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Subject: CU 17-12-A, Korean Cultural Center/Bike locker
Date: Tuesday, February 10, 2026 5:03:04 PM

Good afternoon, all. I am working on the decision in the above and encountered a question.

Under the most recent conditional use site plan (Exhibit 30(b)), the Applicant proposes to retain an existing bike locker to meet the requirement for the long-term bicycle storage space. It was installed as part of the original conditional use was approved (in 2017), but is now prohibited when the Zoning Ordinance was changed in 2020.

I would like the Applicant's and Staff's opinion as to whether the existing locker could be approved as "alternative compliance" under 6.8.1.

I hesitate to use a "grandfathering" theory posited by Mr. LaVay at the public hearing because Section 59.7.7.1.A of the Zoning Ordinance grandfathers structures that existed *prior to 2014*. Nor could I find any grandfathering for this type of structure in other sections of 7.7.1. Section 7.7.2 permits a non-conforming "use" if registered with DPS, but a bike locker is not a "use" but a structure.

My thought was that it may fit under Section 6.8.1 because of the small amount of floor area available for the non-profit use without expanding the existing structure. Retention of the existing structure is desirable because it still presents as a single family home. Of course, it would still serve the intent of the ZO by providing bicycle storage.

Best,

Lynn Robeson Hannan
Hearing Examiner



Exhibit 35
OZAH Case No: CU 17-12A