

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY, MARYLAND

100 Maryland Avenue, Room 200
Rockville, Maryland, 20850

(240) 777-6660
Office Of Zoning And
Administrative Hearings
{Form Revised 10-7-14}

OZAH No. CU- 20-03
Date Certified Complete 2/25/2020
Date Filed 3/10/2020
Hearing Date 7/6/2020
Time 9:30

APPLICATION FOR CONDITIONAL USE (OTHER THAN AN ACCESSORY APARTMENT)

(Please note instructions on reverse side. Application cannot be processed unless all information is submitted)

Application is hereby made for a Conditional Use under the Zoning Ordinance for the Montgomery-Washington Regional District in Montgomery County, Maryland (Chap. 59, Mont. Co. Code 2014) as follows:

Applicant(s) Raminder Kaur

Property to be used: Lot 17 Block D Subdivision 0003

Street Address: 501 Silver Spring Ave. City Silver Spring State MD Zip 20910

Zone Classification Residential P-60 Tax Account No. 02977061

Proposed Use Daycare - Large family Child Care home

If this Application is for a Day Care Facility, specify the number of children to be cared for 12

Zoning Ordinance subsection providing for proposed use: Section 59-3-
(in accordance with Section 59-7.3.1)

JAN 21 2020

Owner of property: Name Gurdarshan Singh + Raminder Kaur

Address 501 Silver Spring Ave. Silver Spring MD 20910

Applicant's present legal interest in above property: (check one)

- Owner (including joint ownership) Lessee Tenant other than lessee Contract Purchaser
 Other (Describe) _____

Has any previous application for a special exception or conditional use involving this property been made by this Applicant, or by anyone else to this Applicant's knowledge? NO

If so, give Case Number(s): _____

I have read the instructions on the reverse side of this form, and am filing herewith all of the required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this Application are true and correct.

Signature of Attorney - (Please print next to signature)

Raminder Kaur Raminder Kaur
Signature of Applicant(s) - (Please print next to signature)

Address of Attorney

501 Silver Spring Ave. Silver Spring MD 20910
Address of Applicant(s)

Telephone Number

Email Address

301-588-7378
Home Telephone Number

716-796-9397
Work Telephone Number

Conditional Use Annual Billing Information (Please Print) Exhibit No. 1
OZAH Case No: CU 20-03
Name: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Telephone Number: _____ Email Address: _____

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS

CONDITIONAL USE # Cu 20-03

POSTING OF SIGNS

SECTION 59.7.5.1 STATES SIGNS SHOULD BE POSTED IN ACCORDANCE WITH THE NOTICE REQUIREMENTS IN SECTION 59-7.5.2.C "APPLICATION SIGN"

- (a) Within 5 days after the filing of an application for a conditional use, the applicant must erect a sign, furnished by the Office of Zoning and Administrative Hearings (OZAH), on the subject property within 10 feet of the boundary line of each public road which abuts the property and, if no public road abuts the property, then facing in a manner most readily visible to the public. If the land does not abut a public road, then in addition to a sign placed on the property, a sign must be placed within 10 feet of the right-of-way of the nearest most traveled public road. However, if the owner of the property abutting the nearest most traveled public road does not permit the posting of the sign, and the applicant files an affidavit stating that fact, then a sign must be posted as OZAH directs.

- (b) The sign must be erected so that the bottom of the sign is at least 2-1/2 feet from the ground. The sign must be of such material and color or colors as OZAH specifies, with the height and width of not less than 2 and 3 feet respectively.

ACCEPTED BY:

DATE:

Reminder Kaur
Print Name

3/10/2020

[Signature]
Signature

CONSENT BY CO-OWNER FOR CONDITIONAL USE APPLICATION

As co-owner of the property located at 501 Silver Spring Avenue, Silver Spring, Maryland 20866, I hereby consent to the Application for Conditional Use (CU 20-) filed by , to operate a Group Day Care, under Zoning Ordinance Section 59.3.4.4.D, and agrees to be bound by all conditions of the approval.

OWNER'S SIGNATURE: Gurdarshan Singh

OWNER'S NAME PRINTED: GURDARSHAN SINGH

Date: 03/05/2020

Search Result for MONTGOMERY COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 02977061

Owner Information

Owner Name:	SINGH GURDARSHAN & RAMINDER KAUR	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	501 SILVER SPRING AVE SILVER SPRING MD 20910-4645	Deed Reference:	/15933/ 00096

Location & Structure Information

Premises Address:	501 SILVER SPRING AVE SILVER SPRING 20910-0000	Legal Description:	BLAIR-TAKOMA SEC 2
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	18647
JN43	0000	0000	13050003.16	0003	2	D	17	2019	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1997	1,872 SF	650 SF	8,127 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/	4	3 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2019	07/01/2020
Land:	348,400	348,400		
Improvements	268,100	347,100		
Total:	616,500	695,500	642,833	669,167
Preferential Land:	0			0

Transfer Information

Seller: ISSA E GHOULL	Date: 06/11/1998	Price: \$199,000
Type: ARMS LENGTH IMPROVED	Deed1: /15933/ 00096	Deed2:
Seller: MOHAMMED I EL-GHOUL	Date: 08/11/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15078/ 00462	Deed2:
Seller: CHRIS N FOTOS	Date: 02/21/1997	Price: \$11,667
Type: ARMS LENGTH IMPROVED	Deed1: /14702/ 00236	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2019	07/01/2020
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Exhibit No. 5
OZAH Referral No: CU 20-03

Association Name	Position
Bonaire Homes Assn.	President
East County Citizens Advisory Board	
East Silver Spring Citizens Assn.	Chair, Land Use & Zoning
East Silver Spring Citizens Assn.	President
Friends of Sligo Creek	President Board of Directors
Friends of Sligo Creek	Advocacy Coordinator Board of Directors
Friends of Sligo Creek	Chair Natural History
Hartford-Thayer Condo.	
Montgomery County Civic Federation	President
Montgomery County Renters Alliance Inc.	Chair
Montgomery County Renters Alliance Inc.	Director
Montgomery County Taxpayers League	President
Montgomery Preservation, Inc.	Director
Northern Montgomery County Alliance	Chair
Park Hills Civic Assn.	President
Presidents Council of Silver Spring CA	President
Seven Oaks-Evanswood Citizens Assn.	President
Sierra Club - Montgomery County Group	Treasurer
Silver Spring Historical Society	
Sligo-Branview Community Assn.	President
Sligo Creek Pky Kennebec Flower Maplewd	Contact
Sligo Creek Pky Kennebec Flower Maplewd	Contact
Sligo Park Hills Citizens Assn.	Co-President
Sligo Park Hills Citizens Assn.	Treasurer
Takoma Park Community Center	Mayor
Takoma Park Community Center	Planner
Takoma Park Community Center	Community Development Coordinator
Top of the Park Condo	
Top of the Park Condo.	TOP Borad of Directors
Top of The Park Condo.	Barkan Management
Washington Metro Area Transit Authority	Managing Director Offc of Planning

Office Of Zoning And
Administrative Hearings

FEB 25 2020

Name**Address 1**

Melinda Wilkins

P.O. Box 1041

Karen Roper

3300 Briggs Chaney Road

Megan Moriarty

7911 Chicago Avenue

Corine Stephens

8215 Schrider Street Apt 4

Kit Gage

P O Box 11572

Laura Mol

Office Of Zoning And
Administrative Hearings

Bailey Condrey

500 Thayer Avenue

Hermoine Freeman

10205 Parkwod Driver

FEB 25 2020

Matthew Losak

1001 Spring Street #316

Joan Fidler

7400 Pyle Road

Judith Christensen

6 Walker Avenue

Julius Cinque

22300 Slidell Road

Alan Bowser

409 Deerfield Avenue

Andrew Kleine

9417 Worth Avenue

Michael Bufalini

410 Hamilton Avenue

Jennifer Rossmere

P O Box 4024

Jerry McCoy

800 Thayer Avenue

Becky Lavash

112 East Schuyler Road

Abdul Muhammed

8002 Maple Avenue

Frank Demarais

8006 Maple Avenue

Anne McHenry

8003 Piney Branch Road

Dave Gross

132 Hilltop Road

Bruce Williams

7500 Maple Avenue

Erkin Ozberk

7500 Maple Avenue

Rosalind Grigsby

7500 Maple Avenue

Ann Daly

8502 Bradford Road

Susan Pologruto

Tammy Groth/TOP

8608 Bradford Road

Shyam Kannan

600 Fifth Street NW

Night Phone

Fax

Office Of Zoning And
Administrative Hearings

FEB 25 2020

301-562-0562

Email

Eastco.citizen@Montgomerycountymd.gov
karroper@aol.com
esscaprez@gmail.com
president@fosc.org
advocacy@fosc.org
lauramolmail@gmail.com

blcon350@verizon.net
fifi803@aol.com
mattlosak@rentersallinace.org
president@mctaxpayersleague.org
mpi@montgomerypreservation.org

alan.bowser@gmail.com
awkleine@aol.com
soeca.board@gmail.com
jayrossmere@gmail.com
sshistory@yahoo.com
rlavash@gmail.com; presidentsbca@gmail.com
mmacdorman@gmail.com
fdemarais@starpower.net
sphcitizensassoc@gmail.com
dgross@cap.org
suzannel@takomagov.org
erkino@takomagov.org
rosalindg@takomaparkmd.gov
dalyann9@gmail.com
board@top-condos.net
toponsiteoffice@gmail.com
skannan@wmata.com

Association URL

www.eastsilverspring.org

www.fosc.org

www.fosc.org

www.fosc.org

www.rentersalliance.org

www.rentersalliance.org

www.mctaxpayersleague.org

www.soeca.org

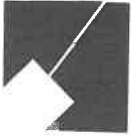
<http://silverspringhistory.homestead.com/>

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS FOR MONTGOMERY COUNTY

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
 (Please see Information on reverse side)

FEB 25 2020

NAME	ADDRESS (Please add Zip Code)	LOT/PARCEL	BLOCK
1) Tadesse Ameha + Tigist Seleshi	502 Silver Spring Ave. Silver Spring, MD 20910	17 / 0000	B
2) Bolleddu Jacob et al	503 Silver Spring Ave. Silver Spring, MD 20910	16 / 0000	D
3) Hongladarom Samrat + P	504 Silver Spring Ave Silver Spring, MD 20910	P14 / 0000	B
4) Nwachukwu Gertrude O	505 Silver Spring Ave Silver Spring, MD 20910	15 / 0000	D
5) Twomey Thomas A	506 Silver Spring Ave. Silver Spring, MD 20910	16 / 0000	B
6) Blighton Lisa M	8119 Hartford Ave. Silver Spring, MD 20910	18 / 0000	4
7) Jimenez, Malu Munoz-Jimenez, Carlos	8148 Hartford Ave. Silver Spring, MD 20910	34 / 0000	B
8) Montgomery Towers LLC C/O F Emmet Real Estate Inc.	8609 2nd Ave. Ste 502 Silver Spring, MD 20910		



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CLEAR FORM

02/21/2020

Office Of Zoning And
Administrative Hearings

FEB 25 2020

TO: Sara Behanna
Administrative Specialist II
Office of Zoning and Administrative Hearings
Montgomery County Government
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

FROM: Aaron Savage
Planner
Development Applications and Regulatory Coordination
Montgomery Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910
aaron.savage@montgomeryplanning.org
(301) 495-4619

Please find a complete application for a Group Day Care.

Exhibit No. 2
OZAH Case No: CU 20-03

Thank you,

Aaron Savage

Montgomery County Planning Department

Conditional Use Checklist

Office Of Zoning And
Administrative Hearings

Applicant Information:

Raminder Kaur - Vibrantots Daycare
501 Silver Spring Avenue. Silver Spring, MD
20910

Conditional Use: 3.4.4.D Group Daycare
12 Children

FEB 25 2020

Item	Description	I	S ¹
Application	<p>Completed application includes:</p> <ul style="list-style-type: none"> -Name and address of applicant², -Proposed Use, -Address, Lot & Block or Parcel No., -Size of property & the present zoning, -Applicant's Legal Interest <p>Source: http://www.montgomerycountymd.gov/OZAH</p>	AS	
Statement of the Case	<p>A statement of how the proposed development satisfies the criteria to grant the application, which includes:</p> <ul style="list-style-type: none"> -How the general and specific use standards and Necessary Findings will be met; spelled out in Section 7.3.1.E and Articles 59-3 and 6 of the new Zoning Ordinance, -Reference and showing consistency with the applicable Master Plan, -An explanation of how the proposed development is consistent with the requirements of any other approvals affecting the property³ <p>The Applicant's statement should also contain a summary of what the applicant expects to prove⁴, including the names of applicant's witnesses, summaries of the testimonies of expert witnesses, and the estimated time required for presentation of the applicant's case.</p> <p>Source: http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:montgomeryco_md_mc</p>	AS	
Certified Copy of Zoning Map	<p>Showing the area within at least 1,000 ft. surrounding the subject property. Needs certification stamp and property highlighted.</p> <p>Source: MNCPPC Information Counter</p>	AS	
List of Owners of adjoining and confronting properties	<p>Applicant should list owner names and addresses of adjoining and confronting properties as listed in the records of the Maryland State Department of Assessments and Taxation. If an adjoining or confronting property is a condominium, the applicant must provide the name and address of the Council of Unit Owners.</p> <p>Source: http://sdat.resiusa.org/RealProperty/Pages/default.aspx</p>	AS	
Civic and homeowners associations	<p>A list of any civic and homeowners associations within a 1/2 mile of the subject site.</p> <p>Source: http://www.montgomeryplanning.org/gis/interactive/hoaca.shtm</p>	AS	
Traffic Statement or Study	<p>Traffic Statement or Traffic Study for the proposed use indicating the number of weekday trips during peak hours (6:30-9:30 AM) and (4:00-7:00 PM). Statement should include:</p> <ul style="list-style-type: none"> -Project planning area and policy area, -Current trip generated by current use, -Proposed use and proposed net change in trip. <p>If proposed use will generate a significant number of weekday trips during peak hours, a Traffic Study Scope form may be necessary.</p> <p>Source: To read more visit http://www.montgomeryplanning.org/transportation/</p>	AS	

¹ I= Intake check S=Staff check

² If the applicant is not the owner, there must be verification of authorization documents to support application.

³ Reference to existing approved cases should include zoning number, brief narrative, date of approval, and whether the use is operational or abandoned; if operational, how application will satisfy previous approvals and applicable requirements on property.

⁴ This summary cannot simply state the applicant will prove their case at the time of the hearing. The applicant needs to provide written justification as to how the proposed application meets the zone requirements and findings thereof.

Existing features	<p>A map showing:</p> <ul style="list-style-type: none"> -existing buildings and/or structures, including dimensions -sidewalks, driveways, pathways, and/or circulation routes & -significant natural features, historic resources & -zoning and legal descriptions on the proposed development site and within 500 ft of the perimeter boundary. <p>All information on plan should be to scale and include scale.</p>	AS
Utility Plans	Existing and proposed dry and wet utility plan if changes to these facilities are proposed.	AS
Description of Operational Features	A written description of operational features of the proposed use, including hours of operation, number of anticipated employees, occupants and clientele, equipment involved and any special conditions or limits which the applicant proposes.	AS
Exterior Changes (if proposed)	<p>Plan depicting:</p> <ul style="list-style-type: none"> -Footprints, ground-floor layout, and heights of all buildings and structures; -Required open spaces and recreational amenities; -Layout of all sidewalks, trails, paths, roadways, parking, loading, and bicycle storage areas; -Rough grading; -Landscaping and lighting; -Supplementary documentation showing or describing how the application satisfies previous approvals and applicable requirements. <p>Plans completed by a licensed professional should be signed and certified.</p>	AS
Plans	<ul style="list-style-type: none"> -Approved NRI/FSD if required under Forest Conservation Law, Chapter 22-A; -Filed Forest Conservation Plan if required under Chapter 22-A, or an approved preliminary forest conservation plan; -Storm-water Management Concept or Water Quality Plan application if required under Chapter 19 (Flag: Patuxent or Hawlings PMA). <p>If applicable, applicants may be exempt from Chapter 22-A, in which case applicants need to obtain approval of an exemption from submitting a Forest Conservation plan prior to submitting an application. Source: http://www.montgomeryplanning.org/development/forms/Forest_Conservation_Exemption_Exception_for_Conditional_Uses.pdf</p>	AS
Construction Phasing	<p>2 pages</p> <p>Construction schedule detailing any construction phasing for the</p>	AS
Specific Case: Telecommunication Tower		AS
Specific Case: Day Care Facility		AS
Specific Case: Accessory Apartment		AS
Additional Exhibits		AS
Hard Copies		AS

Office of Zoning and Administrative Hearings

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Applicants provide: Department. The Intake review determines if the application is complete, and the staff of the Planning Department review the merits of the case. Once the application is accepted, the review process can begin; furthering the cooperation and efforts between the applicant, Planning Staff, and the Hearing Examiner to come to a conclusion regarding the proposed use.

Case Statement

Office Of Zoning And
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I, Raminder Kaur, am a resident childcare provider and the owner of Vibrantots Daycare, a licensed family childcare business located in a single-family detached home at 501 Silver Spring Ave. Silver Spring, MD 20910. My Additional Adult is Manpreet Sodhi who is the Director of this daycare. We have operated our licensed family childcare since September 2003. We are open Monday through Friday from 7:30 am to 6:00 pm. We have the capacity for eight children whose ages range from 18 months through 5 years old. The childcare is currently operated on the bottom level of the home, in the basement. There is a large space, in which we have areas for children to be able to have story time, playtime, lunch and nap. There is also an attached bathroom for easy access for the kids and teachers.

With the growing demand for high-quality early childhood educational day care programs in our immediate area, Vibrantots Daycare would like to expand its capacity to serve more families, or the needs of our existing families. We have received requests and support for increasing our capacity. We have a waitlist with ten families awaiting a response. We continually receive calls and emails from parents requesting for childcare in the area, in addition to inquiries based on recommendations from our current clients who recognize the high-quality educational program that we offer.

It is often difficult for parents to find a place, which offers not just a place to watch their child(ren), but also a high-quality educational program. As most parents strive to find a loving and caring program for their children, we as a small daycare center hold our mission to serve our community with the best possible childcare. This conditional use request is to expand the existing daycare to a total of 12 children, which would allow us to be able to open our doors to other families in need. Because the property is located at R-60 zone, a conditional use permit for the expansion is required and base on the **Articles 59 Section 3.4.4**, we hope to get the approval for the Conditional use.

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About Vibrantots Daycare and Educational Program

We have been a licensed daycare center for the past 15 years, we are happy to be a part of the Maryland Excels program, and a friendly part of our community. Our main objective is to support and encourage the process of development and learning from age 18 months to 5 years old. Vibrantots believes children should be given the chance to grow and develop on their own terms and in their own little ways. With proper adult supervision and guidance children thrive in a safe and healthy environment. We have dedicated ourselves in promoting healthy physical, developmental and cognitive skills. When parents are looking for early learning and child care programs they hope to find someone they can trust. We will continue in our efforts to ensure and continuously improve our services to meet the needs of the children and families we service. At Vibrantots we believe that we all share a responsibility to support and nurture children and our own natural desires to be lifelong learners. We put our learning and ourselves on the same level as the child's and commit to our own professional development and personal growth. We learn alongside the children and their families and embrace the opportunity to learn and grow each day.

Mission

The purpose of Vibrantots is to provide and promote licensed, high quality, affordable, safe, friendly and accessible early learning and childcare program to meet the needs of children and families in our community.

VISION

Vibrantots exists to provide a safe, developmentally, inclusive environment for toddlers and preschoolers. Our focus is to provide a stimulating early learning and childcare experience, which promotes each child's social/emotional, physical and cognitive development. Our goal is to support and nurture the children's and our own natural desire to be life-long learners. We are committed to the families we serve, providing support and encouragement.

PHILOSOPHY

We believe that children are competent, capable of complex thinking, curious and rich in potential. We are committed to the "emergent curriculum" approach to program planning, in which activities "emerge" based on ideas and interests from both children and staff. We believe play is integral to children's learning and essential to quality of life in childhood. Exploration and play are a child's primary way of understanding the world. Children are agents of their own learning, actively building knowledge, skills, dispositions, and feelings. We are committed to fostering each child's self-esteem, well being and growing need for independence. All aspects of their development and learning are interrelated and interdependent.

Our Daily Schedule

At Vibrantots, we understand the necessity of providing children with a routine and schedule, and also understand that everyday will be different and guided by our children and their interests!

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Vibrantots Daycare Schedule

FEB 25 2020

- 7am-8am: Greetings/ Breakfast
- 8am-9:20am: Free Play(Small groups and individual activities)
- 9:20am-10am Group Time
Calendar review, story time, group games, food tasting, nursery songs, and dance (everyday will be a different activity, food tasting will be every Thursday)
- 10am-10:20am: Snack
- 10:20am-11am: Arts and Crafts
- 11am-11:45am :Outdoor Play Time
- 11:45am-12pm: Bathroom Break, Hand wash, and Lunch
- 12pm-12:45: Lunch
- 12:45pm-1pm: Cleanup and Get ready for naptime.
- 1pm-3pm: Naptime
- 3pm-3:20pm: Group Snacks
- 3:20pm-4pm: Activity Centers
- 4pm-4:30: Fine Motor Skills
Puzzles, pre-writing activities, sensory table, water play, and other activities to work on fine (small) muscles, as well as work on literacy, math and science.
- 4:30pm-5:00pm: Circle Time
- 5pm-6:00pm: Free Play(small groups and individual activities) and Goodbye Hugs!

Traffic Statement

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According to the Section 7.3.1.E of the new Zoning Ordinance, we at Vibrantots have a planned and scheduled drop-off and pick-up of children in order to assure there is little impact on traffic, parking and noise from our facility and to avoid any nuisance to adjacent properties. The Conditional Use is consistent with the residential character of the neighborhood and follows *the Area Master Plan of Silver Spring Requirements*. There is no intention of altering the existing residence, since the expanded program can be accommodated within the existing space.

Vibrantots Daycare is located on Silver Spring Ave. There are no bus stops in front of the daycare. The nearest Bus stop is on Sligo Ave., which is the street parallel to Silver Spring Ave. The nearest School to the daycare is East Silver Spring Elementary School. There is no overlap between our drop-off and pick-up times and the hours of school traffic (from 8:00-8:30 am and 3-3:30 pm), as shown below.

Vibrantots Daycare Drop-off Schedule

7:00 am – Owner Clocks in
7:30 am- Director clocks in
7:30 am – Child 1, 2 and 3 drop off
8:30 am – Child 4, 5 and 6 drop off
9:00 am – Child 7, and 8 drop off

NOTE: *owner lives at the property so will be at home all the time. The owners husband who also lives in the house, leaves for work at 10:30am. Owner's husband parks their car in their two-car garage. The director uses the garage to park car her car as well.*

Pick-Up Schedule

4:15 pm – Child 1 and 2 are picked up
4:30 pm – Child 3 and 4 are picked up
5:00 pm – Child 4, 5 and 6 are picked up
5:30 pm – Child 7 and 8 picked up
6:00 pm –owner and director clock out

If we are permitted to have attendance of 12 children, the additional four children will be accommodated within the existing schedule so that no more than three families will be at the center at one time.

Proposed Drop-Off AND Pick-Up Schedule

If we are approved for twelve children, my part-time employee (Director) will become full-time and we will hire a teachers Aid. Our daily schedule will continue to be from 7:00 am to 6:00 pm.

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Drop-Off at the center

7:00 am- Owner Clocks in

7:00 am – Director Clocks in

7:00 am to 7:30 am -3 children dropped off

7:30 am – 8:15 am -3 children dropped off

8:30 am – 9:00 am -3 children dropped off

9:00 am –9:30 am -3 Children dropped off

NOTE: Owner will be at home and will not use a parking spot. Owner's husband uses the garage to park his car and the director will use garage upon arrival as well.

Pick-ups

4:00 pm – 3 children picked up

4:30 pm – 3 children picked up

5:00 pm – 3 children picked up

5:30 pm – 6:00 pm 3 children picked up

6:00 pm – owner director clock out

TRANSPORTATION STATEMENT FOR DAY CARE APPLICATIONS

FEB 25 2020

Include the number of children and staff that will arrive during each 15-minute interval for the proposed day care use.

Morning Peak Period Drop-Off and Staff Arrivals (6:30am-9:30am)		
Time	Number of Children (car or walk)	Number of Staff (car, bus, or walk)
6:30-6:45 am		1 staff member in home
6:45-7:00 am	1	1 Arrives by bus
7:00-7:15 am	1	
7:15-7:30 am	1	
7:30-7:45 am	1	
7:45-8:00am	1	
8:00-8:15am	1	
8:15-8:30 am	1	
8:30-8:45 am	1	
8:45-9:00 am	1	
9:00-9:15 am	2	
9:15-9:30 am	1	
Total	12	2

PARKING STATEMENT

Parking requirements for the current program and the proposed program expansion are based on the requirements of **Article 59.6 Section 6.2.3** of the New Zoning Ordinance. Please see Calculation of Required Parking and Section 6.2.4 Parking Requirements (Table). As this is a home-based (residential) family child care program, the parking calculation is developed from the sum of two components: Residential (residents of Single-Unit Household Living use) and Civic/Institutional (Family Daycare Use). Since the program exists in Residential (R-60) Zone, the following calculation is made:

Single Unit Living Dwelling Unit	2.0 Parking Spaces Required
Family Daycare	1.0 Parking Spaces Required
Total	3.0 Parking Spaces Required

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In our current program parents are using three parking spaces:

- Two parking space in the driveway (Space for 2 cars)
- One on-street parking space on Silver Spring Ave.

Under the proposed expansion, Vibrantots Daycare will make use of five parking spaces

On-site parking- Two cars parallel to one another

On- Street parking- Three Street parking on Silver Spring Ave.

Description of Operational Features

If proposed expansion plan is approved, the director of the center will act as an additional teacher in the classroom. We will use the current daycare space as is, and no other changes in regards to new construction will be necessary.

Zone Classification

The residence is zoned R-60

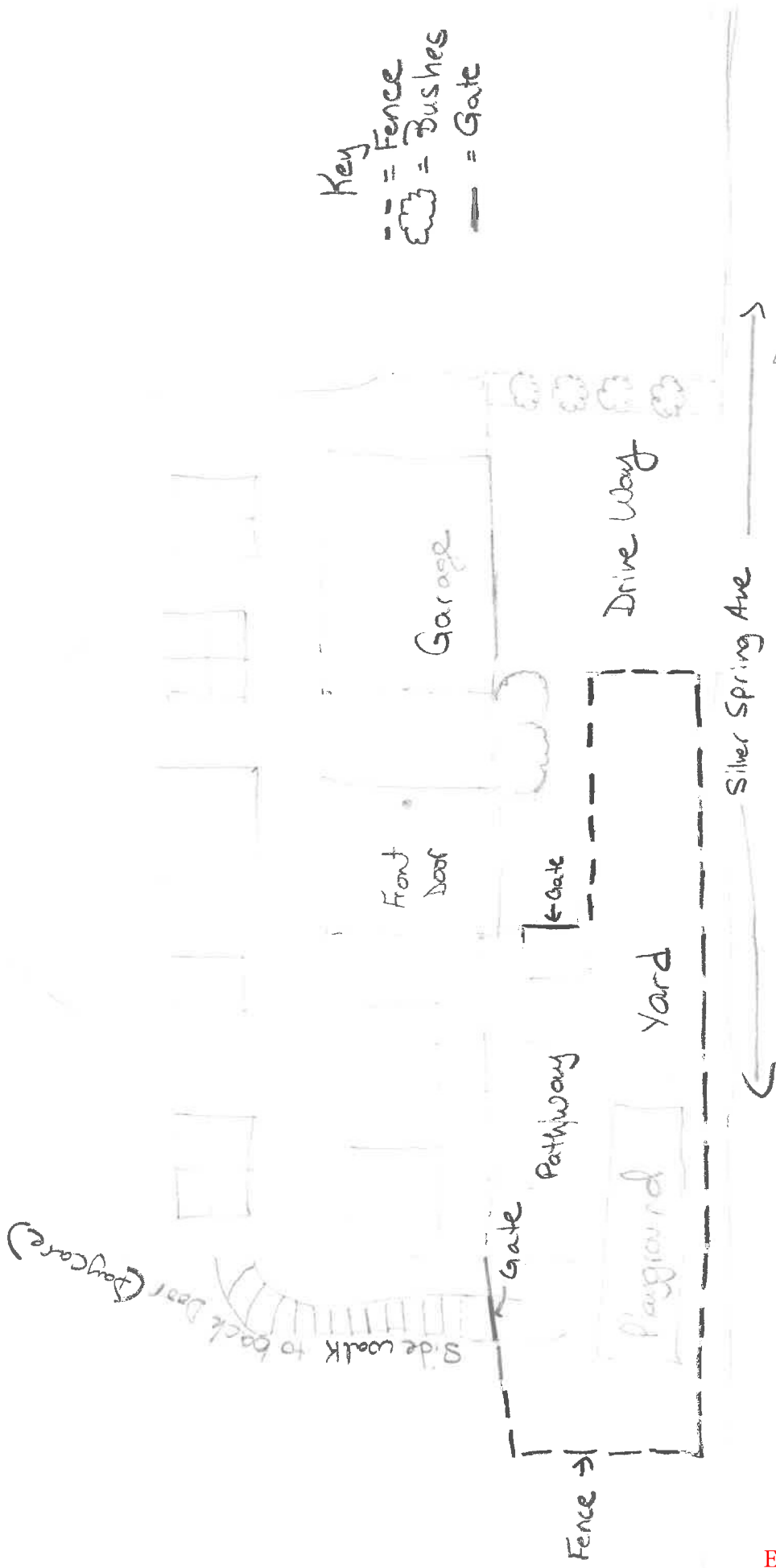
Office Of Zoning And
Administrative Hearings

FEB 25 2020

Zoning Ordinance

59-3-4.4.D

Key
 --- = Fence
 ☁ = Bushes
 — = Gate



Office Of Zoning And Administrative Hearings

FEB 25 2020

Silver Spring Ave

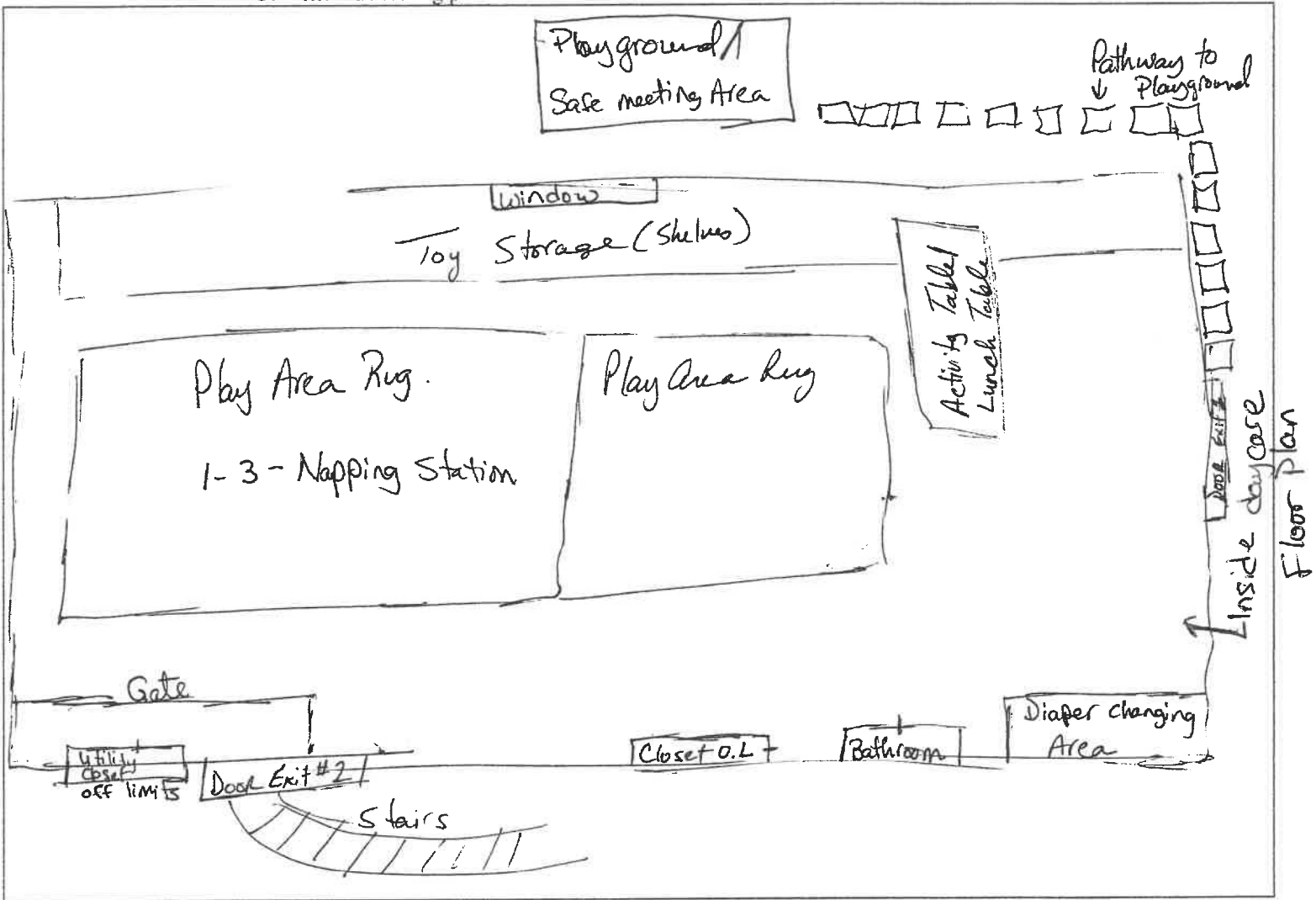
← Hartford St →

← Hartford St →

EMERGENCY ESCAPE PLAN

INSTRUCTIONS:

1. Draw a simple diagram of your entire home in the space below.
2. Name each area and room used for child care.
3. Show the use of each area (such as napping, eating, playing, off-limits, etc.).
4. Show two exits from each area (such as window or door).
5. Show a meeting place.



Emergency Escape Plan For:

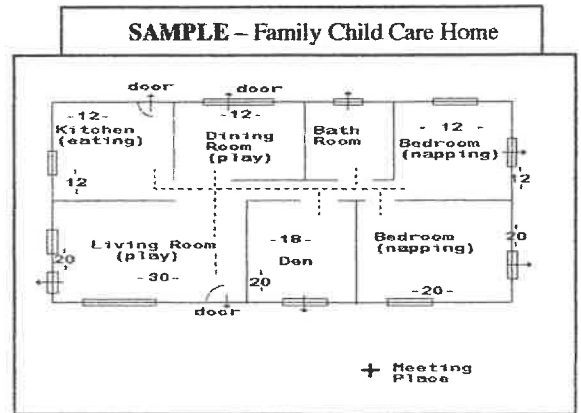
Name: Raminder Kaur

Address: 501 Silver Spring Ave

Silver Spring MD 20910

Telephone Number: 716-796-9397

POST THIS PLAN IN THE CHILD CARE AREA.



Development Applications and Regulatory Coordination

Effective 9/30/2013

M-NCPPC • 8787 Georgia Avenue, Silver Spring, MD 20910 • 301-495-4550, fax: 301-495-1306

APPLICATION

Forest Conservation Law Applicability for Special Exceptions

PROPERTY LOCATION

Street Address: 501 Silver Spring Ave. Silver Spring MD 20910

Subdivision: 0003 Parcel(s) # 0000 Lot #(s): 17 Block(s): D

Property Tax Identification Number: 82-2661947

Applicant (Owner or Contract Purchaser):

Name: Raminder Kaur
Street Address: 501 Silver Spring Ave.
City: Silver Spring MD Zip Code: 20910
Phone No. (410) 796-9397 Fax No.

Total Area of Property: 8.127 acres square feet

APPLICANT ATTESTS THAT THE FOLLOWING STATEMENTS APPLY TO THE SUBJECT SPECIAL EXCEPTION APPLICATION

- Applicant attests that the following statements apply to the subject special exception:
- The application does not propose any clearing or grading activities on or near the special exception site.
OR, all of the following:
- The application applies to a property of less than 40,000 square feet.
- The property is not subject to a previously approved Forest Conservation Plan.
- The special exception proposal will not impact any champion tree as defined by the Montgomery County Forestry Board.

Signature of applicant (Owner or Contract Purchaser): Raminder Kaur

Signature: Raminder Kaur Date: 12/31/19

FOR STAFF USE ONLY

M-NCPPC acknowledges that the special exception for the above property:

- [X] is not subject to the Forest Conservation Law as defined in Chapter 22A of the Montgomery County Code
[X] is exempt from the Forest Conservation Plan requirements under Section 22A-5 (q)(1) of the Forest Conservation Law

Signature of M-NCPPC Environmental Planning staff reviewer:

Exhibit 16
OZAH Case No: CU 20-03

Signature: [Handwritten Signature] Date: 2/21/20

Office Of Zoning And
Administrative Hearings

February 5, 2022

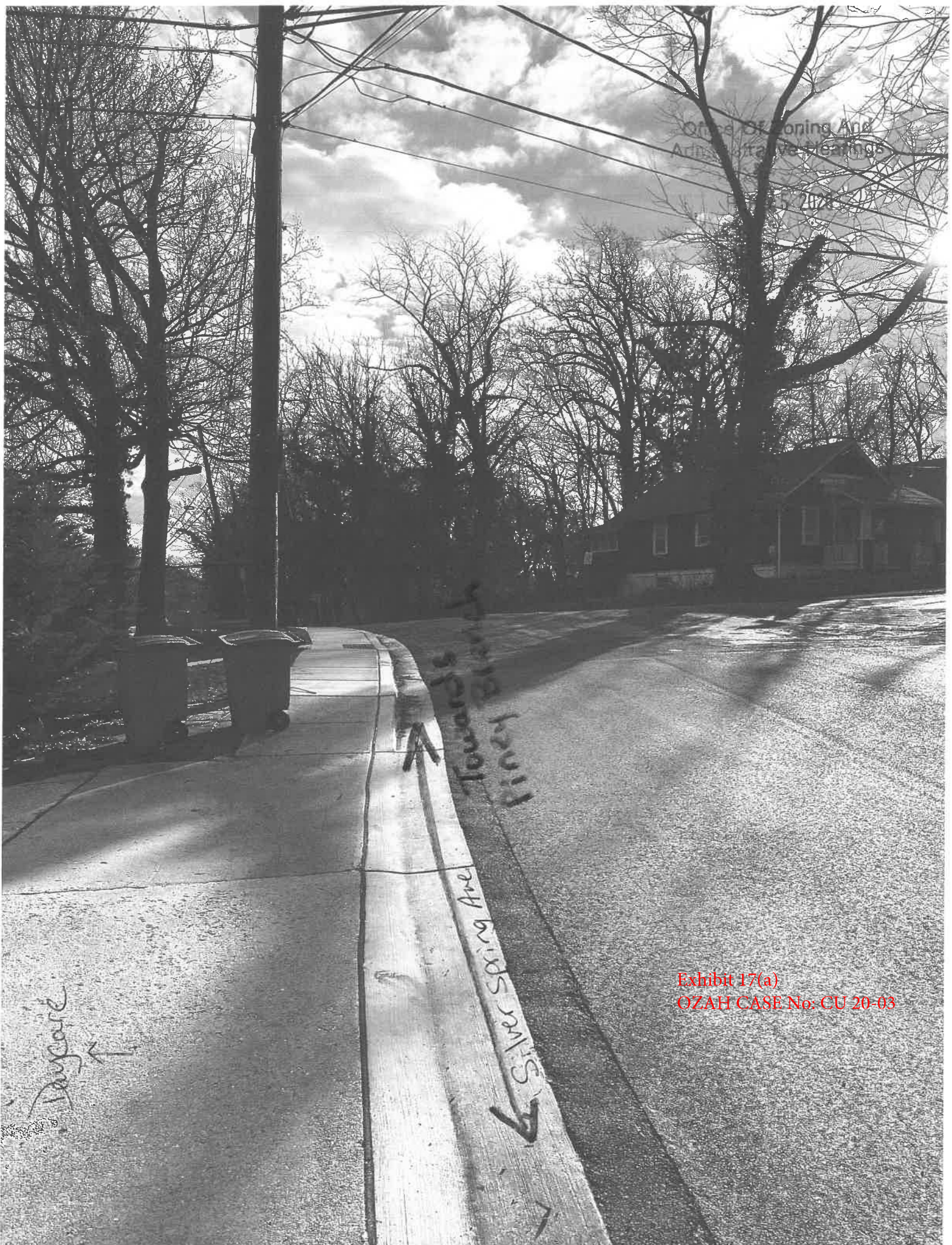


Exhibit 17(a)
OZAH CASE No. CU 20-03

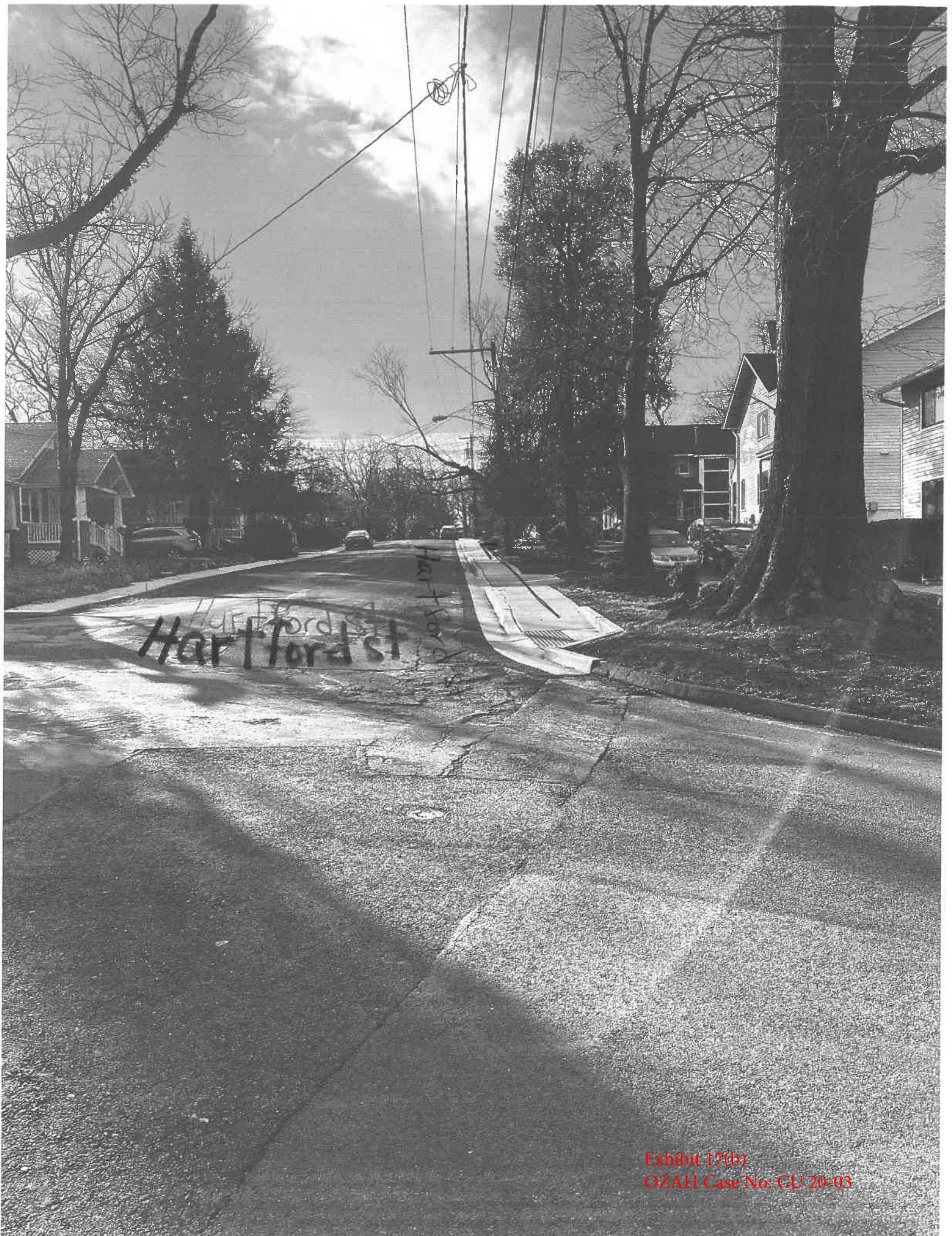
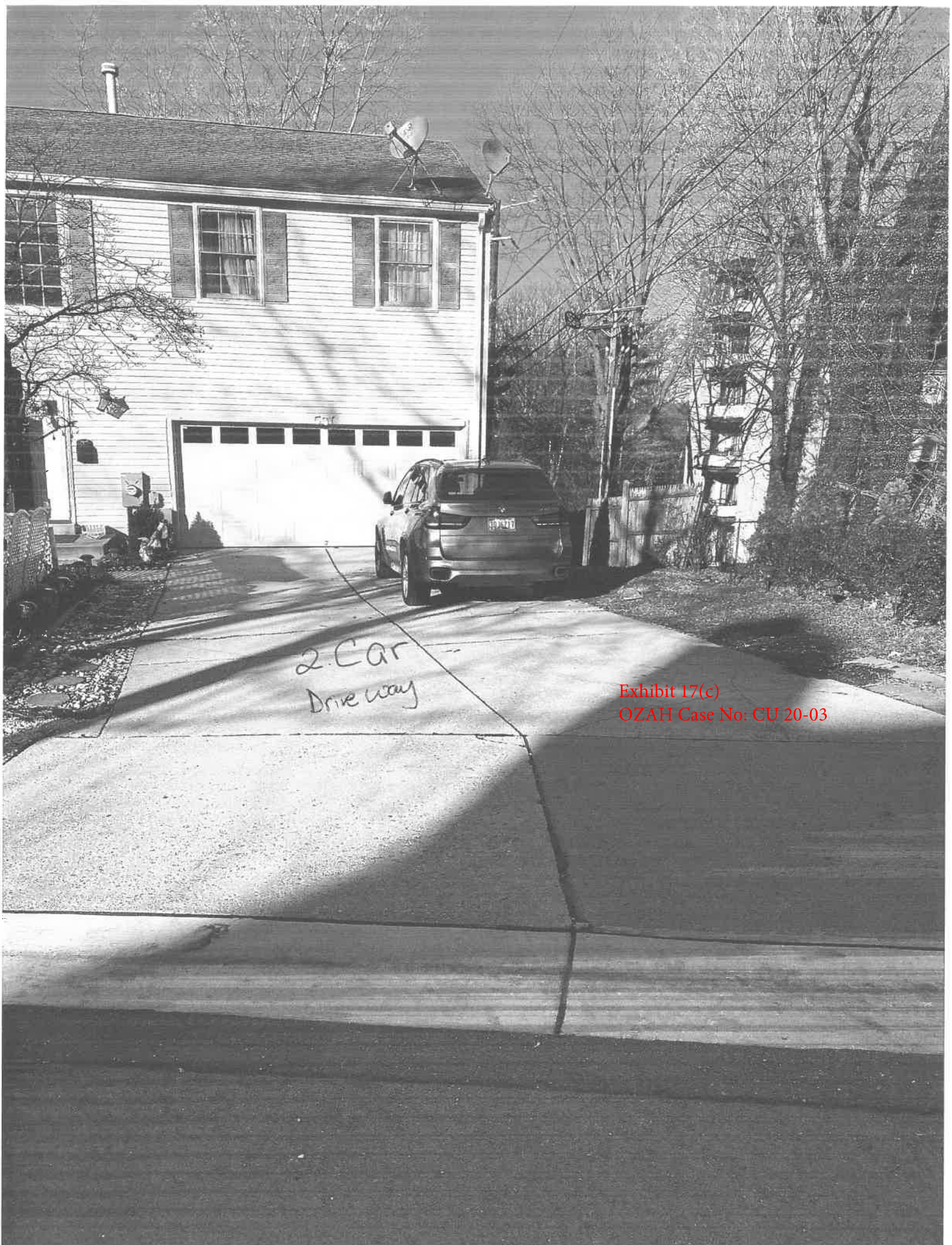


Exhibit 17(b)
OZAH Case No. CU 20-03



2 Car
Drive way

Exhibit 17(c)
OZAH Case No: CU 20-03



ng And
earings
020

Gate/stairs leading
to daycare entrance

Exhibit 17(d)
GZAH Case No. CU 20-03



Playground

Completely Fenced Yard

Gate



Exhibit 17(D)
OZAH Case No: CU 20-03



Manpreet Kaur <punjabigirl82@gmail.com>

Jan Receipt

Office Of Zoning And
Administrative Hearings

Kate Davidoff <kate.m.davidoff@gmail.com>
To: Rosy Sodhi <punjabigirl82@gmail.com>

Tue, Jan 7, 2020 at 5:34 AM

FEB 25 2020

Hi Rosy

See below- in full disclosure Jake wrote it but I wholeheartedly agree! Let me know if you need anything else-please keep us posted. We are starting to look for May/June care for Ivy :-)

Our two-year-old son, Andrew, attends Vibrantots daycare in Silver Spring. Our two-month-old daughter, Ivy, is on the waiting list to attend Vibrantots, even though she still has another 16 months to go before she's eligible to attend. We wanted to get her on the list early, which is quite an endorsement.

Vibrantots has created such a marvelously stimulating and loving environment for our son that we can't imagine our lives without it, or without Rosy, Eva and Lily, who manage the daycare. Andrew has learned and grown so much at Vibrantots during his time there; we hope that our daughter has the same opportunity to benefit from this loving group of people as soon as she can.

That's why we're very hopeful that Vibrantots will be able to expand to become a large family daycare center. Our whole family would benefit immensely from an expansion of this wonderful place—both because it's run so professionally, safely and lovingly and also because it's so convenient to our family and so many others.

Expanding Vibrantots so that we could take both our children there would benefit our family. It would allow both of our kids to benefit from the engaging, loving environment that Miss Eva, Miss Rosy and Miss Lily have so carefully cultivated for the kids who are lucky enough to attend.

Sincerely
Jacob Barron and Kate davidoff
[Quoted text hidden]

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Expanding Vibrantots so that we could take both our children there would benefit our family. It would allow both of our kids to benefit from the engaging, loving environment that Miss Eva, Miss Rosy and Miss Lily have so carefully cultivated for the kids who are lucky enough to attend.

Sincerely
Jacob Barron and Kate Davidoff

Office Of Zoning And
Administrative Hearings

FEB 25 2020

January 13, 2020

To Whom It May Concern:

My husband and I have two little girls under the age of 3 years old. As working parents and with one of us traveling for work, it is essentially that we be able to have both of our girls in facilities that provide an excellent education for them and that are close in physical location. When our eldest, Gabriella, turned 21 months old we were fortunate enough that Vibrantots had an opening and happened to be just a few blocks away from where our youngest would be at nanny share.

It was evident from beginning that Vibrantots helps children excel in learning new skills, socializing with other children, and creating a safe space for them. We love our Vibrantot family and have been surprised by how much Gabriella has learned including ABCs, colors, the concept of metamorphosis, and how to play well with others. Each day Gabriella is happy to see the teachers and we know that this the right place for her.

However, as our youngest, Josephina approaches 18 months, we are starting to wonder if we will be able to stay at Vibrantots. The class size is already full with no apparent children who will rotate out of the preschool. As I said above, with both of us working and with my husband traveling for work, it is vitally important that I be able to pick both of them up or be able to drop both of them off in the morning. If Vibrantots is as able to expand, we would be able to send both of our girls to Vibrantots knowing that not only they are getting an excellent educational foundation but also with the convenience of being able to pick them both up.

We hope that the State of Maryland will move forward with Vibrantots application and allow for such an expansion.

Sincerely,



Keisha Sedlacek

Office Of Zoning And
Administrative Hearings

FEB 25 2020

Johnson, Nana

From: Johnson, Nana
Sent: Thursday, March 5, 2020 2:33 PM
To: Rosy Sodhi
Cc: Behanna, Sara; Savage, Aaron
Subject: RE: CU 20-03; Raminder Kaur d/b/a Vibrantots DayCare

From: Rosy Sodhi <punjabigirl82@gmail.com>
Sent: Thursday, March 5, 2020 2:27 PM
To: Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>
Subject: Re: CU 20-03; Raminder Kaur d/b/a Vibrantots DayCare

[EXTERNAL EMAIL]

Hello Ms. Johnson,

I would like to mail out the paper work today but wanted to confirm to whom I should write out the check to? Office of Zoning and Administrative Hearings?

Thank you,
Raminder Kaur

On Mar 4, 2020, at 10:35 AM, Johnson, Nana <Nana.Johnson@montgomerycountymd.gov> wrote:

Good Morning:

There is no time line or deadline however we will not be able to schedule a hearing date until we receive them. Thank you.

Nana Yaa A. Johnson
Administrative Specialist I
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Suite 200
Rockville, MD 20850
(240) 777-6663
nana.johnson@montgomerycountymd.gov

Administrative Specialist I
Office of Zoning and Administrative Hearings
100 Maryland Avenue, Suite 200
Rockville, MD 20850
(240) 777-6663
nana.iohnson@montgomerycountymd.gov



<https://www.montgomerycountymd.gov/census/>

<CONSENT BY OWNER FOR CONDITIONAL USE APPLICATION.docx>

Exhibit 22
OZAH Case No: CU 20-03