



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

September 6, 2023

Montgomery County Board of Appeals  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 217  
Rockville, MD 20850

Re: 2230 Spencerville Road, Spencerville  
Required variances

Dear Mr. Pentecost and Members of the Board:

The Department of Permitting Services has reviewed the attached variance drawing for a landscape contractor conditional use proposed at 2230 Spencerville Road, Spencerville. It is our determination that the use as proposed cannot satisfy the requirement under Montgomery County Zoning Code Section 59.3.5.5.B.b for a 50-foot setback on all sides for buildings, parking, loading and other site operations. The proposed use requires the following variances:

1. A 40-foot variance to allow a ten-foot parking setback along a portion (approximately 50%) of the western property line, as shown on the attached variance drawing.
2. A 40-foot variance to allow a ten-foot setback along a portion (approximately 75%) of the northern property line, as shown on the attached variance drawing.
3. A 45.2-foot variance to allow use of a pre-existing shed located approximately 4.2 feet from the western property line, as shown on the attached variance drawing.

Sincerely,

Patricia D. Wolford  
Zoning Manager  
Zoning and Code Compliance Division

Exhibit 14  
OZAH Case No: CU 24-09

