

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY, MARYLAND
100 Maryland Avenue, Room 200
Rockville, Maryland, 20850
(240) 777-6660
www.montgomerycountymd.gov/OZAH

OZAH No. CU-24-03
Date Certified Complete 7/10/2023
Date Filed 7/10/2023
Hearing Date 10/30/2023
Time 9:30 a.m.

APPLICATION FOR CONDITIONAL USE

Please Print Legibly

- Applicant(s) GETAHUN ALMAZ & HAGOS AHMED
- Property to be used: Lot 18 Block 28 Subdivision 0054 Tax Account No. 01183350
- Street Address: 2609 BLUERIDGE AVENUE City SILVER SPRING State MD Zip 20902
- Current Zoning: R-60 Proposed Use GROUP DAY CARE ON 0.16 ACRES
- Zoning Ordinance Section Governing Proposed use: Section 59-3- (CHAPTER 59) SECTION 3.4.4.D
- If this Application is for a Day Care Facility, specify the number of persons to be cared for: 12 CHILDREN
- Owner of property: Name GETAHUN ALMAZ
Address 2609 BLUERIDGE AVENUE SILVER SPRING MD 20902
- Applicant's legal interest in the property listed above property: (check one)
☒ Owner (including joint ownership) ☐ Lessee ☐ Tenant other than lessee ☐ Contract Purchaser
☐ Other (Describe) _____
- Has any previous application for a conditional use involving this property been made by this Applicant, or by anyone else to this Applicant's knowledge? N/A
If yes, give Case Number(s): _____

I hereby affirm that all the statements and information contained in or filed with this Application are true and correct.

Signature of Attorney

Print Name

Address:

Email:

Phone:

Getahun Almaz 4/11/23
Applicant's Signature

Print Name GETAHUN ALMAZ
2609 BLUERIDGE AVENUE SILVER
Address: SPRING MD 20902

Email: almaz.getahun@gmail.com

Phone: 301-919-6938

INSTRUCTIONS FOR FILING APPLICATION FOR A CONDITIONAL USE

1. Applications for a conditional use are filed with the Montgomery County Planning Department Intake and Regulatory Coordination Division (DIRCD) at 2425 Reedy Drive, Wheaton, MD 20902, (301) 495-4610. The Planning Department reviews the application to ensure that all necessary items have been submitted. The Planning Department publishes a [checklist](#) of all materials required for a conditional use application. If you do not have a computer, you should contact the DIRCD at the phone number given.
2. Applicants must pay a fee to file a conditional use application. The amount of the application fee depends on the use you are applying for. The [fee schedule](#) is on OZAH's website, or you may call OZAH at (240) 777-6660 for the correct fee amount. Twenty-five percent of the filing fee must be paid directly to the Montgomery County Planning Department when the application is submitted for their review. Payment of the remaining 75% of the filing fee must be included with the application when it is filed with OZAH. Checks or money orders for fees paid to the Office of Zoning and Administrative Hearings should be made payable to Montgomery County, Maryland. Cash cannot be accepted. All fees will be requested by DIRCD when they need to be submitted.
3. After the application has been accepted by DIRCD, Applicants must also pay a fee for signs that must be posted on the property. One sign must be posted for every 500 feet of road, open space, or easement frontage. When filing, Applicants must submit a deposit of \$200 per sign. \$100 of the deposit will be refunded if the sign is returned in useable condition after the Hearing Examiner decides the application.
4. Conditional use applications require that an OZAH sign be posted on the property within five (5) days after the application is accepted by the office. Contact OZAH at the preceding number to arrange to pick up the signs.
5. Address correspondence to: Office of Zoning and Administrative Hearings, 100 Maryland Avenue, Room 200, Rockville, Maryland, 20850 (Telephone number: 240-777-6660) or by email at ozah@montgomerycountymd.gov.

SUBMISSION OF REQUIRED NOTICE LIST

The Montgomery County Zoning Ordinance requires that notice of public hearing be mailed to "... to all abutting and confronting property owners; civic, homeowners, and renters associations that are registered with the Planning Board and located within 1/2 mile of the site; any municipality within 1/2 mile; and, if applicable, pre-submittal meeting attendees who request to be a party of record. A condominium's council of unit owners may be notified instead of the owner and residents of each individual condominium."

It is the Applicant's responsibility to submit a list of the names and addresses of all those to whom notice must be sent. The Hearing Examiner may require that notice be sent to additional property owners.

Applicants may find the names and addresses of abutting and confronting property owners, civic, homeowners, and renters association from the Planning Department's [Mailing List Generator](#). You may print the list from the website or fill in the names and addresses below.

If you do not have access to a computer, you may obtain the names and addresses of abutting and confronting property owners by visiting the Maryland State Department of Assessment and Taxation, and to list those persons on the reverse side of this form. The tax office is located at 30 West Gude Drive, Suite 400, Rockville, MD, 20850, Phone: 240-314-4510. You should consult with the Planning Department Intake Division about obtaining the addresses of associations and condominiums.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS FOR MONTGOMERY COUNTY

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS

NAME	ADDRESS (Please add Zip Code)	LOT/PARCEL	BLOCK
1- CONNELLY BLAIR CATHERINE PHELPS JENNIFER ANNE	1- 2603 BLUERIDGE AVE SILVER SPRING MD 20902-2739	- 27/ 0000	- 28
2- YE NING TR	2-2605 BLUERIDGE AVE SILVER SPRING MD 20902-2739	- 16/ 0000	-28
3- RAMIREZ CECILIA ET AL	3- 2607 BLUERIDGE AVE SILVER SPRING MD 20902-2739	- 17/ 0000	- 28
4- MENTON LETA K	4- 2611 BLUERIDGE AVE WHEATON MD 20902	- 19/ 0000	- 28
5- JOHNSON CASEY JOHNSON BIANCA	5- 2613 BLUERIDGE AVE SILVER SPRING MD 20902	- 20/ 0000	- 28
6- VASILESCU ADRIAN	6- 2615 BLUERIDGE AVE SILVER SPRING 20902-2739	- 21/ 0000	- 28
7- FAGNANI RONALD FAGNANI CAROLE M	7- 2617 BLUERIDGE AVE SILVER SPRING 20902	- 22/ 0000	- 28
8- ARGOTI MILTON GEOVANNI	8- 2619 BLUERIDGE AVE SILVER SPRING MD 20902	- 23/ 0000	- 28
9- GOMOCIO EDWIN CERAFFIN ESTANA	9- 2621 BLUERIDGE AVE WHEATON MD 20902	- 24 / 0000	- 28
10- ARGOTI MILTON G	10- 2623 BLUERIDGE AVE SILVER SPRING 20902	- 25 / 0000	- 28
11- BELLOWES EARL D	11- 11501 GALT AVENUE WHEATON MD 20902	- 26 / 0000	- 28
12- SILVERMAN EMILY HUNTER SILVERMAN ABRAHAM	12- 11503 GALT AVE WHEATON MD 20902	- 1/ 0000	- 28
13- SHROYER JAMESON BABO MEGHANN	13- 2618 ELMONT ST SILVER SPRING MD 20902	- 2/ 0000	- 28
14- MONTROLL JOHN A	14- 2616 ELMONT ST SILVER SPRING MD 20902	- 3/ 0000	- 28
15- BORASUMPHANSUK SUNIDA BOONSOM NAMON E	15- 2614 ELMONT ST SILVER SPRING 20902	- 4 / 0000	- 28
16- O'BRIEN ELIZABETH A & RICHARD OGOTI NYACHIRO	16- 2612 ELMONT ST SILVER SPRING 20902	- 5 / 0000	- 28
17- TRINH BINH PHUOC KHA LUOI THI ET AL	17- 2610 ELMONT ST SILVER SPRING MD 20902	- 6/ 0000	-28
18- MEJIA-RAMIREZ JOSE I ET AL	18- 2608 ELMONT ST SILVER SPRING MD 20902	- 7 / 0000	- 28
19 - WRIGHT ROSELLA D WRIGHT DORSELLA J	19- 2606 ELMONT ST WHEATON MD 20902	- 8 / 0000	- 28
20 - MELENDEZ EDUARDO B	20- 2604 ELMONT ST SILVER SPRING MD 20902	- 9 / 0000	- 28
21- RADELAT CARLOS A	21- 2602 ELMONT ST WHEATON MD 20902	- 10 / 0000	-28
22- UPARATANA KUTUGASTOTA	22- 2600 ELMONT ST SILVER SPRING MD 20902	- 11/ 0000	- 28
23- PATHAGAMA WASANTHIE	23- 11504 GRANDVIEW AVE SILVER SPRING 20902	- 12 / 0000	- 28
24- WRIGHT CARL D WRIGHT FLAVIA ELIZABETH	24- 11502 GRANDVIEW AVE SILVER SPRING MD 20902	- 13 / 0000	- 28
25- CLAIRMONT HOMEOWNERS ASSN INC	25- C/O BRIAN D BICHY -7200 WISCONSIN AVE STE 800 BETHESDA MD 20814		-28
26 - CANADA ISRAEL JR VIERA MARIA E	26- 2516 BLUERIDGE AVE WHEATON 20902	- 41 / 0000	- 44
27- WONG JON W LIVING TRUST	27 - 2518 BLUERIDGE AVE SILVER SPRING MD 20902	- 53/ 0000	- 44
28- LIU RICHARD C	28- 2520 BLUERIDGE AVE SILVER SPRING MD 20902	- 54/ 0000	- 44
29 - HARRIS HARRY B	29- 2522 BLUERIDGE AVE WHEATON 20902	- 55/ 0000	- 44
30 - MASEH BERRI	30- 2524 BLUERIDGE AVE SILVER SPRING MD 20902	- 56/ 0000	- 44
31- WALTER SUGANTHI	31- 2600 BLUERIDGE AVE SILVER SPRING MD 20902	- 57/ 0000	- 44
32- PEREZ ANA ALEJANDRA	32- 2602 BLUERIDGE AVE WHEATON MD 20902	- 58 / 0000	- 44
PEREZ MARGARET	33- 2604 BLUERIDGE AVE SILVER SPRING 20902	- 59 / 0000	- 44
33- ACREE SHARI L LVNG TR	34- 2606 BLUERIDGE AVE WHEATON 20902	- 60/ 0000	- 44
34- GALLAGHER WHEATON LLC	35- 2608 BLUERIDGE AVE WHEATON 20902	- 61 / 0000	- 44
35- PERERA PIN-YU	36- 2610 BLUERIDGE AVE SILVER SPRING MD 20902	- 2 / 0000	- 44
36- PELAEZ RUBERTA ET AL	37- 11407 WHEATON HILLS DR SILVER SPRING MD 20902	- 1/ 0000	- 44
37- AMAYA MIRNA E	38 - 11408 WHEATON HILL DR SILVER SPRING MD 20902	- 6/ 0000	-43
38- QUIBIDO JONALEE HENDON JARED MATTHEW	39- 2616 BLUERIDGE AVE SILVER SPRING MD 20902	- 5/ 0000	- 43
39- SPADONI RANDALLS SPADONI LELA	40- 2618 BLUERIDGE AVE SILVER SPRING MD 20902	-4 / 0000	- 43
40 - PEREIRA JOSE C	41- 2620 BLUERIDGE AVE WHEATON MD 20902	- 3 / 0000	- 43
41- BROWN SAMUEL B	42- 2622 BLUERIDGE AVE SILVER SPRING MD 20902	- 2 / 0000	- 43
42- LAMA SONAM C	43- 11405 GALT AVE WHEATON MD 20902	- 1 / 0000	-43
43- METALLINOS JOHN & O			