

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

OZAH No. AAO- ADW 21-01

Date Filed 6/4/2021

Hearing Date 6/28/2021

Time 9:30 a.m.

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. 121406, filed on November 8, 2020.

License Applicant: Nina S. Hagan

First Name	Middle Initial	Last Name
Address. <u>923 Malta Lane, Silver Spring, MD 20901</u>		
Street	City & Zip Code	Telephone No.
<u>nina.hagan@gmail.com</u>		<u>301-332-9259</u>
E-mail Address		

Proposed Use (Check one):

(x) Attached Accessory Dwelling Unit

( ) Detached Accessory Dwelling Unit

Description of Property for the Proposed Use:

Address: 923 Malta Lane, Silver Spring, MD 20901

Lot: 51 Block: M Parcel No.: 0000 Subdivision 0102 Forest Knolls

Tax ID No. 01349196

Size of Property: (In acreage or square feet) 7,200 SF Current Zoning: Residential

Number of Off-Street Parking Spaces on the Site: 1

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:

The house is the first house on the street with the house next door, on the corner, facing Playford, the street perpendicular to Malta. There is an abundance of on street parking available in front of the house at 923 Malta, at least 4 spaces. The second house on the street that is next door, has a very long 3-4 car off-street parking driveway and at least 2 on street spaces in front of it. Across the street there is also ample space to park on the street, another 3-4 spaces.

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 \_\_\_\_\_

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? No If so, give Case Number(s): \_\_\_\_\_

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

The house has a driveway that fits one car. There is ample space for on-street parking and there are zero ordinances from any citizens association or homeowners association mandating parking requirements. Parking is simply not an issue on this street and the rental unit will not be rented to anyone who has more than 2 cars.

The owner and occupant only has one car and therefore requiring adding more pavement to the neighborhood to create additional parking is not only bad for the environment, but utterly, unnecessary.

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

Signature of Attorney - (Please print next to signature)

Nina S. Hagan

Nina S. Hagan

Signature of Applicant(s) - (Print next to signature)

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

Telephone Number \_\_\_\_\_