Email to: nana.johnson@montgomerycountymd.gov Date 4/7/23 (also mail)

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

Office Of Zoning And Administrative Hearings
APR 11 2023

OZAH No. AAO- ADO 23-05
Date Filed 4/11/2023
Hearing Date 5/9/2023
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 NA, regarding Accessory Dwelling Unit (ADU) License Application No. 148369, filed on NA.

License Applicant: Movahed (First Name) Ali (Middle Initial) (Last Name)

Address. 6004 Manor Oak Way (Street) Bethesda, MD 20814 (City & Zip Code) (Telephone No.)

NA (E-mail Address)

Objector: Amy S. Grutzner (First Name, Middle Initial, Last Name)

Address. 6005 Manor Oak Way (Street) Bethesda, MD 20814 (City & Zip Code) (Telephone No.)

asgrutzner@gmail.com (E-mail Address)

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

Description of Property for Proposed Use:
Address: 6004 Manor Oak Way Bethesda, MD 20814
Lot: 14 Block: E Parcel No.: 0000 ; Subdivision 7010501.16
Size of Property: (In acreage or square feet) _____ Current Zoning: _____
Number of Off-Street Parking Spaces: 0

Description of vehicular parking available on the street abutting the subject site and generally in the neighborhood:
None, No parking is available, see photo attached

License Applicant's Present Legal Interest in Subject Property (Check one):
[X] Owner [ ] Other (describe) _____

Owner of Property (If not License Applicant):
Name Movahed Ali Address 6004 Manor Oak Way Zip Code 20814

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):
No street parking, Cul-de-sac.
Also finished basement is only 1000 SF per MD SDAT.

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

Signature of Attorney - ***(Please print next to signature)***

Amy S Grutzner Amy S. Grutzner
Signature of Objector(s) – ***(Print next to signature)***

6005 Manor Oak Way
Bethesda, MD 20814
Address of Attorney

Telephone Number

Attorney's E-mail Address _____

Accessory Dwelling Unit Objection Form 1/2/20

Gmail

Carmen Legato <carmenlegato@gmail.com>

Fwd: Request #148369

1 message

Amy Grutzner <asgrutzner@gmail.com>
To: Carmen Legato <Carmenlegato@gmail.com>

Fri, Apr 7, 2023 at 9:59 AM

Please print in color.
thanks
Amy

--------- Forwarded message ---------
From: **Amy Grutzner** <asgrutzner@gmail.com>
Date: Wed, Apr 5, 2023 at 3:19 PM
Subject: Request #148369
To: <dhca.licensing@montgomerycountymd.gov>

Dear Sirs,
I am writing as a homeowner to urge you to deny the request for an accessory dwelling unit at 6004 Manor Oak Way per request #148369. This home sits on a small cul-de-sac and there is no street parking in front of the house. See photo below. In fact there is extremely limited street parking anywhere on Manor Oak Way, where I also reside. The nearest Metro station, Grosvenor Station Metro is 1.7 miles from this home, and therefore it is unlikely that any tenant would use Metro. To allow further cars in this small cul-de-sac would detract from the enjoyment and use of our single-family residential property. Accessory apartments should be permitted only where there is adequate street parking or close to Metro.

Thank you,

Amy Grutzner
6005 Manor Oak Way, Bethesda, MD 20814

Gmail

Amy Grutzner <asgrutzner@gmail.com>

Request #[illegible]69

5 messages

[illegible]

[illegible]

[illegible]