



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

September 17, 2025

Scott Bruton
Director

ABOLGHASSEM KAVANDI
10609 GLENWILD RD
SILVER SPRING, MD 20901

PRELIMINARY INSPECTION REPORT
Accessory Dwelling Unit (ADU)
ADU address: 10609 GLENWILD RD
Pending License #:
Housing Code Case #: 192676

Dear ABOLGHASSEM KAVANDI :

The preliminary inspection for the ADU licensing and registration was conducted on **September 16, 2025, at 11:30 AM**. The required Licensing Pending ADU sign had been posted on the front yard and was visible to the public for the required 30 days. The existing ADU is located on the first level with the entrance door on the right of the house, beyond a wooden fence. The on-site parking measured 220 square feet. The Principal Dwelling is approximately 2,600 gross square feet, and the Accessory Dwelling Unit is approximately 750 gross square feet.

All applicable building permits must be obtained through the Department of Permitting Services (DPS) and/or Washington Suburban Sanitary Commission (WSSC) and finalized before DHCA can approve the license. All repairs, maintenance work, alterations, or installations shall be executed in a workmanlike manner and in compliance with all applicable codes. **Present this inspection report along with a copy of your stamped ADU drawing to DPS for any needed permits.**

The following requirements must be met for the ADU license to be approved:

1. The property must be occupied by the homeowner(s), who may reside in the principal dwelling or in the ADU. The ADU must have the same address as the main house.
2. The ADU may not be occupied by more than two adults (eighteen years or older) and total number of occupants must abide by the square footage limitations under Chapter 26 of the Montgomery County Code.
3. The ADU must be subordinate to the principal dwelling whether attached or detached and shall be the only additional living unit or residential use space on a lot or parcel. No other tenants, Airbnb's or short-term residential rentals are permitted.
4. Onsite parking of at least 480 square feet, the minimum parking space for three vehicles,

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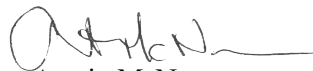


however, if a new driveway must be constructed for the ADU then a total of at least two on-site parking spaces must be provided. On-site parking is not required if the property is located within 1 mile of Metrorail, Purple Line, or MARC Rail Station.

5. Applicant shall provide copies of the finalized applicable building, electrical and plumbing permits from the Department of Permitting Services (DPS) and the Washington Suburban Sanitary Commission (WSSC). For more detailed information on DPS permit requirements and permit application guidance for ADUs, please visit <https://www.montgomerycountymd.gov/DPS/Resources/Files/RCI/ADUGuidelines.pdf>.

A re-inspection will not be scheduled as the Accessory Dwelling Unit exists and meets minimum standards. At this time, the owner has no plans to expand the on site parking, but rather to seek a waiver from the Montgomery County Board of Appeals. If you have any questions or need additional information, please feel free to contact me.

Sincerely,



Austin McNamara
Housing Code Inspector III
(240) 777-3797

Austin.McNamara@montgomerycountymd.gov

cc: DHCA Licensing and Registration

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