



arilton santos <ajds44@gmail.com>

907 Nora Drive

7 messages

Doug <dmaderaia@aol.com>
Reply-To: Doug <dmaderaia@aol.com>
To: Clifton.Bouma@montgomerycountymd.gov
Cc: ajds44@gmail.com

Mon, Apr 29, 2024 at 3:57 PM

Hi Mr. Bouma,

Hope you are well. I think we talked once after being introduced by Melissa Goutos of the Zoning Department.

We're trying to get a Building Permit for an ADU addition to 907 Nora Drive in Silver Spring. Can you please provide us a Preliminary Inspection Report with your approval? This is the document the Zoning Department is saying we need in order to obtain their approval for a Building Permit.

I believe we have applied for an ADU. This is a new build, so there is nothing on site to inspect yet. Attached are our Design Development drawings for this project. Please let me know if you need further drawings from us.

Thanks,
Doug Mader

Douglas Mader, AIA
Consulting Architect

"As technology advances at an alarming pace, the place of drawing remains as valid as ever in the creation of art and architecture." — Charles Windsor

 **907 Nora Design Development 101323.pdf**
688K

Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>
To: Doug <dmaderaia@aol.com>
Cc: "ajds44@gmail.com" <ajds44@gmail.com>, "Johnson, David" <David.Johnson@montgomerycountymd.gov>

Mon, Apr 29, 2024 at 3:59 PM

Hello,

This will be provided to you by your inspector after the initial inspection. Have a good evening.

Regards,

Exhibit 42
OZAH Case No: ADO 25-01



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.

From: Doug <dmaderaia@aol.com>
Sent: Monday, April 29, 2024 3:57 PM
To: Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>
Cc: ajds44@gmail.com
Subject: 907 Nora Drive

[EXTERNAL EMAIL]

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

Doug <dmaderaia@aol.com>
 Reply-To: Doug <dmaderaia@aol.com>
 To: Clifton.Bouma@montgomerycountymd.gov, Melissa.Goutos@montgomerycountymd.gov
 Cc: ajds44@gmail.com, David.Johnson@montgomerycountymd.gov

Tue, Apr 30, 2024 at 8:00 AM

Good Morning Melissa and Clifton,

Hope all is well.

I'm not sure how to move forward with obtaining a Building Permit for 907 Nora Drive. I think the Zoning Department is saying I need a Preliminary Inspection Report from DHCA before they sign off on our getting a Building Permit, but DHCA is saying that they do not issue a Preliminary Inspection Report until after an initial inspection, which would be after construction is underway (Right? Inspectors look at structures, not plans.), which can only be after we have a Building Permit.

Do we need a conference call, or can you two please talk to one another and let me know how we can move forward toward obtaining a Building Permit?

Thanks,
Doug

Santos: Melissa Goutos is a Zoning Reviewer with DPS (the Department of Permitting Services, that issues Building Permits) and Clifton Boutos is a Permitting Specialist with DHCA (the Department of Housing and Community Affairs) that regulates ADUs (Accessory Dwelling Units).

Douglas Mader, AIA
Consulting Architect

"As technology advances at an alarming pace, the place of drawing remains as valid as ever in the creation of art and architecture." — Charles Windsor

[Quoted text hidden]

Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov> Tue, Apr 30, 2024 at 8:11 AM
To: Doug <dmaderaia@aol.com>, "Bouma, Clifton" <Clifton.Bouma@montgomerycountymd.gov>
Cc: "ajds44@gmail.com" <ajds44@gmail.com>, "Johnson, David" <David.Johnson@montgomerycountymd.gov>

You're correct. I am awaiting the DHCA preliminary Inspection report before we can enter the zoning approval against this application. We have requested these in the past and the inspection was given to us prior to permit issuance.

Thank you,

Melissa Goutos

Senior Permitting Services Specialist

Division of Zoning and Code Compliance

Department of Permitting Services

(240) 777-6261

Find your zone! www.mcatlas.org/zoning

If you are new to finding your zone, watch a quick video here: <https://youtu.be/6Jl8jdFEfOM>

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Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov> Tue, Apr 30, 2024 at 10:03 AM
To: Doug <dmaderaia@aol.com>
Cc: "ajds44@gmail.com" <ajds44@gmail.com>, "Johnson, David" <David.Johnson@montgomerycountymd.gov>

Mr. Mader,

Please talk to the owner and remind him to read the materials given to him and contact the DHCA inspector to schedule the initial. That is your next step. The inspection is preliminary and done before any work starts.

Thank you,

Melissa Goutos

Senior Permitting Services Specialist

Division of Zoning and Code Compliance

Department of Permitting Services

(240) 777-6261

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From: Doug <dmaderaia@aol.com>

Sent: Tuesday, April 30, 2024 8:01 AM

To: Bouma, Clifton <Clifton.Bouma@montgomerycountymd.gov>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>

Cc: ajds44@gmail.com; Johnson, David <David.Johnson@montgomerycountymd.gov>

[Quoted text hidden]

[Quoted text hidden]

arilton santos <ajds44@gmail.com>

Wed, May 1, 2024 at 2:27 AM

To: "Goutos, Melissa" <Melissa.Goutos@montgomerycountymd.gov>

Cc: Doug <dmaderaia@aol.com>, "Johnson, David" <David.Johnson@montgomerycountymd.gov>

Good morning all,

We have the preliminary inspection today at 10am. Will pass along any information when I receive it.

Respectfully,

Mr. Santos

[Quoted text hidden]

Johnson, David <David.Johnson@montgomerycountymd.gov>

Wed, May 1, 2024 at 9:10 AM

To: arilton santos <ajds44@gmail.com>

Good morning Mr. Santos,

Just want to confirm our 12noon appointment today (5/1). Please feel free to call should you have any questions.

Thank you,

Dave

–Sent from mobile–

David Johnson, Inspector III | [Department of Housing and Community Affairs](#) | [240.706.0383](#) mobile

From: arilton santos <ajds44@gmail.com>

Sent: Wednesday, May 1, 2024 2:27:19 AM

To: Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>

Cc: Doug <dmaderaia@aol.com>; Johnson, David <David.Johnson@montgomerycountymd.gov>

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