



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lercheearly.com

May 26, 2015

BY HAND DELIVERY

Mr. James Wasilak
Chief of Planning
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Major Site Plan Amendment – 216 Rollins Avenue
Pre-Application Meeting Submission

Dear Mr. Wasilak:

On behalf of the Chabad Israeli Center (the "Applicant") we are submitting an application for a Pre-Application Meeting for the proposed major site plan amendment. In support of this application, we are submitting twelve (12) hard copies and one (1) CD of the following materials:

1. Application and \$500 fee;
2. Project description;
3. Site plan and location map; and
4. Comprehensive transportation review scoping intake form and \$200 fee.

We appreciate your review of these materials and request that the PAM meeting be scheduled for June 11, 2015. We look forward to working with Staff to obtain this approval and thank you in advance for your consideration. Please do not hesitate to contact me if you have any questions or require additional information.

Very truly yours,

Steven A. Robins

Elizabeth C. Geare

Enclosures

cc: Rabbi Shlomo Beitsh
Efrat Tamary



Application for

Pre-Application Meeting

PAM

6/11

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

Please Print Clearly or Type

Property Address information: 216 Rollins Avenue, Rockville, Maryland 20852

Subdivision Montrose Lot(s) 20 Block M

Zoning R-75 Tax Account(s) 04-00186392 , _____ , _____

Applicant Information:

Please supply name, address, phone number and e-mail Address for each.

Applicant Chabad Israeli Center, c/o Rabbi Shlomo Beitsh; 216 Rollins Avenue, Rockville, MD 20852;

rabbi@chabad israelicenter.com

Property Owner Same as applicant

Architect N/A

Engineer N/A

Attorney Lerch Early & Brewer, Chtd.; 3 Bethesda Metro Center, Suite 460, Bethesda, MD 20814;

Steven A. Robins; sarobins@lerchearly.com; 301- 657-0747; Elizabeth C. Geare; ecgeare@lerchearly.com; 301-841-3845

LEED AP N/A

Project Name: Chabad Israeli Center of Rockville

Project Description: Allow for the operation of a synagogue, and ancillary uses related to the synagogue, throughout the existing building on the Property, without limits on days and hours of the use.

STAFF USE ONLY

Application Acceptance

Application # _____

Pre-Application: _____

Date Accepted: _____

Staff Contact: _____

OR

Application Intake

Date Received: _____

Reviewed by: _____

Date of Checklist Review: _____

Deemed Complete: Yes No

Level of review and project impact

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 0.24 acres, # Dwelling Units Total _____ Other _____
 Square Footage of Non-Residential 2,408 sf
 Percentage of Single-family homes within Residential Area Impact (1/4 mile) _____
 Traffic Impact (net new peak hour trips) 24 AM and 26 PM

Proposed:

Retail: _____ Sq. Footage Detached Unit: _____ Parking Spaces: 2 on-site (7 off-site)
 Office: _____ Sq. Footage Duplex: _____ Handicapped: _____
 Restaurant: _____ Sq. Footage Townhouse: _____ Bicycle Parking: _____
 Other: 2,408 Sq. Footage Attached: _____ # of Long Term: _____
 Multi-Family: _____ # of Short Term: _____
 Live/work: _____ Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
 MPDU: _____

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) Religious institution.

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	1
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	1
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	1
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					8
The total of the points determine the level of notification and the approving authority .					8

Example:

If your tract size is **2 acres = 2 pts**

If you will have **45 dwelling units = 2 pts**

If your square footage of non-residential space is **5,006 square feet = 2 pts**

If your residential area impact is within a single unit detached area = **4 pts**

If your traffic impact/net new peak hour trips is **32 trips = 2 pts**

Projected Impact Total = 12

** Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

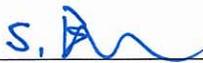
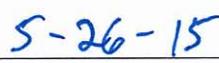
Estimated Application Type: (please check box that applies)

- Project Plan (16 pts or more)
- Project Plan Amendment
- Site Plan Level 1 (6 or fewer pts)
- Site Plan Level 2 (7-15 pts)
- Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- Site Plan Amendment Minor (notification not required)
- Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- Special Exception Modification-Minor (Notification Radius-750 feet)
- Other _____

Previous Approvals: (if any)

Application Number	Date	Action Taken
USE2009-00712	December 12, 2008	Approval
STP2011-00088	June 1, 2011	Approval

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner. I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Please sign and date

PRE-APPLICATION SUBMITTAL REQUIREMENTS: (Submit and check what is applicable to your project type).

Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.

Level 1 Site Plan Application Submittal Requirements

- Completed application
- Application Filing Fee
- A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check
- NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check

Project Plan or Site Plan: (Level 2) Application Submittal Requirements

- Completed application
- Application Filing Fee
- A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- Pre-Application Stormwater Management concept package (12 copies) with fee via separate check
- NRI/FSD per FTPO as submitted to Forestry with fee via separate check

Special Exception Pre-Application Submittal Requirements:

- Completed application
- Application Filing Fee
- A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
- Project description and scope of work narrative (12 copies)
- Transportation Scoping Intake Form (12 copies) with fee via separate check
- NRI/FSD per FTPO (12 copies) with fee via separate check
- Pre-Application Stormwater Management Concept package with fee via separate check*

Pre-Application Meeting Date:

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lerchearly.com

Project Description
Major Site Plan Amendment
Chabad Israeli Center
216 Rollins Avenue

Chabad Israeli Center (the "Applicant") is seeking a major site plan amendment for the property located at 216 Rollins Avenue in Rockville, Maryland (the "Property"). The Property is located in the R-75 Zone and is located approximately 0.7 miles from the Twinbrook Metro station. The Property is currently improved with an approximately 2,408 square foot building (the "Chabad House"). The Chabad House is a former single-family residential building that was converted and renovated to accommodate the existing religious and institutional use.

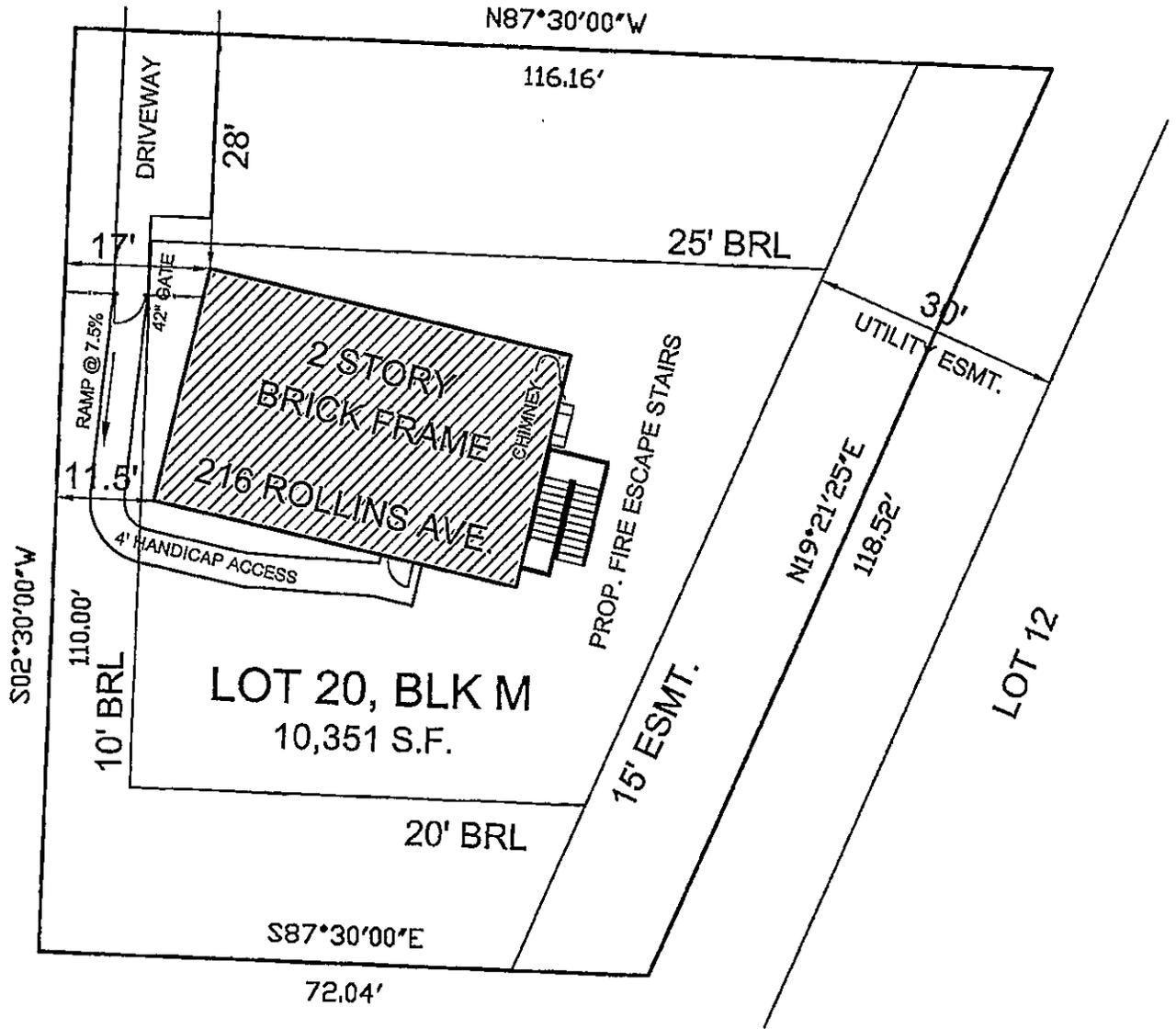
Use Permit USE2009-00712 authorizes Chabad to occupy a portion of the Chabad House for the use and operation of a synagogue, limited to religious services on the Sabbath and principal religious holidays, and requires two (2) off-street parking spaces. The proposed Amendment will allow for the operation of the synagogue, and ancillary uses related to the synagogue, throughout the Chabad House, without limits on days and hours of the use. The Chabad Israeli Center is seeking to provide a Jewish orthodox environment and to expand the religious services provided at the synagogue to better serve its community, which includes mostly Israeli people that live in area surrounding the synagogue. The proposed amendment will allow for additional services related to the operation of the synagogue, including religious studies, special religious events and services (including, but not limited to: Bar/Bat mitzvah, Brit etc.), and a daycare with a maximum of eight (8) children and three (3) teachers (the "Amendment"). As is current practice, all major religious events that are too large to be accommodated on the Property will be held at nearby facilities such as the Jewish Community Center.

The Applicant is requesting the ability to utilize the Property for religious services and ancillary uses, *without limits on days and hours of the use*. The currently proposed hours of operation for religious studies and the daycare are as follows:

- Religious Studies. Religious studies will be held on the Property approximately three times a week from 4:30 PM until 7:00 PM. No more than 25-30 children will be present at any given time.
- Daycare. The proposed daycare will operate Monday-Friday between the hours of 8:00 AM until 3:30 PM.

The proposed Amendment will require a total of nine (9) parking spaces, of which two (2) parking spaces must be provided on-site and seven (7) may be provided off-site in accordance with the City of Rockville parking standards, as set forth in Zoning Ordinance Section 25.16.03(d). The Applicant is in the process of entering into shared parking agreements with nearby property owners to ensure that adequate parking is provided in accordance with the standards of the Zoning Ordinance.

ROLLINS AVE.

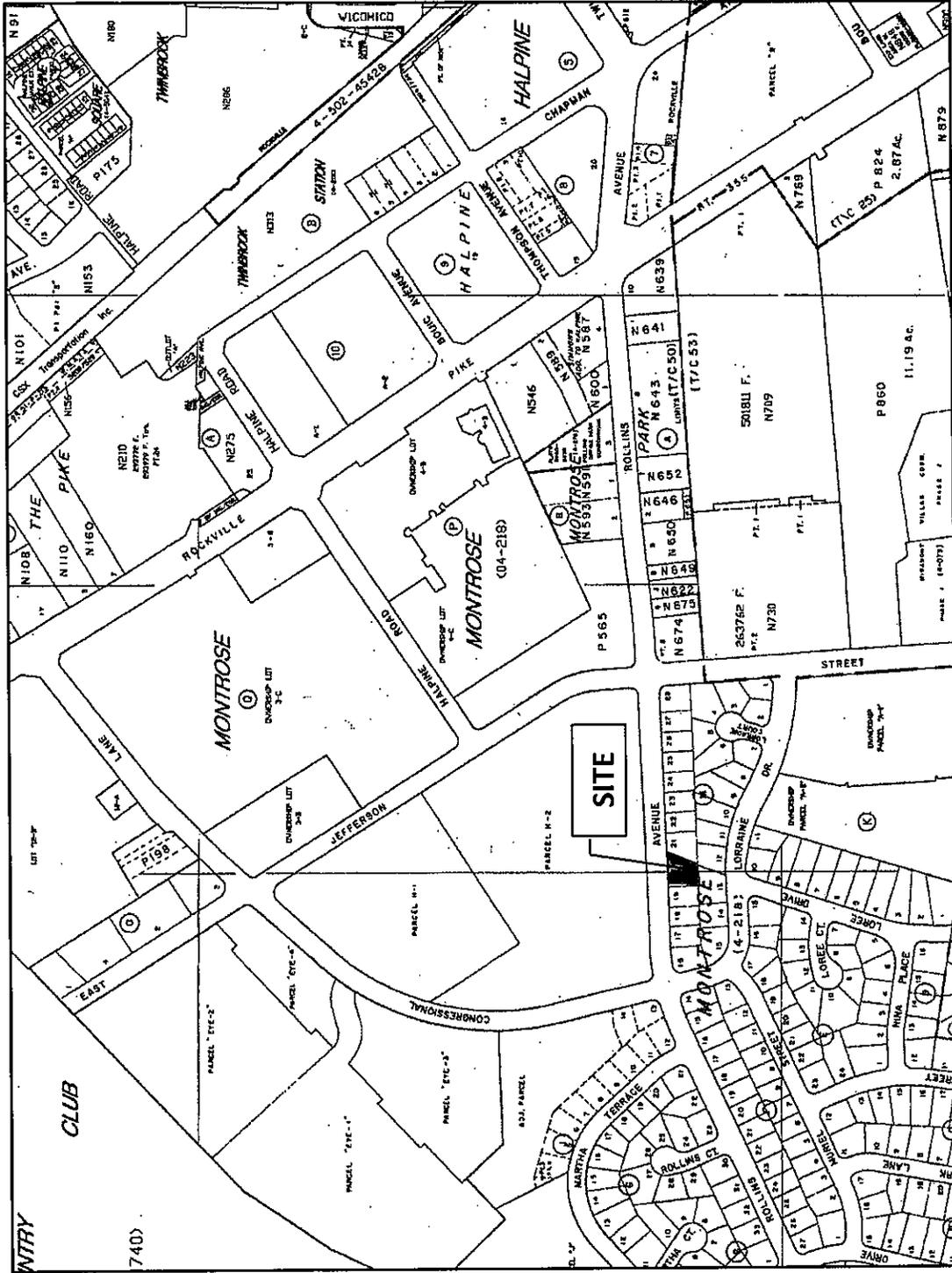


LOT 19

LOT 12

LOT 13

SITE PLAN
SCALE: 1"=20'



**Chabad Israeli Center of Rockville
Site Plan Amendment**

**Site Location Map
(Not to Scale)**

Appendix F: Scoping Intake Form



City of Rockville

Comprehensive Transportation Review SCOPING INTAKE FORM

Project Name:	Chabad Israeli Synagogue			
Permit No. (if available):				
Subject Property Address:	216 Rollins Avenue, Rockville, MD 20852			
Contact Person:	Steven A. Robins			
Contact Phone Number:	301-657-0747			
Contact Email Address:	sarobins@lercheearly.com			
Proposed Land Use Density:	Use	Square Footage/ Dwelling Units		
	Religious Studies	1,200 square feet		
	Daycare	1,200 square feet		
	Religious services and events	(same space as either daycare or Hebrew school)		
Trip Generation	Peak Hour Site Trips			
	<i>Peak Period</i>	IN	OUT	TOTAL
	AM	14	10	24
	PM	12	14	26
	SAT	0	0	0
Proposed Study Area (Boundaries and Intersections)	N/A			
Proposed Access Points:	Existing access off of Rollins Avenue will remain unchanged by this application.			
Projected Horizon (Build Out) Date:	Proposed future use of the property will commence as soon as the necessary approvals are obtained.			
Statement of Operations	See attached Project Description.			

Additional pages may be submitted if more space is needed.



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lerchearly.com

Project Description
Major Site Plan Amendment
Chabad Israeli Center
216 Rollins Avenue

Chabad Israeli Center (the "Applicant") is seeking a major site plan amendment for the property located at 216 Rollins Avenue in Rockville, Maryland (the "Property"). The Property is located in the R-75 Zone and is located approximately 0.7 miles from the Twinbrook Metro station. The Property is currently improved with an approximately 2,408 square foot building (the "Chabad House"). The Chabad House is a former single-family residential building that was converted and renovated to accommodate the existing religious and institutional use.

Use Permit USE2009-00712 authorizes Chabad to occupy a portion of the Chabad House for the use and operation of a synagogue, limited to religious services on the Sabbath and principal religious holidays, and requires two (2) off-street parking spaces. The proposed Amendment will allow for the operation of the synagogue, and ancillary uses related to the synagogue, throughout the Chabad House, without limits on days and hours of the use. The Chabad Israeli Center is seeking to provide a Jewish orthodox environment and to expand the religious services provided at the synagogue to better serve its community, which includes mostly Israeli people that live in area surrounding the synagogue. The proposed amendment will allow for additional services related to the operation of the synagogue, including religious studies, special religious events and services (including, but not limited to: Bar/Bat mitzvah, Brit etc.), and a daycare with a maximum of eight (8) children and three (3) teachers (the "Amendment"). As is current practice, all major religious events that are too large to be accommodated on the Property will be held at nearby facilities such as the Jewish Community Center.

The Applicant is requesting the ability to utilize the Property for religious services and ancillary uses, *without limits on days and hours of the use*. The currently proposed hours of operation for religious studies and the daycare are as follows:

- Religious Studies. Religious studies will be held on the Property approximately three times a week from 4:30 PM until 7:00 PM. No more than 25-30 children will be present at any given time.
- Daycare. The proposed daycare will operate Monday-Friday between the hours of 8:00 AM until 3:30 PM.

The proposed Amendment will require a total of nine (9) parking spaces, of which two (2) parking spaces must be provided on-site and seven (7) may be provided off-site in accordance with the City of Rockville parking standards, as set forth in Zoning Ordinance Section 25.16.03(d). The Applicant is in the process of entering into shared parking agreements with nearby property owners to ensure that adequate parking is provided in accordance with the standards of the Zoning Ordinance.