September 19, 2022

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, Maryland 20850

SUBJECT: Conditional Use Application No. CU202204
1910 University Boulevard West

Dear Mrs. Robeson Hannan:

On September 8, 2022, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission held a meeting during which it reviewed Conditional Use CU 202204, a request to approve an Independent Living Facility for Seniors, located at 1910 University Boulevard West, Silver Spring. The Planning Board received a presentation from Staff and heard brief remarks from applicant team representatives.

The Planning Board recommended adding the following condition of approval to ensure that drivers are aware of the left turn restriction onto University Boulevard from the subject property:

6. The Applicant must install signage prohibiting left turns onto University Boulevard.

With this additional condition, the Planning Board found that the proposed Independent Living Facility for Seniors is consistent with the 2012 Wheaton CBD and Vicinity Sector Plan; it satisfies all applicable requirements for approval of an Independent Living Facility for Seniors Conditional Use as specified in the Montgomery County Zoning Ordinance; and the applicant has met the burden of proof by showing that the proposed facility will be operated without detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Rubin, seconded by Commissioner Patterson, with Chair Anderson, Commissioners Cichy, Patterson, Rubin, and Verma voting in favor, the Board recommends (5-0) that Conditional Use No. CU202204 be approved. Preliminary Forest Conservation Plan No. CU202204 was also approved by the Board.

We hope the Planning Board’s recommendations and the staff report will be helpful to your proceedings.

Sincerely,

Casey Anderson
Chair

Exhibit 42
OZAH Case No: CU 22-04

CA:et:ha
Enclosure