

Parking Waiver Request

September 16th, 2025

RE: Conditional Use: CU25-09 – A To Z Fun Care
6030 Grosvenor Lane
Bethesda, MD 20814
Montgomery County Planning Department and Office of Zoning and Administrative Hearing

Dear Montgomery County Planning Department and Office of Zoning and Administrative Hearing,

The Applicant for A To Z Fun Care is requesting a parking waiver under Article 59-6.2.10. "Parking Waiver" of the Montgomery County Zoning Ordinance. The Applicant is requesting a Parking Waiver for 6030 Grosvenor Lane as there are 76 existing parking spaces but 103 Parking Spaces are required to meet the current Zoning Ordinance requirements. The existing parking lots provide 76 Parking Spaces between the three different Uses: existing Religious Assembly, existing Charitable Use, and the proposed Daycare.

As mentioned under Article 59.6.2.4B "Vehicle Parking Spaces" and by Montgomery County Planning Department, the number of required parking spaces is 103 for the three different Use Group Tenants surrounding the existing parking lots. Cornerstone Montgomery (Charitable Use) will require to have 37 parking spaces, St. Luke's Episcopal Church (Religious Assembly Use) requires 53 parking spaces and 13 spaces will be reserved for the proposed A To Z Fun Care (Daycare Center). Cornerstone Montgomery operates Monday through Friday between 9AM and 5PM while St. Luke's Episcopal Church operates Tuesday, Thursday, and Friday between 9AM and 4PM. With the proposed Daycare Hours from 7AM to 6PM Monday through Friday, this will allow parents and guardians to drop off their children to A To Z Fun Care between 7AM-11AM with extra parking provided between 7AM-9PM as Cornerstone Montgomery and St. Luke's Episcopal Church staff will not be parking on site during this time frame. Since the St. Luke's Episcopal Church and Cornerstone Montgomery both end their operating hours at 5PM and 4PM accordingly, the Daycare will also have extra parking between 4PM and 6PM as their pick up times are from 3PM to 6PM. St. Luke's Episcopal Church also has set worship hours on Saturday's 8:30AM-11:30AM and on Sunday's 5:00-6:30PM. The parking lot located directly behind the St. Luke's Episcopal Church will be dedicated to the existing Church and the proposed Daycare. The main parking lot will be shared between all three Tenants.

Montgomery County Planning Department has also mentioned that a parking space will need to be removed that is located directly outside the rear ingress and egress door for the proposed Daycare for building access. The removal of the existing parking spaces will reduce the number of existing parking spaces from 76 to 75.

With the shared parking lot for Cornerstone Montgomery and St. Lukes Episcopal Church and shared rear parking lot for A To Z Fun Care and St. Lukes Episcopal Church these parking modifications will not have any adverse affect on the surrounding abutting or confronting properties as the Daycare operating hours will start before either Cornerstone Montgomery or St. Lukes Episcopal Church are operating and end after both Cornerstone Montgomery and St. Lukes Episcopal Church end their hours.

Approval of this Request for Parking Waiver is an important consideration for A To Z Fun Care to take the existing basement space and existing parking spaces located behind the existing Church under Article 59-6.2.10 of the Zoning Ordinance.

The End.

Please let us know if you need anything else on this.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D Greigg". The signature is written in a cursive, flowing style with a large initial "M".

Michael D Greigg, AIA
Principal
3G Architects, LLC