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Application for
Text Amendment

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COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

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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

Application Information:

Is this an Amendment to Existing Text ? ☑ YES ☐ NO

Add New Zone Classes: ☐ YES ☑ NO **Add New Uses:** ☐ YES ☑ NO

Number of new uses: _____ Ordinance # _____

Please Print Clearly or Type

Property Address information 300 West Montgomery Ave., Rockville MD

Project Description To allow expansion of parking of a long standing nonconforming use in a single dwelling unit residential zone.

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant William A. Pumphrey
7557 Wisconsin Ave., Bethesda, MD 20814, (301) 652-2200, will@pumphreyfh.com

Property Owner RAP Leasing Corp.
c/o R. A. Pumphrey, 300 West Montgomery Ave., Rockville, MD 20850

Architect Bill Doggett, William Doggett Architects
7315 Wisconsin Ave., Bethesda, MD 20814, (301) 986-5566 x10, wdoggett@doggettarchitects.com

Engineer _____

Attorney Soo Lee-Cho, Esq.
Miller, Miller, & Canby, 200-B Monroe St., Rockville, MD 20850, (301)762-5212, slcho@mmcanby.com

STAFF USE ONLY

Application Acceptance:
Application # TXT2010-00228
Date Accepted _____
Staff Contact _____

OR

Application Intake:
Date Received 6/30/2010
Reviewed by _____
Date of Checklist Review _____
Deemed Complete: Yes ☐ No ☐

Application is hereby made with the Rockville Mayor and Council for Approval of a change in the text of the Zoning and Planning Ordinance of Rockville, Maryland.

Page 4 of Article 8 Article 08 Section 05

FROM: Which reads as follows b. Termination

TO: Reads as follows ~~b.~~ c. Termination.
d. Additional Off-Street Parking - Where a nonconforming use in a Single Dwelling Unit Residential Zone has been in continual existence on a lot since prior to August 3, 1932, off-street parking for the nonconforming use may be altered, expanded or enlarged on the lot and/or on an adjacent lot in accordance with the requirements of Article 16 and the Landscaping, Screening and Lighting Manual.

By: William A. Fumphrey
(Signature of Applicant)

Subscribed and sworn before this 20th day of May, 2010

My Commission Expires Diane L. Thomson
Notary Public

Commission expires 3/1/11

The following documents are furnished as part of the application:

☑ A Complete Application

☑ Filing Fee

Comments on Submittal: (For Staff Use Only)

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ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: _____

The applicant proposes to amend Chapter 25 of the Rockville City Code, otherwise known as the "Zoning Ordinance of the City of Rockville" which was adopted on December 15, 2008, and with an effective date of March 16, 2009, to allow alteration or expansion of off-street parking for certain non-conforming uses.

NOTE: [Brackets] indicate material proposed to be deleted.
Underlining indicates material proposed to be added.
* * * indicates text not affected by the proposed text amendment

Article 10 – Single Dwelling Unit Residential Zones

* * *

Sec. 25.10.10 – Nonconformities

All nonconforming uses and structures within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 8 of this Chapter.

Sec. 25.08.05 – Nonconforming Uses

* * *

~~b~~c. *Termination*

***

d. Where a nonconforming use in a Single Dwelling Unit Residential Zone has been in continual existence on a lot since prior to August 3, 1932, off-street parking for the nonconforming use may be altered, expanded or enlarged on the lot and/or on an adjacent lot in accordance with the requirements of Article 16 and the Landscape, Screening and Lighting Manual.