

Docket Item #7
SPECIAL USE PERMIT #2006-0056

Planning Commission Meeting
September 7, 2006

ISSUE: Consideration of a request for a special use permit to operate an adult day care center.

APPLICANT: ~~Alexandria Adult Day Health Care Center~~, Otrada ADHC, Inc.
by Victoria Vinokur

LOCATION: 3830 Seminary Road

ZONE: R-20/Residential

PLANNING COMMISSION RECOMMENDATION: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

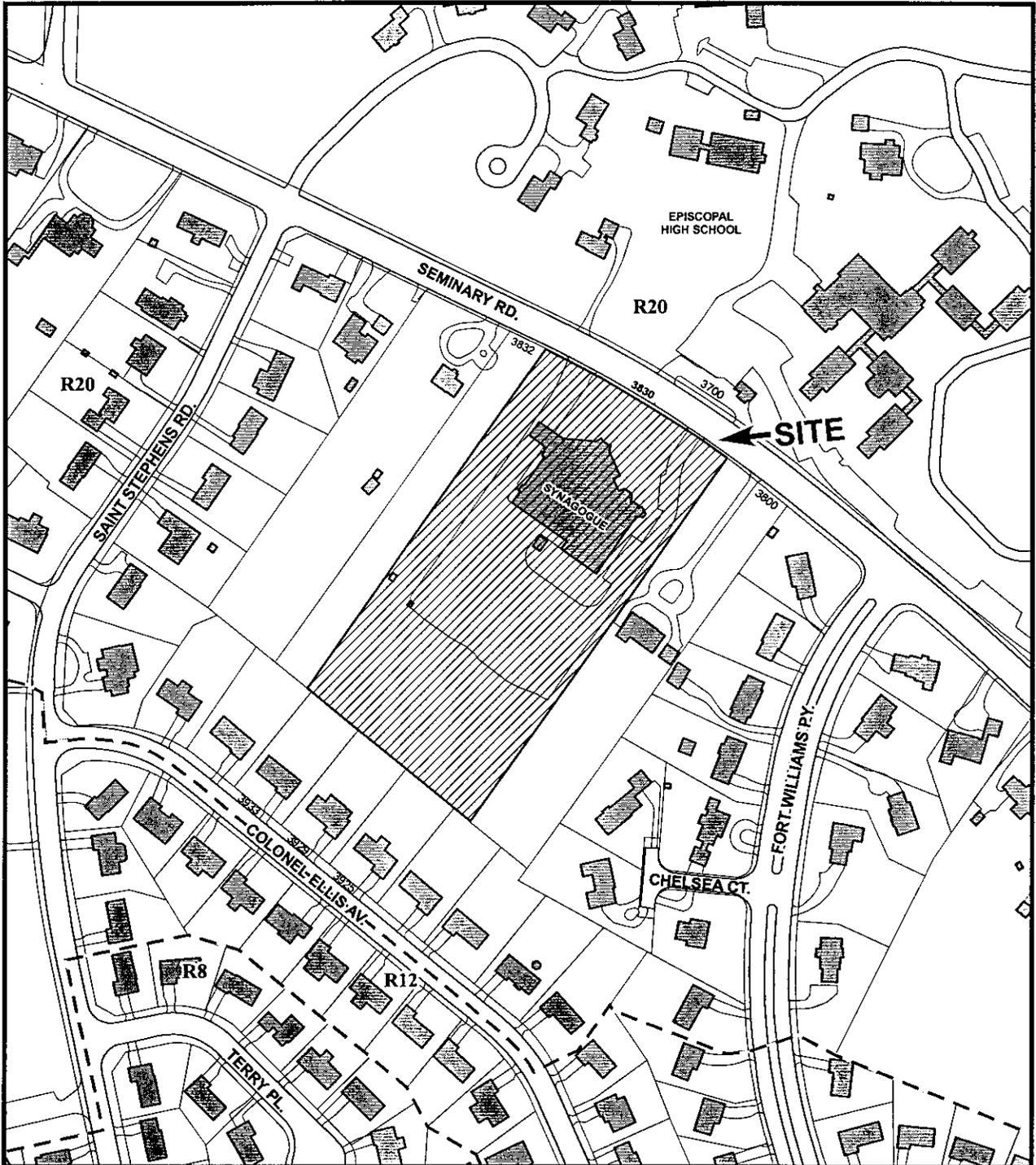
Reason: The Planning Commission agreed with the staff analysis. Members were concerned about the similarity of the applicant's name with a City program, and the applicant noted a change of its name as a result. Concerns regarding incorporation and licensing of the facility were satisfied by the City Attorney who explained that incorporation and licensing would follow approval of the Special Use Permit, according to the standard process.

Speakers:

Anna Durhan, applicant, spoke in support of the application, discussing their five Maryland facilities, and that they have filed for incorporation and licensing in Virginia and the City of Alexandria.

Gant Redmond, neighbor, did not object to the proposal, but discussed concerns with the similarity of the applicant's name with a City sponsored facility, and that the applicant was not incorporated or licensed in the Commonwealth of Virginia.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2006-0056

09/07/06



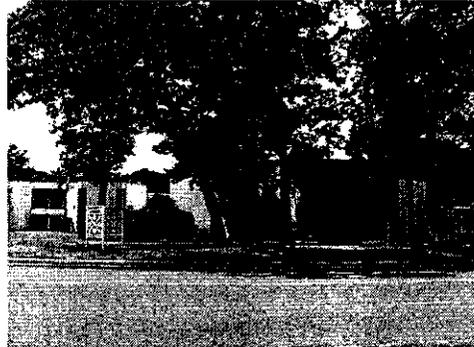
I. DISCUSSION

REQUEST

The applicant, Alexandria Adult Day Health Care Center, Inc., requests special use permit approval for the operation of an adult day care center located at 3830 Seminary Road.

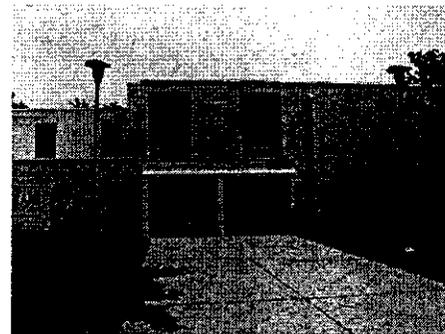
SITE DESCRIPTION

The subject property is one lot of record with 339 feet of frontage on Seminary Road, 670 feet of depth and a total lot area of 5.4 acres. The site is developed with the Beth El Hebrew Congregation. Access to the property is from Seminary Road. The surrounding area is occupied by residential uses. A post office is located across Seminary Road, to the north.



PROPOSAL

The applicant proposes to operate an adult day care center for elderly persons. The program will provide recreational therapy, educational programs, social services, and nursing care. The program will offer arts, crafts, music, lectures, English classes, Hebrew classes, and others social opportunities. Clients will be residents of Northern Virginia and will either live alone or with a caregiver. Clients will be independent in most activities of daily living, but will generally need some assistance with others. The program is geared toward Eastern European clients, but is open to anyone. The applicant already operates two similar adult care facilities in Maryland, one in Gaithersburg and the other in Rockville (see attached Washington Post article). Specific aspects of the operation as proposed by the applicant are as follows:



View of entrance to facility,
located at back of building.

- Hours: The facility will be open to clients 8:00 a.m. to 2:30 p.m. daily. The office will be open until 5:00 p.m.
- Number clients: The applicant requests up to 150 clients. They anticipate approximately 20 clients when first opening, and a gradual increase over time.
- Employees: Depending on the number of clients, the minimum number of employees will be 20. The required ratio of employees to clients is 1:6.

Noise: The applicant does not anticipate any loud activities as the nature of the business is not noisy. The center does not anticipate many outdoor activities.

Trash/Litter: Trash pick-up is twice each week at the facility, which is anticipated to be sufficient for the trash demand. The applicant does not anticipate any outdoor activities, but if they plan something for the outdoors, employees will monitor for any potential litter.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a day care center requires two parking spaces for each classroom. In this case, the applicant proposes two classrooms—one large auditorium and one small classroom, for a technical requirement of four spaces. The auditorium may be divided up for different activities throughout the day, or may be used for large group lectures. The facility has 128 parking spaces. According to the congregation, only 25 to 50 of those spaces are used daily during the week for other congregation uses, including the child care center also located in the building. As a practical matter, clients will not be driving, but will be dropped off at the facility by passenger vans. The applicant anticipates a maximum of 25 employees if full enrollment is achieved. There is more than sufficient parking for the proposed use.

BACKGROUND

On January 25, 1997, City Council approved SUP#96-0177 for the operation of a child care facility for up to 72 children. That facility still operates on the first floor of the building, and staff is not aware of any issues or violations there. On June 13, 1998, City Council approved SUP#98-0058 for the operation of a private high school (Thornton). That school is no longer in operation at this location.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-20/Residential zone. Section 3-103(C) of the Zoning Ordinance allows a day care center in a church in the R-20 zone only with a special use permit.

The proposed use is consistent with the Seminary/Strawberry Hill Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff does not object to the proposed adult care facility at the synagogue. The facility will provide a service to area seniors. Activities are anticipated to be indoors with minimal noise, resulting in little impact on the neighborhood. There is excess parking for the use as clients will not drive and only up to 25 employees are anticipated. Activities at the synagogue are primarily during the

weekend, so there will be no competition for parking. The facility has a separate entrance from the child care center at the property, preventing congestion during hours of drop-off and pick-up.

Staff recommends approval of the special use permit, subject to the following conditions.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the adult care facility shall be limited to between 8:00 a.m. and 5:00 p.m. Monday through Friday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
5. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
6. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
7. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the adult day care center. This is to be completed prior to the adult day care center opening for business. (Police)
8. The applicant should contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department. (Police)

9. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

Code Enforcement:

- C-1 The current use is classified as B, Business; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

- C-3 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-7 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-9 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager or Certified Limited Food Manager must be on duty during all hours of operation depending on the operation setup.
- C-3 Permits must be obtained prior to operation.

- C-4 Five sets of plans of each facility must be submitted to and approved by this department prior to construction.
- C-5 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health department for approval prior to construction. A \$135.00 fee is required for review of plans for food facilities.
- C-6 This facility must meet commercial standards if 13 or more clients are served. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments.
- C-7 If enrollment is kept to a maximum of 12 persons at any one time, the facility may use home-style (semi-public restaurant) standards for food service.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department

Human Services:

- F-1 See attachment.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the adult day care center. This is to be completed prior to the adult day care center opening for business.
- R-2 The applicant should contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding safety programs available through the department.

APPLICATION for SPECIAL USE PERMIT # 2006-0056

[must use black ink or type]

PROPERTY LOCATION: 3830 Seminary Rd, Alexandria, VA 22304

TAX MAP REFERENCE: 040-02-04-05 ZONE: A-20

APPLICANT Name: Alexandria Adult Day Health Care Center Inc,

Address: 3830 Seminary Rd, Alexandria, VA 22304

PROPERTY OWNER Name: Beth El Hebrew Congregation

Address: 3830 Seminary Rd, Alexandria, VA 22304

PROPOSED USE: Adult Day Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

e-mail: annaduran05@yahoo.com

Vinodur Vicki
Print Name of Applicant or Agent

[Signature]
Signature

4008 Fox Valley Drive
Mailing/Street Address

301-370-4714 301-570-8234
Telephone # Fax #

Rocoville MD 20853
City and State Zip Code

June 8, 06
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

<u>Victoria Vinocur</u>	<u>33 1/3</u>
<u>Gennady Vinocur</u>	<u>33 1/3</u>
<u>Anna Purcell</u>	<u>33 1/3</u>

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

n/a

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

* attached

Narrative Description

Alexandria Adult Daycare Center will be community based program assisting elderly people with their daily needs, including but not limited to recreational therapy, educational programs, social services, RN services.

Nature of the Activities:

- Recreation therapy (arts and crafts, music, etc.)
- English Classes, Hebrew classes
- Lectures
- VS monitoring

Number of Clients: 120-150

Number of Employees: Ratio will be 1 employee for 6 clients. Therefore we anticipate hiring 20-25 employees. Hours of Operation

Office hours 8 am- 5 pm
Program Hours 8 am – 2:30 pm

Parking

The facility's outside territory includes 128 of parking spaces. All employees (not exceeding 25) will utilize designated parking spaces. In addition, 12 parking spaces available on the overrun. Clients will not drive, they will be transported to and from the Center by the company's 14 seat passenger vans.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

120 clients - 150 clients

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

depending on the # of clients, the minimum # of employees will be 20, the maximum # will be 25 people. Required Ratio 1:6.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours: <u>office only!</u>	operations for program
<u>Monday</u>	<u>8:00-5:00</u>	<u>8:00-2:30</u>
<u>Tuesday</u>	<u>8:00-5:00</u>	<u>8:00-2:30</u>
<u>Wednesday</u>	<u>8:00-5:00</u>	<u>8:00-2:30</u>
<u>Thursday</u>	<u>8:00-5:00</u>	<u>8:00-2:30</u>
<u>Friday</u>	<u>8:00-3:00</u>	<u>8:00-2:30</u>

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

we do not anticipate any loud activities at the center. nature of the business is in conflict with any loud noises

B. How will the noise from patrons be controlled?

n/a

8. Describe any potential odors emanating from the proposed use and plans to control them:

n/a

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

The center will ~~have~~ not generate excessive trash for removal.

B. How much trash and garbage will be generated by the use?

The center's activity will not affect existing trash removal schedule.

C. How often will trash be collected?

twice a week (flexible schedule of pick ups)

D. How will you prevent littering on the property, streets and nearby properties?

The center is not anticipate to have any outdoor activities. Employees will supervise outside area, if any activities take place 1:6 Ratio will be maintained.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

n/a

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Safety procedures will be introduced to all employers and clients of the program. Monthly in-services, fire drills will be done as well.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

n/a

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

1 space per 200 square feet

B. How many parking spaces of each type are provided for the proposed use:

50* Standard spaces * The center will not utilize more than 25-40 spaces since only employees will drive

_____ Compact spaces

4 Handicapped accessible spaces.

_____ Other.

C. Where is required parking located? on-site [] off-site (check one)

If the required parking will be located off-site, where will it be located:

n/a

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1 loading space 1 handicapped accessible

B. How many loading spaces are available for the use? 2 -> both handicapped accessible

C. Where are off-street loading facilities located? no

D. During what hours of the day do you expect loading/unloading operations to occur?

~~loading between 8:00a-9:30a~~ N/A
~~unloading between 1:30p-2:30p~~

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

~~loading = 4 vans - 5 vans~~ N/A
~~unloading = 4 vans - 5 vans~~

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? up to
up to 10,000 sq. ft. (existing) + n/a sq. ft. (addition if any) = 10,000 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: congregation church



Founded in 1859
Member of the
Union for Reform Judaism

SUP 2006-0056
Beth El Hebrew Congregation

3830 Seminary Road Alexandria, Virginia 22304-1799 Telephone (703) 370-9400

Fax (703) 370-7730

Religious School (703) 370-6644

E-mail: office@bethelhebrew.org

June 27, 2006

To Whom It May Concern:

Reference: Rainbow Elder Daycare Center

This will certify that Beth El Hebrew Congregation utilizes approximately 25-50 parking spaces daily, Monday through Friday.

If we can assist in this application in any way, please contact me at the synagogue at 703-370-9400.

Thank you,

Ed Kaplan
Executive Director

Brett R. Isserow
Rabbi

Sharon Steinberg
Cantorial Intern

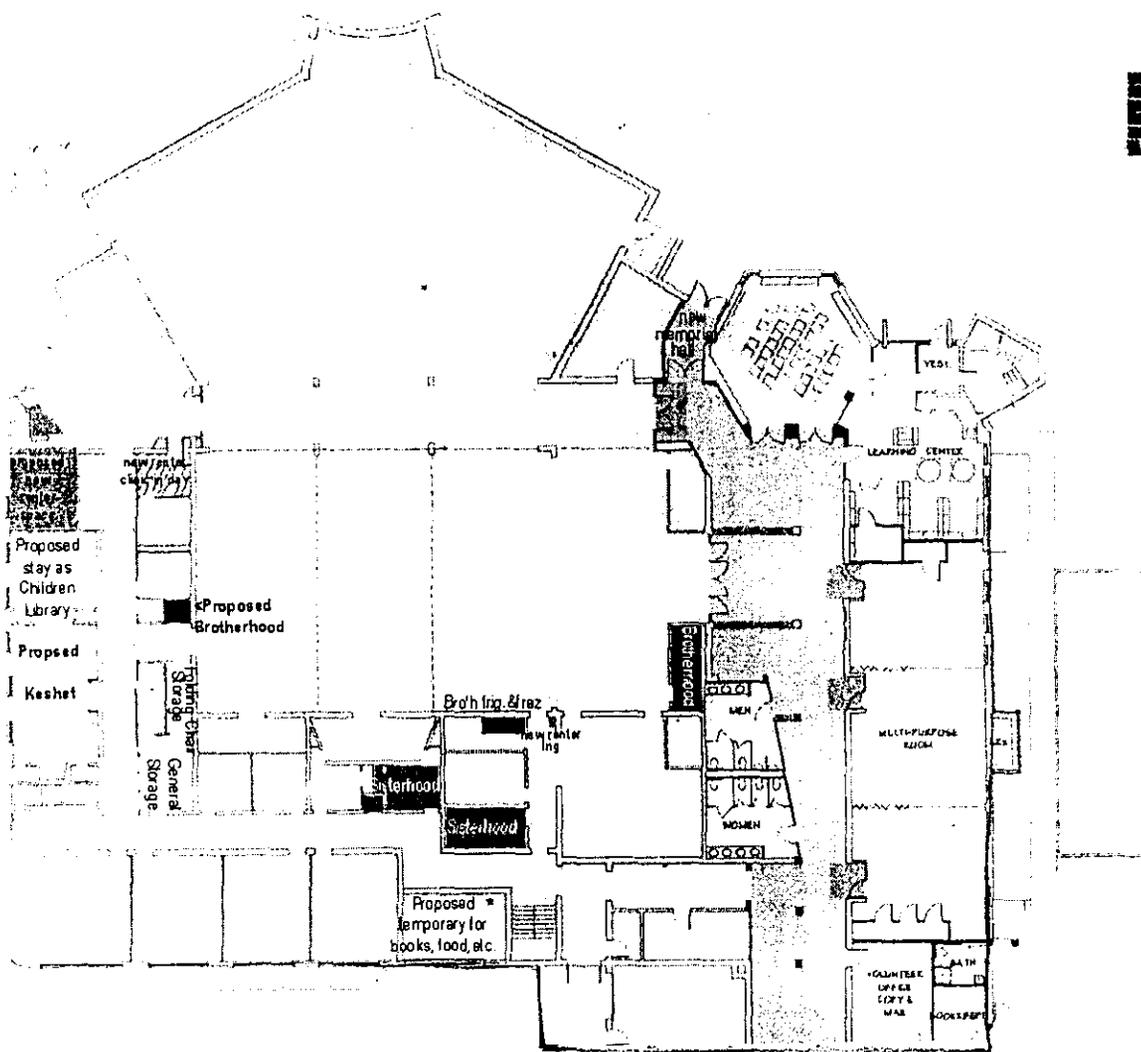
Ed Kaplan, FTA
Executive Director

Barry H. Smith
Dir. of Education

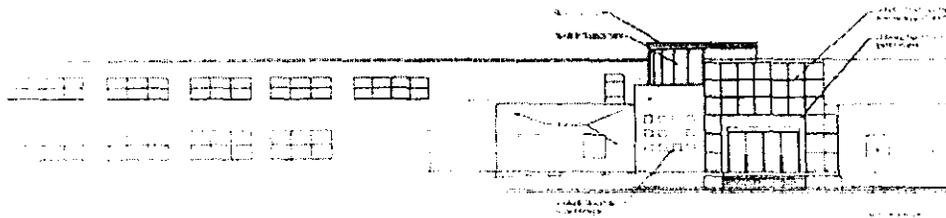
John E. Jankowski
President

BETH EL HEBREW CONGREGATION

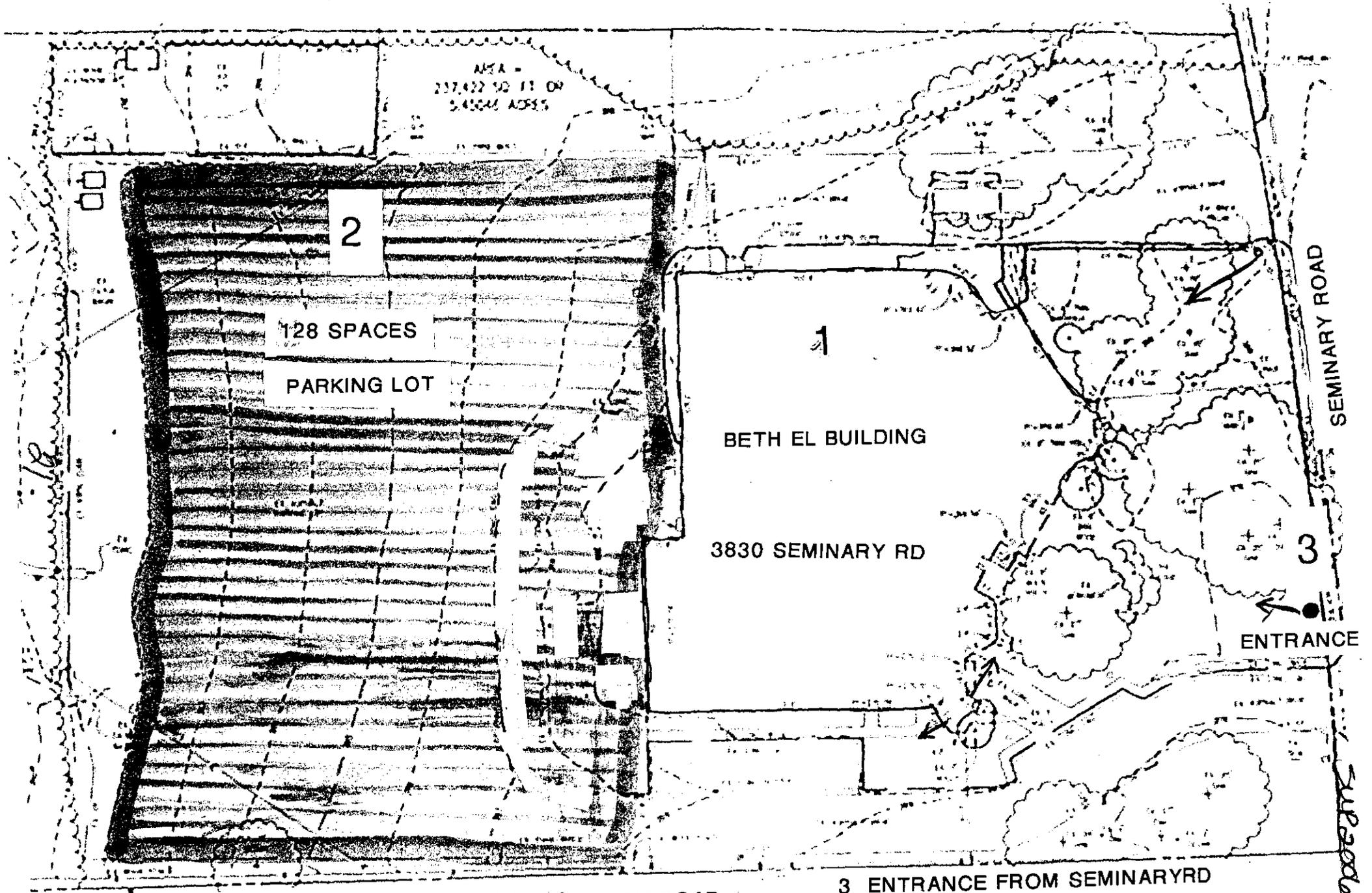
SUP 2006-0056



FLOOR PLAN



BETH EL HEBREW CONGREGATION



1 BETH EL BUILDING @ 3830 SEMINARY ROAD

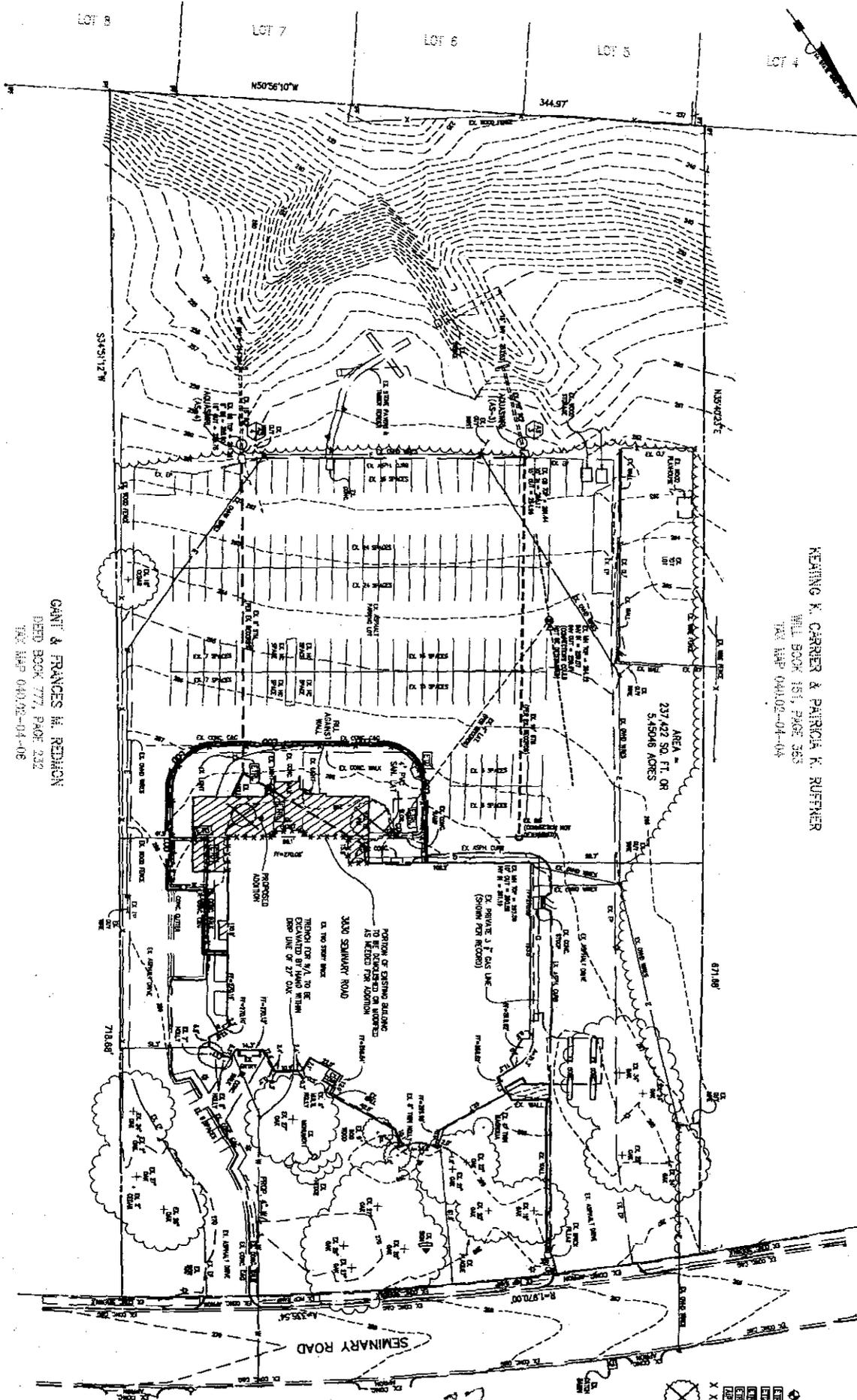
2 BETH EL PARKING LOT

3 ENTRANCE FROM SEMINARY RD

J.P. 2006-002

SUP2006-0056

SEMINARY RIDGE
BLOCK 1 SECTION 1



KEATING K. CARRIER & PATRICIA K. RUFFNER
WILL BOOK 151, PAGE 363
TAX MAP 04405-04-04

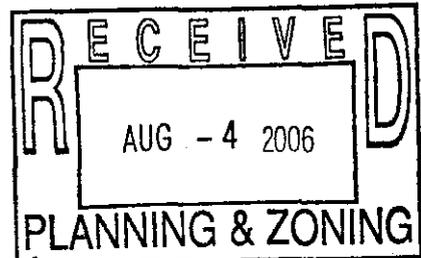
GANT & FRANCES H. REIMON
DEED BOOK 777, PAGE 232
TAX MAP 04405-04-06



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- 35. AM
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- 72. BX
- 73. BY
- 74. BZ
- 75. CA
- 76. CB
- 77. CC
- 78. CD
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- 80. CF
- 81. CG
- 82. CH
- 83. CI
- 84. CJ
- 85. CK
- 86. CL
- 87. CM
- 88. CN
- 89. CO
- 90. CP
- 91. CQ
- 92. CR
- 93. CS
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- 95. CU
- 96. CV
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- 118. DR
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- 184. GF
- 185. GG
- 186. GH
- 187. GI
- 188. GJ
- 189. GK
- 190. GL
- 191. GM
- 192. GN
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Date: August 3, 2006
To: Valerie Peterson
Comments: Special Use Permit Request # 2006-0056
For Adult Day Care Center at 3830 Seminary Road
Prepared by: Debbie Ludington, Department of Human Services
Long Term Care Coordinator
703-838-0927



Code Requirement:

The Department of Human Services does not license or regulate Adult Day Care Centers. The State of Virginia Code 63.2-1701 requires Adult Day Care Centers to be licensed, the oversight of which is under the auspices of the State of Virginia Department of Social Services as outlined in 63.2-1733 of the Code of Virginia. Local contact:

Linda Brechvill
Commonwealth of Virginia Dept. of Social Services
Division of Licensing Programs, Fairfax Office
11320 Random Hills Rd. Suite 200
Fairfax, VA 22030
703-359-6708

As a licensed Adult Day Care Center, there are very specific guidelines that must be followed, including standards for the physical plant. It is difficult to determine from the information provided if the following standards will be met:

- At least 50 sq. feet of indoor floor space are required for each participant, in addition to hallways, office space, bathrooms, storage space, or other rooms or areas that are not normally used for program activities. If the program serves 120 to 150 people per day, there would need to be between 6000 and 7500 square feet of program space available.
- In any center licensed after July 1, 2000, there shall be a minimum of one toilet that is suitable to accommodate a participant who needs human assistance or specialized equipment available for every 10 participants in attendance
- If more than 10 participants are in attendance, restrooms equipped with more than one toilet shall have each toilet enclosed.

From a broader licensing perspective, licensed adult day care centers cannot discriminate based on ethnic background. Although the application itself does not state that the program will serve a specific targeted population, supporting documents suggest their focus will be very narrow, primarily serving Russian Jews.

Findings:

From an operational perspective, the following concerns arise:

- The application indicates that they will be opening an Adult Day Care Center, which will serve 120 – 150 elderly people per day. This would be an extremely large program, much larger than any adult day care center in northern Virginia. In comparison The Alexandria Adult Day Services Center, a licensed adult day care center owned and operated by the Dept. of Human Services, is located in the Lee Center and is licensed to serve a maximum of 24 participants per day.
- Most adult day care centers are open from approximately 7:30 am until 5:30pm daily, longer than the stated program operating hours on this application of 8am – 2:30 pm
- It appears that this organization operates two similar programs in Montgomery County, MD, both under the name of Rainbow Adult Day Care. This responder spoke to both of these centers to inquire if they were licensed. Both centers stated they were. However, when searching the state of Maryland's listing of licensed adult day care facilities, neither of these Rainbow programs was listed.
- The requirements to receive Medicaid Community Based Care Waiver funding for adult day care in Virginia are much more stringent than in Maryland, and the daily reimbursement rate is lower in Virginia than it is in Maryland. This may make it more difficult from a financial perspective to operate such a large center unless they are receiving other types of funding.
- The Meals on Wheels program, which is funded by the Department of Human Services utilizes this site for its drop off location for meals. The timing of this drop off should not be affected by this proposed program.
- Transporting 120 – 150 elderly people daily, as well as 20 – 25 staff will add to traffic patterns in the immediate area.

Suggestion:

- It would be beneficial to have staff from DHS meet with applicants to explore sharing resources.

Recommendation:

- DHS has no objection to the proposed program if they obtain appropriate licensure and can operate successfully,

Cc: Jack Powers

MaryAnn Griffin

In Maryland, Clinging to Russian Language, Culture

Soviet Immigrants Develop Tight-Knit, if Scattered, Community

By Eugene L. Meyer
Special to The Washington Post
Saturday, January 28, 2006; F01

They came from Russia with love, and not much else.

Today, in their twilight years, they form a hidden community in the subsidized apartment houses of Montgomery County. Many of them were professionals in the former Soviet Union and are now getting by on fixed incomes, happy to be living quietly in downtown Bethesda and booming Silver Spring.

Mostly, they occupy small, one-bedroom apartments, paying what they can afford in neighborhoods now so pricey they couldn't otherwise consider living there. They live, too, in modest apartments in Takoma Park and Gaithersburg, their rents heavily subsidized through Section 8 housing vouchers.

Theirs is a tight-knit, if scattered, community, a waning generation clinging to the Russian language and culture. Soon enough, they will be gone, leaving children, grandchildren and great-grandchildren fluent in English and assimilated into American life. Theirs is but a blink in time, a passing community that is here and now, but not for long and not forever.

Many are elderly widows, such as Mariya Slezinger, 80, who lives in Waverly House, wedged in between Round House Theater and Our Lady of Lourdes Catholic Church on East-West Highway near Wisconsin Avenue in Bethesda. "I like very much Waverly House," she said. "It's very good place because when we came we had not car, and here is very convenient."

Slezinger and her husband, Izaak, followed their children to the United States and moved into the high-rise 15 years ago. In the former Soviet Union, where they lived in Odessa, Ukraine, she was a psychiatrist, he a mathematician. They sold their dacha, or country home, but because they were barred from taking currency out of the country, they took paintings as payment instead. The pictures, depicting the Black Sea, flowers, forest -- "things that remind me of home" -- now adorn her one-bedroom apartment.

Like almost all Russians living in subsidized housing here, Slezinger is Jewish. She says her husband was affected by anti-Semitism in his profession, though the Soviets discouraged religion in general and most Soviet Jews did not practice their faith.

Before they moved to Waverly House, built as senior housing in 1978, the Slezingers lived in a small apartment in Rockville. She cleaned houses and her husband tutored math. But it was rough going, with little income and monthly rent of more than \$1,000. "Thanks God, after six months, we got an apartment in Waverly House," she said. Now, she pays \$160 a month.

In Waverly House, 42 of the 191 residents -- 22 percent -- speak Russian. The language is second only to English among the dozen spoken there. Via a satellite dish on the roof, residents receive three Russian television stations. "They come down[stairs] for all the affairs, but they kind of hang together," said Bernadette Zanger, Waverly site manager.

Monthly rents for units, all one-bedrooms, range from \$25, for those with no income, to \$675, Zanger said. Under the subsidy rules, rent is 30 percent of gross monthly income.

Ida Zusina, 73, and her husband came from Belarus in 1989. At first, they lived with their daughter in Silver Spring. Then in 1990, the couple moved into Waverly House, where they have a one-bedroom, fourth-floor unit facing the church. "Very good, thank you, America," she said of her accommodations.

In Elizabeth House, on Second Avenue near the Silver Spring post office, 33 of the 191 residents speak Russian, also ranking second among a dozen languages. Here also, the Russians, most with limited if any English, stick together.

"When they come to meetings or a function, they'll sit at the same time and one will translate," said resident counselor Paula Phillips. They generally pass up Monday night bingo, she added.

"We very happy because we have very good apartment," said Ena Solodchik, once a dentist in Kiev, Ukraine, who now lives with her sister Ina, a former college lecturer, in Elizabeth House.

The Housing Opportunities Commission of Montgomery County owns and manages Waverly and Elizabeth houses and other low-income apartments, but it has a waiting list of 631 elderly people. When apartments open up, HOC holds a lottery. The last one was in November 2004.

"I believe the situation with housing is not very good right now," said Ella Kagan, a Russian immigrant who works with the Jewish Social Services Agency in Rockville to help secure the immigrants' housing.

Many of the Russian tenants who obtained HOC housing were professionals in the former Soviet Union but were older and largely unemployable when they came here. They receive Supplemental Security Income, some of which goes to pay the rent.

Many elderly Russians unable to secure HOC apartments rent units in market-rate buildings using federal Section 8 vouchers.

"It's a painful, very difficult issue," said Kagan, who came to the United States in 1987 from Moscow. "HOC has less money but more people on the waiting list. It's gotten worse because of budget cuts. Also, people using vouchers face rising rent and cannot cover the expenses."

The elderly Russians in Montgomery County "are everywhere," she said, listing the Rebecca Elderly Citizen Apartments in Kensington, Traville Gardens and Heritage House in Rockville, Shady Grove Apartments and Londonderry Towers in Gaithersburg, among others.

In the 2000 census, Montgomery County had 5,980 residents born in the former Soviet Union. In Maryland, only Baltimore County, with 6,002, had more. The two jurisdictions accounted for 75 percent of the state's 15,944 such residents. Virginia had 2,233, with the largest numbers in Fairfax and Arlington counties. The District had 1,124.

"Most came to the States starting in 1990. It kind of leveled off the last three or four years," said John Vass, 41, HOC supportive-services program manager who formerly worked at Waverly House

and is also a Russian Orthodox priest. "Many came over as seniors, already retired. Others thought they could master the language and start over, but it didn't work out."

"They didn't just leave the airport and find housing," he said. "Many times, they live with their adult kids or try to make it on their own and have financial difficulty and apply for the [HOC] lottery. . . . To get a public-housing-rate apartment in downtown Bethesda is quite an opportunity."

If Montgomery County's elderly Russian-speakers sleep in faceless high-rises, they spend most of their waking hours in adult day-care centers that cater to Russians. These are in Rockville, near White Flint Mall, and in Gaithersburg and are owned and operated by Vika and Gena Vinokur, a Russian couple in their thirties.

Vika Vinokur said theirs are the only such facilities in the Washington area. She said she receives regular calls from Russians in Virginia. "'Please do something, send a bus over here,' " she said the callers implore her. "At least three moved from Virginia to Maryland because they wanted our services."

The Rockville facility, housed at and sponsored by the Magen David Sephardic Congregation, serves 130; the Gaithersburg facility, known as Rainbow, 260. Though overwhelmingly Russian, the clientele also includes a smattering of Iranians and Latinos.

Staff nurses monitor health and medication. A social worker helps with food stamps and housing. There are current-events discussions, Russian television and movies, hand therapy for arthritis, aerobics and English classes and lunch for \$1 (with kosher food in Rockville). Buses shuttle residents to and from the centers. Medicaid pays for the program.

The Rockville facility was bustling one recent weekday morning. In one room, people watched Russian news. In another, a lively game of dominoes was underway. Upstairs, in the sanctuary, an older man spoke in Russian of news events.

Ginya Etimar, 89, was happy just to be with others who spoke her language. A native of Belarus, she was thrilled, she said, with her subsidized one-bedroom Londonderry apartment in Gaithersburg. "During World War II, I lived 10 people in a 20-meter apartment," she said through an interpreter. "Now, I live like a queen."

1

Adult Day Services: An Introduction

THE ADULT DAY SERVICES FIELD HAS GROWN MARKEDLY SINCE THE EARLY 1970S. TWENTY-FIVE YEARS ago there existed only a handful of programs. Now the number stands in the thousands. In the future, we can expect that demand will only increase, given the demographics. Some industry observers predict a need so great that the number will climb by century's end to 10,000.

The adult day services field is growing because people's needs are changing. The population is aging. More women have entered the work force who have less time to devote to caregiving. The cost of health and long-term care has skyrocketed. Since adult day services are relatively inexpensive compared with home and nursing care, they are increasingly viewed as an attractive community long-term care alternative.

Today, adult day programs are an integral part of the landscape of community long-term health care service delivery.

Their chief purpose?

"Adult day care," writes Elizabeth A. Day, a community health nurse and adult day provider, "is part of the flexible line of defense, providing protection for the participant through supervision for part of a day. Supervision ensures adequate nutrition, medication administration, assessment for early detection of health problems, and an increase in self-esteem through activity and a degree of independence. Adult day care also strengthens the flexible line of defense by providing respite or an option for the caregiver who must work and cannot leave the participant at home unattended."

The benefits are myriad and multifaceted. For adults with chronic illness, memory loss, or physical problems:

Adult day services do not cure, but can . . .

- provide necessary health care and social support for adults who prefer to remain in their homes.
- stabilize medical conditions.
- help to prevent secondary disabilities caused by excessive bed rest or inactivity.
- help people to improve their functional ability through sustained rehabilitative therapy.
- improve the quality of life, self-esteem, and dignity of participants and caregivers.
- provide opportunities for friendships and decrease isolation and loneliness.
- increase mobility and verbal ability.

• increase nutritional intake

Rockville Adult Day Health Care Center Inc.,

11215 Woodglen Drive

Rockville, MD, 20852

Tel (301) 770-7676

Cell (301) 370-4714

Thank you for giving us the opportunity to present our proposal regarding new day care facility that will primary provide services to the Community.

- **Our Philosophy**

We believes that the community as a whole is approaching a care-giving crisis. Families caring for a loved one diagnosed with any form of Dementia or other impairment are known to experience as increase in physical, emotional, and financial stress. As a population ages, there are more persons needing care and fewer persons available to provide it. Families are smaller than they once were and yet it is still the preference of most families to care for their dependent loved one at home. Persons with cognitive impairment often require special and constant care and supervision. Caring for this population places a tremendous stress on the family and the community.

- **About the company**

Currently, we operate five Adult Day Care Centers in Maryland. Our centers located in Baltimore, Owing Mills, Rockville and Gaithersburg areas.

- **Demographics**

According to the report by the Surgeon General, language disabilities, social disadvantage and the community disorganization are the main factor of common deterioration of health in Russian Jewish population.

Ethnic minorities in the United States face a social and economic environment of inequality that include poverty, all which take a toll on mental health. Living in poverty has the most measurable impact on rated of mental illness and general health.

People in the lowest stratum if income and occupation are about two to three times more likely than those in the highest stratum to have mental disorder such as depression and anxiety.

The cultures of ethic and racial minorities alter the type of mental health services they use. Cultural misunderstanding or communication problems between patients and clinicians may prevent minorities from using services and receiving appropriate care.

Based on our research we have determined that elderly Russian and Jewish population is being

undeserved in Virginia. Our research indicated that in the potential servicing area, only a handful of 65 and over are receiving family/care giver services during the daytime hours.

- **Projections of the actual use:**

Our company have long range plans for the new facility which would target Russian and Jewish population.

- **Proximity to other adult day service centers.**

We are similar but different to other adult day care services. Similar that we offer a setting for well being of patients, but different that we offer a unique environment by specifically focusing on Hispanic Population. Our facility provides an outstanding variety of individual and group activities to meet all aspects of health, lifestyle, ethnicity, and interest to all the participant's lives. We provide meals with emphasis on Kosher food that are planned by a registered dietitian, transportation to physicians for maintenance of current health status.

The services will include:

- Transportation services to and from the facility,
- Breakfast, snack and lunch monitored by licensed dietitian.
- Medical Assistance
- Health Screening
- Nutritional Counseling
- Physical Therapy
- Social Services
- Language Exploration
- Individual and Group Counseling
- Exercises
- Cultural Activities
- Recreational Activities
- Wheelchair Accessibility
- Adaptation Therapy
- Planned Days and Activities
- Managing of finances, housing and social issues
- Outreach to community (volunteering services at churches, elderly centers and other)

Other services will be offered:

- Medical Services
- Podiatry Services
- Occupational Therapy
- Physical Therapy
- Laboratory Services
- Pharmaceutical Services
- Beautician Services

Adult day care services that we have and intend to open will meet the need to for the growing elderly community. Due to the large population of Russian Jewish immigrants withing the surrounding areas we are not only opening an adult day care, but have visions for the future. We will expand targeted population whenever it is possible and develop proper communication to identify the targeted population through appropriate outsourcers.

The center that we anticipate to open will meet the need of the community including creating new jobs.

We hope that this adequately outlines our program and interest.

Please give us a chance to present our company and projection for future. We look forward to discuss this matter further to achieve success and prosperity. Please contact us at (301) 370-4714..

Thank you

Centers Information

The facility provides a combination of medical and psycho-social services to older adults and the disabled which allows participants to receive the necessary medical rehabilitation and social services while remaining at home in their own community. All staff fully registered and trained to conduct multidisciplinary team assessments, provide therapy treatments, socialization activities, and nursing care. Program services include two hot meals and an afternoon snack. Transportation services are provided .

Who is Eligible

- ❖ Seniors 65 years and older with medical concerns
- ❖ Patients with disabilities
- ❖ Patients who require skilled nursing care
- ❖ Private pay patients or patients covered under Medicaid

Maryland,

Maryland, has often been referred to as "American in Miniature", where residents enjoy a broad range of lifestyles and activities in convenience reach of the metropolitan areas. Each region of the state presents distinctly different styles and histories.

Companies locating in Maryland benefits from one of the most vibrant business environments in the United States. Companies doing business in Maryland derive many benefits from its population as a source of services and product markets, as well as quality business staffing. Maryland is a wealthy consumer market, ranking among the top states in median household and per capita person.

An individual plan of care is developed by the L.C.S.W., specific to the psychosocial needs of the participant in conjunction with the plan of care developed by our Social Worker (M.S.W.).

Individual and/or group counseling, will be provided by the L.C.S.W. or under the supervision of the L.C.S.W.,

A Physician Consultant is responsible for medical consultation and services on the premises. As a member of the multi-disciplinary assessment team, the Consultant approves the individual plans of care, and signs treatment authorization requests (when not signed by the Primary Care Physician).

Podiatrist on premises to provide appropriate foot care and evaluation.

Medical Social Services

The Senior Social Worker interviews and screens all referrals to determine appropriateness of the participants. The M.S.W. provides individual and/or group counseling to the participants and families. The M.S.W. also serves as a liaison between the participant's family and community agencies.

Activity Program

The Activity Director and Activity Coordinator identify individual needs and problems of each participant. They also develop therapeutic, recreational activities intended to improve or maintain the participant's physical, mental and social capabilities for leisure lifestyle management.

Nutritional Services

A Dietitian is contracted to provide nutritional recommendations in preparation of meals by an outside contracted food service.

Programs

The programs are recognized both in the field and in the community as model facilities serving the frail elderly and disabled populations. The ADHC provides a safe, secure and stimulating environment designed for two levels of service, depending upon the needs of the participant:

- The Health programs serve participants with specified medical needs and focuses upon health maintenance and rehabilitation.
- The Social programs emphasize structured activities and opportunities for socialization.
- The facility serves an adult population accommodating participants 18 and up with cognitive and/or functional impairment.

Regular program hours are **from 8:00 am to 5:00 pm Monday through Friday**. Current operating hours were established to accommodate the needs of working families.

Goals and Objectives

Our goal is to maintain and keep the frail elderly and those over eighteen years of age, who might be subject to institutionalization, in their own community and preferably in their own homes. This is accomplished only as long as it is medically, socially, and economically feasible through the provision of ADHC's. The facility accomplishes this goal by four distinct objectives:

- To rehabilitate participants to the maximum extent possible through various therapy and recreation programs.
- To maintain the participant's health status and independence, through medical, social, nutritional, and family support services.
- To ameliorate decline in the participant's health and sense of well being by providing these services, along with continued health education, in a supportive and stimulating environment.
- To increase public awareness of the physical and cognitive realities of aging, disability, and the community based options available through ADHC's.

Why we are here

The community as a whole is approaching a care- giving crisis. Families caring for a loved one diagnosed with any form of Dementia or other impairment are known to experience an increase in physical, emotional, and financial stress. 81% of caregivers are women and 30% of these women are the sole caregiver for the impaired/frail family member. As the population ages there are more persons needing care and fewer persons available to provide it. Families are smaller than they once were and yet it is still the preference of most families to care for their dependent loved one at home. Persons with cognitive impairment often require special and constant care and supervision. Caring for this population places a tremendous stress on the family and the community.

ADHC's assist individuals to remaining the community as long as possible and enable family caregivers to provide care in the home. ADHC's are instrumental in maintaining independence, increasing support systems, and preventing inappropriate institutionalization. In addition, adults with cognitive and functional disability need meaningful activities, a sense of belonging to a group, and a place in the community. The facility programs for the participants focus upon the preserved strengths and abilities of the participant rather than their disabilities. The facility participates are regarded with respect, dignity, and given a sense of self worth.

FROM : RAINBOW ADHC

FAX NO. : 2406839121

SUP# 2006-0056
Sep. 20 2005 09:40AM P1
Jun. 25 2004 03:54PM P2

FROM : M

FAX NO. :



Magen David Sephardic Congregation
Beit Eliahu Synagogue



11215 Woodglan Drive, Rockville, Maryland 20852 * Tel. 301.770.8818 * Fax: 301.881.0498 * http://www.magendavid.org

Rabbi

Yaakov Benamou

Hazan

Avyatar Alfasi

Hazan Emeritus

David Rabibo

Executive Director

Moshe A. Teichman

President

Samy Ymar

Vice President

Lucien Siqui

Treasurer

Daniel Sussa, CPA

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Irene Kaplan

Rami Levi

Shalom Mesica

Yona Nissim

Dr. Benjamin Rubin

Mathias Serfety

Past Presidents

Jack Chiqui

Charles Dahan

Albert Emsellem *

Eli Silvera *

Samy Totah

Mark Zuares *

* Alex Mesicam

June 25, 2004

TO WHOM IT MAY CONCERN:

I am pleased to provide a letter of recommendation for Rockville ADHC.

Rockville ADHC has been a tenant of Magen David Sephardic Congregation from September 2003 to the present.

The rent and all other financial obligation are paid on time as per our written agreement with Rockville ADHC.

I am pleased to inform you that Magen David Sephardic Congregation enjoys a wonderful working relationship with the professional staff, custodial staff, and patients of Rockville ADHC.

I would strongly recommend that you consider their application to become your tenants favorably.

Please feel free to call me at 301-770-6818 with any questions you may have related to this matter.

Sincerely,
Magen David Sephardic Congregation

Moshe A. Teichman
Executive Director

SUP# 2006-0056

July 27, 2006

Mr. Jack Sullivan

Dear Mr. Sullivan

We are please to inform you that a wonderful facility, Alexandria Adult Daycare Center is projected to open in Alexandria, VA. The Center will be located at 3830 Seminary Road, Alexandria, VA in the building of existing synagogue, Beth El Hebrew Congregation. We developed a wonderful working relationship with Beth El's management and Board of Directors, who welcomed our initiative and supported us greatly.

The Program is designed to assist elderly population of Alexandria, VA who are in need of social services, health maintenance support, cultural and educational programs.

Our management team has a great deal of experience in opening and successfully running Adult Daycare Centers in the US, including 3 Centers in Baltimore, one in Rockville, MD, another in Gaithersburg, MD, and a new Center in Boston.

Two of our Centers are already located in the building of existing synagogues (Rockville Adult Daycare at Magen David Sephardic Congregation 11215 Woodglen Dr, Rockville, MD and Millbrook Adult Daycare at Millbrook Congregation in Baltimore, MD).

We are a community based programs providing care giver assistance to families struggling to provide independent living arrangements for their loved ones. We provide daily services to those who due to their physical and/or mental impairment, need health maintenance, rehabilitation, social, recreational, educational and restorative services.

ADHC, encompass both the medical and social day care programs and originated in the 1950s as a geriatric day hospital program. Adult Day health services began in response to the rising cost of nursing home and home care and the demand for more community-based services for the elderly.

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We truly hope to get your support in obtaining Zoning Permit through the City of Alexandria. The planning commission hearing will be on September 7, 2006 and City Council will meet on September 16, 2006.

We would like to bring to your attention that we are planning to open a small program inside of existing synagogue. The Program will be open 5 days/week – Monday – Friday, which means that our activities will not interfere with synagogue's function since most of the synagogue activities are targeted for Saturday services and Sunday events.

We will provide daily meal, recreation, health maintenance and educational programs to our elderly population. This Program will not interfere with general public traffic and parking space issues: we are planning to hire maximum of 20-25 employees, and the Beth El parking lot can host over 110 cars.

We have letters of recommendations from the managements of existing synagogues, article from the Washington Post about one of our facilities, and letters from Beth El of Alexandria supporting this wonderful project. If you are interested, we would be happy to fax that information to you as well.

Again, your support would be greatly appreciated, since the purpose of our program is to support vulnerably elderly population in our communities.

If you have questions, please do not hesitate to contact our management team by calling

- Anna Duran at 301-770-7676
- Victoria Vinokur 301-3704714
- Gennady Vinokur 301-366-3844.

Sincerely,

Anna Duran
Victoria Vinokur
Gnnadu Vinokur

SUP#2006-0056



Magen David Sephardic Congregation Beit Eliahu Synagogue



11215 Woodglenn Drive, Rockville, Maryland 20852 * Tel: 301.770.6818 * Fax: 301.881.0498 * <http://www.magendavidsynagogue.com>

Rabbi

Joshua Maroof

Hazan

Avyatar Alfasi

Hazan Emeritus

David Rebibo

Executive Director

Moshe A. Teichman

President

Daniel Suissa CPA

Vice President

Shalom Mesika

Treasurer

Steve Suissa

Secretary

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President of Sisterhood

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Past Presidents

Jack Chriqui

Charles Dahan

Albert Emsellem Z'L

Eli Silvera Z'L

Sami Totah

Samy Ymar

Mark Zuares Z'L

* Zichrono L'bracha

ת"דב

August 10, 2006

To Whom It May Concern:

Dear Sir/Madam:

Magen David Sephardic Congregation's relationship with Rockville Adult Day Healthcare Center began in July of 2002.

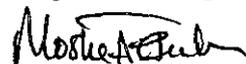
During the past four (4) years I have observed the staff of Rockville ADHC as it provides a wonderful and caring social environment, nursing care and needed services for elderly Jewish Russian immigrants who live in the neighborhood of our congregation. This wonderful program makes it possible for these immigrants to live their "golden years" with an added measure of dignity. The program has fostered a "family environment" among the participants and the Magen David Sephardic Congregation family.

I am pleased to report that the existence of program at our congregation has had a "zero" impact on the neighborhood of the synagogue.

Our congregation is pleased that we have been given the opportunity to participate in this very valuable "mitzvah" - the religious obligation to help people and to make this world just a little better.

I recommend the Rockville Adult Day Healthcare Center wholeheartedly.

Sincerely,
Magen David Sephardic Congregation


Moshe A. Teichman
Executive Director

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Rockville Adult Day Healthcare Center

11215 Woodglen Drive
Rockville MD 20852
Tel 301-770-7676
Fax 301-770-1626

August 11, 2006

Valerie Peterson

On behalf of the Management Team of our Alexandria Daycare Project we would like to thank you for visiting Beth El Hebrew Congregation this morning. It gave us a wonderful opportunity to meet with each other in person, and continue cooperating in the process of opening a new facility for seniors. We appreciate your willingness to help us in achieving our goals and providing good services to those in need. Our team is also dedicated to input a great deal of efforts in the process of improving and facilitating Alexandria's economic well-being by providing good care to its seniors and opening new job places to its residents.

We appreciate and value your patience and assistance in providing helpful information and sources for us.

If you have any questions, please feel free to contact us at any time.

We look forward to continue cooperating with you in the future.

Best Wishes,

Victoria Vinokur
Anna Duran

August 21, 2006

To: Valerie Peterson
Planning and Zoning

From: Anna Duran

RE: Special Use Permit Request
Adult Day Care Center at 3830 Seminary Road

Hi Valerie,

Thank you for your time and efforts in preparing all the documentation required to obtain special use permit. We received your fax re comments from Ms. Debbie Ludington, and would like to provide you with answers related to those comments. First of all, I would like to express my gratitude and appreciation to Debbie for her time and useful information received:

RE Code Requirement:

- We have already contacted VA's Department of Social Services re licensing and obtained information and documentation for licensing
- The square footage of the space (you have the blueprints) allow us to proved a lot more that 50sq. feet of indoor floor space to our participants. Overall we will have the access to over 10000 square feet space for daily usage
- The facility has more than one handicapped accessible toilet suitable to accommodate participants who need assistance. Restroom is enclosed.
- Our Center (like all other facilities throughout the State of MD) welcomes any cultural, ethnic groups and population without discriminating anyone. Our existing Centers host American, Romanian, Iranian, Bulgarian and Spanish population along with Russian Jews. Moreover, Russian elderly Jews are minorities, and due to their language barrier and cultural differences are deprived from the luxury of attending regular Adult Daycares in the Unites States. Therefore, they are the ones that feel discriminated and abandoned. Therefore, along with other regular activities we will offer such activities as Hebrew/Yiddish classes, English as second language classes, and some other activities they would not be able to get in the other daycares.

RE Findings:

- Based on our experience 120 elderly people daycare is not a large facility. We have 210 participant facility in Gaithersburg and 110 participant facility in Rockville, MD. However, the Center almost never reaches the full house for many reasons: Elderly participants are not committed to participate all 5 days/week. They frequently have emergencies, appointments, and many other reasons not to attend on a certain day. Therefore, the daily attendance at the 110 participant facility averages 90-95 participants, and 150-180 participants in the 210 participant facility.
- Adult daycare facilities are not nursing homes and not designed to serve clients round-the-clock. Adult daycares are created for health maintenance reasons, and elderly population attending the Center usually live independently. Therefore, 6.5 hours of services (not including transportation time from the time of pick up and drop off) prove to be efficient time to provide services the elderly people require.
- Rockville Adult Daycare Center (License #16280) as well as Rainbow ADHC, along with other three daycare facilities in Baltimore are State Licensed daycares, and we would be happy to bring the Directory of Adult Daycares with us to our forthcoming meeting in September. As a matter of fact, most of our non-Russian participants found out about us from those Directories. I will attach copies of some pages from that Directory to you along with this letter.
- We realize the fact that VA funding for adult daycares are more stringent than in MD, however, based on the initial poll we carried out among Virginians we found out that the demand is there, therefore, the Program should succeed.
- We are very much familiar with Meals of Wheels program, and as you remember during your on-site visit last week, the facility we intend to use is very large, Meals of Wheels located at the back of the building having no interference with our Program, even the entrance.
- Traffic: We will transport our elderly participants (like in all other facilities) using 14 passenger vans, since overwhelming majority of our clients do not drive. For 120 elderly participants we will acquire about 4 vans. The vans will make approximately 2 routs in the morning and 2 routs in the afternoon. Therefore the extra traffic created by our Center will limit to 4 vans at the time. Employees: Employees ratio is 1:6. Our staff does not arrive at the Center on a certain given time. Manager, RN, 2 staff members and Receptionist arrive by 7:30-7:45 to host the first clients. Some of our employees start their work day at around 8:30 am. The remaining at 9 am. The hours they work also vary: The full time personnel-- RN, Manager, Social Worker and Recreational Therapist, and 2-3 full time personnel work 8 hours/day, leaving their offices by 4 - 4:30 PM. All other Program Assistance's work part time and off after clients leave, which is at around 3 PM and before the bad traffic starts. And the most important part: since the Synagogue decided to host our Program, they no longer host other programs, including day school, aerobics classes, bridge events, which also eliminated traffic more than adds by bringing our Program. Therefore, it is obvious that Program will not really affect the area's traffic, especially during rush hours.

- F-1: In our tour along the facility we demonstrated the entire facility and all the areas we will use. If you remember, the synagogue official Ed Kaplan did the tour.
- C-2: We will comply with filing applications for any change in use, if needed. However, the synagogue has been hosting other programs in the past that no longer exist, including day school, physical training programs, bridge games.
- C-3: We are aware about obtaining Certificate of Use of Occupancy.
- C-4: The building is equipped with handicapped bathrooms, parking spaces, and handicap accessible ramps.
- C-5, C-6 and C-7: Existing synagogue is the one that is entitled to make alterations, changes in the construction, and they are very compliant with getting appropriate permits. You can always contact Ed Kaplan, the Executive Director who would be happy to provide with any information you require regarding alterations and constructions.

RE: Environmental Services:

1. We understand about compliance with Noise Control Code. As a matter of fact, when serving the elder population noise control becomes a life necessity, since elderly people are not perspective to loud noises.
2. As you observed yourself, the facility has a well equipped modern kitchen that does not require cleaning outside and/or disposing residue into the streets.
3. Kitchen appliance do control cooking odors (high power exhaust fans). The kitchen appliance are always maintained in good condition, and repairs are done immediately, if needed. That is an Environmental Protection requirements, and for the benefit of the participants themselves.
4. The existing facility is a religious home—a synagogue, that would not itself allow use of any loudspeakers on the exterior. As for the participants of elderly adult daycare—there is no need for the amplified sound and loudspeakers for elderly and disabled people to go on with their daily routine.

Again, thank you for your time and cooperation. And please call me with all your questions any time Monday-Friday 8 am – 4:30 pm a 301-770-7676.

Sincerely,

Anna Duran

**MARYLAND DIRECTORY
OF
ADULT DAY CARE CENTERS**

MARCH, 2004

**MARYLAND DEPARTMENT
OF
HEALTH AND MENTAL HYGIENE**

OFFICE OF HEALTH SERVICES

**DIVISION OF COMMUNITY LONG
TERM CARE SERVICES**

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CIRCLE OF FRIENDS OWINGS MILLS ADULT DAY CARE CENTER

17 East Chestnut Hill Lane
Reisterstown, MD 21136
PHONE: 410-517-1628 FAX: 410-517-3557

Day Care Director: Nelia Ostrovsky, RN

Date Center Opened: October 2003

Corporate Status: For-Profit

Funding Source: Medical Assistance, Private Pay

Licensed Capacity: 120

Service Area: Reisterstown, Owings Mills and surrounding areas

Hours of Operation of Operation: Monday - Friday 8:00 a.m. - 6:00 p.m.

Circles of Friends Owings Mills Adult Day Care Center is a community based program providing a variety of medical, therapeutic, rehabilitative and recreational services to help older adults with disabilities function independently. Our goal is to prevent premature institutionalization by offering stimulation and enjoyable group experience for the participants as well as respite time for caregivers. We offer a bilingual multicultural environment. We offer programming that is focused on therapeutic group activities. Our team approach completes a total care assessment taking into consideration each participant's level of health, lifestyle, ethnicity, religious affiliation and interests. In addition, we have a special program for Alzheimer's and memory disorders developed to ensure safety and provide maximum independence and stimulate memory. Nutritionally balanced and appealing meals are planned daily by a registered dietitian. Transportation is provided at no cost.

DEERFIELD SENIOR DAY SERVICES

3321 East Joppa Road
Baltimore, Maryland 21234
PHONE: 410-683-9531 FAX: 410-683-9511

Day Care Director: Jen Casper

Date Center Opened: August, 1996

Sponsoring Organization: Active Day Services Corporation

Corporate Status: For-Profit

Funding Source(s): Private Pay, Medical Assistance, Long-Term Care Insurance, Veterans Administration

Licensed Capacity: 78

Service Area: Flexible

Hours of Operation: Monday - Friday 8:00 p.m. - 5:00 a.m.
Monday - Friday extended hours of Operation: 6:30 a.m. - 8:00 a.m.
& 5:00 p.m. - 6:00 p.m.

Deerfield provides day care in a beautifully decorated center specifically designed for the needs of the elderly. We provide flexible transportation, nutritious meals, dignified and meaningful activities, well trained staff, medical supervision, PT, OT, Speech therapy, Podiatry and social services, laboratory services and psychology services. Members are offered monthly train trips and weekly beautician services.

HOLY CROSS HOSPITAL MEDICAL ADULT DAY CENTER & CAREGIVER RESOURCE CTR.
 9805 Dameron Drive
 Silver Spring, Maryland 20902
 PHONE: 301-754-7160 FAX: 301-754-7147

Day Care Director: Tammy Duell, LCSWC

Date Center Opened: December, 1982

Sponsoring Organization: Holy Cross Hospital

Corporate Status: Non-Profit

Funding Source(s): Medical Assistance, Private Pay, Philanthropic subsidies Montgomery County Scholarship

Licensed Capacity: 35

Service Area: Primarily services Southern Montgomery County, Maryland; able to serve entire metropolitan area.

Hours of Operation: Monday - Friday 8:00 a.m. - 5:30 p.m.

The Holy Cross Hospital Adult Day Care Program provides services to socially isolated persons and medically handicapped adults. Full time nursing and social work services are a regular part of the services along with individual, group and family counseling; therapeutic recreational activities; hot lunch and snacks are provided at the center. A Caregiver Resource Center offers three weekly caregiver support groups, free monthly caregiver educational series and includes a library of caregiver information. This Caregiver Resource Center phone number is 301-754-7162.

X
RAINBOW ADULT DAY HEALTH CARE CENTER
 8400 Heigerman Court
 Gaithersburg, Maryland 20877
 PHONE: 240-583-9010 FAX: 240-583-9121

Day Care Director: Victoria Tsidulko

Date Center Opened: December, 2003

Corporate Status: For-Profit

Funding Sources: MA, Private Pay

Licensed Capacity: 190

Service Area: Within 15 mile radius

Hours of Operation: Monday - Friday 8:00 a.m. - 6:00 p.m.

Rainbow Adult Day Health Care Center offers a variety of services to frail elderly, developmentally disabled and or medically disabled adults. The program is one of structured but relaxed social and recreational activities designed to enhance or maintain the individuals level of independence and integration in community. Rainbow provides coordination of and transportation to medical appointments. Services provided include: nursing services, scheduled activities, meals and snacks, social services transportation to and from the center. The facility also specializes in multi-lingual capabilities such as Russian, Polish and Yiddish for the recently immigrated.

RANDOLPH HILLS MEDICAL ADULT DAY CARE CENTER

4011 Randolph Road

Wheaton, Maryland 20902

PHONE: 301-933-2500x116 FAX: 301-933-2535

WEBSITE: www.montgomery.comd.com or
www.randolphhills.com

Day Care Director: Beth Boyl, MSW

Date Center Opened: June 1991

Sponsoring Organization: Randolph Hills Nursing and Adult Day Care Center

Corporate Status: For-Profit

Funding Source(s): Medical Assistance; Private Pay; Senior Care; Veterans' Administration

Licensed Capacity: 35

Service Area: Montgomery County, Washington, D.C. metropolitan area

Hours of Operation: Monday - Friday 7:00 a.m. - 5:00 p.m.

The center provides a warm therapeutic atmosphere for adults of any age who are in need of socialization or who are impaired with various physical, medical or mental disabilities. Services include nutritious meals and snacks, transportation, daily exercises, and varied activities. The caring staff includes a full time R.N. and social worker. On site podiatry, physical, occupational and speech therapies are also provided. Respite care also available.

* ROCKVILLE ADULT DAY HEALTH CARE CENTER

11215 Woodglen Drive

Rockville, MD 20852

PHONE: 301-770-7676 FAX: 301-770-1526

Program Director: Victoria Tsidulko

* Administrator: Anna Duran

Date Opened: January 27, 2003

Service Area: Montgomery County area

Hours of Operation: Monday - Friday 8:00 a.m. - 6:00 p.m.

Frail elderly aged 65 and over with physical and cognitive decline. Provide medical, recreational, and social services to moderately ill people to prevent their institutionalization in the nursing homes and allow them to live independently as long as their condition is appropriate for that.

APPLICATION for SPECIAL USE PERMIT # 2006-0056

[must use black ink or type]

PROPERTY LOCATION: 3830 Seminary Rd, Alexandria, VA 22304

TAX MAP REFERENCE: 040-02-04-05 ZONE: A-20

APPLICANT Name: Alexandria Adult Day Health Care Center Inc,

Address: 3830 Seminary Rd, Alexandria, VA 22304

PROPERTY OWNER Name: Beth El Hebrew Congregation

Address: 3830 Seminary Rd, Alexandria, VA 22304

PROPOSED USE: Adult Day Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

e-mail: annaduran 05 @ yahoo. com

Vinodur Vicki
Print Name of Applicant or Agent

[Signature]
Signature

4008 Fox Valley Drive
Mailing/Street Address

301-370 4714 301-570 8234
Telephone # Fax #

Rocville MD 20853
City and State Zip Code

June 8, 06
Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: Recommended Approval with amendments 7-0 9/7/06

ACTION - CITY COUNCIL: 9/16/06 - City Council approved the PC recommendation 7-0