

**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-6949**

**PETITION OF PARAS SHAH**

**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 14th day of January, 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, an addition, requires a variance of 2.25 feet as it is within 17.75 feet of the rear lot line. The required setback is twenty (20) feet, in accordance with Section 59.4.4.9.B of the Zoning Ordinance.

The subject property is Lot 4, Block 27C, B F Gilberts Add Subdivision, located at **1003 Hopewell Avenue, Takoma Park, Maryland 20912** in the R-60 Zone. (Tax Number Account No. 13-03162894)

Notices forwarded this 12<sup>th</sup> day of December, 2025, to:

**Paras Shah  
Eric Saul**

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- 6949**  
**Date Filed 11-17-25**  
**Hearing Date 1-14-26**  
**Time 9:30 a.m.**

**PETITION FOR VARIANCE UNDER ZONING ORDINANCE**

(Please Note Instructions on Reverse Side)

**(PLEASE PRINT)**

Name of Petitioner(s): Paras Shah

Address of Petitioner(s): 1003 Hopewell Avenue City Takoma Park Zip 20912

Description of property involved: Lot 4 Block 27C Parcel 0000 Subdivision 0025

Street and No. 1003 Hopewell Avenue City Takoma Park Zip 20912 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 03162894

☒ 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? Second floor addition requires a variance to encroach the 20-foot rear yard setback by 2.25 feet. Section 59-4.4.9.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: Lot is only 5,000 square feet (6,000 is the typical lot size for R-60), rear lot line is angled, thus reducing the property size. Existing house already encroaches the rear setback line.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? If not granted, the existing condition will create a structural practical difficulty as well as limit the ability for Petitioner to build a full length dormer on the rear of his home, like the neighbors have been able to do.

Date of recording of plat of present subdivision: 1941; 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): No

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.

Eric Saul - Architect Eric C. Saul  
 Name of Attorney/Agent (Print Name next to Signature)  
 8114 Carroll Avenue, Takoma Park, MD 20912

Address of Attorney  
 714-553-1750

Phone Number  
 (OVER)

Paras Shah Paras Shah  
 Signature of Petitioner(s) (Print Name next to Signature)  
 1003 Hopewell Ave, Takoma Park, MD 20912

Address of Petitioner  
 202-436-0980

Home Phone

Work Phone

### **JUSTIFICATION STATEMENT**

Property: 1003 Hopewell Avenue, Takoma Park, MD 20912, Tax Map JN61, Lot 4 of Block 27C, Subdivision 0025

Land Area: 5,000 square feet

Petitioner: Paras Shah, Owner

Request: Second floor addition requires a variance to encroach the 20-foot rear yard setback by 2.25 feet. Section 59-4.4.9.B.2

Zone: R-60

### **Factual Background**

The existing lot has a 25' front yard setback, a 7' side yard setback, and a 20' rear yard setback (See Site Plan attachment). Petitioner purchased the existing property with the existing structure already encroaching the 20' rear setback (actual distance is approximately 17.75' from the property line). Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance states that a rear setback in the R-60 zone must be minimum 20 feet from the property line.

### **Reason for Appeal**

Petitioner proposes to construct a second-story rear dormer addition directly above the footprint of the existing first floor, which is 2.25' into the rear yard setback. The rear lot line is angled and clips through the corner of the existing house, causing an irregular condition. Petitioner requests a variance for a small triangular portion of the addition to be built beyond the rear setback line, approximately 8.3 square feet. Montgomery County Zoning Department reviewed and denied the building application on October 31, 2025 (Permit Number 1131916) citing Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance. It was recommended by the Zoning Department that Petitioner obtain a variance for the proposed addition from the Board of Appeals.

### **Applicable Portion of Zoning Code**

Petitioner is seeking a variance for the addition under the Montgomery County Zoning Code Section 59-4.4.9.B.2. Petitioner proposes to construct the 2<sup>nd</sup> floor addition 17.75' from the rear lot line, matching the distance of the existing first floor. The height of the addition will be well under the height limit of 30' to the midpoint of roof (Actual height is 21'-10 5/8" – elevations shown on attached Document "A2-Elevations").

## **Evidence Supporting Variance**

Pursuant to Section 59-7.3.2.E of the Montgomery County Zoning Ordinance, the Board of Appeals must make affirmative findings on each of the following requirements (Only one of the E.2.a requirements need to be met) and the following evidence will support those findings.

### ***E.2.a.i. Exceptional Shallowness, shape, and other extraordinary conditions peculiar to this lot***

The subject lot has an irregular shape with an angled rear lot line that has reduced the size of the lot to only 5,000 square feet compared to the typical standard R-60 lot of 6,000 square feet. The angle of the rear lot line also creates a unique shallowness to the west side of the lot.

### ***E.2.b. The Special circumstances or conditions are not the result of actions by the Petitioner***

Per the State Department of Assessment and Taxation Real Property Search website, the primary structure for the subject property was built in 1941. At the time Petitioner purchased the property in 2012, the existing structure was already located 17.75' from the rear lot line, and the special circumstances or conditions were not a result of actions by the Petitioner.

### ***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 this property.***

Without a variance, it would be impractical from a structural standpoint to clip the corner at an irregular angle to meet the current rear setback requirements. Not being a granted a variance for the very small 8.3 square feet of triangular space eliminates the opportunity to match what neighbors have done, which is to construct a full second floor addition on their houses. Being able to build a full-length rear dormer on the second floor would provide much needed space for Petitioner's family's needs.

### ***E.2.d. The variance can be granted without substantial impairment to the intent and integrity of the general plan and applicable master plan.***

By building a rear dormer addition over the existing footprint of the existing first floor, the proposed addition preserves the residential character of the neighborhood and allows the Petitioner to reinvest in their home and enhance their quality of life. A variance can be granted without impairment to the intent and integrity of the general plan and any applicable master plan in this area.

### ***E.2.e. The granting of the variance will not be adverse to the use and enjoyment of abutting or confronting properties***

The proposed addition to the existing structure will not extend beyond the existing footprint below, thus will not negatively impact the adjoining side yard. The addition will not negatively impact the character, health, safety, welfare, or security of the neighboring residents.

### Conclusion

Petitioner submits that the subject application meets the evidentiary requirement of demonstrating the subject property's unique and unusual situation when compared to adjoining properties and the current neighborhood; and that this uniqueness causes the zoning requirements to disproportionately impact the reasonable use and enjoyment of this property, thus creating a practical difficulty.

Respectfully submitted,

A handwritten signature in black ink that reads "Eric C. Saul". The signature is written in a cursive, flowing style.

Eric C. Saul, Architect  
8114 Carroll Ave  
Takoma Park, MD 20912  
Phone: 301.270.0395  
[eric@saularchitects.com](mailto:eric@saularchitects.com)  
Agent for Petitioner

MUNICIPAL STAMPS

# SHAH RESIDENCE ADDITION AND RENOVATION

1003 HOPEWELL AVENUE | TAKOMA PARK, MD 20912

## PROJECT TEAM

OWNERS:  
PARAS SHAH  
1003 HOPEWELL AVENUE  
TAKOMA PARK, MD 20912  
(202) 436-0980

ARCHITECT:  
ERIC C. SAUL, RA  
SAUL ARCHITECTS  
8114 CARROLL AVENUE  
TAKOMA PARK, MD 20912  
(301) 270-0395

## SHEET INDEX

### ARCHITECTURAL

- CS COVER SHEET/ZONING  
EE1 ENERGY EFFICIENCY  
A1 EXISTING/DEMO FLOOR PLANS  
A1.1 PROPOSED BASEMENT AND 1ST FLOOR PLANS  
AND WINDOW/DOOR SCHEDULES  
A1.2 PROPOSED 2ND FLOOR AND ROOF PLANS  
A2 EXTERIOR ELEVATIONS  
A3 BUILDING SECTION AND DETAILS  
A3.1 BUILDING SECTION AND DETAILS  
A3.2 DECK AND BALCONY DETAILS  
A3.3 FRONT PORCH DETAILS  
S1 FRAMING PLANS AND STRUCTURAL NOTES  
S2 FRAMING PLANS AND DETAILS  
S3 WIND BRACING DIAGRAM  
E1 ELECTRICAL PLANS

## GRAPHIC SYMBOLS

- SECTION CALLOUT  
SHEET NUMBER  
DETAIL CALLOUT  
SHEET NUMBER  
ELEVATION CALLOUT  
SHEET NUMBER  
DETAIL NUMBER  
SHEET NUMBER  
INTERIOR ELEVATION  
SHEET NUMBER  
SPOT ELEVATION  
WINDOW IDENTIFIER  
DOOR IDENTIFIER  
FLOOR HEIGHT IDENTIFIER  
KEYNOTE  
REVISION INDICATOR

## CODE ANALYSIS

SCOPE OF WORK:  
PROPOSED IS A NEW 2-STORY-PLUS-PARTIAL-BASEMENT  
SIDE ADDITION TO ADD AN OFFICE, NEW KITCHEN, AND 2  
BEDROOMS, AND A NEW 2ND FLOOR DORMER ADDITION  
ON THE REAR OF THE EXISTING 2-STORY PLUS  
BASEMENT HOUSE TO ADD A BEDROOM, BATHROOM AND  
HALL-IN-CLOSET. ALSO PROPOSED IS A REAR DECK.

LOT:  
BLOCK: 27-C  
SUBDIVISION: BF GILBERT'S SUBDIVISION

CODE: IRC 2021  
ZONE: R-60  
CONSTRUCTION TYPE: 2 PLUS BASEMENT  
NO. OF STORIES: NO  
SPRINKLERED: NO

DESIGN CRITERIA:  
GROUND SNOW LOAD 30 PSF  
WIND SPEED 115 MPH  
SEISMIC DESIGN CATEGORY SEVERE  
WEATHERING SEVERE  
FROST DEPTH LINE 30 IN.  
TERMINATE MODERATE TO HEAVY  
DECAY SLIGHT TO MODERATE  
WINTER DESIGN TEMP. 13° F  
ICE SHIELD UNDERLAYMENT REQ'D YES  
FLOOD HAZARDS JULY 2, 1979  
AIR FREEZING INDEX 300  
MEAN ANNUAL TEMP. 59° F

ALLOWED HEIGHT: 33'-0" TO MID-POINT OF ROOF  
PROPOSED HEIGHT: 21'-10 1/2"  
SETBACKS:  
FRONT YARD 25'-0" (LOT RECORDED BEFORE 1954)  
SIDE YARD 7'-0"  
REAR YARD 20'-0"

LOT AREA CALCULATIONS:  
LOT SIZE 5,000.0 SQ. FT. (100.0%)  
MAX. LOT COVERAGE 1,750.0 SQ. FT. (35.0%)  
EXISTING COVERAGE 1,085.5 SQ. FT. (21.7%)  
PROPOSED COVERAGE 1,480.2 SQ. FT. (29.6%)  
INCREASED COVERAGE 394.6 SQ. FT. (7.9%)

ADDITIONAL LOT COVERAGE 394.6 SQ. FT.

FLOOR LIVING AREA CALCULATIONS:  
EXISTING FLOOR AREA:  
BASEMENT 954.1 SQ. FT.  
FIRST FLOOR 985.4 SQ. FT.  
SECOND FLOOR 679.4 SQ. FT.  
TOTAL EXISTING 2,618.9 SQ. FT.

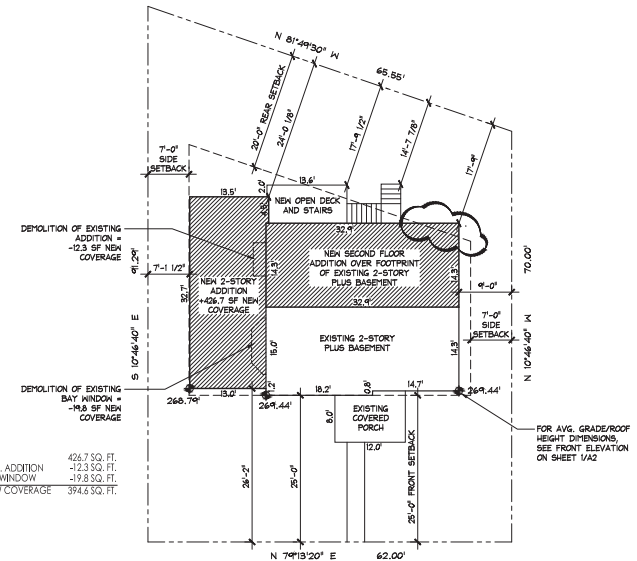
PROPOSED FLOOR AREA:  
BASEMENT 1,069.7 SQ. FT.  
FIRST FLOOR 1,380.0 SQ. FT.  
SECOND FLOOR 1,215.0 SQ. FT.  
TOTAL PROPOSED 3,664.7 SQ. FT.  
INCREASE 1,035.8 SQ. FT. (39.6%)  
DECK ADDITION 128.1 SQ. FT.

TOTAL ADDITION 1,036 SQ. FT.

REMODELED FLOOR AREA:  
BASEMENT 32 SQ. FT.  
FIRST FLOOR 217 SQ. FT.  
SECOND FLOOR 65 SQ. FT.

TOTAL RENOVATION 314 SQ. FT.

## SITE PLAN: 1" = 10'-0"



HOPEWELL AVENUE

SITE PLAN CREATED FROM LOCATION  
SURVEY (SEE "DOCUMENTS" FOLDER IN  
PROJECTDOX) WITH TOPOGRAPHY SOURCED  
FROM MONTGOMERY COUNTY GIS MAPS

SAUL ARCHITECTS  
8114 CARROLL AVENUE | TAKOMA PARK, MD 20912  
P: 301-270-0395  
info@saularchitects.com  
www.saularchitects.com

REVISIONS  
11.04.25  
PERMITS REVISION SET

SHAH RESIDENCE  
ADDITION AND RENOVATION  
1003 HOPEWELL AVENUE | TAKOMA PARK, MD 20912  
SAUL ARCHITECTS, INC. IS A PROFESSIONAL ARCHITECTURAL FIRM LICENSED BY THE BOARD OF PROFESSIONAL ARCHITECTS OF THE STATE OF MARYLAND.



PROFESSIONAL CERTIFICATION:  
I, ERIC C. SAUL, HEREBY CERTIFY  
THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME,  
AND THAT I AM A DULY LICENSED  
ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND.  
LICENSE NO. 14248, EXPIRATION  
DATE: JUNE 30, 2027

PROJECT NUMBER: 24023	
PRINTING LOG	
DATE	PURPOSE
05.16.25	PRELIMINARY
05.20.25	SCHEMATIC DESIGN MFG. 1
05.30.25	SCHEMATIC DESIGN MFG. 2
06.04.25	PRELIMINARY BID SET
09.03.25	PERMITS SET
11.04.25	VARIANCE/REVISION SET

ZONING

CS



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: PARAS SHAH

ADDRESS: 1003 Hopewell Ave  
Takoma Park, MD 20912

DPS Bldg A/P 1131916

LOT - BLOCK: 4 - 27C

ZONE: R-60

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	N	GARAGE/CARPORT
N	OTHER		

The proposed construction is a 2-story addition being 17.75' from the rear property line. Principal structures can be constructed up to 20' from the rear property line for this Zone. Addition setbacks are classified under principal structure setbacks.

This property is zoned R-60 and has a plat recordation date of 1/29/1941. The rear setback for the primary structure, including additions, is 20. The proposed construction is 17.75' from the rear property line, thus requiring a 2.25' variance from Chapter 59.4.4.9.B.2.

The total variance requested is 2.25'. or a reduced partial rear setback minimum from 20' to 17.75 for the proposed addition.

10/31/2025

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-ways previously dedicated by plat or other method of subdivision can be included in map amendments for density purposes; right-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



Printed: 11/4/2025

1 inch = 250 feet

Account #	03162894
Address	1003 HOPEWELL AVE TAKOMA PARK, 20912
Landuse	Single Family Detached
Legal Description	B F GILBERTS ADD
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, 4, 27C

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	TAKOMA PARK
Master Plan	TAKOMA PARK
Historic Site/District	N/A

WSSC Grid	208NE01
Map Amendments	G-351 G-791 G-956
Water/Sewer Categories	W-1 / S-1

I certify that this document is a copy of the official Montgomery County Zoning Map as downloaded on 11/4/2025 from [mcatlas.org/zoning](http://mcatlas.org/zoning).

*Russell Corbin*



**Exhibit 7**

MUNICIPAL STAMPS

- ELEVATION KEYNOTES:**
- 30 YR. ASPHALT SHINGLE ROOFING - MATCH EXISTING
  - 1/2" PVC FASCIA BD - PTD
  - NEW HARDIE SIDING W/ 7" EXPOSURE - PTD
  - NEW 5/4 AZEK WINDOW TRIM ON TOP/SIDES WITH 2" HISTORIC SILL - PTD
  - PREFINISHED ALUM. GUTTER - MATCH EXIST.
  - 4" PVC CORNERBOARD
  - 1/2" AZEK RAKE BOARD
  - NEW PARGED AND PAINTED CMU FOUNDATION WALL
  - NEW PARGED AND PAINTED CMU PIER
  - 5/8" PVC TRIM BAND WITH 5/8" DRIP CAP
  - NEW 36" HIGH WOOD RAILING - SEE DETAILS
  - NEW WOOD DECK/BALCONY - SEE DETAIL
  - NEW METAL JULIET BALCONY - SEE DETAIL

**SAUL ARCHITECTS**  
 8701 CARROLL AVENUE | TAKOMA PARK, MD 20912  
 P: 301.270.0393  
 F: 301.270.0394  
 www.saularchitects.com

**REVISIONS**  
 11.04.25  
 PERMITS REVISION SET

**SHAH RESIDENCE**  
 ADDITION AND RENOVATION  
 1003 HOPEVELL AVENUE | TAKOMA PARK, MD 20912  
 DATE: 11.04.25  
 PROJECT NO: 24023



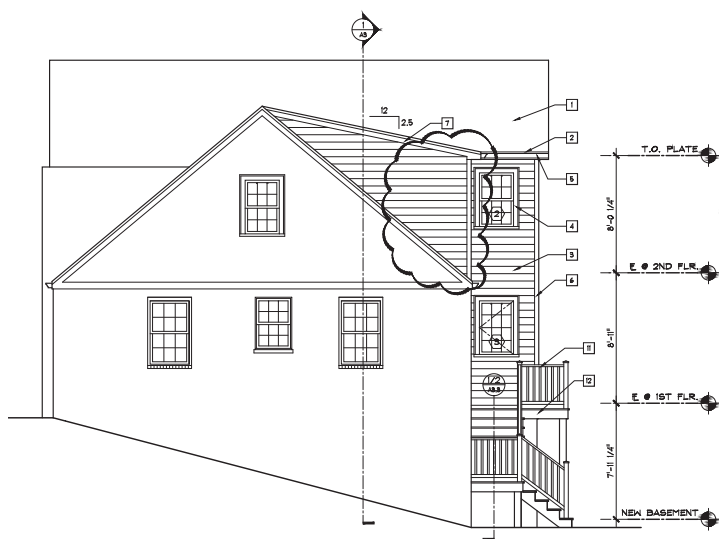
PROFESSIONAL CERTIFICATION  
 I, THE SAUL HEREBY CERTIFY  
 THAT THESE DOCUMENTS WERE  
 PREPARED OR APPROVED BY ME  
 AND THAT I AM A DULY LICENSED  
 ARCHITECT UNDER THE LAWS OF  
 THE STATE OF MARYLAND  
 LICENSE NO. 14248, EXPIRATION  
 DATE: 11/04/25

PROJECT NUMBER: 24023

PRINTING LOG	
DATE	PURPOSE
05.15.25	PERMISSION
05.20.25	SCHEMATIC DESIGN MFG. 2
05.24.25	SCHEMATIC DESIGN MFG. 2
05.24.25	PERMANENT RED SET
09.03.25	PERMITS SET
11.04.25	VARIANCE/REVISION SET

EXTERIOR ELEVATIONS

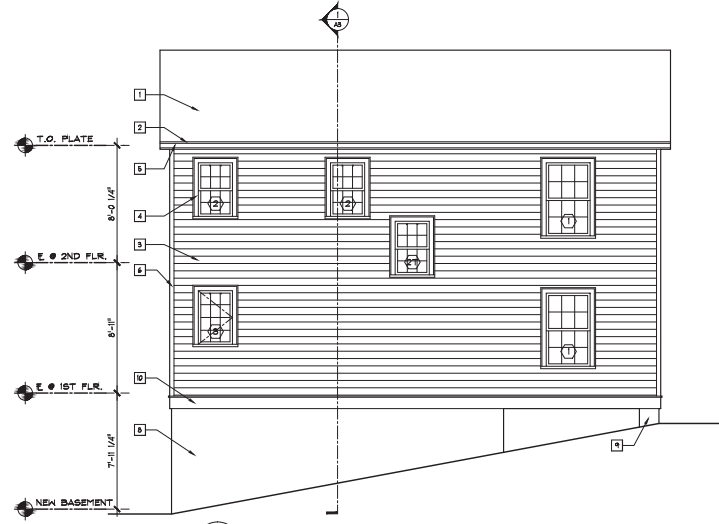
A2



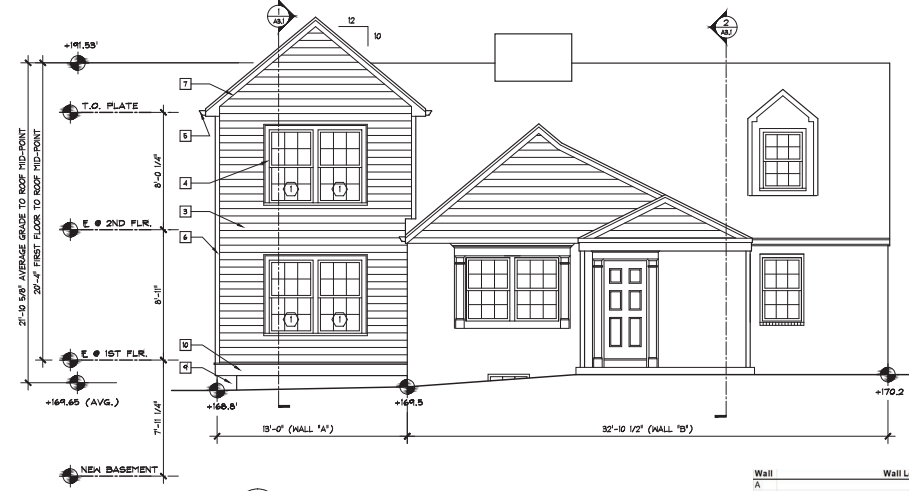
**4 PROPOSED EAST SIDE ELEVATION**  
 A2 1/4" = 1'-0"



**3 PROPOSED REAR ELEVATION**  
 A2 1/4" = 1'-0"



**2 PROPOSED WEST SIDE ELEVATION**  
 A2 1/4" = 1'-0"



**1 PROPOSED FRONT ELEVATION**  
 A2 1/4" = 1'-0"

Wall	Wall Length	1st Elev.	2nd Elev.	Avg. Elev.	Total
A	13.00	169.80	169.50	169.15	2198.95
B	32.88	169.50	170.20	169.85	5584.67
<b>Total</b>	<b>45.88</b>				<b>7783.62</b>
Avg. Elevation at Front of House					169.25



PROFESSIONAL CERTIFICATION  
I, DAVID A. SHAH, HEREBY CERTIFY  
THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME,  
AND THAT I AM A DULY LICENSED  
ARCHITECT UNDER THE LAWS OF  
THE STATE OF MARYLAND.  
LICENSE NO. 14248, EXPIRATION  
DATE: JUNE 30, 2027

PROJECT NUMBER: 24023	
PRINTING LOG	
DATE	PURPOSE
5.25	PRE-DESIGN
9.25	SCHEMATIC DESIGN MFG. 1
0.25	SCHEMATIC DESIGN MFG. 2
4.25	PRELIMINARY BID SET
5.25	PERMIT SET
4.25	VARIANCE/REVISION SET

PROPOSED 2ND  
FLOOR AND  
ROOF PLANS

A1.2

**FLOOR PLAN KEYNOTES:**

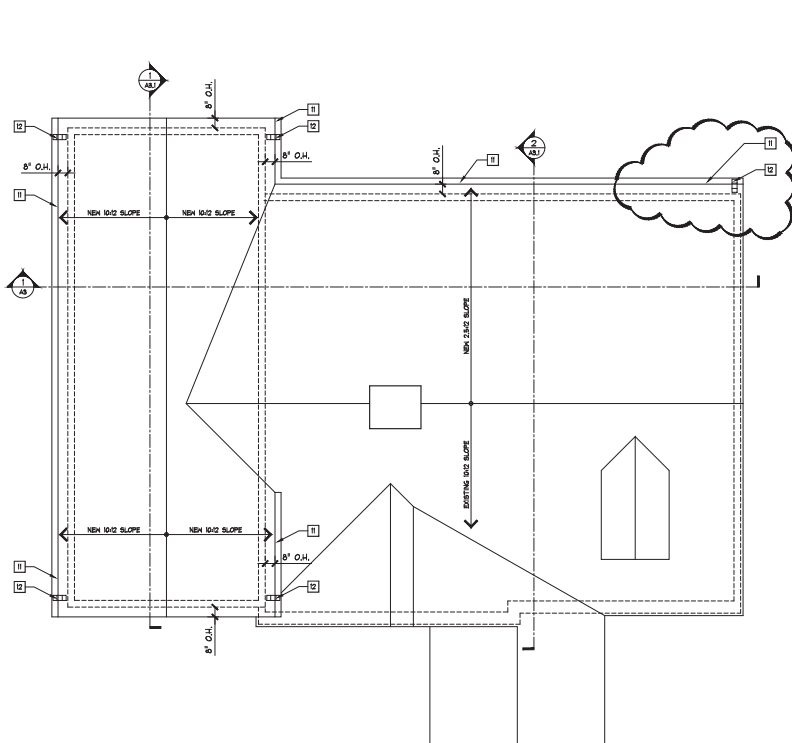
- 1) NEW TOILET
- 2) NEW 42" VANITY
- 3) NEW CUSTOM TILED SHOWER w/ GLASS ENCLOSURE AND TILED SOAP NICHE
- 4) GRAVEL ON GRADE
- 5) NEW TILE FLOORING - SELECTED BY OWNER
- 6) NEW CASED OPENING - MATCH ADJACENT
- 7) NEW HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - ADD BLOCKING UNDER FLOOR AS NEEDED
- 8) NEW KITCHEN CABINETS PER SEPARATE KITCHEN DESIGN DRAWINGS
- 9) NEW 36" HIGH DECK GUARDRAIL
- 10) PT DECKING BOARDS
- 11) 8" PRE-FINISHED GUTTER TO MATCH EXISTING HOUSE
- 12) DOWNSPOUT - MATCH EXISTING HOUSE
- 13) NEW 30 YEAR ARCHITECTURAL ROOF SHINGLE - COLOR SELECTED BY OWNER
- 14) NEW BUILT-IN
- 15) CUSTOM CLOSET ORGANIZING
- 16) NOT USED
- 17) CLOSET/PANTRY SHELVEING TO BE DESIGNED OR SELECTED BY OWNER
- 18) NEW STAIRS PER CODE: 36" MIN WIDTH, 80" MIN. HEAD CLEARANCE, 7.75" MAX RISER, 10" MIN TREAD DEPTH

**GENERAL NOTES:**

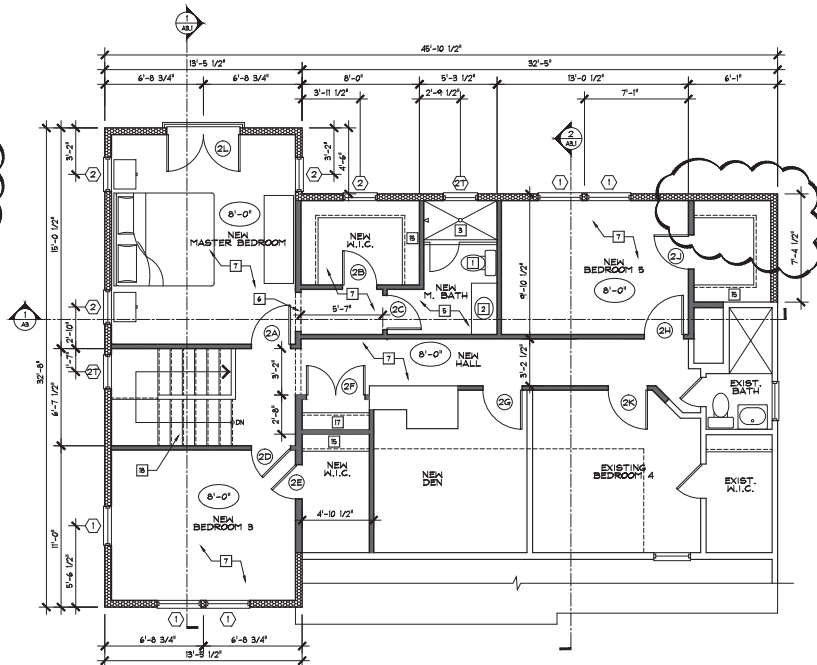
1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4" FROM HALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

**FLOOR PLAN LEGEND**

- EXISTING WALL TO REMAIN
- NEW INT. 2X4 STUD HALL, U.N.O.
- NEW EXT. 2X4 STUD FURRED HALL
- R-19 MIN. INSULATION
- NEW EXTERIOR 2X6 STUD HALL
- R-30 MIN. INSULATION
- NEW 8" CONC. MASONRY WALL
- NEW BRICK MASONRY WALL OR PIER
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- 8'-0" CEILING HEIGHT INDICATOR



2 PROPOSED ROOF PLAN  
A1.2 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN  
A1.2 1/4" = 1'-0"

**CASE NO. A-6949**

**PETITION OF KEVIN BROWN**  
**EXHIBIT LIST**

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Proposed East, West, Front & Rear Elevations  
(b) Proposed Roof and Second Floor Plans
6. DPS Building Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed  
(b) Notice of hearing scheduled for January 14, 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 - 13 Account Identifier - 01113357

Owner Information

Owner Name: GLANDER MARK C & P E

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 1902 EVEREST ST  
SILVER SPRING MD 20902

Deed Reference: /10394/ 00485

Location & Structure Information

Premises Address: 1902 EVEREST ST  
SILVER SPRING 20902-0000

Legal Description: FOREST ESTATES

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
JP22	0000	0000	13240035.16	0035		F	8	2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1947	1,863 SF		5,680 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	1/2 BRICK FRAME/4 SIDING		1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2026	07/01/2025	07/01/2026
Land:	206,900	206,900		
Improvements	282,000	355,700		
Total:	488,900	562,600	488,900	513,467
Preferential Land:	0	0		

Transfer Information

Seller:	Date: 05/28/1992	Price: \$208,000
Type: ARMS LENGTH IMPROVED	Deed1: /10394/ 00485	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	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 07/30/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: