



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

December 05, 2023

Scott Bruton
Director

EILEEN CARBONELL
23 EASTMOOR DR
SILVER SPRING, MD 20901

PRELIMINARY INSPECTION REPORT
Accessory Dwelling Unit (ADU)
ADU address: 23 EASTMOOR DR
Pending License #: 152881
Housing Code Case #: 182524

Dear EILEEN CARBONELL :

The preliminary inspection for the ADU licensing and registration was conducted on **December 5, 2023 at 10:00 AM**. The required Licensing Pending ADU sign was posted on the front yard and visible to the public. The existing ADU is located in the basement with the entrance door on the rear of the house. There is no on-site parking and the property lot is not located within 1 mile of the Metrorail, Purple Line, or MARC Rail Station. The Principal Dwelling is approximately 2,300 gross square feet, and the Accessory Dwelling Unit is approximately 725 gross square feet.

All applicable building permits must be obtained through Department of Permitting Services (DPS) and/or Washington Suburban Sanitary Commission (WSSC) and finalized before DHCA can approve the license. All repairs, maintenance work, alterations, or installations shall be executed in a workmanlike manner and in compliance with all applicable codes. **Present this inspection report along with a copy of your stamped ADU drawing to DPS for any needed permits.**

The following requirements must be met for the ADU license to be approved:

1. The property must be occupied by the homeowner(s), who may reside in the principal dwelling or in the ADU. The ADU must have the same address as the main house.
2. The ADU may not be occupied by more than two adults (eighteen years or older) and total number of occupants must abide by the square footage limitations under Chapter 26 of the Montgomery County Code.
3. The ADU must be subordinate to the principal dwelling whether attached or detached and shall be the only additional living unit or residential use space on a lot or parcel. No other tenants, Airbnb's or short-term residential rentals are permitted.
4. Attached ADU – the maximum gross floor area is 1,200 square feet; if only the basement or cellar is used, the maximum gross floor area may equal the square footage of the

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montgomerycountymd.gov/311

Exhibit 2

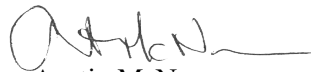
OZAH Case No: ADW 24-01

240-777-3556 TTY

- basement/cellar.
5. ADU located in finished basements or cellars must have a ceiling height of at least 6'8" except that a beam, girder, duct or other obstruction may project to within 6'4" of the finished floor. The minimum ceiling height for habitable spaces not located in the basement/cellar is at least 7 feet. (Exception for rooms with slopped ceilings where not less than 50 percent of the required floor area shall have a ceiling height of 7 feet).
 6. Above grade level ADU – must have a safe unobstructed means of escape leading to an open space at ground level; a unit door with exterior stairs leading to ground level with no obstructions.
 7. Onsite parking of at least 480 square feet, the minimum parking space for three vehicles, however, if a new driveway must be constructed for the ADU then a total of at least two on-site parking spaces must be provided. On-site parking is not required if the property is located within 1 mile of Metrorail, Purple Line, or MARC Rail Station.
 8. ADU must contain a room or space with the following equipment and facilities to store, prepare, and cook food. Cooking range (top burners and oven, at least 24 inches wide), storage cabinets, countertop space for food preparation, a standard-size refrigerator with freezer, sink connected to hot and cold running water, and approved sewer system installed and maintained as prescribed by applicable County and WSSC regulations.
 9. Door separating primary dwelling unit from ADU must be equipped with a keyed lock. The key must remain in the possession of the owner.
 10. Applicant shall provide copies of the finalized applicable building, electrical and plumbing permits from the Department of Permitting Services (DPS) and the Washington Suburban Sanitary Commission (WSSC). For more detailed information on DPS permit requirements and permit application guidance for ADUs, please visit <https://www.montgomerycountymd.gov/DPS/Resources/Files/RCI/ADUGuidelines.pdf>.

A re-inspection will be conducted on **January 9, 2024 at 10:00 AM**. If you have any questions or need additional information, please feel free to contact me.

Sincerely,



Austin McNamara
Housing Code Inspector III
(240) 777-3797

Austin.McNamara@montgomerycountymd.gov

cc: DHCA Licensing and Registration

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Licensing And Registration

Director's report of findings on Accessory Apartment Class 3 license application

Application reference number	152881
Application Status	FC
Director's finding	FC
Date of finding	12/11/2023
Sign Pick-up Date	11/29/2023
Property address	23 EASTMOOR DR, SILVER SPRING, MD 20901
Structure type	Accessory Dwelling Unit Class 3 – Existing Attached
Owner	Eileen Carbonell

Primary residence	<input checked="" type="checkbox"/>	Apartment entrance passed	<input checked="" type="checkbox"/>
Document used to validate primary residency	MD Driver's License	Entrance location	Back
Year built	1952	Existed prior to 5/20/2013	
Parking passed	<input type="checkbox"/>	Address same as house	<input checked="" type="checkbox"/>
Driveway square footage (160 sq ft / car)	0	Detached apartment requirement passed	
Parking spaces required by Zone, age of house, and accessory apartment law	3	Other residential uses passed	<input type="checkbox"/>
Size of apartment passed	<input checked="" type="checkbox"/>	Other residential uses	<input type="checkbox"/>
Application sent to OZAH		Housing Code Enforcement case number	182524
ADUs permitted in Zone	<input checked="" type="checkbox"/>	Application Sent to Code	11/27/2023
Apartment square footage	725	Code Initial Inspection	12/05/2023
House square footage	2300	Code Final Inspection	

Individuals who disagree with the findings in the Director's Report or who believe that on-street parking is inadequate to accommodate the accessory apartment may object to the granting of the license and request a hearing with the Office of Zoning and Administrative Hearings (OZAH) within 30 days of the date the Director's Report of Findings is issued.

http://montgomerycountymd.gov/OZAH/Accessory_Apartments.html

The Office of Zoning and Administrative Hearings
 Stella B. Warner Council Office Building
 100 Maryland Avenue, Room 200
 Rockville, MD 20850
 240-777-6660
 ozah@montgomerycountymd.gov