

**BOARD OF APPEALS  
FOR  
MONTGOMERY COUNTY, MARYLAND  
(240) 777-6600**

Docket No. A- 6853  
Date Filed 2/15/2024  
Hearing Date 3/18/2024  
Time 9:30 a.m.

**PETITION FOR VARIANCE UNDER ZONING ORDINANCE**

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Ameircan Lawn and Lanscape, Inc. (Jeffrey K Juneau)

Address of Petitioner(s): 6412 Damascus Road City Gaithersburg Zip 20882

Description of property involved: Lot 2 Block A Parcel \_\_\_\_\_ Subdivision Etchins Acres

Street and No. 6412 Damascus Road City Gaithersburg Zip 20852 Zone Classification AR

Appellant's present legal interest in above property (check one): Tax Account No. 01-03045790  
 Owner (including joint ownership) \_\_\_\_\_  Other (describe) \_\_\_\_\_

If not owner, name and address of owner:  
\_\_\_\_\_

What variance is requested, and what is the pertinent section of the Zoning Ordinance? Variance from the Landscape Contractor Conditional Use setback standards. Section 3.5.5.B.b.2

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:  
\_\_\_\_\_ narrowness \_\_\_\_\_ shallowness \_\_\_\_\_ shape \_\_\_\_\_ topography  other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: The variance proposes to use existing legal nonconforming building and parking areas on the property for a proposed Conditional Use application, and otherwise conforms with the surrounding development pattern of the area.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? Without the requested variances, the Petitioner will be unable to utilize certain existing buildings and parking areas on the Property for landscape contractor activites associated with a proposed Conditional Use application.

Date of recording of plat of present subdivision: 12/23/1993; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: \_\_\_\_\_

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): \_\_\_\_\_

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Christopher M. Ruhlen Christopher M. Ruhlen

Jeffrey K Juneau Jeffrey K Juneau

Name of Attorney/Agent (Print Name next to Signature) Lerch, Early & Brewer, Chtd., 7600 Wisconsin Ave., Suite 700

Signature of Petitioner(s) (Print Name next to Signature) 6412 Damascus Road, Gaithersburg, MD 20882

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