

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

OZAH No. AAO-ADO 23-02
Date Filed 12/21/2022
Hearing Date 1/17/2023
Time 9:30 a.m.

OBJECTION TO DHCA DECISION REGARDING ACCESSORY DWELLING UNIT (ADU)

Pursuant to Montgomery County Code Sections 29-16, 29-19 and 29-26, OBJECTION is hereby made to the decision and/or findings of the Department of Housing and Community Affairs (DHCA), issued on _____, regarding Accessory Dwelling Unit (ADU) License Application No. 145926 _____, filed on _____.

License Applicant: _____
First Name Middle Initial Last Name
Address. Albemarle Street Bethesda 20816
Street City & Zip Code Telephone No.
E-mail Address

Objector: Scott J. Pinover
First Name Middle Initial Last Name
Address. 5201 Abinodon Road Bethesda 20816 301-641-7298
Street City & Zip Code Telephone No.
Spinover@yahoo.com
E-mail Address

Proposed Use (Check one):
(x) Attached Accessory Dwelling Unit () Detached Accessory Dwelling Unit

Description of Property for Proposed Use:
Address: _____
Lot: _____ Block: _____ Parcel No.: _____; Subdivision _____
Size of Property: (In acreage or square feet) _____ Current Zoning: _____
Number of Off-Street Parking Spaces: _____
Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood: _____

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 _____

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 Objection (attach additional sheets as needed):
5205 Albemarle St. has filed for a zoning variance (Application # 145925) to allow conversion of a single family home into a two unit apartment building. My neighbors and I oppose this application and ask that the County please decline the request. My wife and I purchased our home in Westmoreland Hills due to its established bucolic single family nature that has been the case for over 80 years. Multifamily property opportunities are available in other nearby areas closer to metro stops and major bus lines, including Friendship Heights and the new Westbard project. Granting approval to the requested variance application is simply going to provide the owner with personal monetary benefit at the expense of surrounding homeowners like myself. In addition, 5205 Albemarle is located on one of the main arteries of Westmoreland Hills and the additional parking requirements and congestion will have a further negative impact on our neighborhood. In closing, Westmoreland Hills is a single family neighborhood and there are multifamily investment opportunities in other designated nearby neighborhoods and we ask that the County decline this request.

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

N/A
Signature of Attorney - (Please print next to signature)

Signature of Objector(s) - (Print next to signature)

Scott J. Pinover

Telephone Number