
The Reserve at Tower Oaks Homeowners Association - Zoning Text Amendment Meeting - Wednesday, February 12, 2025 - Notice of Appearance and Official Comments

From Kim M. O'Halloran-Perez <KO'Halloran-Perez@reesbroome.com>

Date Tue 2/11/2025 1:01 PM

To Jim Wasilak <jwasilak@rockvillemd.gov>

Cc David Gibson <gibsonpac@gmail.com>; Ricky Barker <rbarker@rockvillemd.gov>

WARNING - External email. Exercise caution.

Mr. Wasilak – this firm serves as legal counsel to the Reserve at Tower Oaks Homeowners Association. The Board of Directors for the Reserve at Tower Oaks requested that our firm speak on its behalf via Webex attendance for the hearing tomorrow evening.

The Board of Directors officially supports the City's proposed Zoning Text Amendment ("ZTA") for the Allan model townhomes in the Association with the following caveats:

- Each Allan model townhome within the Association was delivered with a garage that is 36 feet long.
- Each townhome was sold to each current owner with extensive recorded Association covenants - one of which required the garage for the townhome to be used exclusively for the parking and storage of vehicles.
- The Board is aware of the code issue impacting some of the Allan model townhomes, which impacts the width of each garage, but not the length of each garage.
- The intent of the City approvals for the Association was to have the garage on each lot serve as the primary parking for each lot.
- Most community owners use their garage as it was intended for the parking and storage of vehicles as required by the recorded Association covenants.
- With these considerations in mind, the Board would like any ZTA enacted by the City to clarify that the garage for the affected Allan town homes must have available "at least twenty feet (20') lengthwise to accommodate the parking of one standard size vehicle" in the garage for each impacted Allan model townhome.

We believe that if the ZTA is customized as suggested above, it will be consistent with the original development considerations that have the garage on each lot serve as the primary parking space for each owner.

Thank you for your consideration and please email me the link to participate via WebEx at tomorrow's meeting at kohalloran@reesbroome.com.

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