

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for
MONTGOMERY COUNTY

Mailing Address:
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Temporary Physical Address:
Broome School (First Floor)
751 Twinbrook Parkway
Rockville, Maryland 20851

<http://www.montgomerycountymd.gov/ozah/index.html>
Phone: (240) 777-6660; Fax (240) 777-6665

CASE NO. CU 18-08

APPLICATION OF PRIMROSE SCHOOL

NOTICE OF HEARING AND MOTION TO AMEND APPLICATION

Please take notice that Office of Zoning and Administrative Hearings for Montgomery County, Maryland (OZAH), will hold a public hearing in the First Floor Hearing Room at the Broome School, located at 751 Twinbrook Parkway, Rockville, Maryland 20851, on **Friday, November 22, 2019, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the above-captioned application for Conditional Use, pursuant to Section 59.3.4.4.F of the Zoning Ordinance, to permit a *Day Care Center (over 30 persons)*.

The subject property is Lot 8, Block A of the Derwood Heights Subdivision located at 7430 Needwood Road, Rockville, MD in the RE-1 Zone (Tax Account Number 04-00050664).

On October 16, 2019, the Applicant amended this pending application to comply with comments made by the Montgomery County Planning Department. The amended plans include:

1. Cover Sheet (page CUP-1).
2. Existing Conditions and Demolition Plan (page CUP-2).
3. Existing Conditions and Demolition Plan (page CUP-3).
4. Conditional Use Plan (page CUP-4).
5. Conditional Use Plan (page CUP-5).
6. Grading and Utility Plan (page CUP-6).
7. Grading and Utility Plan (page CUP-7).
8. ESD Stormwater Management Plan (page CUP-8).
9. Landscape Plan (page CUP-9).
10. Landscape Details (page CUP-10).
11. Lighting (4 sheets).

Also included are revised Preliminary Forest Conservation Plan sheets including:

1. Cover Sheet (PFCP-1).
2. Existing Conditions Plan (PFCP-2).
3. Existing Conditions Plan (PFCP-3).

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4. Preliminary Forest Conservation Plan (PFCP-4).
5. Preliminary Forest Conservation Plan (PFCP-5).
6. Notes and Details (PFCP-6).
7. CD containing all plans listed above.

The entire file may be reviewed in the temporary OZAH offices at 751 Twinbrook Parkway, Rockville, Maryland, Monday through Friday, between the hours of 9:00 a.m. and 4:00 p.m., prior to the date of the hearing.

A motion to amend an application requests permission only to revise portions of the application. Granting the motion merely allows the Applicant to make the requested changes to the application, but does not, in any way, approve the application itself. The Hearing Examiner will take the motion to amend the application under consideration for a period of ten days from the date of this notice, until October 28, 2019. Interested parties who object to the motion must do so, in writing, no later than October 28, 2019. If no objection is received by that time, the motion will be considered granted. Additional notification regarding the amendment will be provided only if an objection is received.

Persons or associations that are (1) represented by counsel, (2) intending to appear in organized opposition, **or** (3) intending to introduce expert evidence or testimony must file a pre-hearing statement containing the information required by Rules 3.4 and 3.5 of OZAH's Rules of Procedure (Rules). Filings must include an electronic copy of the statement and all attachments. These Rules may be found on OZAH's website at <http://www.montgomerycountymd.gov/ozah/>. The Applicant must submit its pre-hearing statement at least 30 days before the public hearing. Persons in opposition that are required to file a pre-hearing statement must do so no less than 20 days before the public hearing.

In compliance with Maryland requirements regarding the practice of law, groups or associations must have counsel unless their witnesses are members of the group or association who will offer testimony in narrative form (*i.e.*, there is no need for an attorney to conduct a direct examination).

In addition to all other requirements, any party submitting documentary evidence for the record must file electronic copies of their submissions. Amended electronic copies must also be submitted of any amended documents. Electronic copies must be submitted on external storage media, including Compact Discs or DVDs, in Microsoft WORD format for text documents, and in PDF format for plans, photos and other non-text documents.

Nothing in this notice is intended to limit the rights of individual members of the public to testify during the hearing or to submit pertinent written materials at any time while the record remains open for that purpose. You may submit a signed letter to OZAH, which will be considered by the Hearing Examiner as part of the record but doing so will not automatically make you a party of record. Applicants and members of the public who testify at an OZAH hearing, whether for or against the application, are automatically considered parties of record. A person or organization that does not wish to appear at the OZAH hearing but wishes to be a party of record may request that status in a signed letter to OZAH. *See* OZAH Rule 3.1.

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If you need services to participate in a public hearing, please contact this Office no later than seven (7) days in advance of the public hearing by calling 240-777-6660 (TTY 240-777-7914) or emailing

us at ozah@montgomerycountymd.gov. OZAH cannot guarantee that an interpreter can be made available if notified of the request less than seven (7) days in advance of the public hearing. This document is available in alternative format such as large print upon request, via the same phone numbers and email address

Notices forwarded this 17th day of October, 2019, to:

Matthew Taylor, Applicant

Jody S. Kline, Esq., Applicant's Counsel

Srikanth and Himabindu Mandava, Property Owners

William J. Chen, Esq.

Charles Frederick, Esquire, Associate County Attorney

Hadi Mansouri, Acting Director, Department of Permitting Services

Greg Nichols, Manager, SPES at DPS

Elsabett Tesfaye, Planning Department

Michael Coveyou, Acting Director, Finance Department

Washington Suburban Sanitary Commission

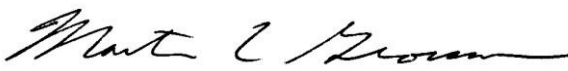
Abutting and Confronting Property Owners

(or a condominium's council of unit owners or renters, if applicable)

Civic, Renters' and Homeowners' Associations within a half mile of the site

Any Municipality within a half mile of the site

Office of Zoning and Administrative Hearings

by: 

Martin L. Grossman, Director
Hearing Examiner