

**Matt Quinn**  
President  
CHERRYWOOD

**Dave Miller**  
Executive Vice President  
NORBECK MEADOWS

**John Blachere**  
First Vice President  
ASHLEY HOLLOW

**Hilary Phillips-Rogers**  
Second Vice President  
VICTORIA SPRINGS

**Carol Frenkel**  
Recording Secretary  
OLNEY MILL

**Ryan Martin**  
Corresponding Secretary  
BROOKVILLE KNOLLS

**Bob Hambrecht**  
Treasurer  
WILLIAMSBURG VILLAGE

Zoning Text Amendment No.: 19-01 (ZTA)

Wednesday, June 05, 2019

To: Montgomery County Council

Subject: Opposition to Zoning Text Amendment No.: 19-01

The following Resolution was passed at the General Membership Meeting of The Greater Olney Civic Association, Inc., held on Tuesday the 12th day of March 2019

RESOLVED: The Greater Olney Civic Association, Inc., reaffirms its earlier position, taken on the 5th of January 2012 (a copy is attached) and again opposes the proposed changes to the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code), known as Zoning Text Amendment No.: 19-01 (ZTA), in that this proposed ZTA effectively and substantially changes the zoning of all single family detached homes after the homes have been completed, all community resources (such as schools, water, sewer, storm water management, fire, police, parking, etc.) have been allocated based upon the original zoning and development plan and the affected homeowners have invested very substantial resources for the purchase of a single family home community in a particular location and neighborhood based upon pre-existing zoning and design plans.

Reasoning

An accessory dwelling unit (ADU) is a smaller, independent dwelling unit located on the same lot as a stand-alone (i.e. detached) single-family home. ADUs go by many different names throughout the United States, including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes (i.e. internal ADUs), additions to new or existing homes (i.e. attached ADUs), or new stand-alone structures or converted portions of existing stand-alone accessory structures (i. e. detached ADUs). See American Planning Association, [www.planning.org/knowledgebase/accessorydwellings](http://www.planning.org/knowledgebase/accessorydwellings).

The proposed change to the County's zoning ordinance will have the effect of increasing the density of our neighborhoods, many of which were designed with the specific intention of one home on one lot serving the members of one family, even with its own extensions.

This is contrary to the housing intentions of the homeowner, particularly one who has significantly invested in a community of dedicated single-family homes. This is particularly so in those neighborhoods that are subject to recorded covenants which run with the land and for which the community was designed and intended to be a single-family home community. Simply stated the proposed change will alter the design, purpose and function of the particular

community.

As contemplated, the Zoning Text Amendment does not adequately address the sufficiency of distance between homes to which an accessory dwelling unit might be permitted, the sufficiency of parking, be it within the particular lot or on the adjoining street, the availability of infrastructure services that accompany the increased density, such as for example, the emergency response time, the community swimming pool, all forms of utility services, the local neighborhood schools, etc.

Furthermore, there has been inadequate enforcement of existing zoning regulations thereby enabling one residential unit with its own green space, front/back/side yard, being literally transformed to a parking lot when the number of residents, with their vehicles exceed the acceptable standards of square footage within a residence appropriate for each individual occupant.

Unique lot sizes, residential configurations and other relevant factors may, under the right set of circumstances, permit, as a special exception, the placement of an accessory dwelling unit. Thus, the special exception process is the means by which an accessory dwelling unit shall be permitted.

Even in such a circumstance, this proposed ZTA shall require that the owner of the primary residence must remain as an on-site occupant of either the primary residence or the accessory dwelling unit.

Respectfully

Matthew Quinn  
President  
Greater Olney Civic Association, Inc.