

Accessory Apartment at 2012 Henry Rd, Rockville, MD

PROJECT DESCRIPTION

I have a 3-bedroom 2-bath unit under the basement with two separate entrances from the backyard. The area size is 1657 sqft. The unit has one kitchen, one wet bar, one dining room, and one living room. There is an in-unit laundry facility. All bedrooms have two lower windows each, which one can climb through in an emergency. Regarding parking, the driveway is enough for two parking spaces in parallel or up to 6 cars if visitors need to park overnight. There is abundance of street parking untaken in the neighborhood as it is next door to one neighbor large lot of land with 250ft long street front (enough for 8 street parking spots). Indeed, my house bought extra land from this neighbor to double the driveway parking spaces. With a family of 3, we have only one car.

The main floor is of the same size with 4 bedrooms and 2 baths.

The Accessory Apartment Unit was licensed in 1993 but it changed owner in October 2022 when I bought the house, and I must reapply for license so it could be under my name. So, if it gets re-permitted, nothing changes as of October 2022 when it ceased to be licensed due to an ownership change.

It is a quiet residential area in the middle of Twinbrook far away from any busy traffic area.

Complying with the Codes:

25.15.01.a.2

It is not a construction project.

25.15.02.a

1. Unit is part of the same building, under the basement. The unit has cooking facilities. Has one living room and one family room for eating. Three bedrooms. Two baths and one kitchen with sink and one wet bar with sink and one laundry room with sink. Three bedrooms.
2. It is an accessory unit, which connects the south side of the house (existing unit) with extra unit on the north side through a hallway through the laundry room and wet bar (underneath the main floor's kitchen). It is owner occupied on the main floor. The owner is not allowed to do any business other than the day job at a non-profit organization due to visa restriction.
3. Owner stays full year on the main floor.
4. Owner has one car, while the driveway is extended to accommodate two parallel parking, or up to 6 overnight parking.
5. Two access doors at the back of the house with staircase to basement unit, ensure escape path on both sides of the house. In addition, there is also access to the main floor through both accesses. The accessory apartment has the same street address as the main dwelling. Maximum 3 persons will stay in accessory apartment. Owner under work visa cannot afford to violate the law.
6. There should be no nuisance to the surroundings. The unit is 10 minutes' walk from Twin Brook subway. Even the owner takes the subway to the office once a week and works from home the rest of the time. There should be no extra traffic. There should be no extra on-street parking as there are enough driveway parking just in case.

Building Review:

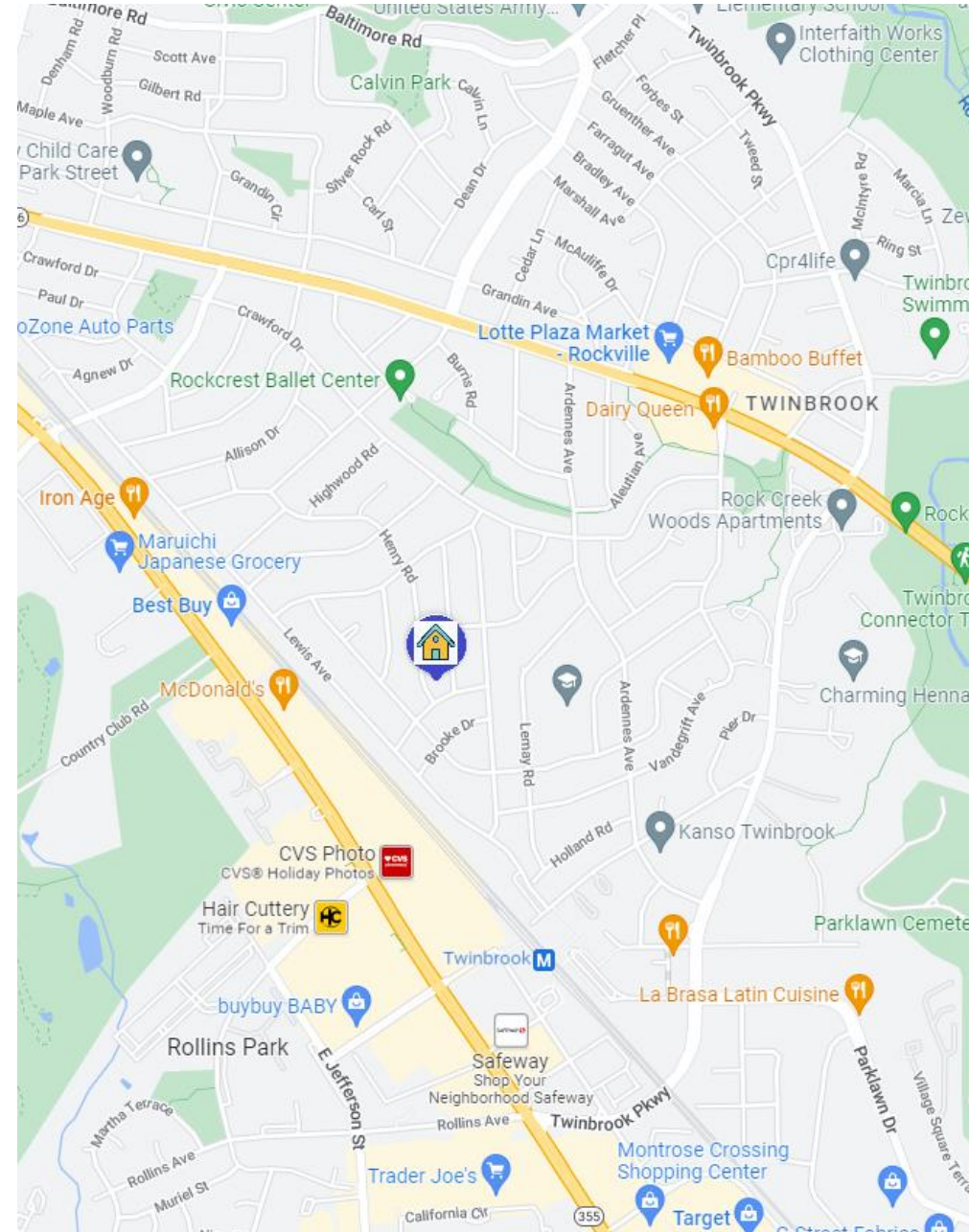
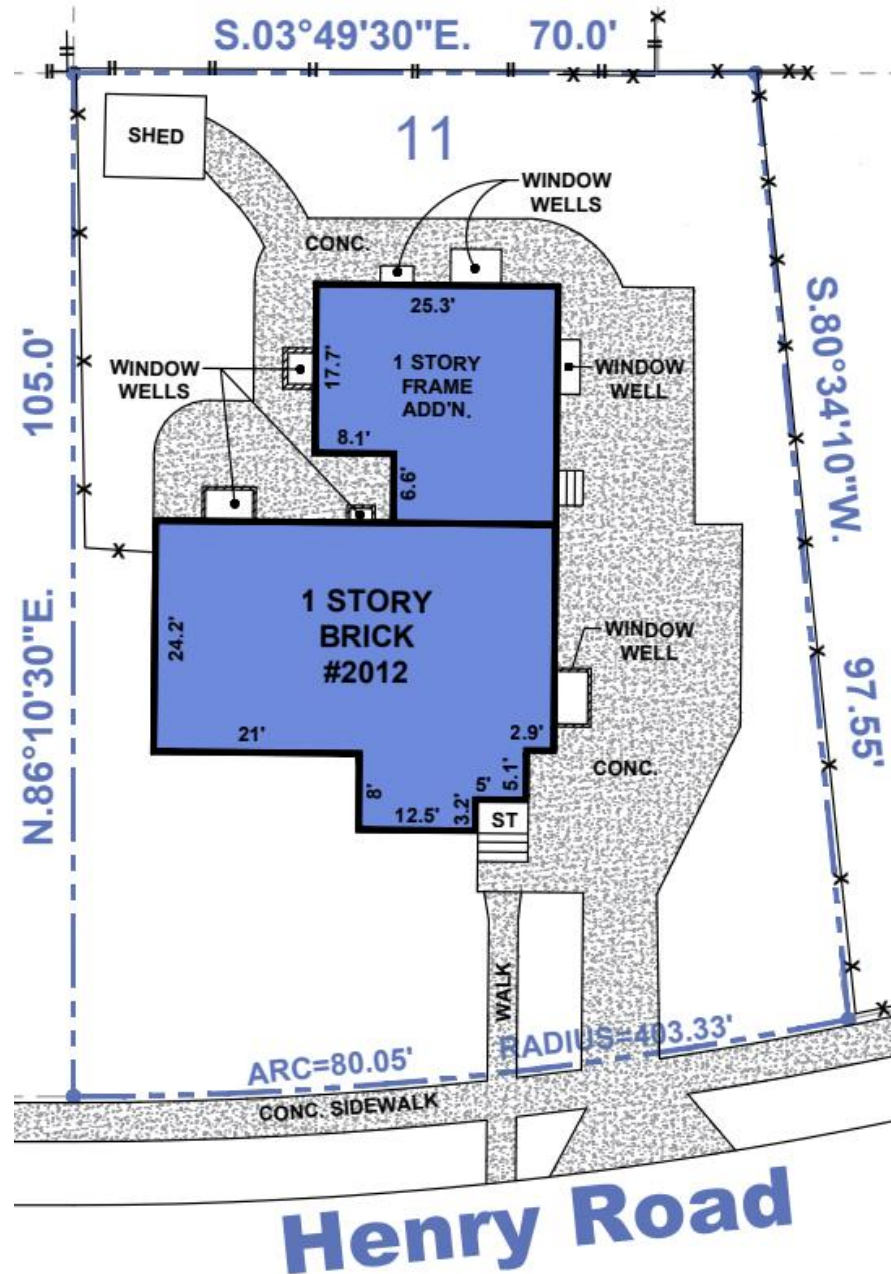
The fire hydrant is right in front of the house, right between the house and next-door neighbor, within 30 feet distance of the residential building.

All bedrooms and living room and family room have at least one window that meets the size and height required. Smoke detectors in bedrooms, living room and family room are connected electrically and functioning as per house inspection in September 2022. The unit was constructed to meet the city's requirements and did meet the city's requirements with license prior to new owner's acquisition.

2012 Henry Road

Cao Cuong (Kenny) Nguyen
(202)253-8322

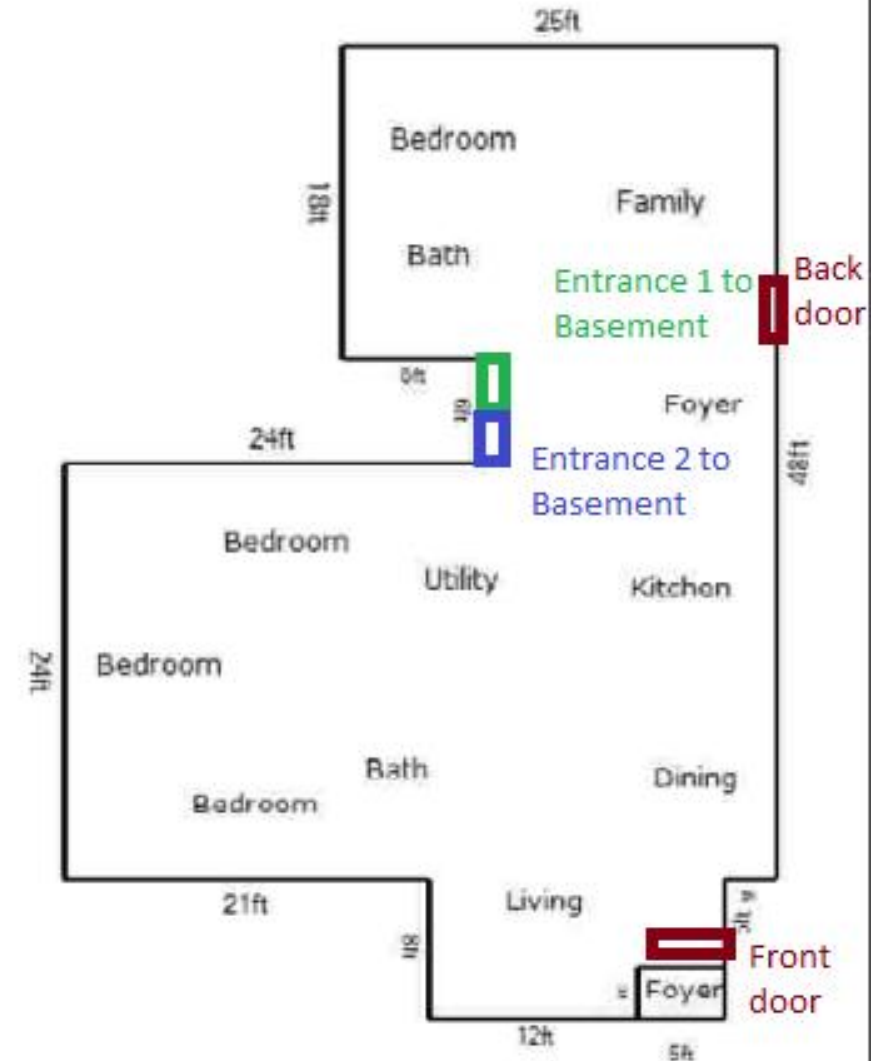
Regular lot
but bought
extra land
on the
right from
neighbor
situated in
the middle
Twinbrook



Full finished basement with two entrances under main floor also with two entrances with 1657 sqft each




Basement
[Area: 1657 ft²]



First Floor
[Area: 1657 ft²]

Previous owner has
permit for accessory
apartment unit plus
rental permit


City of
Rockville
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

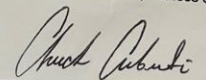
RENTAL LICENSE
ACC2007-00014
This is to certify that
LAURA UBIERA ET AL
has been issued a license for a
ACCESSORY APARTMENT - 1 UNIT(S)
for the property located at:
2012 HENRY RD

ISSUED: 01/04/2021
EXPIRES: 11/08/2022

LICENSE FEE: \$980.00

PROPERTY MANAGER:
LAURA UBIERA ET AL
2012 HENRY RD
301.984-9115
laura.soriano@yahoo.com
301-915-5435

License is granted under Laws of Rockville, Chapter 18, "Rental Facilities & Landlord Tenant Relations" to operate premise described above. This license shall be subject to suspension or revocation upon failure of licensee to maintain the premises in accordance with the Laws of Rockville throughout the period of the license. Post in prominent place on the premises except in single family dwelling units and accessory apartments.


Approved by: Supervisor of Housing & Code Enforcement

Mayor Bridget Donnell Newton | Councilmembers Monique Ashton, Beryl L. Feinberg, David Myles, Mark Pierzchala
Cynthia Walters

Driveway enough for 2 parallel parking or 6
overnight parking, with 2 unused street parking



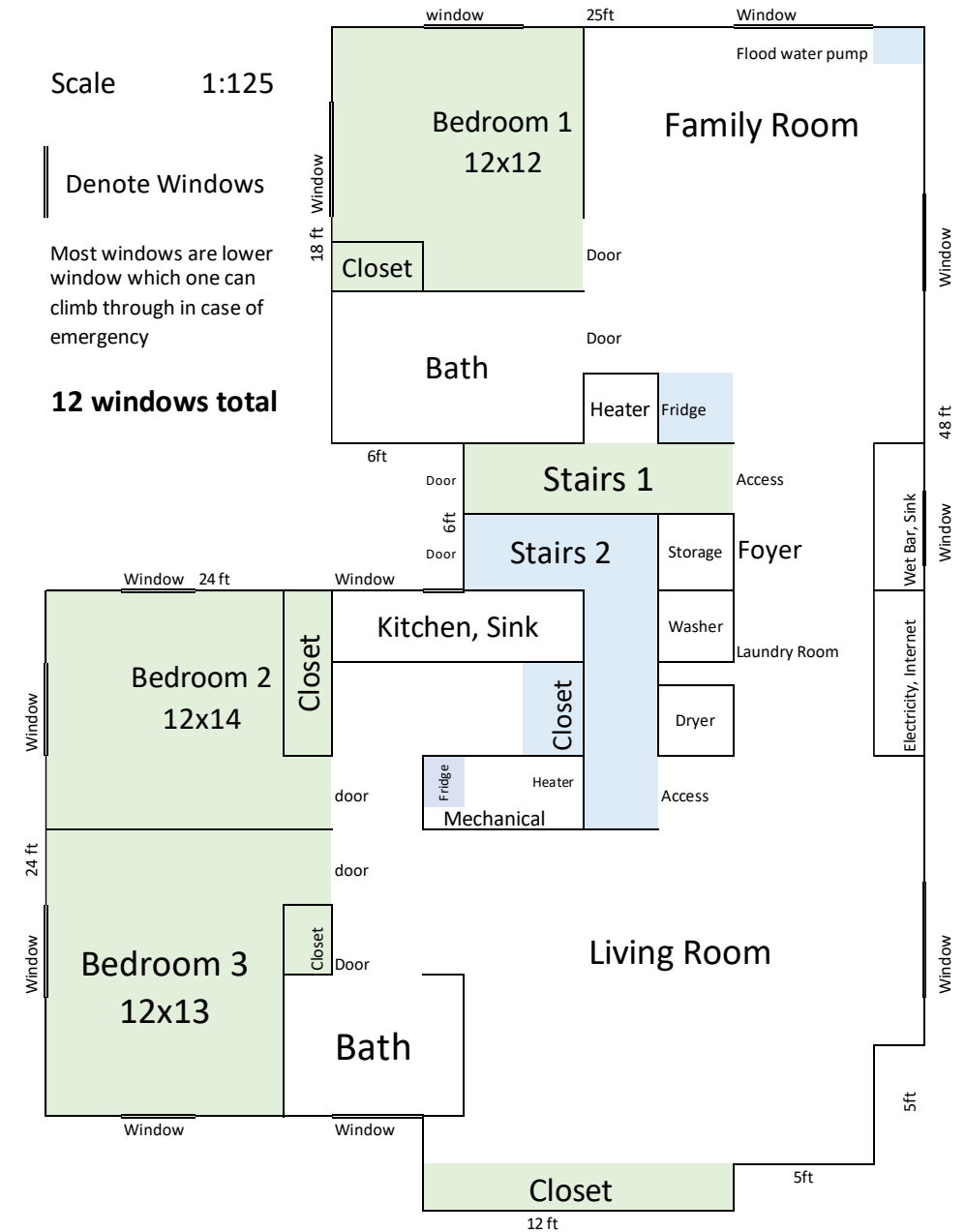
Fire hydrant is on the left side of the house, access to fire hydrant is a double-sized driveway



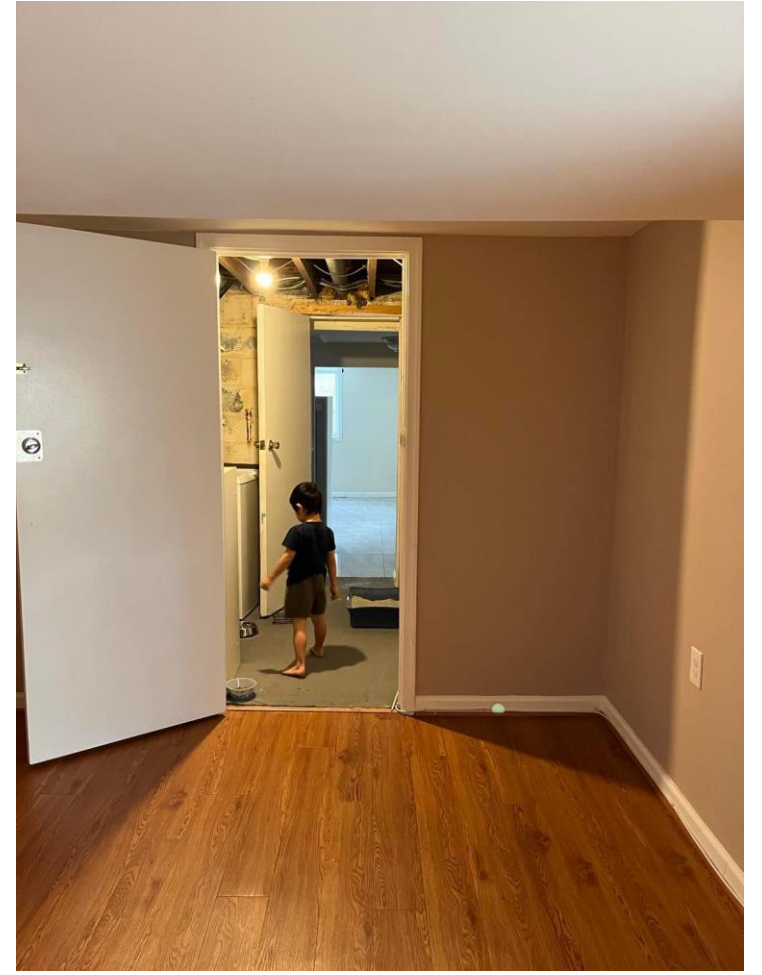
Houses nearby are on long lots of land, so there is abundant of unused street parking



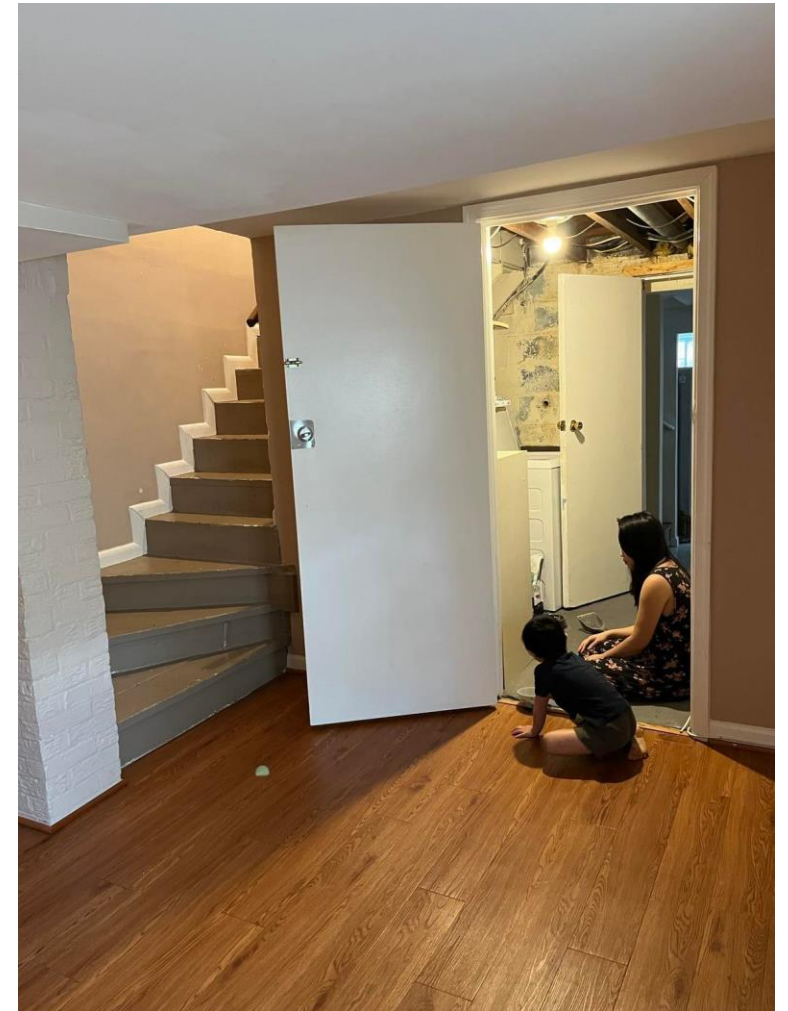
Bedroom 1 at the back is with two windows



Connecting Bedroom 1 and Bedroom 2&3 is
wet bar and laundry room with up staircases



Staircases to outside and main floor are on both sides of the unit with laundry in middle



Bedroom 2&3 in the front both have two windows each and one could climb through



One living room and one family room both with large windows



One full kitchen, one wet bar, two separate entrances, in-unit laundry and two fridges

