

**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-6894

PETITION OF JESSE KOPLOWITZ

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 18th day of December, 2024, 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 of a two-story addition requires a variance of seven (7) feet as it is within eighteen (18) feet of the side street lot line. The required setback is twenty-five (25) feet, in accordance with Section 59.4.4.9.B.2 of the Zoning Ordinance.

The subject property is Lot 100, Block 4, Waynes Add Subdivision, located at **7432 Piney Branch Road, Takoma Park, Maryland 20912** in the R-60 Zone. (Tax Number Account No. 13-01061300)

Notices forwarded this 15th day of November 2024, to:

Jesse Koplowitz

Richard J. Vitullo, AIA

Cliff Royalty, 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.

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): JESSE + MARCELLA KOPLOWITZ

Address of Petitioner(s): 7432 PINEY BRANCH RD. City TAKOMA PARK Zip 20912

Description of property involved: Lot 4 Block 100 Parcel _____ Subdivision WAYNES ADDITION

Street and No. 7432 PINEY BRANCH RD. City TAKOMA PARK Zip 20912 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 01061300
 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? STANDARD METHOD DEVELOPMENT STANDARDS R-60 ZONE SECTION 4.4.9.B.2 PRINCIPLE BUILDING / SIDE STREET SETBACK

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: PROPERTY LINES @ ADJACENT STREETS (BALTIMORE + PHILADELPHIA) CREATES UNIQUE + PROBLEMATIC SITUATION FOR BUILDING NEEDED ADDITION. NO OTHER OPTIONS AVAILABLE ON-SITE FOR ADDITION.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? SINCE NO OTHER LOCATION ON SITE CAN ACCOMMODATE ADDITION SUFFICIENT FOR CREATING A 1ST FLOOR BEDROOM FOR OWNER W/ DEGENERATIVE MEDICAL CONDITION, A VARIANCE IS NEEDED.

Date of recording of plat of present subdivision: 1936; 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.

Name of Attorney/Agent (Print Name next to Signature) RICHARD J. VITULLO Signature of Petitioner(s) (Print Name next to Signature) Jesse Koplowitz
7016 WOODLAND AVE. 7432 Piney Branch Rd, Takoma Park, MD
Address of Attorney TAKOMA PARK, MD 20912 Address of Petitioner _____
301.806.6447 RJV@VITULLO.STUDIO.COM 202-701-0509 j.jessek@yata.com
Phone Number (OVER) _____ Email Address _____ Home Phone _____ Work Phone _____ Email Address _____



Vitulo Architecture Studio PC

7016 Woodland Avenue
Takoma Park, MD 20912

301. 806.6447 cell
www.VituloStudio.com

RJV@VituloStudio.com

October 7, 2024

JUSTIFICATION STATEMENT

Property: 7432 Piney Branch Road, Takoma Park, MD 20912

Zone: R-60

Land Area: 6844 S.F.

Petitioner(s): Owners- Jesse & Marcella Koplowitz
7432 Piney Branch Road
Takoma Park, MD 20912

Agent/Architect- Richard J. Vitullo AIA,
Vitulo Architecture Studio PC
7016 Woodland Ave.
Takoma Park, MD 20912

Request: Variance under Residential-60 Zone (R-60)/R-60 Zone, Standard Method Development Standards/Placement/Principle Building Setbacks (min)/Side Street Setback: Section 59-4.4.9.B.2

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- IV. EVIDENCE SUPPORTING VARIANCE
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I. FACTUAL BACKGROUND

Lot Size, Location and Shape: The house is on a corner lot (6844 SF), with the main frontage of 82.00' along the Piney Branch Road property line (PL) facing due East, with a 78.70' section of the Philadelphia Avenue PL as a side street; there is also a 10.59' section of

the side PL that has Baltimore Avenue as a part of the "side street". The rear PL is 109.74' long, and the other side PL adjacent to the neighbor at 7430 Piney Branch Road is 59.33' long. The lot shape is a 5-sided figure with the front and left-side PL at a 90-degree angle, with the other three property lines at various angles (see document "7432 piney branch rd_existing site plan").

Property and House Description: This house (942 sf footprint) is located on the corner of Piney Branch Road and Philadelphia Avenue in Takoma Park. The lot is slightly sloped from an elevation of 250 at the north side PL along Philadelphia Ave. to an elevation of 247 at the south PL adjacent to the neighbors at 7430 Piney Branch Rd.. There is one large (healthy) tree on the lot approximately 15'-0" from the edge of the proposed addition (see Takoma Park Urban Forest Manager's report).

The house, built in 1936, is a 2-story (with full basement) brick masonry structure, with the upper (dormer) parts constructed of wood frame. There is an 8'-0" x 15'-9" covered porch on the north side of the house; it is in this area that the proposed addition be constructed.

The main house structure (31.4' wide x 27.2') has a side-facing gable, with a front-facing cross gable on the left side (16.2' wide x 5.6' deep) set at 26'-0" from the front PL.

The property is connected to water supply and sewer via WSSC.

II. REASON FOR APPEAL

Proposed Location at Side Street for 2-story addition: The location of a new 2-story addition would varyingly encroach from 1'-6", at its narrowest point to 7'-6" at its widest point into the 25'-0" setback from a side street. The total footprint area of the addition is 195 sf; the total area of encroachment is 76 sf.

III. APPLICABLE PORTION OF ZONING CODE

Petitioner is seeking one Zoning Variance for a small addition to the Residential-60 Zone (R-60)/R-60 Zone:

Standard Method Development Standards/Placement/Principle Building Setbacks (min)/Side Street Setback; Section 59-4.4.9.B.2 under the Montgomery County Zoning Code:

"Side street setback (of 25'-0"), abutting lot fronts on the side street and is in a Residential Detached zone."

IV. EVIDENCE SUPPORTING VARIANCE

Pursuant to 59.7.3.2.E of the 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 The existing property has exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property.

7432 Piney Branch Road, the property in question, predominantly has Philadelphia Avenue (78.7' long) as a side street, based on street signage and by the property survey (see attached "7432 piney branch rd_existing property survey"); there is a small section of the side street that is Baltimore Avenue (10.59' long). 7443 Baltimore Avenue, the neighbor adjacent to 7432 Piney Branch Rd. (they share a property line), fronts on Baltimore Avenue and its address is Baltimore Avenue but it has no direct shared PL with Philadelphia Avenue, since Philadelphia Avenue is the NEXT street over. Philadelphia Avenue's only connection to this entire block is as a side street only to 7432 Piney Branch Rd. So, if NO house fronts on Philadelphia Avenue in that block between Piney Branch and Baltimore, and Philadelphia Avenue is only listed as a side street to 7432 Piney Branch Rd., then it logically seems this house with a side street of Philadelphia Avenue should have a 15'-0" setback, negating the actual need for a variance.

If Baltimore Avenue intersected directly with Piney Branch Road, I can see how the setback would be 25'-0", since then 7432 Piney Branch would be essentially a "corner lot" with Baltimore Avenue as the side street. Baltimore Avenue has a 25'-0" setback for the houses along it, but Philadelphia Avenue is a different street which only 7432 Piney Branch Rd. fronts on. It seems logically the insertion of Philadelphia Avenue, with NO direct connection to 7443 Baltimore Ave., as the side street to 7432 Piney Branch negates the contiguous connection between the two properties as sharing the 25'-0" setback.

See attached PDF "7432 piney branch rd_annotated survey" showing how it seems the setbacks can be interpreted based on what I see as the "letter of the law" with the current zoning standards versus this particular situation. So there would be a 25'-0" setback along Baltimore Avenue, changing to 15'-0" along Philadelphia Avenue. This would conform then to Standard Method Development Standards/Placement/Principle Building Setbacks (min); Section 59-4.4.9.B.2 under the Montgomery County Zoning Code:

"Side street setback (of 15'-0"), abutting lot does NOT front on the side street or is not in a Residential Detached zone."

NOTE: The Zoning Section Manager, Patricia Wolford, ruled via an email exchange on 7/3/2024 that the side street setback would need to be 25'-0" despite the evidence I presented above that this is indeed an exceptional situation. While I disagree with this ruling, the owners and I are now pursuing this variance based on other standards:

"Good morning.

Patricia Wolford reviewed your request.

The adjoining house at 7443 Baltimore Avenue fronts onto the same road right of way.

A 15-foot side street setback is not allowed.

Best Regards

Delvin L. Daniels, Zoning Specialist, 240-777-6249, Department of Permitting Services"

E.2.a.v The proposed development substantially conforms with the established historic or traditional development pattern of the neighborhood.

At the time this and other houses were built in Takoma Park in the early part of the 20th century, setbacks along street frontages did not need to be set at the current general setback requirement of 25'-0". So, there are a variety of houses set at other distances, some closer to the front or side property lines than 25'-0". The total of 76 sf of encroachment into a side street setback would not stand out as particularly abnormal or detrimental to the established historic or traditional development pattern of the neighborhood.

E.2.b The special circumstances or condition are not the result of actions by Petitioner.

The current house shape and size, lot shape, location and configuration existed when the owners purchased this property on 11/25/2015. The current owners have taken no action to this date to increase the size of their house that could have exacerbated the conditions requiring this variance to be pursued.

E.2.c The requested variance is the minimum necessary to overcome the practical difficulties that full compliance would impose due to the unusual situation or condition of the property.

One of the current homeowners has a degenerative chronic neurological disorder and autoimmune disease that affects the central nervous system. This would prevent them from being able to use stairs in the future to access an upstairs bedroom and bathroom. Therefore, an addition is being proposed to create a large enough space for a potential 1st floor Bedroom for use of the owners. Because there is no other potential buildable area on the property to accommodate this addition, nor is there any other area of the current 1st floor layout that could accept a "bedroom" function without a major interior renovation that would necessitate a move of the kitchen and stair location, the proposed design is the minimum necessary to achieve this function.

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

The intent and integrity of the general or applicable master plan, in this case for Residential Zone R-60, is to preserve a streetscape consistent with the neighborhood context of residential uses of a similar nature. Given that the proposed addition only encroaches 76 sf into a side street setback, it then fits well into the neighborhood of other R-60 properties without harm to the general intent of the master plan's directive to create uniformity and to direct development within a particular zone.

The point of the variance is to prove "special circumstances" that do no harm to the intent and integrity of the master plan. The rationale behind zoning is that it promotes the good of the entire community in accordance with a comprehensive plan. We feel this proposed variance relief feature will not impair that plan.

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

The proposed addition would sit at the northern end of the "peninsula" of this block (see document "7432 piney branch rd development plan"). This addition would not directly affect any abutting or confronting properties; at its closest point, it would be 42'-0" away from 7443 Baltimore Ave., the closest neighbor to the addition.

V. CONCLUSION

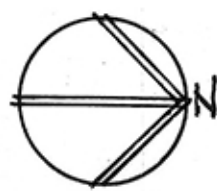
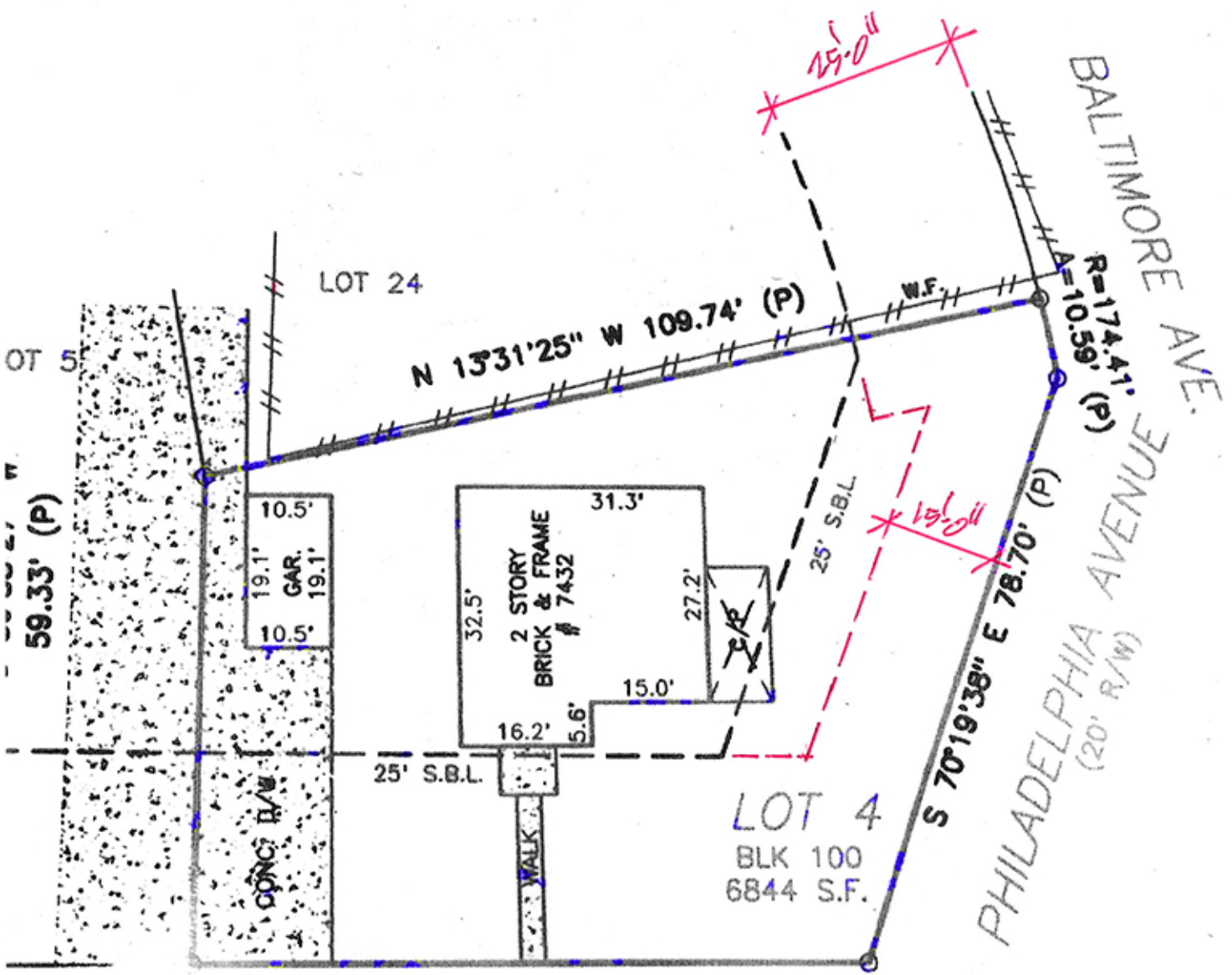
The Petitioner submits that the subject application meets the evidentiary requirement of demonstrating the Subject Property's unique and unusual situation when compared to adjoining properties in this neighborhood in the R-60 zone; and that this uniqueness causes the Side Street Setback zoning requirements to disproportionately impact on the reasonable use and enjoyment of this property, creating a practical difficulty.

Sincerely,



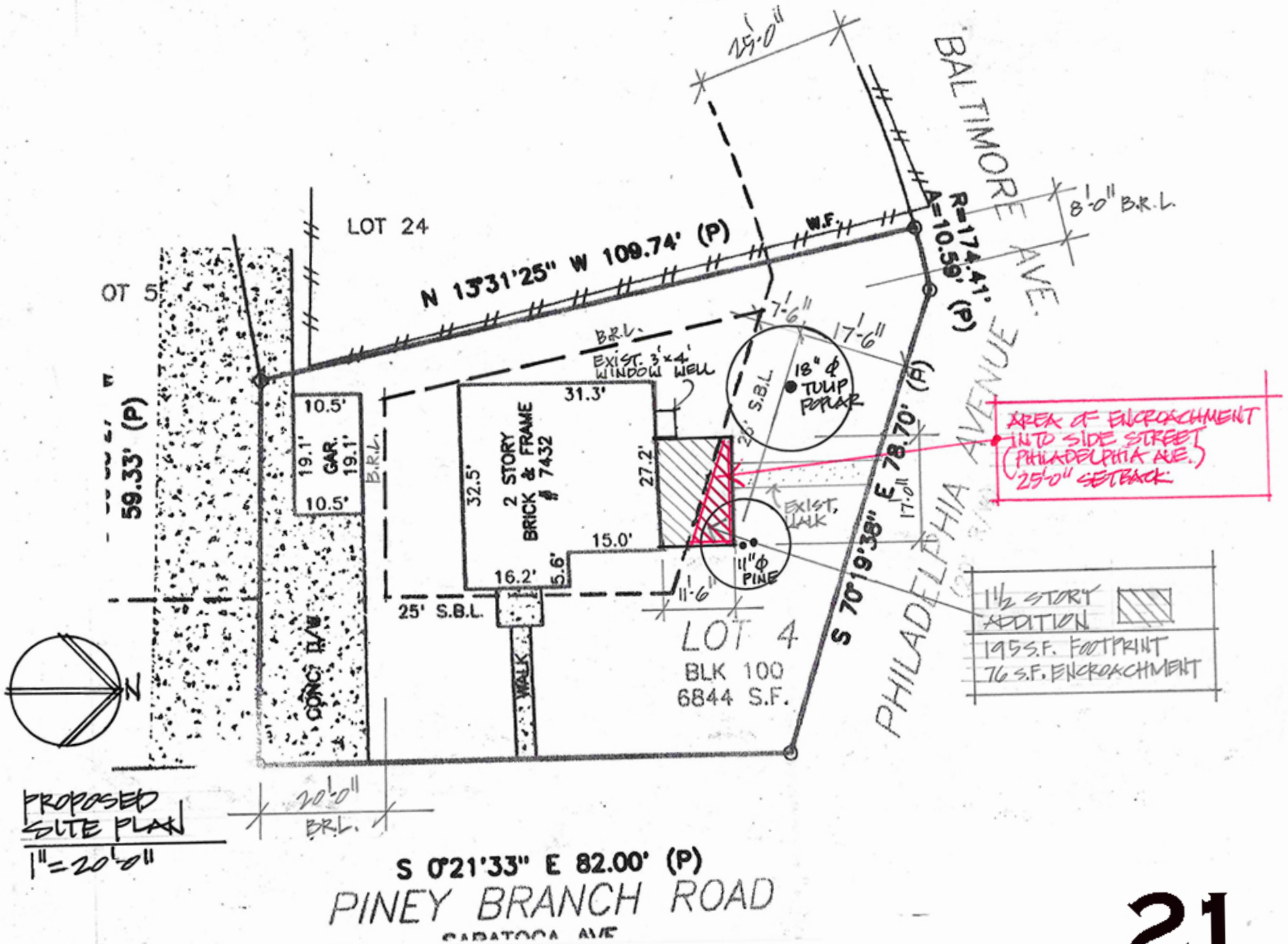
Richard J. Vitullo AIA (Agent for Petitioner)

KOMA PARK,
MARYLAND



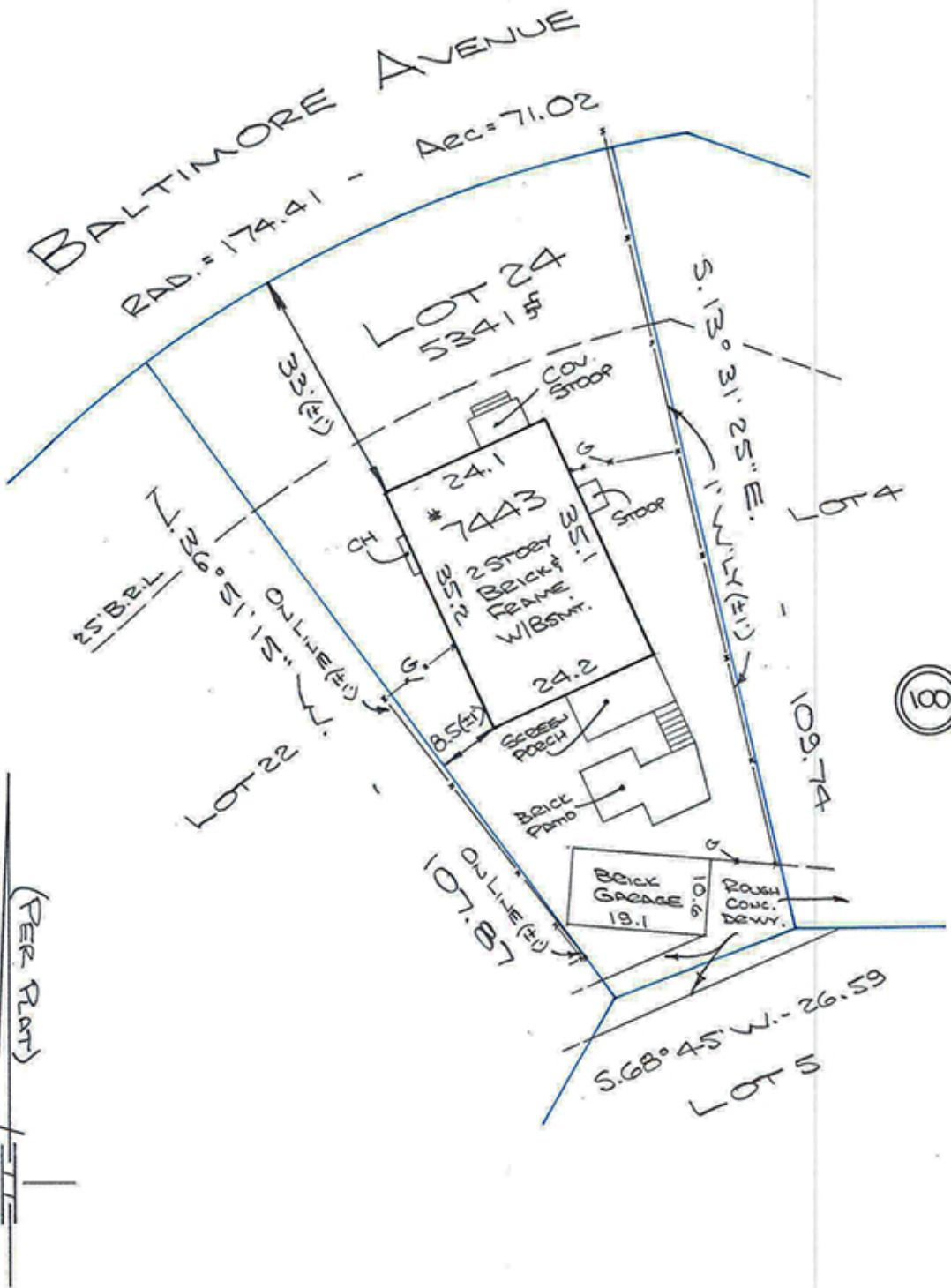
S 0°21'33" E 82.00' (P)
DINEY BRANCH ROAD

KOMA PARK,
MARYLAND



PROPOSED
SITE PLAN

1" = 20'-0"



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing or refinancing.

LOCATION DRAWING
 LOT 24 BLOCK 100

WAYNE'S ADDITION TO
TAKOMA PARK
 PRINCE GEORGE'S COUNTY, MARYLAND

Recorded in Plat Book 9 Plat 671 Scale 1" = 20'

CASE: 1311-14 FILE: 100447

DATE: DECEMBER 3, 2014

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I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2015



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: JESSE KOPLOWITZ

ADDRESS: 7432 PINEY BRANCH RD
TAKOMA PARK, MD 20912

LOT - BLOCK: 4 - 100

ZONE:R-60

THE VARIANCE REQUEST IS FOR

- EXISTING STRUCTURE
- NON-CONFORMING
- NEW SINGLE-FAMILY DWELLING

- PROPOSED STRUCTURE
- NON-COMPLYING

TYPE OF CONSTRUCTION:

- ROOM ADDITION
- PORCH
- SHED
- ACCESSORY STRUCTURE
- OTHER

- SWIMMING POOL
- DECK
- FENCE/RETAINING WALL
- GARAGE/CARPORT

The proposed construction requires a 7.00 ft. variance as it is within 18.00 ft. of the sidestreet lot line.

The required setback is 25.00 ft. in accordance with Section 59-4.4.9.B.2.

The proposed construction is for an addition into the side street setback.

S. Hurtado

10/8/2024

Signature

Date

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NOTES CONCERNING ZONING IN RIGHTS-GO-AWAY
 1. Zone boundaries must not be depicted in public right-of-way basement run to the centerline of each right-of-way.
 2. Zone boundaries must not be depicted in public right-of-way basement run to the centerline of each right-of-way.
 3. Zone boundaries must not be depicted in public right-of-way basement run to the centerline of each right-of-way.
 4. Zone boundaries must not be depicted in public right-of-way basement run to the centerline of each right-of-way.
 5. Zone boundaries must not be depicted in public right-of-way basement run to the centerline of each right-of-way.



MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Department



Printed: 10/4/2024
 1 inch = 250 feet

Account #	01061300
Address	7432 PINEY BRANCH RD SANDSIA PARK, 20912
Landuse	Single Family Detached
Legal Description	WYNES ADD
Zone	R-60
Overlay Zone	NA
TDR Overlay Zone	NA
Parking District	NA
CRD	NA
Parcel, Lot, Block	NA, 4, 100

Special Protection Area	NA
Urban District	NA
Enterprise Zone	NA
Arts & Ent. District	NA
Special Tax District	NA
Skilled Priority Area	NA
Urban Renewal Area	NA
Metro Station Policy Area	NA
Priority Funding Area	Yes
Regio Tier	Tier 1: Severely existing
Municipality	SANDSIA PARK
Master Plan	SANDSIA PARK
Historic Site District	NA

WSSC Gea	209W01
Map Amendments	G-791 G-956
Water/Sever Categories	W-1/S-1

I certify that this document is a copy of the official Montgomery County Zoning Maps as downloaded on 10/4/2024 from MCATLAS.ORG/ZONING.

Signed

Kayla Garcia

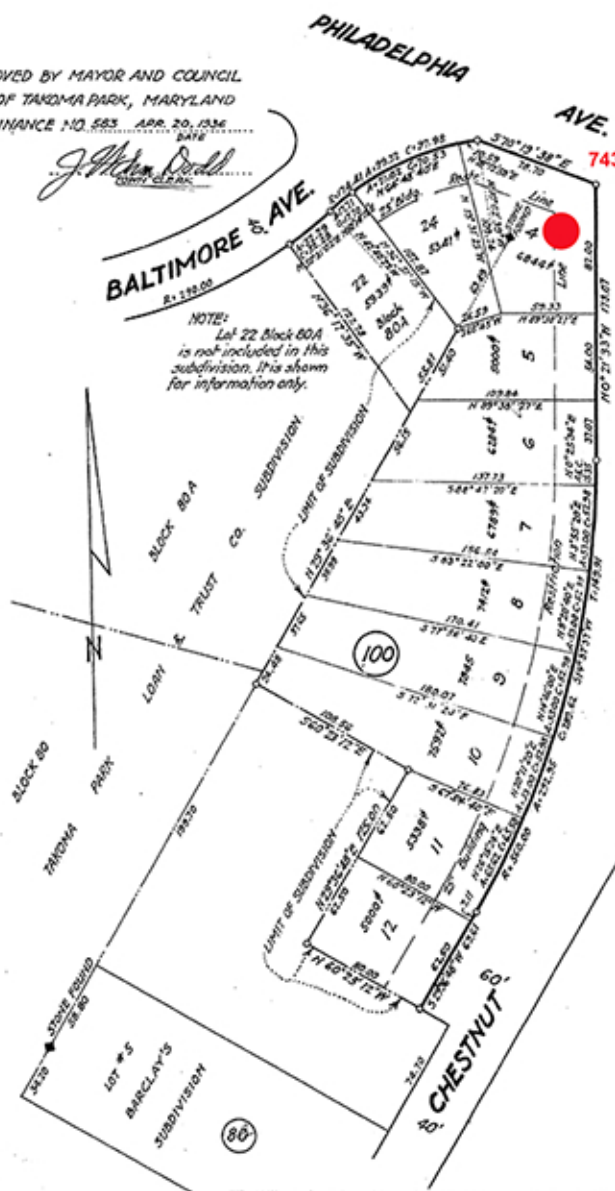
14



© 2024 by Montgomery County, Maryland
 This map is prepared by the Montgomery County Planning Department and is not to be used for any other purpose without the express written consent of the Montgomery County Planning Department.
 The Montgomery County Planning Department is not responsible for any errors or omissions on this map.

APPROVED BY MAYOR AND COUNCIL
TOWN OF TAKOMA PARK, MARYLAND
BY ORDINANCE NO. 583 APR. 20, 1936

J. M. Seybolt
Civil Engineer



7432 Piney Branch Rd.

I hereby certify that the plat hereon delineated is correct. That it is a subdivision of all the land conveyed to Earl W. Powers and Ethel M. Powers, his wife, by the four following deeds:
1. From Frederick W. Pearce and Grace G. Pearce, his wife, dated February 19, 1936, and recorded among the Land Records of Montgomery County, Maryland in Liber 622, Folio 189;
2. From John L. Fletcher and Grace E. Fletcher, his wife, dated February 19, 1936, and recorded among the Land Records of Montgomery County, Maryland in Liber 622, Folio 193;
3. From Frank J. Dawney, widower, dated February 17, 1936, and recorded among the Land Records of Montgomery County, Maryland in Liber 622, Folio 191;
4. From Harry K. Mohart and Frederick P. Mohart, joint tenants, dated February 9, 1936, and recorded among the Land Records of Montgomery County, Maryland in Liber 622, Folio 190;
And that stones marked thus \blacklozenge and pipes marked \circ are in place where shown.

February 27, 1936

James M. Seybolt
James M. Seybolt, Eng'r.

OWNER'S DEDICATION

We, Earl W. Powers and Ethel M. Powers, his wife owners of the property described in the Engineer's Certificate hereby adopt the plan of subdivision shown hereon; And establish the minimum building restriction lines as shown; And dedicate the streets for public use.

February 27, 1936

John L. Fletcher as to part
Earl W. Powers
Ethel M. Powers

WE ASSENT:

John L. Fletcher
Nancy K. Mohart
David E. Beeth
John L. Cullen
Harry K. Mohart
Ludwick C. Mohart
Witness
J. C. ...

**WAYNE'S ADDITION
TO TAKOMA PARK**
A RESUBDIVISION OF BLOCK 100
AND LOT 23 BLOCK 80A
TAKOMA PARK
MONTGOMERY CO., MARYLAND

1" = 50' FEBRUARY 1936

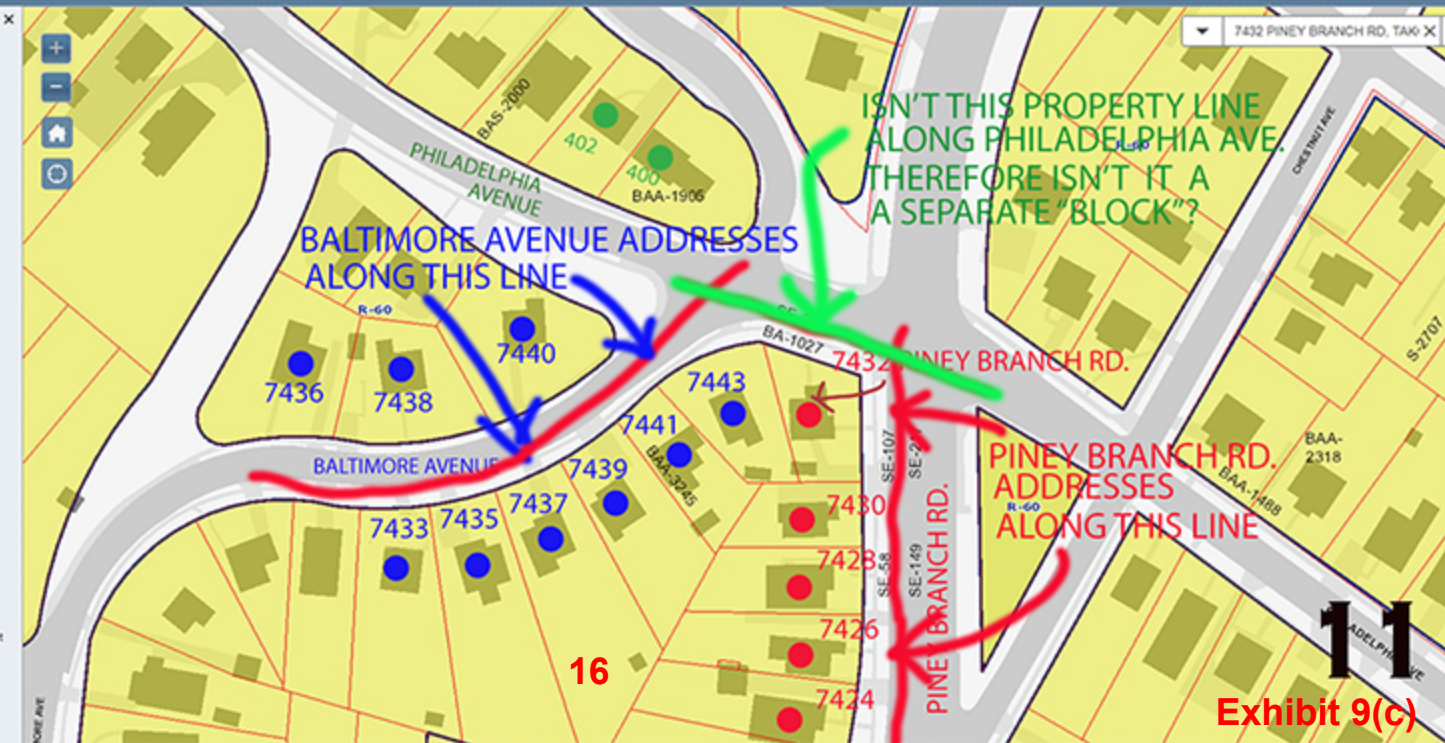
JAMES M. SEYBOLT
CIVIL ENGINEER
SILVER SPRING, MD.

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED APR. 17, 1936
AS TO SUITABILITY FOR WATER AND SEWER
Harry R. Hall
ACTING CHIEF ENGINEER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED APR. 17, 1936
Earl W. Powers
James M. Seybolt
M-N.C.P. & P.C. RECORD FILE NO. 58

FILED
APR 28 1936

Property Info	
Location:	Latitude: 38.9831 Longitude: -77.0158
ADCT #:	01561200
Parcel, Lot, Block:	N/A, 4, 100
Address:	7432 PINEY BRANCH RD FREDONA, PA 15052
Legal Description:	W/RES ADD
Latitude:	Single Family Detached
WSSC Grid:	209W02
Zoning Info	
Zone:	R-60
Overlay Zone:	N/A
TDR Overlay:	N/A
Allowable Use Table:	Use_500
Map Amendments:	0-795 0-556
Other Legislative Districts	
Service Area:	Del. S. Sewer Service
Water/Sewer Categories:	W1 / S1
Municipality:	FREDONA TWP
Water/Elec:	Fredona Twp
Historic Site/Design:	N/A
Parking District:	N/A
Urban District:	N/A
General Business District:	N/A
Special Protection Area:	N/A
Esthetic Zone:	N/A
Arts & Entertainment District:	N/A
Special Tax District:	N/A
Bike/Recreation Priority Area:	N/A
Urban Renewal Area:	N/A
Transit Station Priority Area:	N/A
Priority Funding Area:	Yes



[Click Here](#) to see a list of Development Plans that exist at the selected location



EXISTING FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

EXISTING * ADDITION



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

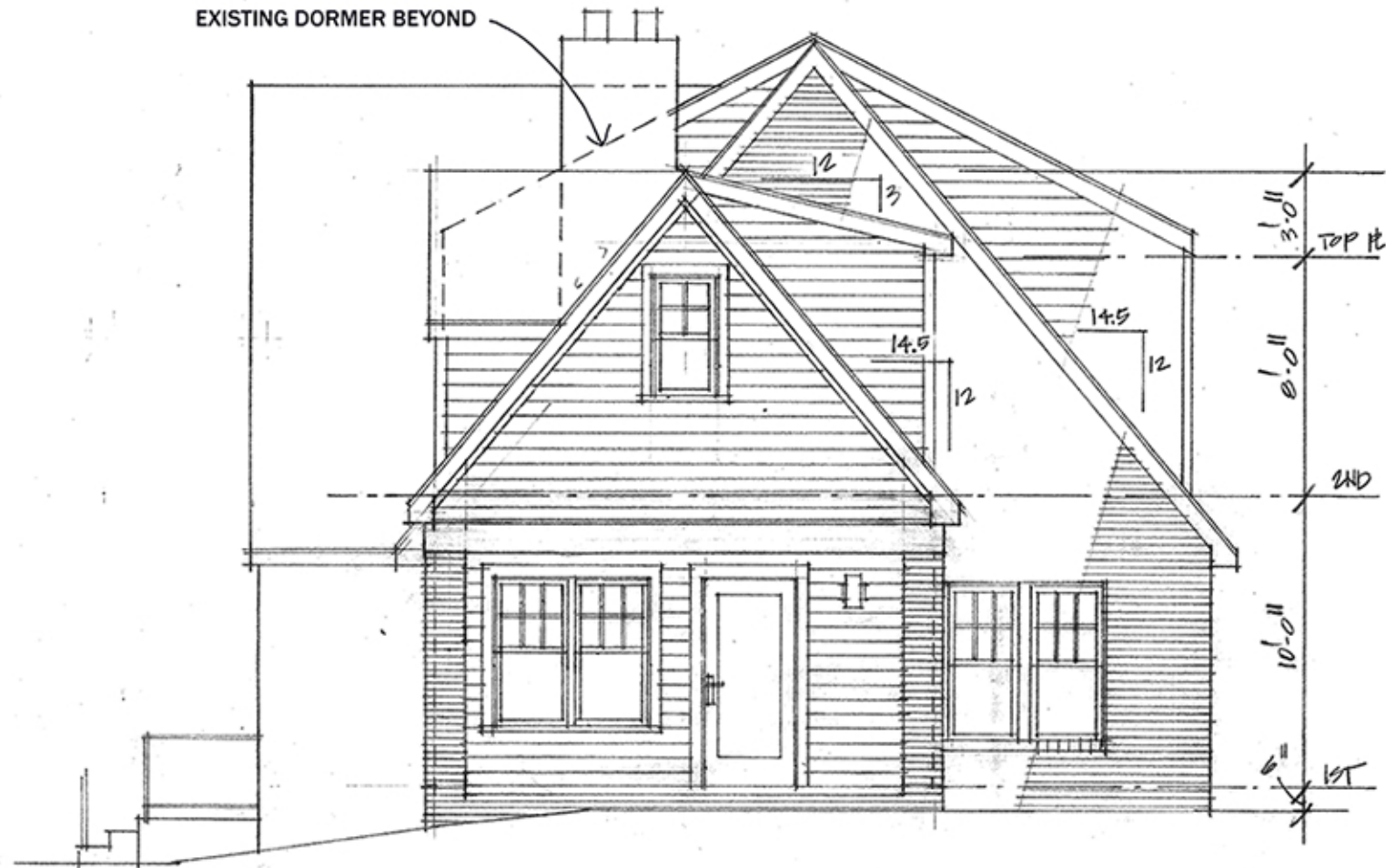


1st

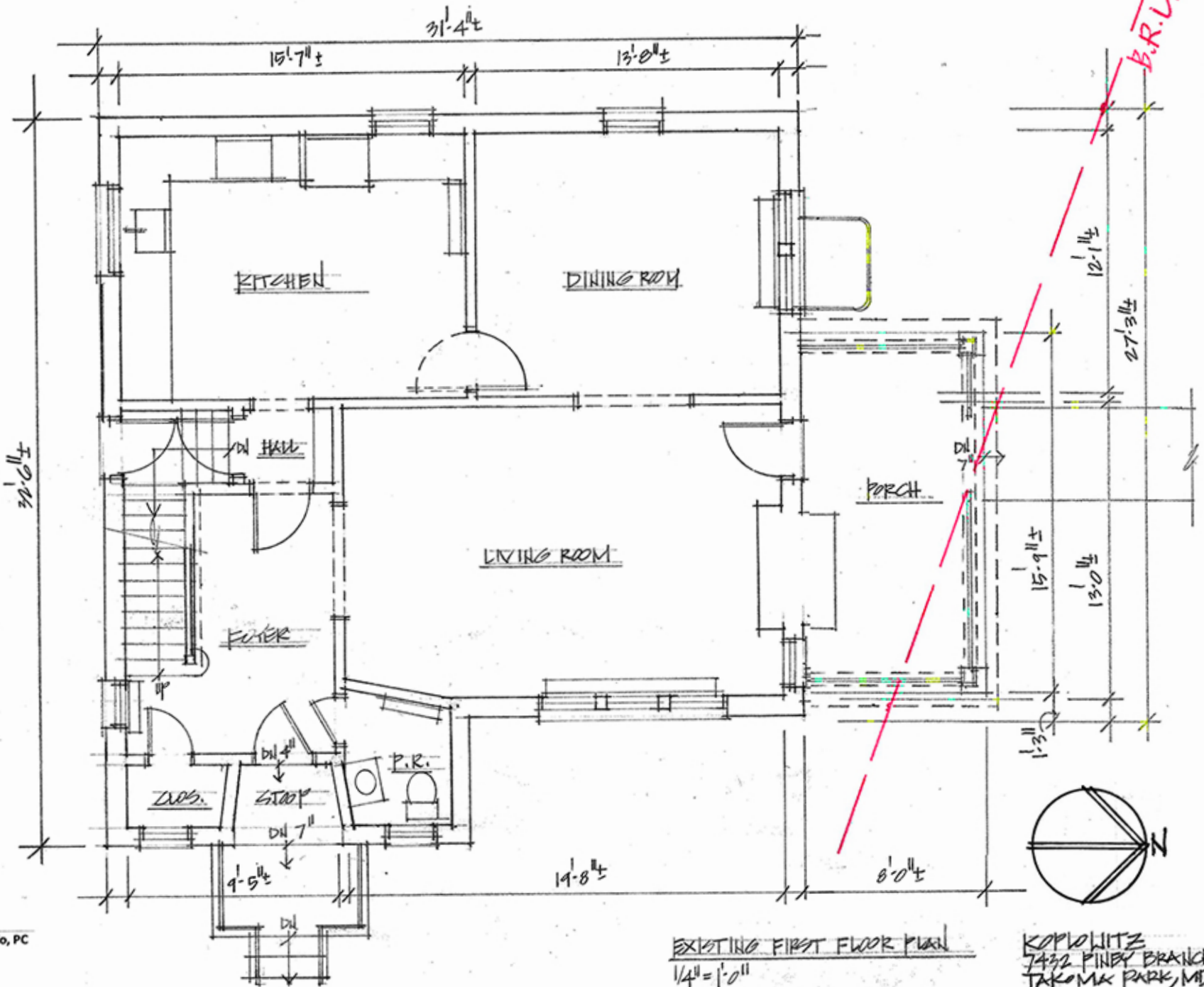
EXISTING REAR ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$



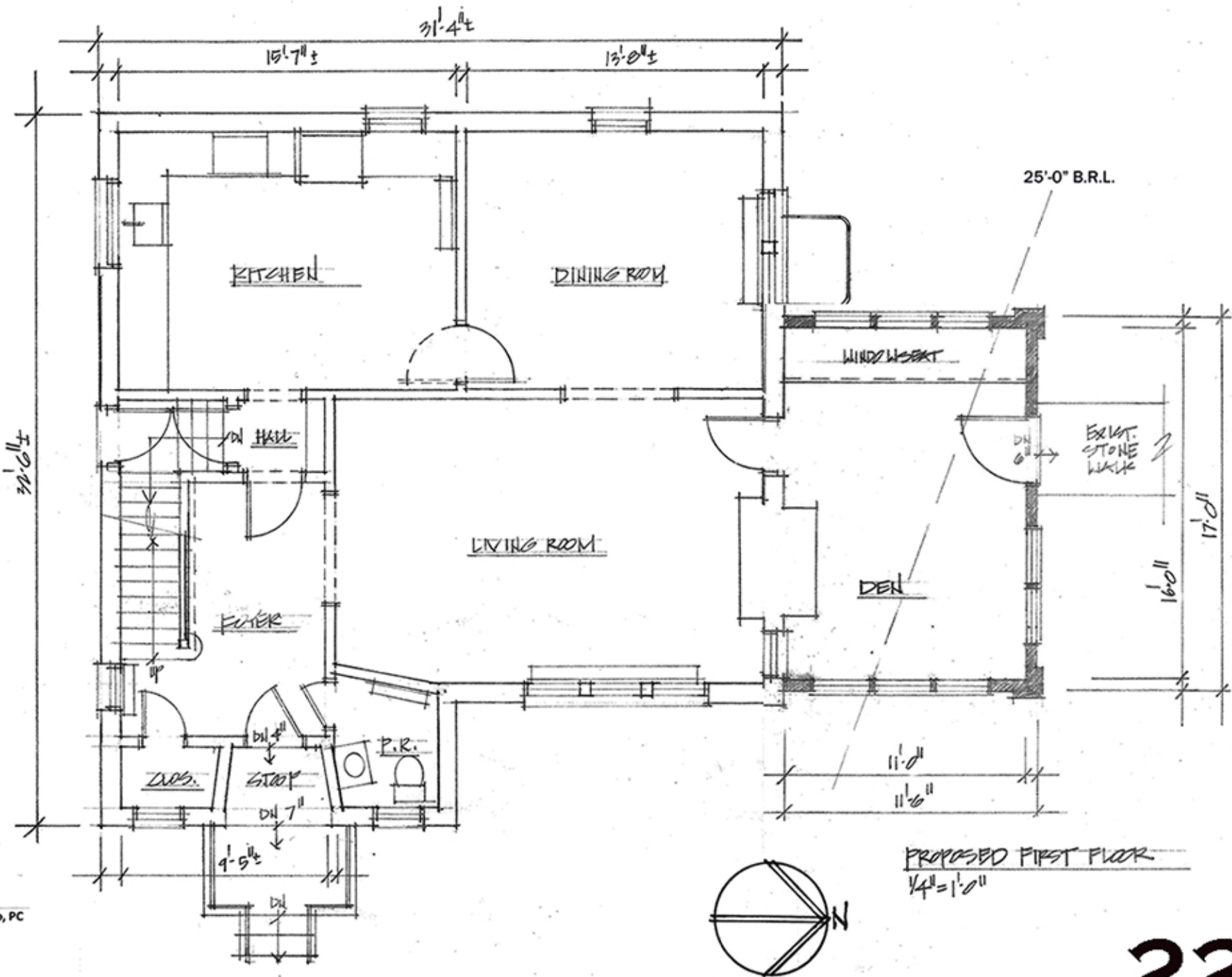
PROPOSED SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$



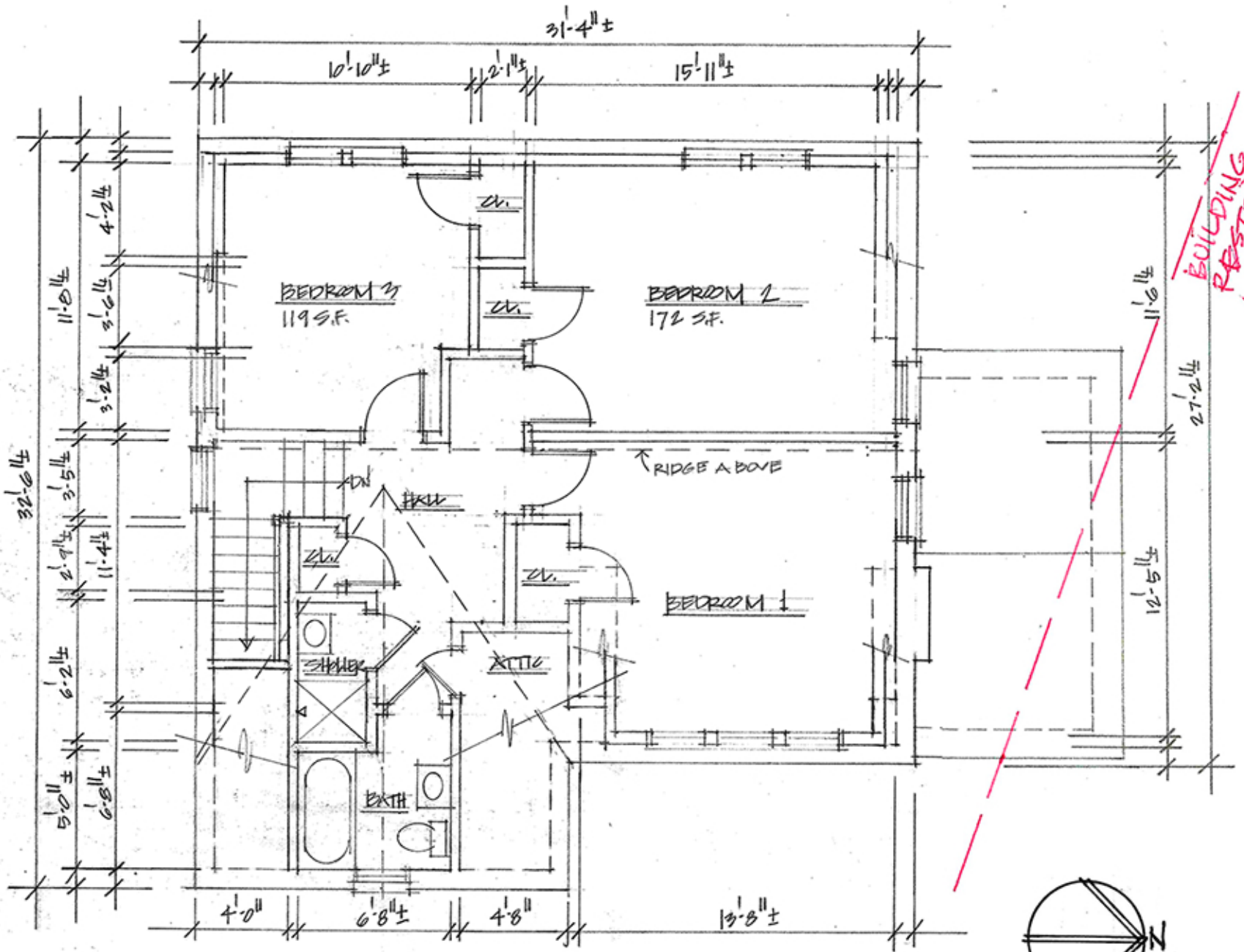
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

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

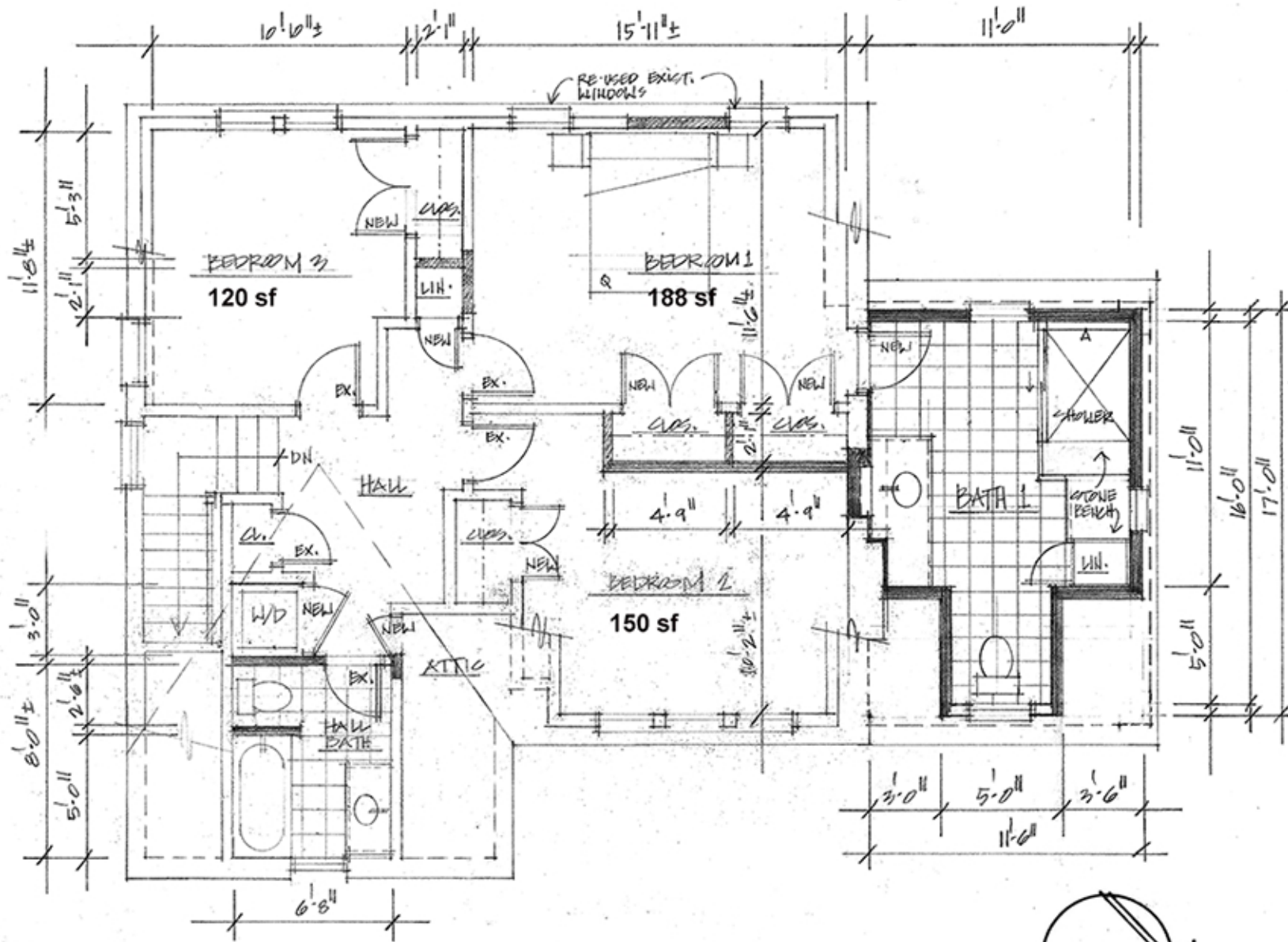
KOPLWITZ
 7432 PINEY BRANCH RD.
 TAKOMA PARK, MD



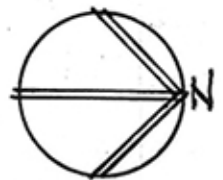
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

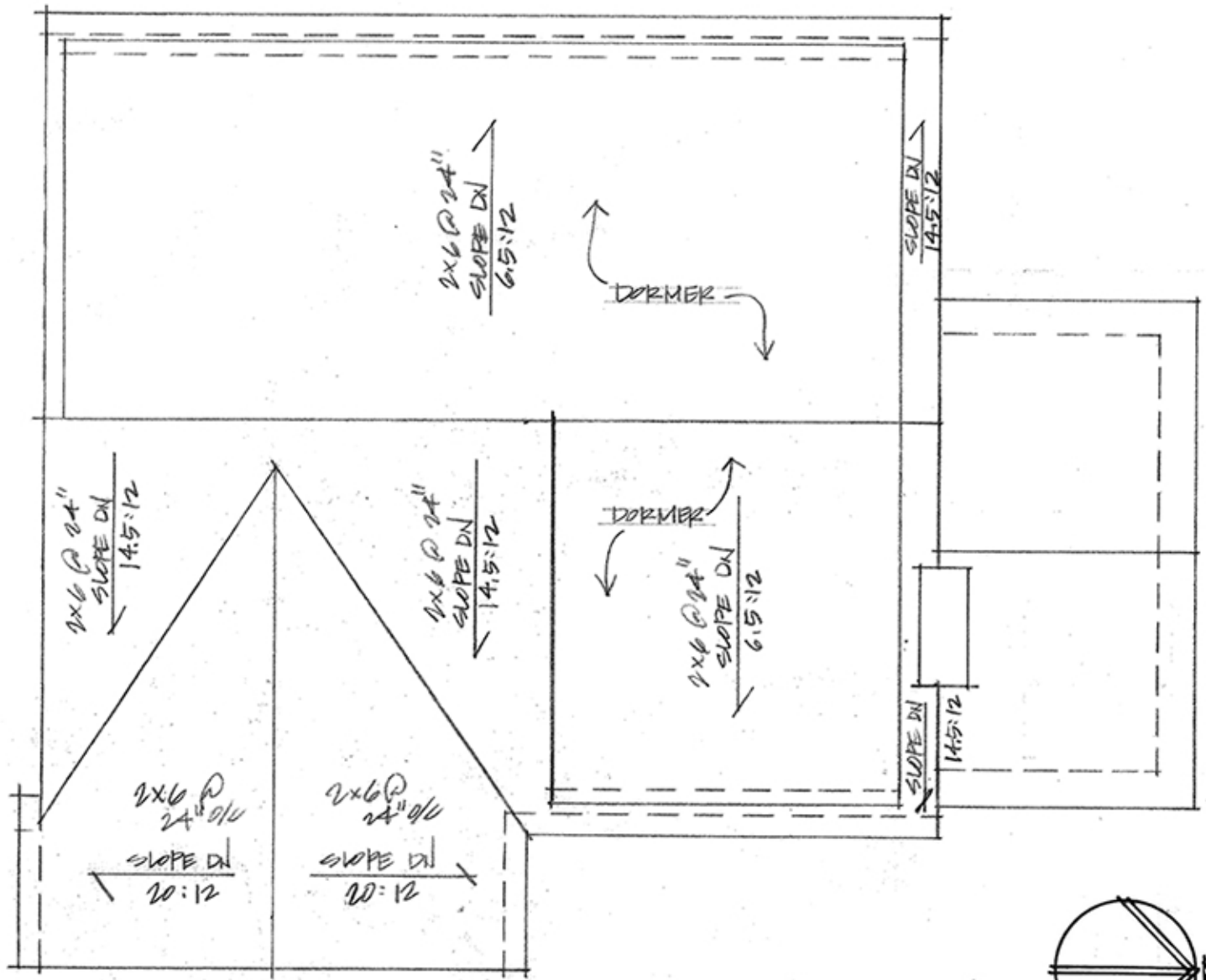


EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

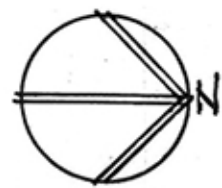


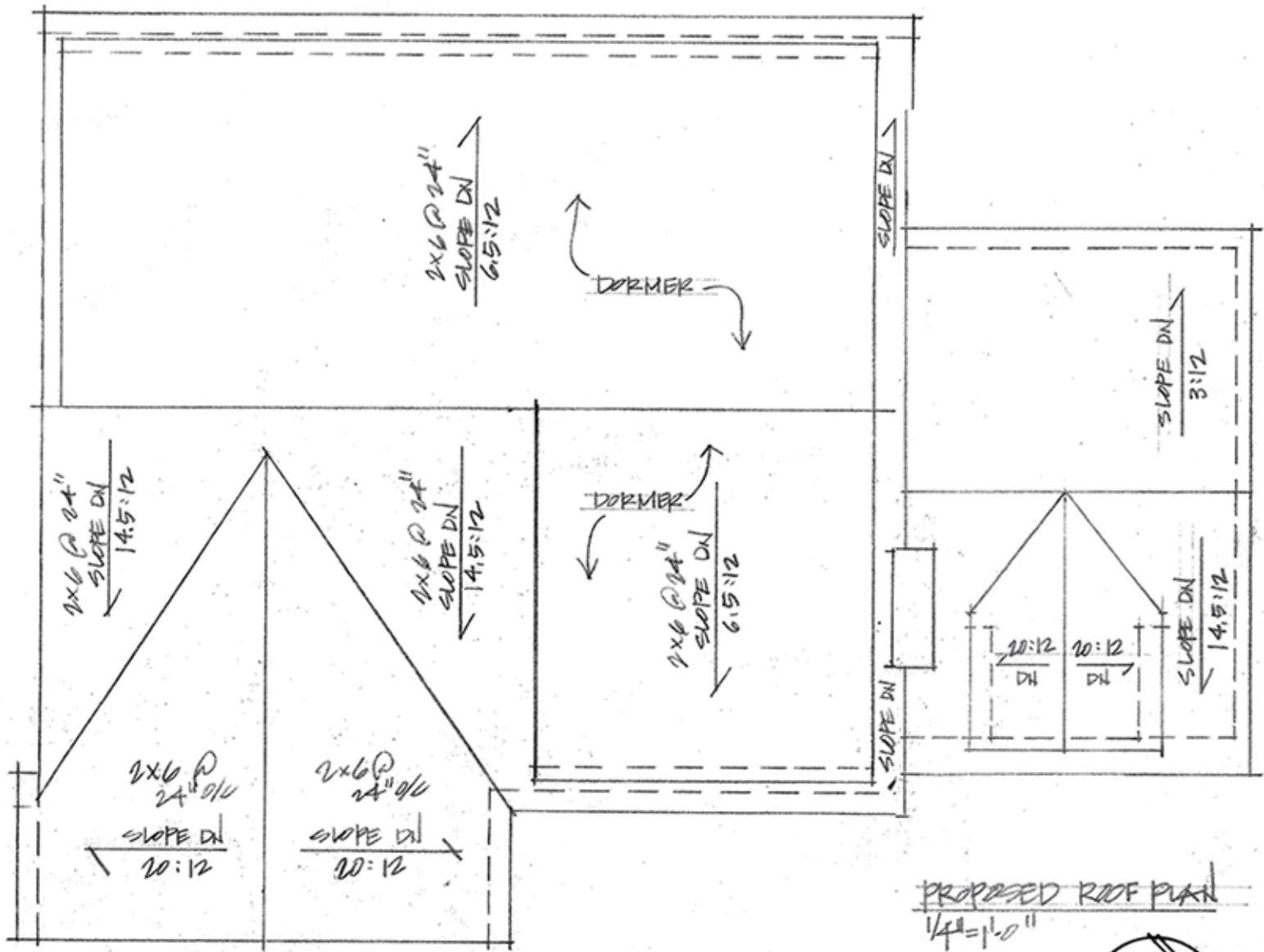
PROPOSED SECOND FLOOR
 1/4" = 1'-0"



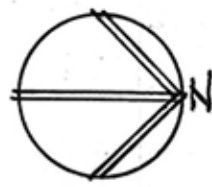


EXISTING ROOF PLAN
 1/4" = 1'-0"





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



9-24-24



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Exhibit 5(m)

29





KITCHEN

SIDE ENTRY

STAIRWAY +
FOYER

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31

Exhibit 5(o)



32

31

Exhibit 5(p)

Koplowitz Addition



Clint Correll <clint.correll@gmail.com>



To:  Richard Vitullo

Thu 10/10/2024 8:48 PM

Start reply with:

Received, thank you.

Thank you for your submission.

Thank you!

To Whom it May Concern:

I am the owner of the property at 314 Philadelphia Ave, Takoma Park, MD adjacent to 7432 Piney Branch Rd. I have seen the plans for the addition at the Koplowitz's house, and I support them, as I believe they will improve the functionality and usefulness of the house as well as the neighborhood. I hope the requested variance is approved.

Thanks,
Clint and Rebecca Correll

 Reply

 Forward

Forward



Lee, Matthew

To: Marcella Koplowitz <marcella.koplowitz@gmail.com>

Cc: Richard Vitullo



Fri 10/11/2024 11:00 AM

Here you go.

To Whom it May Concern:

I am the owner of the property at 7443 Baltimore Ave, adjacent to 7432 Piney Branch Rd. I have seen the plans for the addition at the Koplowitz's house, and I support them, as I believe they will improve the functionality and usefulness of the house as well as the neighborhood. I hope the requested variance is approved.

*Thanks for your attention,
Matthew Lee*

Letter in Support of Variance for 7432 Piney Branch Rd.



Meg Larkin <meglarkin@gmail.com>



To: Richard Vitullo

Sun 10/13/2024 7:05 PM

Cc: Ron Ghatan <rghatan@gmail.com>

To Whom it May Concern:

We are the owners of the property at 7430 Piney Branch Rd., adjacent to 7432 Piney Branch Rd. We have seen the plans for the addition at the Koplowitzs' house, and we support their plans for the addition. We believe the addition will improve the functionality and usefulness of the house for the Koplowitz family. We also think it will be a positive addition to the neighborhood and will blend well with the existing architecture on the block. We hope the requested variance will be approved so that the addition can go forward.

Please don't hesitate to reach out if you need any additional information.

All best wishes,

Megan Larkin & Ron Ghatan

meglarkin@gmail.com

rghatan@gmail.com

Reply

Reply all

Forward

To Whom it May Concern:

My name is Michael F. Shibley. Along with my wife, Carol E. Soble, we are the owners of 7441 Baltimore Avenue, Takoma Park, MD, 20912. We have been in the house since 1983. Our house is adjacent to 7432 Piney Branch Rd. The owners of 7432 Piney Branch Road bought that house after it had sat abandoned for many years and had become a neighborhood eyesore.

Under their ownership, they have cleaned up the property and landscaped it beautifully. They are to be commended for rescuing an unsightly mess.

I have seen the plans for the addition to the Koplowitz's house, and I believe that their proposed improvements will add significant value to what they have already done.

I am writing in support of their proposal because I believe it will clearly be an addition to our neighborhood and I urge you to approve the requested variance.

Michael F Shibley
7441 Baltimore Avenue
Takoma Park, MD 20912

7500 Piney Branch Road
Silver Spring, MD
20910

October 14, 2024

To Whom It May Concern:

I am the owner of the property at 7500 Piney Branch Road, across street from 7432 Piney Branch Rd.

My property has a direct view of the planned addition. I have seen the plans for the addition at the Koplowitz's house, and I support them, as I believe they will improve the functionality and usefulness of the house as well as the neighborhood.

The planned addition will also improve the overall curb appeal of the busy intersection. Over the past decade, property owners and neighbors have put significant efforts into improving the environs around the Piney Branch and Philadelphia intersection: the establishment of the Centennial Garden at the intersection in 2016; house renovation, yard fencing and cutting back the overgrowth at my own lot at 7500 Piney Branch Road; and the great effort put in by the Koplowitz family to beautify and improve the functionality of their property. This addition will continue the collective work of making the immediate neighborhood more appealing.

I strongly urge approval for the requested variance, as it will benefit not only the Koplowitz family, but the whole neighborhood as well.

Sincerely,

Sharmila Shewprasad

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



Online Customer Service Center



To: Richard Vitullo

Fri 10/11/2024 2:53 PM



10/11/2024

APPLICATION NUMBER [W012388-100324](#)

Richard Vitullo
7016 Woodland Avenue
Takoma Park, MD 20912

RE: Tree Impact Assessment Request
Reference Number: W012388-100324
7432 Piney Branch Rd
Takoma Park MD 20912

Dear Richard Vitullo:

This letter is in response to the Request for Tree Impact Assessment received on 10/3/2024. After my inspection I have determined that the work described in your submission does not require a full Tree Protection Plan Permit. However, there is some risk of impact to protected urban forest trees and you are therefore required to comply with the following guidance:

- There is a blue spruce in fair condition close to the area of work that will probably need to be removed to accommodate the project. You will need to obtain a Tree Removal Permit for this tree.
- Excavation to come no more than 3.5 feet from existing porch.
- Clean cut any roots encountered.
- 6-in wood chip root protection required within 10 ft of tulip poplar.
- A Maryland Licensed Tree Expert must provide the pruning of the tulip poplar for roof clearance.
- No heavy equipment, only hand tools.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

Exhibit 8

CASE NO. A-6894
PETITION OF JESSE KOPLOWITZ
EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4.
 - (a) Existing Proposed Survey + Trees
 - (b) Proposed Zoning
 - (c) Proposed Site Plan
 - (d) Baltimore Avenue Neighbors' Survey
5.
 - (a) Existing front elevation
 - (b) Proposed front elevation
 - (c) Exist rear elevation
 - (d) Prop rear elevation
 - (e) Existing side elevation
 - (f) Proposed side elevation
 - (g) Existing 1st floor plan
 - (h) Proposed 1st floor plan
 - (i) Existing 2nd floor plan
 - (j) Proposed 2nd floor plan
 - (k) Existing roof plan
 - (l) Proposed roof plan
 - (m) Piney Branch Rd Front View 1
 - (n) Piney Branch Rd Front View 2
 - (o) Piney Branch Rd Left Side View 1
 - (p) Piney Branch Rd Right Side View 1
6. DPS building permit denial
7. (a)-(e) Neighbor statements
8. Takoma Park tree assessment
9.
 - (a) Zoning Vicinity Map
 - (b) Development Plan
 - (c) Neighborhood Plan
10.
 - (a) Envelope showing date notice mailed
 - (b) Notice of hearing scheduled for December 18, 2024

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 01061300

Owner Information

Owner Name: KOPLOWITZ JESSE Use: RESIDENTIAL
 KOPLOWITZ MARCELLA Principal Residence: YES
 Mailing Address: 7432 PINEY BRANCH RD Deed Reference: /51287/ 00121
 TAKOMA PARK MD 20912-0000

Location & Structure Information

Premises Address: 7432 PINEY BRANCH RD Legal Description: WAYNES ADD
 TAKOMA PARK 20912-4206

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	671
JN42	0000	0000	13052505.16	0025		100	4	2022	Plat Ref:	

Town: TAKOMA PARK

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1936	1,380 SF		6,844 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	BRICK/	4	2 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	304,900	304,900		
Improvements	348,900	273,600		
Total:	653,800	578,500	578,500	578,500
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
FANNIE MAE	11/25/2015	\$450,000
Type: NON-ARMS LENGTH OTHER	Deed1: /51287/ 00121	Deed2:
SHORTER SCOTT & HEATHER J	03/19/2015	\$564,272
Type: NON-ARMS LENGTH OTHER	Deed1: /49975/ 00422	Deed2:
COLLINS, MARY ANN	09/01/2006	\$535,000
Type: ARMS LENGTH IMPROVED	Deed1: /32946/ 00724	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/21/2016

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: