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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** September 3, 2008

**SUBJECT:** **AFP-08-025**

**TITLE:** **Kentlands Performing Arts Studio  
(Formally General Store)**

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
Change of use from retail/office to dance studio

**ADDRESS:** 4 Kent Gardens Circle

**ZONE:** MXD (Mixed Use Development)

**APPLICANTS:** Chris McKee – McKee Construction  
Paul Poto & Lea Archer

**ENGINEER:** Rodgers Consulting – Gary Unterberg

**STAFF LIASON:** Jacqueline Marsh, Planner

**Enclosures:**

Staff Comments

- Exhibit 1: Application
- Exhibit 2: Site location map
- Exhibit 3: Minutes from November 28, 2007 Planning Commission meeting
- Exhibit 4: Letter from Gary Unterberg, dated August 21, 2008
- Exhibit 5: Letter from Paul Poto & Lea Archer
- Exhibit 6: Existing Parking Exhibit
- Exhibit 7: Proposed Site Plan

## **STAFF COMMENTS**

### **I. BACKGROUND:**

An application has been filed requesting an amendment to an approved final plan to change the use from a mixed-use building to a performing arts studio (Exhibit #1). The property is located at 4 Kent Gardens Circle in the Kentlands, located in the MXD (Mixed-Use Development) Zone (Exhibit #2).

The property was last granted an amendment to final plan approval in November of 2007 for office space in the basement storage level, in addition to the originally approved first floor retail, second story office, and a third floor residential unit (Exhibit #3). The applicant is now proposing to convert the basement level and the first and second floors of the subject building to a performing arts studio, which is can be classified as a private educational facility. The third floor would remain as a one-bedroom residential unit.

### **II. SCOPE OF REVIEW:**

This application comes before the Planning Commission because of §24-172A, which requires the Planning Commission to grant amendments to final site plans. This application is requesting to amend an approved site plan by allowing 1,200 square feet of basement storage to be used as a general office use.

### **III. SITE PLAN ANALYSIS AND FINDINGS:**

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety, and welfare. Section 24-170 outlines the findings for the approval of the site plan:

#### **Site Characteristics**

##### **Proposed Use.**

The applicants are proposing to utilize three floors of the building as the Kentlands School for the Performing Arts that will offer specialized dance, music, and vocal classes for students at various levels. The first and second floor would be primarily used as larger dance studios and the basement level would be used for smaller private classes for music instruction. The third floor would remain a residential apartment unit.

##### **General.**

The subject building has frontage on Kent Gardens Circle and Tschiffely Square Road and is currently under construction, close to completion. Parking for the building is arranged around the circle serving the site and there is also on-street

parking on all surrounding streets.

### **Surrounding Land Use and Zoning.**

The surrounding land uses include Rachel Carson elementary school to the north and west, a day care center and religious facility to the east, and residential to the south. The zones adjacent to the property are zoned Mixed Use Development (MXD).

### **Parking.**

At the time of the first site plan approval in 1991, a shared parking arrangement was proposed for the subject property and the daycare. In previous approvals, the site plan indicated there were forty (40) parking spaces arranged in a circle surrounding the site. However, after the applicant's engineer performed a parking survey, it was noted there are actually forty-seven (47) spaces existing.

According to Section 24-219(b) of the City Code, the required amount of parking spaces for private educational trade schools and vocational instruction uses can be determined by the planning commission at site plan review. Staff is suggesting a parking formula be implemented that would require one parking space per employee and 1/3 parking space per student during the peak school instruction period. The parking count for the daycare would not change.

The new parking arrangement is as follows:

Daycare:	20 spaces (per original site plan)
Performing Arts Studio:	24 spaces (10 for peak employee period, 42 maximum number of students at one time/3 = 14)
Residential Unit:	2 spaces
<hr/>	
Required:	46 spaces
Provided:	47 spaces

### **Proposed parking modifications.**

At the last Planning Commission review, a topic of discussion was the possibility of restriping the parking spaces located around the circle in order to create more stalls. The stalls are currently ten feet wide, whereas the City standard is nine feet wide stalls. The applicant is proposing to restripe in three locations, which would increase the number of spaces to fifty (50) spaces. As these spaces are owned by the Kentlands Citizens Assembly (KCA), the applicant would need to obtain approval in order to make these site changes.

### **Summary of Findings.**

The Planning Commission is receiving this application because the proposed modifications to the site plan are required to be reviewed as a change of use. Staff

believes that this is an appropriate reuse proposal that will provide a unique opportunity to not only the Kentlands residents, but to the surrounding communities as well. The applicant is further proposing to create more parking in the area, which will be an added benefit.

#### **IV. CONCLUSION:**

Staff recommends **TO GRANT AFP-08-25, KENTLANDS PERFORMING ARTS STUDIO, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE WITH THE FOLLOWING CONDITIONS:**

- 1. The applicant shall receive approval from the Kentlands Citizens Assembly (KCA) for the restriping of the parking stalls; and**
- 2. The applicant shall double-stripe the parking stalls in accordance with City standards.**

2 CHECKS SIGN \$400

\$500.00

P&CA

PLANNING AND CODE ADMINISTRATION



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336  
plancode@gaitersburgmd.gov • www.gaitersburgmd.gov

# AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP 08 025  
Date Filed 7.31.08  
Total Fee 500.00

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name KENTLANDS GENERAL STORE  
Street Address 4 KENT GARDENS CIRCLE  
Zone \_\_\_\_\_ Historic area designation  Yes  No  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Identification Number (MUST BE FILLED IN) \_\_\_\_\_

### 2. APPLICANT

Name MCKEE / SHAW LLC  
Street Address 15705 NORMAN DRIVE Suite No. \_\_\_\_\_  
City DARNESTOWN State MD Zip Code 20878  
Daytime Telephone (301) 807-5656

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
City \_\_\_\_\_

Engineer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Engineer's Maryland Registration Number \_\_\_\_\_ Suite Number \_\_\_\_\_  
Street Address \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
City \_\_\_\_\_

Developer's Name MCKEE / SHAW Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Contact Person CHRIS MCKEE Telephone (301) 807-5656

### 4. PROPERTY OWNER

Name MCKEE / SHAW  
Street Address \_\_\_\_\_ Suite No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Daytime Telephone \_\_\_\_\_

### 5. CITY PROJECT NUMBER

Original Site Plan Number AFP-07038 Date Approved 11/07  
Name of previously approved Final Plan \_\_\_\_\_

AFP-08-025  
#1  
9.3.08  
PENGAD 800-631-6889

**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

**CHANGE OF USE PARKING CHART CHANGE**

**7. PROJECT DETAIL INFORMATION**

a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number \_\_\_\_\_

Resident estimate: Total number \_\_\_\_\_

Total number per shift \_\_\_\_\_

Total number per dwelling unit \_\_\_\_\_

*SEE ATTACHMENTS SUMMARY(S)*

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			6,525
2. Site Area (acres)			1
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) \_\_\_\_\_

*Chris McKee*  
CHRIS MCKEE

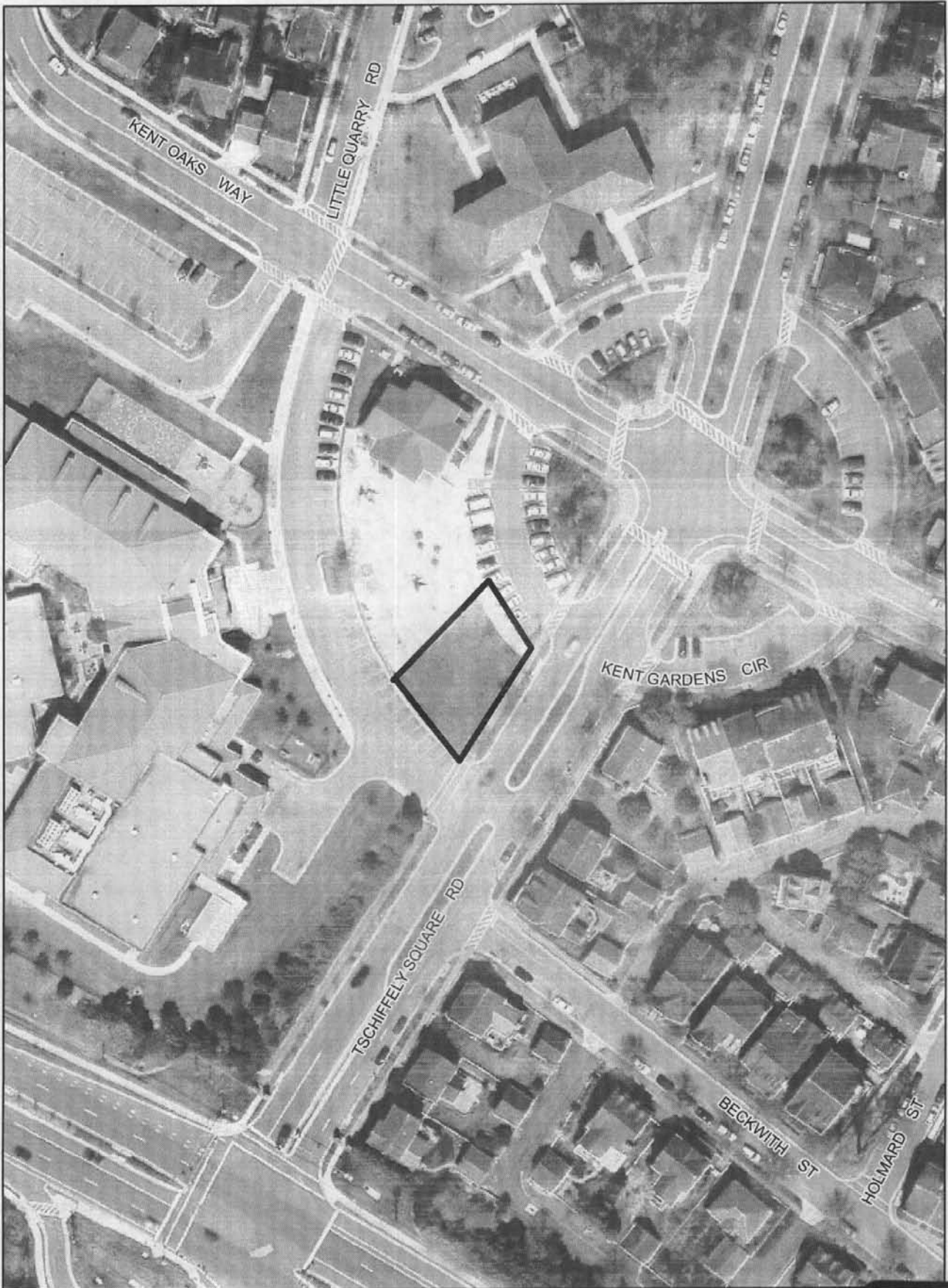
Applicant's Signature \_\_\_\_\_

Date

7/29/08

Daytime Telephone \_\_\_\_\_

AFP-08-025 4 Kent Gardens Circle



AFP-08-025  
#2  
9.3.08  
PENGAD 800-631-6989



31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION  
NOVEMBER 28, 2007**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins and Lloyd Kaufman, Alternate Commissioner Geri Lanier, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Judy Schwarz, Planner Jacqueline Marsh, and Recording Secretary Myriam Gonzalez. Chair Bauer noted Alternate Commissioner Lanier would participate this evening, since not all Commissioners were present. Absent: Commissioner Danny Winborne.

**I. APPROVAL OF MINUTES**

November 14, 2007, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the November 14, 2007, Planning Commission Meeting as submitted.

Vote: 4-0-1 (Abstained: Hopkins)

**II. RECORD PLAT**

K-1213 -- Russell and Brookes Addition  
Lot 35, Block 4

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Record Plat Agenda.

Vote: 5-0

**III. SITE PLAN**

AFP-07-038 -- Kentlands General Store  
4 Kent Gardens Circle  
1,200-Square Foot Basement Office  
AMENDMENT TO FINAL PLAN REVIEW

MXD Zone

Planner Marsh located the site, provided a brief background of this property, and noted that eight exhibits were added to the record, which were provided to the Commission.

Engineer for the applicant, Gary Unterberg, Rodgers Consulting, noted there are no proposed changes to the 2006-approved site plan, other than the allocation of 1,200 square feet for office use in the building basement. He presented the proposed plan and indicated that the basement was originally designated for storage. Consequently, the parking calculation has changed from 36 required spaces to 40 spaces, which are provided. Regarding the latter, he indicated that 40 spaces had been provided with the originally-approved plan. In response to

questions of Chair Bauer, Mr. Unterberg added that the parking has not been marked for any specific uses, presented the right side elevation to show an added door, and noted there is no specific tenant at this time.

*Applicant Chris McKee, McKee Construction*, stated that some potential tenants have expressed an interest in the space, but no decision has been made. He cited an evening driving school, which Chair Bauer noted would not be allowed as it is not an office use.

Testimony from the public:

*Marsha Hopp, 303 Kent Oaks Way*, stated she had no objections to the proposal, but suggested creating additional parking spaces by restriping the existing spaces from 10 feet to 9 feet in width, since parking availability is a concern as this is a busy area.

*Brooks Carter, 113 Tschiffely Square Road*, stated he had previously submitted his testimony in writing. He voiced the concern that this proposal would increase the parking needs in the area, noting the parking usage of area residents and other uses. He added that pedestrian traffic would also increase as people would have to walk further to park.

In response to Chair Bauer's inquiry relating to restriping as suggested above, Community Planning Director Schwarz indicated that the parking around the circle is owned by the Kentlands Citizens Assembly.

Planner Marsh voiced staff's recommendation for approval as the plan meets the approval criteria of the City Code. In response to the Commission, she noted that the current standard for parking spaces is 9'x17'.

Commissioner Kaufman spoke in favor of the plan and, in response to Mr. Carter's concerns, noted that parking usage along Tschiffely Square Road that sometimes results in the blocking of the left-turn lane is an enforcement issue with the Police Department. However, in relation to parking in the vicinity of any facility in the Kentlands, Commissioner Kaufman pointed out that this neighborhood has an urban environment where walking is encouraged and promoted by its planning strategy and design. Vice-Chair Levy agreed with Commissioner Kaufman's comments.

Chair Bauer noted the high turnover of the area mitigates somewhat the parking needs in the area. He directed staff to check on the progress of the ongoing construction on the site and to contact the Kentlands Citizens Assembly regarding the possibility of restriping to gain some spaces, as suggested above.

Commissioner Kaufman moved, seconded by Vice-Chair Levy, to grant AFP-07-038 - Kentlands General Store, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172.

Vote: 5-0

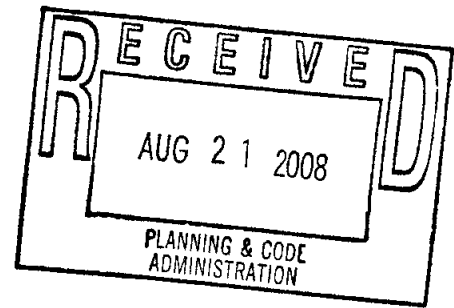
#### IV. FROM THE COMMISSION

*Chair Bauer*

Suggested discussing Commission training, certification, attending conferences, etc., at the next regular meeting.

August 21, 2008

City of Gaithersburg  
Planning and Code  
31 South Summit Avenue  
Gaithersburg, MD 20877



Attention: Ms. Lauren Pruss

Re: Revision for previously approved Site Plan Revision (AFP-06-036,)  
Kentlands Lot 3, Block EE  
Kent Garden Circle

Dear Lauren,

On behalf McKee Shaw, we are submitting a revision for the previously approved Site Plan. The revision changes the use from the office/retail to the Kentlands School for Performing Arts. The parking requirement as discussed with the City is 24 spaces. The approved plans shows a total of 40 spaces required for the day care, general store and one apartment. The parking provided on the approved plan is 40. Upon further study and a survey of the site there are actually 47 spaces built. The approved plan shows larger spaces than required by the City. Per our survey we can restripe three parking bays to pick up three spaces. The total number of spaces proposed on the enclosed plan is 50. The required number of spaces as shown is 46.

Please find enclosed five copies of revised Site Plan, five copies of existing parking exhibit and 11x 17 copies of each. The plan is submitted for the September 3, 2008 Planning Commission meeting.

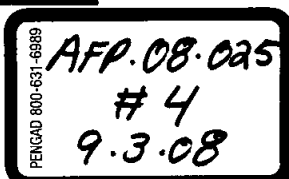
Kindly let us know if you have any question.

Sincerely

A handwritten signature in cursive script that reads "Gary F. Unterberg".

Gary F. Unterberg, RLA  
Vice President

Cc: Mr. Chris McKee  
KCA, c/o M. Staples  
File



Kentlands Homeowner's Association Meeting  
August 27, 2008

Proposed business: The Kentlands School for the Performing Arts

Submitted by: Paul Poto and Lea Archer

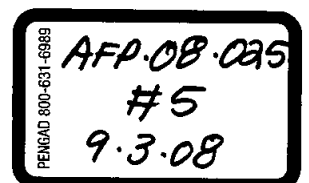
Overview:

Located at 4 Kent Gardens Circle in the Kentlands subdivision is a newly constructed 7,000 s.f. live-work building. The current zoning allows for a "mixed use" including retail, office and residential. Original plans were conceived with a "General Store" occupying the first floor with basement storage, office space on the second floor and a one-bedroom apartment on the top floor.

As business in the Kentlands evolved retailers such as Giant, Whole Foods, K-Mart and Loews Home Improvement, make the viability for a general store unlikely. This issue is further complicated by the proximity of the building relative to other retail in the Kentlands. The question became what businesses would recognize the potential for success with the current building design, location and zoning.

We are proposing to utilize three floors of the building for The Kentlands School for the Performing Arts while keeping the top floor for residential use. The Performing Arts School would offer specialized dance, music and vocal classes for beginner to advanced students. While the primary student would be aged 6 – 16 years of age, there would be opportunities for younger children, adults and senior citizens to participate in instructional classes as well.

Located next to a day care center and elementary school we believe the proposed use complements the existing facilities and enhances the learning opportunities for residents of the Kentlands, their children and families in surrounding neighborhoods.



## ***The Kentlands School for the Performing Arts***

**The Kentlands School for the Performing Arts will offer multilevel classes in various performance and entertainment related studies. The School is dedicated to providing high quality dance and musical instruction along with performance opportunities to children, young adults and adults in a creative and nurturing environment.**

**Staffed with skilled instructors the School will focus on developing individual talents in a fun yet professional setting. Faculty members are dedicated to the development of each and every student and will strive to help them achieve their goals and realize their dreams.**

**Enhanced by increased confidence and self esteem the students will achieve status and recognition in the school for their efforts and achievements while developing camaraderie with other students and teachers.**

### **1. Specialized Dance Classes**

- Ballet – junior
- Ballet I
- Ballet II
- Ballet III
- Jazz I
- Jazz II
- Jazz III
- Jazz IV
- Tap I
- Tap II
- Hip Hop I
- Hip Hop II
- Poms Drill I
- Poms Dance I
- Creative Movement
- Contemporary
- Lyrical

## 2. Vocal Classes

- Beginner
  - Intermediate
  - Advanced
- Group and Individual

## 3. Music

- Guitar
  - Keyboard
  - Drums
  - Vocal
  - Band
- Beginner/Intermediate/Advanced

## 4. Musical Theatre

- Performance
- Production
- Set and Stage Design, Props, Scenery
- Lighting and Sound

Studio A	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00-10:00						Jazz	
10:00-11:00		Creative Movement		Creative Movement		Hip Hop	
11:00-12:00						Poms	
12:00-1:00						Musical Theater Company	
3:45-4:30	Ballet 1 7-12yrs	Pre-Ballet 2-4 yrs	Ballet 2 7-12 yrs	Creative Movement 2-4 yrs		Jazz Company	
4:30-5:30	Hip Hop 7-12yrs	Rhythm Tap Basic Beg	Hip Hop Boys	Rhythm Tap Int.	Breakdancing Basic	Jazz Company	IMPACT
5:30-6:30	Jazz 7-12yrs	Jazz Beg Teens	Poms 1 12-15 yrs	Poms 2/3 12-15 yrs	Breakdancing Int		IMPACT
6:30-7:30	Ballet 4 14-18 yrs	Cont Beg 14-18 yrs	Ballet 3 14-18 yrs	Jazz 2 14-18 yrs			IMPACT
7:30-8:30	HIP HOP 4 ADV 14-18 yrs	Hip Hop 1 BEG 14-18 yrs	Lyrical/ Contemp 3/4 14-18 yrs	Modern 2 14-18 yrs			
8:30-10:00	Jazz 4 14-18 yrs	Modern 1 Beg 14-18 yrs	Modern 4 Adv 14-18 yrs	Hip Hop 2 14-18 yrs			

Studio B	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00-10:00						Poms 1 8-12 yrs	
10:00-11:00						Poms 2 11-15 yrs	
11:00-12:00						Hip Hop 11-15 yrs	
3:45-4:30							
4:30-5:30	Creative Movement 2-4 yrs	Ballet 1 3-6 yrs	Creative Movement 2-4 yrs	Ballet 1 3-6 yrs			
5:30-6:15	Hip Hop 2-4 yrs	Jazz 1 3-6 yrs	Petite Tap 2-4 yrs	Tap 1 3-6 yrs			
6:30-7:30	Ballet 1 7-12 yrs	Jazz 1 12-15 yrs	Ballet 2 7-12 yrs	Jazz 2 12-15 yrs			
7:30-8:30	Jazz 1 7-12 yrs	Ballet 1 12-15 yrs	Hip Hop 2 7-12 yrs	Hip Hop 2 12-15 yrs			
8:30-10:00							

Studio C	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00-10:00						Rhythm Tap Open	
10:00-11:00						Broadway Tap	
11:00-12:00							
3:45-4:30	Beg. Hip Hop 4-6 yrs		Beg. Hip Hop 7-12 yrs				
4:30-5:30	Beg. Jazz 4-6 yrs	Beg. Lyrical 10-15 yrs	Rhythm Tap 7-12 yrs				
5:30-6:30	Beg. Lyrical 7-12 yrs	Beg. Breakdancing	Rhythm Tap 12-15 yrs	All Boys Breakdancing			
6:30-7:30	Rhythm Tap 3 13-17 yrs	Beg. Popping and Locking	Broadway Tap Open	All Boys B-Boy			
7:30-8:30	Lyrical 3 13-17 yrs		Modern 1 Open	Lyrical 1/2 13-17 yrs			
8:30-10:00							

## Music and Vocal

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Saturday</u>
	4-4:30	4-4:30	4-4:30	4-4:30	9-9:30
<b>Studio 1</b>	Guitar	Vocal	Guitar	Vocal	Vocal
<b>Studio 2</b>	Drums	Vocal	Drums	Vocal	Guitar
<b>Studio 3</b>	Keyboard	Vocal	Keyboard	Vocal	Drums

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Saturday</u>
	4:30-5:00	4:30-5:00	4:30-5:00	4:30-5:00	9:30-10:00
<b>Studio 1</b>	Guitar	Vocal	Guitar	Vocal	Vocal
<b>Studio 2</b>	Drums	Vocal	Drums	Vocal	Guitar
<b>Studio 3</b>	Keyboard	Vocal	Keyboard	Vocal	Drums

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Saturday</u>
	5:00-5:30	5:00-5:30	5:00-5:30	5:00-5:30	10:00-10:30
<b>Studio 1</b>	Guitar	Vocal	Guitar	Vocal	Vocal
<b>Studio 2</b>	Drums	Vocal	Drums	Vocal	Guitar
<b>Studio 3</b>	Keyboard	Vocal	Keyboard	Vocal	Drums

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Saturday</u>
	7:15-7:45	7:15-7:45	7:15-7:45	7:15-7:45	10:30-11:00
<b>Studio 1</b>	Guitar	Vocal	Guitar	Vocal	Vocal
<b>Studio 2</b>	Drums	Vocal	Drums	Vocal	Guitar
<b>Studio 3</b>	Keyboard	Vocal	Keyboard	Vocal	Drums

## **Management Bios**

### **Lea Archer**

The School for the Performing Arts' creative management will be directed by Lea Archer. Ms. Archer has over 15 years experience in dance and dance instruction. In 1999 she opened her first studio, "The Las Vegas Metropolitan Dance Company".

Ms. Archer relocated to Texas when she was hired as choreographer for the Houston Rockets "Power Dancers". While there she owned and operated the "Houston Academy of Dance"

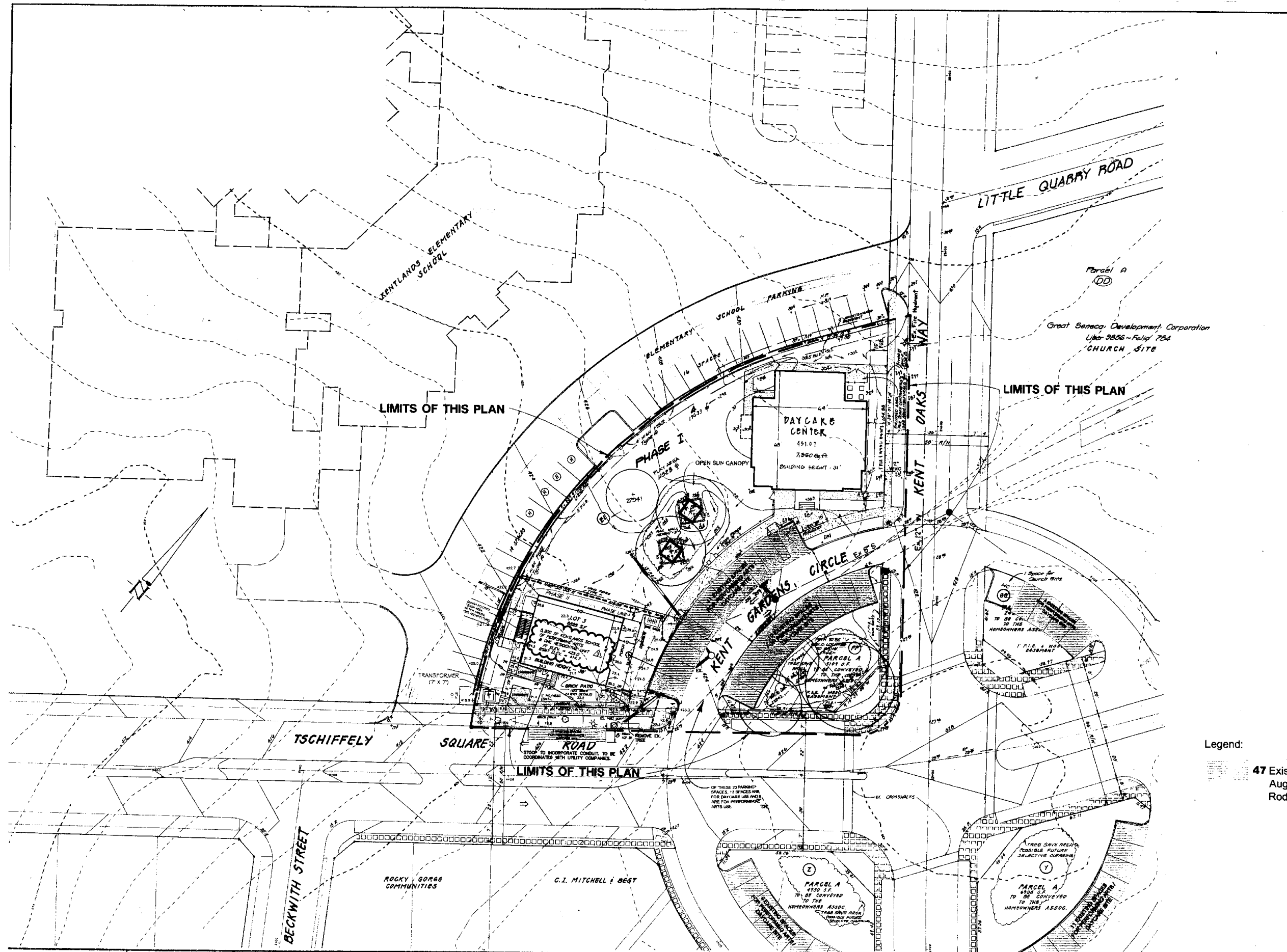
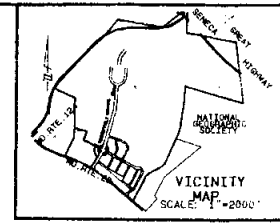
In 2005 she moved to the Washington DC area with her family and started Impact Choreography and Entertainment. She was then hired by Wootton High School to direct the Poms Team. Ms. Archer's training includes; Master Tap classes with Gregory Hines, Ballet at the Houston and San Francisco Ballet Companies and Jazz classes with Donna Washington at UNLV.

Lea lives in Rockville with her husband and two children.

### **Paul Poto**

The School for the Performing Arts' business operations will be run by Paul Poto. Mr. Poto grew up in New York City and after graduating from Manhattan College, spent over 20 years in hospitality management including Tavern on the Green and The Plaza Hotel. He also held executive management positions with Westin Hotels and Resorts and Radisson Hospitality.

Since 1997 Mr. Poto has been the President and COO of Porten Homes, a residential building company in the greater DC area. Paul lives in North Potomac with his wife and two children.



Legend:  
 47 Existing Parking Spaces per August 2008 survey by Rodgers Consulting, Inc.

NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
ADD SUN CANOPIES PER CITY VIOLATION 8-18-04		REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07
REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07
REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07	REVISED PER NEW ARCHITECTURE	01-23-07

OWNER:  
 Great Seneca Development Corporation  
 16 Cherry Chase Court, Maryland  
 4840 Greenbriar Avenue  
 Chevy Chase, Maryland 20815  
 301-556-7000

**KENT GARDENS CIRCLE  
 COMMERCIAL LOTS  
 EXISTING PARKING  
 EXHIBIT**

**KENTLANL**  
 CITY OF GAITHERSBURG  
 GAITHERSBURG ELECTION DISTRICT No. 9  
 MONTGOMERY COUNTY, MARYLAND

**R&A** LAND USE EVALUATION • PLANNING  
 CIVIL ENGINEERING • SURVEYING  
**RODGERS & ASSOCIATES, INC.**  
 15800 CHABBS BRANCH WAY (301) 948-4700 ROCKVILLE  
 ROCKVILLE, MD 20855 (301) 253-8609 FREDERICK  
 (301) 948-8256 FAX

BY	DATE	SCALE
CG		
DATE		

AFP.08-025  
 #6  
 9.3.08

