EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 16644 Georgia Ave., Olney  
Meeting Date: 8/15/2018

Resource: Master Plan Site #23/107  
Report Date: 8/8/2018
(Hyatt-Jones House)

Applicant: Susan and Peter Kopper  
Public Notice: 8/1/2018
(Carl Strasfeld, Agent)

Review: HAWP  
Staff: Michael Kyne

Case Number: 23/107-18A

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 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

Contact Email: KULARADAL@AOL.COM
Contact Person: Carol
Daytime Phone No.: 301-237-5709

Tax Account No.: 00703910
Name of Property Owner: Susan & Peter Koppe
Address: 5809 Nicholson Ln, Rockville, MD 20852
City: Rockville
Zip Code: 20852

Contractor: AEC ENVIRONMENTAL
Phone No.: 410-354-8030
Contractor Registration No.: MDIC 2017-2126
Agent for Owner: 7 CARE Finch
Daytime Phone No.: 410-354-8030

LOCATION OF BUILDING
House Number: 7664
Street: Georgia Ave

Town/City: Rockville
Nearest Cross Street: Oakdale
Lot: 29
Block: 2
Subdivision: Oakdale

PART ONE: TYPE OF PROPOSED ALTERATION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate
☐ Fence/Wall (complete Section 4)
☐ Other: oil tank

1B. Construction cost estimate: $ 10K to remove 2 old tanks + install new ones

1C. If this is a revision of a previously approved active permit, see Permit #: NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITION
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETELY NEW 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]
Date: 7/24/18

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

SEE REVERSE SIDE FOR INSTRUCTIONS
1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structures and environmental setting, including their historical features and significance:
      Hyatt Jones house is a 2½ 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 had an addition added prior to our purchase, this had effect of covering or enclosing active oil tank in addition. Another oil tank in basement can only be removed by cutting out. It is doubtful new tank will fit down stairs will need to install on side
def house.

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;
   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 drip line 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.
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

Now owned by

Peter & Susan Koppelman
7/25/18
## 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" tappings 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

<table>
<thead>
<tr>
<th>CAT. NO.</th>
<th>MFG. NO.</th>
<th>UL LABEL</th>
<th>CAPACITY GALLONS</th>
<th>DIMENSIONS H x W x L</th>
<th>GAUGE</th>
<th>WEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>9K500A</td>
<td>204021P</td>
<td>80</td>
<td>275</td>
<td>44 x 27 x 60&quot;</td>
<td>12 ga</td>
<td>285 lbs</td>
</tr>
<tr>
<td>9K525A</td>
<td>205201P</td>
<td>80</td>
<td>320</td>
<td>44 x 27 x 72&quot;</td>
<td>12 ga</td>
<td>320 lbs</td>
</tr>
</tbody>
</table>

### HORIZONTAL MODELS

<table>
<thead>
<tr>
<th>CAT. NO.</th>
<th>MFG. NO.</th>
<th>UL LABEL</th>
<th>CAPACITY GALLONS</th>
<th>DIMENSIONS H x W x L</th>
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<tr>
<td>9K525C</td>
<td>204701P</td>
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<td>275</td>
<td>27 x 44 x 60&quot;</td>
<td>12 ga</td>
<td>285 lbs</td>
</tr>
</tbody>
</table>

### OIL STORAGE TANKS

All tanks are constructed to the highest industry standards and bear Underwriters’ Laboratoies 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 MODELS

<table>
<thead>
<tr>
<th>CAT. NO.</th>
<th>MFG. NO.</th>
<th>STYLE</th>
<th>COLOR</th>
<th>UL LABEL</th>
<th>CAPACITY GALLONS</th>
<th>DIMENSIONS H x W x L</th>
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<td>120</td>
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<td>9K530</td>
<td>206101</td>
<td>Vertical</td>
<td>Black</td>
<td>80</td>
<td>130</td>
<td>47 x 27 x 30&quot;</td>
<td>12 ga</td>
<td>175 lbs</td>
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<tr>
<td>9K501</td>
<td>2070101</td>
<td>Vertical</td>
<td>Black</td>
<td>80</td>
<td>220</td>
<td>44 x 27 x 48&quot;</td>
<td>12 ga</td>
<td>240 lbs</td>
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<tr>
<td>9K501A</td>
<td>203201G</td>
<td>Vertical</td>
<td>Black</td>
<td>80</td>
<td>230</td>
<td>44 x 27 x 48&quot;</td>
<td>12 ga</td>
<td>250 lbs</td>
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<tr>
<td>9K550A</td>
<td>205201</td>
<td>Vertical</td>
<td>Black</td>
<td>80</td>
<td>330</td>
<td>44 x 27 x 72&quot;</td>
<td>12 ga</td>
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<td>Vertical</td>
<td>Black</td>
<td>80</td>
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<td>9K530A</td>
<td>206601</td>
<td>Horizontal</td>
<td>Black</td>
<td>80</td>
<td>130</td>
<td>27 x 44 x 30&quot;</td>
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<td>175 lbs</td>
</tr>
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<td>207601G</td>
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<td>Black</td>
<td>80</td>
<td>220</td>
<td>27 x 44 x 48&quot;</td>
<td>12 ga</td>
<td>240 lbs</td>
</tr>
<tr>
<td>9K504B</td>
<td>202701</td>
<td>Horizontal</td>
<td>Grey</td>
<td>80</td>
<td>240</td>
<td>27 x 44 x 60&quot;</td>
<td>12 ga</td>
<td>260 lbs</td>
</tr>
<tr>
<td>9K524H</td>
<td>204701G</td>
<td>Horizontal</td>
<td>Black</td>
<td>80</td>
<td>275</td>
<td>27 x 44 x 60&quot;</td>
<td>12 ga</td>
<td>280 lbs</td>
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<tr>
<td>9K525H</td>
<td>205710G</td>
<td>Horizontal</td>
<td>Black</td>
<td>80</td>
<td>330</td>
<td>27 x 44 x 72&quot;</td>
<td>12 ga</td>
<td>340 lbs</td>
</tr>
<tr>
<td>9K526</td>
<td>205701</td>
<td>Horizontal</td>
<td>Black</td>
<td>80</td>
<td>330</td>
<td>27 x 44 x 72&quot;</td>
<td>12 ga</td>
<td>320 lbs</td>
</tr>
</tbody>
</table>

Kapperman 16644 Georgia
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. 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: Kupperman - 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 burns

Applicant: Kopperman 16644 Georgia Ave
Ms. Sue Kopperman  
16644 Georgia Avenue  
Olney, MD 20832  

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

July 13, 2018  
Proposal #P-18374  

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.  

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 cut 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.

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

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
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: [Signature]
(Print Name and Title)

Signature/Date: 2/8/18
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 Environments' 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.
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)
O/W Sep(s): ☐ quantity _________ capacity _________ gal yd3 ton
Transformer(s): ☐ quantity _________ capacity _________ gal yd3 ton
Tank(s): ☒ X(7) quantity _________ capacity _________ 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: ☒ 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.

Customer Signature: _______ Date: 7/19/18

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
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

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