

OZAH NO. CU 20-01

APPLICATION OF WAY STATION, INC.

FOR A RESIDENTIAL CARE FACILITY

20629 BOLAND FARM ROAD

GERMANTOWN, MARYLAND 20876

EXHIBIT LIST

1. Application
2. Transmittal Sheet from MNCPPC
3. Table of Contents
4. Letter of representation by Petitioner's Counsel
5. Letters of Authorization to File Application
6. Notice Lists; Abutting and Confronting Property Owners/Civic and Homeowners Assn.
7. Applicant's Statement of Justification
8. Surrounding Area & Neighborhood Delineation Exhibit
9. Existing Conditions Plan
10. Site Plan for Conditional Use
11. Utility Plan
12. Stormwater Management Concept Reports
 - a. October 28, 2019 Report
 - b. December 3, 2019 Report
13. Forest Conservation Law Exemption
14. Landscape and Lighting Plan
15. Parking Waiver Plan
16. Architectural Exhibits-Stanek/ZA+D
 - a. Basement Plans (Sheet A-1)
 - b. First Floor Plans (Sheet A-2)
 - c. Second Floor Plans (Sheet A-3)
 - d. Attic Floor Plans (Sheet A-4)
 - e. North Elevation Plans (Sheet A-5)
 - f. East Elevation Plans (Sheet A-6)
 - g. South Elevation Plans (Sheet A-7)
 - h. West Elevation Plans (Sheet A-8)
17. Traffic Study Statement
18. Certified Zoning Vicinity Map
19. Stormwater Management Concept Plan (Proposed Limits of Disturbance)
20. Stormwater Management Concept Plan (Drainage Area Map)
21. Amended Tree Save Plan
22. Geotechnical Engineering Report

23. Special Exception Site Plan
 - a. Copy of exhibit 23
24. Copy of Checks.
25. SDAT Real Property Search
26. CD
27. MNCPPC Checklist
28. 1/28/20- Email Exchange between Nana Johnson and Applicant's Attorney; Re: April 24th, 2020 hearing date.
29. 1/28/20- Applicant's acceptance of requirements for Posting of Signs.
30. 2/10/20- Email from Sean Hughes to Nana Johnson; Re: OZAH hearing date be moved to Friday, May 1, 2020.
31. 3/24/20- Amended Statement of Justification
32. 3/24/20- Amended Architectural Exhibits
 - a. Amended Basement Plans (A-102)
 - b. Amended 1st Floor Plans (A-105)
 - c. Amended 2nd Floor Plans (A-108)
 - d. Amended Attic Floor Plans (A-111)
 - e. Amended East and North Elevations (A-302)
 - f. Amended West and South Elevations (A-301)
 - g. Amended Conditional Use Plan
 - h. Illustrative Page
 - i. Landscape and Lighting Plan
33. 3/25/20- Notice of Public Hearing
34. 3/25/20- Notice of Motion to Amend
35. 3/31/20- Letter from Jody Kline; Re: Submission of Updated Materials
 - a. Tree Save Plan for Conditional Use.
 - b. Exterior Elevations- Amended East & North (A-301)
 - c. Exterior Elevations- Amended West & South (A-302).
36. 3/31/20- Email from Sean Hughes with exhibits 35(a-c) attached.
37. 4/3/20- Technical Staff Report.
38. 4/16/20- Memorandum from Jody Kline to Planning Department dated 3/20/20.
39. 4/16/20- Planning Board's unanimous approval of Conditional Use Application subject to conditions.
 - a. Final Power Point Presentation.
40. 4/20/20- Planning Board Letter unanimously recommending approval (4-0) of the conditional use.
 - a. Slide 12 Staff Presentation.
41. 4/20/20- Email exchange between Lynn Robeson Hannan and Elsabett Tesfaye; Re: Preliminary Forest Conservation Plan.
42. 4/20/20- Corrected Planning Board Letter unanimously recommending approval (4-0) of the conditional use.
 - a. Email from Elsabett Tesfaye with exhibit 42 attached.

43. 4/20/20- Email from Jody Kline to Lynn Robeson; Re: Subject Property received an exemption from a completion of a Forest Conservation Plan.
44. 4/22/20-Email from Lynn Robeson to Elsabette Tesfaye; Re: Clarification on whether revision dates on plans are 3/16/2020.
45. 4/22/20-Letter from Jody Kline; Re: Motion to Amend Application.
 - a. Revised Conditional Use Site Plan.
46. 4/22/20- Email from Jody Kline with exhibit 45 attached.
47. 4/22/20-Applicant's Supplementary Pre-Hearing Statement.
48. 4/22/20- Email from Lynn Robeson to Jody Kline; Re: Questions Applicant should be prepared to answer on the amendment (exhibit 45) at the hearing.
49. 4/23/20- Email Exchange between Jody Kline and Nana Johnson; Re: Exhibits Applicant plans to present at May 1st hearing.
50. 4/23/20- Email Exchange between Lynn Robeson Hannan and Jody Kline; Re: Motion to Amend Application should be presented at hearing since it is too late to send notice.
51. 4/23/20-Email from Elsabette Tesfaye to Lynn Robeson; Re: Clarifying her inquiry on revision date on plans in exhibit 44.
52. 4/24/20-Email Exchange between DPS and Technical Staff; Re: Current zoning violation on property.
 - a. Email from Jody Kline with exhibit 52 attached.
53. 4/24/20- Applicant's Pre-Hearing Submission dated 3/31/2020.
54. 4/27/20-Email Exchange between Jody Kline and Lynn Robeson (emails sent Saturday 4/25/2020); Re: Clarification on duration of hearing.
55. 4/27/20- Way Station Bus Stop Map
 - a. Email from Jody Kline with exhibit 55 attached sent on Saturday April 25, 2020.
56. 4/29/20- Affidavit of Posting (signed by Scott Rose and Anne Meyer).
57. 4/30/20-Resume of Bruce H. Zavos.
 - a. Email from Jody Kline with exhibit 57 attached asking that it be placed in the record for May 1st hearing.
58. 5/1/20- Email Exchange between Lynn Robeson Hannan and Elsabette Tesfaye; Re: Motion to Amend Application/Comments on hearing.
59. 5/22/20- Email from Elsabette Tesfaye to Lynn Robeson; Re: Staff unable to make recommendation at this time because they have not yet received revised plan from Applicant per her instructions in exhibit 58.
60. 5/26/20- Email from Jody Kline to Elsabette Tesfaye (sent Saturday, 5/23/20); Re: Amended Plan was already submitted and is listed as exhibit 45(a).
61. 5/26/20- Email Exchange between Elsabette Tesfaye and Jody Kline; Re: Staff will review the plan and get back to Applicant.
62. 5/26/20- Email from Elsabette Tesfaye to Jody Kline; Re: Applicant should submit a clean plan drawn to scale showing all dimensions that reflect the one space option they discussed.
 - a. Exhibit Identifying options for additional parking.
63. 5/26/20- Email from Jody Kline to Elsabette Tesfaye; Re: Email from exhibit 62 noted, asking John Sekerak to take note.

64. 5/26/20- Email Exchange between Lynn Robeson and Elsabett Tesfaye; Re: Clarification of whether changes need to be included on landscape and lighting plan.
65. 5/27/20-Email from Jody Kline to Elsabett Tesfaye; Re: Comments from John Sekerak, will ask Hearing Examiner to extend closing of record if plan is needed.
66. 5/27/20- Email Exchange between Jody Kline and Lynn Robeson; Re: Clarification on Traffic Statement analysis.
67. 5/27/20- Email from Elsabett Tesfaye to Jody Kline, asking for the site plan sent in exhibit 65 as a single document.
68. 5/27/20- Email from John Sekerak to Elsabett Tesfaye with single document per her request attached.
 - a. Site Plan for Conditional Use.
69. 5/29/20- Email from Elsabett Tesfaye to Lynn Robeson; Re: Staff's comments pursuant to her inquiry in Exhibit 58 and amended plans that were submitted by Applicant already in record attached.
70. 5/29/20- Email from Jody Kline to Lynn Robeson; Re: John Sekerak can get updated plans by Monday June 1st prior to closing of record.
71. 5/29/20- Email Exchange between Lynn Robeson and Jody Kline; Re: Clarity on submitting plans to OZAH.
72. 6/1/20- Email from John Sekerak with plans attached per Jody Kline's email in exhibit 70.
 - a. Site Plan for Conditional Use
 - b. Landscape and Lighting Plan.
73. 6/1/20-Email from Lynn Robeson to John Sekerak; Re: Mail two copies to OZAH.
74. 6/15/20- **Hearing Examiner's Report and Decision**
75. 6/15/20- Notification of Decision and Applicable Procedures Memo.
 - a. Email from Nana Johnson to parties with exhibit 74 and 75 attached.