### MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8712 2 <sup>nd</sup> Avenue, Silver Spring	Meeting Date:	7/24/2019
Resource:	Contributing Resource Woodside Locational Atlas District	Report Date:	7/17/2019
Applicant:	Wexford Homes, LLC	Public Notice:	7/10/2019
<b>Review:</b>	HAWP	Tax Credit:	n/a
Case Number:	36/04-19B	Staff:	Dan Bruechert
Proposal:	New Construction (Revision)		

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE:Contributing to the Woodside Locational Atlas DistrictSTYLE:TraditionalDATE:c.1980



Figure 1: 8712 2nd Ave. is located near the intersection of 2nd Ave. and Ballard St.

The existing house located at 8712 2<sup>nd</sup> Avenue is a two-story, front gable house, with vinyl siding, and a small one-story front porch. All of the historic windows have been replaced with vinyl windows. It appears as though the fenestration pattern has been heavily altered as there is a single window to the left of the central, front door and two windows to the right; the second floor has a paired window on the left side and a single window to the right. This appearance is not consistent with any building style from the first quarter of the 20<sup>th</sup> century.

There is a one-story, detached garage on the right side to the rear of the house. It is difficult to determine a date of this structure, due to the vinyl cladding and overgrowth of vegetation around the foundation, but it does not appear to be historic.

### **BACKGROUND**

On October 11, 2015 the HPC approved the demolition of the existing structure on the site. The existing house is c.1980s construction and has been condemned. It is a hazard due to toxic mold throughout the house.

On November 15, 2015 the HPC held a preliminary review of the proposal to construct a singlefamily home on the property. Several concerns were raised by the HPC and several members of the public. Many of the comments expressed the view that the proposed house was too wide for the site and was incompatible with the character of the surrounding district.

Several other concerns were expressed about the potential for an increase in site drainage and runoff issues associated with the increase of impervious surfaces on the property.

On December 20, 2017 the HPC approved a HAWP for new construction at the subject address.

The applicant has returned with a revision of the previous proposal for a smaller house of similar architectural details on the site.

### **PROPOSAL**

The applicant proposes to construct a new house on this site.

### APPLICABLE GUIDELINES

Proposed alterations to resources listed in Locational Atlas Districts are given a lenient review under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined 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.

### Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

(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) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### Secretary of the Interior's Standards for Rehabilitation

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### STAFF DISCUSSION

The applicant applied for and was granted a HAWP for a new house with an attached garage at 8712 2<sup>nd</sup> Ave. The applicant proposes to revise the previously approved HAWP to make the house smaller, to center the house on the lot, and to remove the approved detached garage. As the architectural materials and proposed house form have already been reviewed and approved by the HPC, this Staff report will focus primarily on an analysis of the new size, placement, and elimination of the new garage.

The architectural design of the proposed house retains the 'farmhouse style' of the approval with the gable-L form and most of the architectural details (i.e. the fiber cement siding, the two-over-two windows, and the half-width front porch). Staff finds that this modern interpretation of a traditional house form is appropriate and recommended approval for the prior HAWP. The primary architectural detail that has been revised in this submission is the front-facing gable (see below). The projecting bay was removed from the first floor and the board and batten siding has been removed in favor of the fiber cement clapboards found throughout the house. Staff finds these changes simplify the design and are compatible with the features of the surrounding houses (consistent with 24A-8(b)(2)), most of which were constructed from c.1890-1930.



Fig 2: Comparison of the current proposal (left) and the previous approval (right).

The revised house design has been reduced in size from 3470 ft<sup>2</sup> to 2745 ft<sup>2</sup>. Both the length and width have been reduced, but the width is the most significant visual reduction from the right-ofway. The prior approval was 38' (thirty-eight feet) wide at the front elevation and has been reduced to 31'6" (thirty-one feet, six inches wide) at the front of the house (see Fig 2 above). Additionally, the 10' (ten foot) bump out at the right elevation toward the rear of the house has been eliminated. This has the practical effect of narrowing the house by more than 18' (eighteen feet) in total. Staff finds the narrower house is more compatible with the houses found throughout the Locational Atlas District (24A-89(b)(2). The revised proposal does contain a number of additional projecting forms. On the south (left) elevation, there is a 1' (one foot) rear bump out and a vent for a gas fireplace on the first floor. On the right elevation, there is a side entrance with a portico near the front; and at the rear on the second floor, there is a small bump out in the master bathroom. Staff finds that these embellishments do not have a significant impact on the visual character of the house when viewed from the right-of-way, as only the side entrance is in near the front of the house.

The narrowing of the house also allows the house to be placed closer to the center of the lot. The approved HAWP was only setback 7' 6" (seven feet, six inches) from the property to the south. Now, the house is setback 12' 2" (twelve feet, two inches) from the property boundary. This larger setback should satisfy some of the criticism that the house was placed too close to the  $8710 2^{nd}$  Ave., which is placed on the northern side of its lot.

Staff finds the alteration in size, minor modification in design, and placement of the previously approved house are appropriate under 24A-8(b)(2), 24A-8(c), 24A-8(d), and Standard 9 and 10.

### **Garage Alteration**

In addition to the reduction in size, the applicant proposes to eliminate the proposal to demolish the existing garage and expand the driveway and construct a new two-car garage. In Staff's analysis, Staff came to the conclusion that the garage was not historic. However, as only repair work is proposed for this accessory structure, it does not require HPC review and approval. Any work on the garage that is not an in-kind repair requires submission to HP Staff for a determination if the work is a 'substantial alteration' under 24A-10 to determine the proper procedure.

Staff finds that these proposed changes are in keeping with the character of the lot and surrounding Locational Atlas District and recommends approval. Staff has received a letter from the Woodside Civic Association in support of the revisions. This letter is included with the application materials.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present** <u>3 permit</u> <u>sets</u> of drawings to HPC staff for review and stamping prior to submission for permits (if **applicable**). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work <u>and</u> not more than two weeks following completion of work.



Woodside Civic Association Silver Spring, Maryland 20910

Rebeccah Ballo Historic Preservation Office 8787 Georgia Avenue Silver Spring, MD 20910

Dear Rebeccah:

On behalf of the Woodside Civic Association, I write to express support for the renovation plans of Kong Chui and Kristen Kenausis at 8712 2nd Avenue in Woodside.

After reviewing the plans, it is clear that they have taken great care to propose a new house that would significantly improve the current structure, which has fallen into disrepair since its last sale in February 2018. Kristen and Kong have invested in a plan that stylistically fits and complements neighboring houses on 2nd Avenue. It will add value to Woodside as a whole on a core street that runs through our neighborhood.

Based on the most recent plans, we urge the Historic Planning Commission to approve their application.

Best Regards,

Bill Scanlan President Woodside Civic Association



Edit 6/21/99



DP8 . #2

## APPLICATION FOR HISTORIC AREA WORK PERMIT

contact Email: mark@studiozdc.com	Contact Person: MARK GIARRAPUTO
CONCASE AMALII	Daytime Phone No.: 301-951-4391
Tax Account Ne .:	
Name of Property Owner: WEXFORD HOMES	Devtime Phone No.: 301.580. 3181
Name of Property Owner: WEXFORD HOMES Address: 2600 TOWER OAKS BLVD. #620 ROCKY. Street Alumber City	WE, MD. 20852
Contractor: WEXFORD HOMES	Start Zip Code Phone No.: 301 - 590 - 3181
Contractor Registration No.:	
Agent for Owner: MBRK. GIARRAPUTO	Daytime Phone No.: 301-951-4391
COCATION OF BUILDING/PREMISE	
House Number: 8712. Street 2	AVENUE
House Number: 8712	LOXES DRIVE
Lot: Black: 12 Subdivision: WOODSIT	)E
Liber: Folio: Parcal:	
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Construct C Extend C Alter/Renovate C A/C C	Slab
Move     Install     Wreck/Raze     Solar     Solar	
	(complete Section 4) Other: NEW HOME
18. Construction cost estimates: \$ SEE LAST APPLICATION	
1C. If this is a revision of a previously approved active permit, see Permit #	IN TO PREVIOUSLY APPROVED HAWP.
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2A. Type of sewage disposal: 01 🗹 WSSC 02 🗔 Septic	03 🖸 Other:
28. Type of water supply: 01 🕅 WSSC 02 🗆 Well	03 🗌 Other:
9A. Height jest inches	
38. Indicate whether the fence or retaining wall is to be constructed on one of the follo	Anna locations:
13 On and Frank water to a 12 Contract of the	On public right of way/essement
hereby certify that I have the authority to make the foregoing application, that the appl	
approved by ell agencies listed and i hereby acknowledge and accept this to be a cond	cauon is correct, and that the construction will comply with plans ition for the issuance of this permit.
Mach I. Gramaputo, Studio Z Design Coments	116 6:20.2019
Signature of owner or susharized egent (MEMBER)	Dete
and the second se	
	n, Historic Preservation Commission
Signature:	Data:
Application/Permit No.: Data Filed:	Date issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

7



Mr. Dan Bruechert

Senior Planner/Historic Preservation Montgomery County Planning Department 8787 Georgia Avenue Silver Spring, Maryland 20910

June 12, 2019

Regarding Project: Modification to Approved Plans for

8712 Second Avenue Silver Spring, Maryland

Dear Mr. Bruechert,

Here are the major design modifications made to this already approved residence located at 8712 Second Avenue, Silver Spring, Maryland. <u>This should not be considered a Substantial Alternation to the</u> <u>Originally Approved plans. Hopefully only a Staff Review is required for this approval.</u>

The proposed house has been redesigned and is being sold to a current resident on Second Avenue.

They desire a smaller home with less square footage as compared to the originally approved home submitted in 2018. Square footages were reduced from 3470 down to 2745.

The home is now sited much further away from the Southern property line when compared to the original. Please see the Site Plan submitted that shows this now 12.2' offset versus a 7.6' previously approved offset. The southern elevation also has a newly proposed offset in it which effectively breaks down the massing of the building. Also please note that the new home is more centered on the property when compared with the original.

There will not be a need for a new garage building to be built in the rear yard. The existing garage will be modified and cosmetic changes will be made. (Neighbors shed to the North will no longer need to removed.)

The originally approved home and the newly proposed home have similar Architectural Styles. This "Farmhouse" style is found already on the adjoining streets.

8120 Woodmont Avenue Suite 950 Bethesda, Maryland 20814 301-951-4391 Fax: 301-951-1913 www.studiozdc.com

Page 2 8712 Second Avenue Silver Spring, Maryland

Please don't hesitate calling on me if you have any additional comments or concerns. We look forward to receiving a favorable approval from you and your team.

With appreciation, Much L. Apputs

Mark L. Giarraputo, AIA. Principle Architect Studio Z Design Concepts, LLC. 301-951-4391 ext 306

### **GENERAL NOTES**

- Boundary information and two-foot contour data are based upon surveys performed by CAS Éngineering, dated August, 2017. Total lot area: Lot 7 = 12,315 sq. ft.
- Property is located on Tax Map JN123 and WSSC 200' Sheet 210 NW 02.
- Property is located on Montgomery County soils survey map number 27. Soil type(s): 2C & 2UB. Glenelg Silt Loam & Glenelg-Urban Land Complex.
- Hydrologic Soil Group "B" Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0460D.
- Property is located in the Rock Creek Watershed.
- Water Category 1, Sewer Category 1
- Local utilities include: Water / Sewer - Washington Suburban Sanitary Commission Electric - PEPCO
- Telephone Verizon Gas - Washington Gas
- Property is located in the Woodside Historic District. 10. This plan was created without the benefit of a title report.

### **ZONING DATA**

- Zoning: R-60 Minimum Lot Area = 6,000 sq. ft.
- Front B.R.L. = 25.0 ft. (or established) [1] [2] Minimum Lot Width at R/W = 25 ft. Rear B.R.L. = 20 ft. Minimum Lot Width at B.R.L. = 60 ft. Side B.R.L. = 7 ft. min. each side [3] [4]
- [1] Per Montgomery County Code Section 4.4.1.A.2, the established building line has been determined by averaging the front setbacks of the 2 or more detached houses within 300 feet of the side lot lines measured along the street frontage.
- [2] Per Montgomery County Code Section 4.4.1.A.3. the established building line does not apply if more than 50% of the buildings described in section 4.4.1.A.2 are set back less than the minimum required by the zone. Per Montgomery County Code Section 4.4.1.A.4, if the established building line does not apply, the building must satisfy the minimum front setback of the zone. R-60 minimum front B.R.L. is 25 ft. [3] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a
- previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning in effect when the lot, parcel or part of a lot was first created.
- [4] This R-60 lot was created by plat prior to 01/01/1954, therefore side setbacks of 7 feet each side are permitted. Verify lot coverage in accordance with Section 4.4.1.B.2 of the Zoning Ordinance.
- Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet. Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any veatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height.

Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet. Lot 7 = 12,315 sq. ft. (per plat)

### 12,315 - 6,000 = 6,315 sq. ft. 6,315 x 0.001 = 6.315 30% - 6.315% = 23.685%

Allowable area to be covered by buildings (including accessory buildings) = 2,916.80 sq. ft. Total area covered by buildings = 2,342.03 sq. ft.

- Verify building height in accordance with the Zoning Ordinance. First floor elevation 340 80 ft 24.33 ft (24'-4" Per Arch.) Mean height of building from first floor: Elevation @ mean height of building Average elevation along front of building 336.53 ft
- Mean height of building = 365.13 336.53 = 28.60 feet Allowable mean height of building = 30 feet Proposed mean height of building = 28.60 feet

### SEQUENCE OF CONSTRUCTION

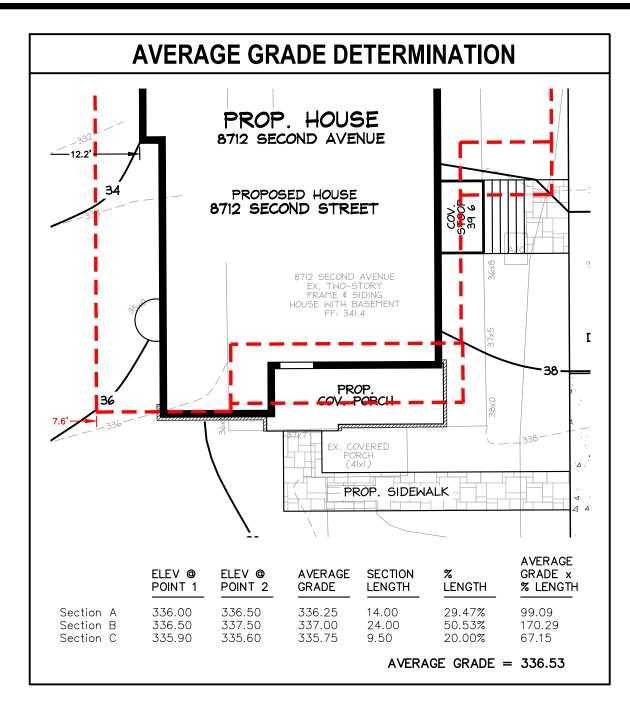
- Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice), the owners representative, and the site engineer. In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved copy of the approved Sediment Control Plan and one approved copy of the Right-of-Way and Roadside Tree Plan (when one is required) at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.
- The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
- Staging, access, and stockpiling activities may not occur beyond the approved limits of disturbance (L.O.D.) defined by this plan.
- Clear and grade for installation of sediment control devices.
- Install sediment control devices

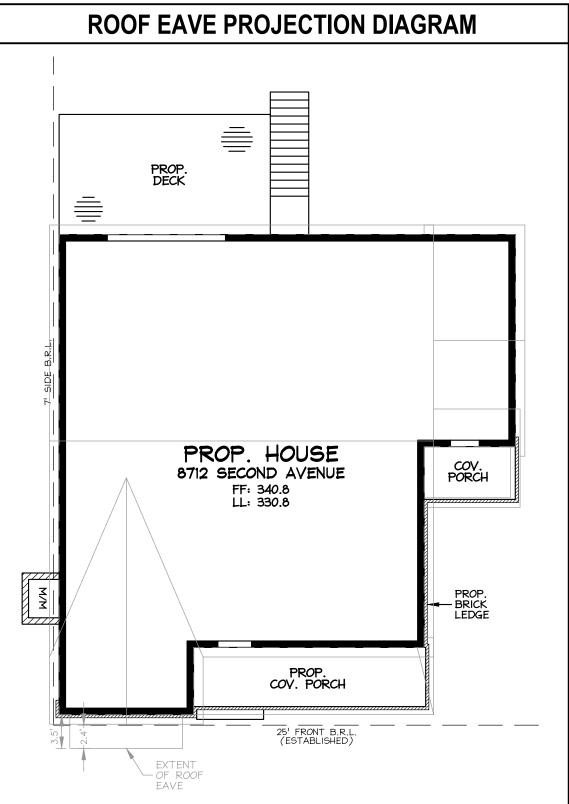
sediment control device.

- Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
- Raze existing structure(s). Install base courses for driveway and construct house, etc.
- Install stormwater management devices and associated piping but do not connect to
- downspouts at this time. 10. Pave driveway, permanently stabilize all remaining areas.
- 11. Connect downspouts to roof drain piping and stormwater management devices. 12. Provide signed record set of plans to the sediment control inspector.

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR:

13. Obtain written approval from Sediment Control Inspector prior to the removal of any





	PLETED BY T	HE CONSULTA	QUIRED PER NT AND PLACED ON T MANAGEMENT PLAN S	THE FIRST SHEET		DEC2017		
			OWNER OF THIS S			ED		
TYPE OF PERMIT	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATIO	ON WOR	K RESTRICTION DATES	ROADSIDE TRE	E REQUIREME
MCDPS Floodplain District		X					TO BE COMPLETED BY T	
WATERWAYS/WETLAND(S):		X					PLACED ON THE FIRST S CONTROL/ STORMWATE	
a. Corps of Engineers		X					FOR ALL PROJECTS.	
b. MDE		X					# of Street Trees Remov	ed # of Street Trees I 0
c. MDE Water Quality Certification		X					Street Tree Removal Fee	
MDE Dam Safety		X					\$000.00 (\$500/tre	
DPS Roadside Trees Protection Plan * * Copy of approved plan to be provided to SC inspector at the pre-construction meeting	x	×	362782	Approval Da 05/02/201			<b>Total Fees I</b> <u>Major (Shade) Trees:</u> Spa Height: 10' min; Caliper s	Required \$000.00
N.P.D.E.S Notice of Intent		x	AVA	N/A		Date Filed	Height: 10' min; Caliper s <u>Minor (Flowering) Trees:</u> Height: 8' min; Caliper si Street tree species to be	Spacing: 30' (±5') O.C., r ze 1.5" at 6" above the
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X					County Department of Tro <u>Minimum Tree Clearances</u>	ansportation (MC-703.01, (MC-700.01):
OTHERS (Please List):							a) 5' from water main b) 5' from gas box c) 5' from inlet of manh d) 10' from fire hydrant e) 15' from streetlight	le
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notice (DPS telephone 240-777-0311). Th owner/developer to make the required insi- confirmed with the DPS inspector in writin- permittee having to remove and reconstru Stormwater Management As-Built must has been allowed instead. Each of the st OR the Owner/Developer.	pection per a g. Work comp ct the unappro t <b>be submitte</b> teps listed bel	prior scheduled a leted without MC oved work. <b>Upon</b> d to MCDPS un ow must be verif	arrangement which has b DPS approval may resu completion of the pro less a Record Drawing	been ult in the <b>bject, a formal</b> g Certification			TREE CANOPY TO BE COMPLETED BY T PLACED ON THE FIRST S CONTROL/ STORMWATE FOR ALL PROJECTS. EXEMPT: YES D NO	THE CONSULTANT AND SHEET OF THE SEDIMENT R MANAGEMENT PLAN S
<ol> <li>Excavation for Dry Well conforms to a</li> <li>Placement of backfill, perforated inlet</li> </ol>			forms to approved plans	3			If exempt under Section the applicable exemption	
3. Placement of geotextiles and filter me	dia conforms	to approved plan	S				Total Property Area 12,315 S.F.	Total Disturbed 12.760 S.F.
4. Connecting pipes, including connection	n to downspo	ut, constructed p	er the approved plans				Shade Trees Required	,
5. Final grading and permanent stabiliza	tion conforms	to approved pla	าร				12	0
TOTAL NUMBER OF DRY WELLS INST	ALLED PER	THIS PERMIT:	APPROVED	CONS			Fee in Lieu: (Trees Required -Trees P	roposed) x \$250 <b>\$ 3,0</b>
NON-ROOFTOP DISCONNEC		conditions spec	ified on the approved pla	ans."		JAN2012	Required Number of Sh AREA OF THE LIMITS ( DISTURBANCE (SQUARI FROM TO	OF NUMB
Owner/Developer Signature	Date						1 SQ. FT. 6,000	SQ. FT.
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RECORD DRAWING CERTIF				· · · · · ·				0 SQ. FT. 1
A record set of approved Sediment Control items, these plans must include the numbe modifications or deletions of stormwater pra Canopy Requirements table. Upon complet	r and location actices or tree ion of the proj	of all trees propo canopy plantings ect, the record se	sed to be planted to com s or information must be s at of plans, including ther	nply with the Tree C shown on this reco reon this signed Re	anopy Law. Any rd set of plans ar cord Drawing Ce	approved d on the Tree rtification, must be	If the square footage of more than 40,000 SF, th required must be calculat (Number of Square Feet	en the number of shade ed using the following for
submitted to the MCDPS inspector. In addir is <u>not</u> required for this project.	IION IO THIS KE	Jord Drawing Cel	nuncation, a formal Storm	nwater Managemen	it AS-duiit sudmis	ision i <b>is requirea</b>	Exemption Categories:	is subject to Article 11 of Ch
If this project is subject to a <u>Stormwater Ma</u> This Record Drawing will serve as reference	<i>nagement Rig</i> ed in the reco	i <u>ht of Entry and M</u> rded document.	<i>laintenance Agreement</i> ,	, that document is re	ecorded at Liber <sub>-</sub>	56004_Folio 472.	☐ 55−5(b) any commercial le with an approved exemptic	ogging or timber harvesting o n from Article II of Chapter
"This record drawing accurately and comple planted. All stormwater management practi approved revisions."							road, if the person perforr all required permits;	ency maintenance of an exist acility, including an existing a ning the maintenance has ob
							☐ 55-5(h) any stream resto the work has obtained all	necessary permits;
Owner/Developer Signature	Date						□ 55-5(i) cutting or clearing provisions of any federal,	any tree to comply with app state, or local law governing

### REQUIREMENTS

ONSULTANT AND T OF THE SEDIMENT NAGEMENT PLAN SET # of Street Trees Planted 0 Additional Required Fee **\$000.00 \*** (\$250/tree uired \$000.00 50' (±5') O.C., min.; 2" at 6" above the ground. ing: 30' (±5') O.C., min.; .5" at 6" above the ground.

- <u>ments, please see:</u> Closed Section Roads

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exempt under S e applicable exe			
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□ OTHER: Specify per Section 55-5 of the Code: \_

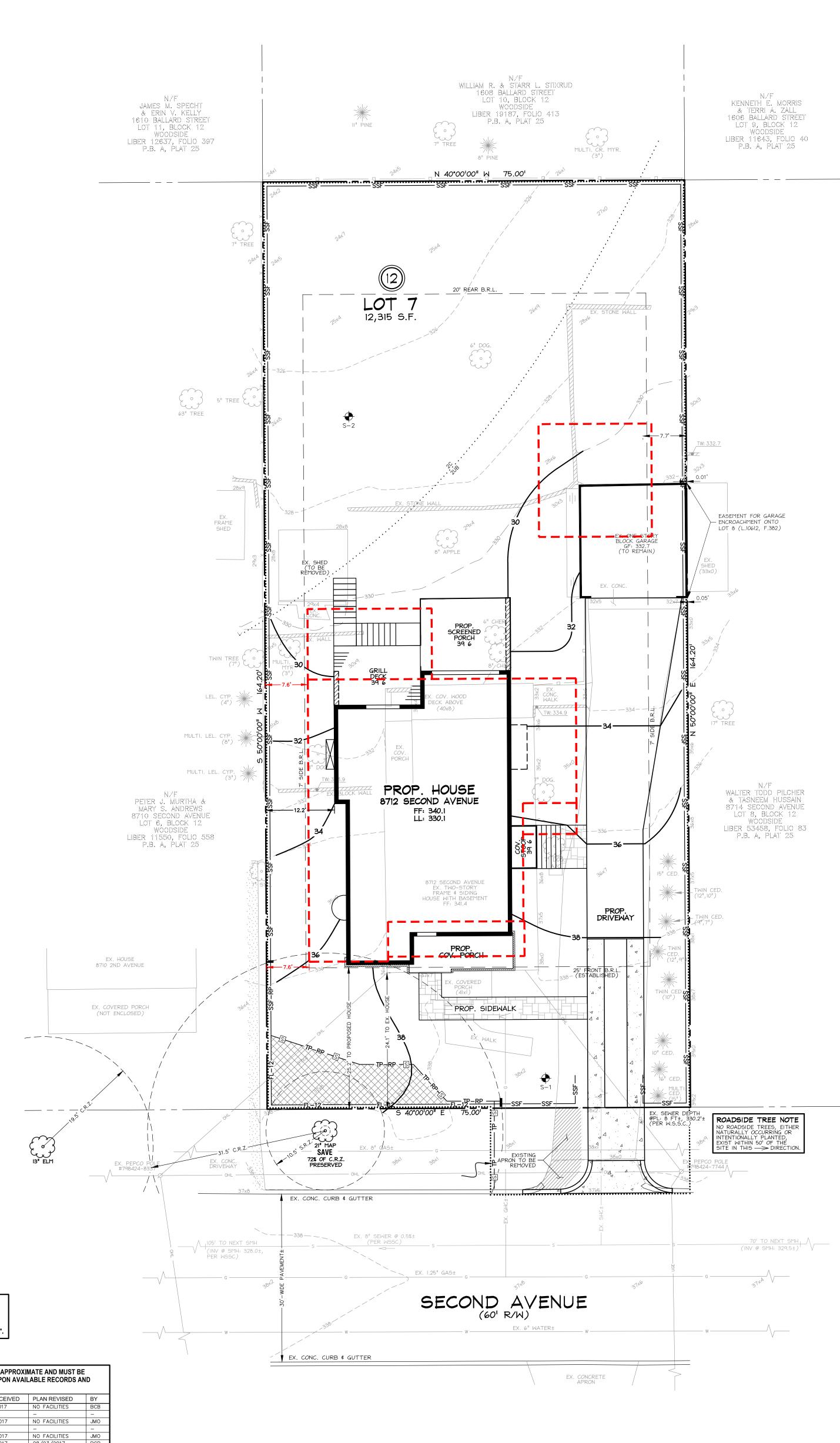
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ARE SHO UTILITY

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DATE

INITIALS



### NT YARD PARKING A COVERAGE 5% MAXIMUM YARD PARKING AREA: 326 SF

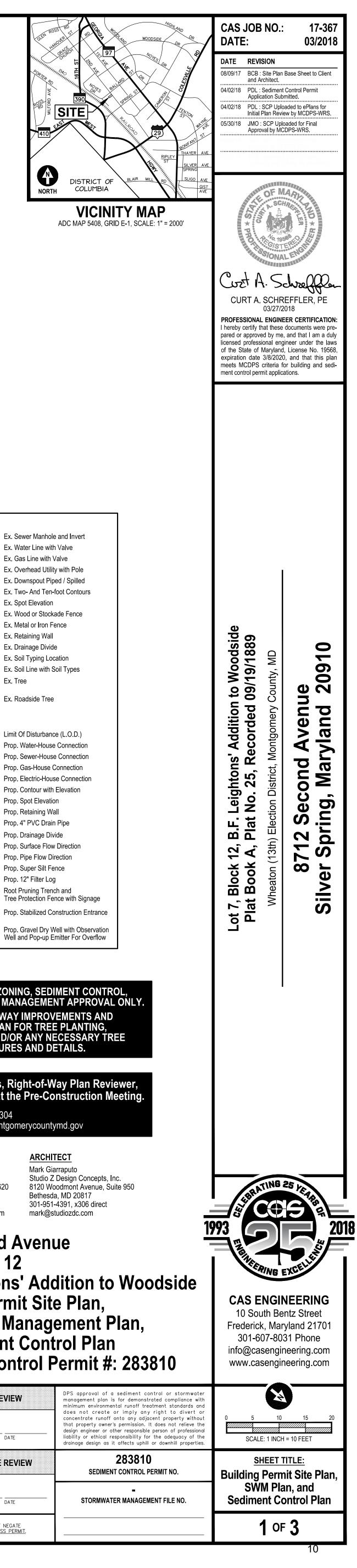
YARD AREA: 2,300 SF AGE: 14.0% (< 35%) TOPSOIL NOTE

#### TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

### UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND

ARE SHOWN TO	O THE BEST OF OU	R ABILIT	Ϋ.		
UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	06/15/2017	KAM	08/16/2017	NO FACILITIES	BCB
COMCAST	06/15/2017	KAM	-	-	-
MCI	06/15/2017	KAM	07/06/2017	NO FACILITIES	JMO
PEPCO	06/15/2017	KAM	-	-	-
VERIZON	06/15/2017	KAM	07/06/2017	NO FACILITIES	JMO
WASH. GAS	06/15/2017	KAM	07/06/2017	08/03/2017	BCB
W.S.S.C.					
SEWER CONTR	ACT DRAWING		06/15/2017	08/03/2017	BCB
WATER CONTR	ACT DRAWING		06/15/2017	08/03/2017	BCB
HOUSE-CONNE	ECTION PLUMBING CA	RDS	06/15/2017	08/03/2017	BCB
WWW.MISSUTILITY EXCAVATOR MUS THE AREA OF PI COMPANIES PRIC	DF UTILITIES, CALL "N NET/ITIC 48 HOURS IT NOTIFY ALL PUBLI ROPOSED EXCAVATIO NR TO COMMENCING E	IN ADVA C UTILITY N AND H EXCAVATI	AVE THOSE FACILITIES ON. THE EXCAVATOR I	I THIS VICINITY. THE DER GROUND FACILITIE LOCATED BY THE UT	ILITY



### LEGEND EXISTING FEATURES Ex. Sewer Manhole and Invert \_\_\_\_\_s\_\_\_\_(s)\_(62.7') Ex. Water Line with Valve \_\_\_\_\_W \_\_\_\_\_\_W Ex. Gas Line with Valve \_\_\_\_\_ G \_\_\_\_\_\_X Ex. Overhead Utility with Pole Ex. Downspout Piped / Spilled O DSP Ex. Two- And Ten-foot Contours —428— — — — 430— -Ex. Spot Elevation 28×0 Ex. Wood or Stockade Fence \_\_\_\_ 0 \_\_\_\_ 0 \_\_\_ Ex. Metal or Iron Fence \_\_\_\_ X \_\_\_\_ X \_\_\_\_ Ex. Retaining Wall Ex. Drainage Divide -**⊕**- S−1 Ex. Soil Typing Location 2UE Ex. Soil Line with Soil Types Ex. Tree €?} ∰ Ex. Roadside Tree PROPOSED FEATURES ..... Limit 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 28**•**0 Prop. Spot Elevation Prop. Retaining Wall Prop. 4" PVC Drain Pipe Prop. Drainage Divide Prop. Surface Flow Direction $\rightarrow$ Prop. Pipe Flow Direction $\rightarrow$ Prop. 12" Filter Log ——FL—12——— Root Pruning Trench and Tree Protection Fence with Signage PROP. S.C.E. Prop. Stabilized Construction Entrance Prop. Gravel Dry Well with Observation 0

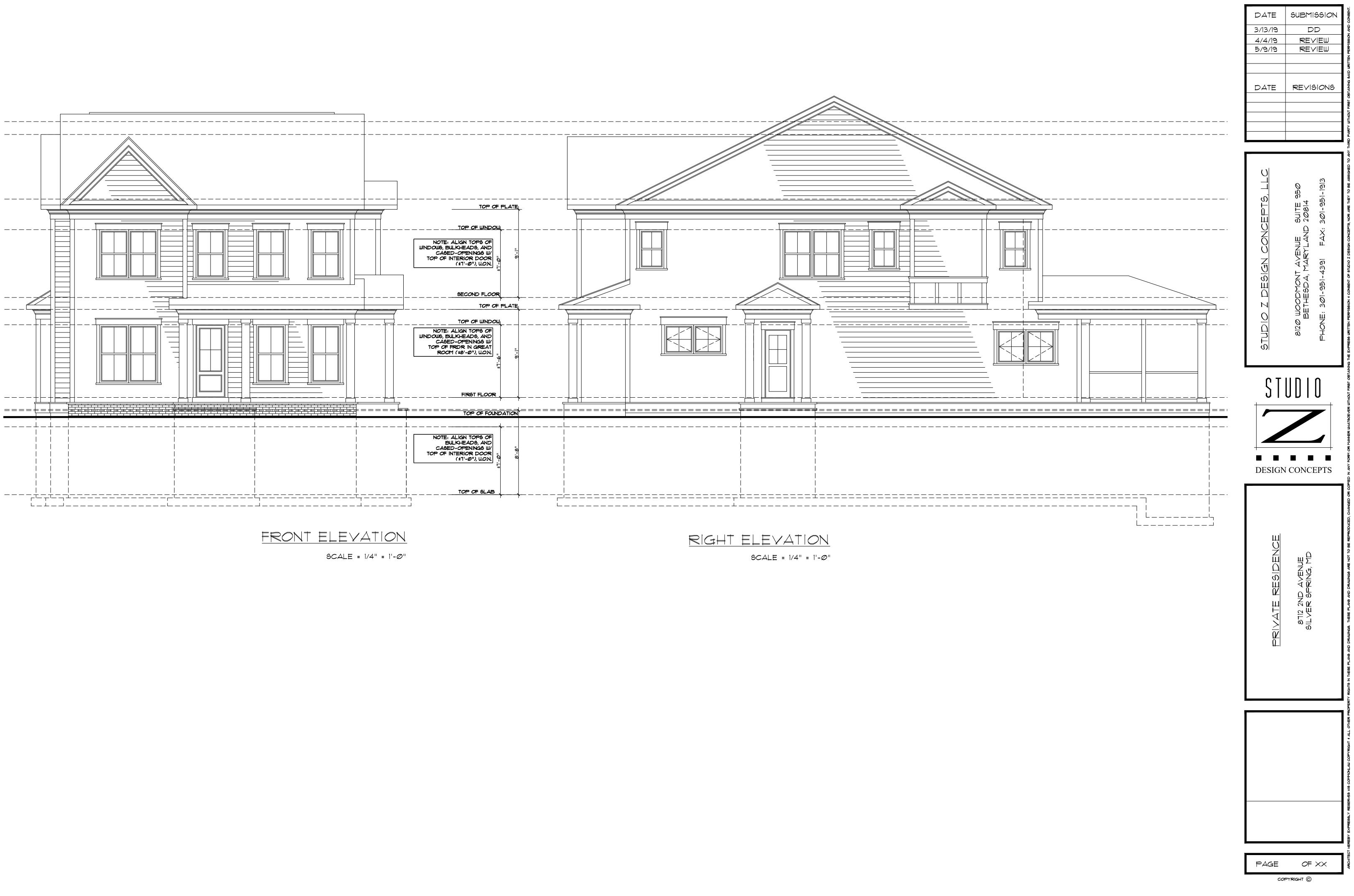
THIS PLAN IS FOR ZONING, SEDIMENT CONTROL AND STORMWATER MANAGEMENT APPROVAL ONLY SEE THE RIGHT-OF-WAY IMPROVEMENTS AND **ROADSIDE TREE PLAN FOR TREE PLANTING,** TREE REMOVAL, AND/OR ANY NECESSARY TREE PROTECTION MÉASURES AND DETAILS.

NOTE: Chris Myers, Right-of-Way Plan Reviewer, <u>MUST</u> be present at the Pre-Construction Meeting Chris Myers, 240-777-6304 hristopher.myers@montgomerycountymd.gov

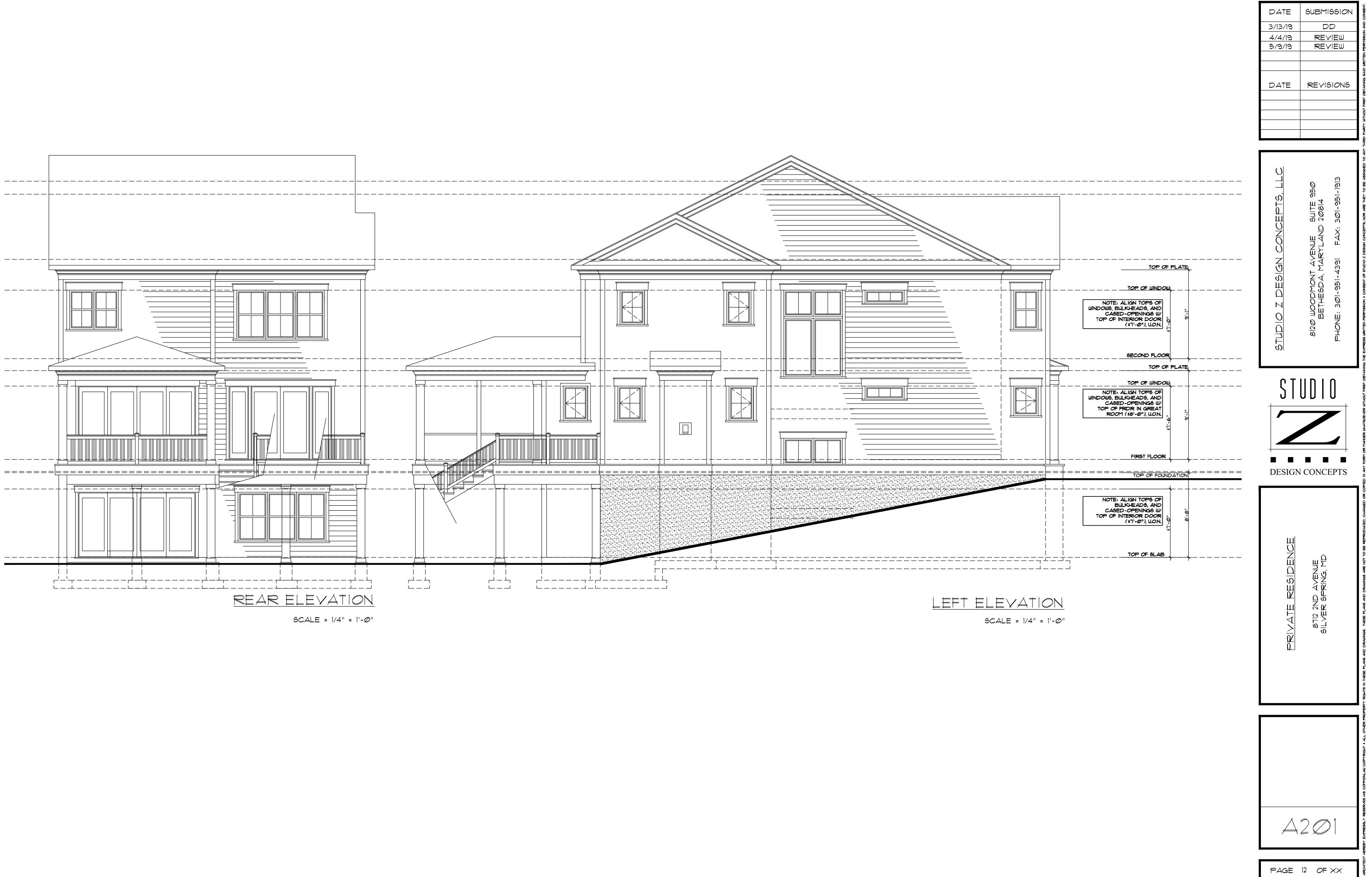
**OWNER/APPLICANT** Doug Stein Wexford Homes LLC 2600 Tower Oaks Blvd., Suite 620 Rockville, MD 20852 301-580-3181 phone doug.wexfordhomes@gmail.com

## 8712 Second Avenue Lot 7, Block 12 B.F. Leightons' Addition to Woodside Building Permit Site Plan, Stormwater Management Plan, and Sediment Control Plan Sediment Control Permit #: 283810

DPS approval of a sedimer management plan is for dem minimum environmental runof does not create or imply concentrate runoff onto any	RATIVE REVIEW	ADMINIST	L REVIEW OF T CONTROL	
that property owner's permiss design engineer or other respo liability or ethical responsibili drainage design as it affects	DATE	REVIEWED	DATE	REVIEWED
2838 SEDIMENT CONTR	RAINAGE REVIEW		L REVIEW OF R MANAGEMENT	
STORMWATER MANA	DATE	N/A: D OR	DATE	REVIEWED
	AL DOES NOT NEGATE MCDPS ACCESS PERMIT.		THIS PLAN WILL EXPIRE HE DATE OF APPROVAL HAS NOT STARTED.	TWO YEARS FROM 1

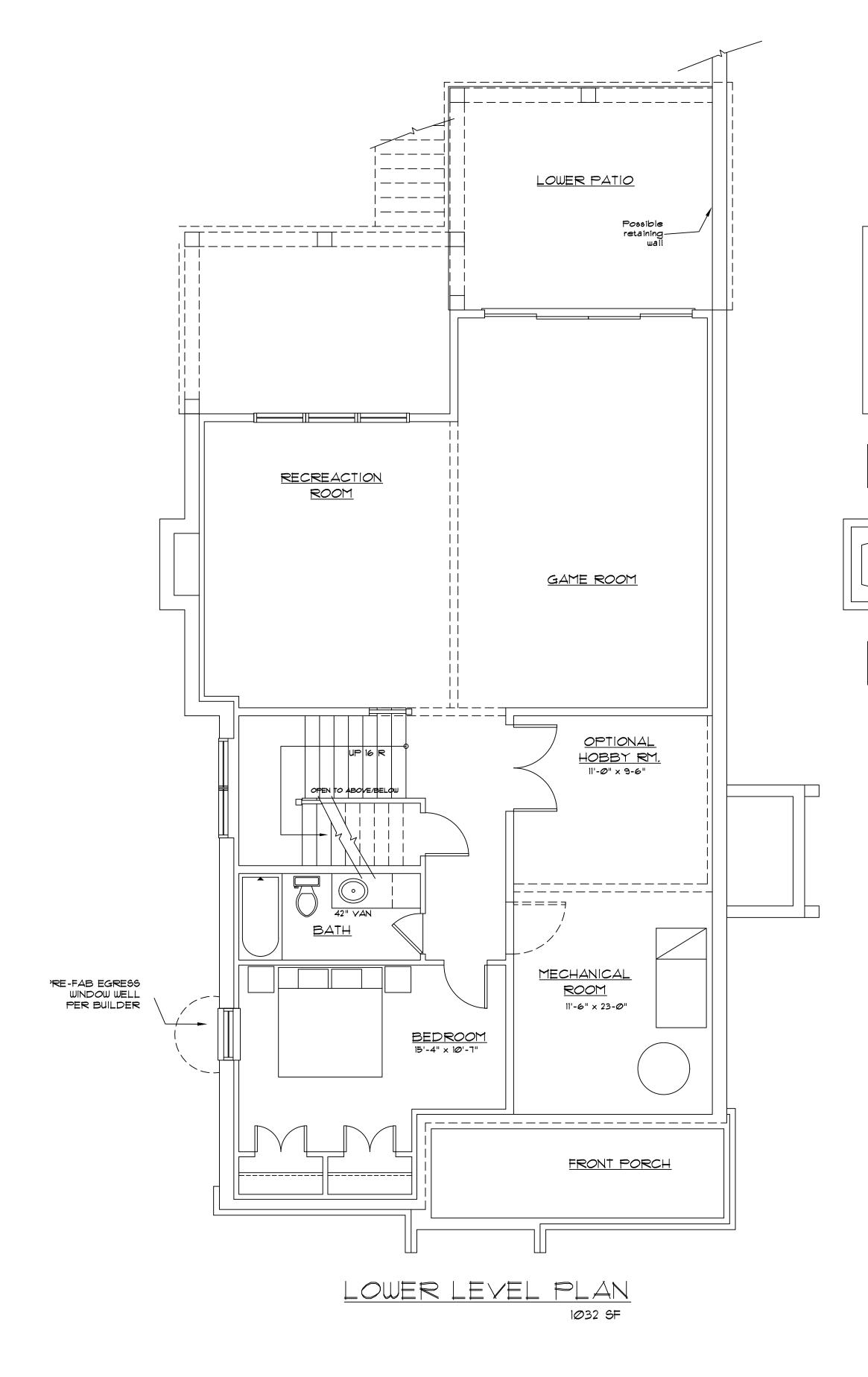


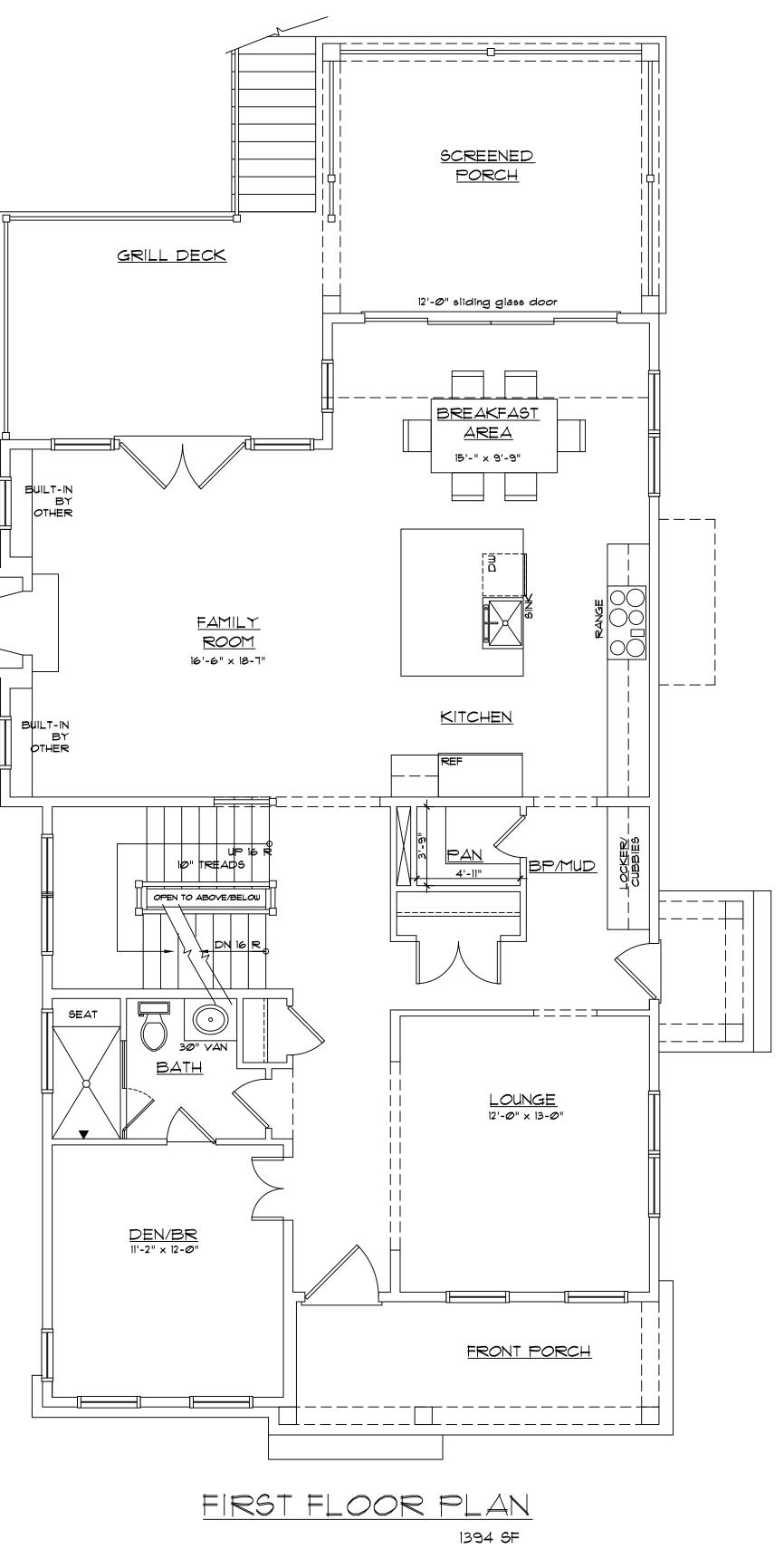
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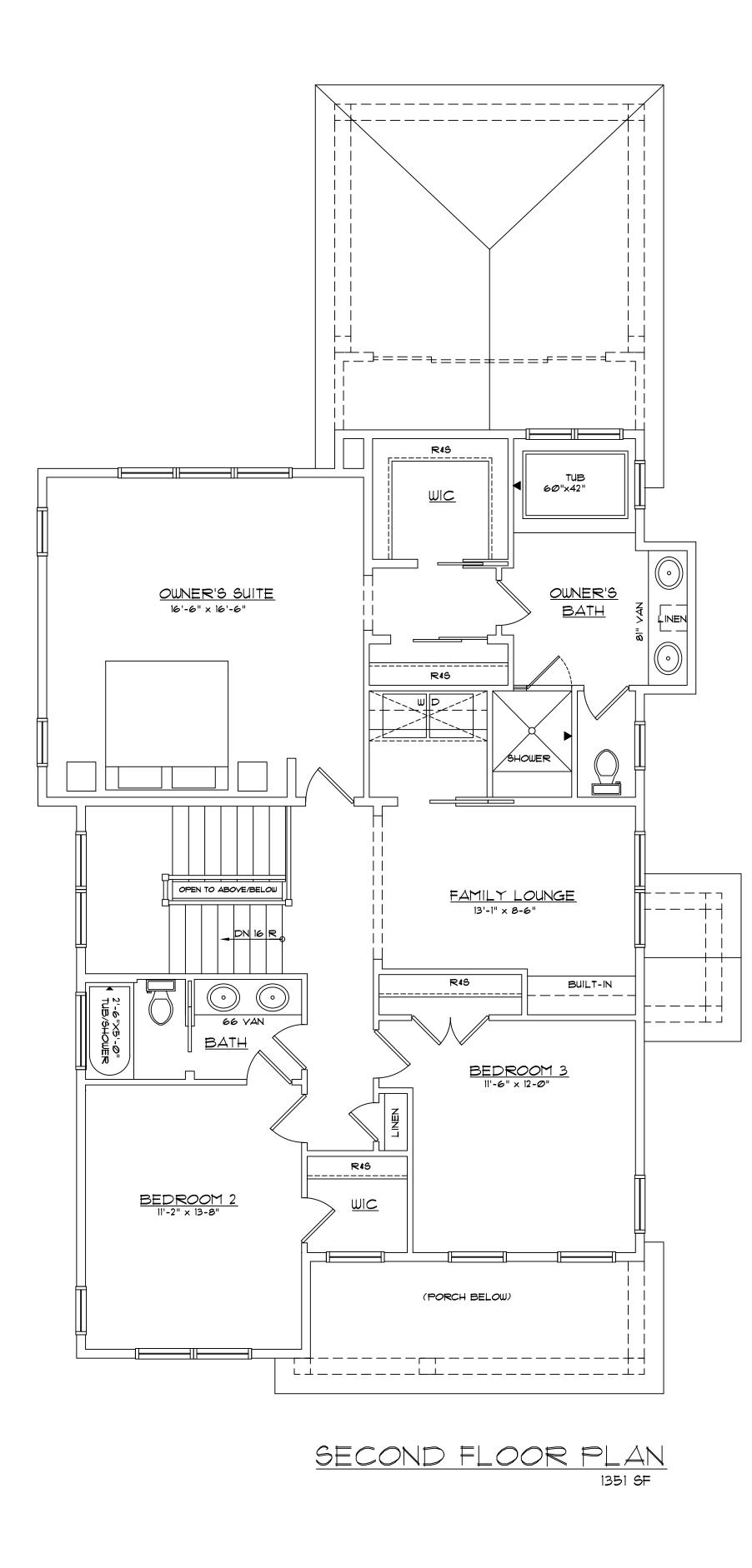


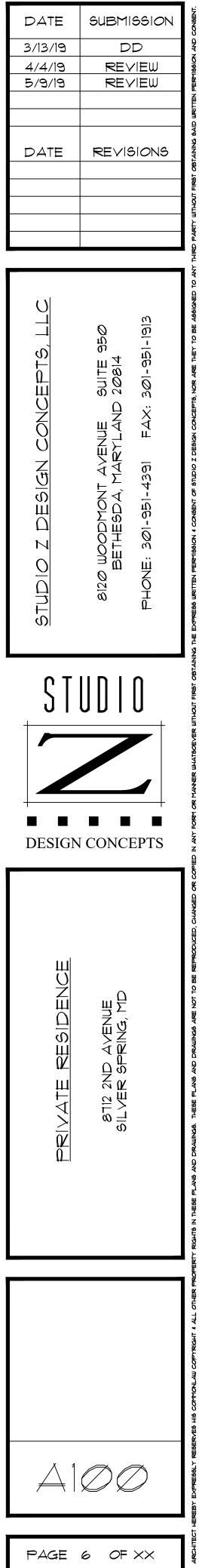
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### GENERAL NOTES

- ) BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED AUGUST, 2017.
- 2) TOTAL LOT AREA: LOT 7 = 12,315 SQ. FT. (0.283 ACRES) 3) PROPERTY IS LOCATED ON TAX MAP JNI23 AND WSSC 200' SHEET 210 NW 02.
- 4) PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP №. 27. SOIL TYPE(S): 2C \$ 2UB. GLENELG SILT LOAM \$ GLENELG-URBAN LAND COMPLEX.
- 5) PROPERTY IS LOCATED IN HYDROLOGIC SOIL GROUP "B".
- 6) FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 24031C0460D.
- 7) PROPERTY IS LOCATED IN THE ROCK CREEK WATERSHED. 8) WATER CATEGORY - I SEWER CATEGORY - I
- P) LOCAL UTILITIES INCLUDE:
   WATER & SEWER WASHINGTON SUBURBAN SANITARY COMMISSION ELECTRIC - PEPCO TELEPHONE - VERIZON
- GAS WASHINGTON GAS
- 10) THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

### ZONING DATA

- ZONING: R-60 MIN. LOT AREA = 6,000 SQ FT
- MIN. LOT WIDTH AT R/W = 25 FT REAR B.R.L. = 20 FT SIDE B.R.L. = 7 FT MIN. EACH SIDE [3][4] MIN. LOT WIDTH AT B.R.L. = 60 FT [1] PER MONTGOMERY COUNTY CODE SECTION 4.4.1.A.2, THE ESTABLISHED BUILDING LINE HAS BEEN DETERMINED BY AVERAGING THE FRONT SETBACKS OF THE 2 OR MORE DETACHED HOUSES WITHIN 300 FEET OF THE SIDE LOT LINES MEASURED ALONG THE STREET FRONTAGE.

FRONT B.R.L. = 25.0 FT (ESTABLISHED) [1][2]

- [2] PER MONTGOMERY COUNTY CODE SECTION 4.4.1.A.3, THE ESTABLISHED BUILDING LINE DOES NOT APPLY IF MORE THAN 50% OF THE BUILDINGS DESCRIBED IN SECTION 4.4.1.A.2 ARE SET BACK LESS THAN THE MINIMUM REQUIRED BY THE ZONE. PER MONTGOMERY COUNTY CODE SECTION 4.4.1.A.4, IF THE ESTABLISHED BUILDING LINE DOES NOT APPLY, THE BUILDING MUST SATISFY THE MINIMUM FRONT SETBACK OF THE ZONE. R-60
- MINIMUM FRONT B.R.L. IS 25', USE 25'. [3] PER MONTGOMERY COUNTY CODE SECTION 7.7.1.D.2.C, A DETACHED HOUSE ON A PLATTED LOT, PARCEL, OR PART OF A PREVIOUSLY PLATTED LOT THAT HAS NOT CHANGED IN SIZE OR SHAPE SINCE JUNE I, 1958, EXCLUSIVE OF CHANGES DUE TO PUBLIC ACQUISITION, MAY BE CONSTRUCTED OR RECONSTRUCTED IN A MANNER THAT SATISFIES THE MAXIMUM BUILDING HEIGHT, LOT COVERAGE AND ESTABLISHED BUILDING LINE OF ITS ZONE WHEN THE BUILDING PERMIT IS SUBMITTED AND THE SIDE YARD AND REAR SETBACK REQUIRED BY ITS PRE-1958 ZONING IN EFFECT WHEN THE LOT, PARCEL OR PART OF A LOT WAS FIRST CREATED.
- [4] THIS R-60 LOT WAS CREATED BY PLAT PRIOR TO JANUARY I, 1954, THEREFORE SIDE SETBACKS OF 7 FEET EACH SIDE ARE PERMITTED.
- 2) VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 4.4.1.B.2 OF THE ZONING ORDINANCE. LOT AREA EQUAL TO OR GREATER THAN 6,000 SQUARE FEET BUT LESS THAN 16,000 SQUARE FEET. LOT COVERAGE: THE MAXIMUM AREA THAT MAY BE COVERED BY ANY BUILDING, INCLUDING ANY ACCESSORY BUILDING AND ANY WEATHERPROOFED FLOOR AREA ABOVE A PORCH, BUT NOT INCLUDING ANY BAY WINDOW MEASURING 10 FEET IN WIDTH OR LESS AND 3 FEET IN DEPTH OR LESS, CHIMNEY, PORCH, OR UP TO 240 SQUARE FEET OF A DETACHED GARAGE, IF THE GARAGE IS LESS THAN 350 SQUARE FEET OF FLOOR AREA AND LESS THAN 20 FEET IN HEIGHT. ALLOWABLE LOT COVERAGE 30% OF TOTAL LOT AREA, LESS 0.001 PERCENT FOR EVERY SQUARE FOOT OF LOT AREA EXCEEDING 6,000 SQUARE FEET. LOT 7 = 12,315 SQUARE FEET (PER PLAT) 12,315 - 6,000 = 6,315 SQUARE FEET 6,315 \* 0.001 = 6.315 30% - 6.315% = 23.685%

ALLOWABLE AREA TO BE COVERED BY BUILDINGS (INCL. ACC. BUILDINGS) = 2,916.80 SQ. FT. TOTAL AREA COVERED BY BUILDINGS = 2,342.03 SQ. FT.

**RELATED REQUIRED PERMITS** 

			E/OWNER OF THIS S HE APPROVED SED			RED				
	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRA		K RESTRICTION DATES				
MCDPS Floodplain District		X								
WATERWAYS/WETLAND(S):		X								
a. Corps of Engineers		X								
b. MDE		X								
c. MDE Water Quality Certification		X					ROADSIDE	TDEE		
MDE Dam Safety		X								
DPS Roadside Trees Protection Plan	x		2000000	Approval	Date		TO BE COMPLE PLACED ON THE CONTROL/ STOP FOR ALL PROJE	E FIRST SHEE RMWATER M	ET OF THE SI	EDIMENT
N.P.D.E.S Notice of Intent		x	N/A	N/A		Date Filed	# of Street Trees	s Removed	# of Stree	t Trees Plante 0
FEMA LOMR - (Letter of Map Revision) Required Post Construction		x						\$500/tree)	\$000.00 *	Required Fee (\$250/tree
OTHERS (Please List):							<b>Tota</b> <u>Major (Shade) Tr</u> Height: 10' min;	•	uired \$00	
CHECK-OFF LIST FOR DRY V STAGE MANDATORY NOTIFICATION: Inspectic proceeding with construction. The permitte notice (DPS telephone 240-777-0311). The owner/developer to make the required insp confirmed with the DPS inspector in writing permittee having to remove and reconstruct Stormwater Management As-Built must has been allowed instead. Each of the sto OR the Owner/Developer.	n and approv e is required DPS inspect ection per a r I. Work comp t the unappro be submitte	ral of each pract to give the MCE tor may waive a prior scheduled leted without Mo ved work. <b>Upo</b> d to MCDPS ur	ice is required at these p PS Inspector twenty-foun n inspection, and allow the arrangement which has the CDPS approval may resum n completion of the pro- less a Record Drawing	r (24) hours ne been ilt in the <b>ject, a formal</b> <b>Certification</b>	MCDPS INSPECTOR INITIALS/DATE	OWNER/ DEVELOPER INITIALS/DATE	Street tree speci County Departme <u>Minimum Tree Ch</u> a) 5' from water b) 5' from gas t c) 5' from fire e) 15' from stree <u>For additional pla</u> MC-700.01: Tree MC-702.01: Tree	earances (MC ox of manhole hydrant etlight anting require	<u>-700.01):</u> ments, pleas	<u>e see:</u>
1. Excavation for Dry Well conforms to an	· ·						TREE CAN			MENTS
2. Placement of backfill, perforated inlet p	•									
<ol> <li>Placement of geotextiles and filter med</li> <li>Connecting pipes, including connection</li> </ol>							PLACED ON THE CONTROL/ STOP	E FIRST SHEE RMWATER M	ET OF THE SI	EDIMENT
5. Final grading and permanent stabilizat	ion conforms	to approved pla	ns				FOR ALL PROJE			
TOTAL NUMBER OF DRY WELLS INSTA	LLED PER 1	THIS PERMIT:	APPROVED	co	NSTRUCTED		EXEMPT: YES If exempt under the applicable e	Section 55-5	of the code,	
NON-ROOFTOP DISCONNEC		conditions spec	ified on the approved pla	ans."		January 2012	Total Proper 12,315 S			sturbed Area 000 S.F.
·							Shade Trees F 0	Required	Shade Tr	rees Proposed 0
Owner/Developer Signature	Date						<b>Fee in Lieu:</b> (Trees Required	-Trees Propo	) () x \$250	\$ 0,000.00
ROOFTOP DISCONNECTION	most the serv	ditions specified	on the entroved plane "			January 2012	Required Numb		Trees:	NUMBER OF
	neet the cont	anona apecineu	on the approved plans.				DISTURBANCE FROM 1 SQ. FT.	(SQUARE FI TO 6,000 SQ		SHADE TREE REQUIRED
Owner/Developer Signature	Date						6,001 SQ. FT.	8,000 SQ 8,000 SQ		6
							8,001 SQ. FT.	12,000 S		9
RECORD DRAWING CERTIFI	CATION					DEC2016	12,001 SQ. FT. 14,001 SQ. FT.	14,000 S		12 15
record set of approved Sediment Control/ ems, these plans must include the number nodifications or deletions of stormwater pra canopy Requirements table. Upon completi ubmitted to the MCDPS inspector. In additi	and location ctices or tree on of the proje	of all trees prope canopy planting ect, the record s	osed to be planted to com s or information must be s et of plans, including ther	ply with the Treeshown on this re eon this signed	e Canopy Law. Any cord set of plans ar Record Drawing Ce	approved nd on the Tree ertification, must be	If the square foo more than 40,00 required must be (Number of Square Exemption Cate	otage of the 00 SF, then t e calculated u are Feet in L(	limits of dist he number o using the foll	turbance is If shade trees owing formula:
I is <u>not</u> required for this project.	nagement Rig ed in the recor	<u>ht of Entry and I</u> ded document.	Maintenance Agreement,	that document is	s recorded at Liber	XXXXX Folio XXX .	☐ 55-5(a) any act ☐ 55-5(b) any cor with an approved	tivity that is su mmercial loggin d exemption fro	g or timber ha om Article II of	rvesting operation Chapter 22A;
f this project is subject to a <u>Stormwater Mar</u> This Record Drawing will serve as reference			r management practices	and tree canopy	/ plantings as they v	vere constructed or	□ 55-5(f) any act □ 55-5(g) routine stormwater man	or emergency	maintenance o	f an existing existing access
This Record Drawing will serve as reference This record drawing accurately and comple planted. All stormwater management practic	tely represent es were cons	tructed per the a	approved Sediment Contr	ol / Stormwater	Management plans	or subsequent	road, if the pers all required perm □ 55-5(h) any str	son performing nits; eam restoration	the maintenant	ce has obtained
If this project is subject to a <u>Stormwater Mar</u> This Record Drawing will serve as reference "This record drawing accurately and comple planted. All stormwater management practic approved revisions." Owner/Developer Signature	tely representies were cons	tructed per the a	approved Sediment Contr	ol / Stormwater	Management plans	or subsequent	road, if the pers all required perm	son performing hits; eam restoration tained all nece	the maintenand n project if the ssary permits;	ce has obtained e person perform

# TOPSOIL MUST WITHIN THE LIM PERMANENT ST MDE "STANDAR PREPARATION,

		{	TREE	262	75th	,
			2 <sup>144</sup> 2 <sup>146</sup>		20' REAR B.R.L	
			× [	25x <sup>A</sup>		267 <sup>0</sup>
			-326		6" DOG.	
		5" TR	261 <sup>A</sup> -326		(12)	380
		63" TREE	2 <sup>1,45</sup> × 264 <sup>8</sup>		LOT 7 12,315 S.F.	
						Å.
		EX. FRAME SHED	328-1-	<u> </u>	STONE WALL	<u>v: 331.6</u> 200 <sup>23</sup>   200 <sup>23</sup>
		SHED	er × 88 87 87 87 87 87 87 87 87 87 87 87 87 8	28x8 20: 208	8" APPLE	304
			C FRAI SHE	1E D		
			× · · · · · · · · · · · · · · · · · · ·	TW: 330.8	6" CHER.	50°.
		TWIN TR (*	EE ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	TEX. WALL PROP. 3 <sup>4</sup> DECK 30 <sup>4</sup>	OPTIONAL SCREENED PORCH 8"/CHE	2 - 3 <sup>34</sup>
		LEL. CYP. (4")	₩ N 164.	EX. BLOCK WALL BY EX. COV. CONC. PORCH BELOW (33x5)	EX. COV. WOOD T DECK ABOVE	3244 WEX. CONC. WALK TW: 334.9
		MULTI. LEL. CYP. (8")		EX. COV.		94%
		MULTI. LEL. CYP (3" Ni /E	32x1	PORCH DOG. TW: 333.9 32x6 EX. BLOCK WALL X		₽" DOG.
	PETE MAI 8710 LC	N/F ER J. MURTHA & RY S. ANDREWS SECOND AVENUE I 6, BLOCK 12 WOODSIDE 11550, FOLIO 558 B. A, PLAT 25	3 <sup>1/2</sup>	PR	OP. HOUSE SECOND AVENUE	PROP.
	LIBER P.	11550, FOLIO 558 B. A, PLAT 25	3 (	34x8	FF: 340.0± LL: 330.0± 8712 SECOND AVENUE EX. TWO-STORY FRAME & SIDING HOUSE WITH BASEMENT FF: 341.4	
			MM	307 <sup>0</sup>	HOUSE WITH BASEMENT FF: 341.4	86×7
					PROP. COV. PORCH	
	EX. HOUSE 8710 2ND AVENUE		8.1'	PROP.	37x7 EX. COVERED PORCH (4lx1)	338-22
	EX. COVERED PORCH (NOT ENCLOSED)		36 <sup>th</sup> . EX. BLOCI		(4 x1) 38x2	20 <sup>1</sup>
		EX. COL DRIV:	NCRETE	25.4' TO PROPOS -24.1' TO EX. H	EX. WA	
		31.	5' C.R.Z.	- 52 		> 380 <sup>0</sup>
 {~~}	19.5 C.R.Z.	OHL	3012	21" MAP	5 40°00'00" E 75.00'	EX. SEWER I @PL: 8 FT±, 3 (PER W.S %
ر بر بر بر B" ELM	EX. PEPCO F #798424-83	OLE 377 01		с — с — з <sup>554</sup>	EX. 8" GAS±	
	7		37x8	A	EX. CONC. CURB & GUTTER	
		PER WSSC		AVEMEŇT±	EX. 8" SEWER @ 0.5%± (PER WSSC)	S
IL NOTE UST BE APPLIED TO ALL PERVIOUS AREAS	_	G	30 <sup>fl</sup>	30'- WDE PAVE	SECOND	<sup>"∿°</sup> AVENU
E LIMITS OF DISTURBANCE PRIOR TO IT STABILIZATION IN ACCORDANCE WITH IDARDS AND SPECIFICATIONS FOR SOIL ION, TOPSOILING, AND SOIL AMENDMENTS".	_			3 <sup>36</sup> w	(60' F	EX. 6" WATER±
<b>INFORMATION</b> UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND IFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE REC				•	EX. CONC. CURB & GUTTER	EX
Image: Non-State         BY         INFO. RECEIVED         PLAN REV           06/15/2017         KAM         08/16/2017         NO FACILIT           06/15/2017         KAM         -         -           06/15/2017         KAM         -         -           06/15/2017         KAM         -         -						
06/15/2017         KAM         -         -           06/15/2017         KAM         -         -           06/15/2017         KAM         07/06/2017         08/03/20           ONTRACT DRAWING         06/15/2017         08/03/20	017 BCB					
ONTRACT DRAWING     06/15/2017     08/03/20       CONNECTION PLUMBING CARDS     06/15/2017     08/03/20       ILITY     ILITY     06/15/2017     08/03/20       INO OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LO     07777, OR LO       ILITY     1000 OF ANY WORK IN THIS VICIN       UNICT NOTEY     1000 OF ANY WORK IN THIS VICIN	DI 7 BCB OG ON TO IITY. THE					
MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUN OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED E PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSI E WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COU	D FACILITIES IN BY THE UTILITY IBLE FOR					

N/F

JAMES M. SPECHT

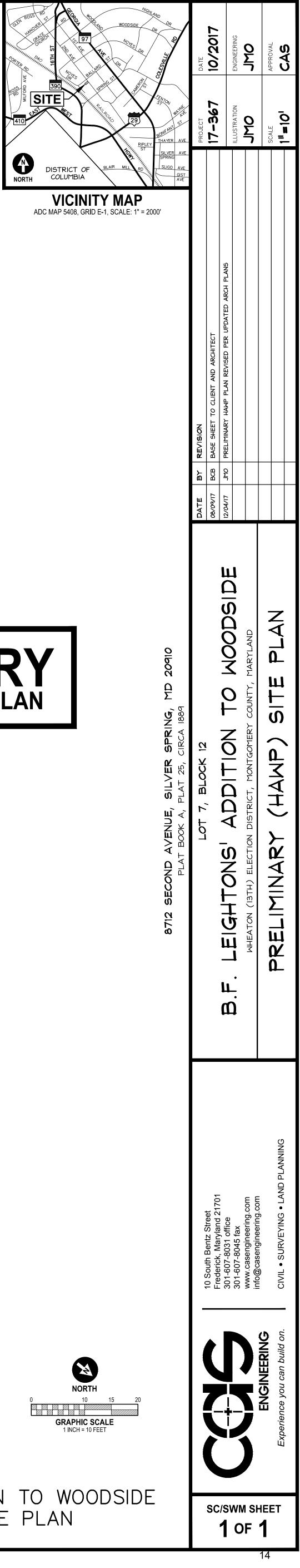
& ERIN V. KELLY

1610 BALLARD STREET

LOT 11, BLOCK 12 WOODSIDE LIBER 12637, FOLIO 397 P.B. A, PLAT 25

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## DD DV **BUILDING PERMIT SITE PLAN**

## LEGEND

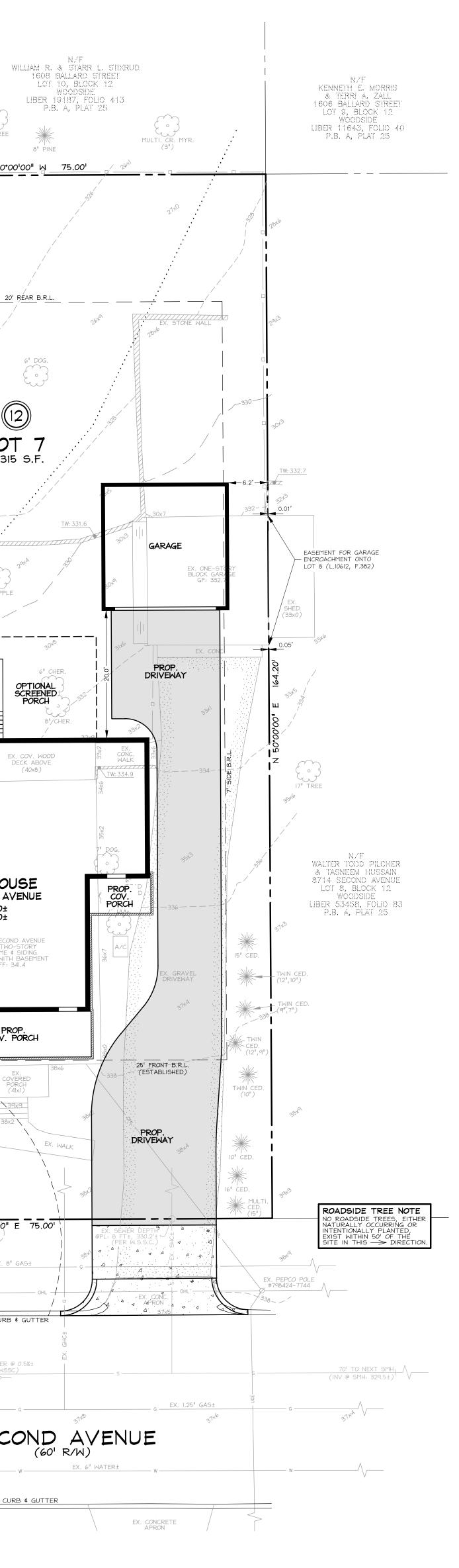
EXISTING FEATURES	
D	EX. STORM DRAIN WITH MANHOLE
S	EX. SEWER LINE WITH CLEANOUT
s(62.7')	EX. SEWER MANHOLE AND INVERT
W	EX. WATER LINE WITH VALVE
G	EX. GAS LINE WITH VALVE
	EX. OVERHEAD UTILITY WITH POLE
	EX. DRAIN PIPE AND INLET
	EX. DOWNSPOUT PIPED/SPILLED
	EX. UNDERGROUND UTILITY LINE
	EX. TWO- AND TEN-FOOT CONTOURS
F	EX. SPOT ELEVATION EX. CHAIN LINK OR WIRE FENCE
	EX. WOOD OR STOCKADE FENCE
	EX. METAL OR IRON FENCE
	EX. DRAINAGE DIVIDE
	EX. TREE
	EX. ROADSIDE TREE
Ein The	
	EX. SOIL TYPING LOCATION
€ S−1	EX. SOIL TYPING LOCATION EX. SOILS LINE
- - - - - - - - - - - - - -	EX. SOILS LINE
← S-1 	EX. SOILS LINE
S-1 2UB 2UC PROPOSED FEATURES	EX. SOILS LINE
• S-1 	EX. SOILS LINE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION
Image: Second state sta	EX. SOILS LINE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION PROP. SEWER-HOUSE CONNECTION
PROPOSED FEATURES         PROP. WHC         PROP. SHC         PROP. GHC	EX. SOILS LINE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION PROP. SEWER-HOUSE CONNECTION PROP. GAS-HOUSE CONNECTION
← S-1 	EX. SOILS LINE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION PROP. SEWER-HOUSE CONNECTION
PROPOSED FEATURES           PROP. WHC           PROP. SHC           PROP. GHC           PROP. EHC	EX. SOILS LINE LIMITS OF DISTURBANCE (L.O.D.) PROP. WATER-HOUSE CONNECTION PROP. SEWER-HOUSE CONNECTION PROP. GAS-HOUSE CONNECTION PROP. ELECTRIC-HOUSE CONNECTION
← S-1 	EX. SOILS LINE 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
↓       S-1	EX. SOILS LINE 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
↓       S-1	EX. SOILS LINE 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
↓       S-1	EX. SOILS LINE 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. SPOT ELEVATION PROP. RETAINING WALL PROP. 4" PVC DRAIN PIPE PROP. DOWNSPOUT DISCONNECT
<ul> <li>C.J. //itx</li> <li>F-1</li> <li>2UB</li> <li>2UC</li> <li>PROPOSED FEATURES</li> <li>PROP. WHC</li> <li>PROP. SHC</li> <li>PROP. GHC</li> <li>PROP. EHC</li> <li>16</li> <li>28•0</li> </ul>	EX. SOILS LINE 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
↓       S-1	EX. SOILS LINE 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. SPOT ELEVATION PROP. RETAINING WALL PROP. 4" PVC DRAIN PIPE PROP. DOWNSPOUT DISCONNECT WITH FLOWPATH AND FLOW DIRECTION PROP. DRAINAGE DIVIDE
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OWNER/APPLICANT WEXFORD HOMES LLC 8120 WOODMONT AVENUE, SUITE 900 BETHESDA, MD 20814 (301) 580-3181 PHONE ATTN: DOUG STEIN

doug.wexfordhomes@gmail.com

ARCHITECT STUDIO Z DESIGN CONCEPTS 8120 WOODMONT AVE, SUITE 950 BETHESDA, MARYLAND 20814 (301) 951-4391 PHONE (301) 951-1913 FAX ATTN: MARK GIARRAPUTO mark@studiozdc.com

8712 SECOND AVENUE LOT 7, BLOCK 12 B.F. LEIGHTONS' ADDITION TO WOODSIDE PRELIMINARY (HAWP) SITE PLAN



NZE

P.B. A, PLAT 25

8" PINE

\_N 40°00'00" \vee 75.00'

 $\widehat{}$  $C \circ \zeta$ 

7" TREE

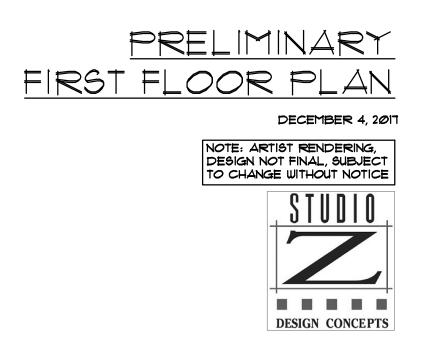
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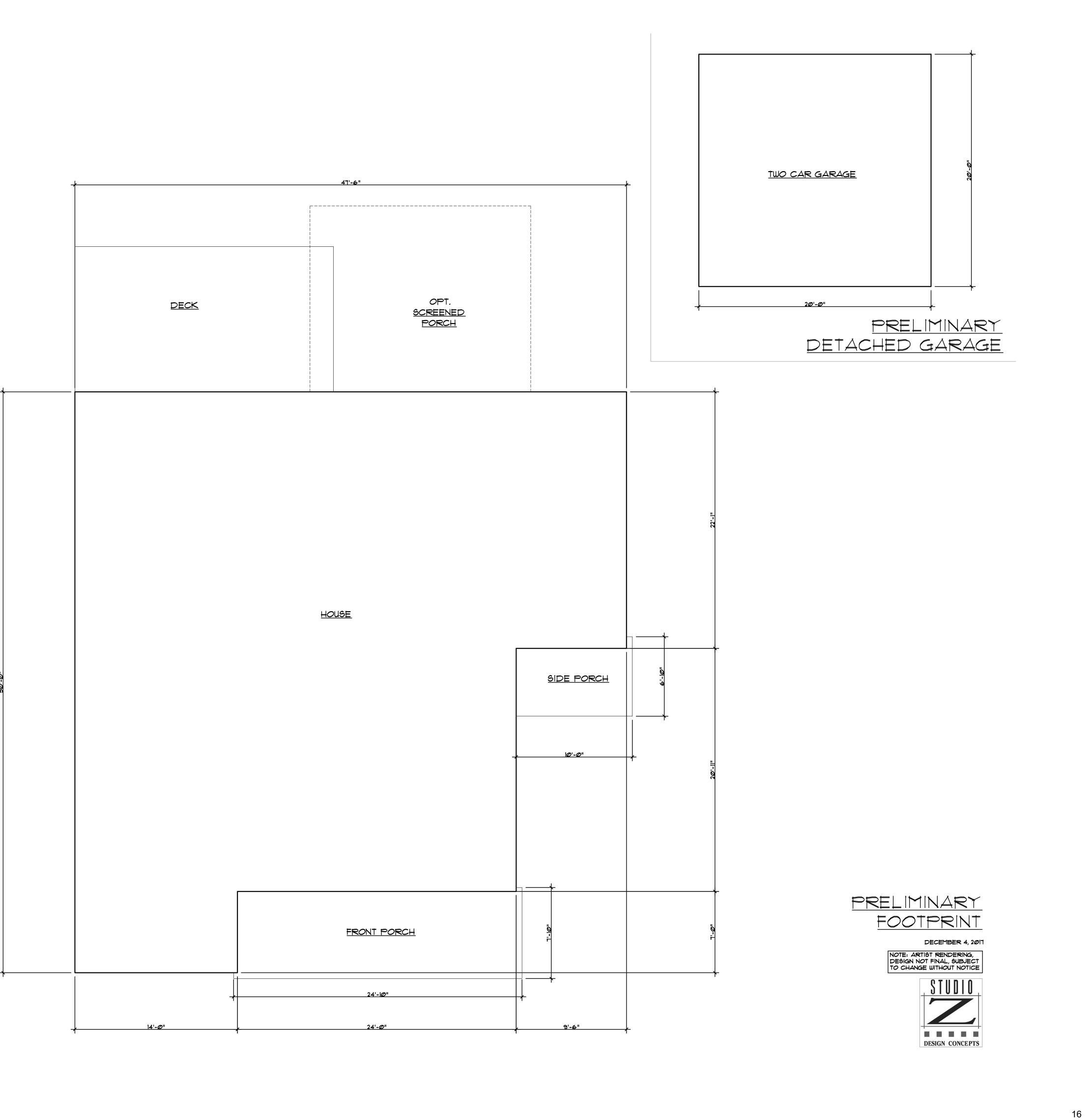
II" PINE



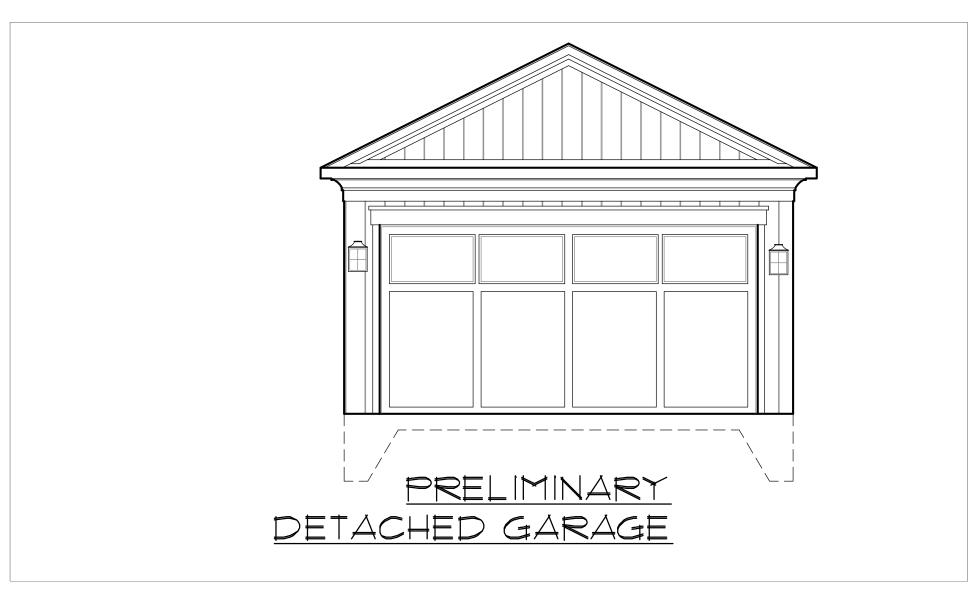


## <u>PRELIMINARY</u> Detached garage









# <u>PRELIMINARY</u> FRONT ELEVATION DECEMBER 4 2017

NOTE: ARTIST RENDERING, DESIGN NOT FINAL, SUBJECT TO CHANGE WITHOUT NOTICE







DECEMBER 4, 2017





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DECEMBER 4, 2017

NOTE: ARTIST RENDERING, DESIGN NOT FINAL, SUBJECT TO CHANGE WITHOUT NOTICE





DECEMBER 4, 2017

NOTE: ARTIST RENDERING, DESIGN NOT FINAL, SUBJECT TO CHANGE WITHOUT NOTICE



MONT	<u>GOMERY COUNTY HISTORIC PRESER</u> <u>STAFF REPORT</u>	VATION COMM	<u>ISSION</u>
Address:	8712 2 <sup>nd</sup> Avenue, Silver Spring	Meeting Date:	12/20/17
Resource:	Contributing Resource Woodside Locational Atlas District	Report Date:	12/13/17
Applicant:	Wexford Homes, LLC	Public Notice:	12/06/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	36/04-17B	Staff:	Dan Bruechert
Proposal:	New Construction		

## 

### STAFF RECOMMENDATION

Staff recommends the HPC approve with three (3) conditions the HAWP application.

- 1. Specification of the roofing shingles needs to be submitted for review and approval with final approval authority delegate to Staff.
- 2. Specifications for the windows were not provided with the application materials. The windows must be wood or wood clad with fixed exterior grills and need to be submitted for review and approval with final approval authority delegated to Staff.
- 3. Material specifications for the driveway material need to be provided for review and approval with final approval authority delegated to Staff.

### ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Contributing to the Woodside Locational Atlas District
STYLE:	Traditional
DATE:	c.1915

The house is a two-story, front gable house, with vinyl siding, and a small one-story front porch. All of the historic windows have been replaced with vinyl windows. It appears as though the fenestration pattern has been heavily altered as the is a single window to the left of the central, front door and two windows to the right; the second floor has a paired window on the left side and a single window to the right. This appearance is not consistent with any building style from the first quarter of the 20<sup>th</sup> century.

There is a one-story, detached garage on the right side to the rear of the house. It is difficult to determine a date of this structure, due to the vinyl cladding and overgrowth of vegetation around the foundation, but it does not appear to be historic.

### **BACKGROUND**

This property has been reviewed by the HPC at two separate meetings recently. On October 11, 2015 the HPC approved the demolition of the existing structure on the site. On November 15, 2015 the HPC held a preliminary review of the proposal to construct a single-family home on the property (see attached transcript). The HPC and several members of the public raised concerns about the design and massing. Many of the comments expressed the view that the proposed house was too wide for the site and was incompatible with the character of the surrounding district.

Several other concerns were expressed about the potential for an increase in site drainage and runoff issues associated with the increase of impervious surfaces on the property. The applicant is required by code to minimize and/or eliminate the runoff on-site, however, the treatments employed by this applicant will be subterranean and, as they will not result in a visible change to the site or surrounding district, are not under the purview of the HPC. The review and approval of these plans are required before the Department of Permitting Service will issue a residential building permit.

### **PROPOSAL**

The applicant proposes to construct a new single-family house and a detached garage on this site.

### APPLICABLE GUIDELINES

Proposed alterations to resources listed in Locational Atlas Districts are given a lenient review under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined 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.

### Montgomery County Code, Chapter 24A Historic Resources Preservation

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### Secretary of the Interior's Standards for Rehabilitation

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### STAFF DISCUSSION

The applicant is proposing to construct a single-family house with a detached garage. (\*Note: the plans submitted by the applicant indicate that they are 'preliminary,' however, they are for full consideration for a HAWP from the HPC.) The two-story house draws from a traditional architectural vocabulary and is the siding is typical of the Folk Victorian style. A gable-L to the left with a partial-width front porch. The windows on the front elevation are all two-over-two sash windows. The gable-L portion has a tripled set of windows on the first floor with a paired set above. The remaining windows on the front façade are single sash windows. Twenty feet behind the front wall plan, projecting 10' (ten feet) to the right, is a small covered porch that provides access directly into a mudroom. The proposed house is L-shaped with an 8' (eight foot) setback on the left side and an approximately 17' (seventeen foot) setback from the right property boundary. The front wall plane of the house is proposed for the same plane as the existing house.

The rear of the property will have a walkout basement with two pairs of French doors. There is a deck off the rear. This deck will be constructed using wood and will not be visible from the public right-of-way and Staff believes it should be approved as a matter of course. The plans indicate there is an optional screened porch on the rear façade. Not enough details were provided for Staff to effectively evaluate this element (if the applicant did in fact seek approval for this element). Staff encourages the HPC to not extend any approval of this proposal to include a rear screened-in porch.

The front foundation of the house will have a brick foundation. Drawings do not show an exposed foundation for the rest of the house. The house will be clad in horizontal clapboard Hardi panel siding, with a section of board and batten in the front projection of the L and under the front-facing gable. In discussion with the Staff, the applicant indicated that the roof will be clad in asphalt shingles. Application materials do not specify whether those shingles will be a three-tab or an architectural shingle. Staff believes that either type of shingle would be acceptable, however, recommends that the HPC condition approval on the review and approval of the specific material prior to final approval. The applicant proposes to use a standing seam metal roof over the front porch and the bay window in the front-facing L. In discussion with Staff the HPC has determined that the ridge/hip caps of modern metal roofs can be incompatible in historic context. Because these two sections of metal roofing will only be shed roofs, the construction will not require these ridge caps. Staff believes that the siding and roofing materials are appropriate for the design of the house and for the surrounding Locational Atlas district.

The windows on the house are a combination of two-over-two sash windows and four-lite casement windows. The application did not identify materials for the windows, but due to the prominent location within the district, Staff supports the approval of either a wood or wood clad, simulated or true divided lite window. During the Prelim in November, the HPC indicated that the window placement on the side elevations was done in an apparent haphazard manner. The design has been altered so that the windows on the side elevation are now stacked in a generally rational manner. Some of the windows on the right side do not line up, however, this is at the small projection and, given the distance from the street, these will not be highly visible from the public right-of-way.

### Garage

The proposed detached garage is a two-bay garage,  $20' \times 20'$  (twenty feet by twenty feet) with a single door. Clad in Hardi installed in a board and batten pattern, the garage exterior will match the siding used in the projecting L on the house. The front-facing gable roof will be covered in asphalt shingles that match the house roof. The garage is situated so that a large part of the garage will be placed behind the garage will be completely obscured by the house when viewed from the street. Additionally, the negative slope of the site will place the garage is placed further from  $2^{nd}$  Avenue than the existing garage, and will be less visible due to its placement behind the house. Staff supports approval of the garage.

### Landscape/Hardscape

The applicant proposes to construct a driveway from the street curb cut to the proposed detached garage to the rear of the house. The driveway, which will be the full width of the existing curb cut, will narrow as it passes the house, then widens at the apron for the garage. In a meeting with Staff, the applicant indicated his desire to use either a pervious paver or a concrete with a large amount of exposed aggregate. Staff believes that either of these treatments would be acceptable and encourages the HPC to condition the approval of this project on the review and approval of the driveway material.

### STAFF RECOMMENDATION

Staff recommends the HPC approve with three (3) conditions the HAWP application;

- 1. Specification of the roofing shingles needs to be submitted for review and approval with final approval authority delegate to Staff.
- 2. Specifications for the windows were not provided with the application materials. The windows must be wood or wood clad with fixed exterior grills and need to be submitted for review and approval with final approval authority delegated to Staff.
- 3. Material specifications for the driveway material need to be provided for review and approval with final approval authority delegated to Staff.

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



A COMPANY OF		DPS-#8
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	APPI	LICATION FOR
HISTO	DRIC /	AREA WORK PERMIT
X I	1	Contact Person: Phill, O Long
Contact Email: DNID	cas.dc.c	Contect Person: Phill. p. Long Daytime Phone No.: 240-418-3204
Tex Account No .: 13-0109	_	
Name of Broastin Ourser 11) 2 y	ford How	185 LLC Daytime Phone No.: 301-580-3181
Address 2600 Tours	Marts Blu	ud, #620, Rockville, MD 20852
Contractor: Wextord H	omes LLC	- DOUG STEIN Phone No.: 301-520-3181
Contractor Registration No.:		~~~~~
Agent for Owner:		Daytima Phone No.:
OPATION OF A UNDARRANE	<b>X</b>	***************************************
House Number: 8712		stree 2nd Avenue
Townveity: Silver So	ring	Nourest Cross Street Non: Leightons Addition to Woodside
Lot: Block:	12 Subdivise	non: Leightons Add, tion to Woodside
Liber: Folio:	Pan	road:
PARTONE TYPEOPPENAITA	THE LEADER	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
1A. CHECK ALL APPLICABLE:	I DATALEXE MAD	CHECK ALL APPLICABLE:
Construct C Extend	() Alter/Reports	Avc C Slab C Room Addition C Porch C Deck C Shed
O Move U Install		🗇 Solar 🕼 Fireplace 🗀 Woodburning Stove 🛛 🔯 Single Family
C Revision C Repair		Fence/Wall (complete Section 4)     Other:
18. Construction cost estimate: \$	500,000	)
1C. If this is a revision of a previoush		
PAALIWO: COMPLETE FORM		
ZA. Type of sewage disposel:	ai 🛛 wssc	02 [] Septic 93 [] Other
<ol><li>Type of water supply:</li></ol>	on X wssc	02 🗋 Wef 03 🗋 Other
PART THINKE: COMPLETE ONLY	RM FERENALAM	NG WALL
3A. Height leat	inches	

38. Indicate whether the fence or retaining well 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/assement

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 planeby acknowledge and accept this to be a condition for the issuence of this permit.

Dala	. Alto		10/20/17	
Signatu	re at owner or suthanized egent		L Dete	
Approved:		for Chairperson, Historic	Preservation Commission	
Disapproved:	Signature:	·····	0ate:	
Application/Permit No.:		Oate Filsd:		

Edit 6/21/99 1/149 817

### SEE REVERSE SIDE FOR INSTRUCTIONS

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### 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 lition of existing non-historic house was approved at the October II'm, 2017 HPC meeting. Case # 36/04-A

#### 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 welkways, driveways, lences, ponds, streems, 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 proferred.

- 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 effected 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 photographe.

#### 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 <u>ALL</u> 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 PHINT (IN BLUE OF 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.

1	LING ADDRESSES FOR NOTIFING cent and Confronting Property Owners]
Owner's mailing address	Owner's Agent's mailing address
Doug Stein - Wexford Homes	Phillip Long
2600 Tower Oaks Blud Suite 620	CAS Engineering 10 S Bentz St
Rockville, MD 26852	Frederick, Mb 21701
Adjacent and confronting	Property Owners mailing addresses
Peter Murtha & Mary Andrews	Walter Plicher & Tasneem Hussain
8710 2nd Ave	8714 2nd Ave
Silver Spring. MD 20910	Silver Spring, MD 20910
Margaret Ann Donnelly Trust	Shavn Donnelly
8717 and Ave	8715 2nd Ave
Silver Spring, MD 20910	Silver Spring, MO 20910
Leonard Starm	James Specht & Erin Kelly
8713 2nd Ave	1610 Ballard Street
Silver Spring, MD 20010	Silver Spring, MD 20910

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Jwner's mailing address	Owner's Agent's mailing address
Adjacent and confrontin	g Property Owners mailing addresses
Villian & Storr Stixrud	Kenneth Mornis & Terri Zall
608 Ballard Street	1606 Ballard Street
Silver Spring, MD 20910	Silver Spring, MD 20910
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FRONT FACADE OF EXISTING HOUSE DEMOLITION APPROVED, HAWP CASE # 30/04-A