Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10915 Kenilworth Ave., Garrett Park	**Meeting Date:**	2/8/2017
Resource:	Non-Contributing Resource **(Garrett Park Historic District)**	**Report Date:**	2/1/2017
Applicant:	Patrick Keating **(Luke Olson, Architect)**	**Public Notice:**	1/25/2017
Review:	Preliminary Consultation	**Tax Credit:**	N/A
Case Number:	N/A	**Staff:**	Michael Kyne

PROPOSAL: Demolition of Non-Contributing resource and construction of new two-story house

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STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
DATE: 1964

PROPOSAL

The applicant proposes to remove the existing c. 1964 two-story house, which is a Non-Contributing resource within the Garrett Park Historic District, and construct a new two-and-a-half-story house in its place.

APPLICABLE GUIDELINES

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:

(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.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines "rehabilitation" as "the act or process of making possible a

compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values."

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicant proposes to remove the existing c. 1964 two-story house, which is a Non-Contributing resource within the Garrett Park Historic District, and construct a new two-and-a-half-story house in its place. The footprint of the existing house is approximately 946 sf, while the footprint of the proposed house is 1,650 sf. At this time, the applicant is exploring two different options for the proposed new house – Option 1, which includes a 264 sf garage and 184 sf rear porch, and Option 2, which includes a 448 sf garage. Both options have a total footprint of 2,098 sf.

Staff notes that the proposed rear porch shown in the elevations differs from that shown in the 3D models, with the 3D models depicting a more contemporary porch with flat roof and deck above. Staff has no preference for either porch design, but does prefer Option 1, finding that a one-story porch properly terminates the telescoping effect of the overall design. Staff also prefers the smaller 264 sf garage, finding that, with a rear porch, a larger garage could result in lot crowding.

As noted, the subject property is a Non-Contributing resource within the historic district. The two adjacent properties to the right (10911 and 10913 Kenilworth Avenue) are also c. 1964 Non-Contributing resources, while the adjacent property to the left is a c. 1892 Queen Anne-style Outstanding resource. The properties on the opposite side of Kenilworth Avenue are all outside of the boundaries of the historic district. 10909 Kenilworth Avenue is a c. 1891 Queen Anne-style Outstanding resource, and 10903 (at the intersection of Strathmore Avenue and Kenilworth Avenue) is a c. 1926 one-story, one-bedroom cottage, commonly known as a "Chevy House."

The house to be removed is roughly rectangular, with its broad side parallel to Kenilworth Avenue, while the front section of the proposed new house is square, with a series of squares telescoping in the rear. The proposed new house includes several projections and bays, with a recessed front porch under a two-and-a-half-story bay with cross gable, which takes cues from the turrets and towers of the Queen Anne-style houses in the historic district.

When reviewing proposals within the Garrett Park Historic District, the Commission is instructed to use the *Secretary of the Interior's Standards Rehabilitation*. The relevant *Standard* in this case is *Standard #2,* as referenced above.

Standard #2 states that "[t]he historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided." In this case, the "property" is the designated resource, or the Garrett Park Historic District. The features, spaces, and spatial relationships that characterize the historic district include lot coverage, the distance between houses, and the view from house to house.

The proposal will result in approximately double the lot coverage and a house with a different shape and orientation to the street; however, the proposed new house will retain the same approximate front setback, and staff suggests that the proposed design is more compatible with the size and design of neighboring Outstanding resources, such as the Queen Anne-style houses at 10925 and 10909 Kenilworth Avenue.

Staff recommends that the applicant provide a streetscape study, showing the proposed house as it relates to the neighboring Outstanding resources, so that the Commission can reach a fully informed finding regarding the compatibility of scale.

As noted in *Places from the Past,* "Garrett Park reflects nearly a century of diverse architectural styles." These diverse styles include the lavish Queen Anne houses, such as those at 10925 and 10909 Kenilworth Avenue, and the modest Chevy Houses, such as that at 10903 Kenilworth Avenue.

The c.1964 house to be removed is a Non-Contributing resource, which does not contribute to the historic character of the streetscape. In accordance with the *Standards* and preservation best practices, new construction in the Garrett Park Historic District should be compatible with the houses that do contribute to the historic streetscape. Due to the diversity of architectural styles, compatible new construction could take cues from either the modest Chevy Houses or the lavish Queen Anne houses, as in this case.

Staff asks the Commission to provide any guidance that could make the proposed new construction more compatible with the Garrett Park Historic District. Specifically, staff asks the Commission to provide guidance on the following details: the projecting bays on each side elevation, with the appearance of stacked pediments in the gable ends of the main house; the overall design of the projecting bay at the front of the house, which will be its most prominent feature; and the cantilevered bay on the second-floor of the left-side elevation, which will also serve as a canopy for the entrance below. Staff notes that, with its brackets and ornamentation, the cantilevered bay appears inconsistent with the overall design of the house, which is a contemporary and simplified approach to a more traditional form.

Staff asks the Commission to provide guidance regarding the compatibility and preference of Options 1 and 2, noting staff's discussion above. If the Commission has a preference for the design of the proposed rear porch – either that shown in the elevations, or that shown in the 3D models – staff asks them to voice their preference.

The applicant has stated that the proposed materials include: HardiePlank siding, Azek trim, clad-wood windows, and asphalt shingles. The proposed materials are typical of what the Commission approves for new construction, but staff does ask the Commission to provide any guidance regarding materials that could make the proposal more compatible with the Garrett Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lolson@gtmarchitects.com Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021

Tax Account No.:

Name of Property Owner: PATRICK KEATING Daytime Phone No.: 301-949-1706

Address: PO BOX 61 (Street Number) GARRETT PARK (City) MD (State) 20896 (Zip Code)

Contractor: T.B.D. Phone No.:

Contractor Registration No.:

Agent for Owner: LUKE OLSON / GTM ARCHITECTS Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 10915 Street: KENILWORTH AVE

Town/City: Garrett Park Nearest Cross Street: STRATHMORE AVE

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT 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:

1B. Construction cost estimate: $ 700,000

1C. If this is a revision of a previously approved active permit, see Permit #

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 of owner or authorized agent 01-18-17 *Date*

Approved: *For Chairperson, Historic Preservation Commission*

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

   DEMO EXISTING NON-CONTRIBUTING STRUCTURE & CONSTRUCT NEW 2-STORY SINGLE FAMILY HOME AND DETACHED GARAGE WITH A TOTAL FOOTPRINT OF +/- 2,098 SF.

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

   SEE ABOVE

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

GENERAL NOTES

1) BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2016.
2) TOTAL LOT AREA: LOT 46 = 10,490 SQ. FT. (0.24 ACRES)
3) PROPERTY IS LOCATED ON TAX MAP [illegible] AND WSSC 200' SHEET [illegible].
4) PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP NO. 34. SOIL TYPE(S): 2B, GLENELG SILT LOAM.
5) PROPERTY IS LOCATED IN HYDROLOGIC SOIL GROUP "B"
6) FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER [illegible].
7) PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED.
8) WATER CATEGORY = 1 SEWER CATEGORY = 1
9) LOCAL UTILITIES INCLUDE:
   WATER & SEWER – WASHINGTON SUBURBAN SANITARY COMMISSION
   ELECTRIC – PEPCO
   TELEPHONE – VERIZON
   GAS – WASHINGTON GAS
10) PROPERTY IS LOCATED IN THE INCORPORATED MUNICIPALITY OF GARRETT PARK.
11) THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT

ZONING DATA

1) ZONING: R-90 GP OVERLAY [illegible]
   MIN. LOT AREA = 9,000 SQ FT — FRONT B.R.L. = 40.5 FT (1)
   MIN. LOT WIDTH AT R/W = 25 FT — REAR B.R.L. = 25 FT (1)
   MIN. LOT WIDTH AT B.R.L. = 75 FT — SIDE B.R.L. = 10 FT MIN, 25 FT TOTAL (1)

(1) PER TOWN OF GARRETT PARK CODE OF ORDINANCES, SECTION [illegible]

(1) NO MAIN BUILDING OR NEW CONSTRUCTION SHALL BE NEARER TO ANY STREET RIGHT-OF-WAY THAN THIRTY (30) FEET. ADDITIONALLY, [illegible]

[illegible]

KENILWORTH AVENUE

IN ACCORDANCE WITH SECTION [illegible], THE ADJOINING LOT [illegible] CONTAINS A MAIN BUILDING WITH A FRONT SETBACK OF [illegible] FEET (GREATER THAN 30 FEET). THEREFORE THE FRONT SETBACK ALONG KENILWORTH AVENUE IS DETERMINED AS FOLLOWS:

[illegible]
FRONT SETBACK ALONG KENILWORTH AVENUE = 40.5 FEET

(2) NO MAIN BUILDING ON LAND USED FOR SINGLE-FAMILY RESIDENTIAL USE SHALL BE NEARER TO ANY PROPERTY LINE OTHER THAN A PROPERTY LINE ADJACENT TO A STREET RIGHT OF WAY, AS PROVIDED IN SECTION [illegible] THAN THE FOLLOWING:

(2.1) MINIMUM SIDE YARD SETBACK: ONE SIDE: [illegible] FEET AND SUM OF BOTH SIDES: 25 FEET FOR LOTS WITH OVER [illegible] FEET IN WIDTH AT THE FRONT MAIN BUILDING LINE OR [illegible] FEET FOR LOTS [illegible] FEET OR LESS IN WIDTH AT THE FRONT MAIN BUILDING LINE.

(2.2) MINIMUM REAR YARD SETBACK: [illegible] FEET FOR LOTS OVER [illegible] FEET IN DEPTH AT THE LOCATION AT WHICH THE MAIN BUILDING IS CLOSEST TO THE PROPERTY LINE, [illegible] FEET FOR LOTS [illegible] FEET OR LESS IN DEPTH AT THE LOCATION AT WHICH THE MAIN BUILDING IS CLOSEST TO THE PROPERTY LINE.

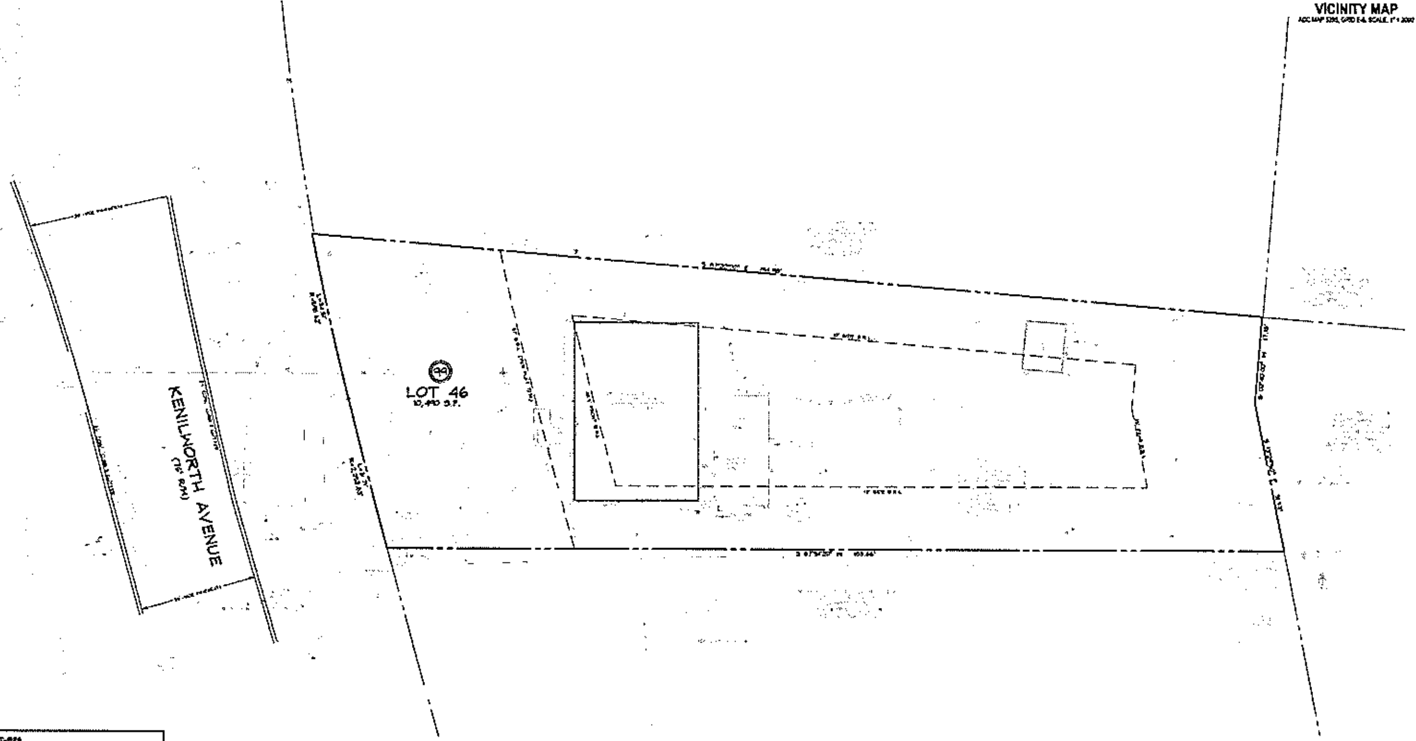
3) VERIFY LOT COVERAGE IN ACCORDANCE WITH GARRETT PARK CODE, SECTION [illegible].

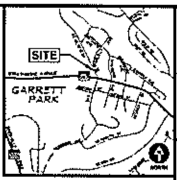
THEREFORE ALLOWABLE BUILDING COVERAGE FOR MAIN AND ACCESSORY BUILDINGS CUMULATIVELY IS 20%
LOT 46 = 10,490 SQUARE FEET (PER PLAT)
10,490 × 0.20 = 2,098.0 SQUARE FEET

ALLOWABLE BUILDING COVERAGE FOR MAIN BUILDING ONLY IS [illegible]
LOT 46 = 10,490 SQUARE FEET (PER PLAT)
10,490 × [illegible] = [illegible] SQUARE FEET

ALLOWABLE AREA TO BE COVERED BY BUILDINGS (INCL. ACC. BUILDINGS) = 2,098.0 SQ. FT
ALLOWABLE AREA TO BE COVERED BY MAIN BUILDING ONLY = [illegible] SQ. FT.
TOTAL PROPOSED LOT COVERAGE = ______ SQ. FT. (PER ARCHITECT)

EXISTING





VICINITY MAP
ADC MAP [illegible], GRID [illegible], SCALE: 1" = 2000'

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT:

TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAY/WETLAND(S)		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan				Approval Date	
N.P.D.E.S. – Notice of Intent		X			Date Filed
[illegible]		X			
OTHERS (Please List)					

CONSTRUCTION INSPECTION
CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDPS INSPECTOR	OWNER/DEVELOPER
MANDATORY NOTIFICATIONS: [illegible]	INITIAL/DATE	INITIAL/DATE
1. [illegible]		
2. [illegible]		
3. [illegible]		
4. [illegible]		
5. [illegible]		
TOTAL NUMBER OF DRY WELLS INSTALLED FOR THIS PERMIT: ______ APPROVED ______ CONSTRUCTED ______		

NON-ROOFTOP DISCONNECTION

[illegible]

ROOFTOP DISCONNECTION

[illegible]

RECORD DRAWING CERTIFICATION

[illegible]

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: ______ INITIALS ______ DATE ______

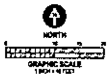
LEGEND

EXISTING FEATURES
- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. DRAIN PIPE AND INLET
- EX. DOWNSPOUT PIPED/SPILLED
- EX. UNDERGROUND UTILITY LINE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD OR STOCKADE FENCE
- EX. METAL OR IRON FENCE
- EX. RETAINING WALL
- EX. DRAINAGE DIVIDE
- EX. TREE
- EX. ROADSIDE TREE
- EX. SOIL TYPING LOCATION
- EX. SOILS LINE

PROPOSED FEATURES
- LIMITS OF DISTURBANCE (L.O.D.)
- PROP. WATER-HOUSE CONNECTION
- PROP. SEWER-HOUSE CONNECTION
- PROP. GAS-HOUSE CONNECTION
- PROP. ELECTRIC-HOUSE CONNECTION
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. RETAINING WALL
- PROP. 4" PVC DRAIN PIPE
- PROP. DOWNSPOUT DISCONNECT WITH FLOWPATH AND FLOW DIRECTION
- PROP. DRAINAGE DIVIDE
- PROP. SURFACE FLOW DIRECTION
- PROP. PIPE FLOW DIRECTION
- PROP. FILTER LOG (12")
- PROP. SILT FENCE
- PROP. SUPER SILT FENCE
- ROOT PRUNING TRENCH
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. GRAVEL DRYWELL WITH OBSERVATION WELL & POP-UP EMITTER FOR OVERFLOW

TREE CANOPY REQUIREMENTS

[illegible]



GRAPHIC SCALE
1 INCH = 10 FEET

ROADSIDE TREE REQUIREMENTS

[illegible]

FRONT YARD PARKING AREA COVERAGE

[illegible]

TOPSOIL NOTE

[illegible]

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

[illegible]

MISS UTILITY

[illegible]

PRELIMINARY
BUILDING PERMIT SITE PLAN
NOT FOR PERMIT SUBMITTAL

APPLICANT
BETHESDA BUILDERS, LTD.
[illegible]
BETHESDA, MD [illegible]
[illegible] PHONE
[illegible] CELL
ATTN: [illegible]
[illegible]

ARCHITECT
GTM ARCHITECTS
7735 OLD GEORGETOWN RD, SUITE 700
BETHESDA, MARYLAND 20814
ATTN: GEORGE MYERS
(240) 333-2000 MAIN
(240) 333-2001 FAX
[illegible]

10815 KENILWORTH AVENUE
LOT 46, BLOCK 99, GARRETT PARK
BUILDING PERMIT SITE PLAN,
STORMWATER MANAGEMENT PLAN,
AND SEDIMENT CONTROL PLAN
SED. CON. PERMIT #: XXXXXX

10815 KENILWORTH AVENUE, GARRETT PARK, MD 20896
PLAT BOOK 74, PLAT 7270, CIRCA 1964

LOT 46, BLOCK 99
GARRETT PARK
ROCKVILLE (4TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

BUILDING PERMIT SITE PLAN,
STORMWATER MANAGEMENT PLAN,
AND SEDIMENT CONTROL PLAN

DATE	BY	REVISION
[illegible]	BCB	PROGRESS PRINT TO CLIENT AND ARCHITECT

PROJECT 16-563	DATE 12/2016
[illegible] BCB	[illegible] N/A
SCALE 1"=10'	APPROVAL BDA

10 South Bentz Street
Frederick, Maryland 21701
301.607.4031 office
301.607.4045 fax
www.casengineering.com
info@casengineering.com

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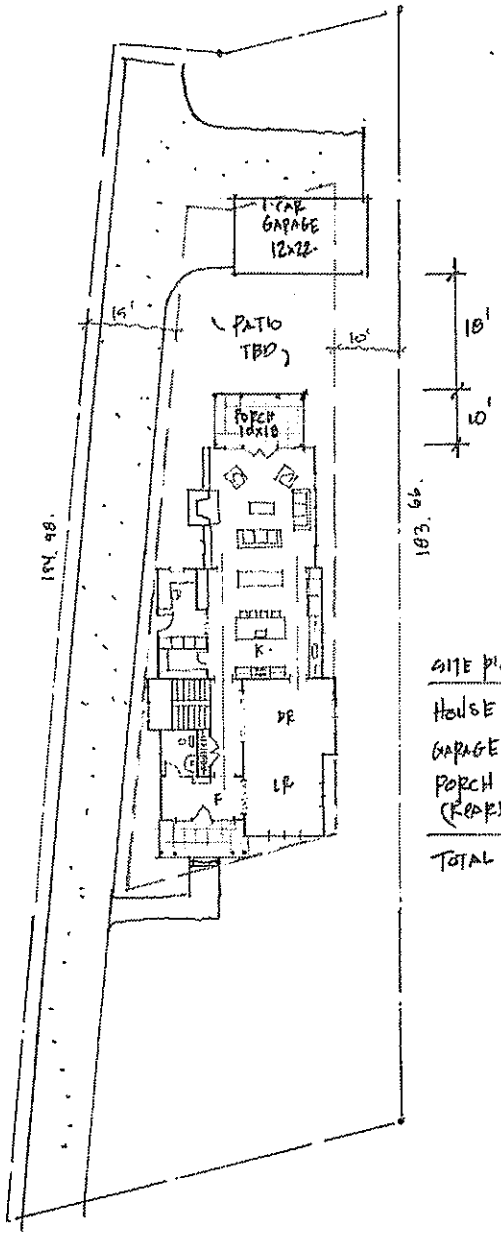
SC/SWM SHEET
1 OF 1

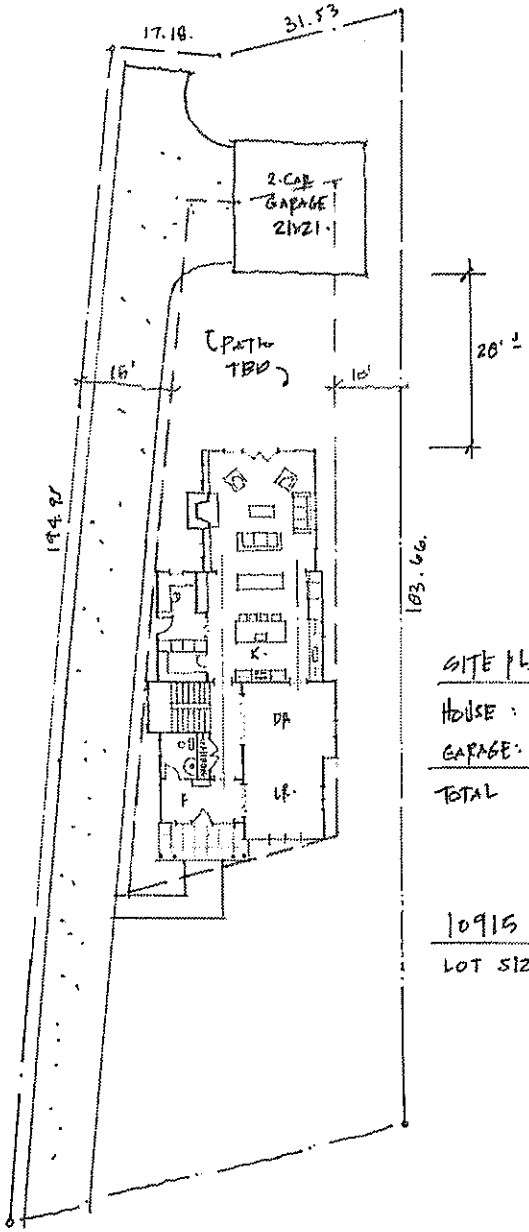
(6)



SITE PLAN · OPTION #1.

HOUSE : 1,650 SF ±
GARAGE : 264 SF
PORCH : 184 SF
(REAR)

TOTAL 2,098 SF (20%)



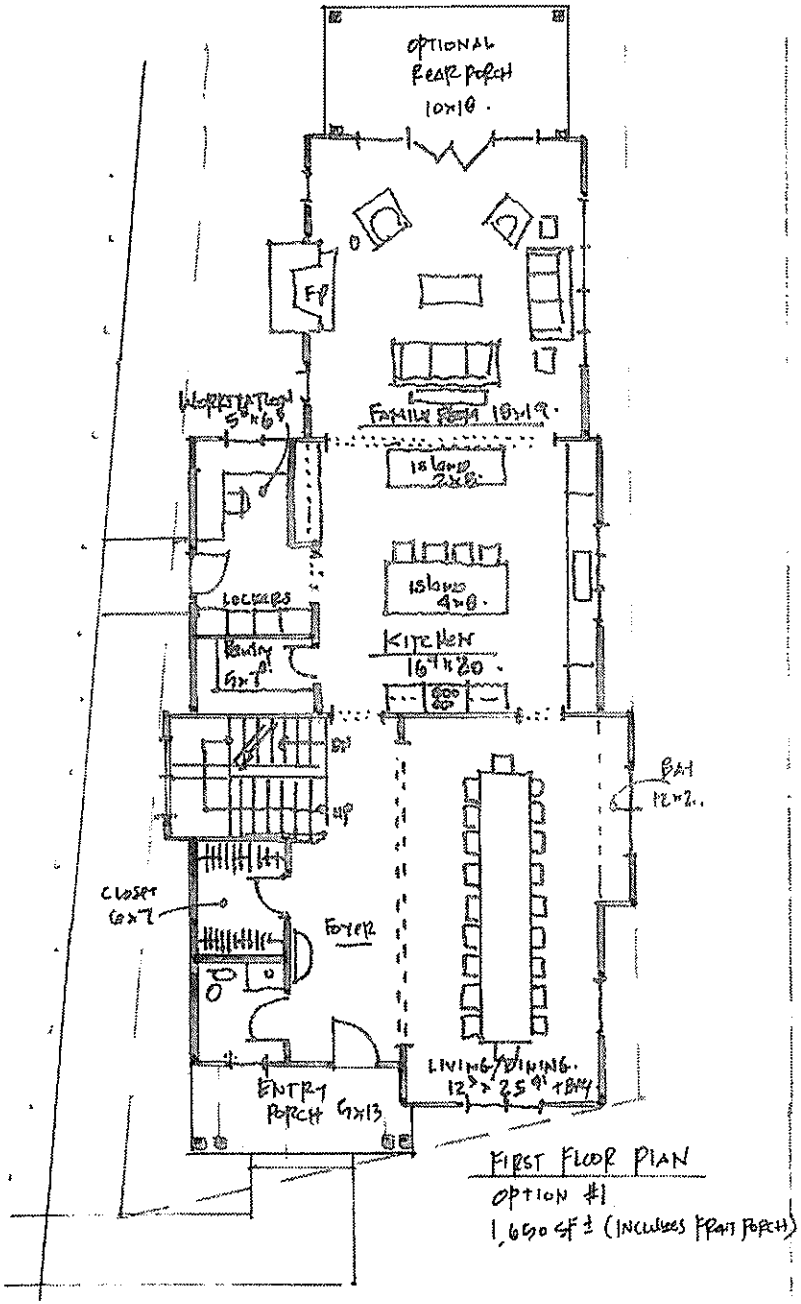
SITE PLAN · OPTION #2.

HOUSE : 1,650 SF ±
GARAGE : 448 SF ±

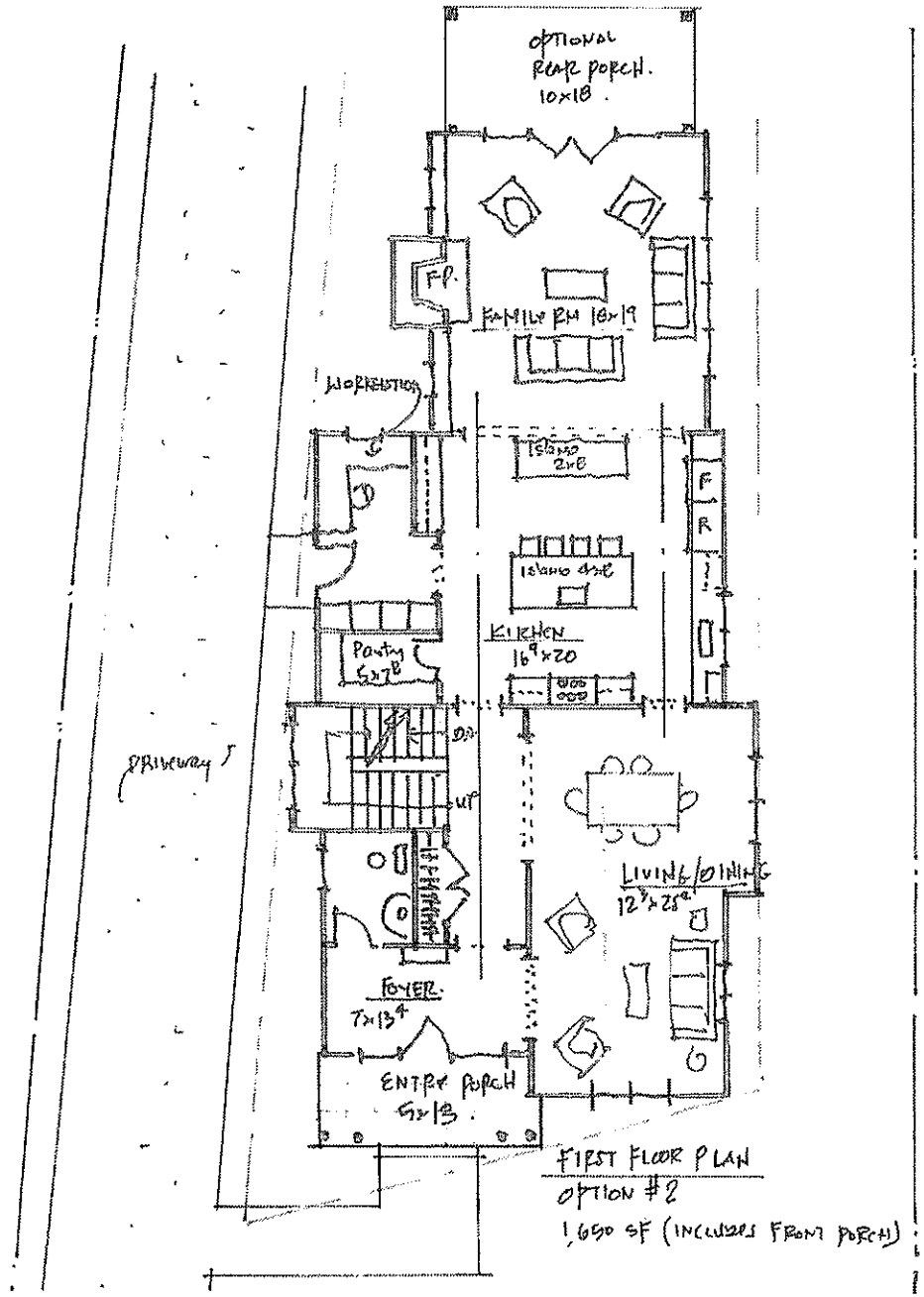
TOTAL 2,098 SF (20%.

10915 KENILLWORTH AVE

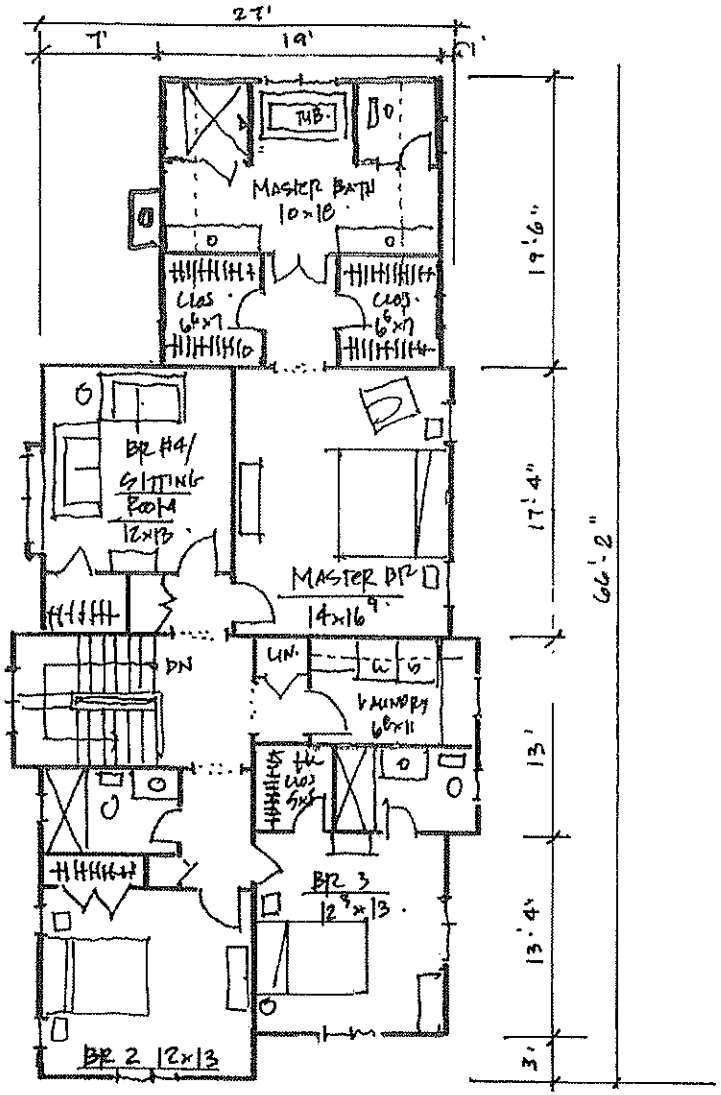
LOT SIZE : 10,470 SF.



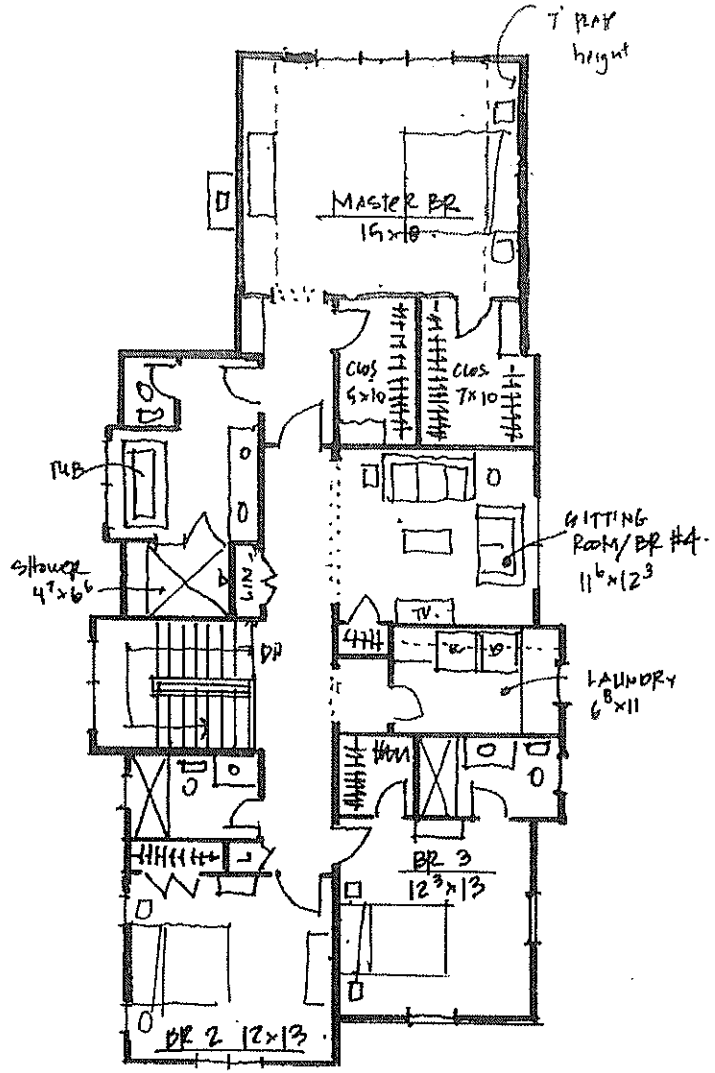
FIRST FLOOR PLAN
OPTION #1
1,650 SF ± (INCLUDES FRONT PORCH)



FIRST FLOOR PLAN
OPTION #2
1,650 SF (INCLUDES FRONT PORCH)



SECOND FLOOR PLAN.
OPTION # 1
1,650 SF±

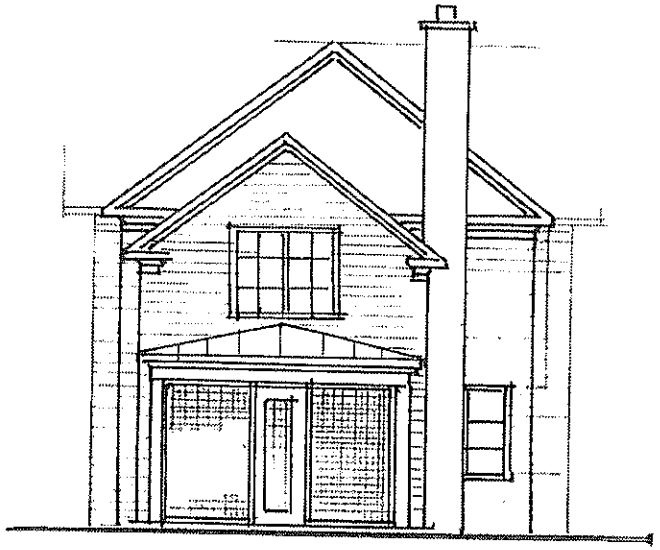


SECOND FLOOR PLAN.
OPTION # 2.
1,650 SF±

NORTH (DRIVEWAY SIDE) ELEVATION.

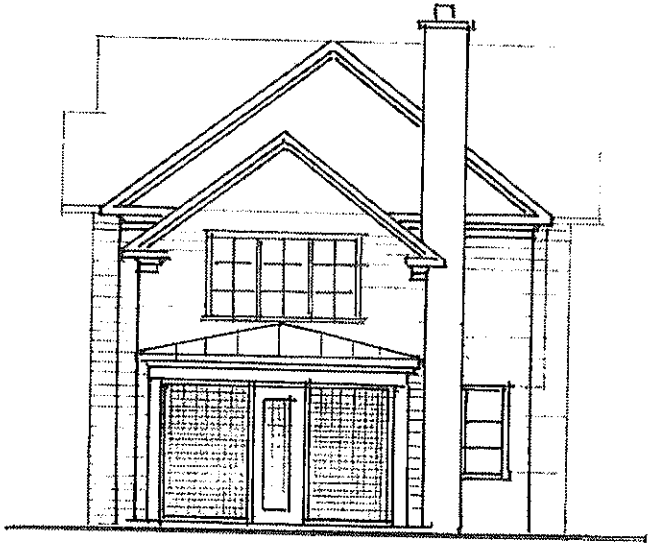
FRONT ELEVATION.

SIDE (SOUTH) ELEVATION · · OPTION # 1

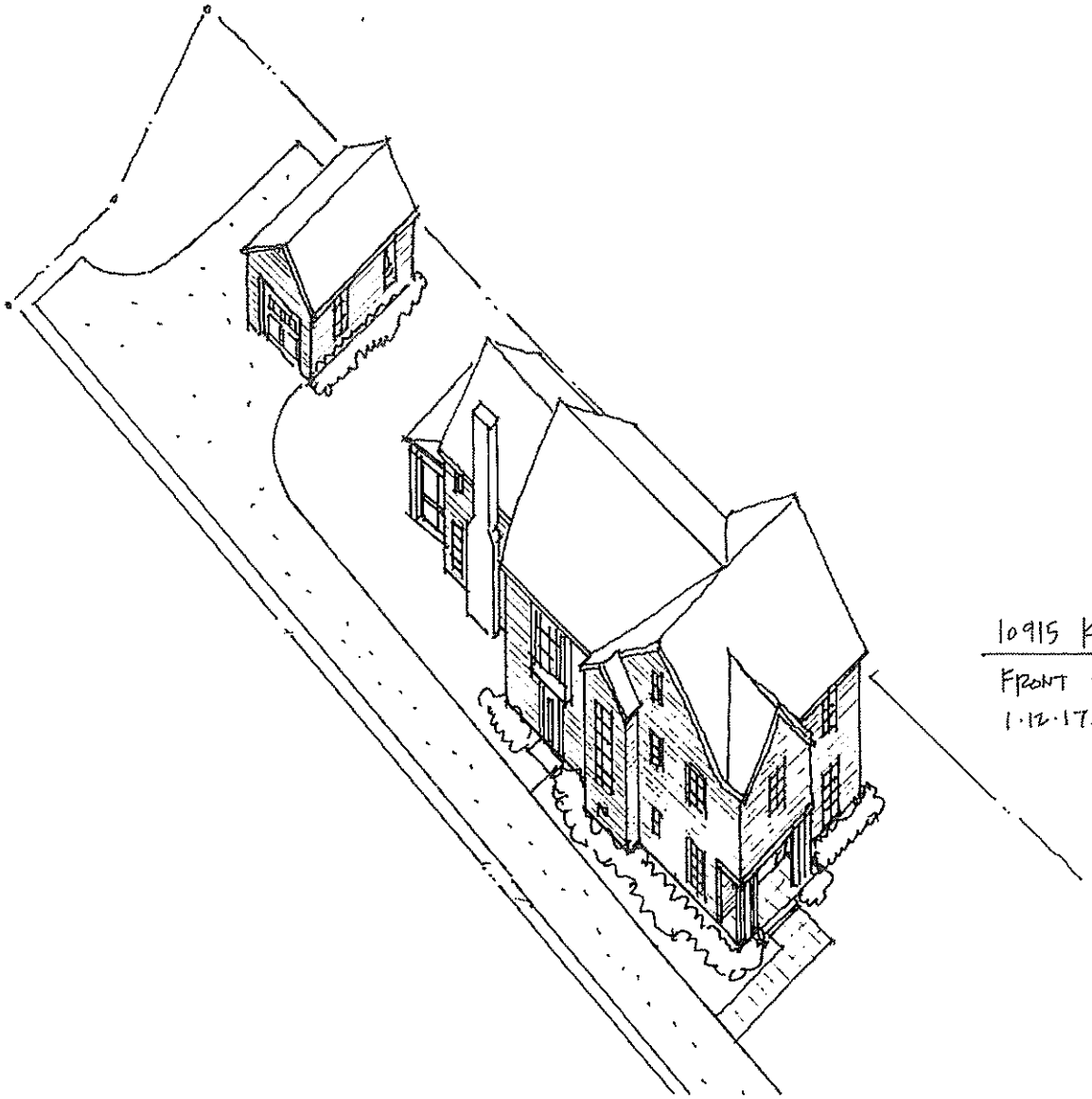


REAR ELEVATION · OPTION #1

SIDE (SOUTH) ELEVATION · · OPTION #2.



REAR ELEVATION · OPTION #2.



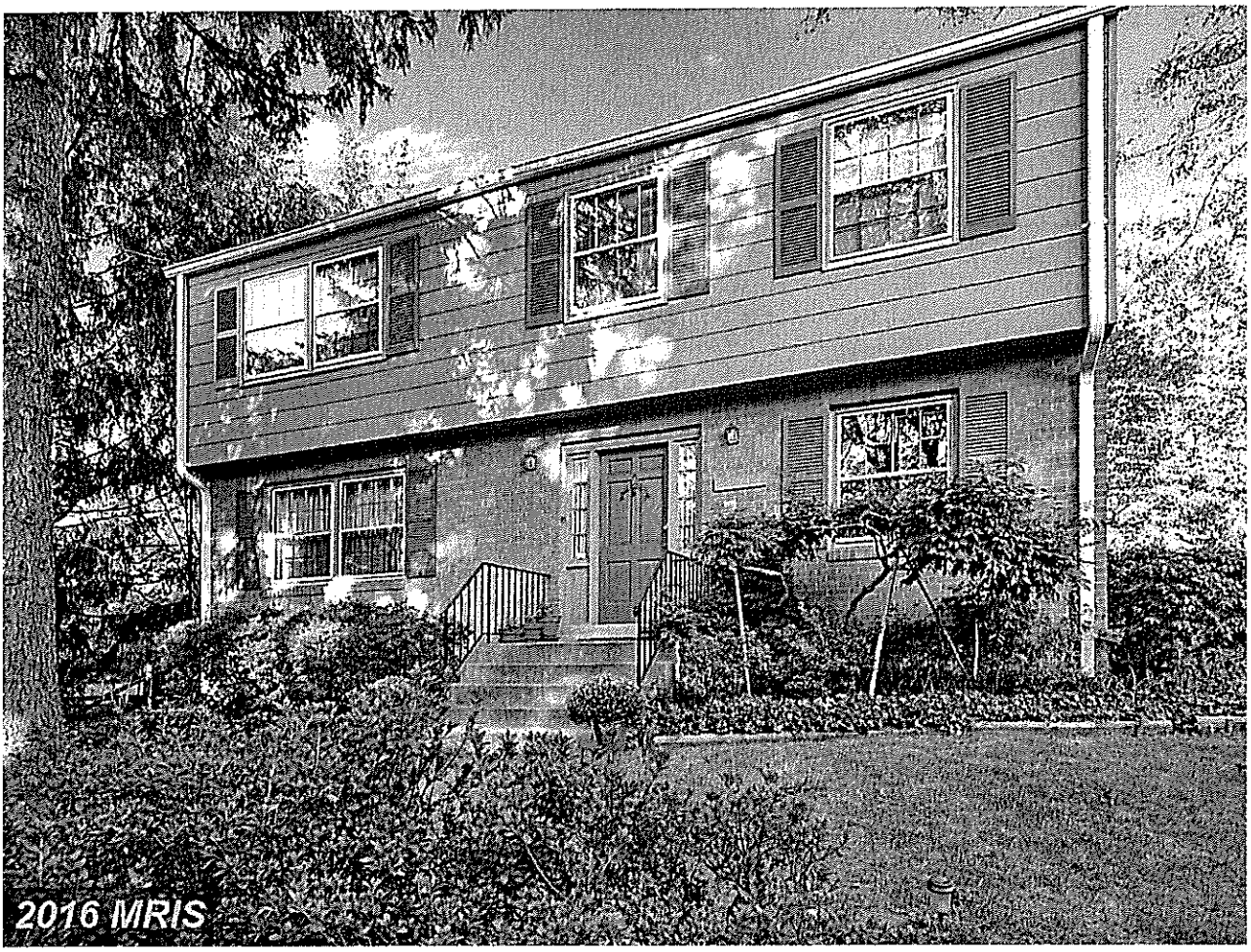
10915 KENILWORTH

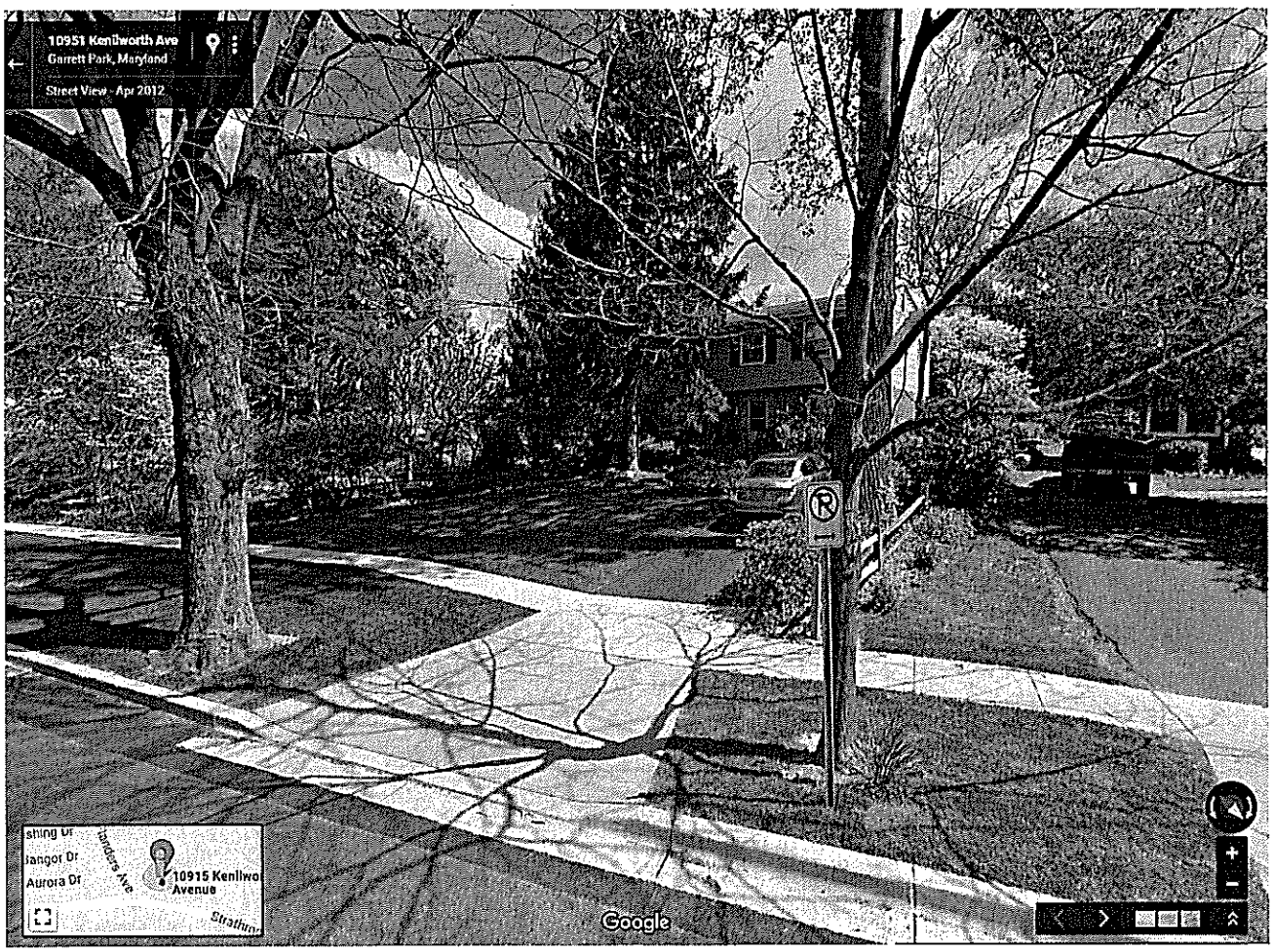
FRONT VIEW.

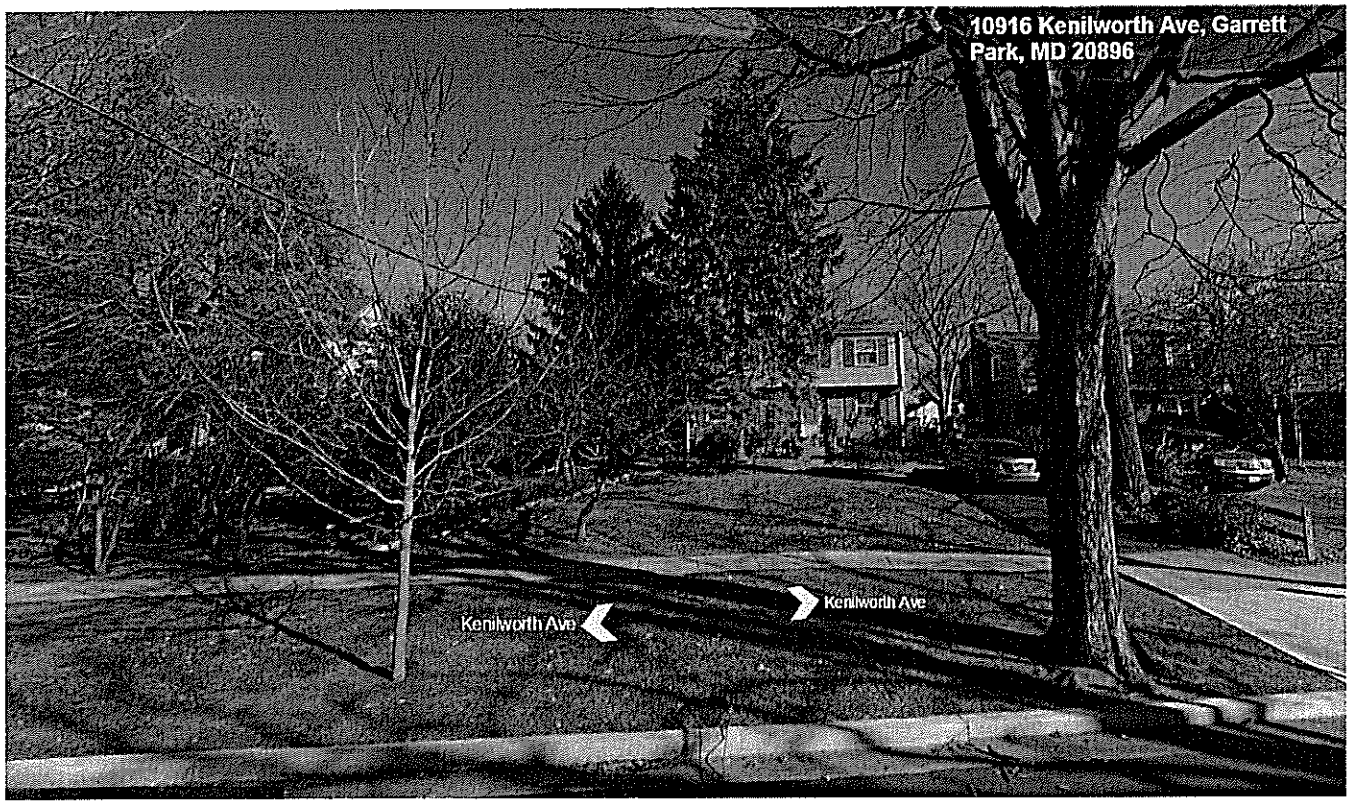
1.12.17.

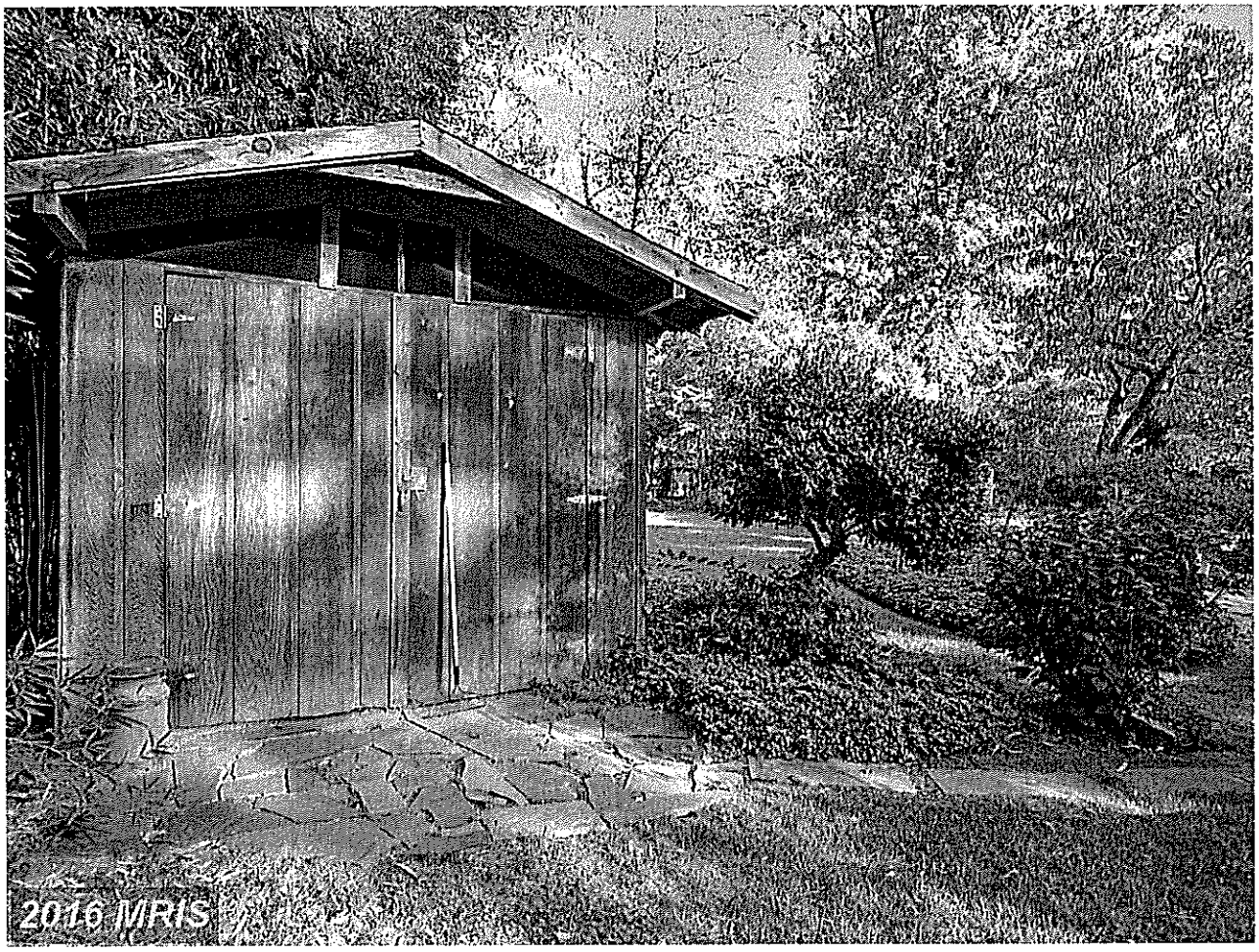
GTM ARCHITECTS
7735 old georgetown road
suite 700
bethesda, md 20814

16

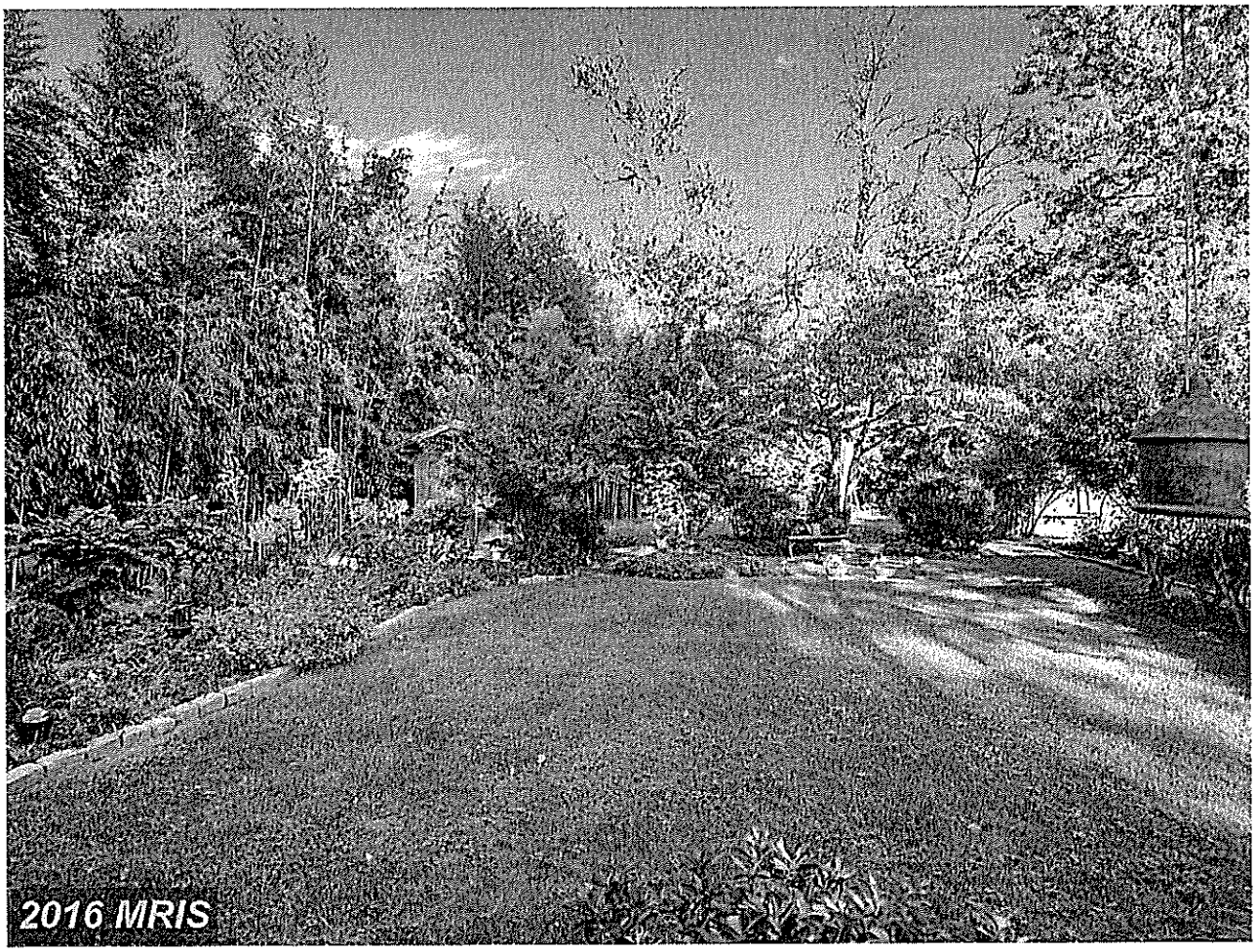

2016 MRIS


10951 Kenilworth Ave
Garrett Park, Maryland
Street View - Apr 2012
Bangor Dr
Aurora Dr
10915 Kenilwo
Avenue
Google


10916 Kenilworth Ave, Garrett Park, MD 20896
Kenilworth Ave
Kenilworth Ave


2016 MRIS


2016 MRIS


2016 MRIS


2016 MRIS


2016 MRIS


2016 MRIS


2016 MRIS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
PAT KEATING PO BOX 61 GARRETT PARK, MD 20896	LUKE OLSON GTM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814
Adjacent and confronting Property Owners mailing addresses	
Hazel Chapman PO Box 85 Garrett Park MD 20896	Susan Brocato & Mahmood Yassari 10918 MONTROSE AVE GARRETT PARK MD 20896
Michael Casassa 10914 Kenilworth Ave Garrett Park MD 20896	Cameron & Kelly Oskaig 10908 Kenilworth Ave Garrett Park MD 20896
Patrick & Jessica Jordan 10913 Kenilworth Ave Garrett Park MD 20896	Michelle Lipson & John Poussen PO Box 255 Garrett Park MD 20896
Barbara Jackson & William Rienstra PO Box 378 Garrett Park MD 20896	