

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 the 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 a 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.

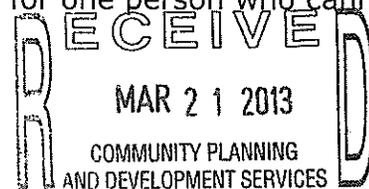
My daycare operates from 6:30AM to 6:30PM, Monday through Friday. I am closed on Federal holidays. Most parents start to drop off kids around 7AM and it continues until around 9:00AM. This spread results in about one car coming and leaving at a time. This load is further reduced because of my close location to Ride-on bus stops and multiple kids from the same family. Currently I have two parents who bring two children each so basically it means two trips. In addition, one parent uses the Ride-On bus which is a 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-offs and pickups are quick and less than five minutes in most cases. I have a good sized 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 my kids are under 5 years old.

My education approach is to encourage, challenge, and pace each child. I start teaching my children their alphabet 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 the first grade level before they start elementary school. I provide quality service at very affordable rates. I don't charge parents late or other fees 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 four 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 the Rockville City area and throughout Montgomery County. I am trying to do a small part in meeting this need. I find the hurdle of the special exception process over whelming and incredibly expensive to go from eight to twelve kids. However, with the help of Rockville City's friendly and understanding staff, I decided to pursue this option. This is a win-win proposition for everyone involved. I have parents who work for the Montgomery County Government or in the new Town Square while others drive past my facility when taking I-270. I believe that the net impact is positive, however, I will do anything humanly possible to minimize the negative effect if there is any.

Hours of Operation:

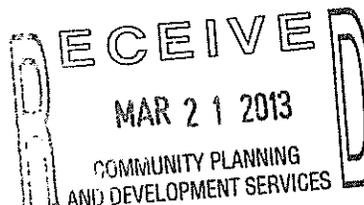
The Daycare is open Monday thru Friday and closed on all major Federal Holidays.

Open Time	6:30AM – 6:30PM
Drop-off Time	7:00AM – 9:00AM
Outdoor Play time	10:00 – 12:00PM
Pickup Time	5:30PM – 6:30PM
Average pickup and drop-off duration	Less than 5 mins.

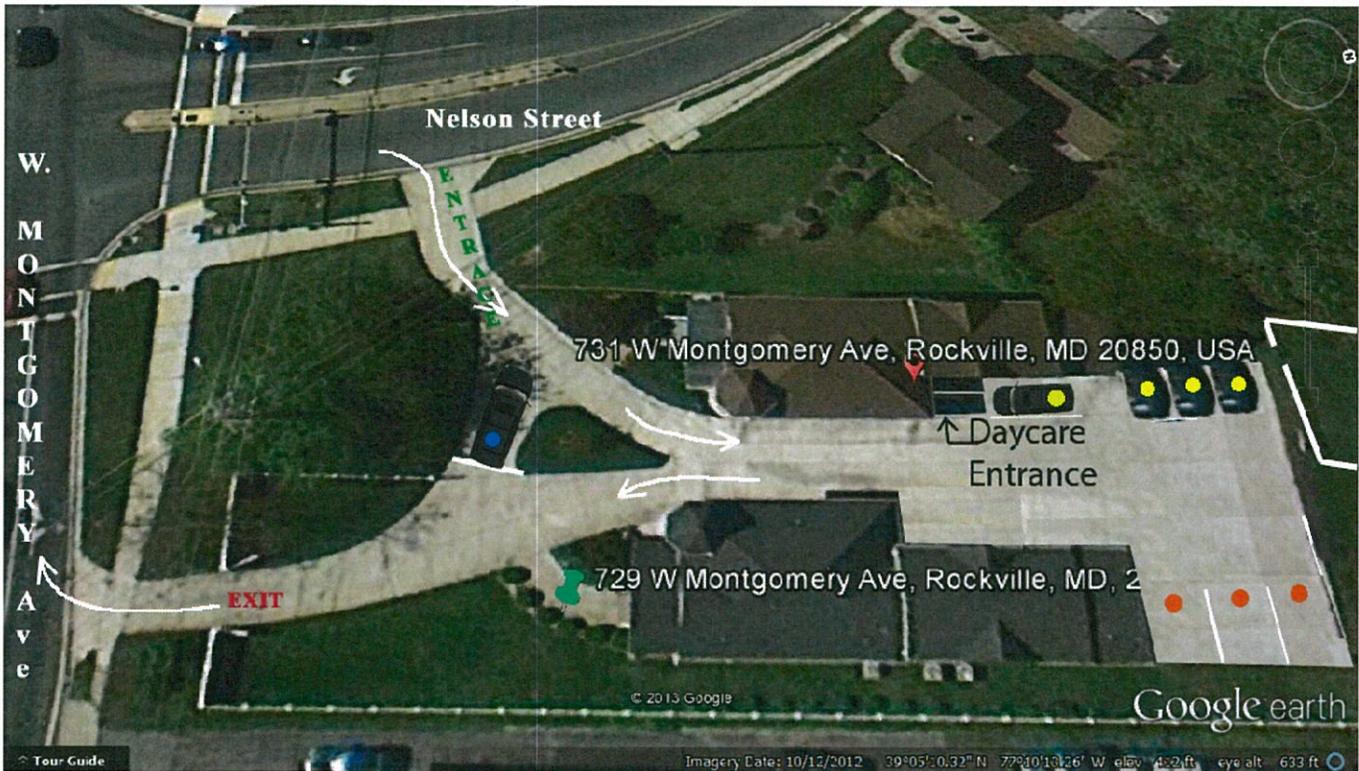
Parking: Total spaces available – three garages + 5 outside = 8

Please refer to picture below – **Parking Spaces**. As you can see in the picture there are plenty of parking spaces and exceed the minimum requirement of three spaces. The picture below shows entrance from the "Nelson Street" and exit from the "W. Montgomery Avenue". The yellow □ dot indicates four parking spaces where parents will park their cars when they come to drop-off or pickup. The blue ■ dot indicates additional parking space which is in the easement area but on my side of the property line. It can be used by parents if they need to stay for longer than five minutes hence keeping the parking marked with yellow □ dots open for other parents who come for quick drop-off or pickup and keep parents from stopping in front of my neighbor's garages.. The orange ■ dots indicate parking spaces where daycare parents won't be allowed to park.

If I get permission to extend my daycare capacity, I will have to hire one more staff member. If staff member chooses to drive to work, I will provide him/her access to one of the garage for parking.

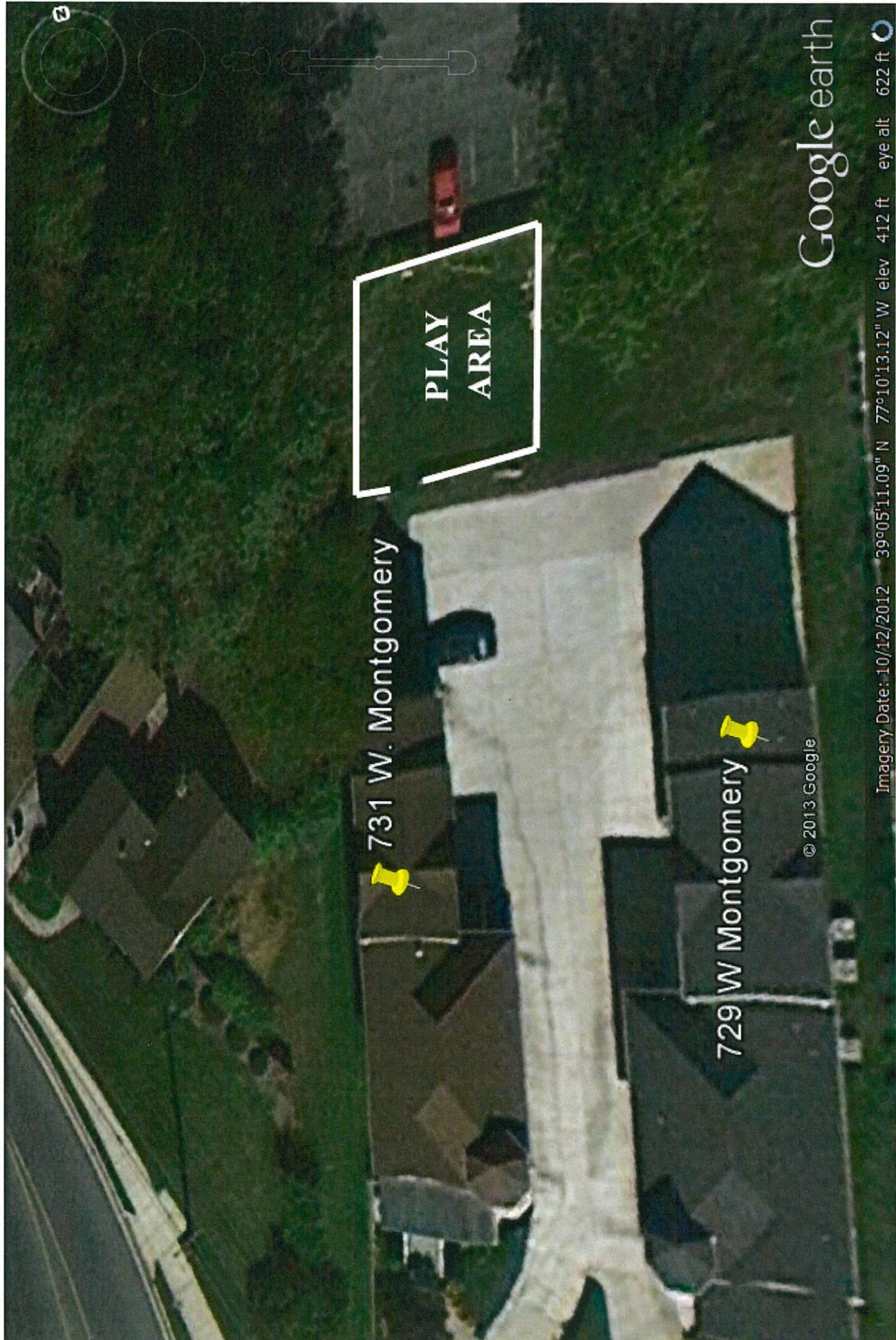


Parking Spaces



Outdoor Play Area

I take kids for outdoor activity between 10AM and 12PM. The play area is fenced and in the backyard away from houses. Please refer to "**Play Area**" picture below. The picture shows an excluded area marked by white line. The kids playing noise is hardly noticeable during the day. As you can see from the picture, the distance between play area and my adjacent neighbor's house is sufficient to avoid any disturbance to them. In addition the hours of play time will further eliminate chances of disturbance during the day.



Google earth

Imagery Date: 10/12/2012 39°05'11.09" N 77°10'13.12" W elev 412 ft eye alt 622 ft