

From: [Sokoni, Khandikile Mvunga](#)
To: tigist.girma.g@gmail.com; [Johnson, David](#)
Cc: [Byrne, Kathleen](#); [Meza, Nicole](#); [Bourma, Clifton](#)
Subject: FW: Application for a waiver__Licensing & Registration - 13915 BAUER DR - Reference # 156287
Date: Wednesday, April 30, 2025 3:26:00 PM
Attachments: [image001.png](#)
[Application for a Waiver 13915 Bauer Dr.pdf](#)
[License# 156287 Lic - 156287 ADU Preliminary Inspection Report \(1\).pdf](#)
[13915 Bauer Dr parking drawing.pdf](#)
[image001.png](#)

Good Afternoon Tigist Gebresilassie,

This is confirmation of receipt of your Application for a Parking Waiver. I am the Hearing Examiner assigned to conduct a hearing on your application.

Hearing Date: Please be advised that a virtual hearing will be held in this case. We must offer you a hearing within 30 days. Before we send out a hearing notice please confirm if you would be available for a hearing **at 9:30 AM on either Thursday May 22 or May 29?**

You asked if there is anything else you should provide. You will need to provide documentary evidence of adequate unrestricted street parking in the vicinity of your property. You can do so by providing photographs or similar evidence for the record.

I am copying Mr. Johnson at DHCA to confirm his availability for a hearing on either of those dates.

Sincerely,



Khandikile Mvunga Sokoni
Hearing Examiner
Office of Zoning & Administrative Hearings
Phone: 240-777-6664
100 Maryland Ave, Rockville MD 20850

From: Tigist Girma Gebresilassie <tigist.girma.g@gmail.com>
Sent: Wednesday, April 30, 2025 11:02 AM
To: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>
Cc: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>; Meza, Nicole <Nicole.Meza@montgomerycountymd.gov>; Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>
Subject: Re: Application for a waiver__Licensing & Registration - 13915 BAUER DR - Reference # 156287

[EXTERNAL EMAIL]

Good morning.

Thank you for sending me the application form and for clarifying the process. As requested, please find the following:

1. Application for waiver
2. Letter from DHCA detailing the preliminary inspection and its outcomes
3. Stamped drawing of the driveway indicating the current driveway concerning the property and the corresponding street (Bauer Dr.)

Please let me know if there is anything else I should provide.

Kindest regards,
Tigist

On Tue, Apr 29, 2025 at 2:08 PM Office of Zoning and Administrative Hearings
<OZAH@montgomerycountymd.gov> wrote:

Ms. Gebresilassie,

Please fill out the required application to request a hearing for a parking waiver from OZAH found at the following link [REQUEST FOR WAIVER OF ACCESSORY DWELLING UNIT \(ADU\) ON-SITE PARKING REQUIREMENTS](#). Please resubmit the completed application form, the letter from DHCA, your parking plan and any other document you wish the hearing examiner to review as a basis for your request. Also the standard for granting the waiver can be granted found at Montgomery County Code Section 29-26(b)(6). You must prove that there is adequate on-street parking to support the proposed apartment.

Thank you.

Office of Zoning and Administrative Hearings
100 Maryland Avenue
Room 200
Rockville, Maryland

From: Tigist Girma Gebresilassie <tigist.girma.g@gmail.com>

Sent: Friday, April 25, 2025 12:24 PM

To: Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Subject: Fwd: Application for a waiver__Licensing & Registration - 13915 BAUER DR - Reference # 156287

[EXTERNAL EMAIL]

Good afternoon!

We spoke on the phone this morning. I've been referred to you to request an administrative hearing for waiving the parking requirements for an ADU. I've pulled the application and filled it out. I've attached the letter from DHCA and the stamped drawing. I wanted to make sure that I've everything I need to apply for a waiver.

Thank you and best regards,
Tigist

----- Forwarded message -----

From: **Bouma, Clifton** <Clifton.Bouma@montgomerycountymd.gov>
Date: Wed, Apr 23, 2025, 1:03 PM
Subject: Licensing & Registration - 13915 BAUER DR - Reference # 156287
To: Tigist Girma Gebresilassie <tigist.girma.g@gmail.com>
Cc: Johnson, David <David.Johnson@montgomerycountymd.gov>, Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>

Hello,

Because you do not have at least 420 square feet of off-street parking, you will need to request a parking wavier from Office of Zoning and Administrative Hearings (OZAH). You can find information on how to submit a waiver request on their website -

<https://www.montgomerycountymd.gov/ozah/>

You can also contact them directly if you have more questions on the process.

There is a deadline to submit the request, so please take care of that ASAP.

Regards,



Clifton Bouma, Program Specialist II

Licensing & Registration, DHCA

email Clifton.Bouma@montgomerycountymd.gov

web www.montgomerycountymd.gov/dhca

[1401 Rockville Pike](#), 4th Floor • Rockville, MD 20852

For questions about services provided by [Montgomery County](#), or to file a complaint, please contact [MC311](#) at 3-1-1 or (240) 777-0311.



For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>