

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16644 Georgia Ave., Olney	Meeting Date:	8/15/2018
Resource:	Master Plan Site #23/107 (Hyatt-Jones House)	Report Date:	8/8/2018
Applicant:	Susan and Peter Kopper (Carl Strasfeld, Agent)	Public Notice:	8/1/2018
Review:	HAWP	Tax Credit:	No
Case Number:	23/107-18A	Staff:	Michael Kyne
PROPOSAL:	Oil tank installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #23/107 (Hyatt-Jones House)
STYLE: Gothic Revival
DATE: c. 1900

PROPOSAL:

The applicants propose to install a 60" long x 27 ¼" wide 275-gallon oil tank at the north (right side) of the historic house. The oil tank will be placed on top of a proposed 54" long x 24" wide x 4" deep concrete pad.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT OR

Contact Email: KLARADAL@AOL.COM Contact Person: ~~Sue Kopperman~~ Carol Strassfeld
Tax Account No.: 00703920 Daytime Phone No.: 240-497-1704
Name of Property Owner: Susan + Peter Kopperman Daytime Phone No.: 301-237-5109
Address: 5809 Nicholson Ln, Rockville MA 20852
Street Number City State Zip Code
Contractor: ACE ENVIRONMENTAL SERVICES Phone No.: 410-354-8030
Contractor Registration No.: MDIC 2017-2126
Agent for Owner: CARI FINCH Daytime Phone No.: 410-354-8030

We will be out of country. Please contact C. Strassfeld our agent.

846309

LOCATION OF BUILDING/PERMIT

House Number: 16644 Street: Georgia Ave
Town/City: _____ Nearest Cross Street: _____
Lot: 29 Block: 2 Subdivision: OAKDALE
Liber: 22172 Folio: 498-500 Parcel: P164

PART ONE: TYPE OF POINT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: oil tank

1B. Construction cost estimate: \$ 10K to remove 2 old tanks + install a new one
1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent 7/24/18 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Hyatt Jones house is a 2 1/2 ~~story~~ story
Victorian Era structure in Gothic Revival style.

House is on A Service Rd. off of 97 -
Commercial to NORTH + Residential
to South - To the NORTH is private
property + then woods
(owned by 16650 Georgia LLC)

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

House ~~is~~ had an addition added prior to our
purchase. This had effect of covering or
enclosing Active oil tank w/ Addition. Another
oil tank in basement can only be removed by
cutting out. It is doubtful new tank will

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

NORTH

Neighbor
16650 Georgia
(Commercial)
409A - Antiques - Jewelry

Proposed location
of tank 44' x 27' x 10'

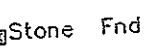


104.97'
POL
S88°55'52"E

Gravel Drive



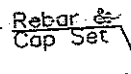
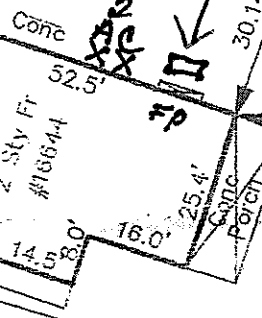
151.71'
POL



L. 10619 F. 623

Wood Stoop
& Risers

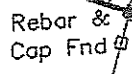
Conc Walk



115°46'50"E
POL



109.72'



165.64' (Plat)
166.91' (Field)

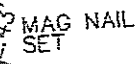
N68°55'52"W
Deed Line
Gravel Drive

Area of Discrepancy
130.23'
Plat Line Per Record Plat
157.56'

Lot 29 Block 2
Plat No. 19412
3501 TAVENNER Ct.

S15°21'16"W

GEORGIA AVENUE



Now owned by
Peter & Susan Kopperman
7/25/18



BOUNDARY SURVEY
LILLIAN ZIEGLER PROPERTY
16644 GEORGIA AVENUE

ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MD.

SCALE 1" = 30'

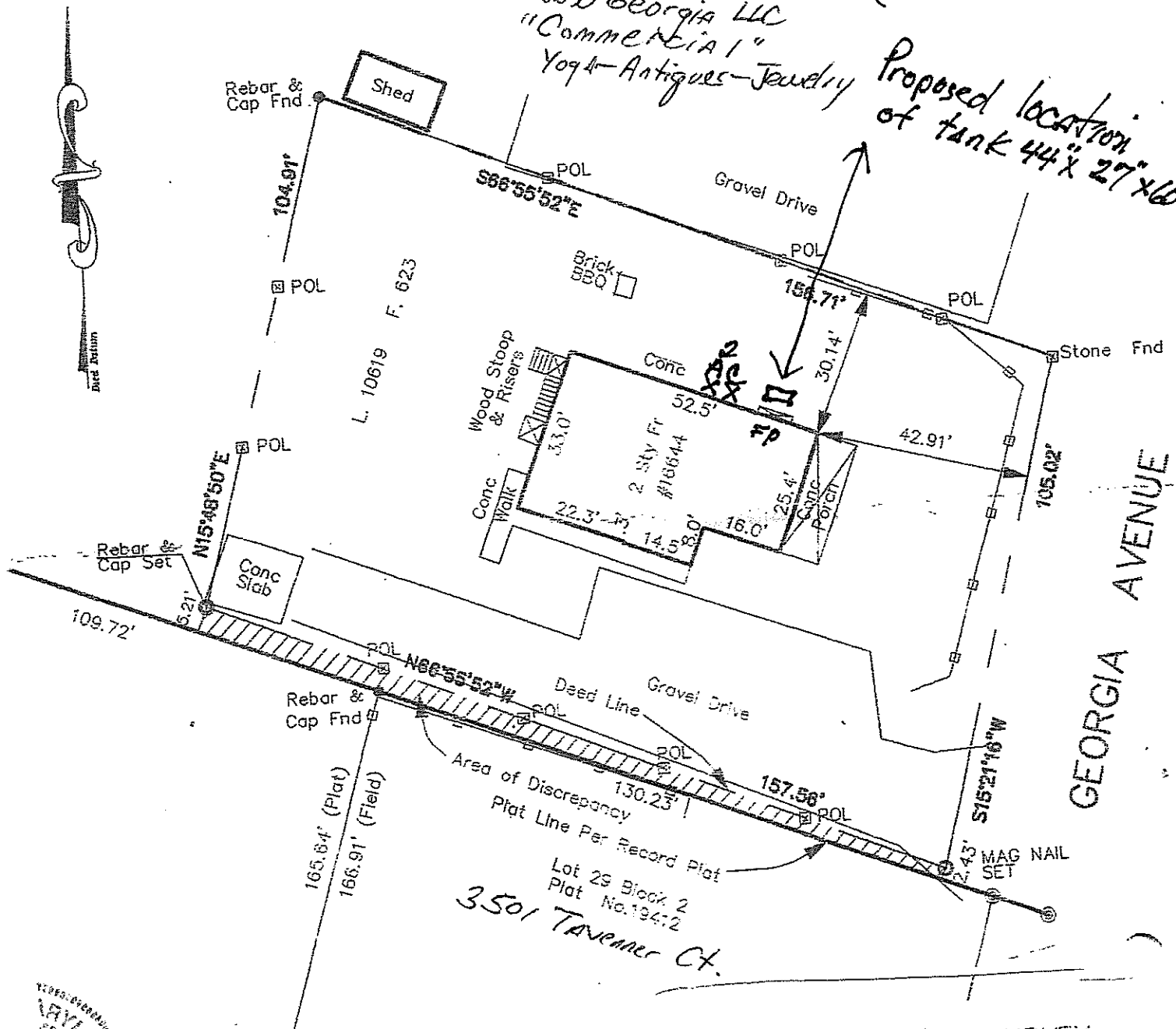
NOV 2002

MSI JOB NO. 02-5311

NORTH

Neighbor
16650 Georgia LLC
"COMMERCIAL"
Yoga - Antiques - Jewelry

Proposed location
of tank 44' x 27' x 10'



GEORGIA AVENUE

Lot 29 Block 2
Plat No. 19472
3501 Taverner Ct.

Now owned by:
Susan + Peter Kepperman
7/25/18

BOUNDARY SURVEY
LILLIAN ZIEGLER PROPERTY
16644 GEORGIA AVENUE

ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MD.

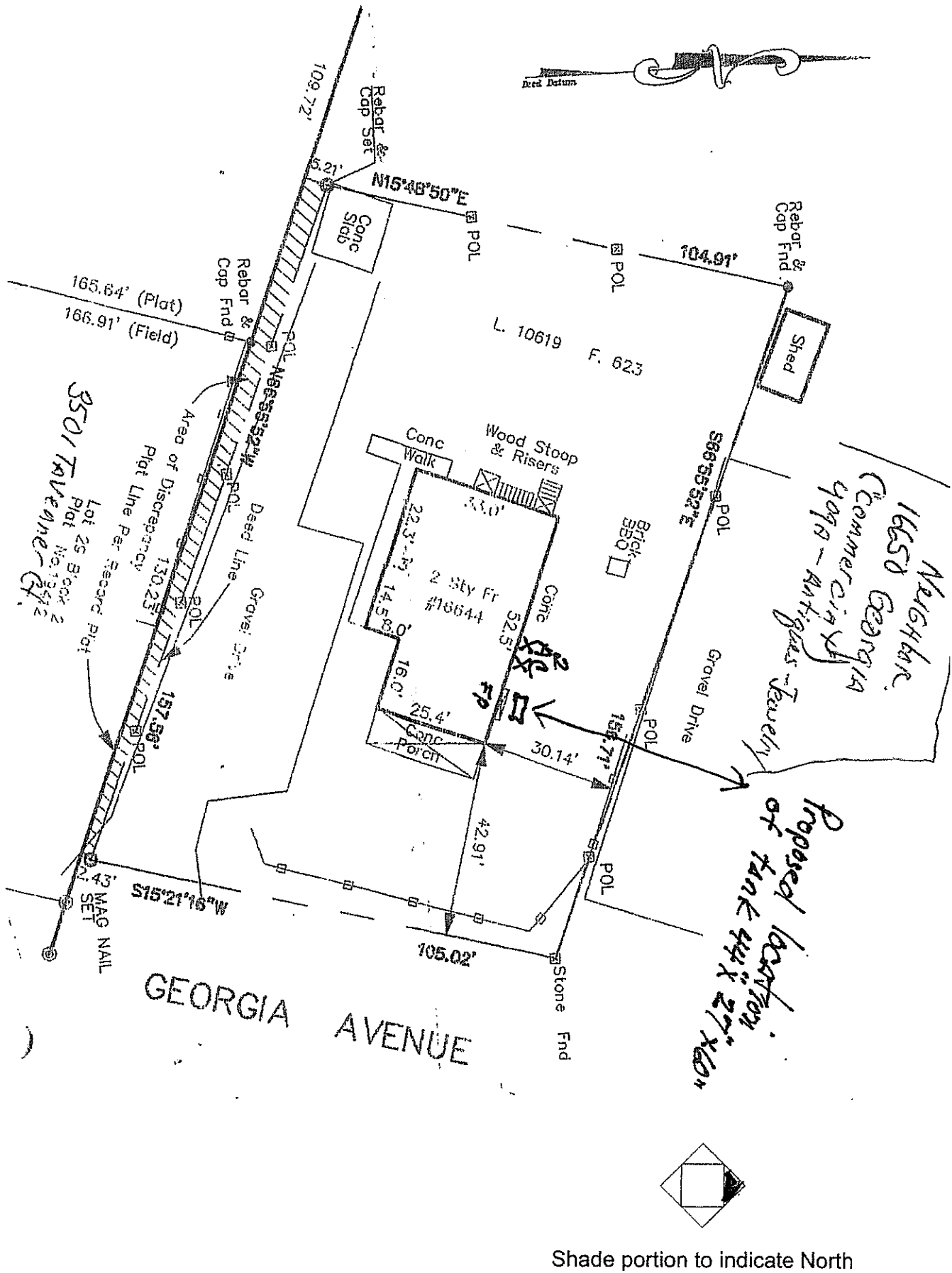
SCALE 1" = 30'

NOV 2002

MSI JOB NO. 02-5311

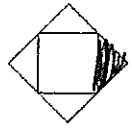
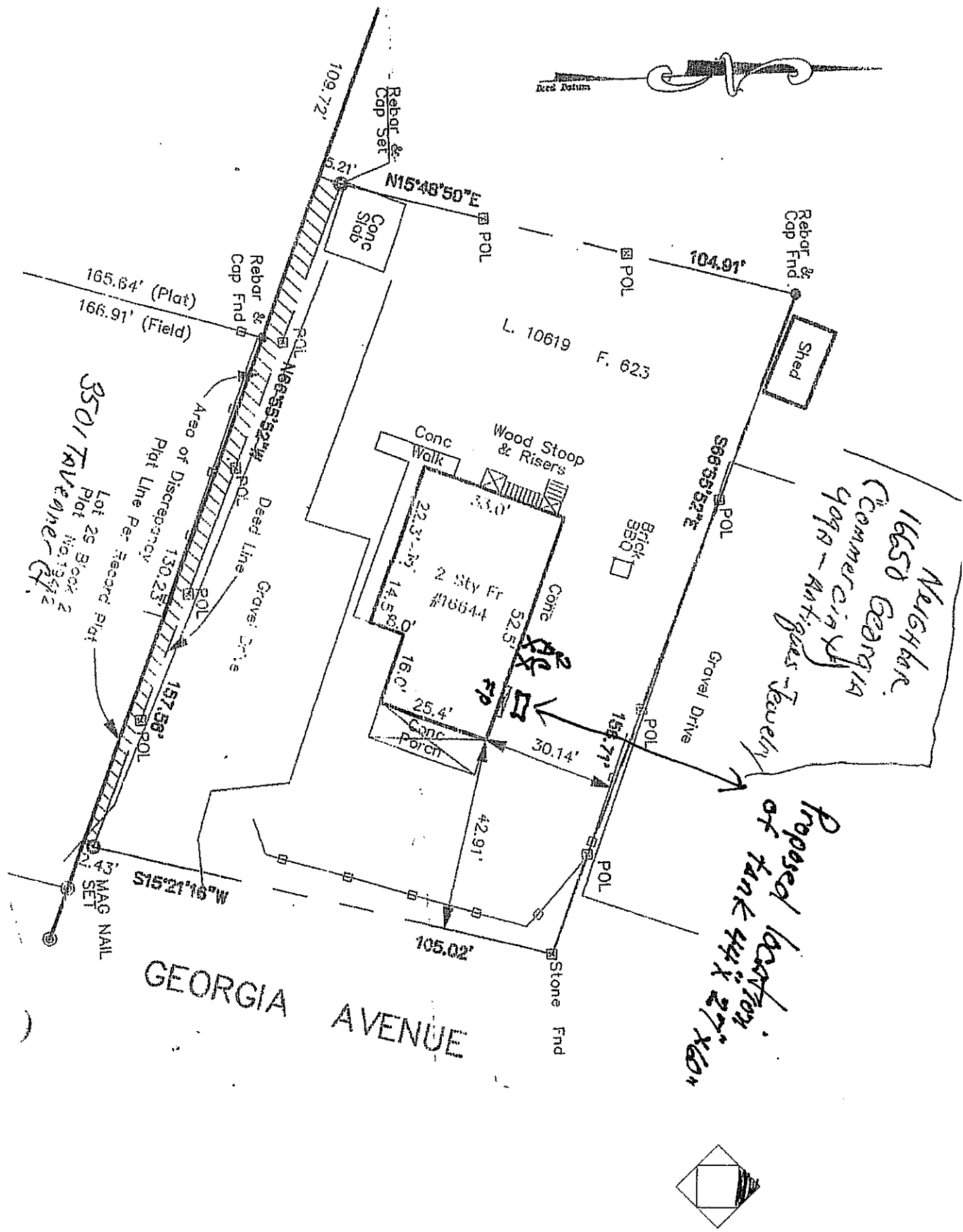


Site Plan



Shade portion to indicate North

Site Plan



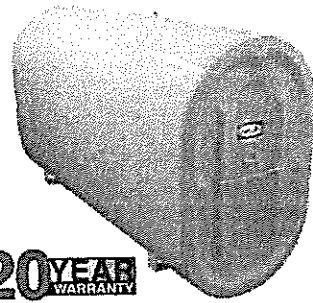
Shade portion to indicate North

Applicant: Kopperman - 16644 Georgia Ave. 20832



OIL STORAGE TANKS ULTRA HIGH PERFORMANCE

- Leading Edge Corrosion Protection
- Coating UL Approved
- Impact & Abrasion Resistant
- UV Resistant With a High Gloss Finish
- Off White Color Which Will Help to Reduce Condensation
- Standard Dimension for Easy Replacement



These vertical oil storage tanks each have four 2" taps on top and 1/2" on the bottom. The high performance coating technology used comes as an "off white" coating which is UV resistant, and features a high gloss finish to reflect sunlight. The finish will keep the tank cooler and reduce condensation. Can be used indoors or outdoors. Standard dimensions allow easy replacement of existing oil storage tanks.

VERTICAL MODELS

CAT. NO.	MFG. NO.	UL LABEL	CAPACITY GALLONS	DIMENSIONS H x W x L	GAUGE	WEIGHT
9K500A	204201P	80	275	44 x 27 x 60"	12 ga	285 lbs
9K525A	205201P	80	330	44 x 27 x 72"	12 ga	320 lbs

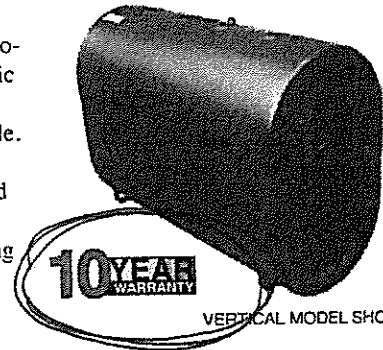
HORIZONTAL MODELS

CAT. NO.	MFG. NO.	UL LABEL	CAPACITY GALLONS	DIMENSIONS H x W x L	GAUGE	WEIGHT
9K502C	204701P	80	275	27 x 44 x 60"	12 ga	285 lbs

OIL STORAGE TANKS

All tanks are constructed to the highest industry standards and bear Underwriters' Laboratories oil storage basement tank label. Exterior of tank is protected with a coat of electrostatic powder paint. Standard size tank is 275 gallon. For installations where space is at a premium or access is limited, 120 thru 240 gallon tanks with reduced dimensions are available.

Tanks 240 gallon and larger with UL80 label have four 2" tappings. Tanks 220 gallons and smaller with UL80 label have three 2" tappings on top of tank. Tanks with UL142 label have four 2" tappings and one 3" tapping. All tanks equipped with 1/2" FPT supply tapping on tank bottom and four 1-1/4" NPT leg brackets.



VERTICAL MODEL SHOWN

VERTICAL MODELS

CAT. NO.	MFG. NO.	STYLE	COLOR	UL LABEL	CAPACITY GALLONS	DIMENSIONS H x W x L	GAUGE	WEIGHT
9K541V	209101	Vertical	Black	80	120	47 x 23 x 30"	12	165 lbs
9K530	208101	Vertical	Black	80	138	44 x 27 x 30"	12	175 lbs
9K601	207101	Vertical "Stubby"	Black	80	220	44 x 27 x 48"	12	240 lbs
9K601A	203201G	Vertical "Stubby"	Grey	80	230	44 x 22 x 60"	12	250 lbs
9K504A	202201	Vertical "Narrow"	Grey	80	240	47 x 23 x 60"	12	260 lbs
9K500	204201G	Vertical	Grey	80	275	44 x 27 x 60"	12	280 lbs
9K500F	204201	Vertical	Black	80	275	44 x 27 x 60"	12	280 lbs
9K524V	204203	Vertical	Grey	142	275	44 x 27 x 60"	12	340 lbs
9K525	205201	Vertical	Black	80	330	44 x 27 x 72"	12	320 lbs
9K603	205203	Vertical	Black	142	330	44 x 27 x 72"	12	320 lbs
9K525G	205201G	Vertical	Grey	80	330	44 x 27 x 72"	12	320 lbs

Tank to be installed

HORIZONTAL MODELS

CAT. NO.	MFG. NO.	STYLE	COLOR	UL LABEL	CAPACITY GALLONS	DIMENSIONS H x W x L	GAUGE	WEIGHT
9K530A	208601	Horizontal	Black	80	138	27 x 44 x 30"	12	175 lbs
9K602	207601G	Horizontal "Stubby"	Black	80	220	27 x 44 x 48"	12	240 lbs
9K504B	202701	Horizontal "Narrow"	Grey	80	240	23 x 47 x 60"	12	260 lbs
9K502	204701G	Horizontal	Grey	80	275	27 x 44 x 60"	12	280 lbs
9K524H	204703	Horizontal	Black	142	275	27 x 44 x 60"	12	340 lbs
9K525H	205710G	Horizontal	Grey	80	330	27 x 44 x 72"	12	320 lbs
9K526	205701	Horizontal	Black	80	330	27 x 44 x 72"	12	320 lbs

Kopperman 16644 Georgia

6

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW 16644 Georgia Ave, Olney MD



Detail: Proposed location for new oil tank - in front of
~~Chimney~~ chimney - TANK is 5' Long
Chimney base - 8' wide - Between Rhododendrons

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear View of House



Detail: Side of house (NOT where tank will be)

Applicant: Kopperman - 16644 Georgia Ave, Olney

Existing Property Condition Photographs (duplicate as needed)



Detail: Entry to basement - only access is this door



Detail: NORTH FACADE from parking lot of 16650 Georgia
Holly Bush + Trees ARE burs

Applicant: Kopperman - 16644 Georgia Ave



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info@aceenvironmental.net • www.aceenvironmental.net

Ms. Sue Kopperman
16644 Georgia Avenue
Olney, MD 20832

July 13, 2018
Proposal #P-18374

Phone: (301) 237-5109
Email: Klaradal@aol.com

RE: Oil Tank Closure
16644 Georgia Avenue, Olney, MD

ACE Environmental Services, LLC is pleased to present this proposal to complete the following project:

Project Description:

Complete the in-place abandonment of one (1) estimated 500-gallon underground storage tank (UST) containing #2 heating oil at the above referenced location located beneath an addition. Please note that the AC system/duct work will need to be removed/replaced by others in order for us to complete this work. In addition, we will also remove one 275-gallon aboveground storage tank (AST) located in the basement. All work will be completed under the supervision of a MDE Certified UST Remover. Finally, Ace is also providing pricing to install a new AST outside the house. The following scope of work is proposed for this project.

Scope of Work and Materials for UST Removal:

1. Notify Miss Utility to locate buried utilities.
2. Remove bush and set aside.
3. Excavate to expose the top of the tank.
4. Collect and properly dispose of the oil/water remaining in the UST.
5. Cut an access hole in top of the UST or open manway if available
6. Clean the interior of the UST utilizing confined space entry protocol.
7. Remove the tank from the ground and inspect
8. Collect (1) soil sample below tank bottom to analyze for full suite volatile organic compounds (VOCs) in accordance with EPA Method 8260 and for total petroleum hydrocarbons (TPH) for diesel range organics (DRO) in accordance with EPA Method 8015. This cost is itemized separately below.
9. Remove and/or abandon the associated piping.
10. Backfill to grade with backfill and clean excavated soils.
11. Replace the bush.
12. Provide a closure report for customer.

24-hour Emergency Spill Response, Complete Tank Management, Vacuum Truck Services
Hazardous and Non-hazardous Waste Transportation and Disposal, Tank and Industrial Cleaning
Environmental Consulting, Sampling and Remediation Services

Scope of Work and Materials for AST Removal:

1. Cut open and pump-out the product/water/sludge remaining in the AST. The liquid waste will be disposed off-site.
2. Clean the interior of tank.
3. Remove tank from home.
4. Dispose of the tank off-site.
5. Remove and/or abandon the associated piping as practical, and as required by law.
6. If needed and practical, concrete interior and exterior holes associated with the piping in the foundation.

Scope of Work for AST Installation:

1. Supply the installation of one (1) new 275 gallon AST and all ancillary equipment.
2. Set AST outside on lintels in area identified by the client.
3. Supply and install a fill and vent line, piping to the exterior.
4. Provide and install a proper float gauge.
5. Provide and install a vent alarm whistle.
6. Provide connection to existing furnace with up to 50 feet of supply and return lines.
7. Transfer oil on site into new AST and dispose of drums.
8. Prove out system.

Project Cost and Payment Terms:

UST Abandonment-in-Place:	\$ 6,450.00
AST Removal/Fuel Transfer/AST Installation:	\$ 2,950.00
Soil sample collection and analysis (per sample)	\$ 350.00

Customer to Provide:

- On Site Contact
- Access to the area for ACE equipment – remove AC equipment (by others)

Payment Terms: Upon completion. This proposal will remain firm for thirty (30) days. All credit card payments will be charged 3%.

Exclusions:

Pricing assumes the tank is 500-gallons in capacity or smaller. Should the tank be larger than 500 gallons, there will be an additional charge of \$2 for every gallon above 500 gallons. In addition, if the tank is larger, an additional soil sample may be required at the unit price provided above. If for any reason ACE is unable to locate the tank. The homeowner will still be responsible for total payment minus the soil sample and backfill.

Collection/Disposal of Groundwater or Impacted Soil unless otherwise noted. Damage to any Underground Utilities not properly located by the Miss Utility or the Property Owner. Demurrage caused by Underground Utilities. Utility Relocation. Damage/Disposal/Replacement of Landscaping, Fences and Pavement. Any Additional Work Directed by Regulatory Agencies. The tank will be filled with a non-porous, inert material or equivalent. Our price does not include any compaction testing. Price does not include the removal or disposal of any concrete surface pads or hold down pads.

Underground Contingency Clause:

During excavation, unforeseen obstructions such as utilities, boulders, rock, shale, and water are encountered or the maximum excavation depth of the proposed equipment is reached, additional costs may be required. This proposal does not include provisions for shoring and/or sheeting of the excavation, utilities and structures or dewatering of the excavation.

Leaking UST:

If the underground storage tank (UST) is found to be leaking, it will be reported to the Maryland Department of the Environment (MDE). Ace will conduct an impacted soil excavation activity. At least one post-excavation soil sample will be collected from beneath the UST, at the discretion of the MDE inspector. Based on site conditions, the MDE may require additional laboratory analysis or a possible investigation for delineation. If this occurs, any additional costs must be approved prior to conducting additional work or analysis.

An additional soil sample will be collected for laboratory analysis for facility profile disposal purposes for the impacted soil. Ace provides a closure package that includes a written report, photographs, analytical data, receipts and disposal manifests. The following are additional anticipated costs which may also qualify for reimbursement through the Maryland Department of the Environment (MDE) residential homeowner reimbursement program. Please note that a \$500 deductible will apply.

The following is provided to give you an estimate of additional anticipated costs. Once a remediation plan is determined and the impacted soils removed, more definitive costs can be provided.

Description	Cost
Facility Approval, Transportation and Disposal of Impacted Soil	\$ 155/ton (12 ton minimum applies)
Additional Labor Costs	\$ 3,300.00
Soil sample for waste disposal profile	\$ 350.00
Potable well sample – VOCs by 524.2	NA
Replacement Backfill	\$ 50 per ton
Report including documentation for MDE	\$ 500.00
MDE reimbursement package	\$ 500.00

Thank you for the opportunity to provide this proposal. Please do not hesitate to contact me at (410) 354-8030 or Cell (443) 571-7436 with any questions. A current insurance certificate will be supplied upon request. Should you accept this proposal, please sign and return this document.

Sincerely,

Cari Finch, PE, BCEE
Senior Environmental Engineer
cfinch@aceenvironmental.net

We, the undersigned, do hereby accept the above proposal and payment terms as outlined.
Authorization to Proceed.

The Client will pay as per the outlined payment terms. If the client does not pay the invoice within 45 days after the date of the invoice, the client will pay an interest charge of 2% per month on the overdue amount. The client will also pay attorney's fees of 25% of the unpaid debt and other collections costs incurred if legal proceedings are instituted to obtain any payment(s).

This Proposal is Accepted By:

Susan M. Kopperman (owner) Susan M Kopperman
(Print Name and Title)

Signature/Date:

Susan M. Kopperman 7/18/18

APPENDIX A ADDITIONAL SERVICES FOR UNFORESEEN CIRCUMSTANCES

None of these services will be conducted without authorization, and a complete cost estimate will be provided for the services listed below, which may be required during the project.

- Analyze soil and/or groundwater samples, which may be required by the presiding regulatory official, if there is evidence of impact.
- Provide lateral support of the excavation slopes or support. Sheet and shore excavation walls due to instability; underpin or shore structures located in the immediate vicinity of the proposed excavations in order to reduce settlement or dewater excavation area due to shallow groundwater.
- Upgrade personal protective equipment to Level C or Level B, which will depend on the concentration of petroleum vapors in the work area.
- Should the UST be found to have leaked and requires remediation, ACE will assist the owner with enrollment in the Maryland Department of the Environment's Residential Cleanup Reimbursement program. If tank has failure ACE will give customer rates for additional investigation and additional charges will apply.
- Damage to any underground utility not properly located by Miss Utility or the property owner. Removal, repair, or replacement of conflicting utilities.
- Concrete restoration including curb and gutter, sidewalk, stairs or ramps.
- Dewatering excavation area and/or treating/disposal of impacted groundwater.
- Demurrage caused by underground utilities including relocating utilities including HVAC systems.
- Damage/disposal/replacement of landscaping, fences and/or driveway.
- Additional work directed by regulatory agencies.

Underground Contingency Clause: During excavation, unforeseen obstructions such as utilities, boulders, rocks, shale and water are encountered or the maximum excavation depth of the proposed equipment is reached, additional costs may be incurred.



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info@aceenvironmental.net • www.aceenvironmental.net

NON-HAZARDOUS WASTE PROFILE FORM

I, Sue Kopperman am the owner or cognizant representative of the waste generator at the following facility/address:

Kopperman Residence 16644 Georgia Avenue, Olney, MD 20832
Facility Name: Facility Address:

The waste is contained for removal in the following:

- Elevator Shaft: []
Drums(s): [] quantity
Tote(s): [] quantity
Cubic Yard Box: [] capacity (Circle one)
OW Sep(s): [] quantity capacity gal yd3 ton
Transformer(s): [] quantity capacity gal yd3 ton
Tank(s): [X] quantity capacity 560 gal yd3 ton
Other: [] quantity describe gal yd3 ton

The waste is considered or best described as the following:

- Diesel fuel: [] Waste Oil: []
Heating oil: [X] Hydraulic Oil: []
Gasoline: [] Chloride(s): []
PCB-Oil: [] Transformer Oil: []
Other: []

I hereby certify that to the best of my knowledge and belief, the information contained herein is a true and accurate description of the material being offered for disposal. I further certify that by utilizing this profile, neither myself nor any other employee of the company will deliver for treatment, processing or recycling or attempt to deliver for same any material that is classified as PCB, toxic waste, hazardous waste, medical or infection waste or any other material that this facility is prohibited from accepting by law.

Sue Kopperman
Customer Signature:

7/18/18
Date:

July 25, 2018

To: Historic Area Commission

From: Susan Kopperman

Hello,

My husband, Peter and I, purchased the Hyatt Jones House, located at 16644 Georgia Ave, Olney in 2002. The house had an addition added in the 1980's. We did substantial work to rehabilitate the house and were commended by the commission for our excellent stewardship.

We are now selling the house and have a contract from a young couple to buy it. During the sale process, we encountered concerns from buyers with the current oil tanks. Let me explain.

When the previous owner added the addition, he built it on top of the current – active – oil tank. There was an old oil tank in the basement which we, erroneously, assumed was the active tank when we purchased the house. We later learned otherwise. It never worried us but now has become an issue for buyers.

We have, as part of the home sale agreement, contracted with Ace Environmental to empty the tank that is under the house and abandon it in place. It is located about 6 feet in from the opening to the crawl space and blocked in by the air conditioning ductwork we added in 2002. We will have our HVAC people temporarily remove the ductwork. Ace will empty the tank, do soil samples around and below the tank, and then fill it with concrete. If the soil is contaminated, we have agreed to bear the cost of remediation.

The old abandoned tank is in the basement. When the addition was added, the owner eliminated the original entry to the basement and added a new outdoor entry between the original house and the addition. (see photo) The stone wall that was the original basement wall was broken to create a small portal into the basement from the landing at these new steps. This configuration is probably going to make it impossible to fit a new tank into the basement.

Ace environmental will make every attempt to remove the rusted tank in the basement out in one piece. They anticipate needing to cut it in pieces. They will make every effort to place the new tank in the basement. If this is not possible, it will need to be placed outside. (see photos for placement)

We replaced the boiler in 2014, and at that time I explored switching to gas heat. There is not gas readily available to my house – and to attempt to do so would be exorbitant. So, we stayed with oil and put in the new boiler. (\$10,000)

We are due to settle August 24. Ace Environmental will start work on the 14th of August. They hope to place the tank in the basement – if this proves impossible, they will wait to hear from you – assuming this has to go before the board. My husband and I are traveling out of the country from August 2 – 18 so we will not be able to attend the board meeting should one be needed. I have offered names of contact people for the time that we are gone. I appreciate your help with this matter.

Susan Kopperman

5809 Nicholson Lane #202, Rockville MD 20852

Cell – 301-237-5109



July 25, 2018

To: Historic Area Commission

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