

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY GOVERNMENT  
100 MARYLAND AVENUE, ROOM 200  
ROCKVILLE, MARYLAND 20850  
(240) 777-6660

OZAH No. AAO-19-01  
Date Filed 3/20/2019  
Hearing Date 04/02/2019  
Time 9:30 a.m.

REQUEST FOR WAIVER OF ACCESSORY APARTMENT PARKING OR DISTANCE REQUIREMENTS

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, a REQUEST is hereby made to waive the requirements of Zoning Ordinance §59.3.3.3 for parking and/or distance from other accessory apartments in order to permit the granting of an accessory apartment license by the Department of Housing and Community Affairs (DHCA), regarding:

Accessory Apartment License Application No. 109895, filed on Jan. 25, 2019

License Applicant: Jessica C. Landman  
First Name Middle Initial Last Name  
Address: 232 Park Ave. Takoma Park 20912 301-312-4193  
Street City & Zip Code Telephone No.  
E-mail Address jlandman@molland.net

Proposed Use (Check one):

☒ Attached Accessory Apartment

☐ Detached Accessory Apartment

Requested Waiver (Check one or both):

☒ Minimum On-Site Parking

☐ Distance from Other Accessory Apartments

Description of Property for Proposed Use:

Address: 232 Park Avenue

Lot: 19 Block: 1 Parcel No.: 0000 Subdivision 25

Tax ID No. 13-01063968

Size of Property: (In acreage or square feet) 6,500 SF Current Zoning: Residential single family

Number of Off-Street Parking Spaces on the Site: 0 (none in current use but rear access via shared alley for parking is an option.)

Addresses of any other accessory apartments within 500 feet of the subject site, listing their distances from the subject site:  
none listed

License Applicant's Present Legal Interest in Subject Property (Check one):

☒ Owner

☐ Other (describe)

Owner of Property (If not License Applicant):

Name Address Zip Code

Property Owner's Email Address jlandman@molland.net

Has any previous application involving this property been made to this office, or to the Board of Appeals, by this applicant, or by anyone else to this applicant's knowledge? If so, give Case Number(s):

Basis for Waiver Request (attach additional sheets as needed):

There is ample on-street parking. The property also has a rear alley entrance that could be utilized to create a parking space if needed. But the property is 0.7 mi from Metro (Takoma) and most people commute via public transit. We would be willing to have a 'no car' proviso in any lease if need be.

I hereby affirm that all of the statements and information contained in or filed with this Waiver Request are true and correct.

Signature of Attorney - (Please print next to signature)

Jessica Landman Jessica Landman  
Signature of Applicant(s) - (Print next to signature)

Address of Attorney  
Attorney's E-mail Address

Telephone Number  
301-312-4193 (mobile)