



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

February 15, 2024

Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Re: 6412 Damascus Road, Gaithersburg
Variance Case No. A-6853

Dear Ms. Byrne:

The Department of Permitting Services has reviewed the attached variance drawing for a landscape contractor conditional use proposed at 6412 Damascus Road in Gaithersburg. It is our determination that, to the extent that the proposed use seeks to utilize certain existing building and parking improvements located within a 50-foot setback on the western side of the property, those improvements cannot satisfy the applicable conditional use setback requirement under Montgomery County Zoning Code Section 59.3.5.5.B.b.

To utilize the existing building and parking improvements located within the 50-foot setback area for activities associated with the proposed conditional use, the following variances are required:

From the western lot line:

1. A maximum 47.3' variance from the minimum 50' conditional use setback requirement that otherwise would apply from the lot line to the existing outbuilding under Zoning Ordinance Section 59-3.5.5.B. The outbuilding is set back between 2.7' and 13.5' from the lot line.
2. A maximum 50' variance from the minimum 50' conditional use setback requirement that otherwise would apply from the lot line to the existing gravel parking area under Zoning Ordinance Section 59-3.5.5.B. The parking area is set back between 0' and 25.5' from the lot line.



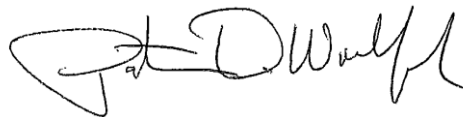
2425 Reedie Drive, 6th Floor, Wheaton, Maryland 20902
· 311 · 240-777-0311 · 240-777-6256 TTY
www.montgomerycountymd.gov/dps

Exhibit 19
OZAH Case No: CU 24-10

From the southern lot line:

3. A maximum 16.3' variance from the minimum 50' conditional use setback requirement that otherwise would apply from the lot line to the existing outbuilding under Zoning Ordinance Section 59-3.5.5.B. The outbuilding is set back a minimum of 33.7' from the lot line.
4. A maximum 15.6' variance from the minimum 50' conditional use setback requirement that otherwise would apply from the lot line to the existing gravel parking area under Zoning Ordinance Section 59-3.5.5.B. The parking area is set back a minimum of 34.4' from the lot line.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia D. Wolford'. The signature is fluid and cursive, with a large initial 'P' and 'D'.

Patricia D. Wolford
Zoning Manager
Zoning and Code Compliance Division