

**ATTACHMENT "A"**

**Twinbrook Community Church**  
**5906 Halpine Rd.**  
**Rockville, MD 20851**  
**301-984-1454**  
**calebburnison@twinbrookministries.org**

July, 2005

We are pleased to provide you with weekday assigned parking. The following information reflects the policy for parking on the Twinbrook Community Church lot.

1. **Payment:** Parking fee is \$60 monthly and due one month in advance (e.g., August rental is due the last business day of July, September rental is due the last business day of August, etc.). A \$25 refundable deposit is due upon the first month's rent (this deposit is refunded when the parking space is given up with sufficient notice [see note 5]). Checks or cash are acceptable - we do not accept credit cards. Payments may be mailed to the above address, brought into the church office during business hours, or placed through the mail slot (side of the building facing the townhouses, the slot is at an office window near the air conditioning unit). Write the space number on your check or envelope to insure proper credit. Payment is not affected by sick days, holidays and vacations.
2. **Parking Permit:** ALWAYS display your permit while in Twinbrook Community Church lot. Unauthorized vehicles (vehicles not registered in our computer) will be towed at owner's risk/expense.
3. **Parking Time:** Parking is for normal business hours, Monday-Friday. Any other use beyond this time frame must be approved through the church office.
4. **Sharing Space:** You may share your space. Payments are to be worked out between you and your partner with the stipulations referred to in note 1.
5. **Releasing Space:** When you no longer need your space, please contact us at least 3 days in advance. **YOU ARE RESPONSIBLE FOR PAYMENT UNTIL WE ARE NOTIFIED.** If you are sharing the space, your partner is given priority to use the space provided he/she has notified us and accepts sole responsibility for the payment; otherwise, we will reassign the space to someone else. The \$25 deposit will be returned when sufficient notice has been given.
6. **Damage/Theft:** We assume no responsibility for theft or damage to your vehicle or its contents. We recommend that you take the necessary precautions to secure your vehicle (e.g., lock up, set alarm system, use "The Club").
7. **Unauthorized Vehicles:** If an unauthorized vehicle is in your space, you may use one of the

available un-numbered spaces in the "Staff/Visitors" area located around the back of the building (side facing the town homes). Notify us at (301)984-1454, and we will have the unauthorized vehicle towed.

8. **Snow Removal/Ice:** During the winter we have early morning snow removal and parking lot treatment. If, however, the lot is not cleared sufficiently and you cannot see your numbered space, park in the "Staff/Visitors" area. **DO NOT PARK IN SOMEONE ELSE'S RENTED SPACE.**

If you have any questions about parking or our church, please feel free to call the above number.

Sincerely,

Caleb T. Burnison, Pastor

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### Twinbrook Community Church Parking Registration

Date: \_\_\_\_\_ Space #: \_\_\_\_\_

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_) \_\_\_\_\_

(Refundable deposit payment = \$25.00 [  ]) (Monthly payment = \$ \_\_\_\_\_ )

Auto #1  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

Auto #4  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

Auto #2  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

Auto #5  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

Auto #3  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

Auto #6  
License Tag: \_\_\_\_\_ State: \_\_\_\_\_  
Make: \_\_\_\_\_  
Color: \_\_\_\_\_  
Owner: \_\_\_\_\_

### *If sharing this spot, please fill out the following:*

Partner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

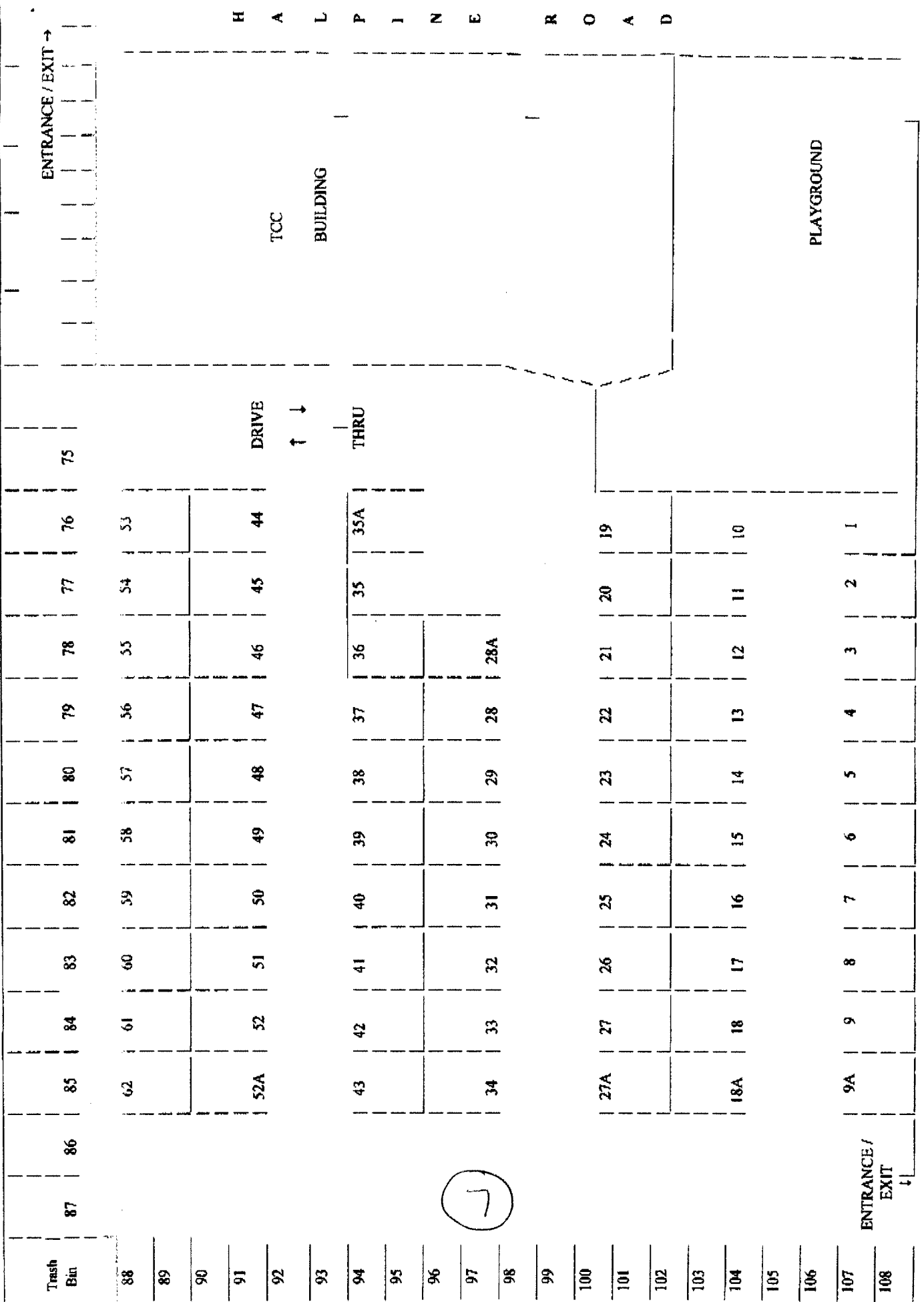
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: (\_\_\_\_) \_\_\_\_\_ Work Phone: (\_\_\_\_) \_\_\_\_\_

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TOWNHOMES and TREE-LINED AREA

H A L P I N E R O A D



Trash Bin

88

89

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91

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93

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95

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97

98

99

100

101

102

103

104

105

106

107

108

ENTRANCE / EXIT  
↓

7

ENTRANCE / EXIT →

TCC

BUILDING

DRIVE

↑ ↓

THRU

PLAYGROUND

ARDENNE AVENUE

**Parking Permit**

**Twinbrook Community Church  
5906 Halpine Road \* Rockville MD 20851**

Space # \_\_\_\_\_

**Parking Permit**

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②

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Space # \_\_\_\_\_

**Cambridge Walk II  
Homeowners' Association**

June 8, 2007

Honorable Members of the Board of Appeals:

It has come to our attention that the Twinbrook Community Church, located on the corner of Halpine and Ardennes in Twinbrook, has applied for a special exemption to operate a school (Twinbrook Christian Academy). This proposal is of great interest to us as our homes immediately border the Church's property where the proposed school would be located.

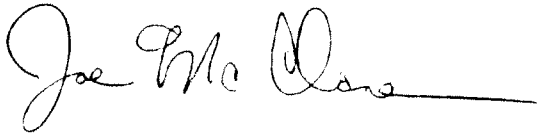
We have the following concerns about granting this special exemption:

1. A "special" exemption is supposed to be special, as in unique. The citizens of Rockville have a reasonable expectation that the zoning of a particular property will not be changed multiple times. Yet the Church has already been granted one special exemption to operate a day care center and will apply for more special exemptions in the future to expand the proposed school to a planned 100+ student facility (building addition) on the parking lot of this small property.
2. The present property is used by two different congregations, a day care center and parking lot spaces are rented out to commuters. There are also special events scheduled frequently by the Church. Adding a school to the property would overwhelm the small parking lot and church buildings. There is currently not enough parking in the immediate area (that is why the church rents out its own parking spaces during weekdays). The addition of a school and its patrons will only compound traffic and parking problems during these same weekdays.
3. Halpine and Ardennes is one of the busiest intersections in Twinbrook. The massive Twinbrook Station development has already been approved for the adjacent Metro property and Avalon Bay has proposed a large, multi-story building project directly across the street from the church property. The proposed school will generate much more additional traffic at the very time of the day when traffic is most congested on these streets.
4. The Twinbrook Community Church is located in a residential area and the church property acts as a buffer between the increasing density around the Metro property and the quiet residential neighborhood adjacent to the church.

5. The proposed special exemption raises numerous safety issues for the young children that would attend the school. Besides the thousands of pedestrians and cars that pass directly by or cut through the church property on their way to the Metro station, there is a Montgomery County Public Safety Facility located approximately 100 yards down Ardennes from the proposed school and playground. This facility is frequented by convicted criminals (including sex offenders) who report to the building during their probationary period.

For the integrity of the neighborhood and its zoning, for the safety of small children and for the quality of life of our residents, we urge you not to approve this special exemption request.

Sincerely,



Joseph C. McClane  
President,  
Cambridge Walk II HOA

cc: Jim Wasilak  
Jennifer Zirkle