Dear Mayor and Council:

Please approve the Proposed Text Amendment TXT2008-00220, "To allow additional encroachment of covered porches, steps and stoops into the front and rear yard setback areas." This text amendment will be welcomed by many Rockville families who wish to add a porch and not have to go through the variance process. The proposed change will allow a savings of time and money for a house project that enhances a home. Improving our homes should not be a burden because of city ordinance. Please continue to make our house improvement process simple and beneficial to the Rockville home owners.

Thank you.

Sincerely,

Brigitta Mullican
1947 Lewis Ave.
Rockville, MD 20851
301-230-0890

"Spalding, Bob" <bspalding@millerandsmith .com>
04/18/2008 04:43 PM

To "dmellander@rockvillemd.gov" <dmellander@rockvillemd.gov>
cc
bcc
Subject TXT2008-00220

History: This message has been replied to.

Deane,

I hope everything is going well for you. I saw the porch text amendment and wanted to mention a couple of things in case they hadn't come up in your discussions.

1. Do you want this to apply in King Farm and the Villages at Tower Oaks? Both are in non-residential zones with a special development procedure.

2. You may want to consider adding text to the encroachment section to indicate that they can't be located in PUEs and other easements. It's a little redundant, but on properties with shallow front yards, it could be an issue.

3. When the discussion gets to rear porches, you may want to consider modifying the "yard, rear" definition so the rear of an unenclosed porch is not considered the new rear building line. If it were, it would reduce the area available for accessory structures that have to be in the rear yard and could create unintentional non-conformities.

4. You may want to explicitly state whether an unenclosed porch can have screens.

Thanks,
Bob