

July 24, 2025

Kathleen Byrne, Director

Montgomery County Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Subject: Request for a Conditional Use for an Independent Living Facility, located at 13741 & 13751 Travilah Road in Rockville, 20850
Conditional Use CU202310

Dear Director Byrne:

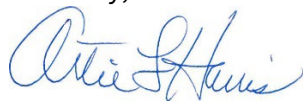
At its regular meeting on July 17, 2025, the Montgomery County Planning Board reviewed Conditional Use Application CU202310 for an Independent Living Facility use. The Applicants, Community Housing Initiative, Inc., propose a Conditional Use for an Independent Living Facility use on approximately 10.75 acres, located at 13741 & 13751 Travilah Road in Rockville, in the RE-2 zone, and within the 2002 *Potomac Subregion Master Plan* area. The Conditional Use Plan shows the proposed townhouse layout, private roads, private alleys, amenities, green spaces, fencing, landscaping and lighting for the Independent Living Facility.

In its Staff Report dated July 7, 2025, technical staff recommended approval of the Conditional Use with conditions. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 2002 *Potomac Subregion Master Plan*. The application satisfies the applicable requirements and regulations for approval of a Conditional Use for an Independent Living Facility. The Applicant has also met the burden of proof by demonstrating that operating this use at this location will not be detrimental to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Vice Chair Pedoeem, with Chair Harris, Commissioners Bartley and Linden voting in favor of the motion, the Planning Board voted 5-0 to transmit a letter recommending that the Hearing Examiner approve the Conditional Use with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at (301) 495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,



Artie L. Harris

Chair
Enclosure

Exhibit 30
OZAH Case No: CU 23-10