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November 6th, 2025

Exhibit 23 (a)
OZAH Case No: CU 25-09

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 every 15 minutes. 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.

A To Z Fun Care follows an open-door policy, where children will be dropped-off in the designated drop-off queue where parents in their vehicle will wait for their children to enter the Daycare where Staff will be directing them to the classrooms. The same policy will be applied for the pick-up periods, children will be accompanied by a Daycare Staff member to be directed to the Parents in the pick-up queue.

The drop-off hours are typically between 7:00 AM and 11:00 AM, and pick-up time normally starts from 3:00PM and ends at 6:00 PM.

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 A To Z Fun Care will have outdoor activities at least twice a day (one in the morning and one in the afternoon), weather permitting. The schedule is adjusted based on weather conditions, and outdoor time will be replaced with indoor active play if it is too cold or hot.

Daily Schedule:

A To Z offers three different daily schedules for infants, toddlers, and preschoolers (please see the attached Daily Schedules). Based on the square footage of the space, I believe we can get approval for a total of 59 children, considering the staff-to-child ratio. We open at 7:00 AM, and children typically arrive between 7:00 AM and 11:00 AM. They are inside their classrooms all day except during our outdoor activities (twice a day) when they go outside to the playground.

We have nine classrooms in our center: one infant room with six infants (6 weeks to 17 months old), one toddler room with nine toddlers (18 to 23 months old), four classrooms for two-year-old children (2-3 years old) with a total of 21 children, and three classrooms for three-year-olds and up (3-5 years old) with a total of 23 children.

We have a total of 14 full-time staff members, including one director, one assistant director, three assistant teachers, and nine certified teachers. They are present at work full-time from Monday to Friday, from 7:00 AM to 6:00 PM.

- 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. According to the Montgomery County OCC playground policy, at least 75 square feet of usable play space is required per child for up to half of the center's capacity. Considering we have 59 children in our center, half of that is 30 children. As a result, the required playground area is calculated as follows: $30 \times 75 = 2,250$ square feet.

The existing playground is 1,193 square feet, therefore, the Applicant will expand the existing playground to meet the required 2,250 square feet of playground space.

Our center offers two outdoor activities daily: one in the morning and one in the afternoon.

****Infants & Toddlers:**** (6 weeks - 23 months)

- 15 children and 5 staff members
- Morning outdoor activities: 9:30 - 10:00 AM
- Afternoon outdoor activities: 3:00 - 4:00 PM

****Twos:**** (2-3 years old)

- 21 children and 4 staff members
- Morning outdoor activities: 10:15 - 11:15 AM
- Afternoon outdoor activities: 4:30 - 5:00 PM

****Preschoolers (3 years old and up):****

- 23 children and 3 staff members
- Morning outdoor activities: 11:45 AM - 12:30 PM
- Afternoon outdoor activities: 5:00 - 6:00 PM

- 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 not 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 If they have their own car, they will drive to the Daycare. Most staff members do not have cars, so they come to the center by bus or get a ride from someone who drops them off and picks them up. Some staff members live close to the center so they will either ride their bikes or walk to work. Parents, if they live nearby, may walk with their children or even come to our center with their child in a stroller. A To Z Fun Care accommodates all of these scenarios.

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 A To Z Fun Care does not offer a before or after school program.
- 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 St. Luke's Church and Cornerstone Montgomery do not have scheduled deliveries. Trash is collected from the site on 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.
All our activities are scheduled between 7:00 AM and 6:00 PM, Monday to Friday. We offer a variety of activities throughout the day for different age groups.
In our center, we have a total of 14 staff members, all of whom work from 7:00 AM to 6:00 PM, Monday to Friday, with a one-hour lunch break.
We schedule all deliveries for after work hours, which typically include school supplies.
All our trash is picked up by our cleaning crew, who come to clean our center every day after work.
- 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 to provider credibility to the petition.

End.

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

Sincerely,



Michael D Greigg, AIA
Principal
3G Architects, LLC