

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217  
Rockville, MD 20850  
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

**CASE NO. A-6904**

**PETITION OF CHRISTINE LAO-SCOTT**

**NOTICE OF HEARING**

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 5th day of February, 2025, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59.7.3.2.A of the Zoning Ordinance. As a property owner applying for the variance, you must attend the public hearing or have counsel appear on your behalf. If you have an architect, contractor, or engineer, they are welcome to appear and testify at the hearing, but can only do so if you or your attorney are present.

The proposed construction, a detached accessory dwelling unit, requires a one (1.00) foot variance as it is within seven (7.00) feet of the right side lot line. The required setback is eight (8.00) feet, in accordance with Sections 59.4.4.9.B.2 and 59.3.3.3.C.2.c of the Zoning Ordinance. In addition, the proposed construction requires a variance to be located on the side of the principal building. Section 59.4.4.9.B.2.a requires that accessory structures be located behind the rear building line of the principal building.

The subject property is Lot P28, Block J2, Woodside Park Sec 6 Subdivision, located at **1100 Highland Drive, Silver Spring, Maryland 20910** in the R-90 Zone. (Tax Number Account No. 13-01430925)

Notices forwarded this 3<sup>rd</sup> day of January, 2025, to:

**Christine Lao-Scott  
Eric Saul**

Corey Talcott, Associate County Attorney  
Elana Robison, Associate County Attorney  
Washington Suburban Sanitary Commission  
State Highway Administration County Board of Education  
Contiguous and confronting property owners  
Local Citizens Associations

County Board of Appeals

  
Barbara Jay  
Executive Director

**All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.**

**Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.**

**Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.**

**BOARD OF APPEALS  
FOR  
MONTGOMERY COUNTY, MARYLAND  
(240) 777-6600**

**Docket No. A- 6904**  
**Date Filed 12-12-24**  
**Hearing Date 2-5-25**  
**Time 9:30 a.m.**

**PETITION FOR VARIANCE UNDER ZONING ORDINANCE**

(Please Note Instructions on Reverse Side)

**(PLEASE PRINT)**

Name of Petitioner(s): Christine Lao-Scott

Address of Petitioner(s): 1100 Highland Drive, Silver Spring, MD 20910 City Silver Spring Zip 20910

Description of property involved: Lot P28 Block J2 Parcel 0000 Subdivision 0162

Street and No. 1100 Highland Drive City Silver Spring Zip 20910 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 01430925

Owner (including joint ownership)  Other (describe) \_\_\_\_\_

If not owner, name and address of owner:  
\_\_\_\_\_

What variance is requested, and what is the pertinent section of the Zoning Ordinance? Section 59-4.4.9.B.2.c and Section 3.3.3.C.2.c - 1 foot encroachment into 8' side yard setback  
Section 59-4.4.9.B.2.a - Proposed ADU to be situated partially in the side yard instead of required rear yard

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:

narrowness  shallowness  shape  topography  other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: This is a corner lot with the rear yard parallel to Highland avenue, leaving only 21 feet of a rear yard and unable to accommodate an ADU  
Also, there is a 6 foot drop off next to the driveway where the proposed ADU is planned.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? If denied, Owner will not be able to build a detached ADU which is a by-right structure in this zone.

Date of recording of plat of present subdivision: 1947; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: \_\_\_\_\_

Has any previous variance application involving this property been made to the Board of Appeals? No  
If so, give Case Number(s): \_\_\_\_\_

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Eric Saul - Architect Eric C. Saul  
Name of Attorney/Agent (Print Name next to Signature)  
8114 Carroll Avenue, Takoma Park, MD 20912

714-553-1750  
Address of Attorney  
Phone Number

(OVER)

Christine Lao-Scott Christine Lao-Scott  
Signature of Petitioner(s) (Print Name next to Signature)  
1100 Highland Drive, Silver Spring, MD 20910

202-210-1209  
Address of Petitioner  
Home Phone

Work Phone

## JUSTIFICATION STATEMENT

Property: 1100 Highland Drive, Silver Spring, MD 20910, Tax Map JP31, Lot P28 of Block J2, Subdivision 0162

Land Area: 18,191 square feet

Petitioner: Christine Lao-Scott, Owner/Petitioner

Request: Construction of an Accessory Dwelling Unit (ADU) built in the side yard of a property, and 1 foot into the right side yard setback

Zone: R-60

### **Factual Background**

The existing lot is a corner lot fronting Highland Drive and is allowed to have a detached ADU in the rear yard by right. The ADU has setback requirements of 60' from the front property line, 12' from the rear lot line (opposite Highland Drive), and 8' for the right side lot line. The property has an existing main house, which shall remain intact. Petitioner is proposing a detached Accessory Dwelling Unit (ADU) on the property, which is a by-right structure in this R-60 zoned lot.

### **Reason for Appeal**

Petitioner is required to build an ADU in the rear yard, defined as behind the rear building line of the principal building. Since the rear yard is opposite Highland Drive on this lot, there is only approximately 21 feet of rear yard. With a 12-foot rear yard setback for ADUs, the proposed structure cannot fit in the remaining 9 feet of the rear yard, thus Petitioner is requesting a variance to place the ADU in the side yard.

Petitioner is also proposing an ADU that projects 1 foot into the side yard setback due to a steep 6-foot tall hill. This original lot was recorded before 1954, which would have allowed for a 7-foot side setback, but sometime after 1954, the lot was recorded again, and therefore, must now have an 8 foot side setback. The proposed ADU meets setbacks for the other 3 property lines and meets the maximum roof height regulations.

Montgomery County Zoning Department reviewed and denied the proposed ADU on December 10, 2024 - Zoning Denial Number 407850 - citing the rear yard regulation, which Petitioner is seeking a variance for:

1. Per section 59-4.4.9.B.2.c and Section 3.3.3.C.2.c of the Montgomery County Zoning Ordinance, the proposed ADU must be at least 8' from the right side lot line. The addition is proposed to be 7' from the rear lot line.
2. Per section 59-4.4.9.B.2.a of the Montgomery County Zoning Ordinance, any accessory structure must be located behind the rear building line of the principal building.

### **Applicable Portion of Zoning Code**

Petitioner is seeking a variance for the ADU addition under the Montgomery County Zoning Code Sections stated above and per the Zoning Denial Number 407850.

### **Evidence Supporting Variance**

Pursuant to Section 59-7.3.2.E of the Montgomery County Zoning Ordinance, the Board of Appeals must make affirmative findings on each of the following requirements (Only one of the E.2.a requirements need to be met) and the following evidence will support those findings.

***E.2.a.i exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property.***

The site has exceptional shallowness with a rear yard of approximately 21 feet. The site also has a 6 foot steep drop on the side of the driveway that creates an impractical difficulty of building a structure over a steep hill.

***E.2.b. The Special circumstances or conditions are not the result of actions by the Petitioner***

The special circumstances or conditions were not a result of actions by the Petitioner as the house was constructed before the property was purchased with the rear yard already defined.

***E.2.c The requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on this property.***

Petitioner is proposing a practical sized ADU that meets all other zoning regulations except for the rear yard location. It would be a practical difficulty to build an ADU on this property that fits in the rear yard.

***E.2.d The variance can be granted without substantial impairment to the intent and integrity of the general plan and applicable master plan.***

The variance does not affect the integrity or intent of the general plan or applicable master plans. The ADU will be situated at the end of the driveway where an old garage used to be. ZTA 19-01 has also established the right to allow property owners to build ADUs on R-60 lots

***E.2.e The granting of the variance will not be adverse to the use and enjoyment of abutting or confronting properties***

The proposed ADU will not negatively impact the use, enjoyment, character, health, safety, welfare, or security of the neighboring residents.

### Conclusion

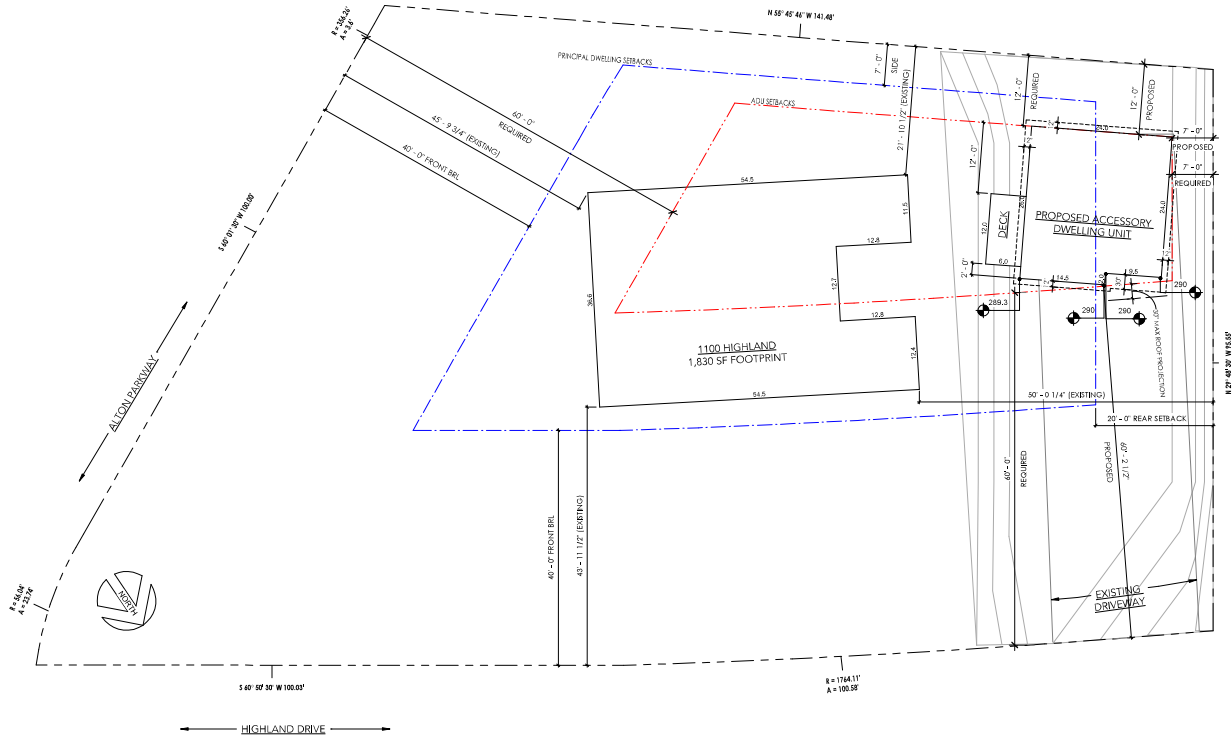
Petitioner submits that the subject application meets the evidentiary requirement of demonstrating the subject property's unique and unusual situation when compared to adjoining properties and the current neighborhood; and that this uniqueness causes the zoning requirements to disproportionately impact the reasonable use and enjoyment of this property, thus creating a practical difficulty.

Respectfully submitted,

A handwritten signature in black ink that reads "Eric C. Saul". The signature is written in a cursive, flowing style.

Eric C. Saul, Architect  
8114 Carroll Ave  
Takoma Park, MD 20912  
Phone: 301.270.0395  
[eric@saularchitects.com](mailto:eric@saularchitects.com)  
Agent for Petitioner

MUNICIPAL STAMPS



1 ARCHITECTURAL SITE PLAN  
1" = 10'-0"

### ZONING ANALYSIS

LOT AREA: 18,191 SF  
 ALLOWABLE LOT COVERAGE: 35% (3,366 SF)  
 EXISTING LOT COVERAGE: 10.1% (1,832 SF)  
 PROPOSED LOT COVERAGE: 13.4% (2,437 SF)

ACCESSORY STRUCTURE SIZE:  
 PRINCIPAL STRUCTURE FOOTPRINT: 1,832 SF  
 MAX ALLOWABLE ACCESSORY STRUCTURE SIZE: 916 GSF (50%)

PROPOSED ACCESSORY STRUCTURE SIZE  
 FIRST FLOOR: 405 SF  
 LOFT: 232 SF  
 TOTAL: 837 GSF (45.7%)

MAX ALLOWABLE HEIGHT: 20'-0" MAX  
 15'-0" AVG  
 PROPOSED HEIGHT: 19'-1 3/4" MAX  
 14'-11 3/4" AVG

AVERAGE GRADE CALCULATION  

$$\frac{[(1289.3+290)/2]*14.5 + [(290+290)/2]*9.5]}{24} = 289.8$$

**SAUL ARCHITECTS**  
 8114 CARROLL AVE | TAKOMA PARK, MD 20912  
 P: 301.270.0395  
 info@saularchitects.com  
 www.saularchitects.com

No.	Description	Date

**LAO-SCOTT ADU**  
 1100 HIGHLAND DRIVE - SILVER SPRING, MD 20910  
 DO NOT SCALE THE DRAWINGS. ORIGINAL SHEET SIZE IS 24" X 36". A COPY OF ANOTHER SET MEANS SCALES ARE INACCURATE. THE DIMENSIONS ON THIS SHEET ARE CONSIDERED IMPERIALS UNLESS OTHERWISE NOTED. ANY USE OF FEET OR INCHES IS APPROVED. IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF THE COPYRIGHT OWNER IS PROHIBITED.



I certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional architect in the State of Maryland. License Number: 1226. Expiration: 12/31/2024.

PROJECT NUMBER: 24021	11/18/2024
DESIGNER: J. [Name]	DATE: 11/18/2024
LOCATION: [Address]	DATE: 11/18/2024

ZONING

**Z001**



407850

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: LAO-SCOTT CHRISTOPHER J  
LAO-SCOTT CHRISTINE G

ADDRESS: 1100 HIGHLAND DR  
SILVER SPRING, MD 20910

LOT - BLOCK: P28 - J2

ZONE: R-60

THE VARIANCE REQUEST IS FOR

- |   |                            |   |                    |
|---|----------------------------|---|--------------------|
| N | EXISTING STRUCTURE         | Y | PROPOSED STRUCTURE |
| N | NON-CONFORMING             | N | NON-COMPLYING      |
| N | NEW SINGLE-FAMILY DWELLING |   |                    |

TYPE OF CONSTRUCTION:

- |   |  |   |                      |
|---|--|---|----------------------|
| N | ROOM ADDITION                            | N | SWIMMING POOL        |
| N | PORCH                                    | N | DECK                 |
| N | SHED                                     | N | FENCE/RETAINING WALL |
| Y | ACCESSORY STRUCTURE                      | N | GARAGE/CARPORT       |
| Y | OTHER – DETACHED ACCESSORY DWELLING UNIT |   |                      |

The proposed construction requires a 1.00 ft. variance as it is within 7.00 ft. of the right lot line.

The required setback is 8.00 ft. in accordance with Section 59-4.4.9.B.2. & Section 59-3.3.3.C.2.c.

The proposed construction requires variance as it is on the side of the principal building.

The required location is that any accessory structure must be located behind the rear building line of the principal building in accordance with Section 59-4.4.9.B.2.a.

The proposed construction is a Detached Accessory Dwelling Unit.

*Amy Zou*

12/10/2024

Signature

Date





NOTES CONCERNING ZONING IN RIGHTS-OF-WAY:  
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.  
 2. Zone boundaries within rights-of-way previously dedicated by plat or other method of subdivision can be included in map amendments for clarity purposes; rights-of-way included in a map amendment boundary assure the new zoning assigned in the map amendment.

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 reproduced in any form, by any means, including  
 electronic, mechanical, photocopying, recording, or by any information  
 system, without the prior written permission of the  
 Montgomery County Planning Department.

# MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department



Account #	01430925
Address	1100 HIGHLAND DR SILVER SPRING, 20910
Landuse	Single Family Detached
Legal Description	WOODSIDE PARK SEC 6
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A - P28 - J2

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	NORTH AND WEST SILVER SPRING (2009)
Historic Site/District	N/A

WSSC Grid	211NW01
Map Amendments	G-134 G-787 G-956
Water/Sewer Categories	N/A

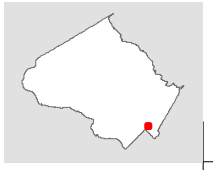
Printed: 12/11/2024

1 inch = 250 feet

I certify that this document is a copy of the official  
 Montgomery County Zoning Maps as downloaded  
 on 12/11/2024 from [MCATLAS.ORG/ZONING](http://MCATLAS.ORG/ZONING).

Signed

*Kayla Garcia*



**Exhibit 7**

MUNICIPAL STAMPS

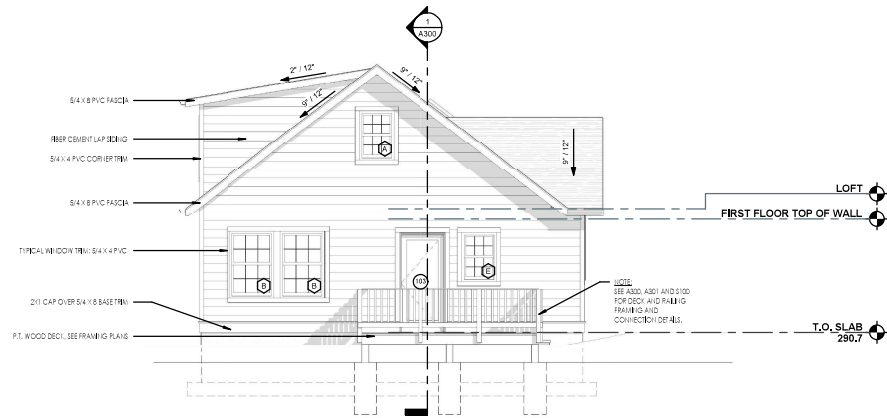
**WINDOW SCHEDULE**

MARK	TYPE	APPROXIMATE UNIT SIZE		COMMENTS
		WIDTH	HGHT	
A	DOUBLE HUNG	2'-4"	3'-4"	
AI	DOUBLE HUNG	2'-4"	3'-4"	TEMPERED
B	DOUBLE HUNG	3'-0"	4'-6"	
CI	DOUBLE HUNG	2'-6"	4'-0"	TEMPERED
D	FIXED	2'-4"	2'-4"	
E	DOUBLE HUNG	2'-4"	3'-4"	
J	SKYLIGHT	2'-0"	4'-0"	

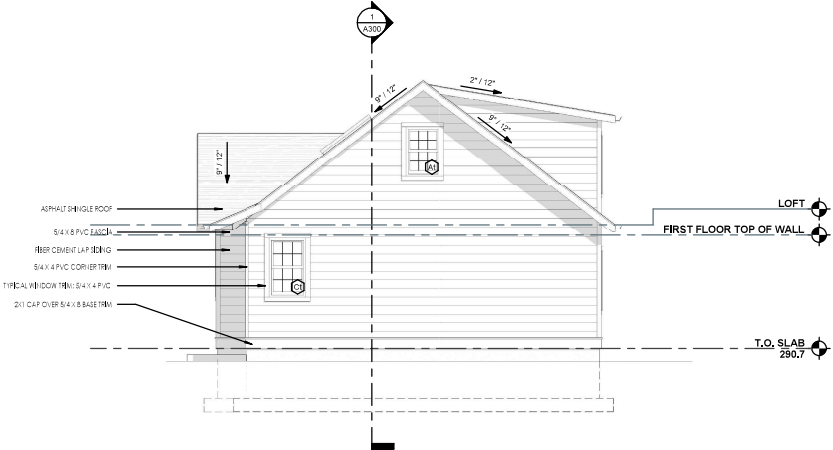
- NOTES:**
1. PROVIDE SCREENS AT ALL OPERABLE WINDOWS.
  2. PROVIDE LOCKING MECHANISM AT ALL OPERABLE WINDOWS.
  3. PROVIDE INTERIOR HANDLE AT ALL OPERABLE WINDOWS.
  4. ALL WINDOWS:
    - A. SWSO, 0.60 MAX.
    - B. WFACTOR, 0.52 MAX.

**DOOR SCHEDULE**

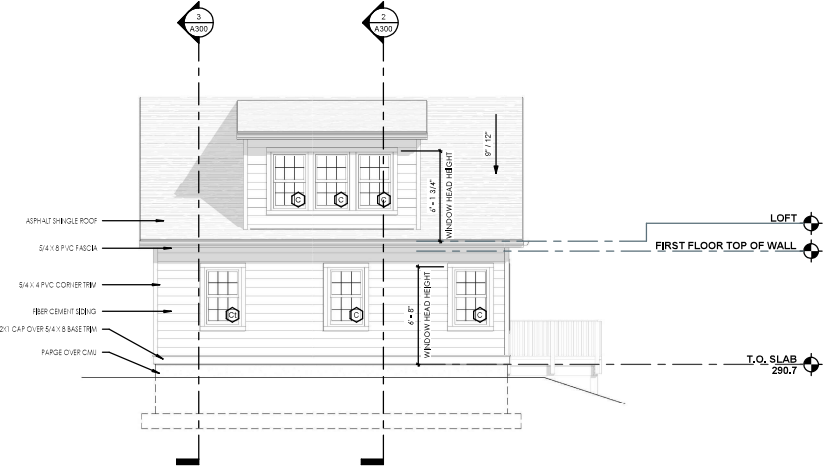
DOOR NO.	WIDTH	HEIGHT	TYPE
103	3'-0"	6'-8"	EXTERIOR WOOD DOOR W. FULL LITE
104	2'-8"	6'-8"	SOLID CORE, SINGLE PANEL SLAB DOOR
105	5'-0"	6'-8"	MIRRORED Bypass CLOSET DOOR
106	2'-8"	6'-8"	SOLID CORE, SINGLE PANEL SLAB DOOR
109	3'-0"	6'-8"	EXTERIOR WOOD DOOR W. FULL LITE
112	2'-0"	6'-8"	SIMPLE SWING
201	4'-0"	6'-8"	SOLID CORE, SINGLE PANEL SLAB DOOR (DOUBLE)
202	4'-0"	6'-8"	SOLID CORE, SINGLE PANEL SLAB DOOR (DOUBLE)



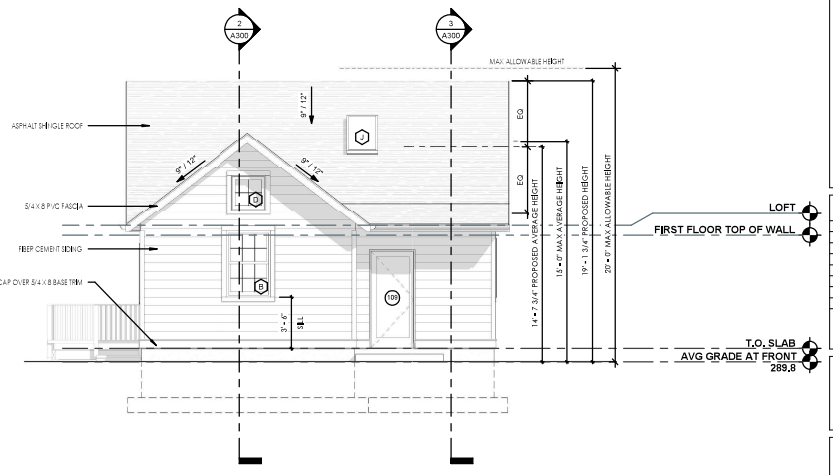
3 SIDE ELEVATION  
1/4" = 1'-0"



4 SIDE ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"

**SAUL ARCHITECTS**  
8114 CARROLL AVE JACOMBA PARK, MD 20812  
P: 301-270-0305  
info@saularchitects.com  
www.saularchitects.com

REVISIONS

No.	Description	Date

**LAO-SCOIT ADU**  
1100 HIGHLAND DRIVE - SILVER SPRING, MD 20910  
DO NOT SCALE THESE DRAWINGS. ORIGINAL SHEET SET 24" X 36". A COPY OF ANY OTHER MEANS SCALE ARE INACCURATE. THE DIMENSIONS ON THIS SHEET ARE CONSIDERED IMPERIAL UNITS OF MEASURE. ANY USE OF FEET OR INCH MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE CONVENTIONS OF THE ARCHITECTURAL PROFESSION.



I certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed professional under the laws of the State of Maryland.  
Saul Architects  
License Number: 14245  
Expiration: 06/30/2026

PROJECT NUMBER: 24021

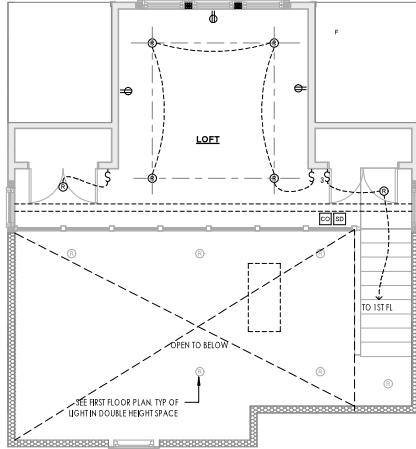
NO.	DESCRIPTION	DATE

ELEVATIONS

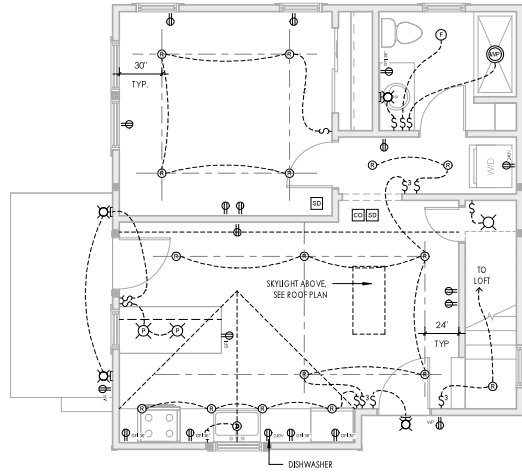
**A200**

11/18/2024 6:13:46 PM

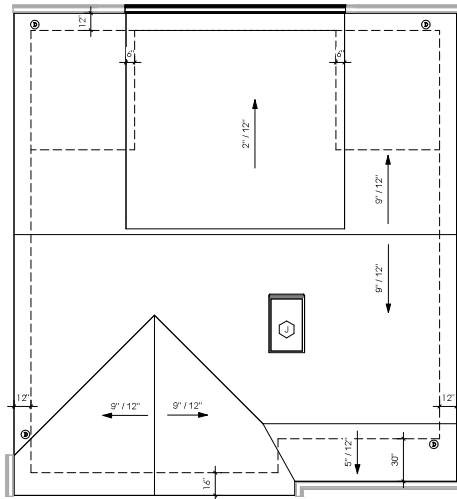
F:\PNA\Revit Local\1100 Highland\LOF\_12en\EXP.rvt



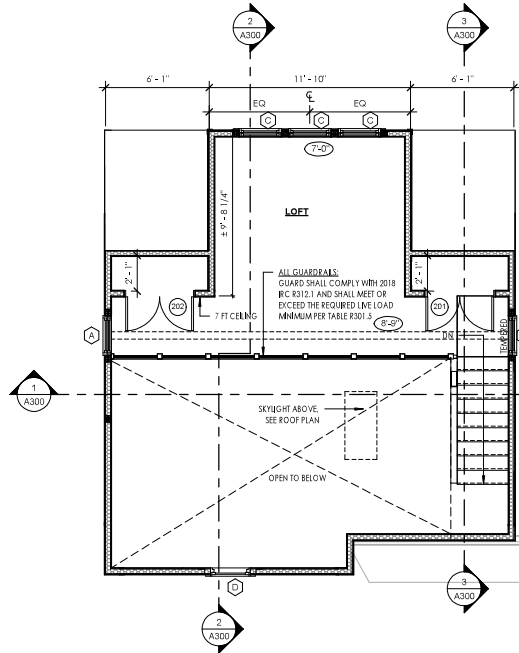
5 LOFT ELECTRICAL LAYOUT  
1/4" = 1'-0"



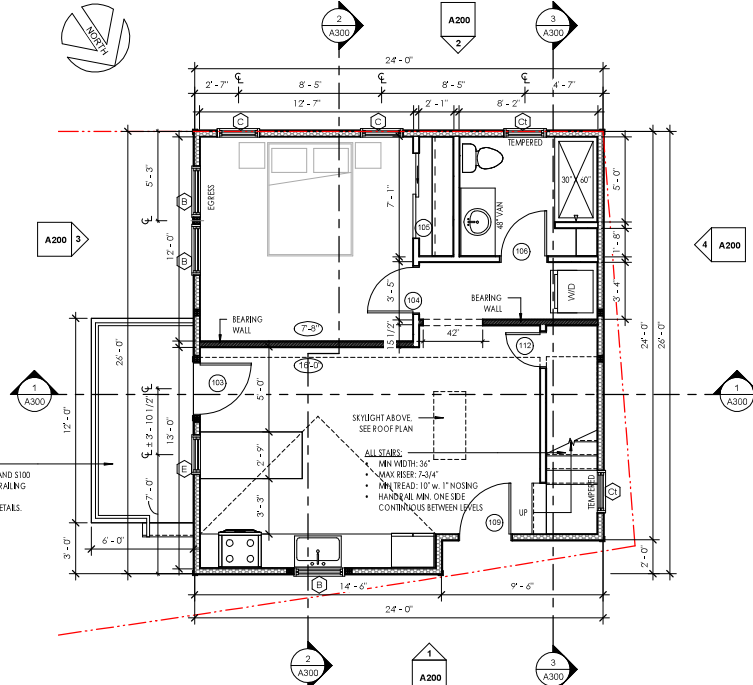
4 FIRST FLOOR ELECTRICAL LAYOUT  
1/4" = 1'-0"



3 ROOF PLAN  
1/4" = 1'-0"



2 LOFT  
1/4" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"

MUNICIPAL STAMPS

**FLOOR PLAN LEGEND**

	NEW INTERIOR 2x4 STUD WALL U.N.O.
	NEW EXTERIOR 2x4 STUD WALL: R-20 MIN. INSUL.
	CEILING HEIGHT INDICATOR

**FLOOR PLAN GENERAL NOTES:**

- ALL DIMENSIONS ARE TO FACE OF STUD ON NEW WALLS U.N.O.
- DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE U.N.O.
- PROVIDE NEW TILE FLOORS AT BATHROOM. PROVIDE NEW LUXURY VINYL TILE FLOORING AT ALL OTHER SPACES.

**ELECTRICAL**

- PERFORM WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND CODES AND REGULATIONS OF JURISDICTIONAL AUTHORITIES. DO NOT CONTRIBUTE ANYTHING ON THESE PLANS AS CONFLICTING WITH ANY LOCAL OR STATE LAW, REGULATION OR ORDINANCE GOVERNING THE WORK. WHERE ANY PORTION OF THE WORK IS NOT INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS, ORDINANCES, REGULATIONS AND CODES, MAKE CHANGES REQUIRED BY THE ENFORCING AUTHORITIES IN A MANNER APPROVED BY THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER. EQUIPMENT IS NOT TO BE INSTALLED IN CONFLICT WITH THE NEC. RESOLVE ANY CONFLICTS BEFORE INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL EQUIPMENT TO BE NEW, UNDAMAGED, LISTED BY UNDERWRITERS LABORATORY, INC. AND BEAR THE UL LABEL. INSTALL EQUIPMENT IN STRICT ACCORD WITH MANUFACTURER'S RECOMMENDATIONS UNLESS THE CONTRACT DOCUMENTS REQUIRE A HIGHER QUALITY INSTALLATION THAN THAT RECOMMENDED BY THE MANUFACTURER.
- TEST ALL SYSTEMS, DEVICES AND RELATED EQUIPMENT ON-SITE WITH EQUIPMENT IN PLACE AS WORK IS COMPLETED. REPLACE ANYTHING FOUND TO BE DEFECTIVE AND RETEST UNTIL SATISFACTORY AT NO ADDITIONAL COST TO THE OWNER.
- SUPPORT AND SECURE ALL LIGHTS IN ACCORDANCE WITH NEC.
- THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND ARE FOR CIRCUIT ALLOCATION ONLY. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF FIXTURES.
- THE ELECTRICAL INSTALLATION SHALL CONFORM TO APPLICABLE BUILDING CODES. A PERMIT SHALL BE SECURED PRIOR TO COMMENCEMENT OF ANY WORK.

DUPLEX RECEPTACLE	CEILING SURFACE MOUNTED LIGHT
WATERPROOF EXTERIOR RECEPTACLE	WALL MOUNTED LIGHT
240V RECEPTACLE	CEILING MOUNTED PENDANT LIGHT
GFI RECEPTACLE	EXHAUST FAN
GFI RECEPTACLE 42" HEIGHT	WATERPROOF RECESSED LIGHT
SWITCH - SINGLE	RECESSED LIGHT
SWITCH - 3 WAY	CARBON MONOXIDE DETECTOR
SWITCH - 3 WAY DIMMER	SMOKE DETECTOR
	CEILING FAN W/ LIGHT, SELECTION BY OWNER

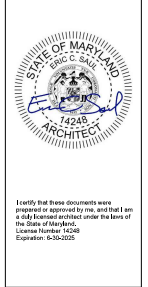
**SAUL ARCHITECTS**  
8114 CARROLL LANE | TAKOMA PARK, MD 20912  
P. 301.270.0395  
info@saularchitects.com  
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REVISIONS

No.	Description	Date

**LAO-SCOTT ADU**  
1100 HIGHLAND DRIVE - SILVER SPRING, MD 20910

DO NOT SCALE THE DRAWINGS. ORIGINAL SHEET SIZE: 24" X 36". A COPY OF ANOTHER SIZE MEANS SCALES ARE INACCURATE. THE DIMENSIONS ON THIS SHEET ARE CONTROLLED INSTRUMENTS OF SERVICE AND USE OR RESERVE BY ANY PERSON IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF THE COMPANY, IS PROHIBITED.



PROJECT NUMBER: 24021

11/20/2024	PERMITTING LOG
11/19/2024	SCHEMATIC DESIGN
	PERMIT SUBMISSION

FLOOR PLANS

A100



**CASE NO. A-6904**

**PETITION OF CHRISTINE LAO-SCOTT**

**EXHIBIT LIST**

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Elevations Plans  
(b) Floor Plans  
(c) Photograph
6. DPS building permit denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed  
(b) Notice of hearing scheduled for March 5, 2025
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_

Real Property Data Search ( )

Search Result for MONTGOMERY COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture:** None

**Account Number:** District - 13 **Account Identifier -** 01430925

**Owner Information**

**Owner Name:** LAO-SCOTT CHRISTINE G      **Use:** RESIDENTIAL  
 LAO-SCOTT CHRISTOPHER J      **Principal Residence:** YES  
**Mailing Address:** 1100 HIGHLAND DRIVE      **Deed Reference:** /49518/ 00387  
 SILVER SPRING MD 20910

**Location & Structure Information**

**Premises Address:** 1100 HIGHLAND DR      **Legal Description:** WOODSIDE PARK SEC 6  
 SILVER SPRING 20910-0000

**Map:** Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
 JP31 0000 0000 13060162.16 0162 J2 P28 2025 Plat Ref: / 358

**Town:** None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1947	1,775 SF	1107 SF	18,191 SF	111

Stories	BasementType	ExteriorQuality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	FRAME/4	3 full	1 Detached

**Value Information**

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2024	As of 07/01/2025
<b>Land:</b>	388,700	393,200		
<b>Improvements</b>	363,500	543,300		
<b>Total:</b>	752,200	936,500	752,200	813,633
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> ELLIS MARY C	<b>Date:</b> 12/09/2014	<b>Price:</b> \$606,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /49518/ 00387	<b>Deed2:</b>
<b>Seller:</b> RICHARD T & M C ELLIS	<b>Date:</b> 03/06/1998	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /15604/ 00567	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b> Class		07/01/2024	07/01/2025
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None

**Homestead Application Information**

**Homestead Application Status:** Approved 03/30/2015

**Homeowners' Tax Credit Application Information**

**Homeowners' Tax Credit Application Status:** No Application      **Date:**