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To: [Planning External Mailing](#)
Subject: Zoning map amendment Z-8814-2021
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Dear Planning Commission and Mayor and City Council

I wish to go on record that I oppose the proposed zoning change for properties at 35 and 37 S Summit from R-90 to CBD. This would be an encroachment on our lovely East Deer Park neighborhood, open up the possibility of increased traffic snarl on Summit, and be a loss to the nature of our community.

Instead, I would urge the city to focus on unused properties, empty buildings, and decrepit structures that are in CBD on Diamond ave. This is where we really need the help of thoughtful and engaged planning from the City and business leaders. Please don't allow the applicant permission for this change.

Respectfully, Carol Johnson

35 and 37 S. Summit Ave

Zoning Map Amendment Application

Z-8814-2021



Gaithersburg City Hall

Properties total .66 acres,
each with one residential
primary structure and one
garage accessory structure

Proposal: Zoning Amendment

Applicants request a Zoning Map Amendment to rezone from existing R-90 (medium density residential) to the CBD (Central Business District) Zone



Why Re-zone?

Currently Nonconforming to R-90: The property is nonconforming to R-90 due to its position on a corner lot which requires a 30-foot setback for both the front and side yards adjacent to improved streets. Current structures currently have an approximate 13 foot setback in the side yard adjacent to Hutton Ave, and some modifications would otherwise be allowed if the structures were located on a non-corner lot as typical side yard setbacks in the R-90 zone are 10 feet.



Why Re-zone?

Permit a flexible response of development to the market:
Allow for greater flexibility for future growth and use of the site to include additional commercial and office possibilities, in compliance with the Master Plan recommendations. The current R-90 zoning restricts development primarily to single-family detached uses and includes dimensional restrictions which limit expansion and remodeling of the existing residences.



Why Re-zone?

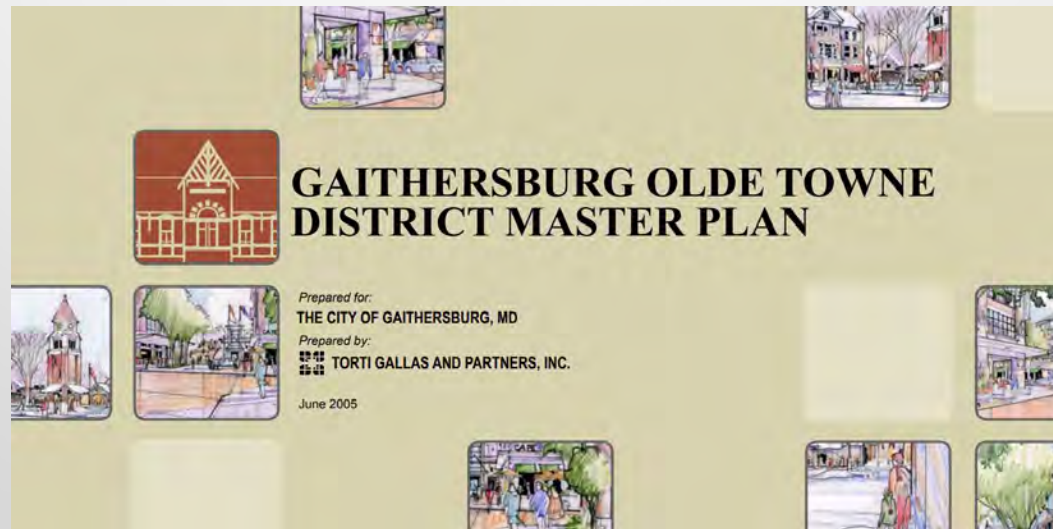
Encourage land assembly and the most desirable use of land in accordance with the Master Plan: CBD zoning would open up the site to commercial, office, or other development uses not permitted by the current R-90 zoning. No plans are in work to change the current residential use; however, the expanded development potential and flexibility afforded by the CBD Zone may encourage land assembly and facilitate future redevelopment of the site to a different but compatible use not currently allowed in the R-90 zone.



Zone Compliance

Applicant request complies with the purposes and intent of the zone:

- CBD Zone fosters revitalization
- Promotes mix of commercial, office, and residential uses
- Encourages development that increases flexibility of use and conforms with the Olde Town Master Plan



Development Plans

There are no current development plans for the Property beyond notional aspirations to:

- Expand
- Remodel
- Modernize

*Properties will remain primary residences



Compatibility and Harmony

Any renovations to existing structures will be compatible and harmonious with existing and planned land uses in the surrounding area

