

PLEASE NOTE: When Montgomery County Schools are closed due to the weather, Board of Appeals hearings will not be held. When Montgomery County Schools announce a delayed opening, Board of Appeals hearings will also be delayed by the same amount of time.

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217
Rockville, MD 20850
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6955

PETITION OF ANTHONY ANDONIAN AND NARINE KIRAKOSIAN

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 4th day of March, 2026, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59.7.3.2.A of the Zoning Ordinance. As a property owner applying for the variance, you must attend the public hearing or have counsel appear on your behalf. If you have an architect, contractor, or engineer, they are welcome to appear and testify at the hearing, but can only do so if you or your attorney are present.

The proposed construction of a right side addition requires a variance of seven (7) feet to be located eight (8) feet from the property's right side lot line. The required setback is fifteen (15) feet, on account of the home's ten (10) foot setback from the left side lot line and the twenty-five (25) foot sum of both sides setback required by Section 59.4.4.8.B.2 of the Zoning Ordinance.

In addition, the proposed construction of one-story right side and rear additions requires a variance of 5.31% from the infill lot coverage maximum, in accordance with Section 59.4.4.8.B.1 of the Zoning Ordinance. The proposed construction will increase the total lot coverage to 31.23%, exceeding the infill lot coverage maximum of 25.92% by 5.31%.

The subject property is Lot 17, Block 4, Wildwood Manor Subdivision, located at **6012 Rossmore Drive, Bethesda, Maryland 20814** in the RE-2C Zone. (Tax Number Account No. 07-00697725)

Notices forwarded this 2nd day of February 2026, to:

**Anthony Ardonian and Narine Kirakosian
Karen Mosel**

Corey Talcott, Associate County Attorney
Elana Robison, Associate County Attorney
Washington Suburban Sanitary Commission
State Highway Administration County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

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

**Docket No. A- 6955
Date Filed 1-9-26
Hearing Date 3-4-26
Time 9:30 a.m.**

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Anthony Andonian and Narine Kirakosian

Address of Petitioner(s): 6012 Rossmore Drive City Bethesda Zip 20814

Description of property involved: Lot 17 Block 4 Parcel 0000 Subdivision 0141

Street and No. 6012 Rossmore Drive City Bethesda Zip 20814 Zone Classification R-90

Appellant's present legal interest in above property (check one): Tax Account No. _____
 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? The request for the variance is to build a garage addition to the side of the existing house concerning Chapter 59 - Section 4.4.8 - B.1 & B.2 of the Montgomery County Zoning Ordinance.

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: _____

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? _____

Date of recording of plat of present subdivision: _____; 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.

Karen Mosel
Name of Attorney/Agent (Print Name next to Signature)
13464 Clarksville Pike, Highland MD 20777

301-776-2666 info@transformingarchitecture.com
Address of Attorney
Phone Number Email Address

[Signature]
Signature of Petitioner(s) (Print Name next to Signature)

Address of Petitioner

Home Phone Work Phone Email Address



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December 12, 2025

Montgomery County Board of Appeals
Council Office Building
100 Maryland Ave, Room 217
Rockville, MD 20850

RE: Variance for 6012 Rossmore Drive, Bethesda, MD 20814

To whom it may concern,

We are writing to request a variance for the above referenced property. The Andonian family and Transforming Architecture have designed a 21'x17'10" attached 2-car garage addition and a 10'-8"x14'-5" addition for a mudroom/pantry connection from the proposed garage to the right side of the house to allow for an enclosed garage in place of the property's existing carport. However, the principal building setbacks of the property and the maximum lot coverage prohibit the successful implementation of the proposed design as stated in Chapter 59 – Section 4.4.8 – B.1 & B.2 of the Montgomery County Zoning Ordinance.

We are requesting the variance to build the addition under the following grounds specified in Chapter 59 – Section 7.3.2 – E.2 of the Montgomery County Zoning Ordinance:

- a. one or more of the following unusual or extraordinary situations or conditions exist:
 - i. exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;
 - ii. the proposed development substantially conforms with the established historic or traditional development pattern of a street or neighborhood;
- b. the special circumstances or conditions are not the result of actions by the applicant;
- c. the requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;
- d. the variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan; and
- e. granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties

Justification for How the Proposed Structure Satisfies the Criteria specified in Chapter 59 – 7.3.2.E.2

- A. *Chapter 59-7.3.2.E.2.a.i Exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary conditions peculiar to a specific property;*



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The narrow width of the lot creates an extraordinary condition that prevents the construction of a properly sized attached two-car garage within the required principal building setbacks. The existing house, built in 1961, already occupies nearly the full buildable width allowed between the principal side setbacks. Because of this, there is no feasible location on the property where a functional attached garage can be added in full compliance with current zoning requirements. This existing constraint is inherent to the lot's dimensions and the home's original placement.

Two other properties on the street, including 6020 Rossmore Drive which is located a two houses down, have a slightly wider lot that accommodates a 2-car attached garage. There is also another home (6024) with a wider 2-car carport. This comparison highlights that the lot's limited width is a unique constraint that distinguishes it from neighboring properties and creates the practical difficulties addressed by this variance request.



Image: Google Map image of 6020 Rossmore Drive illustrating a slightly wider lot that allows for a 2-car attached garage.

B. Chapter 59-7.3.2.E.2.b The special circumstances or conditions are not the result of actions by the applicant;

The homeowners purchased the property in 2018, long after the house, lot lines, and overall configuration were established. Neither the shape of the lot nor the placement of the existing house has changed under the Andonian family's ownership. The conditions giving rise to the variance request—including the lot's narrow width, the house's placement, and the existing carport, which was already encroaching 5' into the side setback at the time of purchase—are entirely pre-existing. Accordingly, the special circumstances necessitating this variance are not the result of any actions taken by the applicants.



C. Chapter 59-7.3.2.E.2.c The requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on the property;

The limited buildable width of the lot creates a practical difficulty that prevents the construction of an attached garage and mudroom in compliance with the required setbacks. The proposed addition is located 21'-0" from the right side of the existing house, directly adjacent to the kitchen, which is the only location that allows safe, functional, and code-compliant interior access.

The existing carport is too narrow to appropriately accommodate two vehicles, which the homeowners desire. The proposed two-car garage represents the minimum interior width necessary for two vehicles to be parked safely with adequate clearance for door swing, mobility, and safe passage to the house. The homeowners also intend to age in place, and an attached enclosed garage provides essential sheltered access to the home—especially during adverse weather—and allows for the future installation of a ramp or lift to accommodate changing mobility needs.

Given these constraints, the requested 7'-0" side setback variance represents the minimum necessary relief to construct a functional attached garage while addressing the practical difficulties created by the lot's exceptional narrowness.

Because the side addition occupies the area where the existing carport and dining room are located, the homeowners must replace the displaced interior rooms elsewhere in the house. To maintain a functional floor plan, the homeowners designed a purpose-driven rear addition to house a new dining room, living area, and an aging-in-place primary suite. Importantly, the rear addition is not part of the garage but is necessary to reestablish essential living spaces that cannot remain where the new garage will be placed. The rear addition also creates a secondary single-step entry, and the opportunity for a future ramp. This supports long-term accessibility goals for the homeowners or visiting family members.

Together, the side and rear additions increase the lot coverage to 31.23%, which exceeds the current maximum lot coverage by 5.31%. This is the minimum additional area needed to:

1. Construct a code-compliant, functional two-car attached garage on a lot whose narrow width makes compliance otherwise impossible;
2. Relocate essential interior spaces displaced by the garage footprint without compromising safety, circulation, or the overall livability of the home; and
3. Incorporate essential aging-in-place design features and safe entry options that cannot be achieved within the existing footprint.



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The side and rear additions are designed to provide a functional two-car garage, replace essential interior living spaces displaced by the garage footprint, and incorporate aging-in-place features, including a secondary step-free entry. The resulting increase in lot coverage over the total allowed of 5.31% reflects the area necessary to accommodate these functional requirements while addressing the practical difficulties created by the lot's narrow width. The requested variance represents the minimum relief needed to achieve a safe, accessible, and code-compliant home given the property's unique constraints.

D. Chapter 59-7.3.2.E.2.d The variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan;

The proposed additions are designed to be consistent with the character of surrounding properties in the neighborhood. The home remains a single-story structure, maintaining scale and proportion in harmony with neighboring residences.

E. Chapter 59-7.3.2.E.2.e Granting the variance will not be adverse to the use and enjoyment of abutting or confronting properties.

In terms of public welfare, the design substantially increases the property's value and aesthetics, which mutually benefits the property's neighbors and surrounding community. As seen in the building elevations provided, the character of the proposed addition coincides with the essential character of the house and the neighborhood. The garage addition surpasses the front of the house 3'-11", thus creating a minimal influence to neighboring properties and the street front.

If you have any additional questions or concerns, please do not hesitate to contact us. We appreciate your time and consideration.

Sincerely,

Karen Mosel

Karen Mosel, AIA

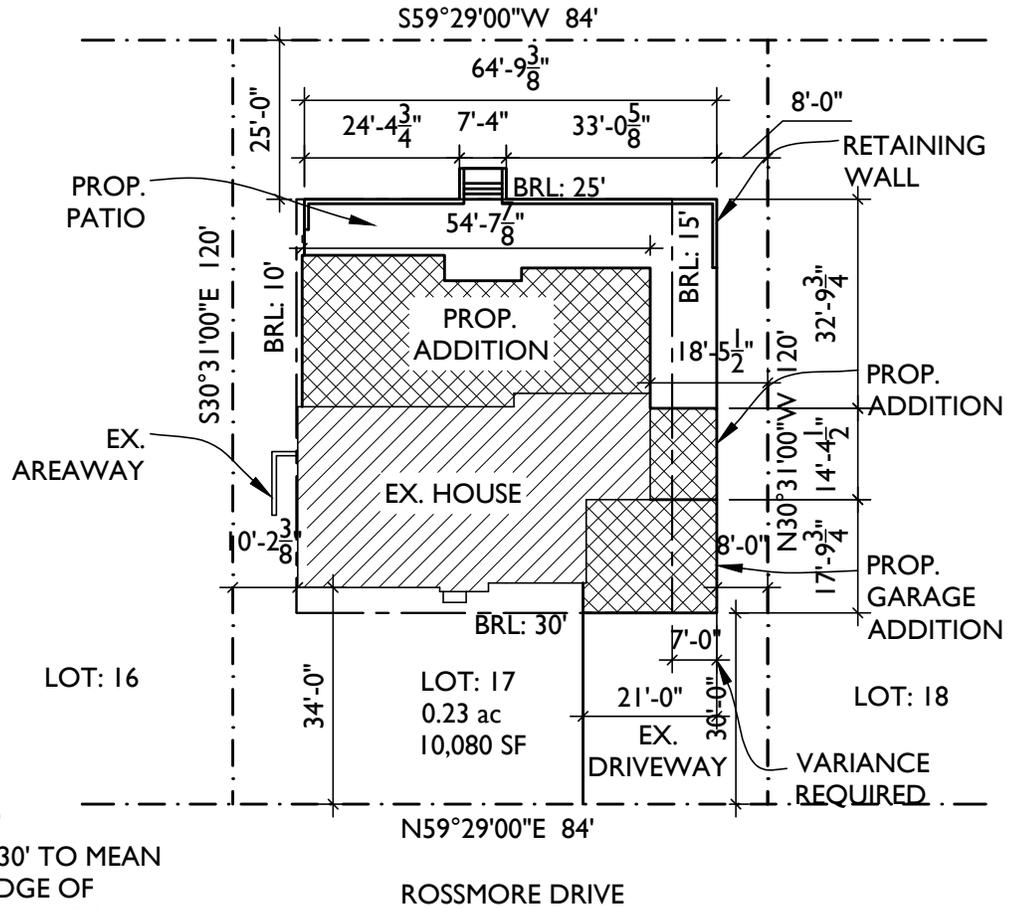
CEO

SITE INFO:
 6012 ROSSMORE DRIVE
 BETHESDA, MD 20814
 MONTGOMERY COUNTY
 TAX MAP: GP63
 GRID: 0000
 PARCEL: 0000
 BLOCK: 4
 LOT: 17

ZONING R-90
 FRONT BRL : 30'
 REAR BRL : 25'
 SIDE BRL : 25' TOTAL; ONE SIDE 8'
 MAX HT : 35' TO ROOF PEAK OR 30' TO MEAN
 HEIGHT BETWEEN EAVES AND RIDGE OF
 GABLE, HIP, MANSARD OR GAMBREL ROOF

PROPERTY LAND AREA : 10,080 SF

TOTAL LOT COVERAGE:
 EX. HOUSE ABOVE GRADE : 1475 SF
 PROPOSED ADDITION: 1261 SF
 PROPOSED GARAGE ADDITION: 412 SF
 TOTAL LOT COVERAGE 3148 SF = 31.2%
 MAX LOT COVERAGE ALLOWED: 30% -
 VARIANCE REQUIRED



SITE PLAN
 SCALE: 1"=30'-0"



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ANDONIAN RESIDENCE
 6012 Rossmore Drive
 Bethesda, MD 20814

SITE PLAN

SCALE: AS NOTED	DATE: 12-12-2025	PROJECT: 25-958
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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: ANDONIAN, ANTHONY H A/P 1143670
KIRAKOSIAN, NARINE

ADDRESS: 6012 Rossmore Drive
Bethesda, MD 20814

LOT - BLOCK: 17 - 4 ZONE: R-90

THE VARIANCE REQUEST IS FOR

- N EXISTING STRUCTURE Y PROPOSED STRUCTURE
Y NON-CONFORMING Y NON-COMPLYING
N NEW SINGLE-FAMILY DWELLING

TYPE OF CONSTRUCTION:

- Y ROOM ADDITION N SWIMMING POOL
N PORCH N DECK
N SHED N FENCE/RETAINING WALL
N ACCESSORY STRUCTURE Y GARAGE/CARPORT
N OTHER

The proposed construction is for right side and rear, 1-story additions, to an existing single-family home. The rear proposed setback is compliant, but the proposed right side addition setback is only 8.00' from the right (western) property line. According to the minimum side setback requirements for the R-90 Zone, principal structure additions can be constructed up to 15' from right side property line for this said property. *

*The side setback requirement for the principal structure in the R-90 Zone is a combination measurement of 25' total, with a minimum of 8' on one side." The homeowner is already committed to a 10' left side setback on the opposite side (eastern), thus leaving a right-side setback minimum requirement of 15.' The first proposed variance is for an addition located 8.00' from the right-side property line requiring a 7.00' variance from Chapter 59.4.4.8.B.2.

An additional variance request is being made for the project to exceed the current INFILL lot coverage maximum of 25.92% requirement for the R-90 Zone. The proposed additions increase the total footprint to 3,148 s/f. 3,148 / 10,080 (lot size) = 31.23%

31.23% is the new proposed lot coverage and exceeds the current maximum lot coverage by 5.31%.

The second requested variance from Chapter 59.4.4.8.B.1. is for an additional 5.31% of lot coverage.

The total variance request is for a 7' side setback exception and a 5.31% overage for lot coverage.

Matthew Makowski

01/06/2026

Matthew Makowski – DPS Zoning Specialist

Date



NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.
 2. Zone boundaries within rights-of-way previously dedicated by plat or other method of subdivision can be included in map amendments for density purposes; rights-of-way included in a map amendment boundary assure the new zoning assigned in the map amendment.

MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Department



Account #	00697725
Address	8012 ROSSMORE DR BETHESDA, 20814
Landuse	Single Family Detached
Legal Description	WILDWOOD MANOR
Zone	R-90
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, 17, 4

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	NORTH BETHESDA GARRETT PARK MASTER PLAN
Historic Site/District	N/A

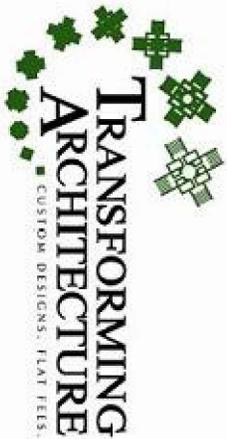
WSSC Grid	213NW06
Map Amendments	G-123 G-123 G-706 G-956
Water/Sewer Categories	W-1 / S-1

Printed: 12/5/2025
 1 inch = 250 feet

I certify that this document is a copy of the official Montgomery County Zoning Maps as downloaded on 12/5/2025 from MCATLAS.ORG/ZONING.
 Signed

Athena Skoufias





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CUSTOM DESIGNS. FLAT FEES.

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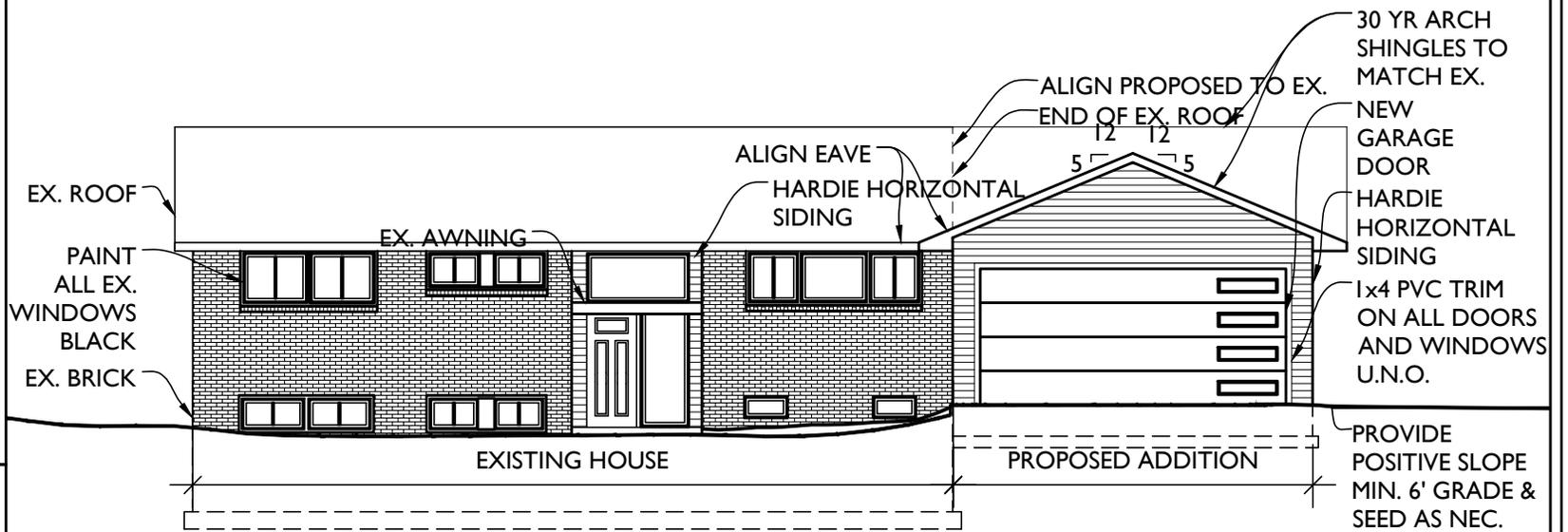
ANDONIAN RESIDENCE

6012 Rossmore Drive
Bethesda, MD 20814

SCALE AS NOTED

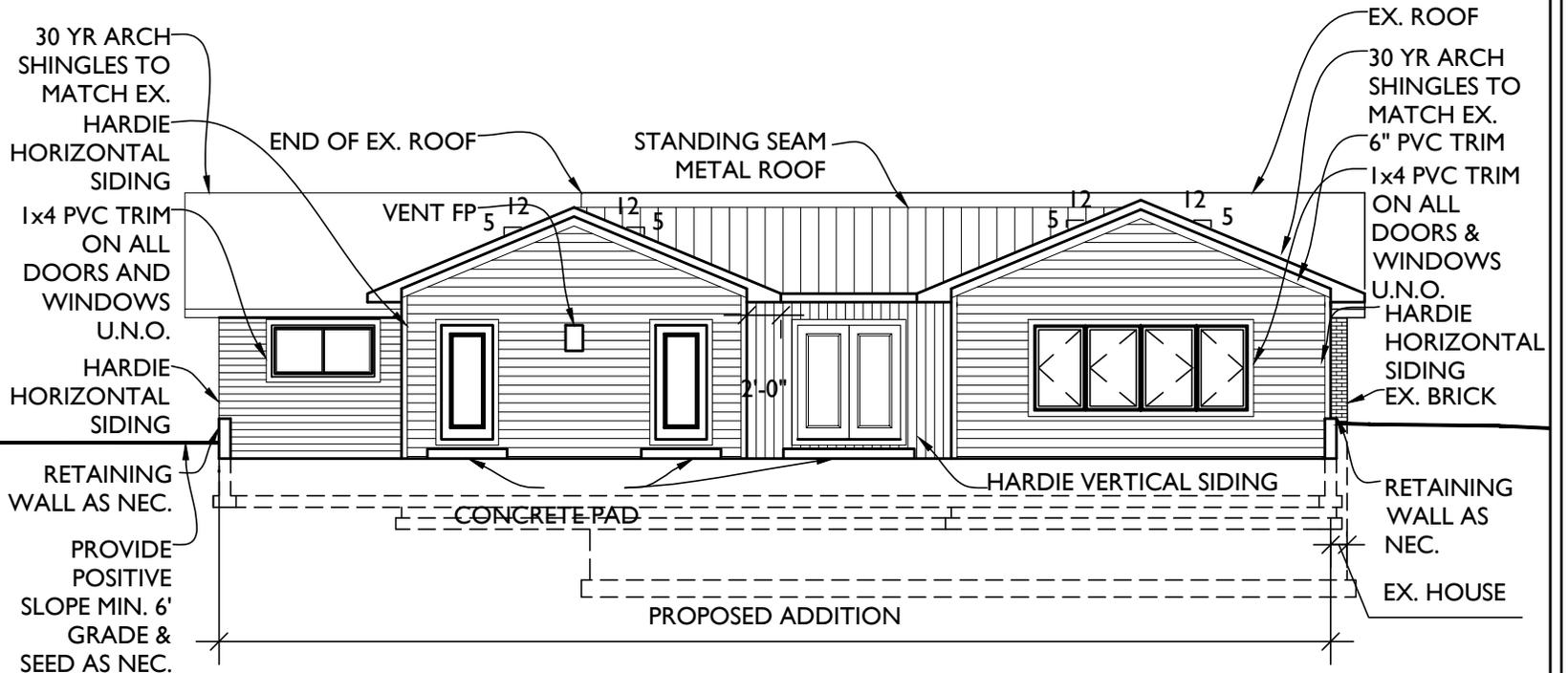
DATE: 1-9-2026

PROJECT: 25-958



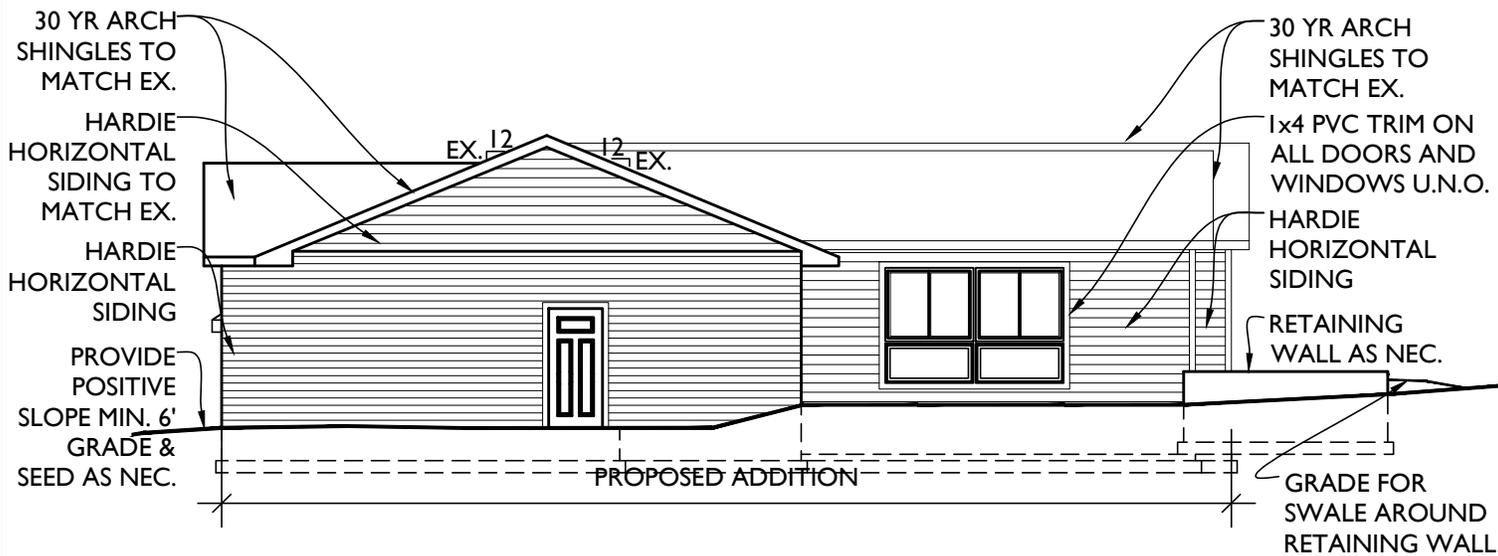
FRONT ELEV.

SCALE: 3/32"=1'-0"

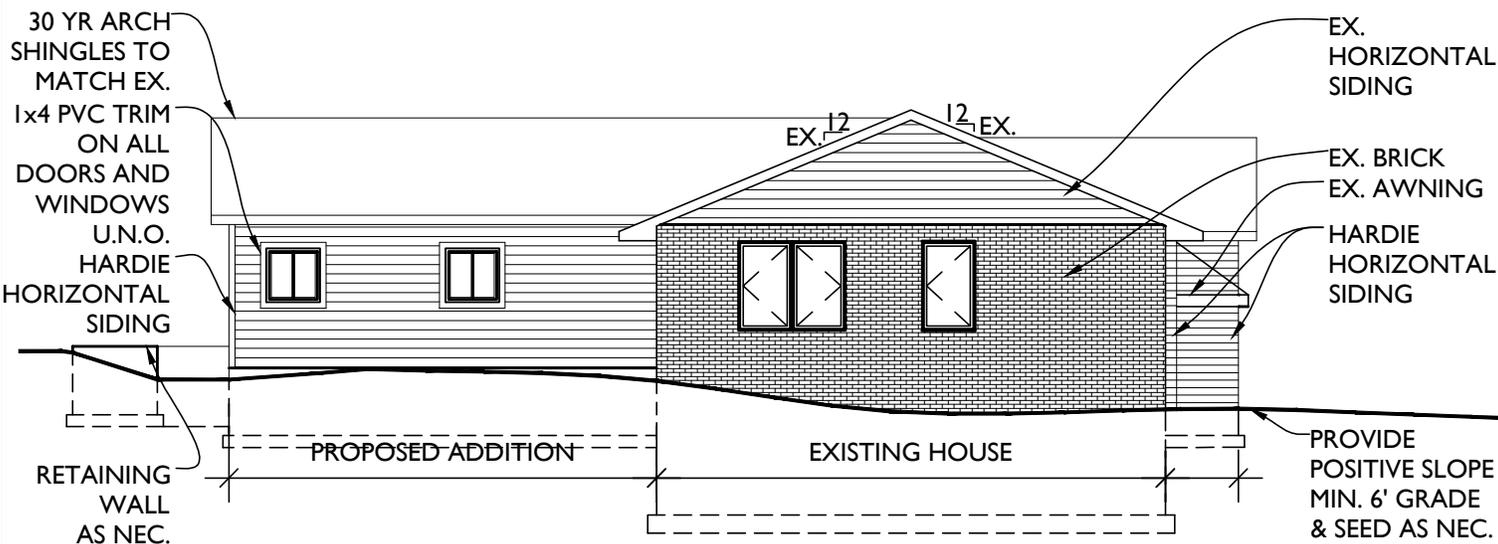


REAR ELEV.

SCALE: 3/32"=1'-0"



RIGHT ELEV.
 SCALE: 3/32"=1'-0"



LEFT ELEV.
 SCALE: 3/32"=1'-0"

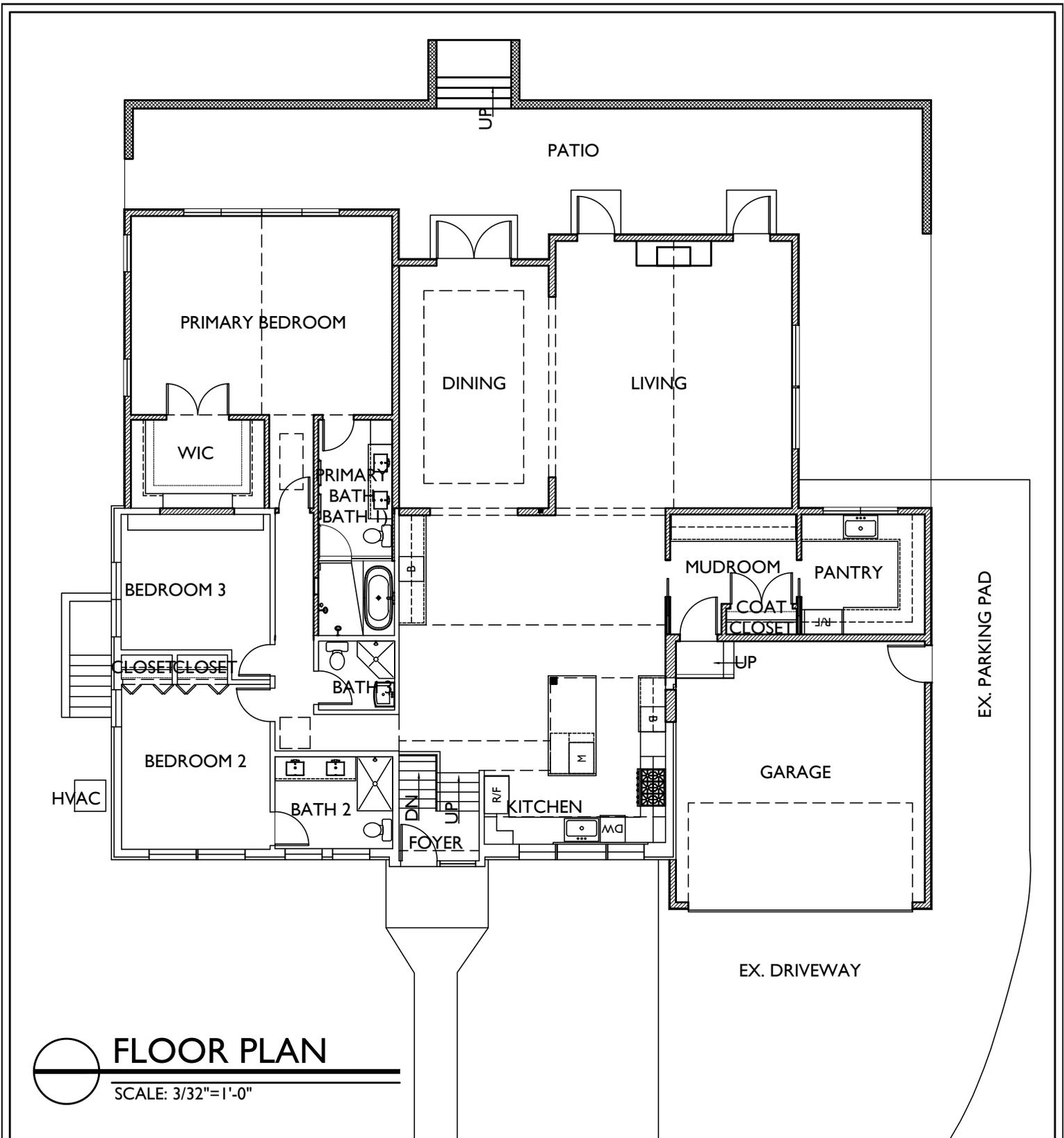


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ANDONIAN RESIDENCE

6012 Rossmore Drive
 Bethesda, MD 20814

SCALE: AS NOTED DATE: 1-8-2026 PROJECT: 25-058



FLOOR PLAN
 SCALE: 3/32"=1'-0"



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ANDONIAN RESIDENCE
 6012 Rossmore Drive
 Bethesda, MD 20814

SCALE: AS NOTED	DATE: 1-8-2026	PROJECT: 25-958
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CASE NO. A-6955

PETITION OF ANTHONY ANDONIAN AND NARINE KIRAKOSIAN
EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Front and Rear Elevations
(b) Right and Left Elevations
(c) Floor Plan
6. DPS Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for March 4, 2026
9. _____
10. _____
11. _____
12. _____

Real Property Data Search ()

Search Result for MONTGOMERY COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 07 Account Identifier - 00697725

Owner Information

Owner Name: ANDONIAN ANTHONY H **Use:** RESIDENTIAL
 KIRAKOSIAN NARINE **Principal Residence:** YES
Mailing Address: 6012 ROSSMORE DR **Deed Reference:** /56326/ 00405
 BETHESDA MD 20814-2266

Location & Structure Information

Premises Address: 6012 ROSSMORE DR **Legal Description:** WILDWOOD MANOR
 BETHESDA 20814-0000

Map: GP63 **Grid:** 0000 **Parcel:** 0000 **Neighborhood:** 7010141.16 **Subdivision:** 0141 **Section:** 4 **Block:** 17 **Assessment Year:** 2025 **Plat No:**
Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1961 1,442 SF 600 SF 10,080 SF 111

Stories **BasementType** **ExteriorQualityFull/Half BathGarage** **Last Notice of Major Improvements**
 Split FoyerYES SPLIT FOYERBRICK/ 5 2 full/ 1 half 1 Carport

Value Information

	Base Value	Value		
		As of 01/01/2025	As of 07/01/2025	As of 07/01/2026
Land:	567,200	595,600		
Improvements	272,800	410,100		
Total:	840,000	1,005,700	895,233	950,467
Preferential Land:	0	0		

Transfer Information

Seller: KALSER SARAH C LIVING TR **Date:** 07/18/2018 **Price:** \$740,000
Type: ARMS LENGTH IMPROVED **Deed1:** /56326/ 00405 **Deed2:**
Seller: BEN B & S C KALSER **Date:** 03/21/1997 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /14758/ 00458 **Deed2:**
Seller: **Date:** 06/16/1969 **Price:** \$40,000
Type: ARMS LENGTH IMPROVED **Deed1:** /03868/ 00187 **Deed2:**

Exemption Information

Partial Exempt Assessments: **Class:** 07/01/2025 07/01/2026
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 08/23/2022

Homeowners' Tax Credit Application Information

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