

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY GOVERNMENT
100 MARYLAND AVENUE, ROOM 200
ROCKVILLE, MARYLAND 20850
(240) 777-6660

OZAH No. AAO-ADW 24-02
Date Filed 06/11/2024
Hearing Date 7/9/2024
Time 9:30 a.m.

JUN 11 REC'D

REQUEST FOR WAIVER OF ACCESSORY DWELLING UNIT (ADU) ON-SITE PARKING REQUIREMENTS

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, a REQUEST is hereby made to waive the requirements of Zoning Ordinance §59.3.3.3.A.2.c.ii. for on-site parking in order to permit the granting of an accessory dwelling unit (ADU) license by the Department of Housing and Community Affairs (DHCA), regarding:

Accessory Dwelling Unit License Application No. 153298, filed on 04/23/2024.

License Applicant: Julia Hart
First Name Middle Initial Last Name
Address: 7012 Braeburn Pl Bethesda 20817 2022588404
Street City & Zip Code Telephone No.
Juliahart22@gmail.com
E-mail Address

Proposed Use (Check one):
 Attached Accessory Dwelling Unit Detached Accessory Dwelling Unit

Description of Property for the Proposed Use:

Address: 7012 Braeburn Pl Bethesda 20817
Lot: 10 Block: 3 Parcel No.: 0000 Subdivision 0124
Tax ID No. 00683045

Size of Property: (In acreage or square feet) 23 Current Zoning: R-60

Number of Off-Street Parking Spaces on the Site: 3

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:
There is ample street parking in the neighborhood. Most residents park on the on the street. Approximately seven of the seventeen houses in the neighborhood have driveways. Residents with driveways often park on the street. At this address there is nearly always two additional spots abutting the property (in addition to the two cars associated with the address).

License Applicant's Present Legal Interest in Subject Property (Check one):

Owner Other (describe) OWNER

Owner of Property (If not License Applicant):

Name _____ Address _____ Zip Code _____

Property Owner's Email Address _____

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? N/A If so, give Case Number(s): _____

Basis for Waiver Request (attach additional sheets as needed):

The property does not have off-street parking. Requiring the construction of off street parking on the property would incur costs that would make the project unbuildable, thereby inhibiting the construction of an additional affordable housing unit in Montgomery County.

I hereby affirm that all of the statements and information contained in or filed with this Waiver Request are true and correct.

N/A Signature of Attorney - (Please print next to signature) Julia Hart Signature of Applicant(s)- (Print next to signature)

Address of Attorney _____ Telephone Number _____
Attorney's E-mail Address Exhibit 1
OZAH Case No: ADW 24-02