



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: 731 W. Montgomery Ave, Rockville, MD 20850

Subdivision WEST END PARK

Lot(s) 16

Block 3

Zoning R-60

Tax Account(s) 00229264

Applicant Information:

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

Applicant Rubina Mohammed

Property Owner Rubina and Irfan Mohammed

Architect NA

Engineer NA

Attorney NA

LEED AP NA

Project Name: 731 W. Montgomery Childcare Center

Project Description: Increase childcare capacity by 4.

STAFF USE ONLY

Application Acceptance

Application # PAM 2013-00056

Pre-Application: _____

Date Accepted: _____

Staff Contact: _____

OR

Application Intake

Date Received: 12/13/12

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 0.27 acres, # Dwelling Units Total 1 Other _____
 Square Footage of Non-Residential 1454 sq. ft.
 Percentage of Single-family homes within Residential Area Impact (1/4 mile) 100%
 Traffic Impact (net new peak hour trips) 1 = 3 trips - 4 potential

Proposed:

Retail: NA Sq. Footage Detached Unit: NA Parking Spaces: 6
 Office: NA Sq. Footage Duplex: NA Handicapped: NA
 Restaurant: NA Sq. Footage Townhouse: NA Bicycle Parking:
 Other: 1454 Sq. Footage Attached: NA # of Long Term: NA
 Multi-Family: NA # of Short Term: NA
 Live/work: NA Estimated LEED or LEED-equivalent
 MPDU: NA points. (As provided on LEED checklist.)
NA

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) _____
Residential with existing family Childcare.

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*					
The total of the points determine the level of notification and the approving authority .					8

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 (12⁵ copies) 5
- Transportation Scoping Intake Form (12⁵ 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*

N/A
N/A

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.

Project description and scope of work narrative

I am the owner of a family childcare in Rockville City located at 731 W. Montgomery Avenue. I have been doing childcare for over 15 years in Montgomery County. My goal is to provide quality, affordable, convenient service and location for parents. I recently moved my family daycare to Rockville City and it immediately reached the capacity of 8 kids. I attribute this to my convenient location. My facility is the last house on W. Montgomery Avenue before I-270 exits. Many parents have asked me to provide childcare for their second child. With my current capacity and demand, I may not be able to fulfill this request. It becomes difficult for them if I don't have space so they have to either split between two providers or move both of their children to a new provider. This is not a preferred situation for anyone. My request of special exception to increase my current capacity of 8 by 4 to 12 kids is small step in addressing this problem. I won't solve long term needs of childcare but it will be small step in the right direction one that will provide flexibility to Rockville City residents.

My daycare operates from 6:30AM to 6:30PM, Monday thru Friday. I am closed on Federal holidays. Most parents start to drop off kids around 7AM and it continues until around 9:30AM. This spread results in about one car coming and leaving at a time. This load is further reduced because of my close location to Ride-on bus stops and multiple kids from the same family. Currently I have two parents who bring two kids each so basically it means two trips. In addition, one parent uses the Ride-On bus which is few steps from my facility. In total, currently, I am seeing five trips for eight children. During major holiday seasons many parents take few days off further reducing trips during those days.

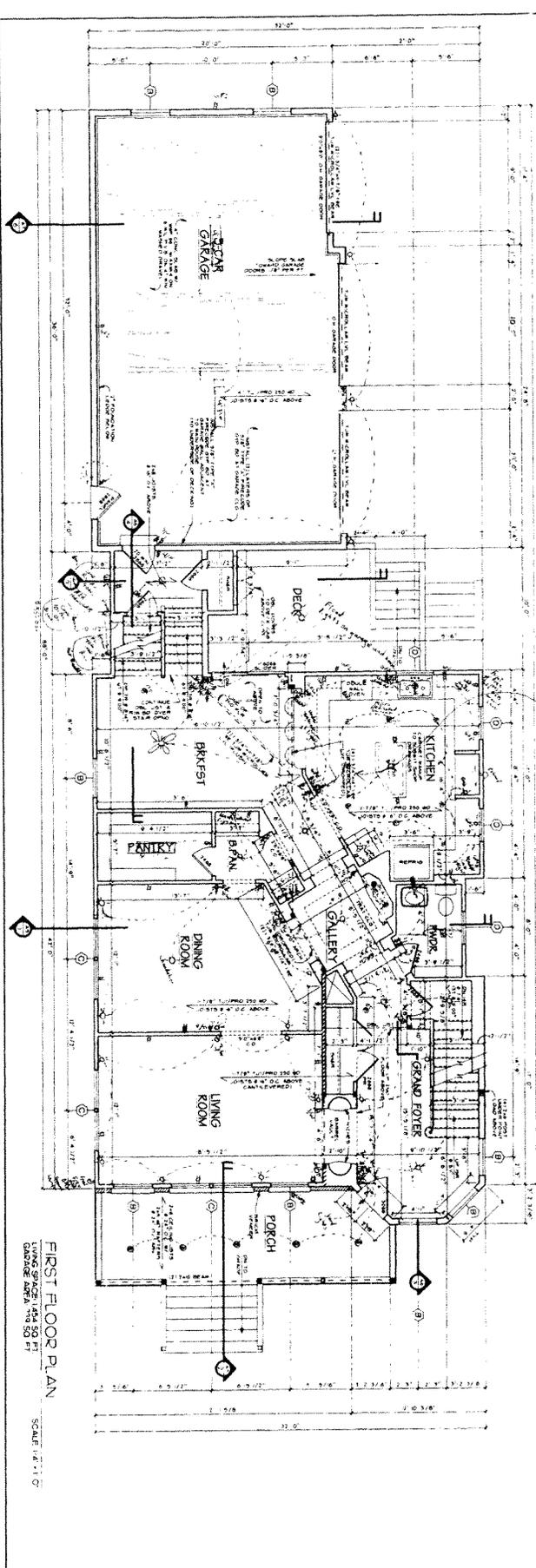
The driveway provides easy access to W. Montgomery Ave and Nelson Street. There is plenty of parking at the back of the facility near the entrance to the daycare. The drop-off's and pickup's are quick and less than five minutes in most cases. I have a good size backyard which is adequately fenced to allow kids to play freely.

I meet and exceed all State of Maryland and Rockville City's special exception requirements to increase my childcare capacity by 4-kids. I provide daycare services for infants to 12 years of age, however almost all of the kids are infants and toddlers.

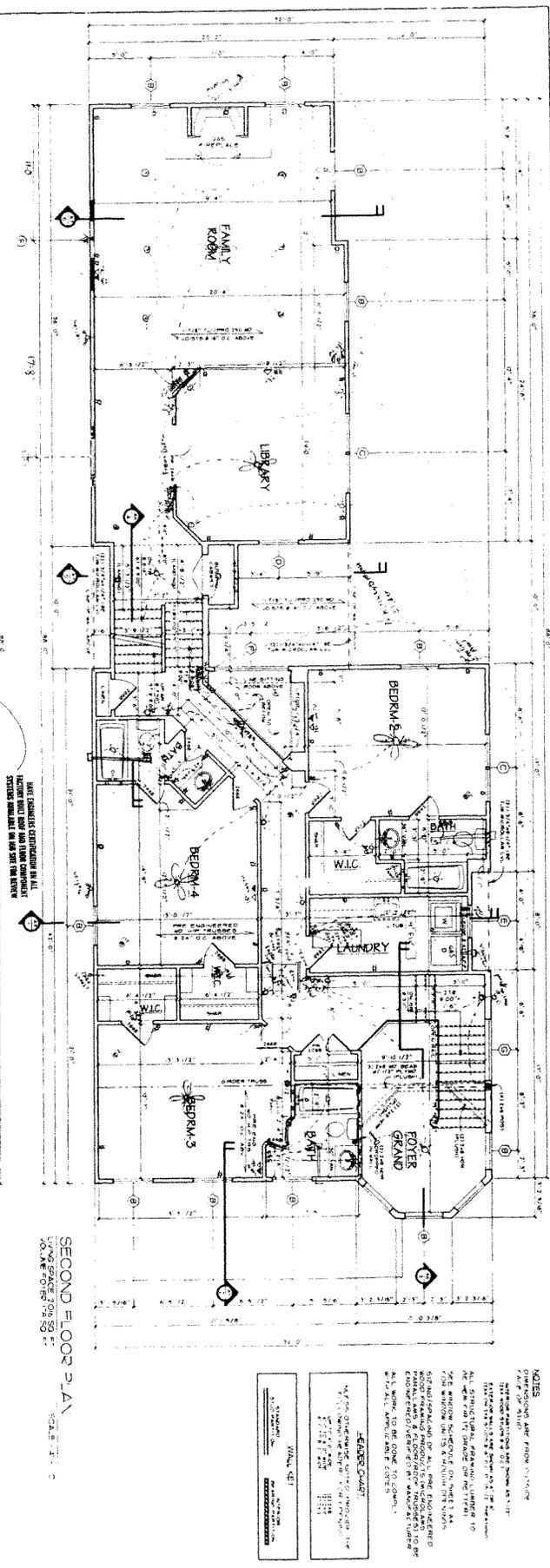
My education approach is to encourage, challenge, and pace each child. I start teaching my kids alphabets and numbers as soon as they begin to show interest. This prepares them for elementary school. I found that most of my children read, write, and do math at 1st grade level if they stay with me for their toddler years before going to school. I provide quality service at very affordable rates. I don't charge parents late or other charges when sometime they get stuck in traffic or have other emergencies. I want to make their experience as stress free as possible.

The addition of 4 kids will allow me to hire at least one full-time person. Of course adding one position is not huge but its one income source for one person who cannot find a job because of current tough economic conditions.

There is a great need for childcare services in Rockville City area and throughout Montgomery County. I am trying to do a small part in meeting this need. I find the hurdle of special exception process over whelming and incredibly expensive to go from eight to twelve kids. However, with the help of friendly and understanding Rockville City's Staff, I decided to pursue this option. This is a win-win proposition for everyone involved. I have parents who work for Montgomery County Government, or work in the new Town Square, and while others drive pass my facility when taking I270. If there is any impact it has net positive affect. However, I will do anything humanly possible to further minimize the negative impact if there is any.



FIRST FLOOR PLAN
LIVING SPACE 1,444 SQ. FT.
GARAGE AREA 743 SQ. FT.
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
LIVING SPACE 704 SQ. FT.
SCALE: 1/4" = 1'-0"

NOTES

1. ALL DIMENSIONS ARE FROM FINISH SURF UNLESS NOTED OTHERWISE.

2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL STRUCTURAL ELEMENTS ARE TO BE CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.

4. ALL WORK IS TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

LEGEND

1. ALL DIMENSIONS ARE FROM FINISH SURF UNLESS NOTED OTHERWISE.

2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL STRUCTURAL ELEMENTS ARE TO BE CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.

4. ALL WORK IS TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

REVISIONS

NO.	DATE	DESCRIPTION

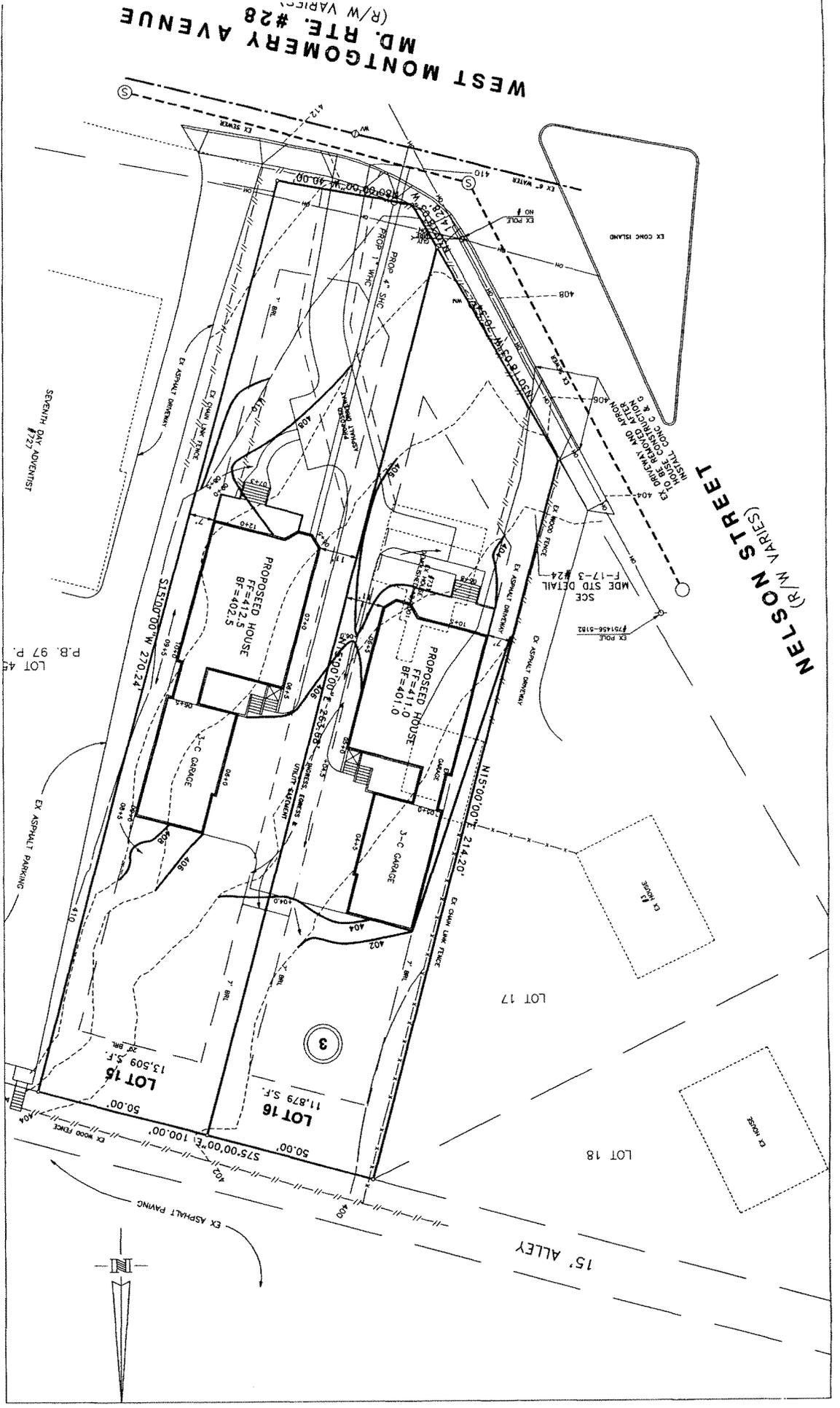
APPROVED FOR CONSTRUCTION

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A3	New Single Family Dwelling: Lot 16 West End Park Rockville, MD	FIRST & SECOND FLOOR PLANS	Longshore Custom Homes, Inc. P.O. Box 59668 Potomac, MD 20859 (301) 110-47-13	COMPUTER AIDED DESIGN & DRAFTING caddworks Inc. 132 WEST PATRICK STREET FREDERICK, MD 21702 (301) 894-8121 FAX: 301 894-8168 EMAIL: CADDWORKS@AOL.COM WEB: WWW.CADDWORKS.NET	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION													APPROVED FOR CONSTRUCTION
	NO.	DATE	DESCRIPTION																		

WEST MONTGOMERY AVENUE
(R/W VARIES) MD. RTE. #28

NELSON STREET
(R/W VARIES)

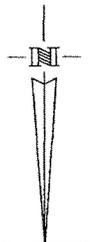


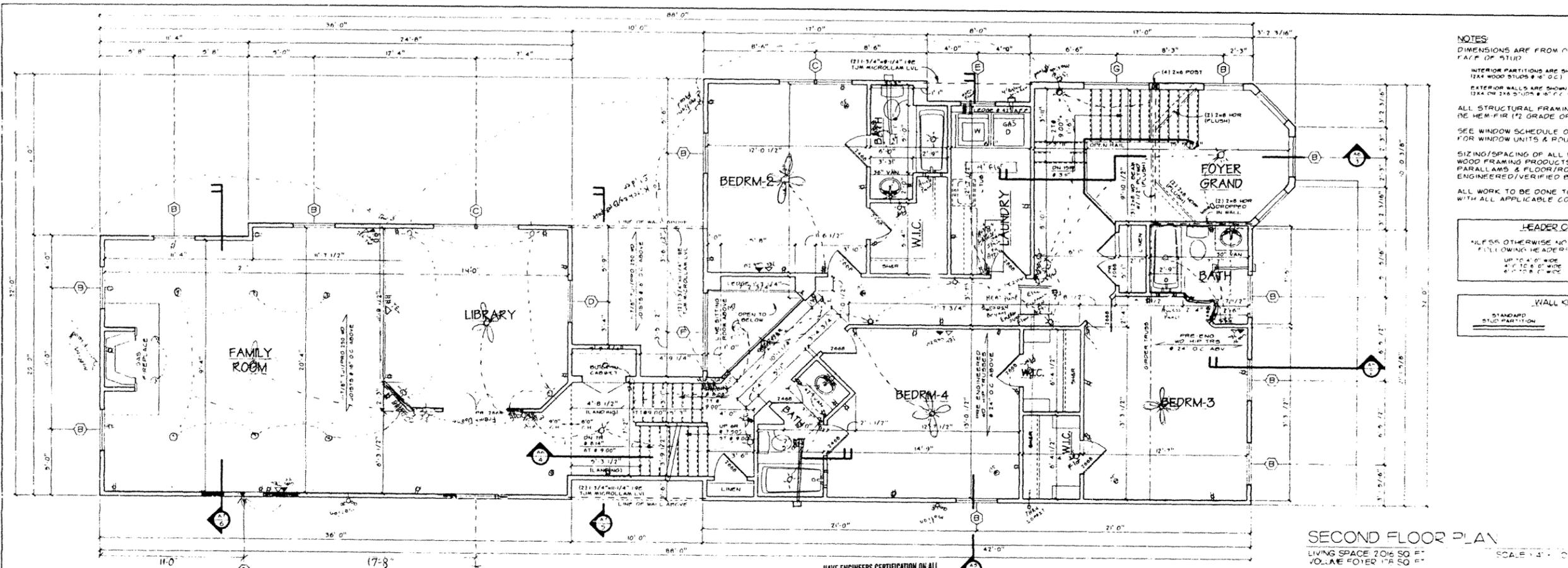
LOT 15
P.B. 97 P. 4

LOT 17

LOT 18

15' ALLEY





NOTES
DIMENSIONS ARE FROM OUTSIDE FACE OF STUD

INTERIOR PARTITIONS ARE SHOWN AS 1/2" 12X4 WOOD STUDS @ 16" O.C.
EXTERIOR WALLS ARE SHOWN AS 4" OR 6" 12X4 OR 12X6 SUDS @ 16" O.C. @ 1/2" R/WATHUR

ALL STRUCTURAL FRAMING LUMBER TO BE HEM-FIR (2 GRADE OR BETTER)

SEE WINDOW SCHEDULE ON SHEET A4 FOR WINDOW UNITS & ROUGH OPENINGS

SIZING/SPACING OF ALL PRE-ENGINEERED WOOD FRAMING PRODUCTS (MICROLAMS PARALLAMS & FLOOR/ROOF TRUSSES) TO BE ENGINEERED/VERIFIED BY MANUFACTURER

ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES

HEADER CHART

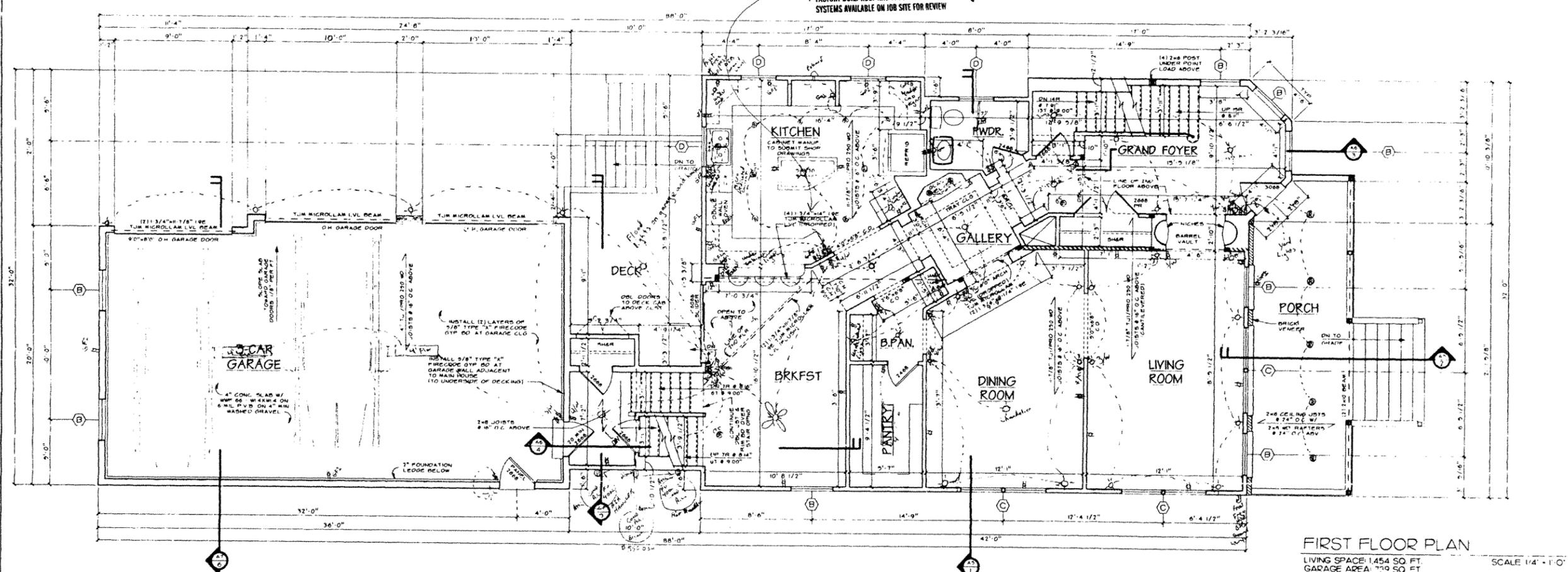
UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING HEADERS FOR CEILING:

UP TO 4' 0" WIDE	121248
4' 0" TO 8' 0" WIDE	121248
8' 0" TO 12' 0" WIDE	121248

WALL KEY

STANDARD STUD PARTITION	121248
INTERIOR BEARING PARTITION	121248

HAVE ENGINEER'S CERTIFICATION ON ALL FACTORY BUILT ROOF AND FLOOR COMPONENT SYSTEMS AVAILABLE ON JOB SITE FOR REVIEW



APPROVED FOR CONSTRUCTION

REVISIONS	DATE	BY	REMARKS

COMPUTER-AIDED DESIGN & DRAFTING
codworks Inc.
1202 WEST PATRICK STREET
FREDERICK, MD 21701
FAX: 301.684.4868
EMAIL: CADDWORKS@AOL.COM
WEB SITE: WWW.CADDWORKS.NET

Longshore Custom Homes, Inc.
Homes, Inc.
P.O. Box 59668
Potomac, MD 20859
(301) 710-4713

First & Second Floor Plans

New Single Family Dwelling:
Lot 16
West End Park
Rockville, MD

PROJECT NO.	44807
DRAWN BY	L.W.
DATE	1-OCT-01
SCALE	AS NOTED

A3

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