



January 26, 2024

Mrs. Lynn Robeson Hannan, Director

Montgomery County Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Subject: Request for a Conditional Use for a Residential Care Facility (over 16 persons) located at the southwest corner of Dino Drive and Valley Stream Avenue (Outlot A, Block B), Burtonsville 20866

Dear Director Robeson Hannan:

At its regular meeting on January 25, 2024, the Montgomery County Planning Board reviewed a Conditional Use application, CU202312 for a Residential Care Facility (over 16 persons). The Applicant, Elderhome Land, LLC proposes to establish a Residential Care Facility (over 16 persons) use on the approximately 5.68-acres property. The Conditional Use Plan shows the proposed Residential Care Facility (over 16 persons) and the associated parking, landscaping, and lighting.

In its Staff Report dated January 9, 2024, technical staff recommended approval of the Conditional Use with conditions.

The Planning Board concurred with the findings and recommendations of the Staff Report. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 1997 *Fairland Master Plan*. The application satisfies all the applicable requirements and regulations of the approval of a conditional use for a Residential Care Facility (over 16 persons). The Applicant has also met the burden of proof by showing that operating the use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Vice Chair Pedoeem, with Chair Harris and Commissioner Bartley voting in favor of the motion, the Planning Board, by a vote of 4 to 0 (with Commissioner Linden absent), recommended that the Hearing Examiner approve Conditional Use CU202312 with the conditions listed in the Staff Report.

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The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,

A handwritten signature in blue ink that reads "Artie L. Harris". The signature is written in a cursive style with a large initial "A".

Artie L. Harris

Chair