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October 31<sup>st</sup>, 2025

3G ARCHITECTS, LLC

1749 Old Meadow Rd

Suite 506

McLean VA 22102

703-506-6868

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

Attn.: Reviewer,  
Thank you for the review of the above-mentioned project. Pursuant to your comments please find below responses and clarifications.

Q-1 Provide justification to support the parking waiver request (not simply that a waiver is required). Why can the available parking be limited and still meet the needs of those using the site (the childcare, church, etc)? Where will the 20 childcare employees park? Do parents need to park?

A-1 Per Section 59.6.2.4. St. Luke's Episcopal Church has 210 seats and requires 53 parking spaces, Cornerstone Montgomery is a Charitable Non-Profit Use and requires 33 parking spaces for the 33 staff members, the (3) existing Independent Living Facilities will require 4 parking spaces and A To Z Fun Care would require 13 parking spaces for the proposed 4,353 square feet of Daycare space. While the property will require 103 parking spaces there are only 76 existing parking spaces.

A parking waiver request would be required for the Daycare as St. Luke's Church only operates on Tuesday, Thursday, and Friday for and only has Services on Saturdays and Sundays. A To Z Fun Care would require 13 parking spaces but would only use 7 parking spaces as approximately half of the Daycare staff use carpool or ride shares, there would be 6 parking spaces open St. Luke's Episcopal Church or Cornerstone Montgomery during the operating hours of 7AM to 6PM. Please see the provided Transportation Statement, for the Children drop-off and pick-up schedules. Children are dropped-off between 7AM and 11AM, 52 children will have been dropped off with an average of 2 staff members arriving on site by 9AM. From 9AM and 11AM, Cornerstone Montgomery and St. Luke's Church staff would be arriving on site with 18 Children remaining to be dropped-off. As the Daycare's pick-up period is from 3PM-6PM, 8 children are picked-up every 15 minutes, as a result, by 5PM approximately half of the Children would have been picked up and the other half would be picked up as Cornerstone Montgomery staff is leaving and St. Luke's Episcopal Church staff leaves at 4PM.

As the Children are only being dropped-off with no parent parking, the Daycare proposes to use 7 of the 13 required parking spaces, being able to give back 6 parking spaces for Cornerstone Montgomery or St. Luke's Episcopal Church.

Q-2 The discharge area for children – what is the plan to enact the recommended drop off area? Where exactly will it be and how will it operate?

A-2 Please see Sheet-Z100 for Drop-Off and Pick-Up Queue. Applicant will provide discharge area and plan to enact drop off and pick up area.

Q-3 I appreciate that the planning staff did not require an outdoor play schedule, but you need to provide one in order for me to make a decision on the petition. Additionally, the entire daily schedule for the children will be helpful: how many children are coming at what times and where will they be (inside/outside, how many classes, etc)? When and how many staff will be present at various times?

A-3 Applicant will provide outdoor play schedule, daily schedule, children and staff times and locations.

- Q-4 Please provide information on playground use to include square footage and hours of morning and afternoon sessions, maximum number of staff and children on playground at any one-time during sessions.
- A-4 Please see Sheet-Z110 Landscaping Plan for the included playground square footage. Applicant will provide hours of morning and afternoon sessions, and number of staff and children at the playground.
- Q-5 Even though Planning Staff say that the parking landscaping is acceptable, I need a plan drawing that supports this. The drawing should show the location on the parking lot of the landscaping, islands, parking spots etc. Look at Sect 59.6.2.9.C and explain how the current conditions of the parking lot meet those requirements.
- A-5 Please see Sheet-Z100 Site Plan for parking island locations in compliance with Section 59.6.2.9.C.
1. Landscaped Area
    - a. Landscape Islands are each more than 100 contiguous square feet.
    - b. There are no more than 13 spaces between each parking island.
    - c. Landscaped area may be used for stormwater management ESD facility.
  2. Main Parking Lot has a Tree Canopy with 25% coverage. The Reserved Parking lot at the rear of the Church has a Tree Canopy with 20% coverage.
  3. Subject property is located in the R-60 Zone with Cornerstone Montgomery abutting (4) Detached Residential Properties and includes Tree Canopies located no more than 15 feet on center. Verify for (2) understory trees for every Canopy Tree, Hedge, Fence, Wall of 6 feet high, perimeter plantings be minimum 10 feet wide.
  4. Per Section 59.6.4.4 the existing parking lot lights are directed downwards to minimize amount of light spill. Light fixtures are 16 feet high and meets the maximum height of 30 feet and 15 feet for non-vehicular pedestrian areas. Pedestrian walkway light pole fixtures are 6 feet tall. Light sources are LED bulbs. Security lights do no project upward above the buildings fascia or towards ground floor residential uses. Security fixtures do not substitute parking or walkway lighting. All wall mounted building lights are directed downwards towards walkways and parking lots. Accent lighting are all directed to prevent glare into any public or private property or street. Accent lighting are 12" tall and surrounded by landscape plantings to prevent unwanted glare to properties and streets.
- Q-6 Again, apologies that Planning Staff were not clear on the requirements with respect to lighting. Even though no new lighting is planned, since zoning regulations have changed since the construction of the site, you need to provide a plan drawing that shows full compliance with Sect. 59.6.4 that includes location of lighting and footcandles.
- A-6 Please see Sheet-Z120 Exterior Lighting Plan for landscaping light locations and footcandles to be in compliance with Section 59.6.4. Footcandles are 0 lumens for the Landscaped Areas and Parking Lot.
- Q-7 Similarly with respect to all landscaping (not just parking lot), to approve the petition I need a plan that shows the existing landscaping and how it complies with existing zoning requirements as per Sect. 59.6.5. Provide information on the location of existing on-site vegetation, type, width and length. Again, I cannot just take Planning Staff's statement that it seems okay, I need actual evidence.
- A-7 Please see Sheet-Z110 Landscape Plan for tree canopy locations, on site-vegetation, type, width, and length to be in compliance with Section 59.6.5.
- Q-8 It would be helpful to specify when the petitioner intends to have a signage submitted, otherwise I will impose conditions on signage timing (and the requirement that it conform with Sect. 59.6.7) in order to grant the petition.
- A-8 Please see Sheet-Z100 for (2) Monument Sign locations, if Conditional Use is approved, the Applicant will apply for Sign Permits in accordance with Section 59.6.7.

- Q-9 Do you envision day care staff or families traveling by bike or bus to the day care or just car?  
A-9 Applicant will provide response for method of the families traveling.
- Q-10 Provide the number of existing bicycle parking spaces.  
A-10 Please see Sheet-Z100 Site Plan for 12 existing bicycle parking spaces.
- Q-11 I appreciate that a traffic study is not required and a schedule of family arrival/departure was provided. Please provide testimony that provides a full explanation of why a facility of this size, with 70 children and 20 staff, will not impact traffic in the area as opposed to relying on supposition from the provided schedule and Staff report.  
A-11 Please see the attached approved Transportation Adequacy Form, the Planning Department had waived the Local Area Transportation Review as the proposed net vehicle trips is under 50 trips and did not trigger the LATR Study.
- Q-12 Add the right-of-way width for all streets bordering the site and the width of all existing driveways.  
A-12 Please see Sheet-Z100 for existing driveway widths and for right-of-way widths.
- Q-13 Provide the height of all existing buildings on site. Provide number of seats in church.  
A-13 Please see Sheet-Z100 for included building heights. St. Luke's Episcopal Church has 210 seats.
- Q-14 Day care facilities can have an impact on schools if children will be transported to/from school to access the day care before/after school. The impact is not on school capacity but on vehicle access (if a day care bus is picking up children from school etc). Petitioner should address whether any school aged children will/can attend the daycare and any impact the travel of these children to/from school may have.  
A-14 Applicant will provide response.
- Q-15 Providing the daycare schedule of activities and staff shifts; schedule of deliveries, trash pick up (what is delivered and when; what is dropped off and when); providing lighting and landscaping plans all help establish whether the level of adverse impact the day care may have on the neighborhood will be excessive. Thus, it is critical to have this information and not just the summary information and conjecture of the Planning Staff.  
A-15 Leila to provide Daycare schedule, St. Luke's Church and Cornerstone Montgomery do not have scheduled deliveries. Trash is picked up Mondays, Wednesdays, and Fridays and Recycling is collected on Mondays and Thursdays. Please see Sheet-Z100 for Trash and Recycling locations. Please see Sheet-Z110 for Lighting and Landscaping plan.
- Q-16 I strongly recommend that the petitioner herself make some type of statement at the hearing to provide credibility to the petition. She can describe her background in childcare and intent for the site.  
A-16 Applicant will provide Statement for the Daycare operations.

End.

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

Sincerely,



Michael D Greigg, AIA  
Principal  
3G Architects, LLC