

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

OZAH No. AAO-ADW 23-01

Date Filed 2/14/2023

Hearing Date 3/14/2023

Time 9:30 a.m.

FEB 14 2023

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. 148261 filed on 12/22/2022
License Applicant: Sheryl A. Sanchez
Luis A. Sanchez
First Name Middle Initial Last Name
Address: 2327 Twin Valley Ln. Silver Spring 20906 301-440-2892
Street City & Zip Code Telephone No.
sanchezluia@msn.com
E-mail Address

Proposed Use (Check one):

☒ Attached Accessory Dwelling Unit

☐ Detached Accessory Dwelling Unit

Description of Property for the Proposed Use:

Address: 2327 Twin Valley Ln. Silver Spring, MD 20906

Lot: 75 Block: Parcel No.: 0000 Subdivision HAMMOND

Tax ID No. 3484427 Plat. # 23156

Size of Property: (In acreage or square feet) 20,006 sq. ft. Current Zoning: R200

Number of Off-Street Parking Spaces on the Site: 2 (Roughly 15' x 25')

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

There is abundant street parking. All houses have garages or off-street parking (most have garages). Rarely are there any cars parked on the street. See photos

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 sanchezluia@msn.com

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):

There would never be a situation where there are not dozens of available legal parking spaces on the street in the neighborhood. See photos

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)

Sheryl A. Sanchez
Signature of Applicant(s) - (Print next to signature)

Address of Attorney

Attorney's E-mail Address

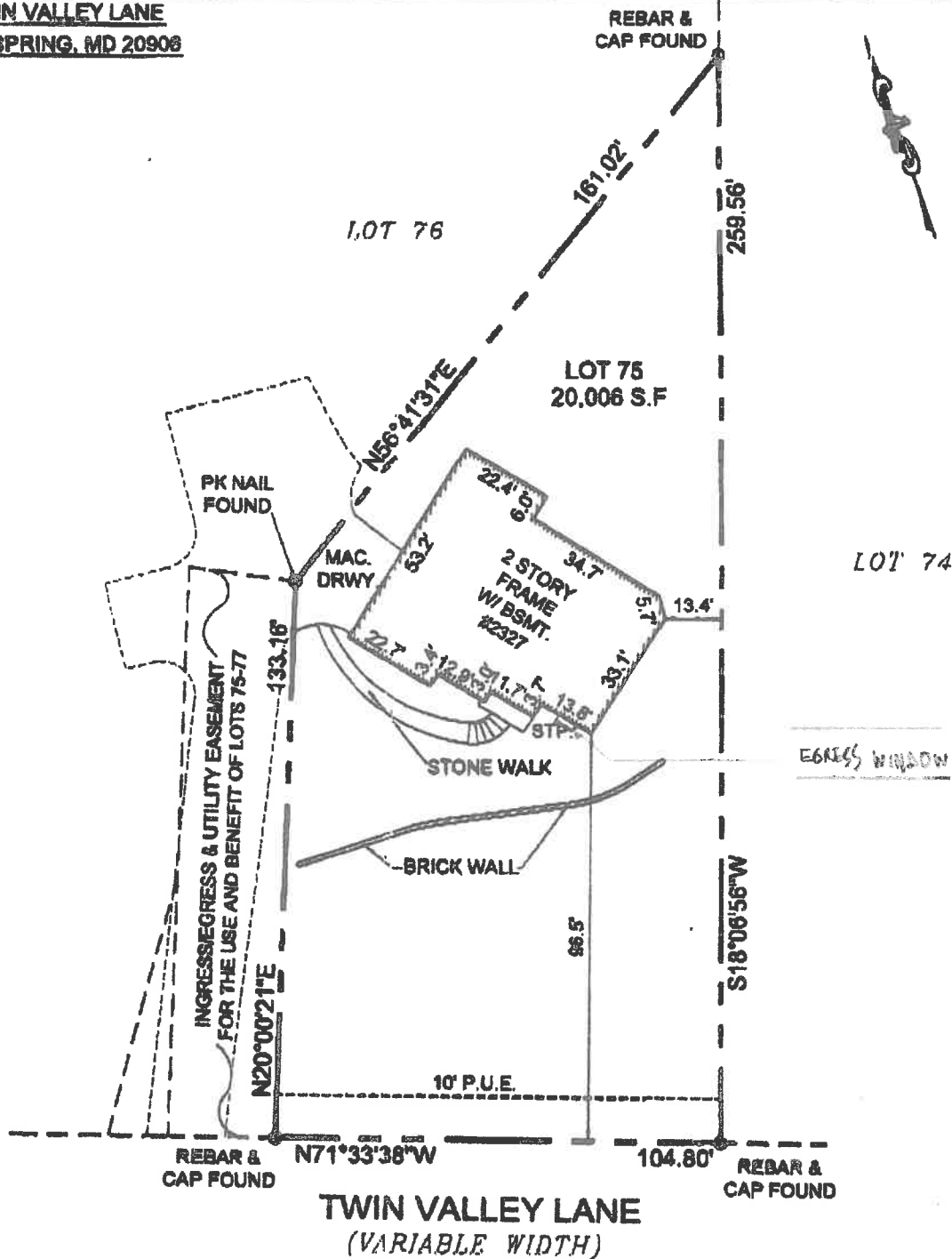
Telephone Number

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 2327 TWIN VALLEY LANE
SILVER SPRING, MD 20908



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: DS
FILE: 2327 TWIN VALLEY LANE.DWG

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



FITZROY A. BERTRAND
SURVEYOR

11/22/2000
DATE

PLAT OF SURVEY
HAMMOND SUBDIVISION
LOT 75
PLAT: #23156
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60'
DATE: 11/22/10

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
LAUREL LAKES EXECUTIVE PARK
8328 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3106

Real Property Data Search ()
Search Result for MONTGOMERY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 13 Account Number - 03484427

Owner Information

Owner Name:	SANCHEZ SHERYL A	Use:	RESIDENTIAL
Mailing Address:	2327 TWIN VALLEY LN SILVER SPRING MD 20906-	Principal Residence:	YES
		Deed Reference:	/56970/ 00431

Location & Structure Information

Premises Address:	2327 TWIN VALLEY LN SILVER SPRING 20906-0000	Legal Description:	HAMMOND SUB
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	23156
JS12	0000	0000	13210277.16	0277			75	2023	Plat Ref:	/ 23156
Town: None										

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2010	4,422 SF		20,006 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	6	3 full/1 half	2 Attached	

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	180,000	180,000		
Improvements	440,500	559,000		
Total:	620,500	739,000	620,500	660,000
Preferential Land:	0	0		

Transfer Information

Seller: BURROWS SHERYL A	Date: 12/11/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /56970/ 00431	Deed2:
Seller: LHRE LLC	Date: 12/15/2010	Price: \$745,000
Type: ARMS LENGTH IMPROVED	Deed1: /40693/ 00488	Deed2:
Seller: LIBERTY HOMES INC	Date: 03/18/2009	Price: \$1,600,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36772/ 00426	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 02/14/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
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2327

2316



