



Playful Discoveries Day Care, Conditional Use No. CU 17-05

CM Crystal Myers, Senior Planner, Area 2 Division, Crystal.Myers@montgomeryplanning.org, 301-495-2192

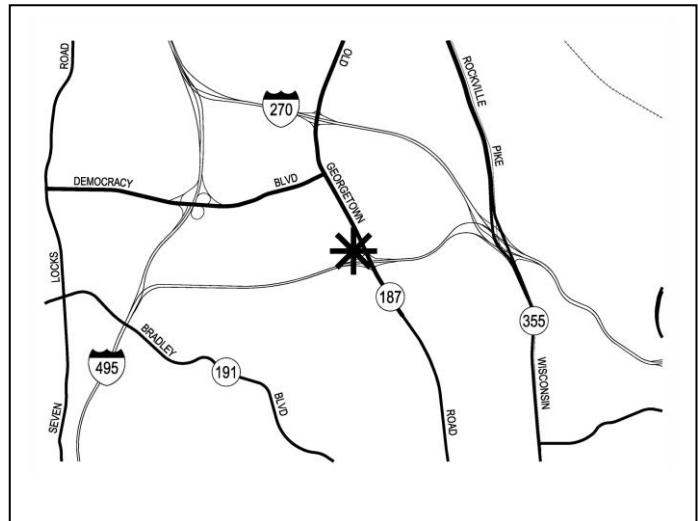
KA Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

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Completed 11/4/16

Description

- Request to increase the maximum number of children at an existing child care facility from eight to twelve children;
- located at 9828 Belhaven Road, Bethesda;
- 1992 North Bethesda-Garrett Park Master Plan;
- 8,310-square-feet in the R-60 Zone;
- Applicant: Tatiana B. Meteleva;
- Application acceptance Date: 8/10/16;
- The public hearing by the Hearing Examiner is scheduled for December 12, 2016.



Summary

- Staff recommends approval with conditions.
- On August 15, 2016, Staff determined that Chapter 22A, Forest Conservation, does not apply to this Conditional Use Application.

STAFF RECOMMENDATION

Staff recommends approval for CU-17-05 subject to the following conditions:

1. The proposed group day care facility is limited to 12 children up to 6 years in age.
2. Non-resident employees are limited to two.
3. The rear yard must be enclosed with a six-foot tall board-on-board privacy fence on all sides.
4. The hours of operation are limited to Monday through Friday, 7:30 A.M. to 6:00 P.M.
5. The Applicant must provide parental agreements for all children to the Hearing Examiner indicating that the drop-off and pick-ups will be limited to no more than eight per hour (not including children walked to the facility).
6. No more than eight children may play outside at any one time, except for up to four times a year when special events occur. During these special events, no more than 12 children are permitted to be outside.
7. Outside play time may not occur prior to 9:15 A.M. or after 5:15 P.M.

Site and Neighborhood Description

Site Description

The Subject Site is Lot 20, Block 4 of the Ashburton Subdivision. It is located at 9828 Belhaven Road and has a one-and-one-half story, split level house. It is the residence of the Applicant, her husband, and their six and seven-year-old children. The Applicant has been operating an eight-child day care facility, named Playful Discoveries, on the premises for three-and-a-half years (Figure 1).

The Subject Site has two parking spaces on-site. One space is located in the garage and the other is on the paved driveway. The rear yard is enclosed with a four-foot tall chain link fence on all sides except for the 4.5-foot tall wooden picket fence and gate segment at the western entrance of the play yard. The rear yard has play areas and equipment for the existing day care facility. Pedestrian access to the Subject Site is via a concrete path from the sidewalk along Belhaven Road leading to two flights of stairs to the front entrance.

The existing landscaping on the Subject Site is inadequate to screen the proposed day care use. The landscaping includes bushes and a retaining wall along the front property line, two bushes along the western boundary, and no landscaping along the eastern property line. The rear side of the site has three trees; one is next to the residence near the east entrance of the play area, and the other two are along the rear property line.

The Site is well-lit with three residential wall lights on the residence by the front door entrance, the garage, and the patio along the rear of the house.



Figure 1: Aerial Photo of Subject Site

Neighborhood Description

The Staff-defined neighborhood is generally bounded by Lone Oak Drive to the north; Interstate 495 to the south; the first row of houses across Old Georgetown Road to the east; and Ashburton Road to the west (Figure 2). The neighborhood is composed of R-60 zoned single-family residential properties and includes the Ratner museum, which is an art museum.

The neighborhood contains three approved conditional use/special exception uses:

- CU 15-02: a day care center at 9913 Old Georgetown Road, approved in 2015.
- CBA 1178: a medical office at 10010 Old Georgetown Road, approved in 1978.
- S-1229: an accessory apartment at 9829 Belhaven Road, across the street from the Subject Site, approved in 1985.



Figure 2: Staff-Defined Neighborhood

Project Description

The Applicant, Tatiana Meteleva, is requesting to expand her existing child day care facility, from eight to 12 children, three months to six years in age. Besides the Applicant, there is currently one other employee on-site. In the future, the Applicant will hire an additional full time staff member so the proposal is for two non-resident employees.

The proposed day care facility will maintain the same hours of operation as the existing day care facility, which are Monday through Friday from 7:30 A.M. to 6:00 P.M. The proposed day care facility will also occupy the same space as the existing day care facility and will not need any additional space. The main level of the single unit residence contains three playrooms, a bathroom, and a dining area. The second level contains an arts and crafts room, a playroom, and one bedroom that is not a part of the day care use. The proposal also includes a fenced-in play area in the rear of the Subject Site. The Applicant is proposing to screen the play area by maintaining the existing four-foot high chain-link fence around the rear yard and adding four to eight-foot shrubs along the western and eastern property boundaries.

Morning and afternoon playtimes will be split into two age groups so that normally no more than eight children will be outside at one time. In the winter and spring, the pre-school age children will play outside from 9:15 A.M to 10:15 A.M and later from 3:15 P.M. to 4:15 P.M. The infant and toddler group will be outside from 10:20 A.M to 11:20 A.M and later from 4:15 P.M. to 5:15 P.M. In the Summer and fall, the pre-school age group will be outside from 10:20 A.M. to 11:20 A.M. and later from 4:15 P.M. to 5:30 P.M. The infant and toddler group will be outside from 9:15 A.M. to 10:15 A.M and later from 3:15 P.M. to 4:15 P.M. Four times a year the Applicant will have a special event when all twelve children will be outside.

Parent drop-off and pick-up times will be staggered from 7:30 A.M. to 9:00 A.M. and from 3:30 P.M. to 6:00 P.M. The first employee will arrive at 7:00 A.M. and leave at 4:30 P.M. The second employee will arrive at 9:00 A.M. and leave at 5:30 P.M.

The proposed day care facility needs a total of six vehicle parking spaces (4 per Zoning Ordinance, 2 for parent drop-off and pick-up) and one long-term bicycle parking space. Two of the vehicle spaces will be for the residents, two for the employees, and two for parent drop-offs and pick-ups. The Applicant is proposing to accommodate residential parking on-site (one space in the garage and one space in the driveway). Ample on-street parking is available on Belhaven Road. The Applicant is proposing that the two on-street spaces in front of the house be used for parent drop-off and pick-up and that the non-resident employees park in any of the available spaces near the Site on Belhaven Road. As for bicycle parking, the Applicant will provide one long-term bicycle space in the garage.

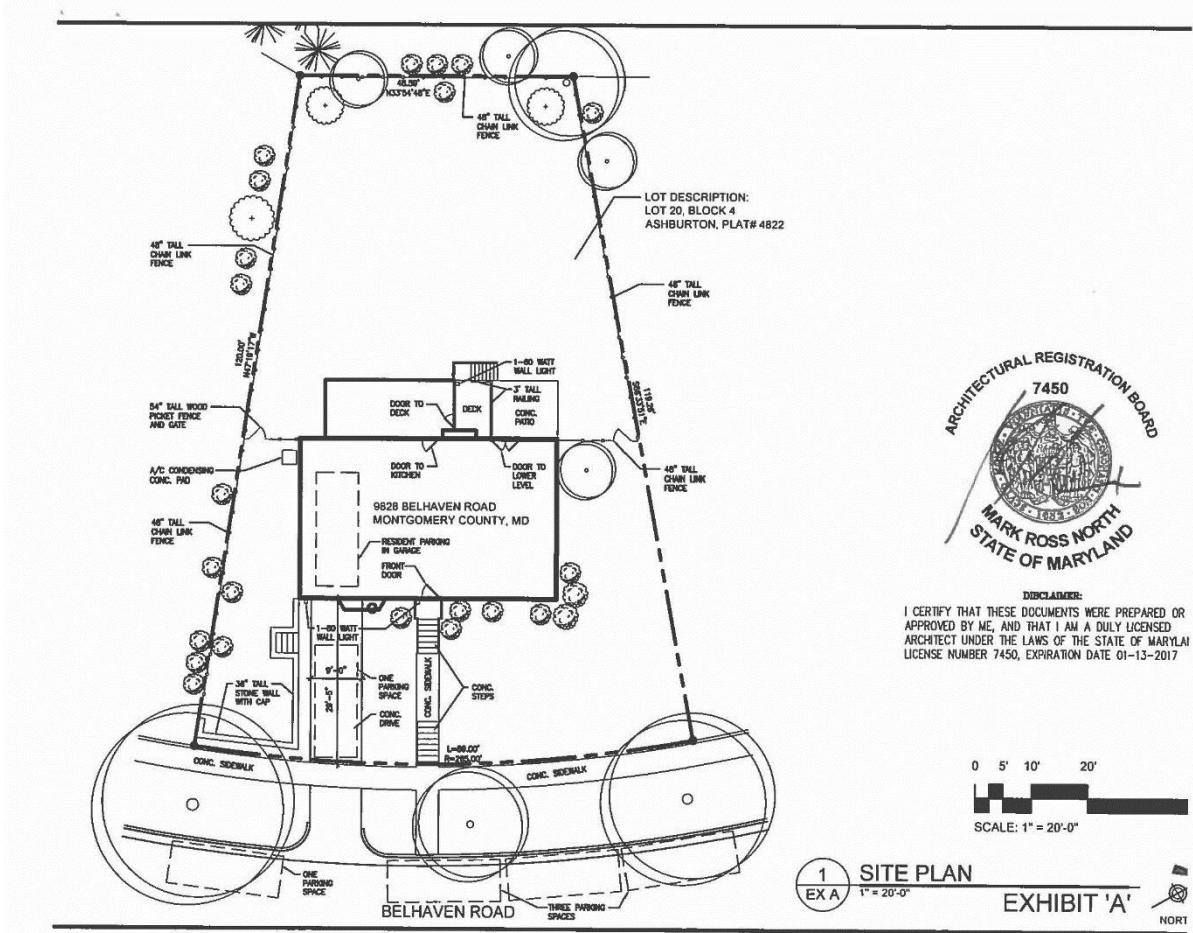


Figure 3: Proposed Site Plan

Analysis

Transportation Planning

Vehicular Site Access and Parking

Besides the one vehicle parking in the garage, one vehicle can park off-street on the nine-foot wide by 29.5-foot long driveway from Belhaven Road at any one time. On-street parking is permitted and adequate for two parked parent drop-off and pick-up cars along the frontage of the Site and ample parking is available for employee vehicles nearby along Belhaven Road.

Pedestrian Facilities

Belhaven Road has a five-foot wide sidewalk with a 12-foot wide green panel on each side of the road. There is also an existing lead-in sidewalk from Belhaven Road to the front door.

Master-Planned Roadways and Bikeway

Belhaven Road is a secondary residential street with a 60-foot wide right-of-way. The 1992 *North Bethesda-Garrett Park Master Plan* does not recommend a bikeway on this road.

The 1992 *North Bethesda-Garrett Park Master Plan* recommends the following designations for the nearby roadways:

1. Lone Oak Drive is designated as a two-lane primary residential street, P-4, with 70-foot wide right-of-way and no bikeway.
2. Old Georgetown Road is designated as a six-lane divided major highway, M-4, with 120-foot wide right-of-way and no bikeway.
3. Capital Beltway is designated as a six-lane divided freeway, F-8, with 300-foot wide right-of-way and no bikeway.

The 2005 *Countywide Bikeways Functional Master Plan* does not recommend bikeways on these roads.

Available Transit Service

There is no public transportation operating along Belhaven Road. The nearest bus stop is a walking distance of approximately 1,700 feet away at the intersection of Old Georgetown Road and Lone Oak Drive. Ride On bus route 70 operates along Old Georgetown Road between the Bethesda Metrorail Station and the Milestone Center Park & Ride Lot with a 15-minute headway on weekdays only; and Metrobus routes J2 and J3 operate along Old Georgetown Road between the Westfield Montgomery Mall Transit Center and the Silver Spring Metrorail Station with a 15-minute headway on weekdays and weekends.

Adequate Public Transportation Facilities Review

The proposed day care facility will operate between 7:30 A.M. and 6:00 P.M. and will generate 12 total peak-hour vehicular trips within both the weekday morning peak period (6:30 to 9:30 A.M.) and the evening peak period (4:00 to 7:00 P.M.). A traffic study is not required to satisfy the LATR test because the proposed land use generates fewer than 30 peak-hour trips within the weekday morning and evening peak periods.

The Subject Site is located in the North Bethesda Policy Area that has inadequate transit capacity for Transportation Policy Area Review (TPAR) analysis purposes. No TPAR payment will be required because the proposal does not add any new floor area to the Site.

Environmental Planning

The Subject Site contains no streams or their buffers, wetlands or their buffers, steep slopes, 100-year floodplains, or known habitats of Rare, Threatened, and Endangered Species, and is in conformance with the *Environmental Guidelines*. On August 15, 2016, Planning Department staff determined that Chapter 22A, Forest Conservation, does not apply to this Conditional Use application.

Play Area Screening

The proposal includes screening the rear play area by keeping the existing four-foot chain link fence and adding landscaping along the western and eastern property boundaries (Figure 4).

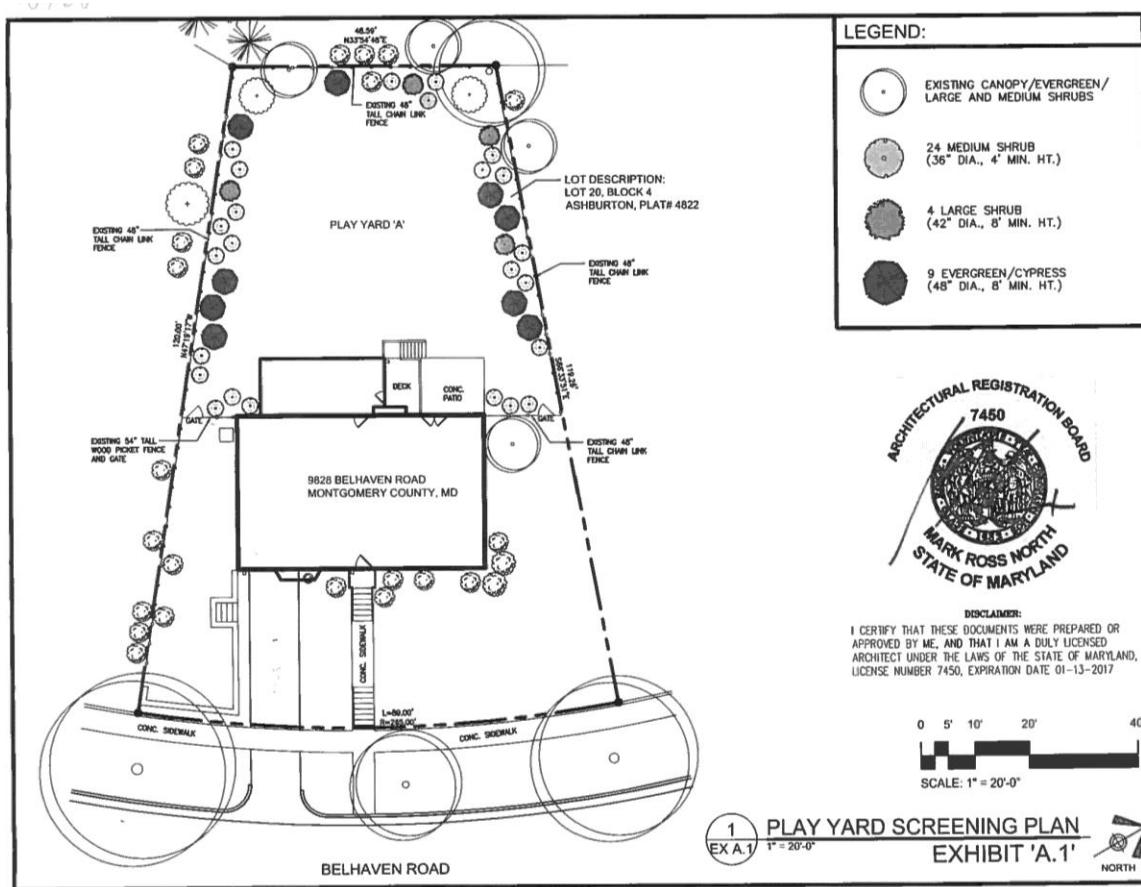


Figure 4: Proposed Play Yard Screening Plan

Staff does not feel that the amount of landscaping proposed with the existing fence sufficiently provides adequate screening and privacy for the adjoining properties. Therefore, Staff recommends that screening be achieved by installing a six-foot board on board fence around the rear yard. The Applicant agrees with this condition of approval.

Community Comment

As of the date of posting of this staff report, Staff has not received any comments from the community.

Conditions for Granting a Conditional Use

Section 7.3.1.E. Necessary Findings

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

There are no applicable previous approvals on the Site. The existing eight-child day care facility is allowed by right.

- b. *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;*

The Proposal satisfies the requirements of the R-60 Zone and the Group Day Care Facility Use Standards as follows:

Section 4.4.9 Zone Requirements

B. R-60 Zone, (Standard Method Development Standards)

Development Standards	Required/Permitted	Proposed
Minimum Lot Area: (Section 59.4.4.9.B.1)	6,000 sq. ft.	8,310 sq. ft.
Minimum Lot Width at Front Building Line (Section 59.4.4.9.B.1)	60 feet	±71 feet
Minimum Lot Width at Front Lot Line (Section 59.4.4.9.B.1)	25 feet	±84 feet
Maximum Density (Section 59.4.4.9.B.1)	1.39 units (7.26 dwelling units/acre)	1 unit
Maximum Lot Coverage (Section 59.4.4.9.B.1)	35 percent	±14.29%
Minimum Front Setback (Section 59.4.4.9.B.2)	25 feet	±28 feet

Minimum Side Setback (Section 59.4.4.9.B.2)	8 feet	± 10 feet
Minimum Sum of Side Setbacks (Section 59.4.4.9.B.2)	18 feet	± 24 feet
Minimum Rear Setbacks (Section 59.4.4.9.B.2)	20 feet	± 61 feet
Maximum Height (Section 59.4.4.9.B.3)	30 feet	± 27.6 feet
Vehicle Parking Requirement (Section 59.6.2.4.B)	Group Day Care: 2 (1/employee) Dwelling: 2 On-street parking allowed	Day Care: 2 on-street employee spaces Dwelling: 2 on-site
Bicycle Parking Requirement (Section 59.6.2.4.C)	Group Day Care: 1 Long-Term	1 in garage

Section 3.4.4 Group Day Care Facility Use Standards

1. *Defined*

Group Day Care (9-12 Persons) means a Day Care Facility for 9 to 12 people where staffing, operations, and structures comply with State and local regulations and the provider's own children under the age of 6 are counted towards the maximum number of people allowed.

The Applicant's two children are six and seven years of age so they are not counted towards the maximum number of people allowed in the day care facility.

2. *Use Standards.*

- a. *Where a Group Day Care (9-12 Persons) is allowed as a limited use, it must satisfy the following standards:*
 - i. *The facility must not be located in a townhouse or duplex building type.*
 - ii. *In a detached house, the registrant is the provider and a resident. If the provider is not a resident, the provider may file a conditional use application for a Day Care Center (13-30 Persons) (See Section 3.4.4.E)*

- iii. *In a detached house, no more than 3 non-resident staff members are on-site at any time*
 - iv. *In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

Not applicable; the Proposal is for a conditional use in the R-60 Zone, not a limited use. However, the proposal complies with the above paragraph as required by (b) below.

- b. *Where a Group Day Care (9-12 Persons) is allowed as a conditional use, it may be permitted by the Hearing Examiner under all limited use standards and Section 7.3.1, Conditional Use;*

The proposal complies with the limited use standards as follows: i), the facility is not located in a townhouse or duplex; ii), the registrant is the provider and a resident; iii) No more than two non-resident staff members will be on-site at any time; and iv), the Subject Site is not located in the AR Zone.

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

The Site is located within the 1992 *North Bethesda Garrett Park Master Plan*. The Master Plan does not specifically discuss the Site but it expresses support for more child day care centers in the area. "In general, the Plan endorses provision of child day care, group homes, elder day care, and nursing homes", (p.38). The Master Plan also recommends that child day care centers should be provided in appropriate locations, "The Plan supports the provision of day care centers at Metro stations in the planning area and encourages the provision of child day care facilities at other appropriate locations" (p. 245). The Site is an appropriate location for a child day care facility. The existing eight-child day care facility has been on the Site for three-and-a-half years, and the proposal is a small expansion. Therefore, the proposal is in substantial conformance with the Master Plan.

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

The proposal is harmonious with, and will not alter the character of, the surrounding neighborhood. As discussed above, the Master Plan encourages day care uses in the area. The Staff recommended six-foot board-on-board fence will provide screening and privacy to the adjoining properties. No physical changes are proposed for the main house. Therefore, the proposed expansion of the existing day care use will not alter the character of the neighborhood.

- e. *will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;*

There are three other approved conditional uses in the Staff-defined neighborhood. One is an accessory apartment, one is a medical office, and one is a 20-child day care center conditional use at 9913 Old Georgetown Road. The addition of the proposed 12-child day care will not result in an overconcentration of day care facilities in the area. The Subject Site is approximately a half-mile drive from 9913 Old Georgetown Road, which is on the eastern edge of the neighborhood and separated from the Subject Site by a major road and a row of houses. If the proposed day care facility were approved there would only be two conditional use day care facilities in the neighborhood. Although the proposal will increase the number of day care uses in the neighborhood, the increase will not affect the area adversely or alter the area's predominantly residential nature.

- f. *will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:*
- i. if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, or*
 - ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and*

There are adequate public services and facilities to serve the proposed use. A Preliminary Plan of Subdivision is not required.

- g. *will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:*

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood*
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or*
- iii. the health, safety, or welfare of neighboring residents, residents, visitors, or employees*

The first step in analyzing the inherent and non-inherent adverse effects of a conditional use is to define the boundaries of the surrounding neighborhood, which is outlined in the Neighborhood Description section of this report.

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

Staff has identified the following inherent impacts of the proposal:

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

The drop-offs in the morning and pick-ups are limited by the conditions of approval of the proposed use. The play area is adequate and the number of children outside at one time will be limited to no more than eight, except for the four times a year when there will be a special event. The scheduled play times of 9:15 A.M. to 10:15 A.M., 10:20 A.M. to 11:20 A.M., 3:15 P.M. to 4:15 P.M., and 4:15 P.M. to 5:15 P.M. or 5:30 P.M. (5:15 P.M. in the winter, 5:30 P.M. in the summer) are during hours when many in the neighborhood will likely not be in their residences so the noise generated from the eight children playing outside will have little negative impact on nearby neighbors. In addition, replacing the chain link fence with a board-on-board fence will reduce the noise impact of children playing in the back yard.

On Belhaven Road, there are two on-street parking spaces along the Site's frontage for parent drop-off and pick-up trips in the morning and afternoon, and ample on-street parking available for the two employees.

The existing lighting and landscaping on the Site will be adequate for the proposal. The lighting is located beside the front entrance, the driveway, and the rear deck near the rear entrance to the house. All of them are residential lights and will not intrude on neighboring properties.

Staff has determined that the proposal will not have any non-inherent effects at this location.

2. *Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

The proposal is for the expansion of an existing day care facility in an existing house; it will not construct, reconstruct, or alter the outside appearance of the house. The Subject Site will only be altered by the replacement of the existing four-foot chain-link fence in the rear with a six-foot board-on-board fence. The board-on-board fence will provide better screening and noise mitigation so that the expanded use will continue to be compatible with the surrounding residential neighborhood.

3. *The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.*

The proposed use with the proposed conditions of approval, including a board-on-board fence for the play area satisfies all specific requirements. The proposal will be compatible with the nearby residential properties.

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

Not Applicable. The proposal is not for an agricultural use.

5. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:*

- a. *Filing Station*
- b. *Light Vehicle Sales and Rental (Outdoor)*
- c. *Swimming Pool (Community); and*
- d. *the following Recreation and Entertainment Facility use: swimming pool, commercial*

Not Applicable. The proposal is for a 12-child group day care facility.

6. *The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:*
- a. Funeral Home; Undertaker
 - b. Hotel, Motel
 - c. Shooting Range (Outdoor)
 - d. Drive-Thru
 - e. Landfill, Incinerator, or Transfer Station; and
 - f. A Public Use Helipad, Heliport or a Public Use Helistop

Not Applicable. The proposal is for a group day care facility.

Conclusion

The proposed conditional use complies with the general conditions and standards of a Group Day Care Facility conditional use. The proposed use is consistent with the goals and recommendations of the 1992 *North Bethesda-Garrett Park Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

Attachments

Attachment 1: Site Plan

Attachment 2: County Zoning Map

Attachment 3: Forest Conservation Applicability for Conditional Uses/Special Exceptions

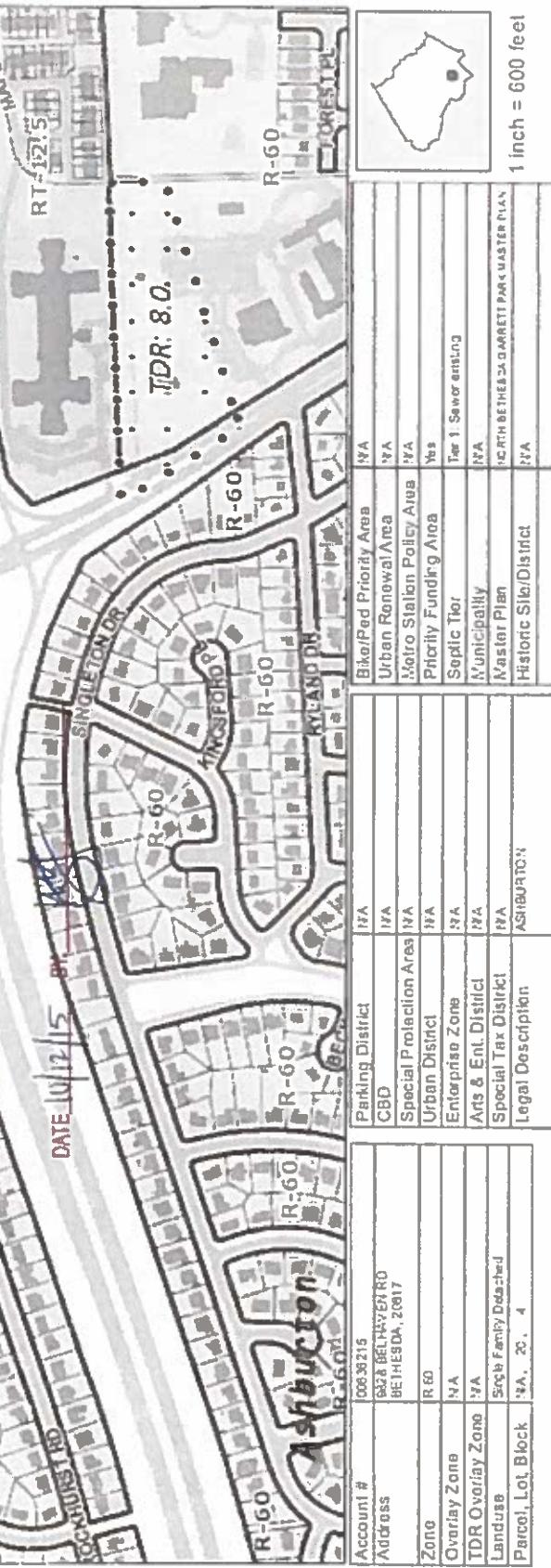
Attachment 4: General Site Photographs

Attachment 2

EXHIBIT #3

Montgomery County Zoning Date: 10/12/2015

Montgomery County
Planning Department
III Division



Account #	Description	Parking District	NA	Bike/Ped Priority Area	NA
Address		CBD	NA	Urban Renewal Area	NA
Block		Special Protection Area	NA	Metro Station Policy Area	NA
Lot		Urban District	NA	Priority Funding Area	Yes
Overlay Zone	NA	Enterprise Zone	NA	Sropic Noir	Tier 1 Senior existing
TDR Overlay Zone	NA	Arts & Ent. District	NA	Municipality	NA
Landscape	Such Family Deeded	Special Tax District	NA	Master Plan	CREATE THE NEW GARNETI PARKMASTER PLAN
Parcel, Lot, Block	NA. 20 - 4	Legal Description	AS BOUNDARIES	Historic Site/District	NA

JUN 15 2016 Attachment 3



Office of Zoning and

AUG 12 2016

Development Applications and Regulatory Coordination Division

M-NCPPC

Administrative Hearings

Administration, 8701 Rockville Avenue, Silver Spring, MD 20910

Effective 6/29/2015

301-495-4350; fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Conditional Uses/Special Exceptions

Property Information

9828 Belhaven Rd.

Address

Bethesda

City

Subdivision Name
00636215

Plat(s)

Lot(s)

Block(s)

Tax Map

Parcel(s)

Property Tax ID 1

Property Tax ID 2

Property Tax ID 3

Property Tax ID 4

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

Tatiana B. Meteleva

Name

9828 Belhaven Rd

Playful Discoveries Daycare

Company

Street Address

Bethesda

MD

20817

City

301-956-9576

State

Phone Number

Email Address

tmeteleva@gmail.com

Zip Code

Total Area of Property: _____ acres _____ square feet

Applicant attests that the following statements apply to the subject property conditional use/special exception application:

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

(Requires plan number and M-NCPPC signature below)

OR, all of the following:

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

(Not subject to Forest Conservation Law; requires M-NCPPC signature below)

PLEASE NOTE: If regulated activities occur on the property other than what is being attested to, the exemption immediately terminates without action by the Planning Board. The Planning Director may require the submission and approval of a Natural Resources Inventory/Forest Stand Delineation and a Forest Conservation Plan, and may also issue a fine of up to \$1,000 per day.

Applicant's Signature

06/15/16

Date

Printed Name

Tatiana Meteleva

For Staff Use Only

M-NCPPC acknowledges that the conditional use/special exception for the above property:

- is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code.
- is exempt from the Forest Conservation Plan requirements under Section 22A-5(q)(1) of the Forest Conservation Law.

Plan Name: _____

Plan Number: _____

M-NCPPC Signature

Printed Name

Date

EXHIBIT NO. _____

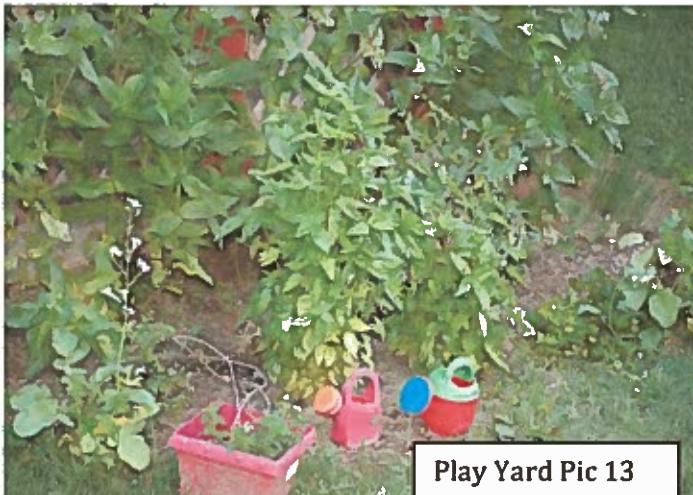
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REFERRAL NO. CU 17-05

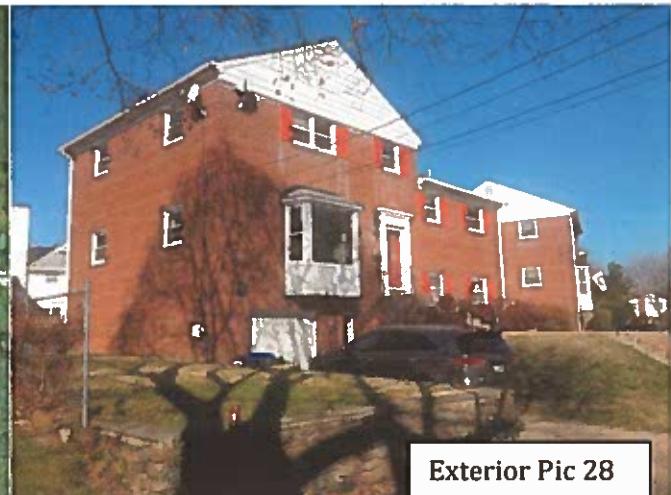
Photos

Attachment 4

Existing Exterior Photographs of 9828 Belhaven Road, Bethesda, MD 20817



Play Yard Pic 13



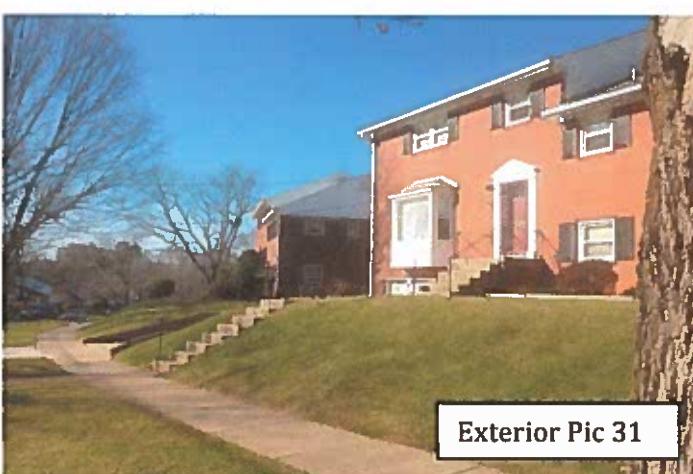
Exterior Pic 28



Exterior Pic 29



Exterior Pic 30



Exterior Pic 31



Exterior Pic 32

Photos

Attachment 4

Existing Exterior Photographs of 9828 Belhaven Road, Bethesda, MD 20817



Exterior Pic 33



Exterior Pic 34



Exterior Pic 35



Exterior Pic 36