

**107 WEST JEFFERSON, LLC (Applicant)  
Lockett House – Detached Garage**

**PRE-APPLICATION MEETING  
FOR MAJOR SITE PLAN AMENDMENT APPLICATION SUBJECT TO LEVEL  
2 SITE PLAN PROCEDURES**

**PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE**

107 West Jefferson, LLC (the “Property Owner” and “Applicant”) proposes to construct a new detached garage on property located at 107 W. Jefferson Street. The subject property, also known as Lot 88, Block 12 of the Original Town of Rockville Subdivision, consists of 0.748 acres of land in the Mixed-Use Transition (MXT) Zone that is located at the northwest corner of the W. Jefferson Street and N. Adams Street intersection within the West Montgomery Avenue Historic District.

Background

The subject property was originally approved for office use in 1976 by the Planning Commission under Use Permit USE1976-00041. The Property Owner/Applicant is also the principal of a property management company, d.b.a. Alvin L. Aubinoe, Inc., that has been serving the DC, Maryland and Virginia area for over 70 years and will be the occupant/user of the main structure and garage. The company will be relocating its existing offices (currently in downtown Bethesda) to the subject property. The Applicant was granted approval of Minor Site Plan Amendment STP2017-00297, which allowed for removal of a portion of the existing driveway along the eastern property line, installation of a one-way circular driveway with adjacent handicapped parking spaces, and reconfiguration of the existing parking lot. Additional site improvements included landscape changes and the installation of a freestanding antique clock in the front yard of

the property. The Historic District Commission approved the associated Certificate of Approval HDC2017-00835, allowing implementation of the improvements approved in STP2017-00297.

The present application seeks approval to construct a new detached garage structure on the property, which requires approval of a Major Site Plan Amendment and compliance with Level 2 Site Plan notification/approval procedures pursuant to Section 25.05.07.c.2. of the Zoning Ordinance due to the fact that the original Use Permit USE1976-00041 was granted by the Planning Commission.

#### Proposed Improvements to the Property

The proposed one-story detached garage will be situated behind the existing building on the property, oriented perpendicular to West Jefferson Street, as shown on the Site Plan submitted in support of this application. The garage exterior has been designed to be compatible with the residential character of the historic main building on the property, a.k.a. Luckett House. The dimensions of the proposed garage measures 59'4" wide x 25'4" deep x 17'5" high (at peak of gabled roof). Vehicles will access the garage through four (4) barn-style garage doors on the east elevation. It will also have four evenly spaced windows on the west elevation and two evenly spaced windows on the north and south elevations, with an entry door located on the south elevation, facing the main building. The garage design will mimic the main building's details inclusive of working shutters.

#### Mixed Use Development Standards

The Site Plan complies with Zoning Ordinance Sections 25.13.05 and 25.13.06 requirements for mixed use zones as follows:

*Section 25.13.05.b. – Development Standards for MXT Zone*

As shown in the chart below, the Site Plan satisfies the development standards for the MXT Zone as detailed in Sections 25.13.05.b.1. and 25.13.05.b.2. of the Zoning Ordinance:

CATEGORY	REQUIRED	PROPOSED
<b>Building Height</b>	Max. of 35'	Approx. 17.5' to peak of gabled roof
<b>Open Area</b> (% of net lot area)	10% (3,259 s.f.)	28.0% (9,130 s.f.)
<b>Setbacks</b>		
Front (W. Jefferson Street)	10'	53' (main structure)
Side (MXT Non-Resid Land Abutting)	0' or 10' min. if provided	64' (main structure)
Rear (MXT Non-Resid Land Abutting)	0' or 10' min. if provided	13' (detached garage)
<b>Layback Slope</b>	Not applicable per Section 25.13.05.b.2(d)i.	Not applicable per Section 25.13.05.b.2(d)i.

*Section 25.13.06.b. – Aesthetic and Visual Characteristics*

- The architectural design and materials used for the proposed detached garage will be compatible with the residential character of the main structure in design and materials.

*Section 25.13.07.g. – Special Design Regulations for Mixed-Use Transition (MXT)*

- *Façade* – Building facades of the proposed detached garage will be generally consistent with the façade designs in the immediate neighborhood with a roof pitch that is compatible with nearby single-unit residential development.

- *Fenestration* – Fenestration is proposed to be framed individual windows with shutters.
- *Sidewalks* – There are no additional sidewalks required to be built new or rebuilt as part of this application.
- *Parking* – The existing surface parking lot provides more than the minimum required number of off-street parking spaces for the main structure’s existing office use. There is 2,600 square feet of office use in the main structure so the minimum required number of parking spaces is 9. The existing parking lot provides 14 spaces plus one (1) handicap accessible space located along the circle driveway at the front of the property, or a total of 15 surface parking spaces. The proposed detached garage would provide four (4) additional enclosed spaces, bringing the total number of off-street parking spaces that would be provided by the site to 19 with the approval of the subject application.
- *Adjacent to Residential* – The site is not opposite or immediately adjacent to any property in a residential zone. Nonetheless, the architectural design of the proposed detached garage as previously stated herein reflects the design and character of the existing residential buildings in the immediate vicinity.

### Conclusion

The subject Major Site Plan Amendment satisfies all the required findings of Section 25.07.01.a.3 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Is not in conflict with the Plan;
3. Will not overburden existing and programmed public facilities as provided in the adopted Adequate Public Facilities Standards;

4. Will not constitute a violation of any provision of this chapter or of other applicable law; and
5. Will not adversely affect the natural resources or environment of the City or surrounding areas.

For the reasons identified herein, we urge the Planning Commission's approval of this Major Site Plan Amendment application.

Respectfully submitted,

MILLER, MILLER AND CANBY

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