

From: [Sokoni, Khandikile Mvunga](#)
To: [Tettelbaum, Emily](#); [Byrne, Kathleen E.](#); [Folden, Matthew](#)
Cc: [Johnson, Nana](#); [Graham, Tamika](#); [teresita hernandez](#); [Pablo Barrios](#); [Coveyou, Michael](#)
Subject: RE: CU 24-16 report
Date: Friday, January 3, 2025 5:18:11 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[Exhibit 22.2801 Randolph Rd CU Final Signed 12.26.24.pdf](#)
[CU2018-10 Decision \(002\).pdf](#)

Good Afternoon Emily:

Thank you for the Planning Staff Report (copy attached, now marked Exhibit 22). Are you able to kindly address some follow up questions/observations **prior to January 8th**? For easy reference I have noted the **Page Number** of the **Planning Report** that a question/comment relates to. Also, for the convenience of all I have also attached a copy of the decision of the Hearing Examiner in CU 18-10 which was the approval of the prior CU for this daycare.

Page 3 of Planning Report

Conditional Use Development Conditions Issues

- Development Condition #3

“The petitioner must remove the existing non-code compliant paint striping for vehicle parking spaces in the driveway.”

Are you able to propose/recommend a timeframe within which this must occur?

- How would you view the addition of a Development Condition for outdoor play time hours?

Page 7 of Planning Report

Property Description. Is it possible to:

- Clarify the location of any existing foundation plantings or landscaping on site.
- Provide a description and location of outside residential lights on the site.
- Provide description, location and square footage of the existing sign on the site.
- Describe any on-street parking restrictions abutting the subject property along Randolph and Terrapin Roads. Provide linear distance restrictions on these streets abutting the site.
- Clarify what is the total gross floor area for the proposed use.
- Add a sentence and the applicable Zoning Ordinance citation, that the applicant has submitted a parking waiver request for 2 of the required parking spaces for the proposed use.

Section 59.7.31.E, of the Conditional Uses

Development Standards Table 2 p. 19

Footnotes 1 through 6 appear to be missing from Development Table 2. Do these footnotes need to be added to Table or do the existing footnotes need to be revised with correct footnote notations.

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Parking Queuing and Loading (Sec. 59-2)

The following sentence on page 20 provides conflicting information on the square footage for the proposed use.

The Property contains approximately 2,000 square feet of living area above grade.

Parking spaces are based on gross floor area not total square footage of above grade living space. Please clarify whether the gross floor area, not the above grade living space, of the proposed use is 2,000 square feet or 2,034 square feet. If the gross floor area is 2,034 square feet; please recalculate the total number of required parking spaces for the proposed use per Section 59.6.2.3.A.1 of the Zoning Ordinance.

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However, while on-street parking that abuts the property is permissible for family day cares, Section 59.6.2.4 of the Zoning Ordinance states that the required parking spaces may **not** be allowed on the street abutting the site for Day Care Centers.

I am wondering if that is a typo because:

- Section 59.6.2.4 states the following parking requirements for a day care center. Day care center – 1,000 sq ft per GFA

Baseline minimum - 3.00 parking spaces in the Residential zone.

- Additionally, this finding appears to contradict the Day Care Center use standards under Section 59.3.4.4.D.2.c of the Zoning Ordinance which states:

“c. The number of parking spaces under Division 6.2 may be reduced if the applicant demonstrates that the full number of spaces is not necessary because:

- i. existing parking spaces are available on abutting property or on the street abutting the site that will satisfy the number of spaces required; or
- ii. a reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems.”

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Parking Design text from the staff report: Are you able to kindly:

- Clarify how the Application complies with the location of a surface parking area.
- Provide the calculation of how the 34% coverage was determined. What is the maximum surfaced parking area between the lot and the front or side street building line?

Are you able to address Section 59.6.2.5.M of the Zoning Ordinance regarding surface parking in the R-60 zoning district.

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Is it possible to add a sentence that provides a more detailed explanation why Section 59-6.2.9.B is not

applicable to the proposed use based on the number of proposed parking spaces.

Page 26 Planning Report (5) Signage

Is it possible to provide information on square footage of the existing sign on the property.

Is existing sign illuminated?

Your assistance is greatly appreciated.

Regards,
Khandikile



Khandikile Mvunga Sokoni
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From: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Sent: Thursday, December 26, 2024 11:17 AM

To: Byrne, Kathleen E. <Kathleen.Byrne@montgomerycountymd.gov>; Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>

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Subject: CU 24-16 report

[EXTERNAL EMAIL]

Good Morning Katy and Khandikile,

Please find attached the staff report for Conditional Use No. CU 24-16, 2801 Randolph Road (Teresita C. Hernandez Day Care). Please reach out to Tamika Graham or Matt Folden, cc'ed on this email, if you have any questions about the report. Happy Holidays!

Best Regards,
Emily

Emily Tettelbaum

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For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>