

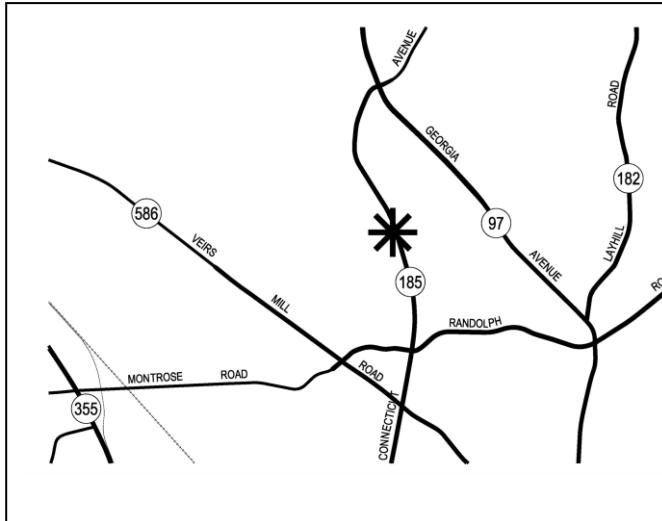
Kids Corner Home Daycare, Conditional Use No. CU 17-08

- [LS] Lori Shirley, Planner Coordinator, Area 2 Division, Lori.Shirley@montgomeryplanning.org, 301-495-4557
[KA] Khalid Afzal, Acting Chief, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

Completed: 02/06/17

Description

- Request for a conditional use to expand an existing day care of eight children to a group day care for up to 12 children;
- Approximately 7,054-square-foot lot, zoned R-60, located at 3800 Littleton Street, Silver Spring;
- 1989 Master Plan for the Communities of *Kensington-Wheaton*;
- The public hearing by the Hearing Examiner is scheduled for 3/10/17;
- Applicant: Lilian J. Flores;
- Filing Date: 11/25/16.



Summary

- Staff recommends approval with conditions.
- The Applicant's request is exempt from Chapter 22A Forest Conservation Law; it is in general conformance with the Master Plan and it meets the development standards of the R-60 Zone.

Conditions of Approval

Staff recommends the following conditions of approval:

1. The proposed group day care must be limited to 12 children and two non-residential staff.
2. The Applicant must schedule staggered drop-off and pick-up of children with no more than four vehicles entering and exiting the site every 30 minutes during these designated times.
3. The hours of operation are limited to Monday through Friday, 7:00 a.m. to 6:00 p.m.
4. Outdoor play time may not start prior to 9:00 a.m., and shall end by 5:30 p.m.
5. The outdoor play area enclosure must be replaced entirely with a six-foot high board-on-board vinyl fence prior to the start-up operation of the group day care facility for no more than 12 children.
6. One bike parking space must be provided at the Site.

Site and Neighborhood Description

Site Description

The Subject Site is Lot 1, Block 90 of the Connecticut Avenue Estates Subdivision, located at 3800 Littleton Street, Silver Spring. The lot contains 7,054 square feet with a one-story, single-unit detached house that serves as both a residence and the location for Kids Corner Home day care, an existing day care for eight children (Figure 1.) The dwelling was built in 1956. The Site is a corner lot with frontage on the south side of Littleton Street and the west side of Connecticut Avenue service road. There is an approximately four-foot wide concrete sidewalk along each side of the Site's Littleton Street and the west side of the Connecticut Avenue frontages.

The Site has an existing double-wide concrete driveway on the northwest side of the house with space to park four vehicles. The driveway extends from the Littleton Street public right-of-way into the front and side yard of the Site. Five concrete steps from the driveway lead up to a concrete sidewalk and a second set of steps up to the front entrance of the house. This is the main entrance into the house with a covered porch and one exterior light fixture at the front door. A second light fixture is located on the driveway side at an entrance to the basement. South of the driveway are two accessory structures; a covered patio and a shed.

An outdoor play area (56' x 17'6") is located on the north and east sides of the house, and is enclosed by a four-foot, two-inch high lattice-pattern wood fence with a gate located at the northwest side of the house, near the main entrance. The rear yard is approximately 20 feet deep from the back of the wall to the rear property line. The Site is landscaped with mature trees and shrubs. Most of the trees and shrubs are along the rear property line. The abutting residential lot to the south has a driveway and a single-unit detached house facing the Connecticut Avenue service road. To the west is an existing one-story, single-unit house with driveway frontage on Littleton Street.

Figure 1: Aerial Photo of Subject Site



Neighborhood Description

The Connecticut Avenue Estates Subdivision is an established single-unit residential neighborhood with houses built in the 1950's. The neighborhood has a grid pattern street network with secondary residential streets terminating in 'T' intersections. Connecticut Avenue is a major highway corridor along predominantly residential uses. The Staff-defined neighborhood is generally bounded by the houses on the north side of Littleton Street to the north; Connecticut Avenue to the east; and Jeffry Street to the south and west (Figure 2). The neighborhood comprises R-60 zoned detached houses. Two special exceptions are inside the Staff-designated neighborhood (at the northwest edge) and both are accessory apartments:

- S-2209 located at 3913 Littleton Street and was approved on March 1, 1996; and
- S-936 located at 3916 Littleton Street with no record of the date of approval.

A third special exception, one block outside of the staff-defined neighborhood, is CBA-521, an eight-child day care in a residence at 3905 Joliet Street approved on May 15, 1957.

Littleton Street is a two-way residential street with on-street parking on both sides. The Connecticut Avenue service road is also a two-way residential street with on-street parking on the west side.

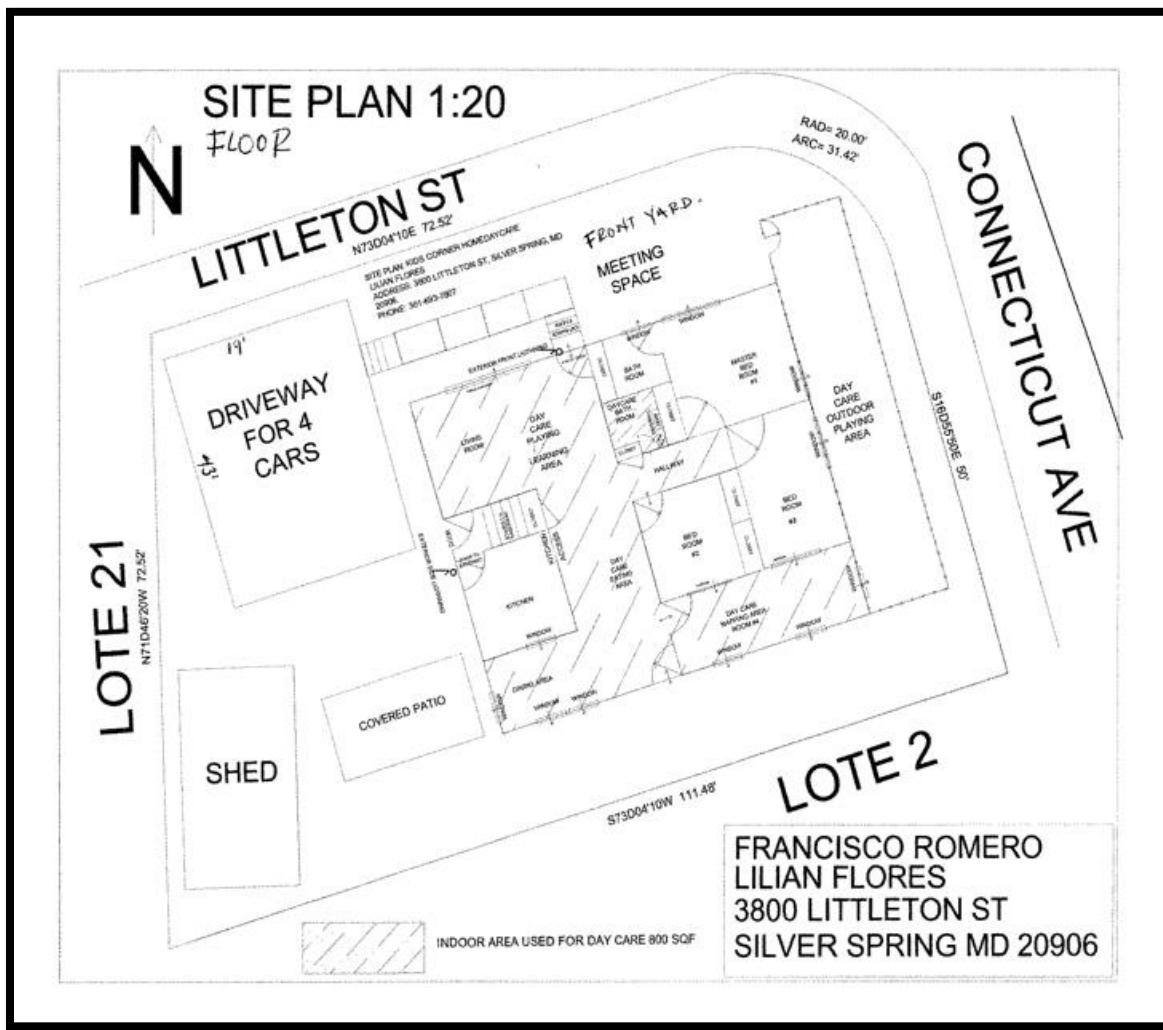
Figure 2 Staff-defined Neighborhood



Project Description

The Applicant, Lilian Flores, is requesting to expand the existing eight-child day care facility that she operates from her residence to a group day care facility for up to 12 children. Since 2014, the Applicant has operated a licensed child day care for six children including two of her own, all under six-years of age, at the Site. The Applicant and a non-resident employee staff the existing day care. If the conditional use is approved, Ms. Flores will likely hire a second non-resident employee. The proposed hours of operation will remain the same as the operating hours of the existing day care: Monday through Friday from 7:00 a.m. to 6:00 p.m. No physical alterations or renovations are proposed to the existing house. The proposed day care facility will operate as currently located on the first floor of the Applicant's residence (Figure 3). The Applicant and the non-resident staff member currently park their vehicles in the driveway at the Subject Site and propose to continue to do so as part of the conditional use. The Applicant has submitted a staggered schedule of drop-off and pick-up times so that all parents do not arrive/depart at the same time (Attachment A). Photos of the exterior of the Applicant's residence show the existing parking spaces in the driveway, the outdoor play area, and the main entrance to the residence (Attachment B). Outdoor play activity times are scheduled twice a day at 10:30 a.m. - 11:45 a.m., and 4:15 p.m. - 5:30 p.m.

Figure 3 Site Plan



Analysis

Master Plan Conformance

The Site falls within the 1989 *Master Plan for the Communities of Kensington-Wheaton Master Plan*. It has two main objectives related to the Plan's residential areas:

- (1) to protect and stabilize the extent, location, and character of existing residential and commercial land uses; and
- (2) to maintain the well-established low-to-medium-density residential character which prevails over most of the planning area (page 40).

The Master Plan does not discuss the Site in terms of specific land use recommendations, however; it has a Child Day Care Facilities section (pages 137-140) that suggests a need for additional child day care facilities and opportunities as having been identified in the Plan area. This section has an objective 'to promote greater day care opportunities through appropriate land use recommendations and associated policies.' And this section has two policies, one of which is relevant to this application that states: "Support efforts to utilize County zoning and development plan review processes to promote greater day care opportunities."

The Applicant's proposal conforms to the general recommendations, objective and policies of the Master Plan because it will be a continuation of the use of the house as a primary residence with a conditional use for a group day care facility operated from it Monday through Friday during weekdays. And, the proposed expansion of the existing day care facility will augment the Plan's stated policy.

Transportation Planning

Site Location, Access, Circulation, and Master-Planned Roadways and Bikeways

The Site is within the area described in the approved and adopted 1989 Master Plan for the Communities of *Kensington-Wheaton* (Master Plan). The driveway is from Littleton Street (a secondary residential street with a 60-foot-wide right-of-way) and has four existing parking spaces. On-street parking is available on both sides of Littleton Street. Staff consulted with Montgomery County Department of Permitting Services (DPS), who concluded that there was no sight-distance problem for parking in front of the house on Littleton Street because of the residential speed limit in the neighborhood and the low number of vehicle trips.

Nearby master-planned bikeways are along Connecticut Avenue (SP-27 & SR-17).

Pedestrian Facilities and Transit Access

Sidewalks exist on both sides of Littleton Street and on one side of the Connecticut Avenue service road. Ride On and Metrobus service (routes 34, 41, and L8) is provided at a bus stop on Connecticut Avenue at Kelsey Street, approximately 400 feet from the Site.

On-Site Circulation and Parking for the Group Day Care Application

The Applicant proposes a complex schedule of staggered drop-off and pick-up of children between 7:00 a.m. and 6:00 p.m. Some families with children enrolled at the expanded day care may have three or more children from one family. The proposed drop-off and pick-up of children should be limited to no more than four vehicles every 30 minutes so that there will be no adverse impact on neighborhood circulation.

The existing drive-way with four parking spaces would serve as the primary on-site parking. On-street parking spaces are also available on Littleton Street. Motorists should be able to safely maneuver by pulling into and out of the driveway spaces.

Local Area Transportation Review

The proposed use would generate up to two new, and nine total, peak-hour trips during the weekday morning peak-period, and up to two new, and nine total, peak-hour trips during the evening peak-period. Therefore, a Traffic Study is not required to satisfy the Local Area Transportation Review (LATR) test because the proposed day care generates fewer than 30 total peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

Transportation Policy Area Review

As an adequate public facilities test for an application filed before January 1, 2017, the Applicant is subject to the 2012-2016 Subdivision Staging Policy. The Transportation Policy Area Review (TPAR) test would typically be satisfied by paying 25 percent of the transportation impact tax for the additional

square footage located in the Kensington-Wheaton Policy Area. The applicable roadway test for this policy area is adequate, and the transit test is inadequate. The TPAR payment is calculated as a percent increase of the Montgomery County Department of Permitting Services' transportation impact tax that is determined by multiplying the unit cost by the increased square footage on non-residential land uses. Thus, a TPAR payment will not be required because the square footage of the existing single-unit residential dwelling will not be expanded to accommodate the increase in the number of children in the group child day care.

Environmental Planning

The Site contains no forest, streams or their buffers, wetlands or their buffers, 100-year floodplains, steep slopes, or known habitats of rare, threatened or endangered species. This application is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code. The outdoor play area is situated in the front and side yards of the existing structure. The play area is exposed to road noise generated by motorized vehicle traffic on Connecticut Avenue, however; a noise study is not required in this Application. Staff finds that the Conditional Use complies with all applicable environmental guidelines and regulations as recommended.

Community Comment

Staff has not received any comments from the surrounding community. The Applicant submitted three letters in support of the application from parents of children attending the existing day care facility (Attachment C).

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.

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

The proposal satisfies the requirements of the R-60 Zone and Child Day Care Use Standards as follows:

Zone Requirement

R-60 Zone, Standard Method Development Standards (Section 4.4.9)

Development Standards	Required/Permitted	Proposed
Minimum Lot Area: (Section 59.4.4.9.B.1)	6,000 sq. ft.	7,054 sq. ft.
Maximum Density (Section 59.4.4.9.B.1)	1.63 units (7.26 dwelling units/acre)	1 unit
Maximum Lot Coverage (Section 59.4.4.9.B.1)	35 percent	Less than 35%
Minimum Front Setback (Section 59.4.4.9.B.2)	25 feet	Greater than 25 feet
Minimum Side Street Setback (Section 59.4.4.9.B.2)	25 feet	Greater than 25 feet
Minimum Side Setback (Section 59.4.4.9.B.2)	8 feet	8 feet
Minimum Sum of Side Setbacks (Section 59.4.4.9.B.2)	18 feet	18 feet
Minimum Rear Setbacks	20 feet	20 feet ¹
Maximum Height	30 feet	18 feet
Vehicle and Bicycle Parking Spaces (Section 59.6.2.4)	Vehicles at Group Day Care: 2 (1 per non-resident employee) Dwelling: 2 Bikes: 1	Day care: 2 Dwelling: 2 none

The Applicant is not proposing any alteration, addition or expansion to the exterior of the existing residence and outdoor play area. On January 26, 2017, a site visit was conducted and Staff made several observations. First, the existing four-foot, two-inch high lattice-pattern wood fence is inadequate to screen the use from the surrounding neighborhood. Second, because the existing fence is transparent, is only four-feet, two-inches in height and made of wood material, the play area is not adequately enclosed to create a safe environment for children. The wood fence is in brittle condition and the height is too low to create a private play environment for the children. Staff recommends the play area be enclosed by a new six-foot high board-on-board vinyl fence to address the requirement that conditional uses be screened to ensure compatibility with the surrounding neighborhood, and a new six-foot high board-on-board fence will also create a private and safe environment for the children that is not transparent and visible from Connecticut Avenue. The parking requirement is satisfied by the existing driveway that accommodates four parked vehicles and additional on-street parking on Littleton Street. One long-term bike space is required to be provided at the Site.

Use Standards

Group Day Care (9-12 Persons) (Section 3.4.4.D)

¹ Because the lot is a corner lot, where the driveway is located is the rear yard and an addition to the house is the side yard.

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.*

This proposal is for an expanded day care facility in an existing single-unit detached house built in 1956.

- 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).*

This standard is met because the Applicant is the provider and a resident of the location of the requested Group Day Care facility.

- iii. *In a detached house, no more than 3 non-resident staff members are on-site at any time.*

Currently there is one non-resident staff member, and the Applicant intends to hire one other non-resident staff member for the additional children.

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

Not applicable; the Site is not in the AR zone.

- 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.*

This Application satisfies all the limited and conditional use standards as described in this report.

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

The Applicant's request conforms to the *Kensington-Wheaton Master Plan* as stated in the Master Plan Conformance section of this report.

- 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 residential neighborhood in a manner inconsistent with the Master Plan. The Applicant's residence has a well-maintained appearance and the expansion of the day care facility will not detract from the residential character of the neighborhood. The recommended six-foot high board-on-board vinyl fence will be compatible with the residential neighborhood because a portion of the Applicant's rear yard is enclosed by a six-foot high fence and the new fence around the outdoor play area will address screening/buffering for confronting properties.

- 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;*

Two other approved special exception uses have been identified in the Staff-defined neighborhood. Both of these special exceptions were for accessory use apartments. The expansion of the existing eight-child day care to a proposed 12-child day care will not result in an over-concentration of conditional uses in the area. The application substantially conforms with the recommendations of the Master Plan and the expanded day care use will not alter the nature of the predominantly residential character of the area.

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

The Site is served by adequate public services and facilities. 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 an analysis of the inherent and non-inherent adverse effects of a conditional use is to define the boundaries of the surrounding neighborhood. See the Staff-defined Neighborhood Description section above for the Subject Site.

An analysis of inherent and non-inherent adverse effects considers size, scale, scope, light, noise, traffic and environment. Every conditional use has some of these effects, in varying degrees. A determination must be made during the review whether these effects are acceptable or would create adverse impacts sufficient to result in a denial of the request. To that end, the inherent effects associated with the use must be determined. In addition, non-inherent effects

must be determined as these effects may, by themselves, or in conjunction with inherent effects, for a sufficient basis to deny a conditional use.

Staff has identified the following inherent physical and operational characteristics/impacts of the proposal necessarily associated with a child day care facility: (1) vehicle trips to and from the site; (2) the outdoor play area; and (3) the drop-off and pick-up area.

As described in the transportation analysis on pages 6 and 7 of this report, the proposal will not significantly impact traffic in the neighborhood. The existing driveway will provide adequate drop-off and pick-up to the Site. No additional play equipment or an expansion of the existing play area is proposed. The size of the play area is adequate for toddler to six-year-old children. Outdoor play activity times are scheduled twice a day at 10:30 a.m. - 11:45 a.m., and 4:15 p.m. - 5:30 p.m. Because the outdoor play area is located on a corner lot, only one confronting property (to the south) may be impacted by noise generated from the children. A new six-foot high board-on-board vinyl fence will minimize noise from the Site to adjacent properties, and it will create a private and safe outdoor play area for the children that is not visible from Connecticut Avenue. The drop-off and pick-up times will be limited to be staggered with no more than four vehicles at the Site every 30 minutes during these designated times, so that the parents do not all arrive/depart at the same time.

No non-inherent effects from this proposal have been identified.

3. *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.*

No renovation or addition to the existing residence is proposed; the existing structure will continue to be compatible with the character of the surrounding neighborhood.

4. *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 proposal satisfies all specific requirements with the replacement of the existing four-foot high lattice pattern wood fence. The proposed day care will be compatible with nearby properties.

5. *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 application is not for an agricultural use.

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

- a. *Filling Station*
- b. *Light Vehicle Sales and Rental (Outdoor)*

- c. Swimming Pool (Community); and
- d. the following Recreation and Entertainment Facility use: swimming pool, commercial.

Not applicable; the application is for an expansion of an existing day care facility for eight children to a Group Day Care for 9-12 persons.

7. *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 will expand an eight-child existing day care facility to a Group Day Care (9-12 Persons).

Conclusion

The proposed conditional use complies with the general conditions and standards for approval of a conditional use Group Day Care (9-12 Persons), subject to the recommended conditions of approval. The proposed conditional use is consistent with the objectives and recommendations of the Master Plan, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval with conditions.

Attachments

1. Applicant's drop-off schedule
2. Photos of site
3. Letters in support

ATTACHMENT A

PPOPOSED DROPP OFF AND PICK UP

Number of residents in household: 2 Adults, 3 children (1x 15 years old, 1x 5 years old and 1x 3 years old).

Planned Number of Employee: Provider (resident), 2 Staff Member (40 hours).

Planned Number of Children Licensed: 12, including the provider own children.

Planned Number of Children enrolled: 12, (2 are sibling), including the provider own children.

Planned Hours of operation: 7:00 AM to 6:00 PM, Monday Through Friday.

Planned Age of children Spots available (Including provider own Children).

4 Infants.

4 Toddlers.

4 Pre-School age

Planned Drop-off and Pick up Schedule:

7:00 Owner/provider Clock in.

7:10 AM Child 1, 1 girl has 8 months (2/19/16) Itzel Vicente, DROP-OFF.

7:20 AM Child 2, , DROP-OFF.

7:30 AM Child 3, 1 girl has 1 year and 10 months (12/19/14) Genesis, DROP-OFF

7:40 AM Child 4, , DROP-OFF.

7:40 AM Child 5, , DROP-OFF.

8:00 AM Child 6 and 7 (siblings) 1 girl has 3 years and 5 months (5/31/13) Emily Lafratta and 1 boy has 1 year and 11 months (11/3/14) Eduardo Lafratta DROP-OFF.

8:15 AM Child 8, , DROP-OFF.

8:30 AM Staff Member 1 Clock in.

8:45 AM Child 9, 1 boy has 2 years and 5 months (5/3/14) Lucas Gomez, DROP-OFF

9:00 AM Staff Member 2 Clock in.

9:30 AM, Child 10, DROP-OFF

4:20PM Child 1, 1 girl has 8 months (2/19/16) Itzel Vicente, PICK UP.

4:30PM Child 7, PICK UP.

4:40PM Child 8, PICK UP.

4:50PM Child 9, PICK UP.

5:00 Child 6 and 7, 1 girl has 3 years and 5 months (5/31/13) Emily Lafratta and 1 boy has 1 year and 11 months (11/3/14) Eduardo Lafratta, PICK UP

5:10 PM, Staff member 1 Clock out

5:20 PM, child 2 , PICK UP

5:30 Child 3, 1 girl has 1 year and 10 months (12/19/14) Genesis, PICK UP.

5:45 Child 9, 1 boy has 2 years and 5 months (5/3/14) Lucas Gomez, PICK UP.

6:00 PM Provider and Staff Member 2 Clock out.

Daily Routine for children:

7:00 – 8:15am

Arrival health check, free choice in activity, Greet Children

Inside activities – Small toys or artwork on white board, blocks and books

8:15 – 9:00am Wash Hands, Prepare for Breakfast, Breakfast

9:00 – 9:15am

Clean up, toileting, diapering

9:15 – 9:45am

Group Activities – Playdough, Blocks, Singing and dancing, artwork, Small motor, social

9:45 – 10:30am

Outdoor play & Group activities, Climbing, Running, Walking, Large Motor, Social.

10:30 – 10:45am

Clean up, toileting, diapering

10:45 – 11:45am Children will play outside if weather is good

11:45 – 12:00pm Prep for lunch – wash hands, clean up

12:00 – 12:45pm Lunch

12:45 – 1:00pm Toileting, diapering, prepare for nap, perhaps a quiet story

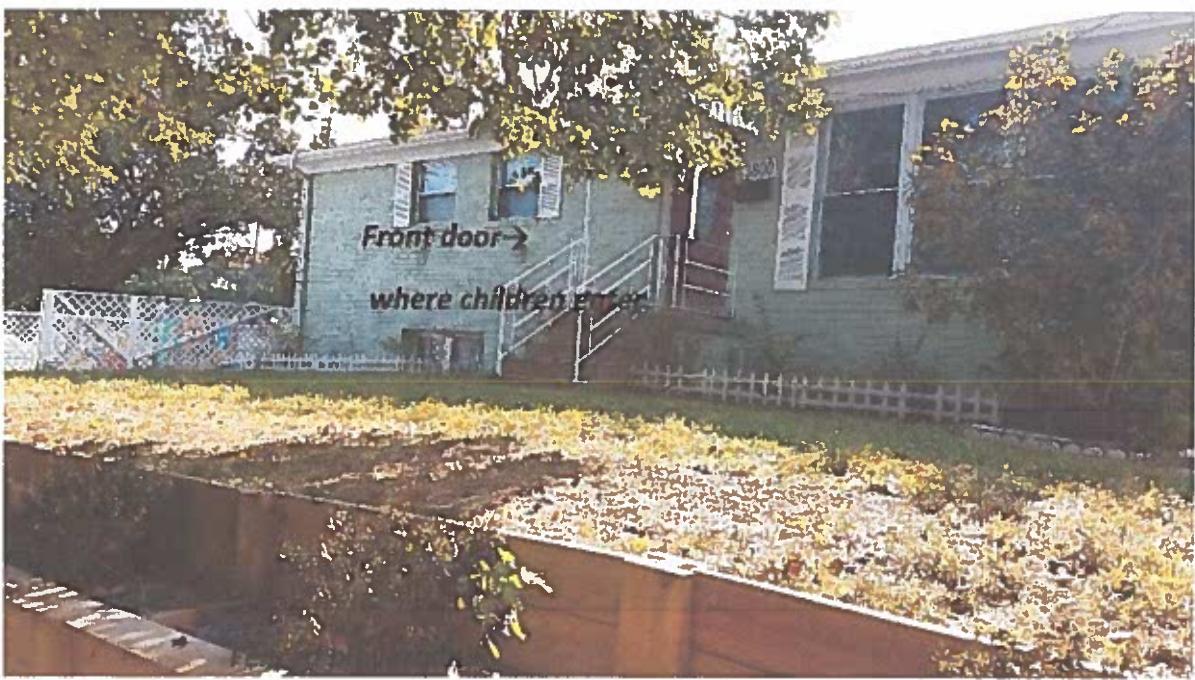
1:00 – 3:00pm Nap time, rest time

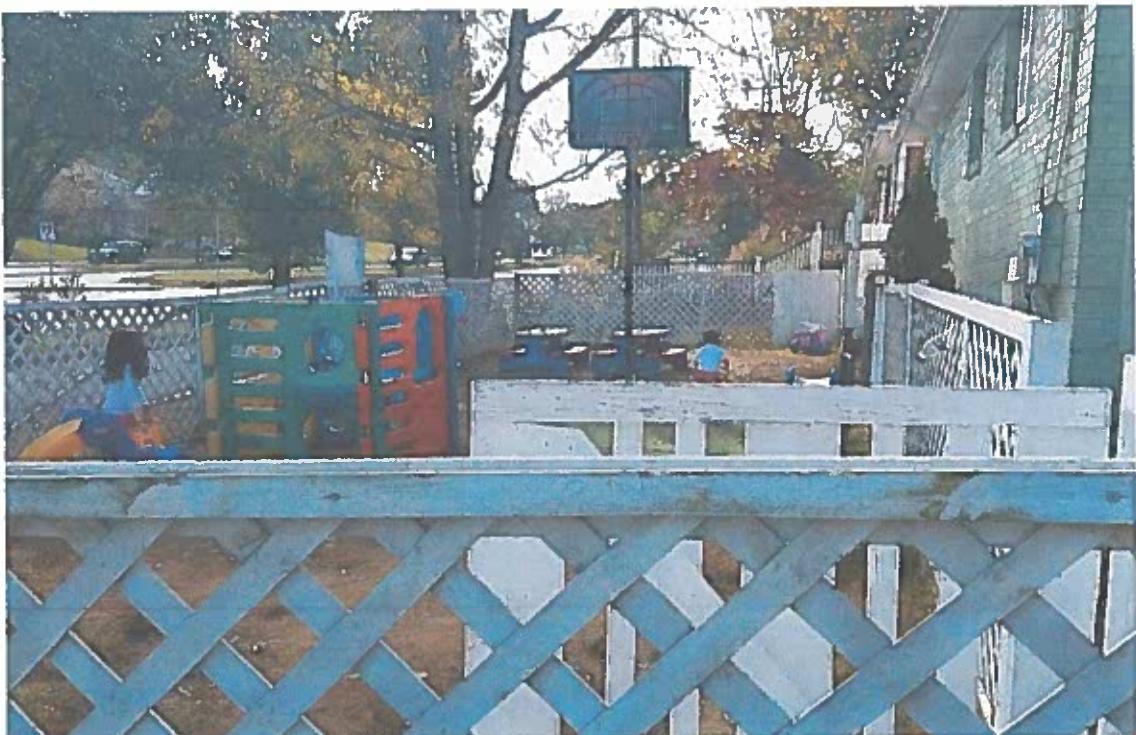
ATTACHMENT B

Front stairs where children enter.



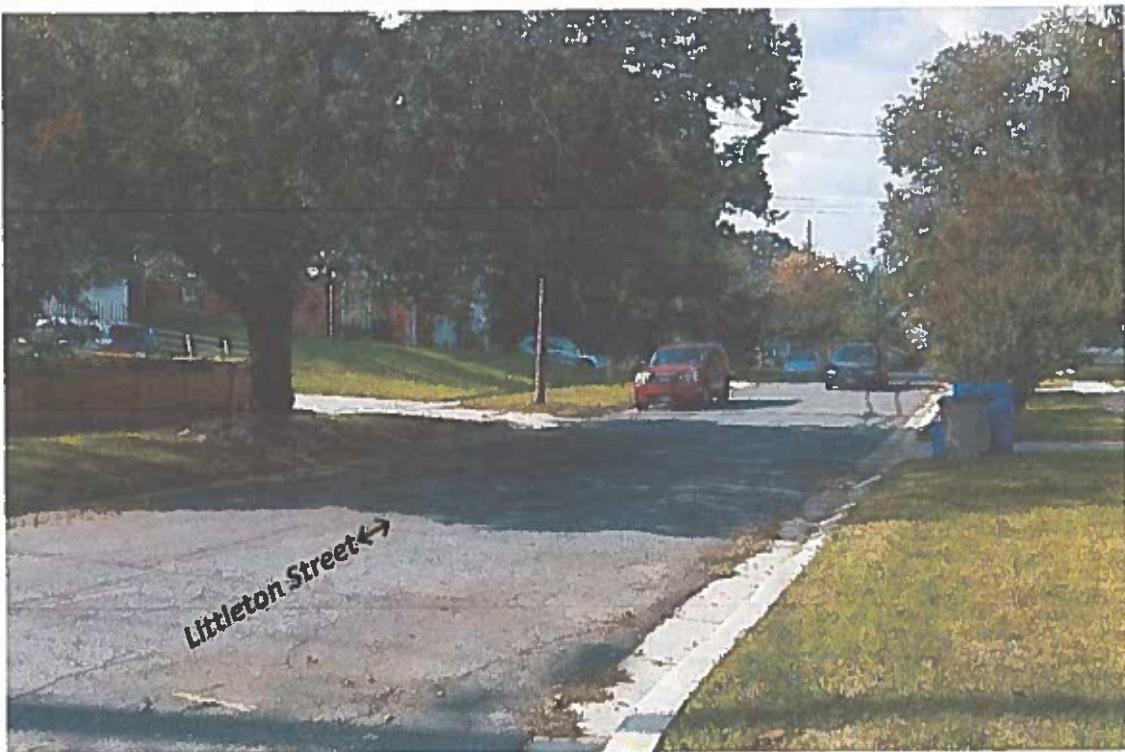
FRONT DOOR (ACCES FOR KIDS AND PARENTS





Driveway (parking for 4 cars for residents and employee)





*Street parking for employees and parents
Littleton Street (above) Connecticut Ave (Below)*



ATTACHMENT C

Fabiola Vicente
12809 Blueridge Ave
Wheaton, MD 20906

November 6, 2016

Montgomery County Office for Zoning and Administrative Hearings

Dear Office of Zoning Representative:

I support the zoning expansion request of Kids Corner Home Daycare at 3800 Littleton Street. My child has attended this excellent daycare for over one year and I believe a zoning expansion is warranted. We have waited several months to place our second daughter in this daycare because I want both of my daughters to be in the same daycare to avoid any issues with pick up times and separation of two sisters. It is encouraging to see this high-quality daycare succeed and I support allowing this business to grow and maintain viability. Note that I am not only a consumer of their services but I also live and own a home 3 miles from the daycare. I believe that this small expansion for this important and responsible business would be in keeping with the character of the neighborhood, and an asset for the families that live here.

Sincerely,



Kellen Salgado & Bruno Salgado
November 6, 2016

To: Office of Montgomery County Zoning and Administrative Hearing

To Whom It May Concern

Please consider approving Kids Corner Family Child Care's request to expand to four additional children. Finding high quality childcare was one of the hardest things we have had to do as parents; By increasing the number of children, Kids' Corner would be able to provide childcare to the growing community of young families in Silver Spring.

Our 4-year-old daughter has been attending Kids Corner since she was 9-months old and our 24-month-old son has been attending since he was 9 months old. One of the best things about Kids Corner is that I know my children are receiving care in a family environment, but with the consistency and dependability of a center. Kids' Corner promotes more individual attention to each child and we can vouch that our children have flourished both emotionally and intellectually since being there.

If Kids Corner had to close, we would be in a serious bind. Finding high quality child care in this area is extremely hard, and it would be heartbreaking for my children, who have grown so attached to their caregivers.

Please approve Kids Corner request to expand, Thank you for your consideration.

Sincerely,



Rien Lanshita
11237 Blue Hill road
Silver Spring MD 20906
11/6/2016

To - Office of Montgomery County Zoning and Administrative Hearing

To whom it may concern,

We are writing to express our support for the expansion of Kids Corner Family Daycare into a group daycare that will accommodate additional children.

The process to finding a dependable and trustworthy child care is stressful and nerve-wrecking. We have had our daughter in Kids Corner since February 2015, when our daughter was 6 weeks old. We're happy and satisfied with the care our daughter has been receiving, and I'm sure that with more space other families can experience the service we are. Please approve Kids Corner request to expand. Thank you.

Sincerely,

