

To the Mayor, Town Council and Planning Commission,

Please reread [my original letter regarding ADUs and DADUs](#).

After discussing the proposed zoning changes regarding ADU's with countless Town residents and reading the TC, PC, and HPC meetings notes, the "adjustment" of expanding the definition of a primary residence by allowing for an **attached** additional living space meets the majority of the criteria cited for this proposed change. The "attached" dwelling unit allows for: Multigenerational families (In-law suites, granny flats, grown children), additional income (rentals), limited environmental impact (energy use, building footprint), setback protection (light, air, sound, space, safety) and Town character preservation.

The primary objection is the elimination of single-family zoning by allowing for "detached" units. This is easily addressed by the following:

- Delete Section 4.2 definition "Detached Accessory Dwelling Unit (DADU)
- Delete Section 6.11 Accessory Dwelling Unit, Subsection 2e (18 yrs old.) and Subsection 9.1 h (detached ADU)
- Delete Section 6.13 Detached Accessory Dwelling Unit in its entirety
- Retain Section 7.1a "...who find it desirable or expedient to live in single "household" residences
- Delete Section 8.2h allowing for ADUs in the commercial zone

Although I believe none of these proposed changes will have a significant impact upon the affordable housing issue (it will actually make it worse according to national real estate statistics where it has been tried), the zoning adjustment for "**attached**" ADUs (only if the four-vehicle maximum is strictly enforced) offers the best options/solutions for the actual needs of the Town of Washington Grove and its residents.

Please adjust the proposed ordinance change accordingly

Respectfully,

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