City of Rockville

MEMORANDUM

April 10, 2008

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Text Amendment Application TXT2008 - 00220; To allow covered porches to extend up to 12 feet into the front or rear yard setback area.

The Planning Commission considered Text Amendment Application TXT2008 – 00220 at its meeting on Wednesday, April 9, 2008. The Commission received a report from the planning staff, and e-mail comments from two citizens. One citizen supported the proposed text amendment; the other opposed it.

The staff recommended that the text amendment be modified to allow porches to encroach up to 12 feet into the front yard only, and retain the current regulations allowing encroachments up to 9 feet for uncovered steps, stoops and porches in the rear yard. The Planning Commission concurs with the staff recommendation, noting that the emphasis for this proposal has been for front porches. The Commission will consider further the proposal to allow encroachments into the rear yard setback as part of its worksessions on the draft zoning ordinance revision.

Therefore, on motion of Commissioner Ostell, seconded by Commissioner Pakulniewicz-Chidiac, the Commission voted to recommend approval to the Mayor and Council of Text Amendment Application TXT2008 – 00220 with the modification recommended by the staff. The motion passed on a vote of 6-0 with Commissioner Wiener absent.

cc: Planning Commission
Case File