

**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-6944

PETITION OF IGNACIO ZAMORA AND LIZ CHAMORRO

NOTICE OF NEW HEARING DATE

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 17th day of December, 2025, 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 detached accessory dwelling unit ("ADU") (conversion of an existing noncomplying garage to ADU use) requires a variance of 20.92 feet as it is within 19.08 feet of the front lot line. The required setback is 40 feet in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance.

In addition, the proposed construction requires a variance from the maximum gross floor area. Per Section 59.3.3.3.C.2.e of the Zoning Ordinance, the maximum gross floor area for a detached ADU is the least of (i) 50% of the footprint of the principal dwelling; (ii) 10% of the lot area; or (iii) 1,200 square feet of gross floor area. The footprint of the main building on the subject property is 1,020.3 square feet; the gross floor area of the proposed ADU is 738 square feet. Accordingly, the proposed ADU requires a variance of 228 square feet from the gross floor area limitation.

The subject property is Parcel P027, Lot in Damascus Subdivision, located at **26016 Ridge Road, Damascus, Maryland 20872** in the R-200 Zone. (Tax Number Account No. 12-00924404)

Notices forwarded this 6th day of November, 2025, to:

Ignacio Zamora and Liz Chamorro

Juan Carlos Serrano

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**

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

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CASE NO. A-6944

PETITION OF IGNACIO ZAMORA AND LIZ CHAMORRO

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 12th day of November, 2025, 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 detached accessory dwelling unit ("ADU") (conversion of an existing noncomplying garage to ADU use) requires a variance of 20.92 feet as it is within 19.08 feet of the front lot line. The required setback is 40 feet in accordance with Section 59.4.4.7.B.2 of the Zoning Ordinance.

In addition, the proposed construction requires a variance from the maximum gross floor area. Per Section 59.3.3.3.C.2.e of the Zoning Ordinance, the maximum gross floor area for a detached ADU is the least of (i) 50% of the footprint of the principal dwelling; (ii) 10% of the lot area; or (iii) 1,200 square feet of gross floor area. The footprint of the main building on the subject property is 1,020.3 square feet; the gross floor area of the proposed ADU is 738 square feet. Accordingly, the proposed ADU requires a variance of 228 square feet from the gross floor area limitation.

The subject property is Parcel P027, Lot in Damascus Subdivision, located at **26016 Ridge Road, Damascus, Maryland 20872** in the R-200 Zone. (Tax Number Account No. 12-00924404)

Notices forwarded this 10th day of October, 2025, to:

Ignacio Zamora and Liz Chamorro

Juan Carlos Serrano

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

Docket No. A- **6944**
Date Filed **9-17-25**
Hearing Date **11-12-25**
Time **9:30 a.m.**

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Ignacio Zamora and Liz Chamorro

Address of Petitioner(s): 26016 Ridge Rd City Damascus Zip 20872

Description of property involved: Lot _____ Block _____ Parcel _____ Subdivision _____

Street and No. 26016 Ridge Rd City Damascus Zip 20872 Zone Classification R 200

Appellant's present legal interest in above property (check one): Tax Account No. 00924404
☒ Owner (including joint ownership) _____ Other (describe) _____

If not owner, name and address of owner:

n/a

What variance is requested, and what is the pertinent section of the Zoning Ordinance? Setback 20.92 ft variance Section 59-4.4.7.B.2 of Variance of GFA for 228 SF with Section 59-3.3.3.C.2.e.i

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: please see "statement of justification"

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? please see "Statement of Justification"

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): n/a

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.

Ivan Carlos Serrano Ignacio Zamora Liz Chamorro

Name of Attorney/Agent (Print Name next to Signature) 8440 Burchard Dr Mont. Village MD 20886 Signature of Petitioner(s) (Print Name next to Signature) 26016 Ridge Rd Damascus MD 20872

Address of Attorney/Agent (301) 461-8961 Address of Petitioner 240.338.0967

Phone Number jcserano@jcsarchitecture.com Home Phone _____ Work Phone _____ Email Address Izamoraa1642@gmail.com

September 10, 2025

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

Phone: 240.777.6600

Property: 26016 Ridge Rd, Damascus, MD 20872

Petitioner: Ignacio Zamora & Liz Chamorro

Request: The proposed construction of a detached ADU requires a 20.92 ft variance as it is within 19.08 ft of the front line. The required setback is 40.00 ft in accordance with **Section 59-4.4.7.B.2.**

The proposed construction requires a variance of GFA since the maximum GFA for Detached ADU must be 50% of the main building footprint in accordance with **Section 59-3.3.3.C.2.e.i.** Main Building footprint is 1,020.3 SF. Proposed ADU GFA is 738 SF and will require a variance of 228 SF

The proposed alteration's purpose is to convert an existing garage to ADU use.

Background

We, Ignacio Zamora & Liz Chamorro (Petitioner), are filing for this appeal for a variance to allow us to construct an ADU in the existing garage. In discussions with DPS, it became apparent that I would need a setback variance of 20.92 ft due to the fact that the garage was built too close to the property line. Additionally, we would need a variance of GFA of 228 sf, as the proposed detached ADU is larger than the permitted total GFA. The original house structure was built in 1938, and the detached garage was constructed prior to 1993. The detached ADU is planned to be used by relatives.

Reason for Appeal

This appeal is to allow the conversion of an existing accessory structure to ADU use. At the beginning of the process, we consulted with the Montgomery County Zoning and the Department of Housing, and we received confirmation from Zoning that the regulations permit us to construct an ADU in the existing garage. (see **Exhibit 'A', email from Delvin Daniels, zoning specialist with DPS**). Now, after submission of the project, zoning, as part of the permit

application, in contradiction to the original statement, has informed us that we cannot move forward with this project unless we seek and obtain a variance for a setback and GFA variances. I would like to clarify that we were unable to locate a building permit for this project; however, it was constructed more than 32 years ago, and the front setback at the garage was in compliance prior to the widening of Bethesda Church Road around 2005 (**see Exhibit 'B', aerial photos**). The owner has invested a significant amount of money and effort in this process, including the permit application, County fees, and architectural fees, and even purchased materials in advance to secure better pricing. Additionally, neither the bulk nor mass of the existing accessory structure will be modified. Surrounding vegetation disallows views into the property, and we believe the distance between the proposed converted ADU and adjacent property structures would not adversely affect those property owners' right to enjoyment of their property (**see Exhibit 'C', context photos**).

Evidence Supporting Variance

1. The proposed ADU alters an existing accessory structure
 - a. Based on the provided photographs from Google Earth, the garage structure was built in 1993, and the proposed construction is to convert the garage to ADU use.
2. Special circumstances or conditions are not the result of actions by the applicant
 - a. The owner purchased this property in 2021, and this accessory structure was built not later than 1993. The petitioner was not aware that this accessory structure was either constructed without a permit or that the DPS is unable to find a record of it, even if it was permitted, for example, 40 years ago.
 - b. The architect submitted the construction documents to the Department of Housing and DPS based on a previous review by Delvin Daniels, a zoning specialist with DPS, who mentioned that the zoning regulations allow an ADU in this existing garage.
3. The requested variance is the minimum necessary to overcome practical difficulties that full compliance would impose due to the conditions on the property
 - a. The proposed construction of a detached accessory structure used as an ADU requires a minimum 20.92 ft setback variance as it is within 19.08 ft of the front line.
 - b. Proposed ADU GFA is 738 SF and will require a minimum variance of 228 SF.
4. Variance can be granted without substantial impairment to the intent and integrity of the general plan and the applicable master plan.
 - a. The construction of this ADU will remain within the existing garage and will not challenge the integrity of the master plan.

5. Granting variance will not be adverse to the use and enjoyment of abutting and confronting properties.
- a. Air and light to the neighboring properties will not be affected since the structure is only one story, and was built at least 32 years ago.
 - b. The privacy of use and enjoyment of the neighboring properties will not be unduly compromised since the ADU will be located within the existing garage.
 - c. The proposed ADU shall not visually intrude upon the character, scale, and pattern of adjacent property structures because it will be built within the existing garage.
 - d. The ADU will keep the same style and materials as the existing house. It will be in harmony with the general purpose and intent of the Zoning Regulations.
 - e. There will be no loss of off-street parking, and it will not adversely affect the use of the neighboring properties.

I respectfully request that BOA grant these variances.

Kindly,

Ignacio Zamora



Liz Chamorro



EXHIBIT 'A'

Juan Serrano

From: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
Sent: Monday, March 17, 2025 1:41 PM
To: Juan Serrano
Subject: RE: 26016 Ridge Rd- Future ADU in existing garage

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon.

Based on our conversation the proposal is to create an ADU in the detached garage. An ADU in the existing garage is allowed based on Zoning regulations. Please be aware that approvals from the Department of Housing is necessary.

Also please be aware that new door or window opening must be setback at least 40 feet from the Bethesda Church Road lot line. Please contact WSSC about sewer/water permits and fees.

Thanks

Delvin L. Daniels
Zoning Specialist
240-777-6249
Department of Permitting Services
2425 Reddie Drive
Wheaton, Maryland 20902
“Make No Decision Based On Selfish Ambition”

From: Juan Serrano <jcserrano@jcsarchitecture.com>
Sent: Monday, March 17, 2025 1:11 PM
To: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
Subject: 26016 Ridge Rd- Future ADU in existing garage

[EXTERNAL EMAIL]

Good morning Delvin,
I hope all is well with you. This client wants an ADU in the existing garage of this property.
Please let me know if you see any issues with this.

Thank you for your time and consideration.

Juan Carlos Serrano, RA
CDT, LEED Green Associate
Principal
jcserrano@jcsarchitecture.com
301.461.8961



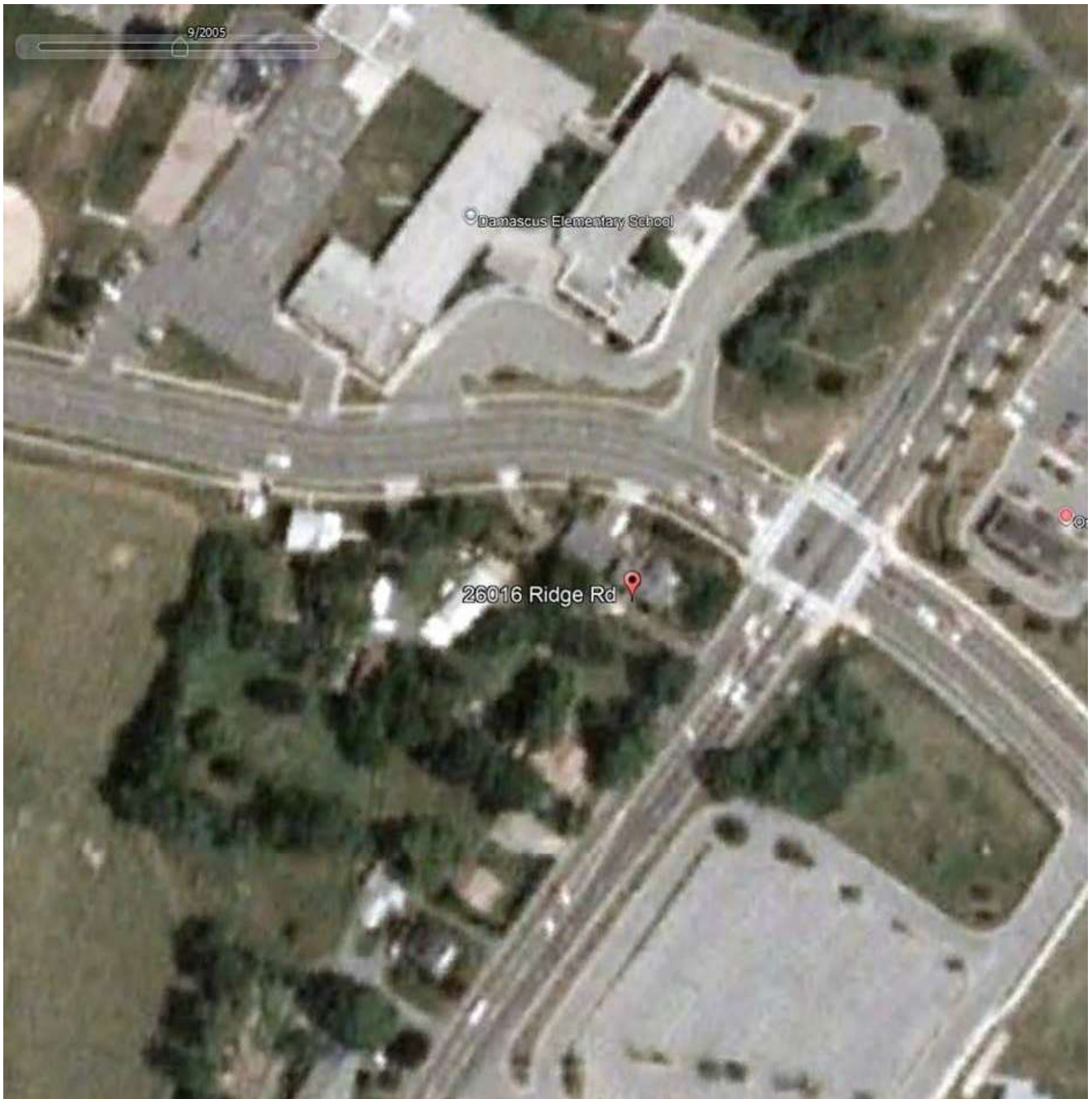
For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

EXHIBIT 'B'



ARIAL VIEW 4/1993

EXHIBIT 'B'



ARIAL VIEW 9/2005

EXHIBIT 'C'

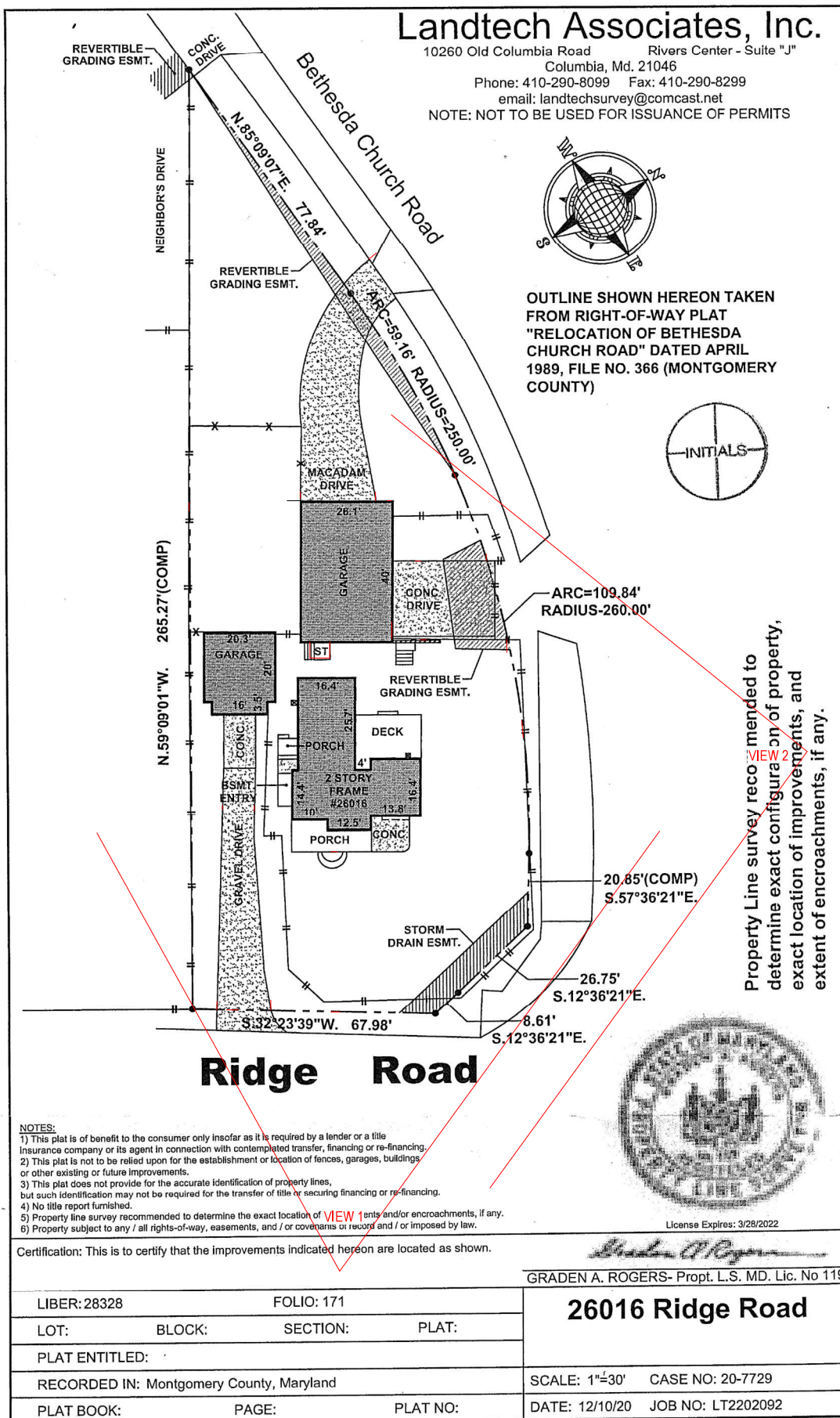


EXHIBIT 'C'



VIEW 1



VIEW 2

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046
Phone: 410-290-8099 Fax: 410-290-8299
email: landtechsurvey@comcast.net
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

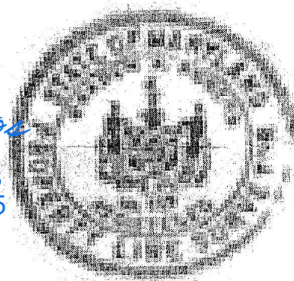
[illegible]

Property Line survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

Ridge Road

Melissa Goutos

Denial Letter #417918
R-200 Zone 8/8/2025



License Expires: 3/28/2022

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.

Certification: This is to certify that the improvements indicated hereon are located as shown.

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER: 28328		FOLIO: 171		26016 Ridge Road
LOT:	BLOCK:	SECTION:	PLAT:	
PLAT ENTITLED:				
RECORDED IN: Montgomery County, Maryland				SCALE: 1"=30' CASE NO: 20-7729
PLAT BOOK:	PAGE:	PLAT NO:	15	DATE: 12/10/20 JOB NO: LT2202092

Exhibit 4(a)

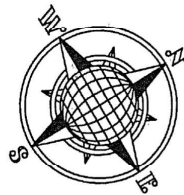
Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046

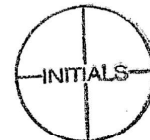
Phone: 410-290-8099 Fax: 410-290-8299

email: landtechsurvey@comcast.net

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



OUTLINE SHOWN HEREON TAKEN
FROM RIGHT-OF-WAY PLAT
"RELOCATION OF BETHESDA
CHURCH ROAD" DATED APRIL
1989, FILE NO. 366 (MONTGOMERY
COUNTY)



LOT COVERAGE

LOT AREA 20,038 SF

GARAGE W/
PORTICO 1,069 SF

GARAGE 462 SF

HOUSE W/PORCH 1,154 SF

TOTAL COVERED AREA 2,685 SF

LOT COVERAGE 2,685 SF / 20,038 SF
= 13.3 %

EXISTING GARAGE

ADU

NEW WINDOW

REBUILD PORTICO

EXISTING 2 CAR GARAGE

PARKING SPACE
FOR ADU

EXISTING 2 PARKING SPACES

ARC=109.84'
RADIUS=260.00'

NEW WORKSHOP

Property Line survey recommended to
determine exact configuration of property,
exact location of improvements, and
extent of encroachments, if any.

Ridge Road

NOTES:

- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.

License Expires: 3/28/2022

Certification: This is to certify that the improvements indicated hereon are located as shown.

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER: 28328	FOLIO: 171	26016 Ridge Road	
LOT:	BLOCK:	SECTION:	PLAT:
PLAT ENTITLED:			
RECORDED IN: Montgomery County, Maryland		SCALE: 1"=30'	CASE NO: 20-7729
PLAT BOOK:	PAGE:	PLAT NO: 16	DATE: 12/10/20 JOB NO: LT202092

Exhibit 4(b)



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: IGNACIO ZAMORA

ADDRESS: 26016 RIDGE RD
DAMASCUS, MD 20872

LOT - BLOCK: N/A - N/A

ZONE: R-200

THE VARIANCE REQUEST IS FOR

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

TYPE OF CONSTRUCTION:

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

The proposed construction of detached ADU requires a 20.92 ft. variance as it is within 19.08 ft. of the front lot line.

The required setback is 40.00 ft. in accordance with **Section 59-4.4.7.B.2.**

The proposed construction requires a variance of GFA since the max GFA for a Detached ADU must be 50% of Main Bldg footprint in accordance with **Section 59-3.3.3.C.2.e.i.** Main Bldg footprint is 1,020.3 SF. Proposed ADU GFA is 738 SF and will require a variance of 228 SF.

The proposed construction is to convert existing noncomplying garage to ADU use. DPS could not locate a permit on file for the construction of existing detached garage.

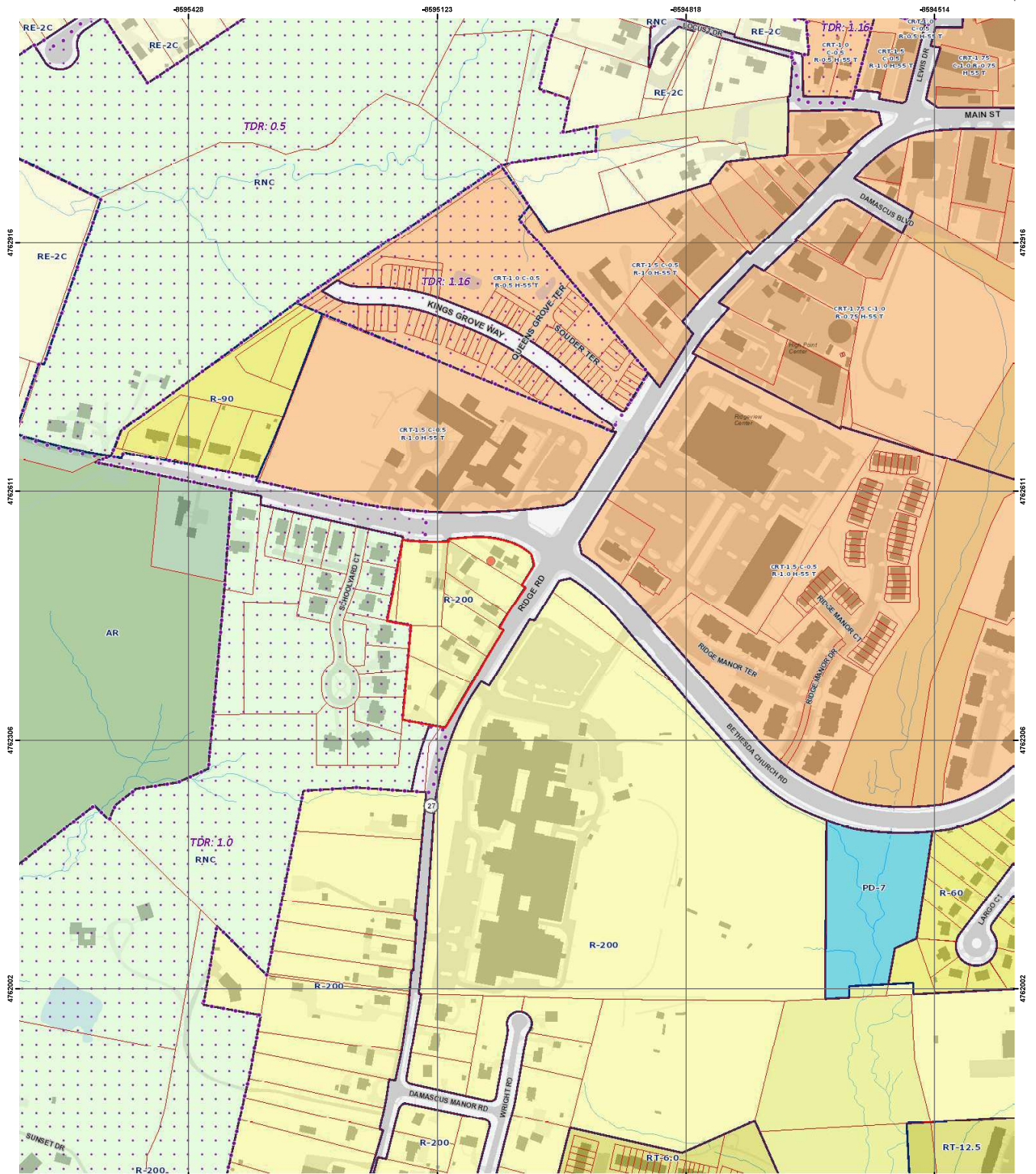
Melissa Goutos

Signature

8/8/2025

Date

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



MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department



Printed: 9/3/2025

1 inch = 250 feet

Account #	00924404
Address	26016 RIDGE RD DAMASCUS, 20872
Landuse	Single Family Detached
Legal Description	LOT IN DAMASCUS
Zone	R-200
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	P027, N/A, N/A

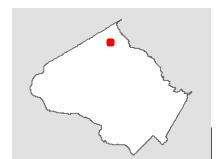
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 2: Sewer planned
Municipality	N/A
Master Plan	DAMASCUS MASTER PLAN
Historic Site/District	N/A

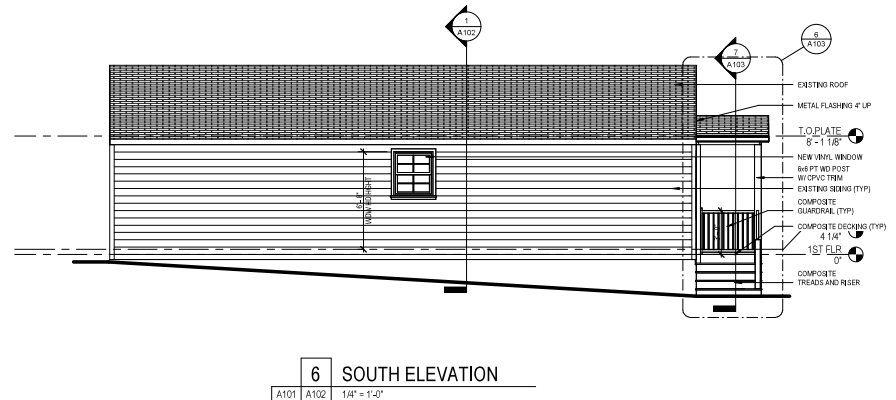
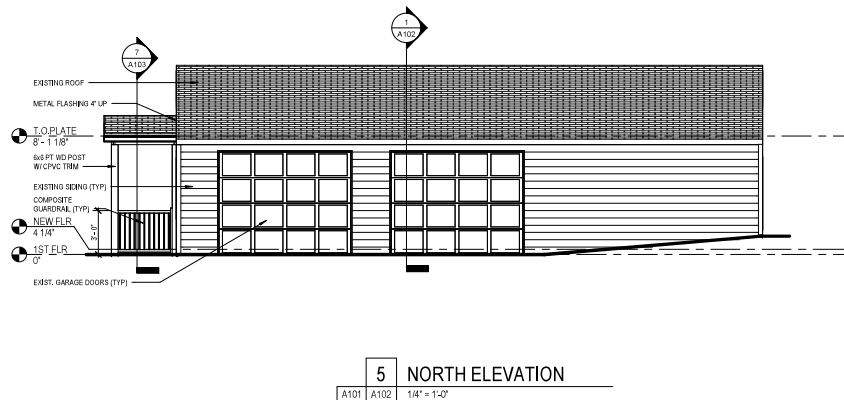
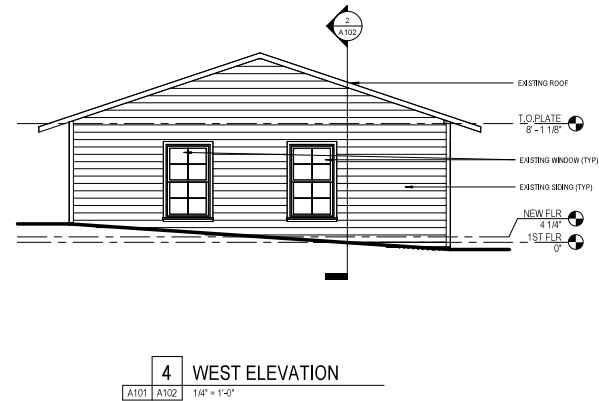
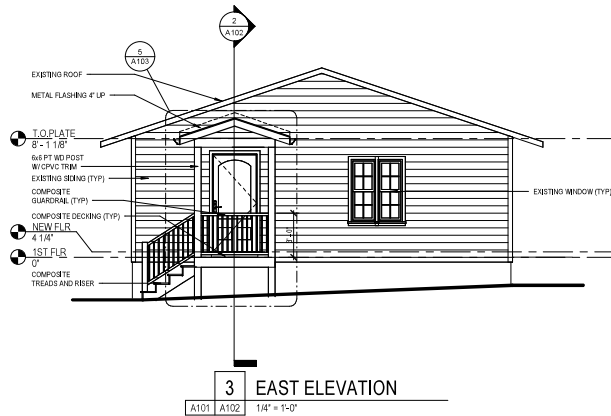
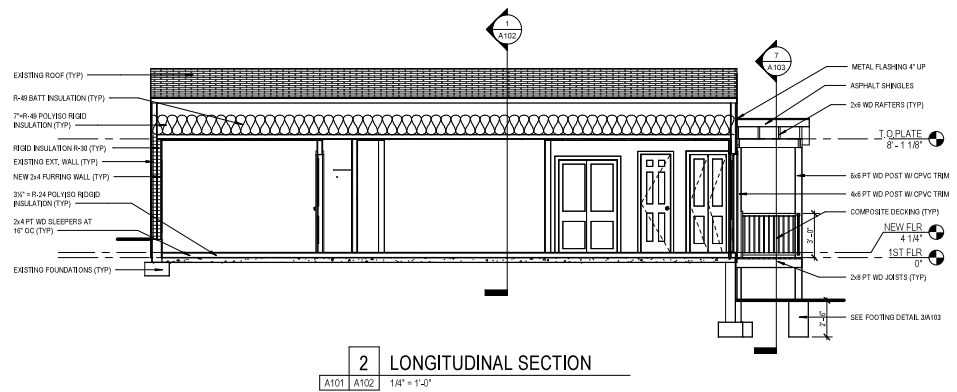
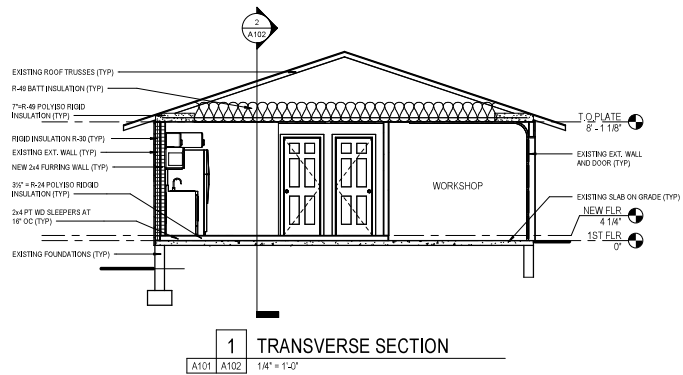
WSSC Grid	236NW10
Map Amendments	G-266 G-352 G-514 G-554 G-956
Water/Sewer Categories	W-1 / S-6

I certify that this document is a copy of the official
Montgomery County Zoning Maps as downloaded
on 9/3/2025 from MCATLAS.ORG/ZONING.

Signed

Athena Skoufias





6 FIRST FLOOR FRAMING PLAN

	1	DEMOLITION 1ST FLOOR PLAN
A102	A101	1/4" = 1'-0"

5		ROOF FRAMING PLAN
A102	A101	1/4" = 1'-0"

	2	EXISTING 1ST FLR PLAN
A102	A101	1/4" = 1'-0"

4 PORTICO ROOF PLAN
 1/4" = 1'-0"

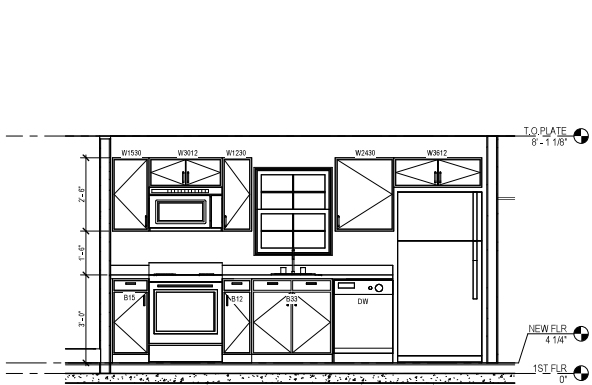
	3	PROPOSED 1ST FLR PLAN
A102	A101	1/4" = 1'-0"



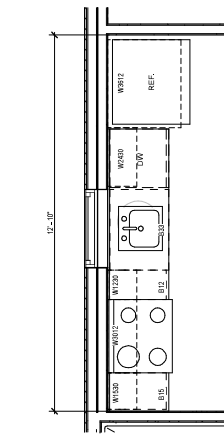
Professional Certification
 I certify that these documents were prepared or approved by me and I am duly licensed architect under the laws of the State of Maryland license number 18236, expiration date 12/31/2025.

REVISIONS	
DATE	PURPOSE

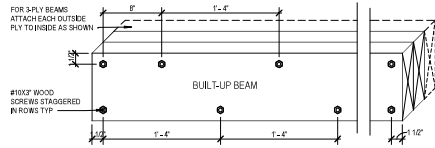
Drawn: F.E.S.
 Principal in Charge: J.C.S.
 Job No. 2025-06



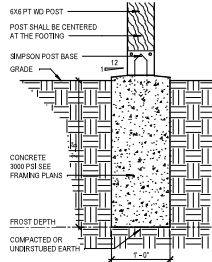
1 KITCHEN ELEVATION
 A101 A103 1/2" = 1'-0"



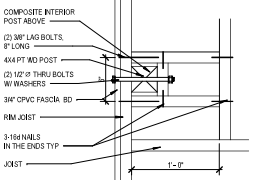
8 KITCHEN FLOOR PLAN
 A101 A103 1/2" = 1'-0"



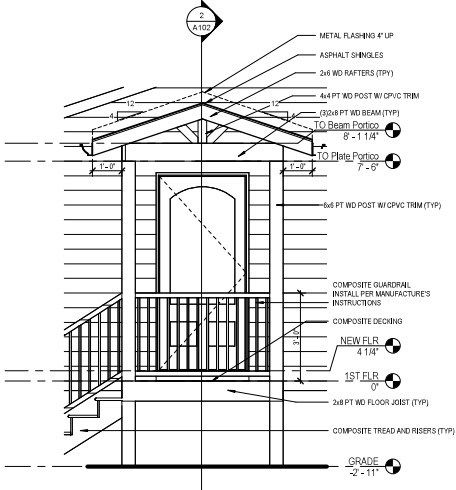
2 BEAM DETAIL
 A103 1 1/2" = 1'-0"



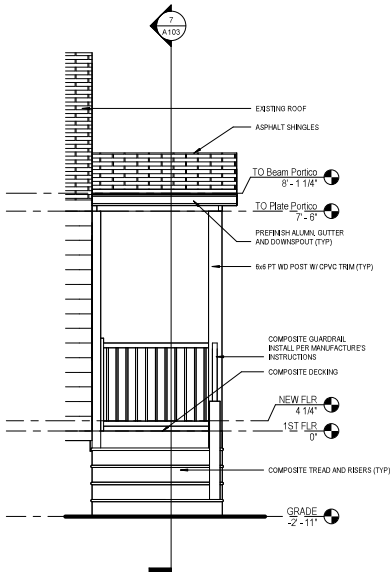
3 12" FOOTING DETAIL
 A103 1" = 1'-0"



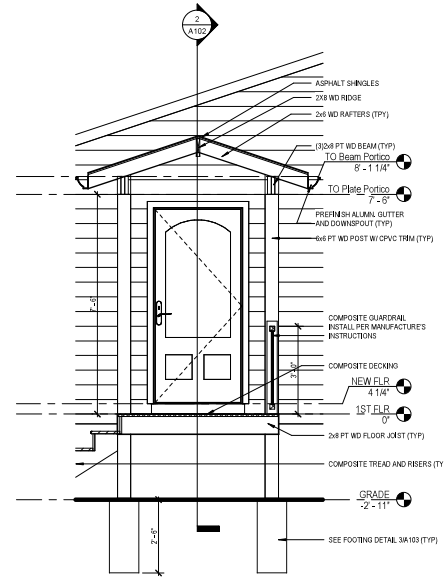
4 GUARD POST TO RIM JOIST
 A103 1 1/2" = 1'-0"



5 PORTICO ELEVATION A
 A102 A103 1/2" = 1'-0"



6 PORTICO ELEVATION B
 A102 A103 1/2" = 1'-0"



7 PORTICO SECTION
 A101 A103 1/2" = 1'-0"

CASE NO. A-6944

PETITION OF IGNACIO ZAMORA AND LIZ CHAMORRO

EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. (a)-(b) Site Plans
5. (a) Sections and Elevations
(b) Floor and Framing Plans
(c) Details
6. DPS Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for November 12, 2025
9. (a) Envelope showing date notice mailed
(b) Notice of new hearing date scheduled for December 17, 2025
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

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 - 12 Account Identifier - 00924404

Owner Information

Owner Name: ZAMORA IGNACIO MORALES **Use:** RESIDENTIAL
CHAMORRO LIZ GIOVANNA JIMENEZ **Principal Residence:** YES
Mailing Address: 26016 RIDGE RD **Deed Reference:** /61791/ 00335
DAMASCUS MD 20872

Location & Structure Information

Premises Address: 26016 RIDGE RD **Legal Description:** LOT IN DAMASCUS
DAMASCUS 20872-0000

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
FX32 0000 P027 12030001.16 0001 2025 Plat Ref:

Town: None

Primary Structure Built: Above Grade Living Area Finished Basement Area Property Land Area County Use
1938 1,680 SF 20,086 SF 111

Stories: Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNIT FRAME/3 1 full/ 1 half 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	178,200	187,000		
Improvements	134,600	168,000		
Total:	312,800	355,000	326,867	340,933
Preferential Land:	0	0		

Transfer Information

Seller: HAGERTY MICHAEL	Date: 02/05/2021	Price: \$360,000
Type: ARMS LENGTH IMPROVED	Deed1: /61791/ 00335	Deed2:
Seller: HAGERTY MICHAEL & C	Date: 10/17/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /58328/ 00171	Deed2:
Seller: DALE L BROWNING	Date: 06/14/1995	Price: \$132,000
Type: ARMS LENGTH IMPROVED	Deed1: /13450/ 00578	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: No Application

Homeowners' Tax Credit Application Information

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