

January 20<sup>th</sup>, 2025

**A-Z Funcare  
6030 Grosvenor Lane  
Lower Level  
Bethesda, MD 20814**

## **Exhibit 8 CU 25-09**

**Attn.: Reviewer,**

Thank you for the review of the above-mentioned project. This document provides Statement of Case and Description of Operational Features for a Conditional Use Request.

Re: Chairman, Montgomery County, MD  
Office of Zoning and Administrative Hearing  
100 Maryland Avenue, Room 217 Rockville, MD 20850

Property: 6030 Grosvenor Lane, Bethesda, MD 20814

Petitioner: A-Z Funcare

Request: Conditional Use for new Daycare in the lower levels of an existing Church to be in accordance with Section 7.3.1.E and Articles 59-3 and 59-6 of the new Zoning Ordinance.

### **Necessary Finding**

A new tenant (A-Z Funcare) would like to take a portion of the existing lower level of the existing Church building and alter the existing space into a Daycare. The property 6030 Grosvenor Lane, Bethesda, MD 20814 is located in the R-60 Zone where a Daycare (30 or more persons) is listed as Conditional Use under Section 3.1.6 Use Table. The layout of the existing lower level served as a Sunday School for the Church, so the space will be taken as is as there are already learning rooms, bathrooms, offices, and two exits for egress. The existing A3-Assembly building is 9,468 square feet and under Section 506.2 an E Occupancy Classification is allowed up to 14,500 square feet for a type IIIB construction. The Church has already constructed a children's playground on the site which can be utilized for the proposed Daycare. Since majority of the parking spaces are located at the rear of the building where the entrance for the proposed Daycare will be, this will allow for easy access for children drop-off and pick-up. Per Zoning Ordinance Section 6.2.4, the calculated number of parking spaces for the Daycare will be 9 required parking spaces as there is 2,659 square feet of gross floor area for the proposed Daycare and a Daycare requires 3.00 parking spaces for every 1,000 square feet of gross floor area. The total number of occupants was calculated using the square footage of the function space of 2,659 square feet divided by the occupant load factor of 35 for a Day Care. There are also 2 existing handicap parking spaces located near the ADA accessible entrance on the side of the building to provide a second means of egress from the Daycare. All proposed work will be on the interior of the existing building to install hand sinks in some of the classrooms and provide new floor finishes.

### **Master Plan**

This request for a Conditional Use will not impair or cause undue harm on the neighborhood as the Daycare will only operate during normal business hours. The 9 parking spaces required for the Daycare can be used to serve the church before or after Daycare operating hours and on the weekends. With all work to be on the interior with no exterior work to be done, the proposed Daycare will abide to the

established and required setbacks. The proposed Daycare will be harmonious and will not alter the existing character of the surrounding neighborhood and will conform to the recommendations of the master plan as the existing building will remain as is with no exterior alterations.

### **Proposed Development**

There are 32 existing parking spaces on site. A-Z Funicare will have 76 total occupants during the hours of operation between 7am-3pm Monday thru Friday. Since the existing lower level previously served as a Sunday School, the number of parking spaces provided was sufficient for the Sunday School. During the hours of operations of the new Daycare, 9 of the 32 existing parking spaces will be required to serve the Daycare from Monday to Friday between 7am-3pm. Since only the staff members will be driving to and from the Daycare while parents are to drop-off and pick-up their children, The Daycare will need 9 parking spaces during the hours of operation.

### **Conditional Use**

According to Section 3.1.6, a Day Care Center (30 or more persons) is listed as a conditional use under the R-60 Zone. The proposed Daycare will have 6 staff members at all times to oversee the 70 children for a total of 76 occupants. With 32 existing parking spaces, the Daycare will require 9 of the existing spaces to serve the Daycare between 7am-3pm Monday - Friday. With the existing building of 9,468 square feet, E-Educational is allowed up to 14,500 square feet of a non-sprinklered building of a type IIIB construction.

End.

Sincerely,  
3G Architects, LLC

A handwritten signature in black ink, appearing to read "Michael D. Greigg". The signature is fluid and cursive, with the first name "Michael" and last name "Greigg" clearly distinguishable.

Michael D. Greigg, AIA  
Principal Member