

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

OZAH No. AAO-ADO 25-01  
Date Filed 8/22/2024  
Hearing Date 9/19/2024  
Time 9:30a.m.

**OBJECTION TO DHCA DECISION REGARDING ACCESSORY APARTMENT**

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), decided on \_\_\_\_\_, regarding Accessory Apartment License Application No. 95924, filed on March 21, 2024.

License Applicant: Ari Iton Santas  
First Name Middle Initial Last Name  
Address: 904 Nora Drive, Silver Spring, 20904 240-388-6308  
Street City & Zip Code Telephone No.  
ajds44@gmail.com  
E-mail Address

Objector: Karen S. Roberts Franklin  
First Name Middle Initial Last Name  
Address: 1000 Tanley Road, Silver Spring, 20904 301-467-8446  
Street City & Zip Code Telephone No.  
ksfranklin@gmail.com  
E-mail Address

Proposed Use (Check one):  
 Attached Accessory Apartment ( ) Detached Accessory Apartment

Description of Property for Proposed Use:  
Address: 907 Nora Drive, Silver Spring, MD 20904  
Lot: 7 Block: 1 Parcel No.: 348196 Subdivision: Springbrook Knolls  
Size of Property: (In acreage or square feet) 0.36 acres Current Zoning: R-90  
Number of Off-Street Parking Spaces: Two

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:  
904 Nora Drive, Silver Spring, MD, 20904

License Applicant's Present Legal Interest in Subject Property (Check one):  
 Owner  Other (describe) \_\_\_\_\_

Owner of Property (If not License Applicant):  
Name \_\_\_\_\_ Address \_\_\_\_\_ Zip Code \_\_\_\_\_

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? \_\_\_\_\_ If so, give Case Number(s): \_\_\_\_\_

Basis for Objection (attach additional sheets as needed):  
See Attached Sheet

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

Signature of Attorney - (Please print next to signature) \_\_\_\_\_ Signature of Objector(s) - (Print next to signature) Karen S. Roberts Franklin

Address of Attorney \_\_\_\_\_ Telephone Number \_\_\_\_\_  
Attorney's E-mail Address \_\_\_\_\_

Basis for Objection to DHCA Decision Regarding Accessory Dwelling  
Unit

Reference No. 95924

907 Nora Drive is not Mr. Jose A Santos, AKA Arilton Santos or Jose Arilton Dos Santos' primary residence. His primary residence is 904 Nora Drive. He already has constructed an ADU at 904 Nora Drive. The ADU at 904 Nora Drive is less than 500 feet from the proposed 907 Nora Drive ADU. Mr. Santos is currently renting 907 Nora Drive to two families: one living upstairs and one living downstairs. The upstairs family parks in the two-car driveway. The downstairs family parks on Renick Lane. The proposed ADU would create further congestion on the already narrow Renick Lane.

Additionally, there are currently several homes on Nora Drive some licensed, some not, that are Air B& B properties that are occupied by multi families or individuals. The resulting congestion from the parking sometimes makes it difficult to get down the street. There are often as many as 6 or 7 vehicles parked at some homes. This is a dead end street, and as a resident that lives at the very end of the street, there are concerns that emergency vehicles would find it difficult to get down the street. We have had this problem in the past. There are commercial vehicles parked overnight on the street as well as untagged vehicles on properties. Many people feel it's ok to park on the front lawn. The addition of another ADU on this street will only add to this chaos.