT. MIN.
Setback (Front)	10 FT. MIN.
Setback (Side)	5 FT. MIN.
Setback (Rear)	5 FT. MIN.
Building Coverage	30% MAX. OF LOT AREA
Height	35 FT. MAX.
Number of Stories	3 MAX.
Use	RESIDENTIAL SINGLE-FAMILY

PARKING TABULATION

Number of Spaces	25
Number of Spaces	25
Number of Spaces	25

TRACT AREA TABULATION

Area	15,218 S.F. OR 0.35 AC.
Area	13,827 S.F. OR 0.31 AC.
Area	38,983 S.F. OR 0.89 AC.
Area	18 S.F. OR 0.00 AC.
Area	21,000 S.F. OR 0.48 AC.



GREENHORNE & O'MARA CONSULTING ENGINEERS
 2010 CENTER BOULEVARD, SUITE 200, CROFTON, MARYLAND 21114
 PHONE: (410) 444-8822 FAX: (410) 444-8881

Gilmore-Brunett LLC/Childway Child Day Care
 220 West University Boulevard, Silver Spring MD
 PLAN 14-077-00001 OF 04
 10% ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PROJECT TEAM:
 LAND USE ATTORNEY: Liberman and Becker
 TRANSPORTATION PLANNER: Street Traffic Studies, Ltd.
 CONSTRUCTION CONSULTANT: Eshberg Construction

PREPARED FOR:
 Gilmore Brunett, LLC
 600 KENNESAW RD.
 GAITHERSBURG, MD 20878
 PHONE: (301) 208-9110
 FAX: (301) 308-9009

SHEET 1 of 1
 DATE: 07/18/14
 SCALE: 1" = 20'

November 6, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Orobona:

I'm writing on behalf of the Northwood-Four Corners Civic Association to express our opposition to Case No. S-2781 PETITION OF GILMOURE-BRUNETT, LLC. The Northwood-Four Corners Civic Association represents approximately 1500 homes in the Four Corners area. Although the site of the proposed special exception is not within our boundaries, we are concerned the petition will adversely affect the entire Four Corners area.

This special exception would permanently alter the boundaries between commercial and residential areas. This is inconsistent with the Four Corners Master Plan as shown below. These are not precedents we would like to establish. We further believe the special exception will aggravate the already stressed traffic situation of Four Corners.

This special exception doesn't follow the master plan guidance for new development, non-residential traffic, land use, and the use of special exceptions. Specifically:

This petition for special exception doesn't follow the master plan guidance on new development: 'Preserve and maintain the character and integrity of the existing, well-established Four Corners residential neighborhoods as the foundation of the community by assuring that new development, infill development, and special exception uses are compatible with the existing residential character.' (page 25)

This petition for special exception doesn't follow the master plan guidance on non-residential traffic: 'Pedestrian safety and community character are jeopardized when non-local traffic cuts through residential streets. This Plan recommends that measures continue to be taken to protect neighborhoods from these intrusive impacts.' (page xii) and 'Heavy traffic is inappropriate in residential neighborhoods. Large volumes of vehicular traffic can be disruptive to the peace and serenity of residential areas.' (page 38)

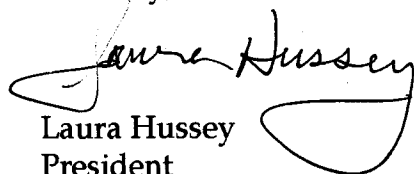
This petition for special exception doesn't follow the master plan guidance on land use:
'The Plan also supports the objective of limiting the size of centers to a scale appropriate to the community, providing suitable transitions between residential neighborhoods and commercial centers, and planning community facilities that enhance and reinforce the sense of community in the immediate neighborhood.' (page 6)

This petition for special exception doesn't follow the master plan guidance on the use of special exceptions: 'This plan discourages special exceptions in residential areas immediately adjacent to the commercial district. Residential neighborhoods immediately adjacent to the Four Corners commercial district are particularly vulnerable to encroachment of non-residential uses, as are single-family homes along the major highways. ... Special exception reviews should continue to pay particular attention to the number, type, and intensity of existing special exceptions as currently provided in the Zoning Ordinance.' (page 26)

Already one of the most congested areas in the county, traffic in the Four Corners area is expected to worsen as Route 29 is developed. As stated on page 10 of the Master Plan, 'In addition to the frustrations of the congested intersection, the high volume of traffic has had a negative effect on the overall quality of life due to increased noise and pollution, increased cut-through traffic on residential streets, and decreases in pedestrian safety and access.' This special exception will bring additional non-residential traffic to the neighborhood and slow the current traffic flow on University Boulevard as day care traffic turns into and exits from the residential streets.

In summary, this special exception is bad for Four Corners and we recommend it be denied. Please feel free to contact me at laura_hussey@mindspring.com if you have questions.

Sincerely,



Laura Hussey
President

Northwood-Four Corners Civic Association

Cc: Northwood-Four Corners Civic Association
South Four Corners Citizens Association
Woodmoor-Pinecrest Citizens Association
Office of Zoning and Administrative Hearing

Woodmoor-Pinecrest Citizens' Association

SILVER SPRING, MARYLAND 20901

November 4, 2010

Mr. Damon Orobona
Development Review Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Petition for Special Exception for Child Day Care Center at 220 W. University Boulevard, Docket No. S-2781

Dear Mr. Orobona:

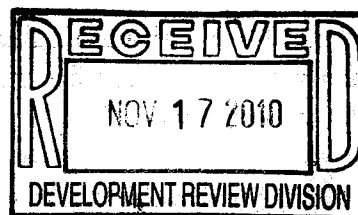
The Woodmoor-Pinecrest Citizens' Association (WPCA) appreciates the opportunity to provide our recommendation to the Montgomery County Planning Staff regarding Special Exception Petition No. S-2781 for the residential lot located at 220 W. University Boulevard.

The Woodmoor-Pinecrest neighborhood is located in the Four Corners area and like the other Four Corners neighborhoods; our borders include University Boulevard and US Route 29 (Colesville Road).

The residential lot at 220 W. University Boulevard is located within the Four Corners Master Plan area and is designated R-60 for single-family homes.

Our Association values the service neighborhood-based child care provides to the community as a whole. However, expansion of this level of activity at this location would be a serious infringement on the community as well as on the operation of University Boulevard.

The WPCA does not support the proposed Special Exception use. The location is inappropriate for the proposed use and it cannot support the substantial increase in the level of activity. The proposed plan would have a negative impact on the surrounding neighborhood.



Woodmoor-Pinecrest Citizens' Association

SILVER SPRING, MARYLAND 20901

Mr. Damon Orobona
Montgomery County Planning Department
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At our most recent meeting, after consideration of the factors outlined below, the WPCA approved a motion to oppose this petition. On the basis of this motion and the fact that the proposed plan is inconsistent with the Four Corners Master Plan, the WPCA recommends that the Board of Appeals deny this special exception petition for the following reasons:

1. The proposed land use change, which would be a significant, permanent and destabilizing change for the neighborhood, is inconsistent with the Four Corners Master Plan (the Master Plan).

One of the objectives of the Master Plan is to "...strengthen the distinction between commercial and residential land uses." Additionally, "[t]his Plan reconfirms the existing R-60 (residential, one-family) zoning for the residential neighborhoods in the Four Corners Master Plan area." The neighborhood is designed with clear delineation between residential, commercial and institutional uses. Granting a Special Exception at this location would permanently alter this delineation. There already are dedicated areas for commercial uses, including *Child Day Care Centers*, in the Four Corners Master Plan Area and there is currently space available in those designated areas. These designated areas provide sufficient parking and drop off space.

In addition to several day care facilities in the neighborhood, there are a significant number of existing educational and religious institutions within our community that either currently provide or are permitted to provide day care, and before and after care services. There are available openings in these numerous existing day care and after care facilities. There is no demonstrated need to construct a new commercial building on a residential lot.

With regard to special exception use, the Master Plan specifically states, "[t]his Plan discourages special exceptions in residential areas immediately adjacent to the commercial district. Residential neighborhoods immediately adjacent to the Four Corners commercial district are particularly vulnerable to encroachment of non-residential uses, as are single-family homes along the major highways." This residential lot is adjoining and adjacent to other single family homes and is along a major highway.

Woodmoor-Pinecrest Citizens' Association

SILVER SPRING, MARYLAND 20901

Mr. Damon Orobona
Montgomery County Planning Department
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The lot had a single family dwelling on it before it was razed by the Petitioner.

The Petitioner proposes to have all traffic enter the facility from Gilmoure Drive, a secondary residential street. The Master Plan does not support adding additional facilities of a commercial character that are designed to penetrate into the residential neighborhood.

2. The proposed change of use on this R-60 zoned lot for the purpose of constructing a commercial facility for 145 occupants is not in harmony with the general character of the neighborhood and the designation and level of activity would have a negative effect on the surrounding properties and the neighborhood in general. In addition, the installation of a striped parking lot and underground parking garage with entrance from a secondary residential street is not consistent with the residential character of the neighborhood.
3. The drop-off plan and traffic circulation are potentially unsafe and would have a negative impact on the surrounding streets.

The roadways where this property is located are not operating at an acceptable level of service. According to recent studies, the Four Corners intersection is operating at an "F" level of service. The County's mobility reports indicate that the intersection has exceeded the congestion standards for years. In addition, as a result of the congested roads in this area, non-local traffic has spilled over onto the residential neighborhood streets. These cut-through vehicles are not counted in the County's mobility reports but still add to the congestion in the area and negatively impact the quality of life for residents. Many if not most of the vehicles that would be traveling to the proposed building would be either traveling through this intersection or attempting to navigate around it.

Since this is one of the most congested areas in the County, the traffic conditions present hazardous pedestrian safety issues for residents and students. The student population along this section of University Boulevard is over 6,000. A recent pedestrian safety audit

Woodmoor-Pinecrest Citizens' Association

SILVER SPRING, MARYLAND 20901

Mr. Damon Orobona
Montgomery County Planning Department
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showed that the Four Corners area has the second highest pedestrian collision rate in the County. Construction of a new commercial facility and the proposed use for at least 145 daily visitors would exacerbate the existing infrastructure and safety problems.

4. Parking is insufficient for the level of activity that is expected from this non-residential use. When considering the number of children, employees, other visitors, and special events, it is apparent that the parking plan is insufficient to accommodate the level of activity that is expected. Parking is prohibited on University Boulevard and residents would be forced to implement the costly and inconvenient zone sticker parking permit program.

This proposed plan does not meet the criteria for granting a special exception and we respectfully request that you recommend denial of the petition.

Sincerely,



Michele Riley
President
Woodmoor-Pinecrest Citizens Association

Copy Furnished:
Hearing Examiner, Board of Appeals
Khalid Afzal, M-NCPPC Community Based Planning
Cathy Conlon, M-NCPPC Development Review
Cherian Eapen, M-NCPPC Transportation Planning

10101 Brunett Avenue
Silver Spring MD 20901

November 7, 2010

Mr. Damon Orobona
Development Review
The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Regarding case S-2781

Mr. Orobona:

An applicant's plans a large day care center in our neighborhood. He and I have met him several times. I applauded his original plan to build five homes to replace the one on the site he purchased. Now I am deeply alarmed by his current plan. It will bring way too much traffic for a residential site.

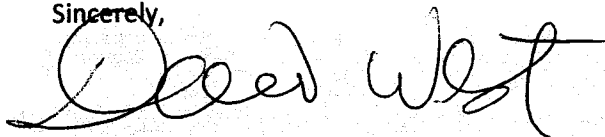
The staff and parents drive to the proposed day care center. These automobiles must enter our South Four Corners neighborhood to access the facility. In doing so, the automobiles will cross the boundary that separates our residential neighborhood from the commercial activities on University Boulevard. No other commercial activity is accessible from residential streets. Customers must enter from University Boulevard or Colesville Road. To protect my quality of life, I am working hard to preserve this boundary.

Although the applicant's traffic impact analysis shows the roads can manage the increased traffic volume, I want to do what I can to prevent the traffic. I live at the intersection of two streets that commuters use to cut through our neighborhood to avoid the Four Corners intersection. Drivers heading east on University turn right on Brunett Avenue and many of them turn left at Lanark Way. Several school busses also stop here at this intersection. To try to calm the dangerous traffic, many years ago residents on both Brunett and Lanark successfully petitioned for speed humps. However, the cutting through persists. Day care center drivers will exit by cutting through South Four Corners.

Non-residential traffic is not appropriate for residential neighborhoods. Non-residential traffic already divides South Four Corners every day. Non-residential traffic already threatens our safety.

Until the applicant addresses the adverse impact of non-residential traffic his development will add to our neighborhood, I strongly request that the Planning Board deny his application for a special exception.

Sincerely,



David West
Immediate Past Vice President
South Four Corners Citizens Association

November 7, 2010

Dear Mr. Orobona:

I am the immediate past president of the South Four Corners Citizens Association and am writing to express my opposition to special exception S-2781. In the past two years, the developer, K2 Development, has presented their plans to members of our association three times. At all three presentations, the neighbors were concerned about two issues.

- The driveway is in the wrong place.
- It is too big.

Even though the developer's lot adjoins University Blvd., he has placed all driveways on residential streets. This will force all vehicles to enter our neighborhood, traverse our residential streets and queue up at the sole entrance across from 412 Gilmore Dr. Non-residential traffic of this nature is not compatible with a residential neighborhood. It is disruptive to our life styles and a threat to our safety.

Other non-residential entities along University Blvd. do not have this traffic pattern. Refer to the Safeway Store one block east of the special exception and the Four Corners Medical Center one block west of the special exception. Both of these entities are operating with special exceptions, both have parking lots adjoining Gilmore Dr.; however, all vehicles enter and exit from University Blvd. This establishes a clear boundary between residential and commercial activities.

Please refer to the enclosed photos:

- #1 – View from location of single proposed entrance looking at 412 Gilmore Dr.
- #2 – View from 412 Gilmore Dr. looking at single proposed entrance.
- #3 – View of parking lot for Four Corners Medical Center from Gilmore Dr.
- #4 – View of Gilmore Dr. from the parking lot of Four Corners Medical Center.
- #5 – View of Safeway parking lot (behind fence) from Gilmore Dr.
- #6 – View of Gilmore Dr. from Safeway parking lot.

At 120 children with supporting staff, building and parking, the special exception is too big for this less than one acre lot. The building alone will dwarf our houses. The developer is trying to pack so much into the lot that he has had to resort to an underground garage for the minimal required parking. There are several existing child day care centers within the immediate area and they do not have this level of density. They are typically within places of worship or fraternal organizations where they take advantage of the existing building, parking, and traffic flow.

Please refer to the enclosed photos:

#7 – New location of Silver Spring Day School, three blocks from special exception. Currently expanding to 120 children. There are two driveways on University Blvd. and one on Colesville Rd.

#8 – Silver Spring YMCA located 8/10 mile from Special Exception. Children needed!

#9 – Another view, Silver Spring YMCA located 8/10 mile from Special Exception. Children needed!

#10 – Silver Spring Child Care Center also located 8/10 mile from Special Exception. Enrolling now!

#11 – Another view, Silver Spring Child Care Center also located 8/10 mile from Special Exception. Enrolling now!

Unless the developer agrees to relocate the entrance and scale down the size to a smaller number of children and a smaller building, I recommend that special exception S-2781 should be denied.



Dave Nettleton
10113 Hereford Place
Silver Spring, MD 20901

Karin L. Klingman

413 Gilmoure Drive • Silver Spring, MD • 20901 Phone: 301 593 3130 •
E-Mail: kkk45@cornell.edu.

October 31, 2010

Mr. Damon Orobona
Montgomery Co. Planning Department
8787 Georgia Ave
Silver Spring, MD 20910

Dear Mr. Orobona:

I am writing to express my concern regarding the plans filed for this lot (Special Exception # S-2781) next to my house on Gilmoure Drive. I am opposed to the proposed use for several reasons. I understand the developer's need to put the land to use and to reap some kind of profit in its use, but think this proposed use is detrimental in both the short and long run for our neighborhood. I am against the proposed use for the following reasons:

1) The size of the proposed structure. I am enclosing a drawing. This drawing is based on the developer's drawing. You can see that the proposed building is larger than my lot (which I shaded purple in this drawing and overlaid the purple lot footprint over the proposed building footprint). I then outlined my house (in yellow), which is a typical house for our neighborhood, and overlaid that into the proposed building outline. You can see, one can easily put 7 of my houses into his building. This is a massive structure, which will dominate the neighborhood, and it will not at all seem like it is part of our residential area regardless of whatever architectural finishings (like brickwork to mirror many of the houses on the street) are put onto the building. I think the sheer size of the building makes not fit into the neighborhood.

2) It is a commercial development. This is not in keeping with the master plan in any way. The master plan actually states (chapter 4, pg 8): "This Plan discourages special exceptions in residential areas immediately adjacent to the commercial district. Residential neighborhoods immediately adjacent to the Four Corners commercial district are particularly vulnerable to encroachment..." This proposed use would fit into this category in my estimation and should therefore be "discouraged." The application states that this special exception is not unprecedented in our neighborhood, because of the prior existence of the Yeshiva High School and a day care center there. That happened in the 1980's! And although the special exception was finally revoked in 2001, the neighborhood has little recollection or experience living with a large day care facility. In addition, this past facility was across University Blvd and not directly on our residential street. This makes the comparison even less relevant.

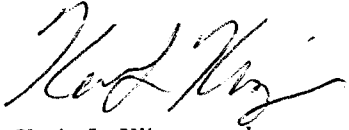
3) I have concerns regarding the increased traffic and the impact on pedestrian safety and residential traffic flow. We already experience considerable "cut-through" traffic during rush hours. Almost all the residences on Gilmoure, Markham, and Loraine use "on-street" parking so the streets are narrow. In the morning, to turn onto Brunette from Gilmoure, there are often 2 or 3 cars turning from University when I approach the intersection, and one or 2 coming up the street (which are difficult to see due to a hill and the parked cars) towards University. Adding 120 more cars will just increase the congestion and cars will end up waiting at Brunette trying to turn into University. This will lead to cars being stopped probably past Gilmoure at some points during the morning and evening rush hour. This will impede access to our street. There are also numerous walkers going toward or away from the high school or to and from bus stops on University or Colesville Road. These often walk in the street on Markham and Gilmoure. More cars will increase the risk of a car-pedestrian altercation.

4) I have concerns about the long-term land use. If the day care facility decides to leave, what happens to the use of that building? If houses were built, then it would remain residential. And over time, if someone wants to use the land for something else, they could knock down a house and build a new house. Having a big hulking building on that land means that houses likely never will get built. And the big hulking building will be hard to replace since it is such a large structure that people will not want to knock down since it would be expensive to do so. This building basically locks us into this use or this structure for

many, many years to come. Having a residential development would provide more long-term flexibility in land use.

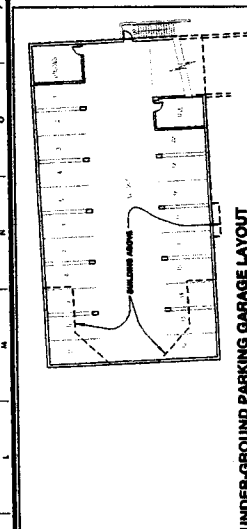
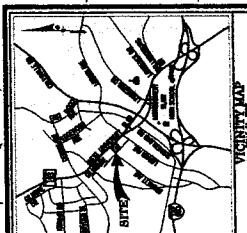
As you can see, I have numerous issues with this special exception application. I hope that the zoning board listens to the community. And even if this is considered a viable commercial use, that the board realize that we are a residential area, and do not want our neighborhood significantly changed by this commercial encroachment.

Sincerely,



Karin L. Klingman, homeowner
413 Gilmoure Drive

P.S. The only thing I like about the proposal is the landscaping plan. I do like the trees chosen for the property.



GENERAL NOTES

- 1. Primary structure shall be 15 feet thick concrete walls by 18 inch diameter bars.
- 2. All walls shall be constructed with 1500 psi concrete. Reinforcement shall be 1/2 inch diameter bars.
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- 9. All walls shall be constructed with 1500 psi concrete. Reinforcement shall be 1/2 inch diameter bars.
- 10. All walls shall be constructed with 1500 psi concrete. Reinforcement shall be 1/2 inch diameter bars.

DEVELOPMENT STANDARDS (R-40 ZONE)

NEW DEVELOPMENT	REVISION
Lot Area (R-40-1.2.1.1)	5,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.1)	10,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.2)	15,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.3)	20,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.4)	25,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.5)	30,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.6)	35,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.7)	40,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.8)	45,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.9)	50,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.10)	55,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.11)	60,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.12)	65,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.13)	70,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.14)	75,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.15)	80,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.16)	85,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.17)	90,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.18)	95,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.19)	100,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.20)	105,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.21)	110,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.22)	115,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.23)	120,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.24)	125,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.25)	130,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.26)	135,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.27)	140,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.28)	145,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.29)	150,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.30)	155,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.31)	160,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.32)	165,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.33)	170,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.34)	175,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.35)	180,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.36)	185,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.37)	190,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.38)	195,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.39)	200,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.40)	205,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.41)	210,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.42)	215,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.43)	220,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.44)	225,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.45)	230,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.46)	235,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.47)	240,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.48)	245,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.49)	250,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.50)	255,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.51)	260,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.52)	265,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.53)	270,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.54)	275,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.55)	280,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.56)	285,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.57)	290,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.58)	295,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.59)	300,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.60)	305,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.61)	310,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.62)	315,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.63)	320,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.64)	325,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.65)	330,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.66)	335,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.67)	340,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.68)	345,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.69)	350,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.70)	355,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.71)	360,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.72)	365,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.73)	370,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.74)	375,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.75)	380,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.76)	385,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.77)	390,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.78)	395,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.79)	400,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.80)	405,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.81)	410,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.82)	415,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.83)	420,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.84)	425,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.85)	430,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.86)	435,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.87)	440,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.88)	445,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.89)	450,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.90)	455,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.91)	460,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.92)	465,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.93)	470,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.94)	475,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.95)	480,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.96)	485,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.97)	490,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.98)	495,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.99)	500,000 S.F., MIN.
Lot Area (R-40-1.2.1.1.100)	505,000 S.F., MIN.

PARKING TABULATION

Category	Number of Spaces	Notes
1. Motor Vehicle	100	100 spaces provided
2. Bicycle	20	20 spaces provided
3. Total	120	120 spaces provided

TRACT AREA TABULATION

Category	Area (S.F.)	Notes
1. Total Tract Area	100,000	
2. Area Previously Dedicated to Public Use	10,000	
3. Area Previously Dedicated to Private Use	90,000	
4. Total Area Available for Development	90,000	

GENERAL NOTES

- 1. This property is not bonded as the proposed site and use of historical sites.
- 2. The location of existing underground utilities on this site is not guaranteed. The owner shall verify the location of all underground utilities prior to any excavation or construction.
- 3. The owner shall verify the location of all underground utilities prior to any excavation or construction.
- 4. The owner shall verify the location of all underground utilities prior to any excavation or construction.
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DEVELOPMENT STANDARDS (R-40 ZONE)

NEW DEVELOPMENT

- 1. Lot Area (R-40-1.2.1.1)
- 2. Lot Area (R-40-1.2.1.1.1)
- 3. Lot Area (R-40-1.2.1.1.2)
- 4. Lot Area (R-40-1.2.1.1.3)
- 5. Lot Area (R-40-1.2.1.1.4)
- 6. Lot Area (R-40-1.2.1.1.5)
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- 98. Lot Area (R-40-1.2.1.1.97)
- 99. Lot Area (R-40-1.2.1.1.98)
- 100. Lot Area (R-40-1.2.1.1.99)

PARKING TABULATION

Category	Number of Spaces	Notes
1. Motor Vehicle	100	100 spaces provided
2. Bicycle	20	20 spaces provided
3. Total	120	120 spaces provided

TRACT AREA TABULATION

Category	Area (S.F.)	Notes
1. Total Tract Area	100,000	
2. Area Previously Dedicated to Public Use	10,000	
3. Area Previously Dedicated to Private Use	90,000	
4. Total Area Available for Development	90,000	

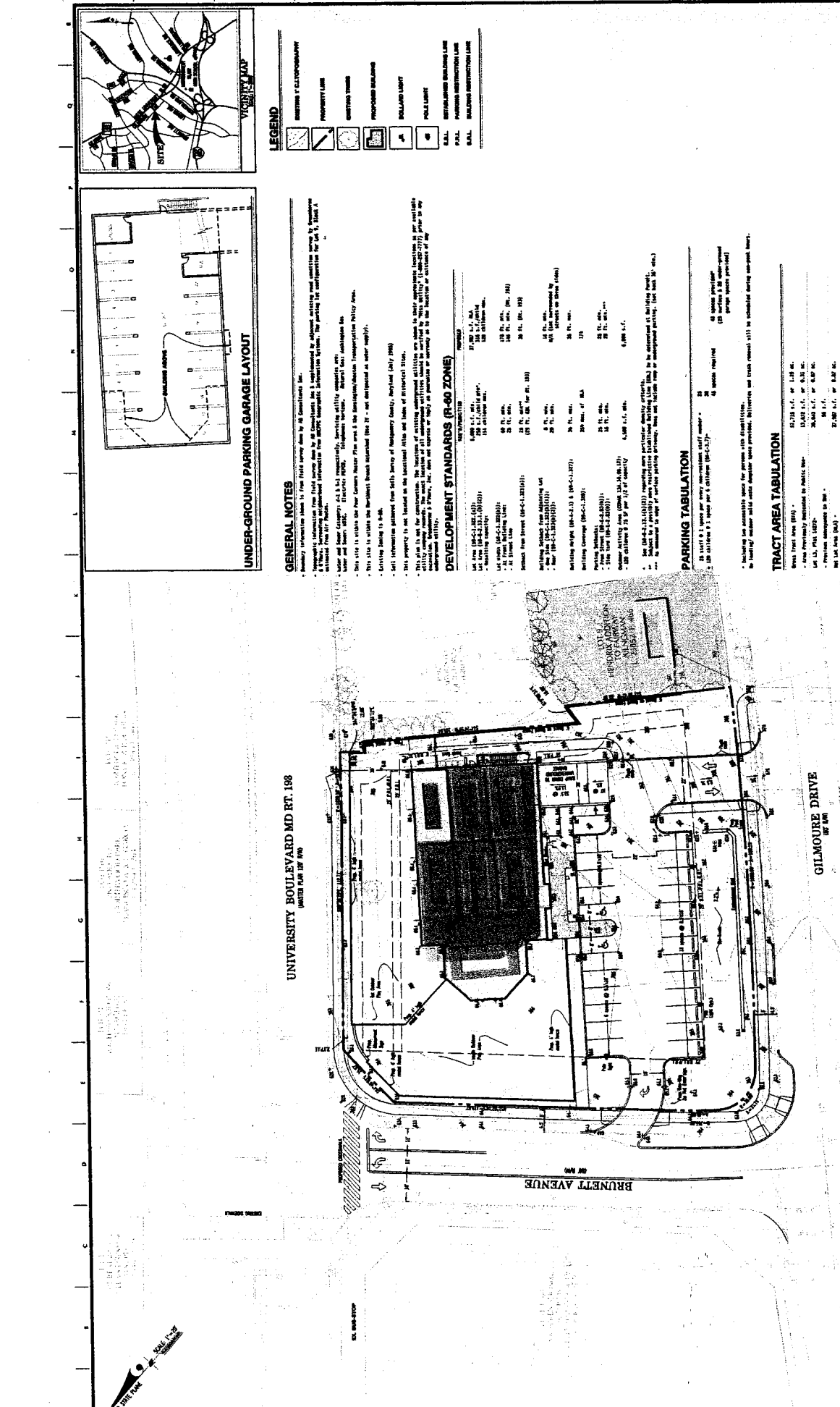
GREENHORNE & O'MARA
CONSULTING ENGINEERS
2010 CENTURY BOULEVARD, SUITE 200, CRANFORD, MARYLAND 21114
PHONE: (301) 444-8181
WWW.GREENHORNE-OMARA.COM

PROJECT TEAM:
LAND USE ATTORNEYS: HARRIS AND HARRIS
TRANSPORTATION PLANNERS: STREET TRAFFIC STUDIES, LTD.
CONSTRUCTION CONSULTANT: ECKHART CONSTRUCTION

PREPARED FOR:
GILMORE BRUNETT, LLC
25 KOCHEVA ROAD, SUITE 200
ANAPOLIS, MARYLAND 21403
PHONE: (301) 399-9110
FAX: (301) 399-9008
CONTACT: MR. CHRIS KAY

SITE PLAN FOR SPECIAL EXCEPTION
Gilmore Brunett LLC / Child Day Care
250 KOCHEVA ROAD, SUITE 200, ANAPOLIS, MARYLAND
PLAT 14272 PLOT 13 BLOCK P
L 23247.64
1.5 ACRES
ANAPOLIS, MARYLAND
MONTCOMERY COUNTY, MARYLAND

DATE: 07/18/13
SCALE: 1" = 20'



November 5, 2010

Dear Mr. Orobona:

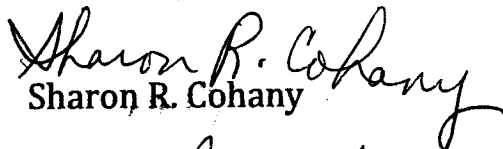
Thank you for meeting with us last month to discuss the neighbors' concerns regarding the special exception for Child Day Care (S-2781).


To briefly summarize our concerns, we believe there are both physical and operational non-inherent adverse effects of the property and special exception petition that are not typical of child day-care centers. These non-inherent adverse effects would permanently alter the residential character of the neighborhood.

1. Child day-care facilities have traffic; however, requiring traffic to enter a single entrance on a residential street because the adjoining major highway is too busy is a physical non-inherent effect of this special exception that adversely affects the neighborhood.
2. Child day-care facilities have traffic; however, increasing traffic volume to a level that street modifications via curb bump-outs and road chokers are necessary to manage non-residential traffic in a residential neighborhood is both a physical and operational non-inherent effect of this special exception that adversely affects the neighborhood.
3. Child day-care facilities have building mass; however, building a 6,200 square foot structure with a footprint 8-10 times larger than adjoining and facing properties is an operational non-inherent effect of this special exception that adversely affects the neighborhood.
4. Child day-care facilities have parking areas; however, resorting to an underground parking garage to meet minimum standards is both a physical and operational non-inherent effect of this special exception and an adverse effect on the neighborhood. There are no existing underground parking garages within two miles.

5. Child day-care facilities have parking areas; however, decreasing street parking available to the neighbors, forcing them to resort to the burdensome and expensive permitted parking process, is a physical non-inherent effect of this special exception and an adverse effect on the neighborhood.
6. Child day-care facilities have signs; however, requesting a sign variance to install a larger sign is an operational non-inherent effect of this special exception that will direct additional non-residential traffic into a residential neighborhood.
7. Child day-care facilities have children; however, applicant's request for the Board to reduce the lot-size requirement of 500 square feet per child to accommodate a 60% increase in the number of children is an operational non-inherent effect of this special exception. If more children are allowed, the staff, building, and parking will also need to be increased, adversely affecting adjacent properties. The increase in children will cause a corresponding increase in non-residential traffic, adversely affecting the health, safety, and general welfare of residents on surrounding streets.

Because of these non-inherent adverse effects, we respectfully request you recommend the petition be denied.


Sharon R. Cohany


Glen Richardson
409 Gilmoure Dr.
Silver Spring, MD 20901

November 7, 2010

Mr. Damon Orobona
8787 Georgia Avenue
Silver Spring, Maryland 20910

Mr. Orobona:

Thank you for meeting with me and other neighbors on October 13 to discuss Special Exception S-2781. As I briefly mentioned in the meeting, I was one of the neighbors who participated in development of the Four Corners Master Plan in the mid 1990s.

At the time we realized a major issue facing the Four Corners area was the challenge of 'maintaining the character of residential neighborhoods.' We noted that 'Residential neighborhoods immediately adjacent to the Four Corners commercial district are particularly vulnerable to encroachment of non-residential uses, as are single-family homes along the major highways.'

An objective of land use guidance was to 'Preserve and maintain the character and integrity of the existing, well-established Four Corners residential neighborhoods as the foundation of the community by assuring that new development, infill development, and special exception uses are compatible with the existing residential character.'

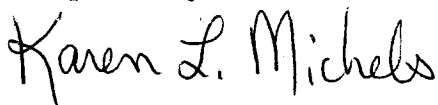
We recommended 'All future projects must be carefully integrated into the existing community and design to enhance Four Corners' image, appearance, sense of place, and pedestrian safety.' We noted 'Pedestrian safety and community character are jeopardized when non-local traffic cuts through residential streets.' 'Heavy traffic is inappropriate in residential neighborhoods. Large volumes of vehicular traffic can be disruptive to the peace and serenity of residential areas.'

I believe the applicant for S-2781 is breaking all the guidance and recommendations contained in the Master Plan. The applicant acquired a house along a major highway, razed the structure and is now seeking permission for a commercial activity with a building and traffic pattern not at all compatible with the existing residential character.

When the Four Corners Master Plan was approved in 1996, an identical threat existed. At that time a developer had acquired several single family homes along Pierce Drive and was seeking to raze the structures for a commercial activity. The Master Plan concluded, 'Demolition of the houses on Pierce Drive represents commercial encroachment into the residential neighborhood and would alter the character of Pierce Drive.' Today, all these single family residences still stand, are occupied as residences and are a valuable part of our neighborhood.

Razing houses for a commercial activity was a bad idea 15 years ago and it still is. Please protect the existing boundaries between our residential neighborhood and commercial activities.

Respectfully;



Karen Michels

9904 Rogart Road

Silver Spring, MD 20901

November 3, 2010

Dear Mr. Orobona:

Please preserve the residential character of our neighborhood. The proposed child care center is too big for this location. The building required to support so many children will dwarf our houses. The need for an underground parking garage indicates the scale of this project is too big for the lot.

Section 59-G-2.13.1(b)(2) of the county zoning ordinance establishes a standard that "in the one-family residential zones, facilities providing care for more than 30 children must be located on a lot containing at least 500 square feet per child." The 500 square feet per child standard suggests this lot is only appropriate for 75 children ($37,987 \text{ useable sf} / 500 \text{ sf} = 75$) with a corresponding decrease in staff, parking, building size and traffic.

The impact of 75 children is significantly less than 120; however placing the entrance on a residential street threatens our safety and peace. Cars will be traveling throughout our neighborhood to reach the single point of entry. I know traffic on University Blvd is bad and the developer claims the MD Highway Department will not allow him to build a driveway from University Blvd, but these are not reasons to bring the traffic into our neighborhood.

Special exception S-2781 should be denied or modified to protect the neighborhood.



Larry Dickter
410 Lanark Way
Silver Spring, MD 20901

November 7, 2010

Dear Mr Orobona,

We would like to write you and tell you that we are opposed to the application for the special exception Case # S-2781.

The property is zoned residential and we, as members of the South Four Corners Community would like to keep it residential. We do not oppose homes being built on this property but we do not want a business of this size at this already very busy intersection. These zoning laws should be our protection to keep a business of this size from being built in our community. This has already been stated in our comprehensive plan for the Four Corners Community.

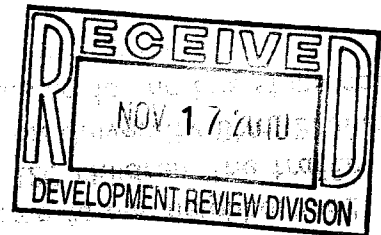
The entire proposal is incompatible with the surrounding homes and community feeling of our neighborhood. We have many schools, religious, private and public that offer before and after school daycare services for school age children. We also have two childcare centers in our neighborhood that take infants. A daycare center is not a needed business at this time.

We are worried about the amount of extra traffic that will come to our neighborhood with the proposed daycare center of this size offering to take 120 children. The traffic patterns in this area are already congested with heavy traffic on University Blvd, Brunette Avenue, Gilmore Drive and Route 29. With school children walking to the bus stops each morning and afternoon and the high school students walking to nearby Blair HS, the amount of traffic poses a serious threat to our community safety. We hope you look at this plan carefully and thoughtfully.

Sincerely yours,

Andre and Jeanne Berman

Mr. and Mrs. Andre Berman
408 Gilmore Drive
Silver Spring, MD 20901



Mr. Damon Orobona
Montgomery County Planning Development
8787 Georgia Avenue
Silver Spring, MD 20910

November 14, 2010

Dear Mr. Orobona,

We are writing to express our opposition to the application (#S-2781) filed by Gilmoure-Brunett, L.L.C./Childway Child Day Care seeking a special exception for commercial development on the residential lot at Gilmoure Drive, Brunett Avenue, and University Boulevard. Our family lives on Markham Street which is parallel to Brunette and runs from Gilmoure to Lanark one block East of the proposed site. Our concern is that the development would erode the residential quality of our neighborhood and the ensuing traffic would negatively impact the neighborhood generally but particularly the nearest streets, such as our own.

It is clear that the site is desirable for the developer because University is a major commuter route. As such it would be a convenient location for a daycare drop-off and would advertise itself to the crawling motorists during rush hours. But because of the heavy traffic on University the developer cannot propose the center be discretely walled off from the neighborhood with an entrance directly from University. Instead they propose traffic pass through our neighborhood and enter on Gilmoure Drive which has always been entirely residential. And because we as a neighborhood are already impacted by rush hour traffic, we are particularly leery of a proposal which will pull more cars onto our streets.

Our neighborhood has issues with cut through traffic in part because cars heading East on University towards Colesville or the Beltway can skip lights on University by taking Brunette or Lorain to Lanark. If this facility were built as planned, we couldn't expect the patrons and employees to fight their way back into the University Blvd. traffic they may have exited. It would be more sensible for them to use Brunette, Markham and Lorain to reach Lanark and exit our neighborhood that way. This is a particular concern with a daycare facility because the traffic will coincide with rush hour. For residents of Markham this means a patron behind schedule could make up lost time zipping down our street at the same time our children are walking toward their bus stop. And children would be walking in the street because Markham is narrow and has no side walks. Or it means someone could be racing back to avoid a pick-up penalty when our children are playing outside at dusk. These are not unlikely scenarios given that the developer proposes 25 employees and 120 families using the facility.

We have a quiet street where children can play and ride bikes in the front yards running from house to house and crossing frequently. This is exactly because it is not a connecting artery useful to anyone beyond residents and hence Markham wasn't designed to accommodate more traffic. We don't have side walks, it is too narrow for two-way flow, and we don't have traffic calming measures such as speed bumps. There is also a slight hill at the top of our street which makes it blind to cars coming from Gilmoure. None of these things are a concern to us now but with any more traffic they all would be. The through streets: Brunett, Lorain and Lanark, have already taken all of these measures because they suffer cut through traffic and for them there is really nothing further they can do to calm traffic should it increase.

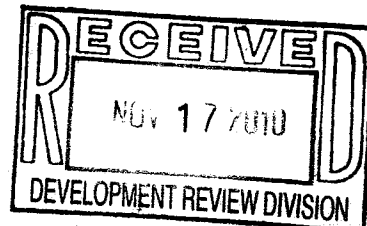
We live in a lovely, small neighborhood which is already walled on three sides by major roads (University, Colesville, and the Beltway) and to maintain our quality of life, we are forced to fight any commercial encroachment but especially a facility of this size on such a small lot. We have every right to expect a property zoned residential will stay residential especially as our neighborhood was designed to accommodate only residential use. This is true regardless of the commercial viability of the site. We never opposed the developer's plan to build residences on the same site and we shouldn't be held responsible for the market conditions which have shelved those plans as we are already feeling the same forces. While a commercial development could make the builder whole it is at the expense of our entire neighborhood and quality of life.

We urge you to consider our concerns and oppose this development proposal and commercial re-zoning.

Very Truly Yours,

Matt Russell *Jennifer Russell*

Matt Russell
Jennifer Russell
10011 Markham Street
Silver Spring, MD 20901



cc: Office of Zoning and Administrative Hearings

11 November 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Md 20910

Mr. Orobona,

I am writing to express my opposition to the special exemption application #S-2781, which seeks a large commercial development on the residential lot at Gilmoure Dr, Brunett Ave, and University Blvd.

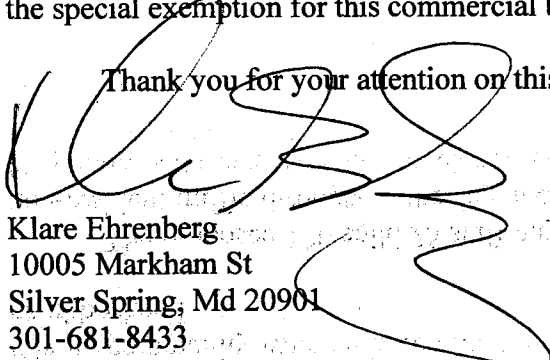
I join my neighbors in opposing this commercial development because it is incompatible with our neighborhood of 1,200 homes. We are a quiet community with minimal commercial development on the periphery. Although our mature community was developed in the 1940s, we have numerous young families with children. It is a vibrant community where it is common to see children playing throughout the neighborhood.

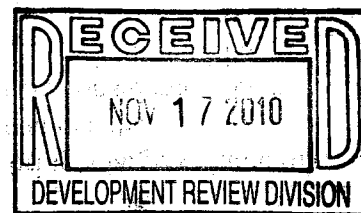
The proposed 120 child 25 staff day care facility would bring a large volume of non-resident traffic throughout the day and evening and for special events. Neighborhood roads were not developed with this additional traffic considered. Our neighborhood has a minimal number of sidewalks thus forcing pedestrians and bikers onto the streets. Increased traffic presents a great danger to our residents.

The proposed building of 6400 sq ft is larger than the lot sizes of our homes and more than 3 times the square footage of the average home here. There are not any commercial buildings in our area that include an underground garage further indicating that this facility is not compatible with our community.

We ask that you honor the requests of the South Four Corner residents and deny the special exemption for this commercial building.

Thank you for your attention on this matter,


Klare Ehrenberg
10005 Markham St
Silver Spring, Md 20901
301-681-8433



10 November 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Md 20910

Mr. Orobona,

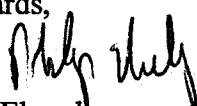
This is a letter of opposition to the special exemption application #S-2781, which seeks a large commercial development on the residential lot at Gilmoure Dr, Brunett Ave, and University Blvd.

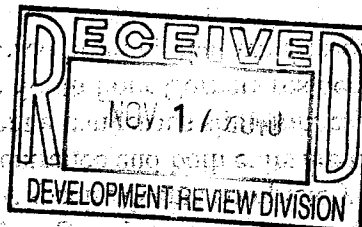
This proposed development is incompatible with the reality of a very mature (circa 1940's), well-established South Four Corners neighborhood that within the last decade has attracted a huge number of young families. The proximity of all the small/moderate sized brick homes to each other facilitates and encourages children to play back-and-forth between the homes, and bike on the small, very low-volume typical neighborhood roads. My wife, two children (ages 11 and 12), and me live on upper Markham St with at least six other families with children just 75 yds from the lot in question.

The proposed 120 child, 25 staff monstrously large day care facility would bring in a volume of non-resident traffic day, night, and for special events completely out of proportion to this neighborhood, and since the only entrance and both exits are on the residential streets, not University Blvd., would present a dangerous situation, especially for children. Additionally the quality of life that the South Four Corners residents currently enjoy would further be impeded by a proposed building that would right in the midst of neighborhood homes and so proportionally out of whack with all the homes - 6400 sq ft (larger than the lot sizes of our homes and more than 3 times the square footage of the average home here), not including the underground garage.

In short please honor the current residential status of this lot and do not grant an exemption for commercial development. The change to our community that would result would be extremely detrimental to our safety and quality of life.

Regards,


Phil Ehrenberg
10005 Markham St
Silver Spring, Md 20901
301-681-8433



November 9, 2010

Mr. Damon Orobana
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

RE: Special Exception S-2781

I am writing this letter in opposition to Special Exception S-2781 for a proposed day care center on Gilmoure Drive in Silver Spring. Not only will this be much too big an enterprise for the residential character of the neighborhood, it will funnel car traffic through our local streets, which are often narrow and without sidewalks. This traffic could lead to collisions with pedestrians.

From a personal point of view, we live half-a-block away from the proposed center, on the corner of Gilmoure Drive and Markham St. We have a child with severe autism who is non-verbal. Although we watch him carefully, he will occasionally walk by himself onto the streets (we do not have sidewalks on Markham St. or Gilmoure Drive). While there is only a modest volume of traffic on these streets now, the threat to his health and safety from walking on these streets with hundreds of new car trips to drop off or pick up children makes me very concerned. I believe that many day care customers and staff will choose to drive on our residential streets rather than deal with the traffic and delays on University Boulevard.

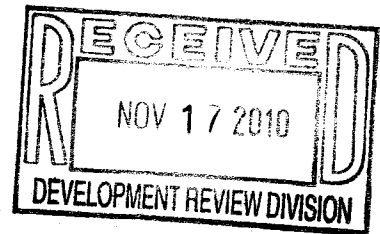
From a community point of view, many other children in the neighborhood walk along our streets, including Gilmoure Drive and Markham St., to the various school bus stops, and their safety would be threatened too. For instance, on Markham St., driver visibility is impeded by a rise in the road but cars often proceed over this rise without slowing down. Pedestrians are forced to walk in the middle of the street between the rows of parked cars with little room to move if they must quickly avoid an oncoming car. All the parents on the street are always very nervous and cautious about this rise in the road, and the potential for a terrible accident increases dramatically with the addition of cars rushing by to drop off and pick up at the daycare center.

I urge you to deny the special exception request. Thank you for your consideration of this matter.

Sincerely,



Martha Gabler
10125 Markham St.
Silver Spring, MD 20901
Phone: 301-681-2716



cc: Office of Zoning & Administrative Hearings
100 Maryland Ave
Rockville, MD 20850

10114 Portland Place
Silver Spring MD 20901-2116
November 8, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring MD 20910

Dear Mr. Orobona:

I am writing to voice my opposition to Special Exception #S2781.

I am a resident of South Four Corners and I oppose Special Exception #S2781 for several reasons.

First, the encroachment of a commercial facility in a residential neighborhood is not in keeping with the residential nature of my neighborhood as outlined in the Four Corners Master Plan.

Second, the size of this proposed special exemption is 3 times the size of most of the residential houses in my neighborhood, so that it does not fit into the character of the neighborhood.

Third, I am concerned about the pedestrian safety implications of having 120+ more cars on Brunett Avenue and Gilmore Drive twice a day.

My fourth concern is related to the third: 120+ more cars would greatly increase the rush hour cut-through traffic in my residential neighborhood.

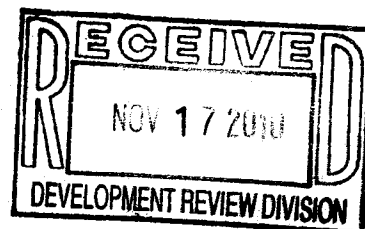
Fifth, additional traffic would bring additional noise and exhaust.

Finally, with 7 existing day care facilities in close proximity to my neighborhood (at least some of which have vacancies), there is no need for yet another facility in South Four Corners.

For all of these reasons I ask your support in keeping South Four Corners residential. Thank you.

Sincerely,

Mary J Beaudoin
Mary J Beaudoin



Re: Special Exception Case #S-2781

Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Nov 18, 2010

Richard & Patricia Messalle
505 Harding Drive
Silver Spring, Md. 20901

Dear Mr. Orobona,

We OPPOSE the proposal for a Day Care Center at the intersections of Gilmoure Dr./, Brunett Ave., and University Blvd.

It will be a commercial building that violates the Four Corners Master plan. It is an encroachment into our neighborhood. It will be a step towards the degradation of the residential character of our neighborhood.

We have been residents of South Four Corners for 35 years and have enjoyed the residential neighborhood. We feel the proposed Day Care building is larger than any of our houses and will detract from our properties.

The traffic created 5 days a week by the approximate 120 families and the 35 staff will be much more that our streets can accommodate. We already have a lot of cut through traffic on our streets trying to avoid the traffic on University Blvd. We also don't want the extra car pollution and noise. The entrance and exit on Gilmoure Dr. is especially bad since it is a narrow street.

There are a lot of neighborhood young children that walk to the school bus and also high school children that walk to Blair especially around the time that cars will be coming and going to the Day Care. The traffic will present a hazard for these children as well for residents of the neighborhood that are walking for leisure or to the bus or to stores at Four Corners.

Please do not let this large establishment destroy our neighborhood.

Sincerely,

Richard Messalle 11/15/10

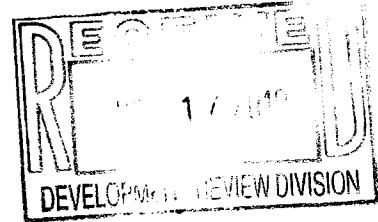
Richard Messalle

Patricia S. Messalle 11/18/10

Patricia Messalle

November 11, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910



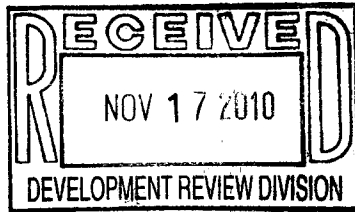
Dear Mr. Orobona,

I am writing to you in regards to the proposed daycare center on Gilmoure Drive. As a member of the neighborhood and a father of two children (five and three years old), I am not in support of the proposed daycare center for a three main reasons. First, the proposed center is inappropriately large for the lot and the neighborhood. Second, the entrance for the center will be on Gilmoure Drive, which will encourage clients of the center to use residential streets throughout the neighborhood to gain access. Both of these facts will lead to a large increase in traffic; despite the flawed traffic analysis supplied by the developer. I am concerned for the safety of my children, and my neighbor's children, from the resulting increase in traffic. Lastly, I am concerned by the developer's request for an exception to regulations requiring daycare centers to provide a set amount of square feet per child. The developer wishes an exception to reduce this requirement significantly, which will reduce the quality of day care provided by the proposed center. As a father of two children, I find this disconcerting and ask for this exception to be denied.

My opposition to the proposed daycare center would be different if the developer proposed a center that was more appropriately sized for the neighborhood, adhered to the regulations, and had its access on University Boulevard. As it stands, I am opposed and ask for you to ensure the developer is not provided with a zoning exception to build the proposed center.

Sincerely,

Matthew Davenport
9917 Grayson Avenue
Silver Spring, MD 20901



10003 Lorain Avenue
Silver Spring, MD 20901
November 9, 2010

Mr. Damon B. Orobona
Montgomery County Planning Department.
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona:

The purpose of my letter is to notify you of my **OPPOSITION** to Case #S-2781; a proposal to locate a large daycare center in our South Four Corners neighborhood. Please help us stop this project. Our neighborhood currently has **tremendous** problems with cut-through traffic, noise, congestion, and commercial encroachment.

This daycare center will worsen all these problems.

It has been argued that it benefits our community to have another daycare, that it will have little traffic and parking impact, and is a better alternative than other options. I disagree.

Day-Care Availability. It has been stated by the proponents of this daycare that it will be an advantage to our community because there is currently a shortage of daycare. This is a false statement. There are 3 high quality full-time daycares within 2 miles of this location (see Attachment 1.)

There are also numerous church-run after-school daycares and nursery schools in our area, in addition to home daycare providers. I raised 3 children in this neighborhood, used each one of these daycares, and had no difficulty obtaining daycare.

Location. It is not good public policy to put a daycare center in an unsafe location. Both the Karasik and KFGCC are examples of day cares successfully situated in neighborhoods; however, there are several key differences when compared to the proposed South 4-Corners site. They are both former elementary school locations and, as such, are 1) buffered from the neighborhood by large areas of land; school playgrounds and/or parks; 2) situated far back in the neighborhood away from dangerous roads, and 3) have few or no parking problems with residents.

Parking. The neighborhood streets immediately surrounding the proposed site currently have status as a parking impact zone due to problems with employees of the Post Office located on University Blvd parking in our neighborhood. Given this status, how can the County even consider locating a commercial business in this area – a neighborhood with narrow streets, few driveways, limited sidewalks, and significant pedestrian activity? (When the County impact study was done for the Post Office, there was a greater than > 100% parking occupancy on those streets!) Parents will park along neighborhood streets to drop off children, even if there is a parking lot, because it is faster. There are no sidewalks in this section of the neighborhood. This daycare will immediately be in conflict with residents since these streets already have restricted parking.

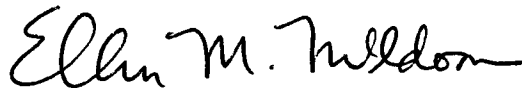
Traffic and Safety. This daycare would be within 1-2 miles of 2 high schools – Montgomery Blair (at University Blvd and Colesville Rd) and Northwood HS (at University and Arcola). Every year students are injured walking to these schools. How can the County responsibly locate another facility with children in this area? Will these children never leave the premises? This is an extremely unsafe location for children; adjacent to University Blvd; a 6-lane road with drivers speeding at 50-60 mph. Speed bumps and stop signs were installed in our neighborhood to counter the existing traffic dangers from cut-through drivers; however, they are ignored everyday. Please do not increase our congestion problems by adding the traffic of parents going to a large day care facility.

Good Faith/Community Trust. Our neighborhood feels betrayed by this residential zoning request; it is tantamount to a bait and switch. The developer initially requested a higher concentration of homes which had little opposition since it remained a residential zone. Next thing we know, the plans are changed to a business, marketed as beneficial to us. Despite the developer's claims, it is still a commercial enterprise that will have tremendous negative consequences for our historic neighborhood. Many of our homes were built in the 1940s and the lovely character of our tree-line neighborhood is slowly but steadily being lost – this business is not NEXT TO our neighborhood, it is IN our neighborhood.

I oppose the Special Exception on this property and ask that commercial zoning not be permitted to further encroach into the residential areas of our community.

Thank you for your time and consideration.

Sincerely,



Ellen M. Muldoon

South Four Corners Resident Since 1986

Attachment

ATTACHMENT 1

List of Local Day Care Centers

Montgomery Childcare - Kensington-Forest Glen (KFGCC)
9805 Dameron Drive
Silver Spring, MD 20902
http://www.mccaedu.org/centers/kensington_forest.html

YMCA Silver Spring
9800 Hastings Drive
Silver Spring, MD 20901
<http://www.ymcadc.org/programs/childcare/Pages/YMCADayCare.aspx>

Karasik Child Care Center
10611 Tenbrook Drive
Silver Spring, MD 20901
<http://thearcofmontgomerycounty.com/program-services/children/karasik-child-care-center.html>

Mr. Damon Orobona
Montgomery County Planning Development
8787 Georgia Avenue
Silver Spring, MD 20910

November 14, 2010

Dear Mr. Orobona,

We are writing to express concern regarding the application (#S-2781) filed by Gilmoure-Brunett LLC seeking a special exception for commercial development on the residential lot at Gilmoure Drive, Brunett Avenue, and University Boulevard.

We live on Markham Street, parallel to Brunett Avenue, and are alarmed at the proposal for a large day care center on the site. The extra traffic that such a facility will attract will be unsafe and will adversely affect the residential quality of our neighborhood. Markham Street especially will be affected, as it will become a cut-through to Gilmoure Drive and bear the brunt of much of the extra traffic. This is particularly troubling because Markham is a narrow street with no sidewalks or speed bumps; half the houses on our street do not have driveways and therefore the residents park on the road, making for an even more constricted passage. It is essentially a one-way street that cannot handle much extra traffic.

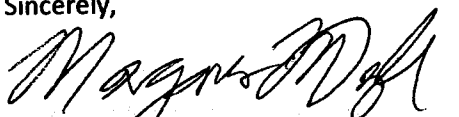
More importantly, ours is one of those rare streets where children regularly play outdoors whenever the weather permits. One of our neighbors has a basketball hoop set alongside the curb and there is always a group of boys out shooting balls. Other children ride their bicycles and tricycles or pull wagons filled with friends up and down the street; on any given afternoon when the weather is nice you will find a hoard of kids running from yard to yard playing chase, football, or hide and seek.

The advent of extra traffic will put an end to this type of important outdoor play. We have seen it happen whenever our neighbors on Lorain Avenue have a block party, which diverts traffic to and from University Boulevard onto our road. The constant flow of extra traffic means that children then retreat indoors—it's too dangerous to allow the little ones to play in the front yards and the older kids don't want to ride their bikes or play basketball on a busy street.

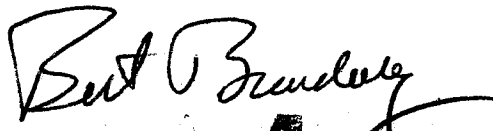
Ours is a quiet residential neighborhood, an oasis in the middle of the chaos of Four Corners. Our neighborhood was not designed for this kind of facility. Many of us moved here and have stayed here because we don't wish to live on a wider thoroughfare in a mixed-development area. Bringing substantial commercial activity into our neighborhood will decrease the values of our homes and more importantly affect the safety and quality of our children's lives.

We urge you to reject the application.

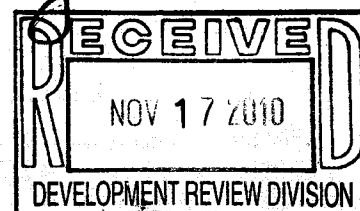
Sincerely,

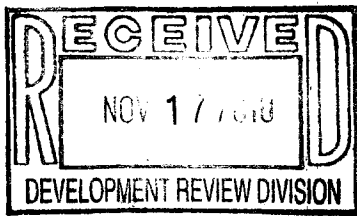


Margaret Doyle and Bert Brandenburg
10002 Markham Street
Silver Spring, MD 20901



cc: Office of Zoning and Administrative Hearing





November 9, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

RE: Special Exception S-2781

I am writing this letter to explain my opposition to the construction of a commercial day care center at the corner of Brunett Avenue and University Boulevard in Silver Spring. My opposition stems from several factors, including the following: incompatibility with the South Four Corners master plan; contribution to traffic within our neighborhood; and the potential adverse effects of vehicular traffic in close proximity to the selected site on the health of the children who would attend that facility.

The special exception process creates a significant loophole in the ability of communities to influence land uses that can cause significant adverse impacts to residents. Recognizing this, the Four Corners Master Plan (December 1996) specifically calls for monitoring of the special exception process "so that such uses do not encroach on residential character" (p. 19). The master plan further states that "The commercial district [of our community] is dominated by two major thoroughfares with multiple lanes and high traffic volumes that push the community apart at precisely the place it should come together." The proposed day care center will be largely dependent on automobile access for its staff and patrons and these automobiles must enter the South Four Corners neighborhood to access the day care center. In doing so, the automobiles will widen the "footprint" of traffic that separates our community to include Gilmore Avenue in addition to University Boulevard.

The South Four Corners neighborhood remains a walkable community even though it has many streets without sidewalks and is closely bounded on three sides by roads with high levels of vehicular traffic. The Capital Beltway (I-495) to the south experiences 228,000 average annual weekday vehicle trips (AAWDT); Colesville Road (U.S. 29) to the east has 61,000 AAWDT; and University Boulevard (MD 193) to the north has 41,000 AAWDT. Neighbors walk to and from their residences to Woodmoor Shopping Center, the post office, and the Safeway, greeting each other along the way without excessive interference from vehicles. This relatively low-traffic refuge amid a surrounding ocean of cars is possible due to the comparative lack of cut-through traffic and commercial destinations within our neighborhood. The arrival of a large day care center that depends on car access from Gilmore Drive will create an important incentive for cars to enter and pass through our neighborhood.

The traffic study commissioned by the site developer is a basic document that simply establishes that the proposed day care facility would not cause traffic to exceed a 1600 critical lane volume (CLV) threshold at intersections in the morning and evening peak hours (see "Traffic Impact Analysis: Gilmore-Brunett, LLC/Childway Child Day Care, Montgomery County, Maryland," August 12, 2010). Not surprisingly, given the very large traffic capacity of University

Boulevard, traffic induced by the day care center would not exceed this threshold at the three University intersections studied (Dennis, U.S. 29, and Brunett). Nor could a 1600 CLV ever be exceeded within a residential neighborhood, such as the intersection at Brunett Avenue and Gilmoure Drive. Thus, based on the basic CLV measure only, traffic caused by the day care facility would fall within county standards. What this traffic analysis does not address, however, is the impact that an additional 61 vehicle trips arriving or departing from the day care center during the peak morning hour and 68 vehicle trips during the evening peak hour would have on some residents of our community. According to Exhibit 3 of the cited traffic analysis, for instance, 26 vehicle trips per hour currently traverse, turn on to, or turn off of Gilmoure Drive east of Brunett Avenue at the morning peak hour. Of the incremental 61 vehicle trips that would be generated by the day care center at the peak morning hour, the traffic plan appears to indicate that the volume of vehicle trips on Gilmoure Drive east of Brunett Avenue would increase to 57 per hour (Exhibit 5), more than doubling traffic volumes on this street to almost one vehicle trip per minute. This estimate would appear to be conservative based on the 120 child capacity of the day care center.

Some of the day care center cars would leave the facility by returning immediately to Brunett Avenue for re-entrance onto University Boulevard, but many of the vehicles assumed to do this in the traffic plan (Exhibit 4) would not do this due to the following reasons: the difficulty and risk of turning left onto University Boulevard from Brunett Avenue (there is no traffic light at this intersection); or because they would wish to avoid the congestion at U.S. 29 and University Boulevard and instead proceed eastbound on Gilmoure Avenue to make a right at Lorain Avenue. Other drivers would attempt to maneuver through our residential streets to Dennis Avenue to make the left turn on to University Boulevard at the traffic signal there.

Those drivers who do attempt to turn left onto University Boulevard from Brunett Avenue (the traffic analysis assumes a 70% increase in vehicles turning left at peak morning hour from current volumes) would experience a backup on Brunett Avenue as they wait their turns to make the relatively dangerous crossing of the eastbound lanes of University Boulevard and then find a gap in the westbound University Boulevard traffic to complete the left turn. Even under normal traffic, making the left turn from Brunett Avenue onto westbound University Boulevard can require a minute or more of waiting for an opening to cross. In doing so, these left-turning drivers would block the view of drivers attempting to turn right onto University Boulevard. All residents of our community know that this intersection can be difficult to navigate in either direction during peak traffic hours particularly when there are impatient drivers in the queue behind them (such drivers are often present). A more helpful traffic analysis would have quantified the overall increase in time and risks to safety, including additional delays and crashes caused when left-turning drivers prematurely attempt the turn and end up conflicting with eastbound traffic.

The traffic diverted by the day care center from University Boulevard onto our residential streets will do more than disturb the peace of our neighborhood and create additional delays and hazards for residential drivers. It will also raise the risks to young walkers. There are no sidewalks on Gilmoure Drive and many Blair High School students use Gilmoure Drive to walk to school. One often sees the students walking along in the middle of the street. Other, younger students

make their way through the streets of our community to get to bus stops and they too will need to deal with additional traffic, often without sidewalks along the way.

Another significant problem presented by the site of the proposed day care facility does not affect residents, however, but involves the potential adverse impacts of the site on the health of the children who would be dropped off at the center. I begin this discussion by emphasizing that I have no doubt whatsoever that the day care company and the proposed developer of the property are fully committed to providing a safe, secure, and comfortable facility for the children. However, these parties are almost certainly not aware of recent epidemiological findings concerning the risks associated with the close proximity of children to truck, bus, and automobile emissions.

The day care center building and its playground would be situated only about 50 feet away from University Boulevard (the playground's northern edge would appear to be less than 25 feet away). University Boulevard is an arterial road that handles 41,000 vehicle trips per weekday that drive past the proposed day care center site – comparable to Wisconsin Avenue in downtown Bethesda (see the Maryland State Highway Administration Annual Average Daily Traffic Locator site at

http://shagbhisdadt.mdot.state.md.us/AADT_Locator_Public/default.aspx). When you stand on the edge of the proposed child care site – approximately where the playground would be – you can often smell (depending on wind conditions) the exhausts of automobiles, trucks, and buses, including fuel odors, due to the close proximity to the traffic. Noise levels from vehicles (especially tires moving over the pavement) are also high in comparison to levels on the residential streets within the South Four Corners neighborhood. There are often noticeable accumulations of dirt and dust on the street and sidewalks of University Boulevard which are constantly being disturbed and re-suspended into the air by the passing vehicles.

A growing body of literature indicates that tailpipe emissions from trucks, buses, and automobiles can pose a significant risk to children who live in residences or attend school in close proximity to roads with traffic levels exceeding 20,000 vehicle trips per day. For instance, a study recently conducted by the Bureau of Environmental Health of the Massachusetts Department of Health on "Air Pollution and Pediatric Asthma in the Merrimack Valley" (February 2008) (http://www.mass.gov/Eeohhs2/docs/dph/environmental/tracking/asthma_merrimack_valley_report.pdf) reports the following:

Distance to roads has been typically used as a proxy for exposure to traffic emissions. In epidemiologic studies of traffic exposures and asthma, usually individuals living beyond 150 to 200 meters from roadways are not considered to be greatly impacted by traffic emissions (Ferguson, 2004; Lin, 2002). But these studies have consistently found a higher risk of asthma among those living within about 150 meters of roadways and that the risk increased as distance decreased (Zmirou, 2004). Other traffic studies used traffic volume as a proxy for exposure to traffic emissions. Traffic volume is generally considered to be a more valid proxy for exposure to mobile source emissions (Wjst, 1993). As with the distance measures, these studies also have usually found relatively strong associations between the occurrence of asthma and traffic volume. [p.60]

Studies indicate that differences in proximity to high traffic volume roads of even very short distances (e.g., 100 feet) can have very significant impacts on exposure to vehicle emissions. A recent study of roadside emissions in Detroit showed that, "compared to curbside locations... concentrations [of carbon monoxide and fine particles less than 2.5 micrometers] decreased by about 50% for receptors 60 meters [200 feet] from the road, 75% at 100 meters [330 feet], and 90% at 300 meters [1,000 feet]" (see "Prediction and Analysis of Near-Road Concentrations Using a Reduced-Form Emission/Dispersion Model" by Batterman *et al.*, June 2010 at <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2914002/>). Concentrations of emissions are highest at curbside. One widely-cited study conducted in England and published in 2001, "Living Near a Main Road and the Risk of Wheezing Illness in Children" by Andrea J. Venn *et al.* (<http://ajrccm.atsjournals.org/cgi/content/full/164/12/2177>) found that, among children living within 150 meters (500 feet) of a main road, the risk of wheezing (a symptom of asthma) increased by 8% among primary schoolchildren and 16% among secondary schoolchildren with each 30-meter (100-foot) increment of closer proximity to the street. The study concluded that most of the increased risk of wheezing illness was localized to within 90 meters (300 feet) of the roadside.

As with almost all studies of environmental impacts on human health, there are different findings in published studies about the exact effects of proximity to traffic on asthma rates in children. Even so, there is "consistent evidence that living near traffic sources is associated with asthma occurrence and exacerbations," as concluded by Salam *et al.* after a review of more than 30 original articles that were published on this subject between January 2006 and August 2007 in peer-reviewed journals ("Recent Evidence for Adverse Effects of Residential Proximity to Traffic Sources on Asthma" at http://journals.lww.com/co-pulmonarymedicine/Fulltext/2008/01000/Recent_evidence_for_adverse_effects_of_residential.3.aspx). I would be pleased to direct you to this other literature if you have further questions or interest and note that the U.S. Environmental Protection Agency (EPA) is currently funding the "Near Roadways Exposure to Urban Air Pollutants Study (NEXUS)". This study should be completed by August 2011 (see http://cfpub.epa.gov/ncer_abstracts/index.cfm/fuseaction/display.abstractDetail/abstract/8977).

Potential adverse effects of pollution are not limited to asthma. Scientists at the University of Wisconsin-Madison found that the dirt that settles along roadways contains a potentially toxic mixture of non-tailpipe vehicle emissions, including microscopic metal particles from brake and tire wear. The dirt can contain platinum-group metals from catalytic converters and fragments of the lead weights used to balance tires (see "Study of Urban Roadside Dirt Reveals Potentially Toxic Mix of Metals" at <http://www.physorg.com/news70816235.html>). This dirt can be re-suspended into the air when vehicles pass by. Once airborne, this dirt and dust can enter the lungs of persons near to the road or can settle again on surfaces in proximity to the road (potentially including playground equipment). Other studies link proximity to high traffic roads to reduced lung development and increased rates of cancer and leukemia among children (e.g., see pp. 6-12 of *Highway Health Hazards* at http://www.sierraclub.org/sprawl/report04_highwayhealth/report.pdf).

Finally, being in close proximity to vehicle noise may be harmful to children. Noise levels at curbside can be quite high. Several studies of both chronic and acute noise have found adverse

impacts on children from aircraft or road traffic noise exposure, including on students' long-term learning and memory for complex material. Even short-term exposure to loud traffic noise can impact memory retention (see Europa Public Health, "In what other ways can sound exposure affect children and adolescents?" at <http://ec.europa.eu/health/opinions/en/hearing-loss-personal-music-player-mp3/1-3/10-health-effects-sound.htm>).

There are many valid uses of land immediately adjacent to busy roadways. However, a child day care center is almost certainly not one of them. The above information should be fully considered before a decision is made on this special exception request. At the very least, it would be prudent to wait until the above-mentioned EPA study on near-roadway exposure to urban air pollutants is completed before making the decision. It would be regrettable to rush into a decision that may subject young children to unnecessary health risks, particularly when there is currently no shortage of quality day care services in Silver Spring.

Finally, denial of the special exception request would not cripple plans to add day care capacity to the area over the near term. A much better location for such a facility would be one several hundred feet or more removed from a high traffic road such as University Boulevard. Fortunately, there is no shortage of vacant commercially-zoned land available for lease in the Silver Spring area with significantly better setbacks from main roadways. Much of this property is also removed from residential areas and would avoid creating unwanted vehicular traffic in our already over-stressed neighborhoods.

Thank you for your attention to this matter.

Sincerely,



E. Gabler
10125 Markham St.
Silver Spring, MD 20901

cc: Office of Zoning & Administrative Hearings
100 Maryland Ave
Rockville, MD 20850

Michelle Reed Kretkowski
10004 Markham Street
Silver Spring, MD 20901

November 2, 2010

Mr. Damon Orobona
MNCPPC – Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona:

I am writing to you to express my opposition to the day care center proposed for the corner of Brunett Avenue and University Boulevard in the South Four Corners (SFC) neighborhood in Silver Spring.

I am primarily concerned with problems the traffic that 120+ cars will cause. I live on the only street between the proposed site and the beltway on-ramp that has no speed bumps. We already struggle with University Boulevard to Rt. 29 cut-through traffic. Drivers often think they are already on the beltway ramp as they flying at beltway speeds down Markham Street where approximately 20 children live and play. I also would like to point out, our street, like most of the 70-year-old South Four Corners neighborhood, does not have sidewalks.

Our relationship with cut-through traffic is already problematic. Adding the 120+ cars that this facility would bring twice daily will have immense detrimental safety ramifications for our neighborhood.

In South Four Corners we do not live in a modern-designed residential district closed off and full of cul-de-sacs and courts. We have no choice but to be a neighborhood that is open and accessible, but we ask that you not take advantage us in your planning efforts. Just because our location is more urban than many newer residential areas, doesn't mean it is right for a commercial interest to encroach upon our neighborhood.

We deserve a neighborhood where we can let our children play, walk our dogs, and ride our bikes without the fear of being run down. With this proposed facility on that site there is the potential of 240 more times we have to worry about this in a day.

We wish to keep our neighborhood a neighborhood and minimize commercial impact for that site. I hope you will keep this in mind in your plans: keep South Four Corners residential.

Sincerely,



Mrs. Michelle Reed Kretkowski and family

Cc: Keep SFCCA Residential committee

M. Eric Schupp
10010 Lorain Avenue
Silver Spring, MD 20901

November 3, 2010

Mr. Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Avenue
Silver Spring, MD 20910

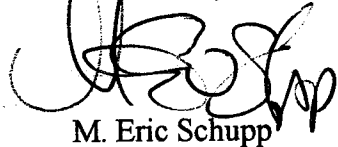
Dear Mr. Orobona:

I am writing to register my OPPOSITION to Case #S-2781! The proposed entrance and exit onto our neighboring residential street is a very serious threat to our neighborhood.

This a massive commercial project proposed for our neighborhood. This will fundamentally alter the characteristics of our established community. Our streets are already taxed with rush hour cut-through traffic between University Blvd. And Route 29. Our street has hosted five block parties since the Spring, mainly to impede our overburdened road. We are fortunate to have a great diversity of families, singles, couples and empty-nesters that have chosen South Four Corners for their residence. We are a close community of concerned citizens dedicated to a higher quality of life, and we would like to keep it that way. We will not tolerate a commercial project of this scope that will result in increased traffic and noise that will alter our suburban way of life. While we support good child care in our community, we object to the size and scope of this commercial undertaking.

We oppose the Special Exception on this property and ask that commercial zoning does not further encroach into the residential areas of our community.

Thank You,



M. Eric Schupp

Re: Special Exception Application S-2781
Mr. Damon Orobona
Development Review Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20901

November 10, 2010

Dear Mr. Orobona,

I am writing you in response to the Special Exception Application S-2781 request to construct a Child Day Care Center at 220 W. University Blvd. As a homeowner in the Four Corners neighborhood for over twenty years, I oppose this application. This area is zoned for R-60 residential, one-family. The proposed plan is inconsistent with the recommendations for the *Four Corners Master Plan*, which discourages special exceptions, and it is not compatible with the existing residential character of the neighborhood. It is important to maintain this for the quality of family/neighborhood life would be greatly impacted.

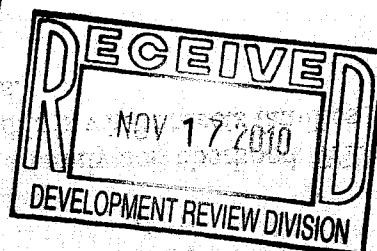
It was so sad when the lovely brick home with large tree, beautiful azaleas, landscaping and green space was totally razed. It takes years for this greenery to be replaced. What about the environment?

Please keep Four Corners as a family neighborhood. With development and growth of downtown Silver Spring, this is what attracts families to our area. I know, we have lived here for over twenty years.

Sincerely,



Marianne Keffer-Zweig
10306 Pierce Drive
Silver Spring, Maryland 20901
Silverspring26@aol.com



November 9, 2010

Dear Mr. Orobona,

I'm writing to lodge my complaint regarding the development of a Child Care Center at the corner of Brunett Ave. and University Blvd., a lot in our residential neighborhood.

I've lived in the South Four Corners area for 17 years and I'm interested in keeping the neighborhood strictly residential. A business does not belong on that lot, where a house stood before it was razed.

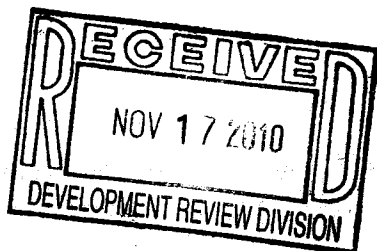
The small lot does not have enough space for the minimal required building, parking lot and playground without resorting to an underground parking garage, and the sole entrance and both exits would be on residential streets, instead of University Blvd. This is unacceptable.

I am not in favor of my government granting this exception for commercial development. I implore you to keep our neighborhood strictly residential.

Sincerely,



Peggy Salazar
9930 Markham St.
Silver Spring, MD 20901
South Four Corners Subdivision



October 22, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona:

I understand that you will list this letter in your report as OPPOSING the Special Exception for Case # S-2781 on Brunett Avenue, Gilmore Drive and University Boulevard. I join my neighbors in wanting to keep our streets residential.

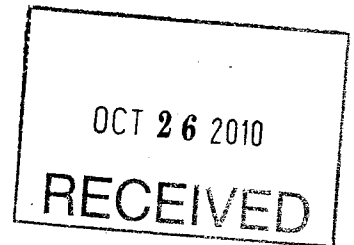
The developer, Craig Kay, proposes a day care center, and though valid for some, it is too big for that property and will cause many negative consequences within our neighborhood. Mr. Kay was originally going to build single family homes (see attached), which was a positive idea that would have brought value to us. This newest plan is not compatible with the rest of the neighborhood and we ask that commercial endeavors not encroach on residential property.

As a home owner living on Brunett Avenue, we already deal with plenty of traffic. The additional traffic, noise and light pollution will only add to that burden. Please help us keep the South Four Corners area residential.

Sincerely,

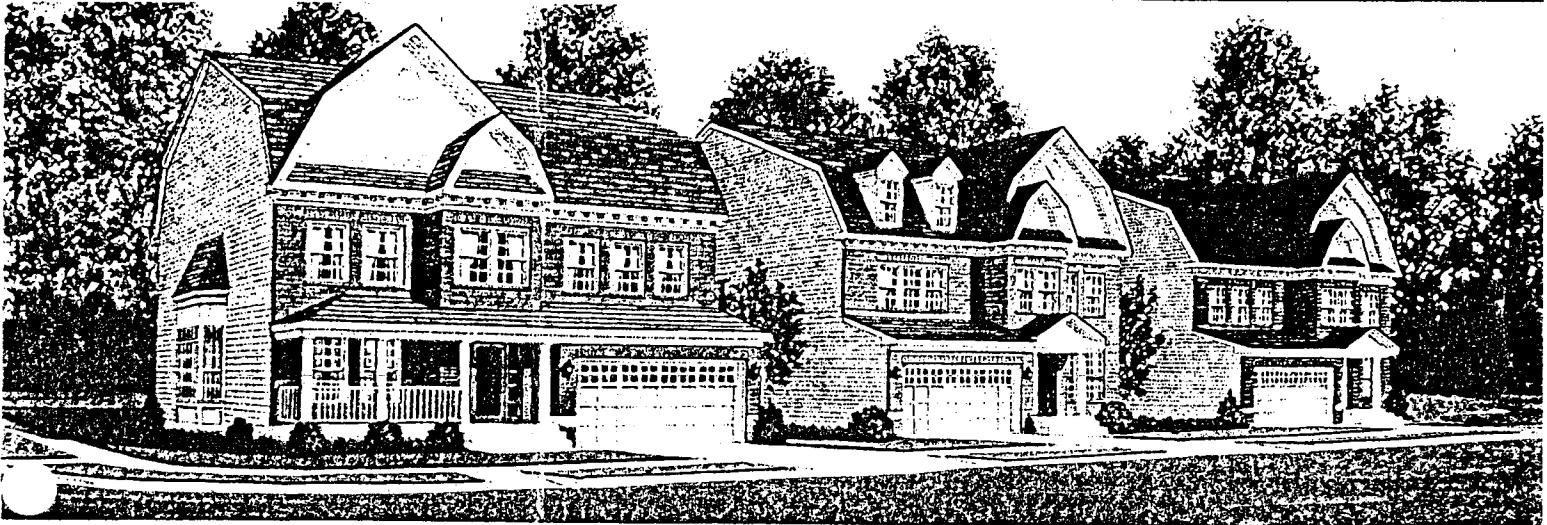


Christine Hutcherson
Eric Beach
10108 Brunett Avenue
Silver Spring, MD 20901



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Para asistencia en Español, por favor llamar a Fidela Parrilla al 301 440 6094

November 10, 2010

Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Michele and Charles Abraham
411 Gilmoure Drive
Silver Spring, MD 20901

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmoure Dr., Brunett Ave., and University Blvd.

We have lived in our home for over 35 years. We chose South Four Corner's because of the quiet residential character of that area. Our children attended St. Bernadette's School with many others from surrounding streets. Children rode bikes in the streets and played ball on the property formerly at 220 University Blvd. (now the land cited for Special Exception). A single family home typical of our neighborhood sat on that land with a small dental office addition. It fit the neighborhood. That all fit the South Four Corner's Master Plan.

This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

On any given day when traffic is backed-up on University Blvd. our streets of Brunett Ave., Gilmoure Dr., Markham St., Lorain Ave., and Lanark Ave. are used by non-residents trying to escape traffic conjection.

As residents, we did an informal study from Arcola Ave. and University Blvd. to Colesville Rd. (four Corners intersection). For us, we find NO OTHER commercial project with entrances and exits onto residential streets. Most if not all exit onto University Blvd. or main arteries such as Dennis Ave. NO other church, school, townhouse/apartment complex empties onto a residential street. We cannot


accomodate buses, delivery trucks or the volume of cars that will be coming into the neighborhood from 120 registered children and staff. This project also is planning an underground parking garage. This is too big and commercial for our streets. This project is next to and adjacent to private single-family homes.

We live only two homes from the proposed Center and closer to the planned exit on Gilmoure Drive. We have restricted parking which was necessary to apply for due to Blair HS students and US Postal workers abusing parking on our streets by placing their cars, at times, right in front of home entrances. Homeowners could not unload children safely or unload groceries during the day because we had to park so far away....on our own streets.

Our neighborhood is quiet and one with people helping others, neighborhood watch programs, block parties, adopt a street programs. We are a neighborhood like any other, like yours, that have residents living there by choice and by characteristics that they value. This commercial project is not needed in our area and Mr. Kay's plan has changed once before from 5 single-family homes to now this hugh Child Care Center. We would have welcomed his first proposal of private homes on this land. His plan now is commercial encroaching onto residential streets.

**As local residents, we ask for our voices to be heard.
We OPPOSE THIS.**

Thank you.


Michele and Charles Abraham
411 Gilmoure Drive.

15 October 2010

9907 Portland Road
Silver Spring, MD 20901

Mr. Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Special Exception Application Number S-2781

Dear Mr. Orobona,

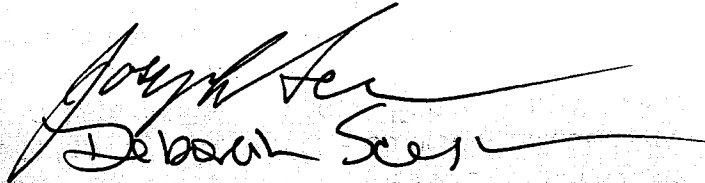
We are writing to express our strong opposition to Special Exception Application Number S-2781. The vast majority of neighbors in our community oppose this change. It would seem to us that in a democratic society, the opinion of the majority should easily outweigh the desire for profit of a few people who do not live here, and who would not experience any of the negative impacts. A special exception requires "findings of compatibility". It is obvious that this community does not find this large commercial enterprise "compatible". We have lived in this neighborhood since 1989 and have a strong interest in it remaining totally residential, as it was originally intended to be.

In addition, there are very few entries and exits from our neighborhood. Even now, when we as residents use them, they are frequently busy, especially at rush hour. Likely entries to the day care center area would include Dennis Avenue, which already has long lines of cars during rush hour. Exit at Brunett Avenue is especially difficult to navigate as people turn both left and right. Waiting time can be quite long. More than 100 cars during both rush hours would create a horrendous traffic problem for all of us. Cars will choose to exit through the neighborhood, down Lanark Road, Gilmore Avenue and Brunett Avenue, then cause more traffic problems on Forest Glen Road and Dennis Avenue. Also, school buses are picking up and dropping off neighborhood students during part of the peak traffic time for the day care center, and this extra traffic increases the potential danger to the children and waiting caregivers.

We are also concerned about having a large, empty parking lot in the neighborhood. At night and on weekends, this would create an opportunity for drug activity, juvenile crime and gang-related loitering due to its easy access to University Boulevard.

Thank you for your consideration of this matter.

Sincerely,

Handwritten signatures of Joseph and Deborah Scesa. The signature for Joseph Scesa is written in black ink and is positioned above the signature for Deborah Scesa, which is also in black ink. Both signatures are cursive and somewhat stylized.

Joseph and Deborah Scesa

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

September 28, 2010

RE: Special Exception Case S-2781.

Dear Mr. Orobona,


I am writing to seek your support to keep my neighborhood residential. I was highly motivated to move into this neighborhood south of Four Corners fifteen years ago by its pleasant residential character and its proximity to excellent schools.

The history of Montgomery County's continuing commitment to the resident interests and welfare of the local citizens is evidenced by permit parking that was instituted on many local streets to help control non-resident parking and traffic, by speed humps and speed signage that have been installed on several local streets (with some blocks served by multiple speed humps) to help reduce drive-through traffic and safeguard pedestrian passage, and by sidewalks that were added through the neighborhood when the new Blair High School opened to provide a safer pathway for the local children to walk to the school.

The proposed special exception to the existing zoning to allow for the construction and operation of a large scale, commercial child care facility at the corner of Brunett Avenue and University Boulevard would bring to this neighborhood the very things that tend to diminish our quality of life and that the community has faced before: significant increases in non-resident parking, added drive-through traffic, and greater potential for pedestrian mishaps. For these reasons I urge that this request for a special exception be denied.

I have discussed this issue with a number of my near neighbors and with others in our community, who are members of the South of Four Corners Civic Association, and all of them agree that they want our neighborhood to remain residential. I am hopeful that Montgomery County will continue to support us in our pursuit to maintain our community's residential character.

Sincerely,



Joseph W. Kenealy
9902 Lorain Avenue
Silver Spring, MD 20901

Orobona, Damon

From: Holly Stephens [hhodgson@yahoo.com]
Sent: Tuesday, October 19, 2010 9:40 PM
To: Orobona, Damon; ozah@montgomerycountymd.gov
Subject: Special Exception Application S-2781

Dear Mr. Orobona and the Hearing Examiner at OZAH:

I am a resident of Woodmoor, in Silver Spring, and I would like to register my opposition to your granting an exception so that a Child Day Care Center can be constructed at 220 W. University Blvd. Please keep our neighborhood residential, NO EXCEPTIONS.

Thank you very much.

Sincerely,
Holly Stephens

9711 Nassau Lane
Silver Spring, MD 20901

--

Holly Stephens - 301-325-2902 - hhodgson@yahoo.com Writing tutor - reinforcement, enrichment, entrance essays & exams

Natalie Del Bosco
206 University Blvd. W.
Silver Spring, MD 20901

October 7, 2010

To: Damon Orobona
M.C. Olanning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Re: S 2781
Special Exception

My family and I are residents of South Four Corner's. We strongly oppose the special exception planned for University Blvd., Gilmoure Dr., and Brunette Ave. which is next to where we live. We live on University Blvd., W., just up the street from the proposed daycare center which will potentially house 120 children and staff. This is too large for our area. Living on University Blvd. has been difficult with traffic patterns and it's problems. With the proposal of a daycare facility, my family and I are looking at having even greater difficulty getting to and from work, schools, etc.

I am a jogger in the residential area behind my home. I cannot imagine how dangerous it will be should the traffic increase due to parents dropping off/picking up their children. I am a mother to two young children and know the difficulty of finding daycare in this area. HOWEVER, I have found a good daycare provider and feel that the MONSTER of a daycare facility on Brunette Ave. and Gilmoure Dr./Univ., Blvd., WILL NOT blend well with the quiet streets behind us. It would create a huge traffic and safety nightmare!!!

My family and I join our other neighbors to OPPOSE the S-2781.

Sincerely,

Natalie Del Bosco

Norma Nichols
10010 Raynor Rd.
Silver Spring, MD 20901

Re: Special Exception S2781

Mr. Damon B. Orobona
M.C. Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Sir,

I am writing to join my neighbors in opposing this proposal for a daycare center. I was under the impression that 5 single family homes were to be built there by Mr. Kay. Now, he is trying to bring commercial into the streets of our residential community.

I have a copy of the 4 Corners Master Plan, which time and again, tries to make recommendaions to keep South Four Corners residential. On page 40...it is stated, "*Work with Four Corners neighborhoods to minimize non-local traffic on residential streets.....these neighborhoods should be reviewed as a network of interconnected streets with traffic control measures that are coordinated accordingly.*"

Our street cannot handle 120 cars twice a day if this facility is built. It has a parking garage for staff....this is too large and a commercial activity that will decrease safety, increase noise and increase traffic in an already conjested area...not to mention that prople will try to escape back-ups and park in restricted areas and travel down any internal street that could give them an advantage to "getting out." Help us to prevent this.

We are a community that prides ourselves on a neighborhood of quality living and most of us work hard to keep that.

Thank you for voting "NO" on this.



Norma Nichols

Doris and Mike Broderick
10002 Brunette Ave.
Silver Spring, MD 20901

October 6, 2010

Dear Mr. Orobona,

I am writing to oppose the special exception S-2781. I strongly object to this development project. This is a commercial activity with a parking garage, over 35 staff and planned for 120 children. This is a residential neighborhood. The proposed day care center is too big and commercial in nature for our neighborhood. It is against the inherent character of South Four Corners as it was planned and how it has matured. We have raised our families here with others who value all that the area offers. We value: Four Corner's schools, churches, parks, community activities, children playing in their yards, available sports programs, convenient shopping, medical facilities, neighbors helping other neighbors, bonded friendships, convenience to Metro and downtown, etc.

I am opposed to a mega day care in our residential neighborhood which will bring in noise and more traffic and other related problems. The property was meant for single family homes. Commercial should not be planned and is not needed to encroach into the neighborhoods. Keep South Four Corners residential.

Walk our streets and meet our neighbors. Help us to keep South Four Corner's residential!

Sincerely,

Doris and Mike Broderick

Doris M. Broderick
Michael Broderick

RECEIVED
0809
OCT 12 2010

MCP-CTRACK

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Harley [harleyathome@verizon.net]
Sent: Monday, October 11, 2010 8:21 PM
To: MCP-Chair
Cc: Orobona, Damon; Burns, Tiffany; Carter, John; Francis, Vanessa; Stanley, Rollin; McGrew, Christine
Subject: South Four Corners Day Care Center

Dear Montgomery County Planning Commission,

I have lived in the South Four Corners area for the last nine years and can attest that the morning and evening traffic is severe, due to the beltway entrance on Colesville Road near Lanark Way, buses and students attending Blair High School, commercial food and retail establishments including Safeway, as well as through traffic across Colesville and University Roads. In my opinion, the congestion is currently unbearable for local residents and is potentially a danger to students at Blair and pedestrian traffic.

The construction of a large day care center on Brunett Avenue defies logic and the planning department would be derelict in their responsibility if they granted a special exemption for the proposed center. There are a number of families in the neighborhood that have home-based day care businesses, so residents already have access to day care services. The construction of the proposed Walmart-style day care center would imperil these small businesses, while bringing in additional traffic and congestion from residents in other neighborhoods. Further, the workers at a Walmart-style day care center are likely to be part-time and/or low pay workers without health insurance. So the residents in the South Four Corners area will be subject to greater traffic congestion, existing businesses will suffer, and newly hired workers are likely to receive low pay and be uninsured.

I fail to see any redeeming benefit from Mr. Kay's day care center in South Four Corners. Surely there are other parcels in less congested areas of Montgomery County where Mr. Kay can have his day care center. A better use of the parcel could include additional single family homes, a small long-term nursing home, and other socially beneficial uses that do not add to the traffic and congestion in the area.

Mr. Kay purchased the parcel at the height of the housing bubble with the intent of constructing four McMansions that he could turn over for a tidy profit. As you already know, Mr. Kay buys properties from distressed homeowners so he can turn them around for a profit. So any suggestion that Mr. Kay is trying to fulfill an unmet need for day care services is ludicrous.

I suggest that the planning data be made public so the decision process is transparent to all residents, in terms of the current severity of the traffic, safety risks to students and pedestrians, and the impact assessment with the proposed center in place. This parcel is not appropriate for this neighborhood and current traffic pattern and the exemption for this or any commercial enterprise of this size and impact should not be granted.

Sincerely,

Harley K. Heimovitz
704 Lanark Way
Silver Spring, MD 20901

301-593-6032

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20901

Case # S-2781


September 28, 2010

Dear Mr. Orobona,

I am writing to urge you to oppose the special exception applied for by Craig Kay for the property located at Gilmore Drive, University Blvd, & Brunett Avenue. A commercial property on that corner is simply not in keeping with a residential neighborhood. As a realtor with Long & Foster Real Estate, Inc., I have sold many properties over the years to families who want to live in Four Corners because of its residential family appeal. They view the master plan before purchasing and are pleased that there is nothing in it that allows for commercial encroachment into our residential streets. To add a commercial venture would violate their beliefs in what "residential" means, to say nothing of the traffic and parking problems it would create and the risks to the families' safety as they enjoy walking, biking, and playing in a safe neighborhood. Please help to preserve South Four Corners as the safe, residential, family neighborhood people have come to expect and enjoy.

Thank you.

Sincerely,



Marianne Zegowitz

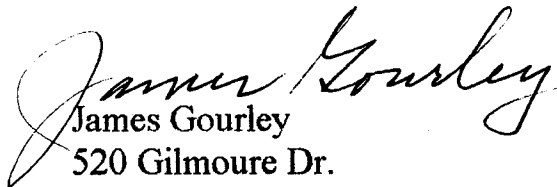
September 30,2010

Mr. Orobona,

I am writing to oppose the special exception at the property of Gilmoure Dr., University Blvd. and Brunette Ave. I am sorry to say this morning was a clear example of how heavy traffic conjection is on those streets as well as the surrounding streets of south Four Corners. It was a rainy morning and traffic was as usual backing up from traffic lights at the Four Corners intersection.....backed up for several blocks. Two Metro buses were involved in the accident.

The very corner where the accident occurred is the location for the proposed day care center with the addition of 120 cars twice a day entering our streets. We had many additional cars enter the neighborhood this morning just trying to free themselves from the emergency responders and diverted traffic or traffic not moving for over an hour. How can Mr. Kay's project be even considered? This was not the intention of the Four Corner's Master Plan.

PLEASE vote to keep our neighborhood residential. PLEASE walk our neighborhood and see for yourself that no other commercial project enters onto private and internal streets of neighborhoods.

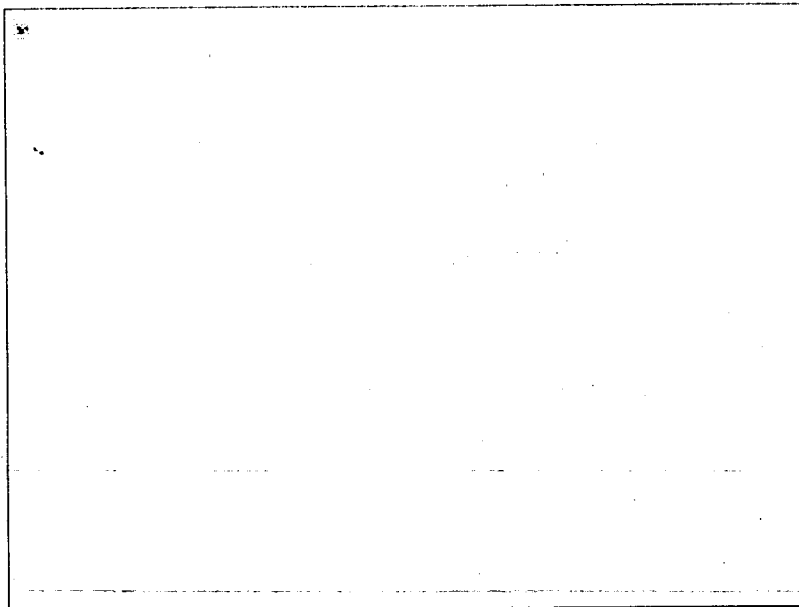


James Gourley
520 Gilmoure Dr.
Silver Spring, MD 20901

TBD.com

26 injured in Metro bus accident in Silver Spring (photos)

September 30, 2010 - 07:45 am
Updated: September 30, 2010 - 03:09 pm
ABC 7 News, TBD



UPDATE 10:40 a.m.: Montgomery County Fire Department Assistant Chief Scott Graham confirms that 26 total patients were transported to the hospital. Of those, 19 had minor injuries and seven had significant but not life-threatening injuries. The bus drivers are among the 26 but it is unknown if they had serious or minor injuries.

UPDATE 9:45 a.m.: A WMATA press release states that a Metrobus was traveling eastbound on University Boulevard when it rear-ended a stopped Metrobus around 7:15 a.m. About 26 people had minor injuries and were transported to area hospitals. The striking bus sustained damage to its windshield and front door and the bus operator was cited by Montgomery County Police for failing to control vehicle speed.

UPDATE 9:36 a.m.: Two of three EB lanes of University Blvd. have been reopened in Silver Spring.

UPDATE 9:20 a.m.: The principal from Montgomery Blair High School said 10 students from the school were involved in the accident and 8 were transported to local hospitals. All parents have been notified.

Montgomery County police and fire officials say 23 people were injured in an accident involving two Metrobuses in Silver Spring.

The crash occurred shortly after 7:00 a.m. at west University Boulevard and Brunett Avenue. Of the victims, four are said to have sustained significant yet non-life-threatening injuries, according to Scott Graham of Montgomery County Fire and Rescue. Nineteen others have minor injuries. The buses were carrying a combined total of 40 passengers.

According to TBD's Elahe Izadi, it appears that one Metrobus plowed into another at a bus stop. Both drivers were transported to the hospital, said Graham. There's no official word yet on what caused the crash.

Authorities confirmed that some of the passengers on the buses were students from a local high school, though they declined to disclose the school. (Montgomery Blair is just blocks from the scene of the accident.) More than a dozen students were transported for treatment, but none of them are among the four who sustained significant injuries.

Grace Haanes-Olsen
709 Forest Glen Rd.
Silver Spring, MD 20901

Mr. Damon B. Orobona
MC Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

October 8, 2010

Mr. Orobona,

I am writing to oppose the special exception S-2781 at Gilmoure Dr., Brunette Ave., and University Blvd. As someone who frequently walks my neighborhood, I strongly object to this development project. This is a commercial activity with a parking garage, over 35 staff and planned for 120 children. This is a residential neighborhood. Where this business may have some merit, there are many other facilities in the Four Corner's area already established and still not meeting their student quotas. Some are actually struggling to fill openings. Luther Rice Day Care is soon to move into Marvin Methodist at the intersection of Four Corners and still has openings to fill.

I am opposed to a mega day care in our residential neighborhood which will bring in noise and more traffic and other related problems. The property was meant for single family homes. Residential circles the commercial Four Corners businesses. Commercial is not planned and needed to encroach into the neighborhoods. Keep South Four Corners residential.

Walk our streets and meet our neighbors. Help us to keep South Four Corner's residential!

Sincerely,



Grace Haanes-Olsen

Marine Hamilton
Ken Hamilton
c/o 10123 Dallas Ave.
Silver Spring, MD 20901

October 5, 2010

Dear Mr. Orobona,

We are writing with concern regarding the Special Exception S2781. Until 6 years ago, there was a typically designed single family home on that corner. Now a day care facility is proposed for 120 children and staff by developer, Craig Kay.

This project is commercial and will bring with it a high increase of traffic density to our neighborhood. This project is too large and not compatible to life in our Silver Spring community. We are neighbors helping other neighbors, we are walkers, bikers, we have block parties, neighborhood watch programs and we do not need safety issues and the inherent character of South Four Corners changed by encroachment of this kind.

Please vote "NO" to this commercial activity and keep our area residential.

Sincerely,

Ken Hamilton



Oct. 4, 2010

To: Damon Orobona
From: Larry and Jean Parsley
St. Lawrence Drive
Silver Spring, MD 20901

Re.: Special Exception at Gilmore Dr./Univ. Blvd./Brunette Ave.

We are writing a brief note to you to go on record that we both oppose this Special Exception. As residents, we know the traffic concerns that plague us weekly if not daily in our neighborhoods that surround Four Corners. Adding more cars and busses and other vehicles necessary to run a commercial school will be a negative factor and add possible danger to our streets.

The Master Plan for Four Corners as a community does not include commercial encroachment into our neighborhood streets. Commercial has already spread from the shopping areas up University Blvd with an off-shoot consequence of traffic congestion.

We strongly oppose this development and ask you join us in keeping our streets residential.

Jean Parsley
Larry Parsley

Jean Parsley
Larry Parsley

October 6, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

RE: CASE # S-2781

Dear Sir:

Please Keep South Four Corners Residential. Mr. Kay proposes sidewalks where he thinks they should be placed. Some of us declined sidewalks when Montgomery County offered them to us. Mr. Kay thinks a "bump-out" on Brunette Ave. and Gilmore Dr. will control traffic from his planned 120 Child Day Care; but we do not want "bump-outs" and that will be a nightmare bringing on more back-ups than we have ever had. Come and stand on our streets at 8a.m. and 5p.m. and see how these suggestions will change everything negatively. What about our controlled parking restrictions which were a necessity? Will he have the County lift those restrictions for the parents of the proposed Day Care to then be able to park on our residential streets?

This facility idea is way too big for our community where Mr. Kay once planned on putting five single-family homes.

Please help us stay preserved as a safe and suburban neighborhood. We are hard-working people who do not want this kind of commercial change in our backyard.

Thank you,



Christine Cater
402 Harding Drive
Silver Spring, MD 20901

October 13, 2010

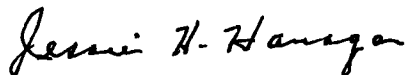
To: Mr. Damon Orobona

From: Jesse Hanagan

Re: Special Exception S- 2781

I have recently moved from my home in the South Four Corner's neighborhood. I want to express my strong opposition to the case #S-2781 and a day care center at Gilmoure Dr., Brunette Ave., and University Blvd. It is too big of a commercial project for the residential area. My side street of Lanark was heavily traveled from morning to evening. A school bus stop nearby brought many local elementary children with their parents to Lanark Way twice a day and if more cars were coming through those streets as a result of Mr. Kay's project, it would become a dangerous intersection. A center with so many is not needed in our community. Look at how many are already there and not fully registered.

Please keep South Four Corners residential.



Jesse Hanagan
3118 Gracefield Rd. #233
Riderwood.

Case # S-2781

To: Damon Orobona
M.C. Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

October 13, 2010

Mr. Orobona,

My mother-in-law lives in South Four Corners and has enjoyed the community spirit, closeness of shopping, having access to the beltway and downtown DC, and much more. But, she joins us in not understanding how a Special Exception and day care facility can be positive for the residents when traffic is already at a peak. She cannot exit now onto University Blvd. from Brunette due to the daily congestion and potential danger of turning left or right. She and other neighbors have to exit in the "back" of that community to find a light and avoid all the back-up's. We fear for her if the day care is built at Brunette Ave., and Gilmoure Drive with it's entrances and exits planned for a residential street and adjacent to and across from private single-family homes. This proposed Exception is not suited for our neighborhood. Mr. Kay's project would be better served if he went back to his original idea of 5 homes on that land. An idea we all looked forward to.

We are strongly OPPOSED to S-2781.

Kim Hamilton
221 Paula Lynn Dr.
Silver Spring, MD 20904



OCT 19 2010

REC-111

Bea Fitzgerald
9307 Wire Ave.
Silver Spring, MD 20901

Damon B. Orobona
Montgomery County
Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

October 13, 2010

Dear Mr. Orobona,

It greatly disturbs my family and I to see the proposed property turn into a commercial day care center.

That center would be too big for that corner and would not be compatible on quiet streets. We want to keep the area quiet and safe. There are a lot of high school students that walk down Gilmoure Drive to Blaire and home later in the afternoon. Younger children meet their bus on local street corners. The added stress of more traffic would be unsafe in our neighborhoods. Please come and walk our streets and see for yourself.

Thank you.

Bea Fitzgerald
Bea Fitzgerald

S-2787

Carol Mapes
601 Forest Glen Rd.
Silver Spring, MD 20901

October 7, 2010

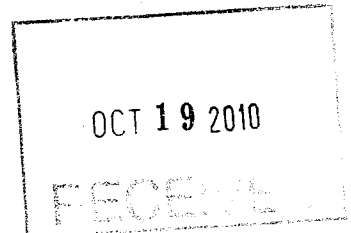
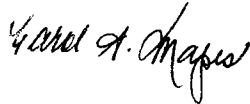
To Mr. Damon Orobona

I am very concerned about the proposed day care on Gilmore Drive. This will be too big for our neighborhood and on a residential street. The entrance/exit is planned for an area right next to and across from neighbor's homes. Cars, busses, trash vehicles and deliveries will be constant and significantly raise the noise level and traffic concerns for all who live on those streets.

As someone who walks the neighborhood almost daily, I oppose this plan and fear it will be a safety issue for myself as well as others walking. It will greatly impact on children who walk to local bus stops in the morning and come home in the afternoons. Soon it will be dark at both times and becomes a grave concern. Also, traffic on inclement weather days is unbelievable. Cars enter the residential streets to escape back-ups on the main streets.

Before closing, I question how a day care there will sustain itself under the current water and sewer services? Our services are stretched already. Please research this and help us oppose this special exception which has many negative points.

Carol Mapes



OCT 19 2010
FEDERAL

October 12, 2010

Case#S-2781

Dear Mr. Damon B. Orobona (MC Planning Dept.),

My family and I oppose the "Special Exception" application for the property at Gilmore Dr., Brunette Ave., and University Blvd. We have lived in this community for over 30 years and have seen the area change in development and increased traffic.

We live in the community across the street from the proposed development and join all the local residents knowing that a day care facility and all it's population can only add to local traffic problems. It is also a commercial adventure that is at a corner of a residential neighborhood. We all moved into Four Corners to raise our families and have a small and quiet network of streets to walk and travel on. Normal development is, of course expected, but not a commercial business/school of this size and scope.

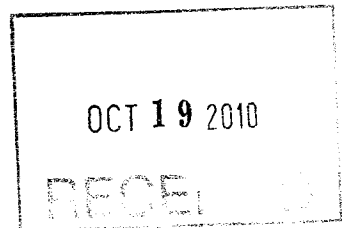
The school seems to be taking the place on property slated for four or five single family homes. A school is far beyond the first proposed idea of the developer which would have been more compatible.

Please help us to keep our neighborhood and community residential.

Sincerely,



Tom and Sue Crilly
10618 Eastwood Ave.
Silver Spring, MD
20901



Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

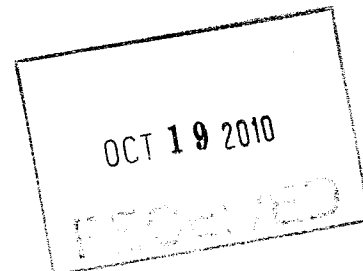
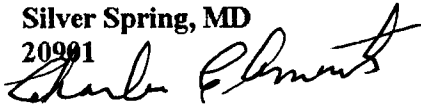
October 2, 2010

Dear Sir,

I definitely oppose the "Special Exception" development at Gilmoure Dr. and Brunette Ave. It is a residential street and neighborhood and it will bring too much traffic into a neighborhood meant for single family homes. That property held a single family home/office and was part of the area character. The new center will include a parking garage for a limited number of cars. It is too big and not part of the residential nature of those streets.

As a resident of the area and a business person who frequents that intersection, I oppose anything that will increase traffic congestion and raise the potential of harmful outcomes for adult walkers, bikers and children on their way to their school busses. Too big and commercial is not acceptable. Please do not vote this facility "Special Exception." Stay with Residential.

Charlie Clements
Dennis Ave.
Silver Spring, MD
20901



Case # S.2781

David Shenk
9620 Lawndale Ct.
Silver Spring, MD 20901

October 14, 2010

Dear Mr. Orobona,

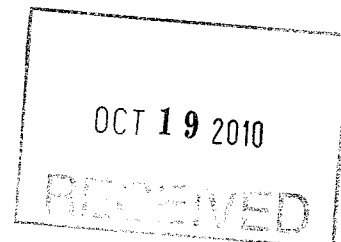
I am writing to register my opposition to this Special Exemption in my neighborhood. I have recently driven up and down University Blvd. (from Arcola Ave. to Colesville Rd.) and observed that no other commercial enterprise or church/school has an exit or entrance onto a residential street!!! Most, if not all, exit onto University Blvd. or a main street artery such as Dennis Ave.

Mr. Kay's project is huge for our area and will subject us to negatives all against the original Master Plan for South Four Corners. Commercial encroachment into residential was never meant to bring quality-of-life rather it will take away much of what we have all strived to build for ourselves and our families. This is not meant for our private streets.

Sincerely,



Dave Shenk



October 19, 2010

Mr. Damon Orobona:

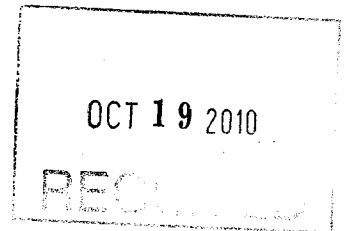
I oppose the special exception for a day care center at the corner of Brunett Avenue and Gilmore Drive. A commercial activity of this size is not compatible with the neighborhood and does not belong on quiet residential streets.

Lori Kendrick

Lori Kendrick

10009 Rogart Road

Silver Spring, MD 20901



S-2781

Joni S. Jacobs
10134 Greenock Road
Silver Spring, MD 20901
Tel. (301) 920-0042

October 18, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

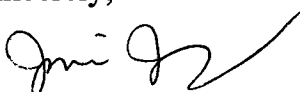
Re: Special Exception S-2781

Dear Mr. Orobona:

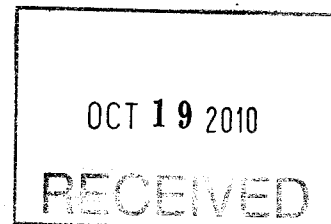
I'd like to express my concern regarding Special Exception S-2781. The planned day care center is much too large for this location. The size and density of the facility is not compatible with a residential neighborhood. The proposed entrance on Gilmoure Drive is a serious encroachment into a residential street. I'm very concerned with the effect this facility will have on the residential character and liveability of my neighborhood.

Please consider a more appropriate activity for this location. Thank you for your attention to this serious matter.

Sincerely,


Joni S. Jacobs

:jj



Oct. 2, 2010

Case# S2781

Dear *Mr. Orabona*,

My family opposes the "Special Exception" application by Mr. Kay for the property at Gilmoure Dr., Brunette Ave., and University Blvd. We have lived in this community for many years and have seen the area change in development and increased traffic.

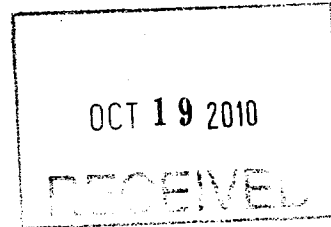
This property was slated for 5 houses to be built several years ago and that could have been a good use of that land. Now, a Day Care Center with 120 children and additional staff would increase traffic and is not compatible with the neighborhood. We want to keep this area residential!

Please help us to keep our neighborhood and community residential.

Sincerely,

Grace R. Fritz

Grace Fritz
9926 Rogart Rd.
Silver Spring, MD 20901



Sept. 20, 2010

Damon B. Orobona
M.C. Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Gerhard Laue
10019 Portland Rd.
Silver Spring, MD 20901

September 16, 2010

Case # S-2781

Dear Mr. Orobona,

My family opposes the "Special Exception" application by Mr. Kay for the property at Gilmore Dr., Brunette Ave., and University Blvd. We have lived in this community for many years and have seen the area change in development and increased traffic.

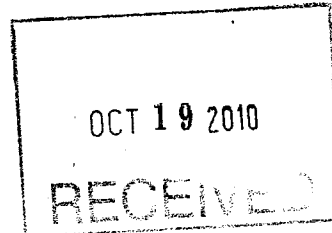
This proposal for a day care facility with over 120 children and staff is too big for our neighborhood and will increase traffic dramatically. I see commercial businesses creeping up University Blvd. from Four Corners and this added activity will only bring more negative features such as increased traffic, noise and parking problems. This will not be compatible for our residential streets.

Please help us to keep our neighborhood and community residential.

Sincerely,

Gerhard Laue

Gerhard Laue



S-2781

October 15, 2010

Dear Mr. Orobona,

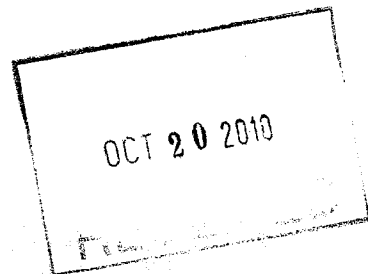
I'm writing to express my concern regarding Special Exception #S-2781. I often try to exit using Brunette Ave. and cannot make a left turn in the mornings so I make a right turn and go around the block to be safe. On many nights at 5pm, I cannot hardly get over the line of traffic backed up from the Four Corner's light to Collins Funeral Home. It is risky and I hope for a kind person to let me through. Has a traffic study been done? On rainy days, traffic cuts through our neighborhood streets because the back-up's are so dramatic. A school would double, triple the problems.

Please see our current situation and not vote for the Special Exception in our residential community.

Sincerely,



Frank Varron
108 Hannes St.
Silver Spring, MD 20901



OCT 20 2010

S-2781

October 5, 2010

Dear Mr. B. Orobona,

I'm writing as per Special Exception #S-2781. Our neighborhood has been residential in nature since I moved here with my wife many years ago. I walk the streets for exercise and pleasure, meeting many morning friends on my route. This day care center is bringing non-residential traffic into the neighborhood and doing so twice a day! Our quiet streets will take on the problems of Four Corner's intersection right here where many of us live. Parking has already become over-used and many local streets had to apply to the County for permit parking. We cannot add more people in here safely, we need to limit usage.

I await for your good review of the facts and hope you will see that we cannot have a Special Exception for commercial use on that corner.

Nick and Olga Matthews
10908 Hannes Ct.
Silver Spring, MD 20901

Nick Matthews
Olga K Matthews

OCT 20 2010
RECEIVED

October 25, 2010

Damon Orobona
Senior Planner
MNCCPC Case 2781

Mr. Orobona:

I'm concerned the proposed child care facility is too large for such a small residential lot. It looks like too many people, too much parking, and too much building crammed into a small place. This is not how I want my neighborhood to look.

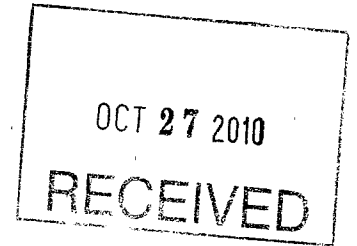
Sincerely,



Anthony Tse
10009 Portland Rd.
Silver Spring, MD 20901

October 16, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

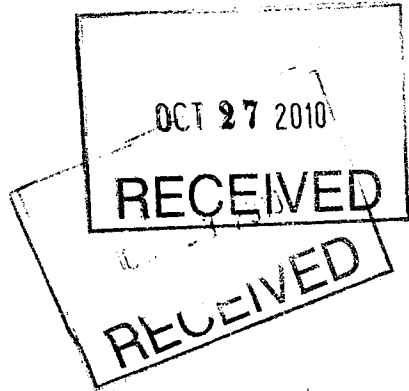


Dear Mr. Orobona,

The proposed day care center (Case # S-2781) is a commercial development that doesn't belong in a residential neighborhood. It is totally incompatible with surrounding houses, and traffic will be flowing throughout our neighborhood twice a day. The proposed entrance on Gilmore Drive is a serious encroachment into a residential street. It will bring traffic, noise, and the associated safety issues that are not compatible with our neighborhood.

Sincerely,

Brian Barth
10106 Brunett Ave
Silver Spring, MD 20901



KEEP South Four Corners Residential

October 17, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Barbara Isom and Charlie Todd
1018 Stout St.
Silver Spring, MD 20901

Re: Case # S-2781 Special Exception

Our SFCC streets are residential as was outlined years ago in the Master Plan for road structure. Commercial was to be central in the community and residential was to surround that commercial. The proposal is not in harmony with the residential character of the neighborhood. The need for an underground parking garage is one indication that this project is too huge and overbuilt for our area. The property is not suited to a major commercial enterprise. Gilmoure Drive is a quiet internal street for residents who walk, bike and walk children to and from school bus stops.

We OPPOSE this project and ask you review the application for the negative impact it will have on our community.

Barbara Isom and Charlie Todd

Barbara B. Isom

Charlie Todd

Dear Mr Orobona,

I would like to write you and tell you how concerned I am for the special exception
Case #S-2781.

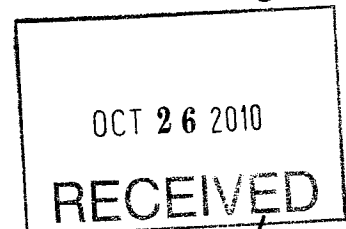
There use to be one house on this property and it was a beautiful corner property. The property is zoned residential and I, as a member of the South Four Corners Community would like to keep it residential. I do not oppose homes being built here but I don't want a business at this very busy intersection. A business of this size is one of the reasons for the zoning laws of a community and neighborhood to be protected. Please do not accept the proposal for this special exception.

I am also worried about the amount of extra traffic that will come to our neighborhood with the proposed daycare center and the traffic patterns that are proposed. This area is already very congested with the traffic on University Blvd that use our neighborhood streets to speed through to get to the beltway and route 29 South. With the school children walking to the bus stops each morning and afternoon and the high school students walking to nearby Blair High School. I worry as a parent for any of our children walking in busy street traffic. Please look at this plan carefully.

Sincerely yours,

Joyce A McDonald

Joyce McDonald
9804 Lorain Avenue
Silver Spring, MD 20901



I also don't want my neighborhood to become hard to get in + out of to go to work - home + not a daycare center should be the #1 priority!

Dear Mr. Orobona,

I just noticed the sign posted in my neighborhood for the special exception:
Case # S-2781.

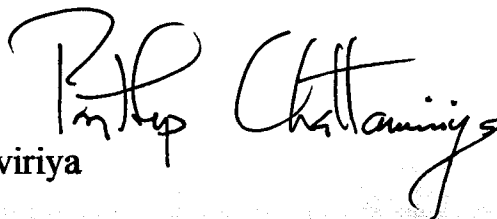
I have become very concerned as I learn the details of the daycare center that is going to be built there.

I am not sure if you are familiar with the area, traffic and roads that are surrounding this property but it is very congested during morning and evening "rush hour" traffic. This concerns me greatly because our neighborhood is a "cut through" already for drivers rushing to get to the beltway and route 29 south. These streets include: University Boulevard, Brunett Avenue, Lorraine Avenue, Lanark Way, and Gilmoure Drive are all streets that receive zooming cars in a hurry to bypass congested traffic on University Blvd.

I am also wondering why a daycare is being built. We have many schools, religious, private and public that offer before and after care services for school age children. We also have 2 in the neighborhood that take infants. I don't think this type of business or any other is needed in our community.

The property is zoned residential and we would like to keep it residential. Why can't they just build houses similar in size to the rest of our community?

Sincerely,



Vince Kensil and Ponthep Chattaviriya
10105 Brunett Avenue
Silver Spring, Maryland 20901

OCT 26 2010
RECEIVED

October 16, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

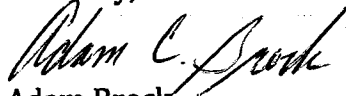
Case # S-2781

Dear Mr. Orobona:

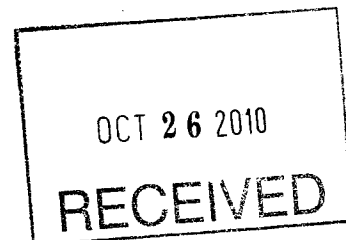
I am writing to express my concern about the proposed day care center on the vacant lot at Gilmoure Drive and Brunette Ave in Silver Spring. I think the proposal for a 120-child day care center is too big for our neighborhood. The size of the building is out of proportion to the residential buildings. The amount of traffic that will end up on Brunette and Gilmoure twice a day will increase traffic at times of day when there is already a lot of foot traffic from students and other commuters on those streets.

I am opposed to this development being built in my neighborhood.

Sincerely,



Adam Brock
607 Lanark Way



001 177 00

September 27, 2010

Damon Orobona
Montgomery County Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
re: S-2781

Dear Mr. Orobona,

I writing to express my opposition to the proposed commercial day care facility in the South Four Corners area of Maryland.

As a former resident of 414 Gilmore Drive (across from the proposed site), I can attest to the already congested traffic in this neighborhood.

I am also opposed to the continuing commercial expansion in this quiet neighborhood that has much pedestrian traffic. The new commercial will adversely affect the quality of life of this area.

Please record my name to the list of those in opposition to S-2781.

Sincerely
James Conley
Colesville, Maryland

301 644 3720

October 16, 2010

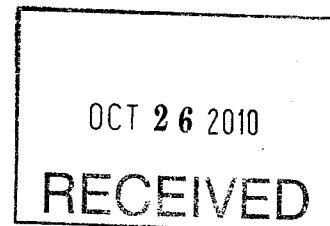
Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Mr. Orobona,

I'm writing regarding Special Exception Case # S-2781, the proposed day care center at the corner of Brunett Ave. and Gilmoure Drive. The proposal is too big for the location. The building is more than three times the size of neighboring homes. An underground parking garage is a further sign that this is turning a residential lot into a commercial development. This development is not compatible with a residential neighborhood.

Sincerely,

Sue Clark
9911 Rogart Rd
Silver Spring, MD, 20901



Douglas Bailey
10001 Raynor Rd
Silver Spring, MD 20901


October 16, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

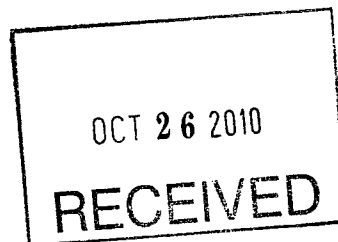
Dear Sir,

I am writing to express my opposition to the proposed development at Gilmoure and Brunette Ave (Case # S-2781). This development does not belong in a residential area. It is too large, and will bring too much traffic into the neighborhood twice a day. Having this development will negatively alter the residential nature of the neighborhood.

Sincerely,



Douglas Bailey



Mara Csokmay
10105 Dallas Ave.
Silver Spring, MD 20901

October 16, 2010

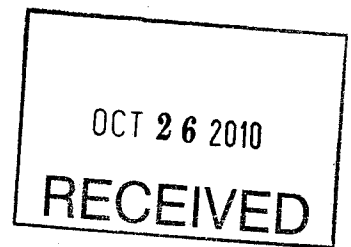
Dear Mr. Damon B. Orobona,

I am writing to oppose Case # S-2781. I join my SFCCA in it's resolution of opposition which was passed at the January, 2009 general meeting. While some neighbors may find a day care center attractive, the scale of this proposal is way too big for commercial zoning to be granted. The developer's plans will bring a commercial project with it's increased traffic and other negatives into a neighborhood that is quiet and safe.

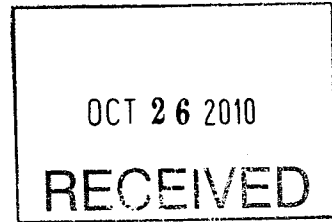
Please help us keep the quality of life that we planned for in choosing to live in South Four Corners.

Best regards,

Mara Csokmay
Mara Csokmay



Albert G. Bradford, Jr.
10103 Renfrew Road
Silver Spring, Maryland 20901



October 23, 2010

Mr. Damon B. Orobona, S-2781
8787 Georgia Avenue
Silver Spring, Maryland 20910

Mr. Orobona:

In my opinion the day care center is just too big. The proposed building will tower over our houses. This is not Potomac, Maryland but a rather modest neighborhood. Please encourage a more appropriate use for this land.

Sincerely:

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name.

Albert G. Bradford, Jr.



Martha Talley
740 Dennis Ave.
Silver Spring, MD 20901

Case # S-2781

Dear Sir,

I am a resident of South Four Corners and want to write you to list my OPPOSITION to this proposal. I recently drove up and down University Blvd. counting the commercial activity and found, to the best of my observation skills, that not one has an entrance that is on a private street such as Gilmoure Drive. While a day care center is perhaps important for some of my neighbors the large structure that is planned and it's garage show that it is not suited for our neighborhood corner. This is a "walking" community and traffic alone will increase and present a potential hazzard.

The land at this corner would be better served to be kept residential.

Thank you.

Martha Talley
Martha Talley

NOV 1 2010

FE

Mr. Damon Orobona
Montgomery County
Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910
Case # S 2781

October 16, 2010

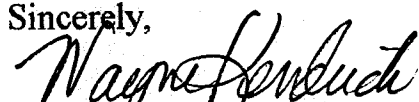
Dear Mr. Orobona,

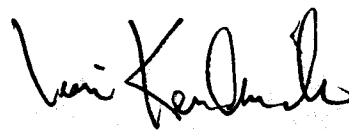
We are writing to express our concern with the Special Exception and planned Day Care Center which we feel is much too large for the location. The size and density of the facility is not compatible with the residential neighborhood. It will be built next to and across from single family homes like ours. An underground parking garage speaks for itself as far as how big it will be and on a residential street. Brunett Ave. is a road used by emergency vehicles as they travel to Holy Cross Hospital. Increased traffic from the Day Care could impact on that service in a negative way.

Sidewalks, speed-bumps and restricted parking have been approved by the County to help keep our streets safe. Will Mr. Kay (the developer) undue all this and create an unsafe environment?

We want to keep our neighborhood as it is....this is why we live here. Please help us.

Sincerely,


Lori Kendrick



Wayne Kendrick
10009 Rogart Rd.

PETER McDONALD

November 2, 2010

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Orobona,

I am writing with safety and potential deception concerns with regard the Special Exception S-2871 to request a day face facility at the corner of University Avenue and Brunett Avenue in Silver Spring, and request that you and the Montgomery County Planning Department reject this special exception request.

If the board approves the plans as presented with only one entrance to the building on Gilmoure Drive, expect an increase in automobile accidents at the corner of Brunett Avenue and University Boulevard and at Brunett Avenue and Gilmoure Drive. As a resident of South Four Corners, I can attest that making a left turn from Brunett to University is unsafe at almost any time of day. For safety reasons of not being broad-sided on University by speeding cars, especially as the snake-like topology of University makes the left turn at Brunett a partially hidden intersection, I only take a left turn from South Four Corners onto University with a traffic light protecting me.

The 200 plus daily cars from the 20 or so staffers and the parents of the 120 children dropping off and picking up their children will figuratively and literally fight to quickly get into the building's sole parking lot entrance. Without modifying the plans to include a parking lot entrance from University Avenue and a traffic light on the corner of Brunett Avenue and University Boulevard, accepting the proposed plans makes for an unsafe decision. Hence, I request that the special request be rejected for safety reasons alone.

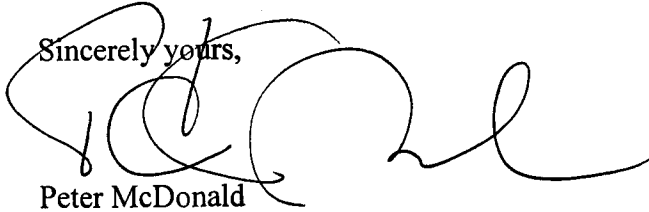
The second point mentioned above is one of possible deception as many in Four Corners, including this letter's author, believe that the developer's real intent is to build a commercial office building, not a day care building, and is potentially deceiving Montgomery County and its residents through this day-care proposal special exception. Looking at the building's plans from this fall one clearly sees a critical and missing piece for any day care center for 120 children, an outdoor playground. What reasonable local day-care care facility for 120 children excludes an outdoor playground? What local day care facility will be commercially competitive (and more importantly viable in the long-term) without facilities like an outdoor playground? None. Excluding the outdoor play area is very shrewd as it allows for the day care facility to fail quickly, allowing the developer, with full Montgomery County Planning Department approval, to convert the building to any commercial use.

If Montgomery County approves this special exception without strong property building requirements that include an outdoor play area, individual child-size bathrooms in all day-care classrooms, and child size toilets in the common bathrooms, the county is putting itself into a position of being deceived to the point of manipulation. Only at this time during the special exception process can any such property building requirement stipulations be put in writing.

The request of this South Four corners resident is to deny Special Exception S-2781. If the county is to approve the special exception, request modification so that The Montgomery Planning Department is not the source of major automobile accidents or the ridicule of the local community for being deceived.

Thank you for your service to the Montgomery County community and for consideration of these concerns with regard to this special exemption request. If you wish further discussion my contact details are below.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Peter McDonald', written over a large, light-colored scribble or watermark.

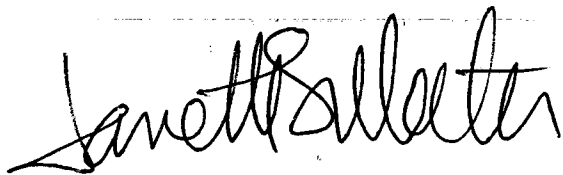
Peter McDonald

November 3, 2010

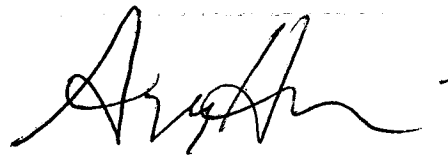
**Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910**

Mr. Orobona:

Like most of our neighbors we find the proposed child care center a disturbing development. Because of its planned size, it threatens the character of our neighborhood. Our community does not have buildings this size, underground garages or high traffic volumes. The size of this proposal brings all of these negative features onto our streets!



**Janette Walters
9906 Rogart Road
Silver Spring, MD 20901**



Gregory Hardin

October 30, 2010

Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: Case S-2781

Dear Damon Orobona;

I am writing to you concerning the sign in our neighborhood for the special exception case S-2781.

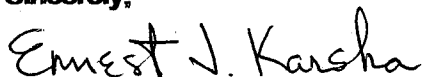
In the past there was only ONE house located on this property and now they are proposing a child care facility, having 120 children plus the staff. The property is zoned residential and as a member of the South Four Corners Community, I am hoping that it will stay zoned residential.

This size of business is extremely large for the lot and not compatible with our residential neighborhood. The proposed entrance on Gilmoure Drive is a serious encroachment into a residential street. It will bring traffic and noise to our community, not to mention other safety issues that are also not compatible with our neighborhood.

The proposed day care center does not belong in our zoned residential neighborhood. The entire proposal is incompatible with surrounding houses and community feeling of the neighborhood.

Thanking you, in advance, for your consideration.

Sincerely,



Ernest J. Karska



Dianne D. Karska
10111 Greenock Rd.
Silver Spring, Md. 20901

Jenna Landy
10116 Renfrew Road
Silver Spring, MD
20901

Mr. Damon Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona,

I am writing this letter to express my concern regarding application #S-2781, filed by Gilmoure-Brunett LLC seeking a special exception for commercial development on the residential lot at Gilmoure Dr, Brunett Ave, and University Blvd.

My main concern is the safety threat the non-residential traffic poses to our neighborhood children. Most of the streets in our neighborhood do not have sidewalks and so our children must walk and ride their bikes in the street. Renfrew road is already highly used as a through street and I am concerned for my child's safety walking home from the bus stop or walking to a friend's house with additional traffic.

When we purchased our house two years ago, we were comfortable knowing that we were buying a home in a residential neighborhood. The addition of this commercial development shifts our comfort level.

I am asking you to please consider the families that will be affected by this commercial development when you consider the developer's application. The disruption to the lives of the hundreds of families living in the neighborhood should outweigh the financial benefits a commercial developer seeks to gain.

Thank you for your time and consideration.

Sincerely,

Jenna Landy

10016 Lorain Avenue
Silver Spring, MD 20901
November 1, 2010

Mr. Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona:


We are writing to register our OPPOSITION to Case #S-2781! The proposed entrance and exit onto our neighboring residential street is a very serious threat to our neighborhood. As it stands already, we are ignored when it comes to concerns about our street and the horrific cut-through traffic and the speed of the cut-through traffic.

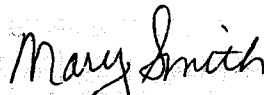
This a massive commercial project proposed for our neighborhood. This will fundamentally alter the characteristics of the established community. The streets are already taxed with rush hour cut-through traffic between University Boulevard and Route 29. In the neighborhood, there are families, singles, couples and empty-nesters that have chosen South Four Corners for their residence. It is a close community of concerned citizens dedicated to a higher quality of life, and we would like to keep it that way. The neighborhood will not tolerate a commercial project of this scope that will result in increased traffic and noise that will alter our suburban way of life.

We oppose the Special Exception on this property and ask that commercial zoning does not further encroach into the residential areas of our community.

Thank you for your time and attention to this matter.

Sincerely,


Deborah Paul


Mary Smith

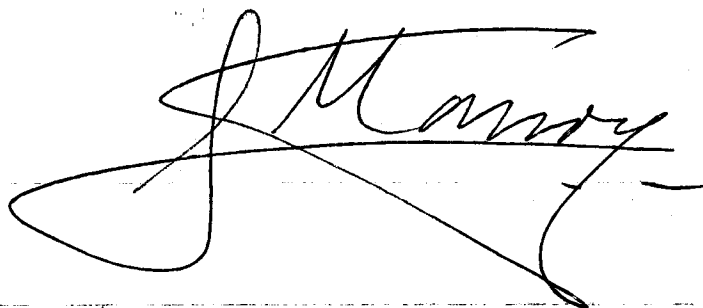

Alex Smith

TOO BIG!

TOO MANY PEOPLE!

TOO MANY CARS!

Sandra Marroquin
807 Lanark Way
Silver Spring, MD 20901

A handwritten signature in black ink, appearing to read 'Sandra Marroquin', written in a cursive style. The signature is positioned below the typed name and address.

November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Resident at 516 Gilmore Drive
Re: Special Exception Case #S-2781

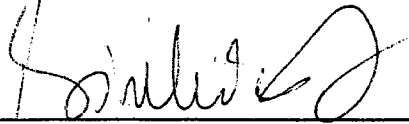
Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd.

We hope to reduce cut-through traffic not increase traffic flow. Commercial encroachment is creeping up University Blvd., but our neighborhood is residential and this project is too big of a commercial enterprise to be approved. Please help us keep our neighborhood from the congestion that cars, busses and service trucks that this center will bring with it.

As residents on Gilmore Drive, we ask for my voice to be heard. We OPPOSE THIS.

Thank you,



11/8/10

Signature

Date

10/21/2010

Special Exception: 2781

Mr. Damon B. Orobona
MNCCPC - Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Mr. Orobona:

I believe the proposed location is not an appropriate place for such a large day care center. The building is huge and the traffic is going to kill my street.

Gilmoure is a nice quiet street and I would like to keep it that way.

Ann Petrlik

Ann Petrlik
405 Gilmoure
Silver Spring

OCT 26 2010

RECEIVED

Something this large with underground parking needs to be located at a mall - that is built to handle traffic not our street that is used daily by walkers and children.

Ruth and Jack Doak
313 Penwood St.
Silver Spring, MD 20901

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

November 8, 2010

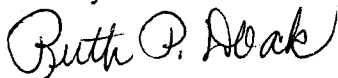
Dear Mr. Orobona,

I am writing to be registered as OPPOSING the Special Exception Application (Case # S-2781) at 220 University Blvd. This site was formerly an owner-occupied single family residence home with a modest home office for dental services. The developer has now decided to seek approval for a commercial operation on this residential lot. This land is adjacent to and adjoining private single-family homes. This project is commercial, too big for that space, and is not compatible with the existing residential character of the neighborhood.

A parking garage is also written into the application which is not compatible with the neighborhood. The drop-off plan and traffic circulation are potentially unsafe for our fellow residents. This plan is inconsistent with the recommendations of the Four Corners Master Plan which discourages special exceptions.

Please hear the voices of your SFCC and record our opposition. Keep our neighborhoods residential.

Thank you.



Ruth Doak

To: Damon Orobona

From: Teresa Muder and Family

Re.: Special Exception at Gilmore Dr./Univ. Blvd./Brunett Ave.

We are writing a brief note to you to go on record that we all oppose this Special Exception.

The Master Plan for Four Corners as a community does not include commercial encroachment into our neighborhood streets. Commercial has already spread from the shopping areas up University Blvd with an off-shoot consequence of traffic congestion.

We strongly oppose this development and ask you join us in keeping our streets residential.

Teresa Muder

Teresa Muder

Case S-2781

109 Whitmoor Terrace
Silver Spring, MD 20901

Maura McCarthy
10119 Markham St
Silver Spring, MD 20901

November 4, 2010

Dear Damon Orobona,

We are writing to you to register that we OPPOSE the Special Exception on Gilmore Dr., Brunett Av. and University Blvd.

This proposal for such a large Day Care Center will over-exceed any traffic problems we currently see in our neighborhood. Personal experience shows us that anything can throw off the traffic patterns day to day. Many non-residents use our internal streets to escape back-ups on University Blvd. or Colesville Rd. Drivers come up and down Gilmore Dr. and Markham St. on their way out to the major roads and some days it is a constant flow for hours. Meanwhile we have students walking Gilmore Dr. and Markham to their school buses or walking to their schools (Blair High School is a good example). Increased traffic on our streets will put them in harms way.

We are a residential neighborhood and ask that you listen to our request opposing a day care and more traffic. We are residential!

Regards,



McCarthy-Greenberg Family
10119 Markham St.

CASE # S2781

November 7, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Residents of 400 block of Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. We have come together this day and have written our letter to you all in support of OPPOSITION.

This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

On any given day when traffic is backed-up on University Blvd. our streets of Brunett Ave., Gilmore Dr., Markham St., Lorain Ave., and Lanark Ave. are used by non-residents trying to escape traffic congestion. It raises concern for our children walking to bus stops, adults walking to shopping or public transportation and those who jog or bike in our neighborhood.

This is commercial encroaching onto residential streets.

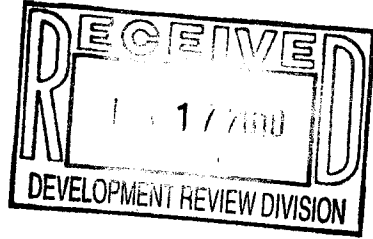
As residents on Gilmore Drive, we ask for my voice to be heard. We OPPOSE THIS.

Thank you.

[Handwritten Signature]
Signature

11-7-10
Date

412 Gilmore DR
Address



November 7, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Residents of 400 block of Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. We have come together this day and have written our letter to you all in support of OPPOSITION.

This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

On any given day when traffic is backed-up on University Blvd. our streets of Brunett Ave., Gilmore Dr., Markham St., Lorain Ave., and Lanark Ave. are used by non-residents trying to escape traffic congestion. It raises concern for our children walking to bus stops, adults walking to shopping or public transportation and those who jog or bike in our neighborhood.

This is commercial encroaching onto residential streets.

As residents on Gilmore Drive, we ask for our voices to be heard.
We OPPOSE THIS.

Thank you.

Karen Mannel 11/7/10
Signature Date

402 Gilmore Drive
Address Silver Spring, MD
20901

November 16, 2010

Mr. Damon Orobona

8787 Georgia Ave

Silver Spring, MD 20910

Dear Mr. Orobona:

I want to express my concern about the special exception for the proposed child day care center (S-2781). I believe this plan for a large day care center is inappropriate for our residential neighborhood. The number of children, the number of staff, the size of the building, the non-residential traffic flow into our neighborhood and the underground garage are not in harmony with our residential character.

We have several child care providers in our area and none of them are this size. None of them enter and exit residential streets.

Please downsize or deny the special exception.

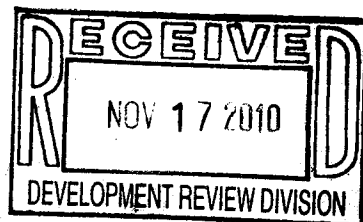
Sincerely;



Janet Wheeler

10019 Reddick Dr.

Silver Spring, Maryland 20901



11/2/10

Mr. Damon Orobona
Montgomery County Planning Dept
8787 Georgia Ave
Silver Spring, MD 20910

re: Gilmore-Brunett's app #S 2781

Dear Mr. Orobona,

I agree that 120 children are too big for the lot. They should reduce this number or build an office building.

The exit should be on to University Blvd. The entrance should be off of Brunett Ave.

Sincerely,
Peter Wicklein
Mr. Peter Wicklein

Mr. Peter Wicklein
10110 Greenock Rd
Silver Spring, MD 20901-2031

301-589-0279

November 10, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Residents of South Four Corner's (SFOCA Meeting)
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. We have come together this day and have written our letter to you all in support of OPPOSITION.

This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

On any given day when traffic is backed-up on University Blvd. our streets of Brunett Ave., Gilmore Dr., Markham St., Lorain Ave., and Lanark Ave. are used by non-residents trying to escape traffic congestion. It raises concern for our children walking to bus stops, adults walking to shopping or public transportation and those who jog or bike in our neighborhood.

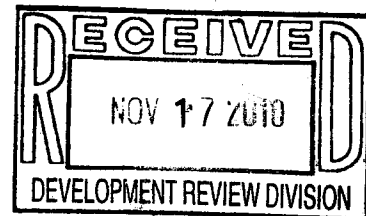
This is commercial encroaching onto residential streets.

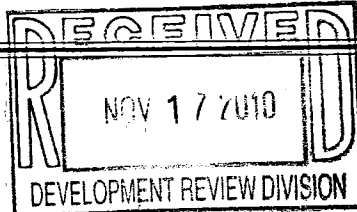
As residents local, we ask for our voices to be heard. We OPPOSE THIS.

Thank you.

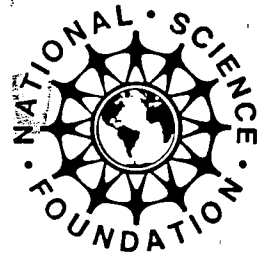
Antonio Quintana M.
Antonio Quintana
Signature _____ Date 11/06/10
214 University Blvd. West
Silver Spring MD 20901
Address _____

John E. Quintana
214 University Blvd. West
Silver Spring MD 20901





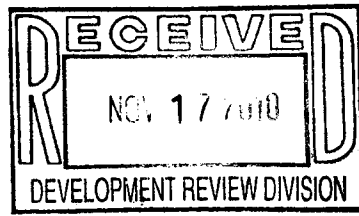
Science Connections



Dear Mr. Osborne,

As a resident of South
Four Corners, I am writing
to voice my concern
about the proposed
development of the lot on
Hilmore Drive, Bruneth Ave,
and University Blvd. This
proposed 120 children + 25 staff
building is just too big for
this residential location. The
building would be too big and
the parking too small.

Sincerely,
Neil Jeter



November 1, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re application # S 2781
for property at Gilmore Drive
Bradwell Avenue and University Blvd in Silver Spring
Mr. Orobona:

The proposed day care center doesn't belong in a quiet residential neighborhood. The traffic will be flowing throughout our neighborhood. Twice a day! The building is larger than anything nearby and the underground garage is certainly a disturbing development.

Thank you.

Frank & Wilna Hylton
10106 Portland Place

Frank Hylton
Wilna Hylton

We understand that minimum space requirements for child care centers, as set by Montgomery County zoning regulations, will not be met by the parameters of this Special Exception Request. That the children will be in over crowded ^{space} is not acceptable to us.

Nor is the incursion of commercial buildings and business into our residential neighborhood against the terms of our master plan.

Frank Hylton
Wilna Hylton

Shantelle Stroman
410 Gilmore Drive
Silver Spring, MD 20901

November 8, 2010

Damon B. Orobona
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910


Dear Mr. Orobona,

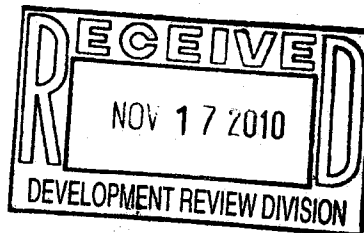
As one of the newest residents to the Gilmore community, I oppose case #S2781 – zoning of the land for commercial use. One of the primary reasons I chose this neighborhood was because of the quiet streets. A business located in a residential community would take away from the quiet residential home environment. If a day care center is built across the street from my home, it will cause heavy traffic on Gilmore Drive and Brunett Avenue.

Certainly, more traffic will create gridlocks and Gilmore Drive does not have the capacity to accommodate business and development of this magnitude. In addition to the traffic congestion, zoning this land for commercial use will impede public safety. I enjoy living on a quiet street and being able to walk/jog in the neighborhood without redirecting my walking path. Unnecessary traffic delays caused by a commercial property are detrimental to the quality of residents' lifestyle.

I hope that my concerns of residential public safety and living in an environmentally sound neighborhood are considered when determining what matter most for the people on Gilmore Drive.

Sincerely,


Shantelle Stroman



November 10, 2010

To: Mr. Damon B. Orobona
Montgomery County Planning Department
From: The Rutz Family
514 Gilmore Drive, Silver Spring, Maryland
Subject: Against special exception for commercial development (#S-2781)

We are against the special exception that would allow someone to build a large day care center on residential property at the corner of Gilmore Drive and Brunett Avenue in Silver Spring. Such a large center would add too much traffic along Brunett, Gilmore, Lanark Way, and many other of our two-lane neighborhood streets. This added traffic would increase the noise pollution and endanger pedestrians in the neighborhood, especially along many of these streets that do not have sidewalks, including Gilmore where it borders this property. In addition, the increased traffic would make three treacherous intersections even more dangerous (Brunett/University Boulevard, Lorain Avenue/University, and Lanark/Colesville Road). Moreover, we fear such an increase in traffic will reduce the value of our home thereby affecting our long-term financial security.

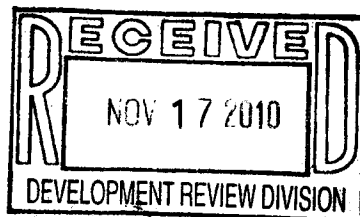
Therefore, we are against this special exception (#S-2781).

Please let us know if you would like additional information or comment.



Steven Rutz for the Rutz Family (Steven, Helen, Henry, and Jack)

CC: Office of Zoning and Administrative Hearings



November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

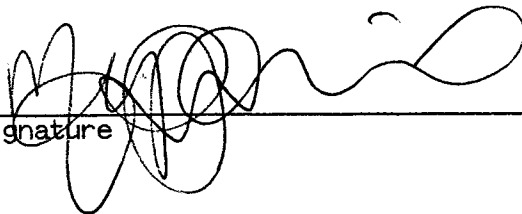
From: Resident at 508 Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

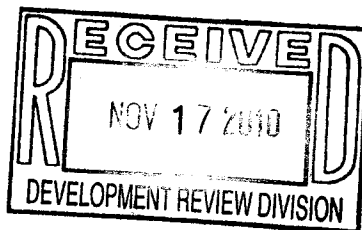
We are writing to OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. This has been designed to have both exits on a residential street, GILMOURE DRIVE. It will add non-residential traffic in our neighborhood and is a threat to our quality of life. This is designed to have a parking garage for staff and register around 120 children. This is too big of a project for this location.

As residents on Gilmore Drive, we ask for our voices to be heard.
WE OPPOSE THIS.

Thank you.



Signature Date



November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Resident at 506 Gilmore Drive
Re: Special Exception Case #S-2781

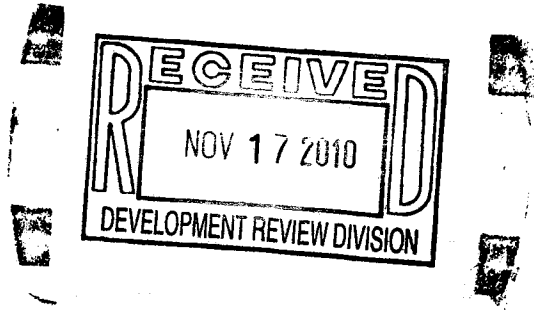
Dear Mr. Orobona,

We are writing to OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. This has been designed to have both exits on a residential street, GILMOURE DRIVE. It will add non-residential traffic in our neighborhood and is a threat to our quality of life. This is designed to have a parking garage for staff and register around 120 children. This is too big of a project for this location.

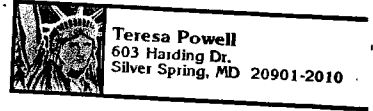
As residents on Gilmore Drive, we ask for our voices to be heard. WE OPPOSE THIS.

Thank you.

Baymir. f 11/07/10 - 506, Gilmore Drive
Signature Date Silver Spring, MD 20901



November 2, 2010
Silver Spring Md.



Mr Damon Orbona
Mtg Co. Planning Dept.
Silver Spring Md.

Dear Sir: We are opposed to a rather
substantial commercial development on the
residential lot at Gilmore DR, Brunett Av
and University Blvd.

Specific concerns include:

- 1) The sole entrance on residential streets.
- 2) Non-residential Traffic in the neighborhood is
a threat to our safety and quality of life.
- 3) With 120 children & 25 staff it is too
big for this location - (The building).
- 4) The small lot for the required building,
parking & playground.

Your help is needed.

Sincerely
Ernest Lee Powell
Teresa Powell.

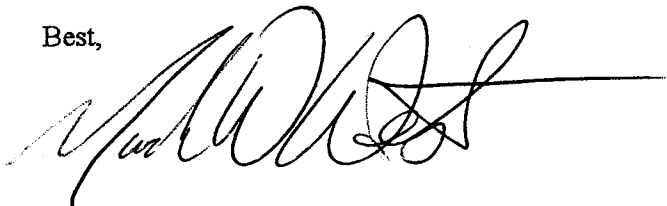
Mark West
10023 Tenbrook Dr.
Silver Spring, MD 20901

To: Mr. Damon Orobona
Case # S-2781

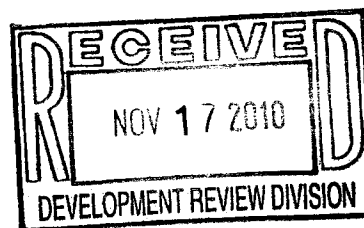
I am concerned about the proposed "Special Exception" in my neighborhood. Our community has a quality of life that should be maintained. Historically, we have block parties, community fun days and days filled with re-planting green spaces. We care about the inherent nature of our area and support efforts to keep it from commercial efforts. Encroachment of commercial onto our residential streets cannot happen without losing much of what we have build on for years.

Please listen to those of us who live and raase families there. Keep South Four Corner's Residential!!!!

Best,



Mark West



November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Resident at 515 Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd.

We hope to reduce cut-through traffic not increase traffic flow. It is our hope for you to register our opposition. We live here and can give confirmed evidence that the traffic is already at peak. The safety of our children walkers as well as those of us who walk will be at risk of increased danger.

How will the utilities in the area be managed? We already have power failures when bad weather comes. This project is too big for our corner.

As residents on Gilmore Drive, we ask for my voice to be heard. We OPPOSE THIS.

Thank you.

 M.D.

Signature Date

D. M. HAMMAID H. BEIRAGHDAR

November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Resident at 517 Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

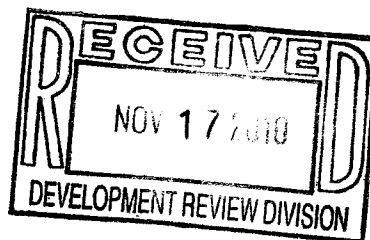
We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd.

This project is too big for that corner. Our existing neighborhood needs to be preserved. There are already other Day Care Center's in our area that are under-enrolled. Also, going up and down University Blvd., we see no other commercial project that has entrances or exits into private and residential streets.

As residents on Gilmore Drive, we ask for my voice to be heard. We OPPOSE THIS.

Thank you.

Joe U. To By 11-7-10
Signature Date



Laura Feinauer
10017 Renfrew Rd.
Silver Spring, MD 20901

November 15, 2010

Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Mr. Orobona,

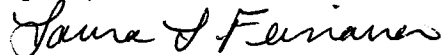
I am very concerned about the development and Special Exception for Case # S-2781 at Gilmore Dr., Brunett Ave., and University Blvd. That residential land is not meant to be commercial. A business located at the corner would take away the quiet residential characteristic of our established Silver Spring neighborhood.

As a resident, I know well that more traffic from that kind of application will create gridlock traffic more than is there now on a daily basis. We are a community who stand together in opposition because we know how the area was first planned outlined in the South Four Corners Master Plan and how now years later, traffic congestion is at a peak high and safety of local residents becomes a grave concern.

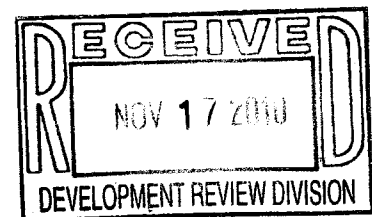
I OPPOSE the Special Exception Case #S-2781 for reasons of increased traffic congestion, commercial encroachment onto residential streets, noise pollution, and other unsafe outcomes from a Day Care Center with a capacity of over 120 children and staff. This is too high of a commercial project for us.

Please join us in reviewing the details of this application and how negative it will impact on all of South Four Corners residents.

Regards,



Laura Feinauer
10017 Renfrew Rd.



11/1/2010

**Mr. Orobona
Senior Planner - MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910**

Dear Mr. Orobona:

As someone who walks in the neighborhood frequently, I strenuously object to this development. The significant rise in traffic will make it more difficult to walk safely. Having the main entrance and exit on Gilmoure Drive especially threatens pedestrian safety.

Please downsize the development to something more suitable.

Sincerely;

**Hildegard Morgan
10009 Lorain Av**

November 5, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Resident at 521 Gilmore Drive
Re: Special Exception Case #S-2781

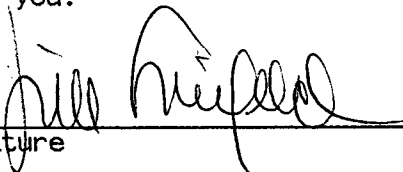
Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd.

This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

As residents on Gilmore Drive, we ask for my voice to be heard. We OPPOSE THIS.

Thank you.

 11/18/2010
Signature Date

November 7, 2010

To: Damon B. Orobona
Montgomery County Planning Dept.
8787 Georgia Ave.
Silver Spring, MD 20910

From: Residents of 400 block of Gilmore Drive
Re: Special Exception Case #S-2781

Dear Mr. Orobona,

We are concerned about case # S2781 and we OPPOSE the proposal for a day care center at Gilmore Dr., Brunett Ave., and University Blvd. We have come together this day and have written our letter to you all in support of OPPOSITION.

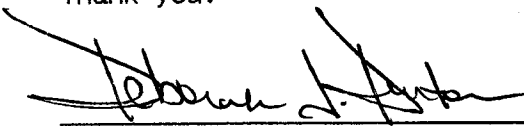
This project is too big for that corner. At 6200 sq. feet above ground, the proposed building is larger than our entire house lots, 8 times our footprint and 3 times the sq. feet of our homes. This is a commercial project in a residential neighborhood. It will destroy the inherent characteristics we strive to keep.

On any given day when traffic is backed-up on University Blvd. our streets of Brunett Ave., Gilmore Dr., Markham St., Lorain Ave., and Lanark Ave. are used by non-residents trying to escape traffic congestion. It raises concern for our children walking to bus stops, adults walking to shopping or public transportation and those who jog or bike in our neighborhood.

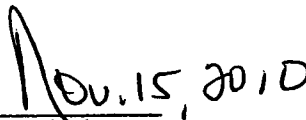
This is commercial encroaching onto residential streets.

As residents on Gilmore Drive, we ask for our voices to be heard. We OPPOSE THIS.

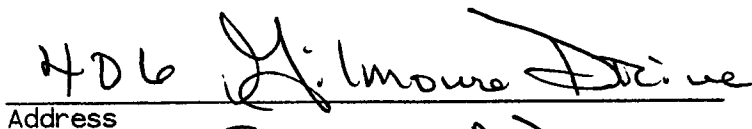
Thank you.



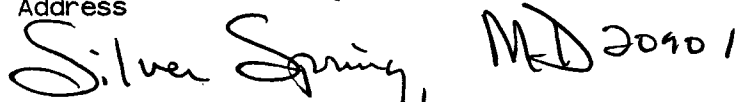
Signature

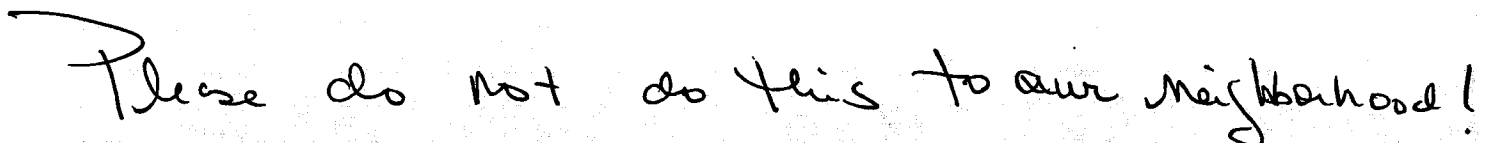


Date



Address





in order to avoid the Four
Corners intersection.

Consequently there was a
"log jam" of cars entering Brunett
Avenue from University Boulevard.
I was unable to proceed on
Brunett. I missed going to
my doctor's office on Lockwood
Drive.

This was a one time in-
cident but could become a daily
occurrence if the day care
center is built at that site.

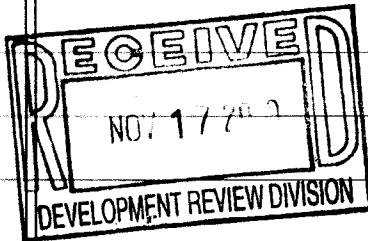
Please consider the concerns
of residents in our community.

Sincerely,

Evelyn Joray

Evelyn Joray

cc: Office of Zoning and Administrative Hearings
100 Maryland Avenue
Rockville, MD 20850



10000 Dallas Ave.
Silver Spring, MD 20901
November 14, 2010

Re: Case S-2781

Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Orobona,

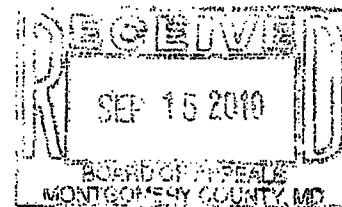
As a resident of the South Four Corners community, I am extremely concerned about the impact of the proposed day care center on the residential lot at Gilmore Drive, Brunett Avenue, and University Boulevard.

I envision serious problems with traffic congestion on University Boulevard and on neighborhood streets near the proposed center.

Several months ago I attempted to exit the neighborhood via Brunett Avenue to turn east on University Boulevard during morning rush hour. There had been a traffic incident on Colesville Road so drivers were attempting to find alternate routes

Freeman, Katherine

From: Joe Howerton [JHowerton@OBABANK.com]
Sent: Monday, September 13, 2010 4:57 PM
To: Board of Appeals
Subject: Letter of support for South Four Corners Special Exception



Hello,

As a resident of South Four Corners in Silver Spring and I am writing to express my support for a special exception to allow a day care center to be built at University and Brunett Ave. Our voluntary citizens association SFFCA has mounted a legal fight to keep the owner from improving this property from what now is a vacant lot and I wanted to make it clear this does not represent the entire community. I believe this would be a great asset for our neighborhood, particularly if priority was given to children living in the immediate vicinity.

Kind Regards,

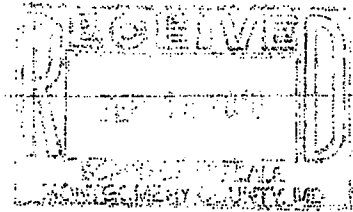
Joe Howerton
1106 Dennis Ave
Silver Spring, MD 20901

Disclaimer: The information supplied in this message may be legally privileged

EXHIBIT NO. 18(b)

9/14/2010

Freeman, Katherine



From: Anita Wiler [anitawiler@hotmail.com]
Sent: Sunday, September 12, 2010 7:48 AM
To: Board of Appeals

Subject: Please allow special exception Gilmore Dr, Brunett Ave, University Blvd

I am writing in support of this project: This past week, the developer of the former residence/dental clinic at the intersection of Gilmore Dr., Brunett Av., & University Blvd. filed his application for a SPECIAL EXCEPTION to build a commercial for profit day care center on the location. The SPECIAL EXCEPTION includes a 6,200 sf building, underground parking and street modifications to Brunett Av and Gilmore Dr.

Many of my neighbors will oppose it, but I think they are foolish to delay commercial development of our neighborhood. University Blvd is not appropriate for residential development as they claim. It might as well be a highway. The residences that face University do not sell - it is an entirely undesirable location. This lot has been empty for far too long, and the baby boom in our neighborhood will require more daycare options. Please allow the special exception.

Anita Wiler
10303 Calumet Drive
Silver Spring, MD 20901

EXHIBIT NO. 18(a)