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JODY S. KLINE
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December 5, 2024

Ms. Andrea LeWinter
Montgomery County Office of Zoning
and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

RE: Conditional Use Application No. CU 2024-19,
Application of S.W. Bloyd, LLC,
(Auxiliary House);
Amended Parking Waiver Request

Dear Ms. LeWinter,

The Staff Report for Case No. CU 2024-19 notes that “[t]he Applicant will submit a waiver for the bicycle parking requirements to the Hearing Examiner for review during the Public Hearing with the Office of Zoning and Administrative Hearings.” A similar observation is found in a footnote to Table 1, page 10 of the Staff Report. On page 11 of the Report, Staff reviews the bicycle parking requirement for the proposed use and recommends that a waiver of the bicycle parking requirement be granted. This letter explains the Applicant’s request for a waiver of the bicycle parking requirement set forth in Section 59.6.2.4 of the Zoning Ordinance.

The parking requirement in the Zoning Ordinance for a facility like Auxiliary House with a maximum of five employees at any given time and 10 living units is 0.5 rounded to 1.0 long term space and 0.5 rounded up to 1.0 short term space. Pursuant to the provisions of Section 59.6.2.10 of the Zoning Ordinance, the Applicant requests waiver of compliance with that requirement, and proposes to provide no bicycle parking for the following reasons:

1. No resident, and no employee, at Auxiliary House, during the Applicant's ownership and control, has ever used a bicycle for transportation or recreation purposes.

2. The condition of residents living at Auxiliary House, and expected to reside in Auxiliary House in the future, inhibits their ability to use a bicycle while residing at this residential care facility.

3. No employee involved with Auxiliary House has ever expressed an interest in commuting to work on a bicycle. Testimony at the public hearing will confirm this fact.

4. Public transportation (bus) is readily available with a bus stop station located on southbound Old Georgetown Road along the northern edge of the subject property's frontage.

At the conclusion of the public hearing, the record will reflect that there has never been any utilization, or interest, in bicycle usage at Auxiliary House and that is not expected to change with the addition of two elderly residents. Accordingly, the Applicant requests that pursuant to Section 59.6.10 of the County Zoning Ordinance the requirement to provide any bicycle parking facilities be waived.

Sincerely,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody Kline". The signature is written in a cursive, slightly stylized font. The first name "Jody" is written in a larger, more prominent script, and "Kline" follows in a similar but slightly smaller script. The signature is positioned below the typed name of the firm.

Jody S. Kline

JSK/tn

cc: Nana Johnson
Steven Bloyd
Margaret Deschraver
Andy Bradshaw