



Application for

# SPECIAL EXCEPTION APPLICATION

# SPX

2/09

Community Planning &  
Development Services

Received  
12/22/2022

## City of Rockville

Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

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

### TYPE OF APPLICATION:



Special Exception



Special Exception Modification - Major



Special Exception Modification - Minor

**Please Print Clearly or Type**

Property Address information 2012 Henry Rd, Rockville, MD 20851

Subdivision Twinbrook Lot (S) 11, Part of 10 Block K

Zoning R-60 Tax Account (S) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

### Applicant Information:

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

Applicant Cao Cuong Nguyen, 2012 Henry Rd, Rockville, MD 20851, (202)253-8322, ccnmi@yahoo.com

Property Owner Cao Cuong Nguyen, same as above

Architect \_\_\_\_\_

Engineer \_\_\_\_\_

Attorney \_\_\_\_\_

Project Name Basement Accessory Apartment Unit at 2012 Henry Rd, Rockville, MD

Project Description I would like to apply for Accessory Apartment Unit, which used to have license but under the previous owner's name. I just bought the property in October 2022

### STAFF USE ONLY

#### Application Acceptance:

Application # SPX2023-00406

Pre-Application \_\_\_\_\_

Date Accepted \_\_\_\_\_

Staff Contact Nelson Ortiz

#### Application Intake:

OR Date Received 12/22/2022

Reviewed by \_\_\_\_\_

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes ☐ No ☐

**Level of review and project impact:**

This information will be used to determine your project impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 0.18 acres, # Dwelling Units Total 2 Square Footage of Non-Residential 6000  
 Residential Area Impact 70 %  
 Traffic/ Impact/Trips 0

| Points/Elements   | 1   | 2  | 3  | 4   | Points |
|---|---|--|--|---|--------|
| Tract size - Acres  | 1 or fewer  | 1.1 to 2.5   | 2.6 to 5   | 5.1 or greater  | 1      |
| Dwelling Units  | 5 or fewer  | 6 to 50  | 51 to 150  | 151 or greater  | 1      |
| Square Footage of Non-Residential Space   | 5,000 or fewer square feet  | 5,001 to 10,000 square feet  | 10,001 to 50,000 square feet   | 50,001 or greater square feet                         | 0      |
| Residential Area Impact   | No residential development in a residential zone within 1/4 mile of the project | 35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | 65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units | Development is within single-unit detached unit area. | 3      |
| Traffic Impact - Net new peak hour trips  | Fewer than 30 trips   | 30-74 trips  | 75-149 trips   | 150 or more trips                                     | 1      |
| Points Total*   |   |  |  |   | 6      |
| The total of the points determine the level of notification and the approving authority . |   |  |  |   |        |

**Based on the Impact Total Your Level of Notification Will Be:**

- ☒ 0-6 pts. - mailed to 750 ft. of a project area      ☐ 7-9 pts. - mailed to 1,000 ft. of project area  
☐ 10-12 pts. - mailed to 1,250 ft of project area      ☐ 13+ pts. - mailed to 1,500 ft. of project area

**Proposed Development:**

Retail \_\_\_\_\_ Sq. Footage      # of Required Parking Spaces \_\_\_\_\_  
 Office \_\_\_\_\_ Sq. Footage      # of Provided Spaces \_\_\_\_\_  
 Restaurant \_\_\_\_\_ Sq. Footage      # of Required Handicap Parking Spaces \_\_\_\_\_  
 Other \_\_\_\_\_ Sq. Footage      # of Provided Handicap Parking Spaces \_\_\_\_\_

Bicycle Parking: # Long Term \_\_\_\_\_ # Short Term \_\_\_\_\_ Total # Provided \_\_\_\_\_

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) \_\_\_\_\_  
 \_\_\_\_\_

**Previous Approvals: (if any)**

Application Number

Date

Action Taken

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***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.

Cao Cuong Nguyen, 12/19/2022

Please sign and date

## Application Checklist:

### Submitted:

- ☒ Complete Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Number PAM2023-00 143 Documentation (Development Review Committee Meeting Notes)
- ☐ Proposed Area Meeting Date \_\_\_\_\_ including location \_\_\_\_\_
- ☐ A copy of the either a subdivision plat or an identification plat
- ☐ A copy of the official zoning map (should have purchased when PAM application was applied for.)
- ☐ An explanation of how this proposed use will meet the general requirements for granting a special exception and the special requirements, if any.
- ☐ A site plan that includes all existing and proposed site improvements.
- ☐ Plans and specifications for any signs that may be required in residential zones.
- ☐ A detailed site development plan prepared and certified by a professional engineer. (Eleven (12) copies- Fifteen (15) if on a state highway: (size 24' x 36')(folded to 8 1/2' X 11').
- ☐ Submittal of CTR (Comprehensive Transportation Review) Report- with Fee (copy to CPDS) (if applicable).
- ☐ Approved NRI/FSD (if required)
- ☐ Landscape Plan (if required) (6 copies)
- ☐ Approved Stormwater Concept Plan
- ☒ A preliminary schedule of development including time specific staging and phasing of:
  - Residential area to be developed in order of priority of type of dwelling unit
  - The construction of streets, utilities, and other improvements necessary to serve the project are;
  - The dedication of land to public use; and
  - The construction of nonresidential facilities
- ☐ Scope of work narrative to include statement of justification that address compliance with:
  - Mixed Use design Standards
  - Layback slope
  - LSL manual
  - APFO
  - Parking
  - Shadows
  - Signs
  - Public use per Zoning
  - Impervious surface
- ☐ Additional Information Required by Planning Staff
- ☐ Electronic Version (PDF format)

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### Comments on Submittal: (For Staff Use Only)

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