Jim Wasilak /RKV
04/07/2008 10:49 AM

To Deane Mellander/RKV@RKV
cc
bcc
Subject Fw: [neighborhoodnetwork] Re: Text Amendment re: covered porches

Please add to the TXT file. Jim

R. James Wasilak, AICP
Chief of Planning
Department of Community Planning and Development Services
City of Rockville, Maryland
240-314-8211 (direct)
240-314-8210 (fax)
240-314-8200 (CPDS main)
www.rockvillemd.gov

---- Forwarded by Jim Wasilak/RKV on 04/07/2008 10:47 AM ----

Carol Reitz /RKV
04/07/2008 10:42 AM

To Jim Wasilak/RKV@RKV
cc
Subject Fw: [neighborhoodnetwork] Re: Text Amendment re: covered porches

Carol Reitz
Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, MD 20850
240 314 8201
240 314 8210 fax

---- Forwarded by Carol Reitz/RKV on 04/07/2008 10:40 AM ----

Susan Homer Pickell
<shpickell@hotmail .com>
04/07/2008 10:36 AM

To <cpds@rockvillemd.gov>
cc
Subject FW: [neighborhoodnetwork] Re: Text Amendment re: covered porches

Dear Rockville City Government,

I fully support this amendment to allow covered porches. My family is considering a future renovation and we would like to be able to add a covered porch to the front so that we can have more opportunities to talk with our neighbors.

Susan Pickell
1713 Henry Rd

Rockville, MD 20851

From: coburg1@verizon.net
To: coburg1@verizon.net
Subject: [neighborhoodnetwork] Re: Text Amendment re: covered porches
Date: Sat, 5 Apr 2008 23:00:52 -0400

Please share this information with your Rockville neighbors. Thank you!

You may submit written comments by sending an e-mail to Staff and the Planning Commission, cpds@rockvillemd.gov, or testify at the scheduled public hearings.

For more information on draft zoning changes go to:
http://www.rockvillemd.gov/zoning/

Sorry, if you have already received it. This is important.

Brigitta Mullican
301-230-0890

From: DJenkins@rockvillemd.gov [mailto:DJenkins@rockvillemd.gov]
Sent: Friday, April 04, 2008 9:20 AM
To: Brigitta Mullican
Subject: [neighborhoodnetwork] Re: Text Amendment re: covered porches

Dear Neighborhood Leaders:

The Department of Community Planning and Development Services has asked me to forward the following information regarding a text amendment that proposes to change the City Zoning Ordinance to increase the amount that a covered porch can encroach into a front or rear yard setback area. We would greatly appreciate it if you could share this information with your community members via your listserve, newsletters and by word of mouth.

Thanks in advance for your assistance in the matter.
****
****
On March 17, the Mayor and Council filed a text amendment (TXT2008-00220) which proposes to change the City Zoning Ordinance to increase the amount that a covered porch can encroach into a front or rear yard setback area. The City's Board of Appeals recommended this change to encourage community building that comes from neighbors interacting in outdoor spaces. The Board noted:

"It is believed that if people use their front porches as a living space, they will be more likely to strike up a casual conversation with neighbors walking past their homes. Also,

by having large front porches, streets appear narrower leading to reduced driving speeds through a neighborhood."

The Representatives of Rockville's Zoning Ordinance Review (RORZOR) also discussed this topic. RORZOR recommended, and the text amendment proposes, that porches be allowed to extend 12 feet into both the front and rear yard setbacks. The current law only permits a covered porch to extend 3 feet into the setback areas and allows uncovered steps, stoops or porches to extend 9 feet into the front or rear setbacks. In sum, the policy of the City has moved towards permitting porches to extend further into the yard than is currently allowed without obtaining a variance. The proposed text amendment would enable this to occur.

You have the following opportunities to weigh in on this proposed change:

- Comment during the Planning Commission's April 9 meeting at 7:00 pm in the Mayor and Council Chamber at City Hall
- Sign up to speak at the Mayor and Council Public Hearing scheduled for April 21 at 7:00 pm in the Mayor and Council Chamber

For more information, visit the Department of Community Planning and Development Services in City Hall or call Deane Mellander at 240-314-8224.

Dwayne B Jenkins
Neighborhood Resource Coordinator
City of Rockville
111 Maryland Ave.
Rockville, MD 20850
djenkins@rockvillemd.gov
Tel.: 240-314-8343
Fax: 240-314-8130

You are currently subscribed to neighborhoodnetwork as: coburg1@verizon.net.
To unsubscribe send a blank email to
leave-neighborhoodnetwork-966C@rocknet01.rocknet.org

Use video conversation to talk face-to-face with Windows Live Messenger. Get started!

Jim Wasilak /RKV
04/07/2008 09:45 PM

To Deane Mellander/RKV@RKV
cc
bcc
Subject Fw: amendment to allow extension of porches

Deane: Please add to the public record for the porch TXT. Jim

---

R. James Wasilak, AICP
Chief of Planning
Department of Community Planning and Development Services
City of Rockville, Maryland
240-314-8211 (direct)
240-314-8210 (fax)
240-314-8200 (CPDS main)
www.rockvillemd.gov

----- Forwarded by Jim Wasilak/RKV on 04/07/2008 09:44 PM ----

Carol Reitz /RKV
04/07/2008 04:14 PM

To Jim Wasilak/RKV@RKV
cc
Subject Fw: amendment to allow extension of porches

Carol Reitz
Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, MD 20850
240 314 8201
240 314 8210 fax

----- Forwarded by Carol Reitz/RKV on 04/07/2008 04:13 PM -----

"ciriaco gonzales "
<gciriaco@hotmail .com>
04/07/2008 04:11 PM

To <cpds@rockvillemd.gov>
cc
Subject amendment to allow extension of porches

I agree that front porches may encourage folks to spend more time out front and be more neighborly with passers by. However, 12 feet is way too much for a porch. It is really asking for folks to enclose it later and make it another room. Most front porches are not more than 6 to 8 feet deep. I think the amendment is a bad idea as written and I oppose it.
Ciriaco Gonzales
1508m Aintree Drive, Rockville

Jim Wasilak /RKV
04/11/2008 09:46 AM

To Deane Mellander/RKV@RKV
cc
bcc
Subject Fw: porches

Please include in the public record. Jim

R. James Wasilak, AICP
Chief of Planning
Department of Community Planning and Development Services
City of Rockville, Maryland
240-314-8211 (direct)
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www.rockvillemd.gov

---- Forwarded by Jim Wasilak/RKV on 04/11/2008 09:44 AM ----

Carol Reitz /RKV
04/11/2008 08:06 AM

To Jim Wasilak/RKV@RKV
cc
Subject Fw: porches

Carol Reitz
Community Planning & Development Services
City of Rockville
111 Maryland Avenue
Rockville, MD 20850
240 314 8201
240 314 8210 fax

---- Forwarded by Carol Reitz/RKV on 04/11/2008 08:02 AM ----

"karin dietz "
<kh.dietz@gmail.com>
04/10/2008 04:46 PM

To cpds@rockvillemd.gov
cc
Subject porches

large porches are just fine with me.-- :-) :-)