



Agenda for Meeting 02-2025
CITY OF ROCKVILLE BOARD OF APPEALS

Alan Frankle, Chair
Roy Deitchman
Jimmy Hauer

Wednesday, July 16, 2025

7:00 p.m.

Rockville City Hall
111 Maryland Avenue
Or Virtually via WebEx

*Watch LIVE on Comcast Cable Rockville Channel
11 and online at <https://www.rockvillemd.gov/>
See page 3 for hearing procedures*

Jim Wasilak, Chief of Zoning
Nicholas Dumais, Senior Assistant City Attorney

*Board of Appeals Agendas and Staff Reports are available online at:
<http://www.rockvillemd.gov/AgendaCenter/Board-of-Appeals-7>*

I. PUBLIC HEARING

- A. Variance Application VAR2025-00127:** The applicant is requesting a zoning variance from the required side yard setback to allow for construction of a carport addition at 2288 Dunster Lane; Sharon Jane & J. Christopher McCoy, Applicant. Planner: Chris Davis, 240-314-8201.

II. COMMISSION ITEMS

A. OLD BUSINESS

B. NEW BUSINESS

C. MINUTES

1. April 16, 2025

D. ADJOURNMENT

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Board of Appeals will be meeting in person in the Mayor and Council Chamber at Rockville City Hall. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below. Persons who provide testimony provided will be required to be sworn in, and that the testimony provided will be truthful.

I. Meeting Platform: WebEx

- A. Applicant Access:** Provided by CPDS/IT
- B. Access for Oral Testimony and Comment:** Provided by CPDS/IT
- C.** If during the hearing a party wishes to make additional comment or to specifically request the opportunity to engage in cross-examination following specific testimony, the party must contact the Host by email at jwasilak@rockvillemd.gov with the specific request. The Host will inform the Board. The Board, in its sole discretion, will determine if the party may be heard.

II. Pre-Meeting Preparations/Requirements:

A. Written Testimony and Exhibits –

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Board of Appeals, at jwasilak@rockvillemd.gov, or by mail, and must be received no later than eight (8) days in advance of the hearing.

B. WebEx Orientation for Applicants –

Applicants must contact the planning case manager assigned to the Application no later than five (5) days in advance of the hearing in order to schedule WebEx orientation, which must be completed prior to the hearing.

C. Oral Testimony –

i. Applicants – Applicants must provide to Community Planning and Development Services (“CPDS”) Staff a list of presenters and witnesses who will testify on behalf of the Application. The list must be provided to CPDS Staff no later than five (5) days prior to the date of the hearing.

Testimony/Comment in favor of an Application – Any member of the public who wishes to comment in favor of an Application must submit their name to CPDS Staff no later than two (2) days in advance of the hearing to be placed on the testimony list. If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit

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written testimony to the Staff Liaison to the Board of Appeals, at jwasilak@rockvillemd.gov by 12:00 p.m. on the date of the hearing.

ii. Testimony/Comment opposing an Application – Any member of the public who wishes to comment in opposition to an Application must submit their name to CPDS Staff no later than two (2) days in advance of the hearing to be placed on the testimony list. If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Board of Appeals, at jwasilak@rockvillemd.gov by 12:00 p.m. on the date of the hearing.

III. Conduct of Online Meeting and Public Hearing:

The Meeting and Public Hearing will be held in accord with the Board of Appeals Rules of Procedure.

The Board of Appeals, at its discretion, reserves the right to continue the hearing until another date.

A. Public Hearing

- i. Staff presentation or report and recommendation.
- ii. Testimony of representative of other Board or Commission, if any – limited to ten (10) minutes each.
- iii. Applicant presentation in support of the Application – limited to fifteen (15) minutes.
- iv. Testimony in favor of the Application – The Board will sequentially recognize each person on the support testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Testimony is limited to three (3) minutes for each individual and limited to five (5) minutes for each civic association.
- v. Testimony in opposition to the Application – The Board will sequentially recognize each person on the opposition testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Testimony is limited to three (3) minutes for each individual and limited to five (5) minutes for each civic association.
- vi. Rebuttal testimony of the Applicant – limited to ten (10) minutes.
- vii. Additional comment, if any, on the Application – The Board will ask if there is any further comment. Any participant seeking to provide additional comment may ask to speak at this time and must do so by emailing the Host at jwasilak@rockvillemd.gov. The Host will inform the Board if there are previous participants who wish to provide additional comment and list each speaker by name. The Board will sequentially recognize each speaker

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and ask the Host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Board before speaking. Additional comment is limited to three (3) minutes each.

viii. Applicant closing argument, if any – limited to five (5) minutes each.

ix. Board Discussion and Decision

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. FUTURE MEETING DATES (Tentative Dates to be Approved by the Board of Appeals)

- AUGUST RECESS
- September 17, 2025
- October 15, 2025
- November 19, 2025
- December 17, 2025
- January 21, 2026
- February 18, 2026

II. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch

Maryland law and the Board of Appeals' Rules of Procedure regarding ex parte (extra record) communication require all discussion, review, and consideration of this matter take place only during the Board's consideration of the item at a scheduled meeting. Telephone calls and meetings with Board members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Board.



Board of Appeals Staff Report
Variance Application VAR2025-00127

MEETING DATE: July 16, 2025

REPORT DATE: July 9, 2025

FROM: Christopher Davis, Senior Planner
Community Planning and
Development Services
240.314.8201
cdavis@rockvillemd.gov

APPLICATION DESCRIPTION: A Zoning variance is requested from the side yard setback requirement of the R-90 Zone to allow for construction of a carport addition at 2288 Dunster Lane.

APPLICANT: Sharon Jane McCoy and J. Christopher McCoy
2288 Dunster Lane
Rockville, MD 20854

FILING DATE: June 3, 2025

RECOMMENDATION: Approval, subject to conditions referenced on page 8 of this staff report.

EXECUTIVE SUMMARY: Sharon Jane McCoy and J. Christopher McCoy, property owners, (known collectively as the "Applicant"), are requesting a zoning variance in order to complete a carport addition to their residence located at 2288 Dunster Lane (the "Property"). The Applicant is requesting the variance from Section 25.10.05.a. (Table of Development Standards) of the Zoning Ordinance (the "Ordinance") to allow a side yard setback of 2 feet 2.3 inches in lieu of the



required 11 feet in the R-90 zone to construct a carport addition to the south-facing side of the existing single-family dwelling.

Background

Location: 2288 Dunster Lane (the “Property”)

Applicant: Sharon Jane McCoy and J. Christopher McCoy

Zoning District: R-90 (Single Unit Detached Dwelling, Restricted Residential)

Existing Use: Single Family Residential – Detached Dwelling

Parcel Area: 9,869 sq. ft. per Applicant’s site plan

Building Floor Area: 2,808 sq. ft. (above grade) per SDAT info.

Dwelling Units: One (1) Existing Single - Family Detached Dwelling

Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90	Residential Detached	Single Unit Detached Dwelling
East	PARK	Park	Park
South	R-90	Residential Detached	Single Unit Detached Dwelling
West	R-90	Residential Detached	Single Unit Detached Dwelling

Site Description

The Property is located on the east side of Dunster Lane at its intersection with Bartonshire Way in the Potomac Woods neighborhood, corresponding to Planning Area 13 as specified in the *Rockville 2040 Comprehensive Plan*. The Property is improved with a two-story, single-family detached dwelling, constructed in 1965 according to SDAT. The front and rear yard areas are accompanied by landscaping and a variety of tree plantings with a noticeable downward sloping topography from the south to north sides of the property. Vehicular access is provided to the Property via an existing driveway from Dunster Lane. The Property is a single record lot known as Lot 19 of Block F found on a plat of subdivision entitled “Potomac Woods, Section Seven,” Plat

No. 7663 of the Land Records of Montgomery County, Maryland. The lot is approximately 9,869 square feet in total area.

As shown on the Applicant's submitted site plan, the dwelling is situated relatively central on the property similar to other dwellings on Dunster Lane. However, the Property is encumbered by a variety of changing grades in various directions which limits the area where a carport could be located.



Street view of the Property circa 2022 (Source: Google)

PROJECT PROPOSAL

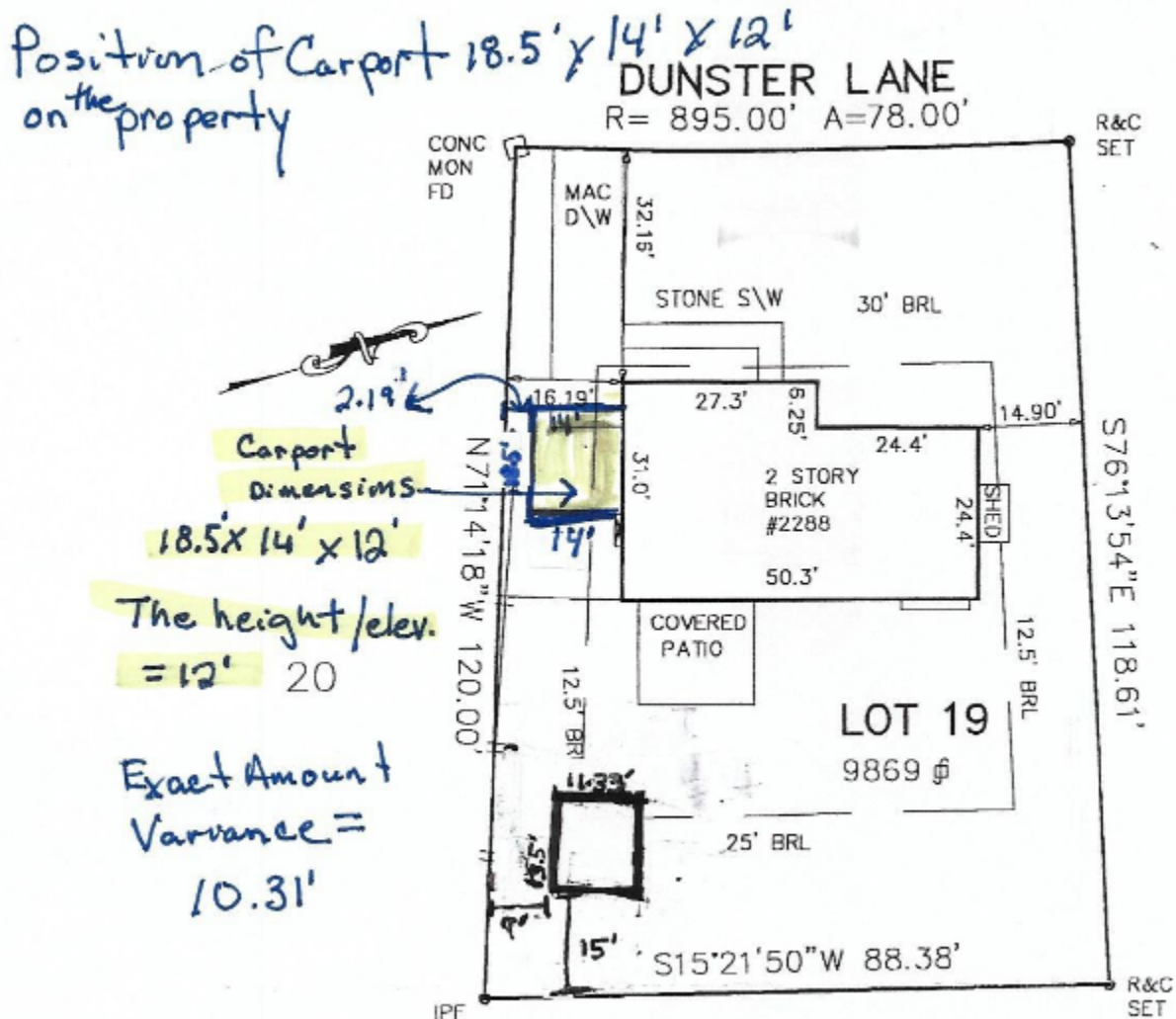
The Applicant proposes to cover a portion of their existing driveway along the south-facing side of the dwelling with a 14 feet x 18.5 feet carport. The carport is proposed to be 12 feet in height and will be attached to the home according to the site plan. The Applicant indicates that construction of the carport would increase the livability of their home and improve use of the Property by allowing for a convenient and safe transition space for ingress and egress between vehicles and the side-entry of the home while providing protection from outdoor elements and weather throughout the year.

COMMUNITY OUTREACH

Public notification of the pending application, including sign posting, and written notification, was made pursuant to the requirements of Section 25.06.03.c. (Public notification of pending application) of the Ordinance. No calls of inquiry have been received as of the date of this report.

REQUESTED VARIANCE

The Applicant has requested a variance from Section 25.10.05.a (Table of Development Standards) for the side yard setback requirement of 11 feet in the R-90 zone in order to construct an attached 18.5 x 14-foot carport over the existing driveway. The proposal to cover a portion of the existing driveway with the carport would encroach into the side yard setback and necessitates the granting of a variance. The Applicant requests a side yard setback of 2 feet 2.3 inches representing a variance of 8 feet, 9.7 inches to permit construction of the proposed carport. The Applicant's proposed site plan is shown below. It should be noted that while the Applicant's site plan notes a side yard building restriction line (BRL) on their site plan of 12.5 feet, no such BRL appears to be specified on the original subdivision plat, and the required minimum setback is 11 feet as specified by the Ordinance.



Proposed Site Plan (provided by Applicant)

APPLICABLE SECTIONS OF THE ZONING ORDINANCE

Per Section 25.03.02 of the Ordinance, the term variance is defined as a “modification only of density, bulk, or area requirements in the Zoning Ordinance, where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the result of any action taken by the Applicant, a literal enforcement of this Chapter would result in practical difficulty.”

FINDINGS & STAFF ANALYSIS

In accordance with Section 25.06.03.e. of the Ordinance, a variance may be granted by the Board of Appeals if it finds that:

- 1) *The variance as requested would not be contrary to the public interest.*

Staff finds that the requested variance would not be contrary to the public interest.

The Property is currently improved with a two-story detached single-family dwelling which has been in existence in the neighborhood for 60 years. The majority of the surrounding dwellings have also been in existence for similar periods and several properties have been improved with attached carports or garages throughout the neighborhood. In review of the zoning ordinance in effect at the time of the 1960s construction, carports were permitted to encroach into the side yard setback and many of the surrounding homes with carports may have utilized such provisions to encroach into their side yard setbacks. However, this allowance for carport encroachments was discontinued in later zoning ordinances beyond the 1970s. The footprint of the proposed carport will occupy a portion of the existing driveway and will be of a complementary scale to the rest of the dwelling so as not to conflict with the aesthetics or use of the dwelling. The proposal is not anticipated to have any adverse impacts to neighboring properties as the proposed improvements will not be out of character with other dwellings and will be contained wholly within the Property. The proposed improvements will allow the property owner to increase use of the Property while maintaining the overall aesthetics of the home in a manner that will not be contrary to the public interest.

At the time of completion of this report, no letters of opposition to the Applicant’s request have been received.

- 2) *The request for the variance is the result of conditions peculiar to the property and not the result of any action taken by the applicant.*

Staff finds that there are peculiar conditions to the property, which are not the result of any action taken by the Applicant, that support the granting of the requested variance.

The Property is encumbered by varying topography which limits the location to which the proposed carport could be located on the Property. As previously mentioned, the Property generally slopes downward by 4 feet from the south side of the property to the north side. In addition, the Property experiences more severe grade changes in the rear yard where the property slopes downward to as much as 12 feet from the rear of the home to the rear property line. Given the changes in grade, the south side of the dwelling where the carport is proposed is also where the changes in grade are the least and land is relatively flat compared to other sides of the dwelling. The Property also exhibits some uniqueness in being a “wedge” shape with the north side and south side property lines converging from the rear to the front of the Property. This convergence of side property lines creates narrowing side yards to which the Applicant could build into. The changes in topography along with the unique property shape result in peculiar conditions to the Property which create challenges for the Applicant in constructing the proposed carport in a code compliant manner.



Contour Map of the Property. The most level areas of the Property are on the south side of the dwelling where the carport is proposed. (Source: City of Rockville GIS)

Staff finds that these peculiar site conditions are attributable to the Property and are not due to the actions brought about by the Property owner.

3) Literal application of this Chapter would result in practical difficulty;

The Applicant indicates that granting of the requested variance will allow for greater utility and enjoyment of the Property by providing a convenient and safe access area to and from the dwelling and their vehicles. The Applicant has communicated that completion of the carport in the proposed location will allow the Applicant to complete the proposed improvement in the most practical location on the side where there currently is entry from the existing driveway and would also allow the Applicant the alternative from placing the carport in the rear yard which, while code compliant with the required setbacks, would also create significant challenges due to the severe grade changes. Additionally, placing the carport on the opposite north side of the building would also trigger encroachments into the opposite side yard setback, also necessitating a variance as well as creating additional practical difficulties to construct a new apron and driveway on that north side of the dwelling. The Applicant also has indicated that the rear yard serves as a critical drainage pathway that prevents water from accumulating around the foundation of the home, and locating the carport in the rear yard could additionally create a practical difficulty in reworking the existing drainage patterns established on the Property.

Due to conditions unique to this Property, namely the property shape and extensive varying topography, any effort to improve the dwelling with a side carport in a manner similar to other properties would be prohibitive without approval of a variance. Therefore, literal application of the Ordinance requirements would create a practical difficulty for the Applicant.

4) The granting of the variances is not inconsistent with the purpose of the Zoning Ordinance.

In accordance with Sec.25.06.03.a. of the Ordinance “variances may be granted by the Board of Appeals from the strict application of density, bulk, or area requirements of the development standards set forth in this chapter, or more specifically in the subject case those found under Sec.25.10.05.a. and 25.14.03.b.2.”

Granting the variance would not be contrary to the purposes of the Ordinance, since such relief is necessitated by site characteristics and physical improvements specific to the Property and are not the result of any actions taken by the Property owner. Several purposes of the Ordinance include:

- Ensure that development occurs in an orderly fashion consistent with the master plan (the "plan");
- Ensure the most appropriate use of land throughout the City;

- Protect and enhance the aesthetic and visual character of the City and its residential neighborhoods; and
- Provide attractive, high-quality development and design that enhances the community's quality of life.
- Foster innovative, creative, sustainable, and flexible building and site design;

The Applicant's proposal will not be inconsistent with the above purposes but rather will contribute to achieving such purposes. The Comprehensive Plan identifies residential uses including single-family detached as an appropriate use of the subject property, and the Applicant's proposal will further solidify such use. Staff finds that the Applicant's plans and proposed improvements will not adversely impact adjacent properties and will maintain the aesthetic character of the Property and of the neighborhood. Approval of this application and subsequent permitting will allow the Applicant to construct improvements to the property which will assist in improving the Applicant's quality of life through enhanced use of the Property.

The granting of the variance requested would not be inconsistent, but in keeping with the purpose, intent, and spirit of the Ordinance. Staff finds that due to site conditions, which are specific to the subject site, the request is not contrary to the purpose of the Zoning Ordinance.

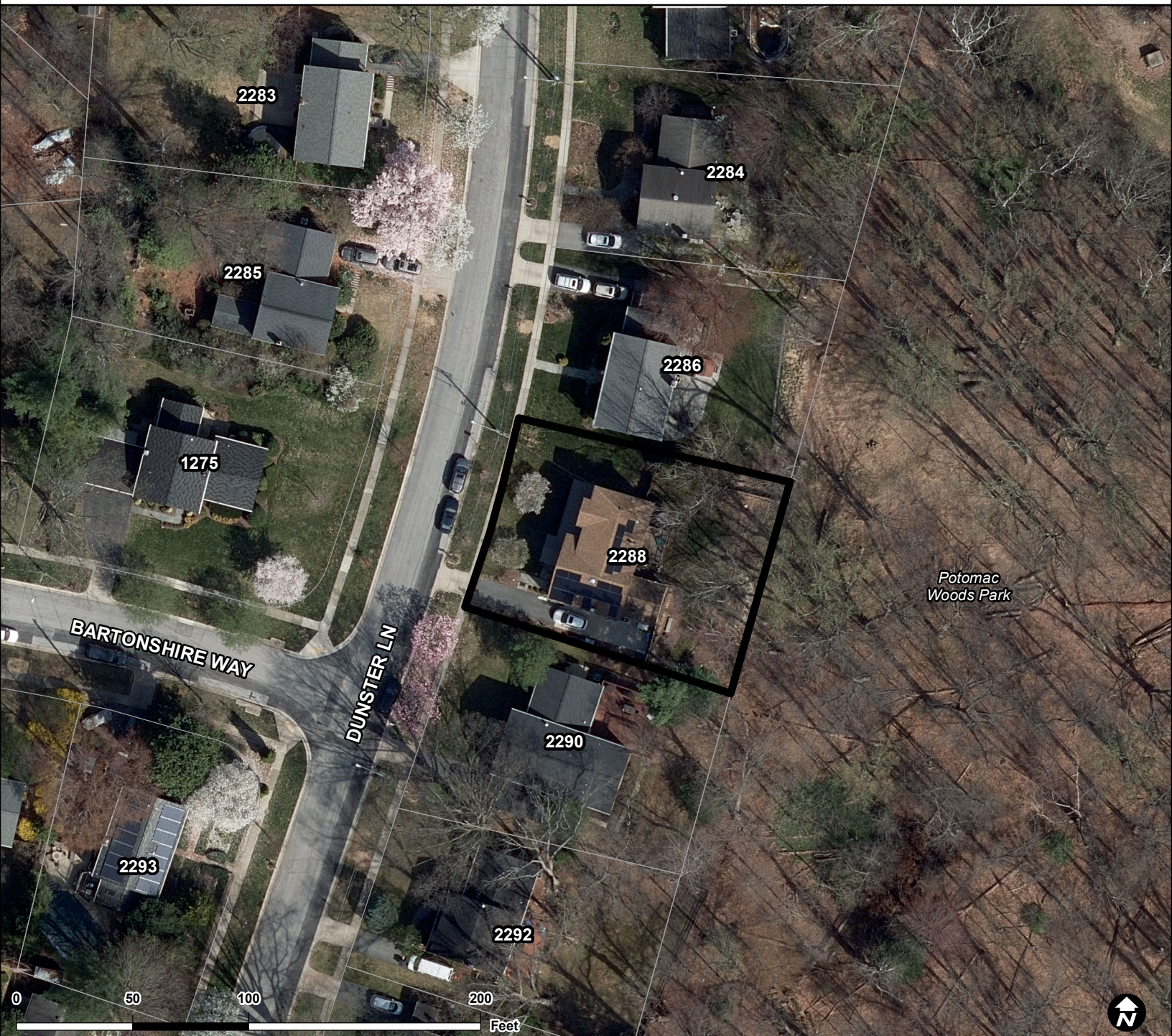
STAFF RECOMMENDATION:

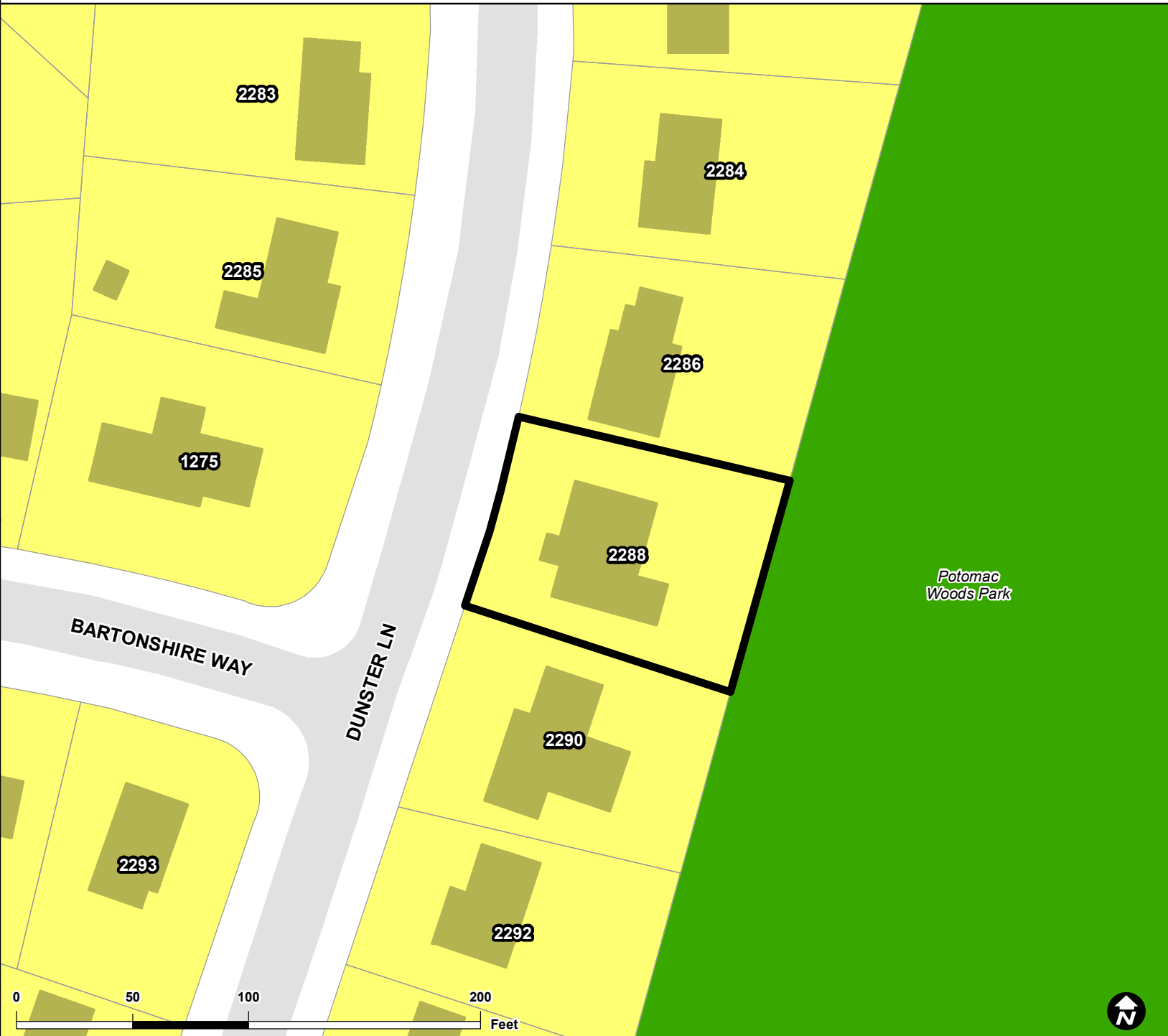
Based on the information provided and factors specific to the subject request, staff recommends approval of the requested variance to allow a side yard setback of 2 feet 2.3 inches in lieu of the required 11 feet (a 8-foot 9.7-inch variance), for the construction of a carport addition to the existing dwelling, subject to the following conditions:

- 1) The proposed carport addition must be constructed in substantial accordance with the plans and illustrations provided and prepared by the Applicant herein.
- 2) The Applicant must submit an Affidavit of Posting certifying that the public hearing sign has been posted on the property in accordance with City requirements.

ATTACHMENTS:

Exhibit 1 – Aerial Map
 Exhibit 2 – Planned Land Use Map
 Exhibit 3 - Zoning Map
 Exhibit 4 - Application Materials



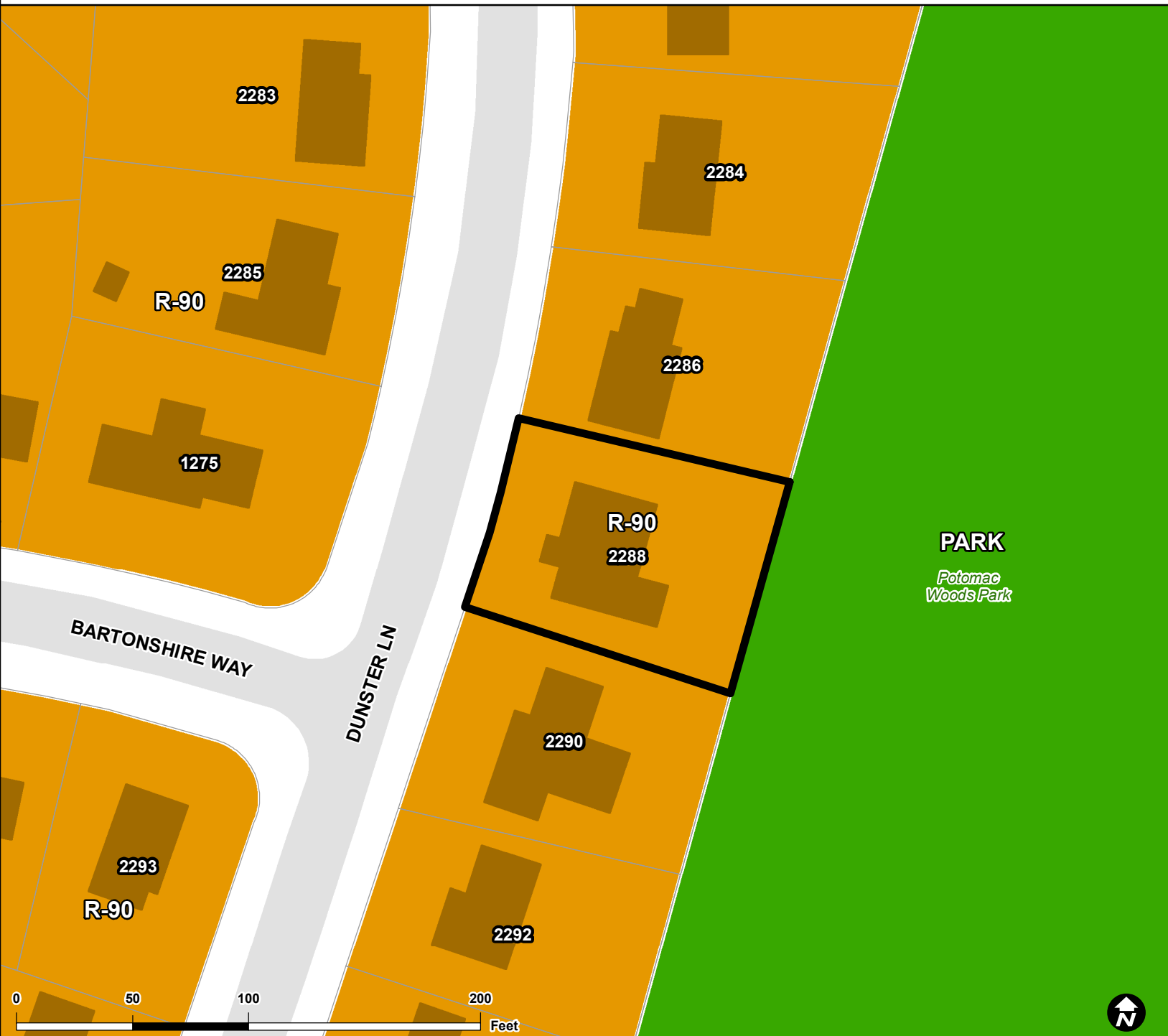


Land Use Policy Designations

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office

- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional

- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- SRM - Service Industrial and Residential Mix
- * Potential Future Park Asterisk



Zoning Overlays		Zoning Districts			
	Town Center Performance District		R-400 - Residential Estate		PD - Planned Development
	South Pike		R-200 - Suburban Residential		MXB - Mixed-Use Business
	Rockville Pike Core		R-150 - Low Density Residential		MXC - Mixed-Use Commercial
	Twinbrook Metro Performance District		R-90 - Single Unit Detached Dwelling, Restricted Residential		MXCT - Mixed-Use Corridor Transition
	Lincoln Park Conservation District		R-75 - Single Unit Detached Dwelling, Residential		MXCD - Mixed-Use Corridor District
	Planned Developments		R-60 - Single Unit Detached Dwelling, Residential		MXE - Mixed-Use Employment
	Residential Clusters		R-40 - Single Unit Semi-detached Dwelling, Residential		MXNC - Mixed-Use Neighborhood Commercial
	Local Historic Districts		RMD-Infill - Residential Medium Density, Infill		MXT - Mixed-Use Transition
	* Special Exceptions		RMD-10 - Residential Medium Density		MXTD - Mixed-Use Transit District
			RMD-15 - Residential Medium Density		PARK - Park Zone
			RMD-25 - Residential Medium Density		IL - Light Industrial



Application for
Zoning Variance

VAR
3/25

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Please Fully Complete

Property Address Information: 2288 Dunster Lane

Subdivision 0220 Lot (s) 19 Block F

Zoning District:4 Tax Account (s) 00187660

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant (a) Sharon Jane McCoy, (b) J. Christopher McCoy

2288 Dunster Lane, Rockville, MD (a) 240-505-5374, (b) 301-919-6648 (a) mccoym20854@gmail.com (b) chrismccoymusic@gmail.com

Property Owner Sharon Jane McCoy and J. Christopher McCoy

Architect N/A

Engineer N/A

Attorney N/A

Property Name: 2288 Dunster Lane

Project Description: Build an attached carport 18'X14'X12' on the left side of the house

STAFF USE ONLY

Application Acceptance

Application # VAR2025-00127

Application Intake

Date Received: June 3, 2025

Reviewed by: Fee: \$410.25

Property Size (in square feet) 9,869 SF

From what Zoning Ordinance requirement(s) is the Variance being requested? R-90

Please describe the exact amount of Variance(s) requested in feet or inches 8.31' (BRL 12.5')

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.
I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Sharon J. McCoy 5/29/2025

Please sign and date

Variance Application Compliance

The Board cannot grant a variance unless the definition for a variance is met. The Zoning defines a variance as follows: "A modification only of density, bulk or area requirements in the Zoning Ordinance where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of any action taken by the applicant, a literal enforcement of this Chapter would result in practical difficulty."

Answers to the following questions must be full and complete. If more space is needed, please attach additional pages:

4. Explain why the granting of the variance is necessitated by conditions unique to the property See attached

2. Explain why the granting of the variance will not be contrary to the public interest or injurious to the neighborhood
See attached

3. Explain why not granting the variance would result in practical difficulty in the use of the property See attached

4. Explain why the approval of the variance is not inconsistent with the purposes of the Zoning Ordinance See attached
-
-
-

Pre-Submission Meeting:

A pre-submission meeting with the Development Review staff is **required** prior to filing all applications. To request a pre-submission meeting, please contact staff at cpds@rockvillemd.gov.

Submission Requirements

Variance Application Submittal Requirements

- ☒ Complete Application
 - ☒ Filing Fee, including sign fee*
 - ☒ Pre-Submission Meeting conducted. Date: May 22, 2025 11AM
 - ☒ Boundary Survey or site plan showing the location of the proposed structure.
 - ☒ A plan showing how the variance will affect the surrounding properties. This plan should include the following:
 1. For a variance in SIDE OR REAR YARD SETBACKS, the location and existing setback measurements of all buildings on adjacent properties.
 2. For variances from MAXIMUM HEIGHT LIMITATIONS, a cross section with heights of existing buildings on adjacent properties.
 3. For variances in FRONT YARD SETBACK, the front yard setback measurements of all buildings on the same side of the street as the applicant's property.
 - ☒ Elevations of proposed structure that include the height of the proposed structure.
- *Once completed application is accepted and processed, the applicant will receive an invoice email with instructions for electronic payment of the application fee.

Variance Application Processing:

Each applicant needs to be aware of the following about the processing of this application. After reading the following information, please sign on the next page to acknowledge your understanding.

Posting of Sign:

A sign must be posted on the property to provide notification of the application to the community. Once the application is accepted, the City has 5 working days to provide this sign to the applicant. Within 3 days of receiving the sign from the City, the applicant must post the notification sign on the property. It must remain posted until the Board of Appeals takes final action on the application. An affidavit of posting must be completed by the applicant to certify that the sign was posted for the required time.

Inspection of the Property:

The members of the Board of Appeals and City staff members must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This access must be granted provided a reasonable notice is given for said inspection.

Revisions:

Revisions to the site plan or application may be made up to the filing date (40 working days before the scheduled hearing date for Residential & 60 working days for Non Residential). Revisions made after the closing date may result in hearing postponement and/or the re-posting of the subject property if the Planning Division or the Chairman of the Board of Appeals decides that inadequate review or notification would result from the revisions, especially if the amount of the variance is increased.

Hearing/Meeting Appearance:

The applicant must be prepared to present his/her case before the Board of Appeals.

The Decision:

Submission of this application with the filing fee is not a permit. The Board of Appeals will make the final decision (Approval/Denial/Dismissal) on this application.

Refunds:

The filing fee is not refundable regardless of whether the application is approved or denied.

Signature of applicant Sharon J. McCoy

Date 5/29/2025

Variance Application

McCoy Residence, 2288 Dunster Lane, Rockville, Maryland 20854

1. Explain why the granting of the variance is necessitated by conditions unique to the property:

Our property is on a slope that channels surface water runoff through the backyard during rainfall. The backyard serves as a critical drainage pathway that prevents water from accumulating around the foundation of our home and adjacent properties. Soil erosion toward a dry tributary also occurs at the back of the property, necessitating several retaining walls, placing the shed on a deck instead of on the ground, and several french drains. The backyard slopes toward the woods and our neighbor's house. The soil retains moisture. Introducing a carport structure in this area would disrupt the established flow of stormwater and likely lead to several negative consequences:

- **First**, altering the natural drainage path by placing a solid structure in the flow line may lead to water pooling or redirecting toward the house, increasing the risk of basement or foundation flooding.
- **Second**, the carport would interfere with the current runoff pattern, potentially causing erosion in unintended areas and damaging existing landscaping.
- **Third**, municipal regulations often require property owners to maintain natural drainage easements or flow paths. Building a carport in this area may violate those guidelines, leading to regulatory or legal issues.
- **Fourth**, redirecting drainage due to an obstruction like a carport could cause runoff to flow onto neighboring properties, which may result in disputes or claims for property damage.

Given these factors, we are proposing a variance to allow construction of a carport on our existing driveway located on the side of our house, which includes a full drainage system and solid reinforced concrete. We believe that this is the safest and most architecturally sound place for the carport, and that any concerns around soil erosion or drainage are mitigated by the integrity of this location on the property.

- 2. Explain why the granting of the various will not be contrary to the public interest or injurious to the neighborhood.**

Constructing a carport on the side of the house, would avoid the issues described in response to question 1. The carport would not be contrary to the public interest or injurious to the neighborhood because the majority of houses on the same street and in the neighborhood have carports or garages. If anything, adding a carport would help this house to blend in with other houses that include either a carport or a garage. As such this is not an out of scope impact.

- 3. Explain why not granting the variance would result in practical difficulty in the use of the property.**

Placing the carport in the back of the house could result in practical difficulties with the drainage pathway. This could lead to issues with the structural integrity of the carport and future safety concerns.

- 4. Explain why the approval of the variance is not inconsistent with the purposes of the zoning ordinance.**

The existing property includes a fence between the driveway and the neighboring property that creates a natural but unobstructive barrier between the two houses. The neighboring property is situated at a slightly higher elevation than our property. Additionally, there are no windows on the neighboring property facing our house, other than two small basement windows.

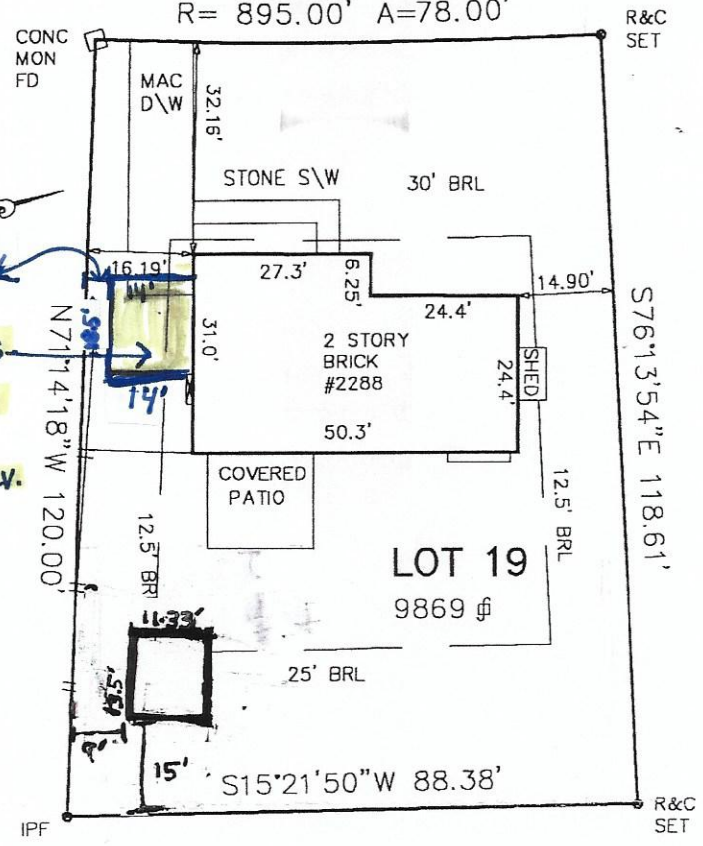
Position of Carport 18.5' x 14' x 12'
on the property

DUNSTER LANE
R= 895.00' A=78.00'

Carport
Dimensions
18.5' x 14' x 12'

The height/elev.
= 12' 20

Exact Amount
Variance =
10.31'



Date: 01-11-02
Plat Book: 77
Plat No.: 7663
Work Order: 02-1089
Address: 2288 DUNSTER LANE
District: 4
Jurisdiction: MONTGOMERY COUNTY, MD

Scale: 1" = 30' Drn: DB

NO TITLE REPORT FURNISHED

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

LOT 19
BLOCK F
SECTION SEVEN
POTOMAC WOODS

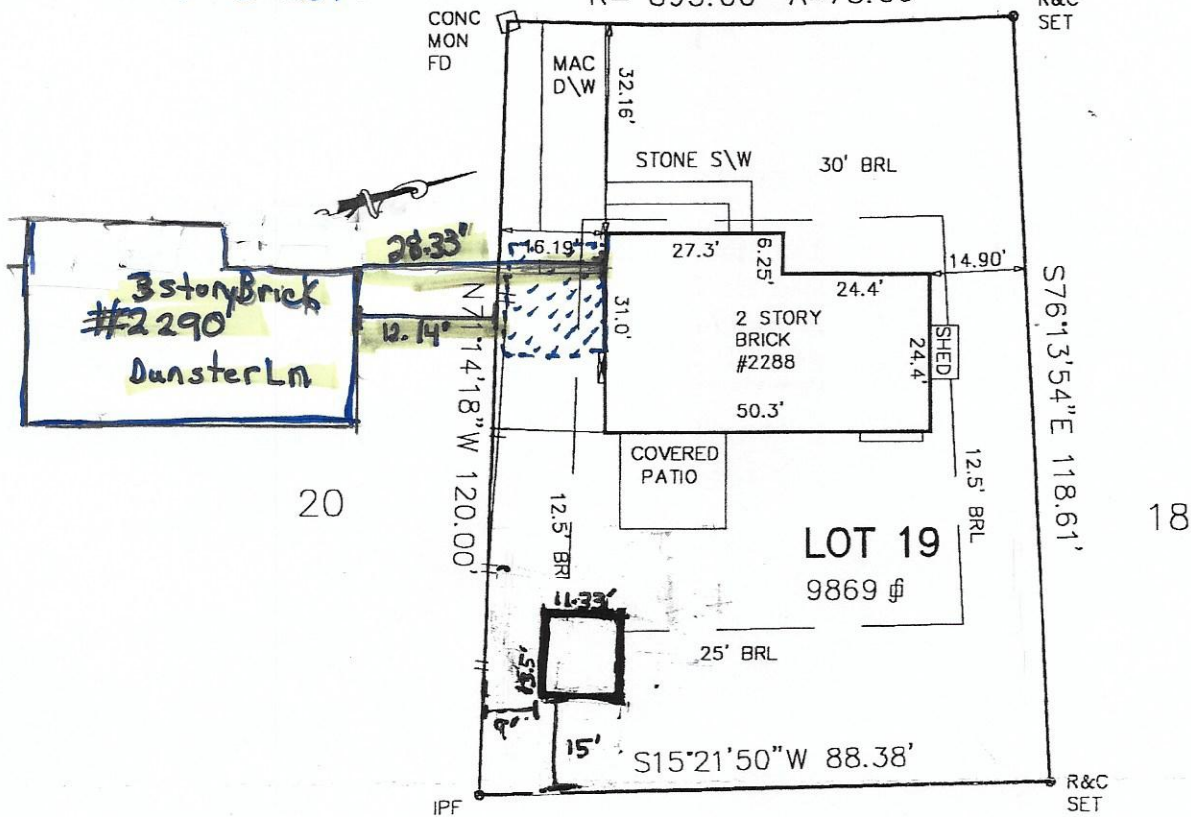
Stephen John Westwood



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

Impact to property
2290 Dunster Lane

DUNSTER LANE
R= 895.00' A=78.00'



Date: 01-11-02
Plat Book: 77
Plat No.: 7663
Work Order: 02-1089
Address: 2288 DUNSTER LANE
District: 4
Jurisdiction: MONTGOMERY COUNTY, MD

Scale: 1"= 30' Dm: DB

NO TITLE REPORT FURNISHED

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

LOT 19
BLOCK F
SECTION SEVEN
POTOMAC WOODS

[Signature]



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

2290 Dunster Ln

Potomac MD 20854 (Montgomery County)

ESTIMATED VALUE

\$1,085,820

OFF MARKET

Built in 1965 • Residential Lease • 3646 sq. ft. Living Area • 5 Bed
• 3.5 Bath



Lot Information

q6M .3 w9IV 93ill9t62



Overview

LEGAL DESCRIPTION

20 FPOTOMAC WOODS SEC 777 766
320 FPOTOMAC WOODS SEC 777 76
6320 FPOTOMAC WOODS EAST77 76
6320 FPOTOMAC WOODS SEC 0777
7663

COUNTY LAND USE CODE

24031

SUBDIVISION NAME

LAND USE CODE

Single Family Residence

COUNTY

Montgomery

TYPE OF DEED

COORDINATES

39.060295, -77.166644

LAND SQFT

9,790 sq. ft.

LAND ACRES

0.22 acres

SEWAGE

Yes

ASSESSED YEAR

2024

ASSESSED VALUE

\$812,567

PARCEL NUMBER

04-00189293

TRACT NAME

Census Tract 7010.02

GEOID

24031701002

QUALIFIED GEOID

1400000US24031701002