

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8013 Westover Rd., Bethesda	Meeting Date:	10/23/2019
Resource:	Non-Contributing Resource Greenwich Forest Historic District	Report Date:	10/16/2019
Applicant:	Adrienne and Neil Deshmukh	Public Notice:	10/9/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/165-19E	Staff:	Dan Bruechert
PROPOSAL: Building Addition and Tree Removal			

RECOMMENDATION

Staff recommends the HPC approve the HAWP application with one (1) condition:

1. Approval of this HAWP does not extend to work on the retaining wall or the tree removal as that information is incomplete.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Greenwich Forest Historic District
STYLE: Minimal Traditional
DATE: c.1949



Figure 1: 8013 Westover Rd., Bethesda.

PROPOSAL

The applicant proposes to construct additions to the rear of the house and to remove an existing tree and plant two trees.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Greenwich Forest Historic District, decisions are guided by the Greenwich Forest Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*the Standards*).

Greenwich Forest Historic District Design Guidelines

A. Principles

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for *work permits*. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

- A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.
- A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.
 - a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
 - b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
 - c. High quality building materials and high level of craftsmanship.
- A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.
- A4. A *contributing house* may not be torn down and replaced unless there is significant/extensive damage that would create an undue hardship to preserve the original structure (see D2). Extreme damage like this may be the result of a fallen tree, fire, flood, other natural disaster, or accident.
- A5. A *non-contributing house* may be torn down and replaced as long as the *replacement* house replicates the *architectural style* of its predecessor or the style of one of the contributing houses in Greenwich

Forest (see Appendix 2).

B. Balancing Preservation and Flexibility

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

- B1. Most of the houses in the Greenwich Forest Historic District are designated “*contributing*” because they contribute to the architectural and historic nature of the district. *Contributing structures* are shown in the map of the districts. These Guidelines are more specific for *contributing structures*.
- B2. Other houses in the district are designated *non-contributing* either because (1) they were built more recently than *contributing houses* with other *architectural styles* (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. *Non-contributing structures* are shown on the map of the District. The Guidelines provide greater flexibility for owners of *non-contributing houses*.
- B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.
- B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less *visible from the public rights-of-way* in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- *Limited scrutiny* is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, *scale, spacing, and placement* of surrounding houses and the impact of the proposed change on the streetscape.
- *Moderate scrutiny* is a higher level of review than *limited scrutiny* and adds consideration of the preservation of the property to the requirements of *limited scrutiny*. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure’s existing architectural designs.
- *Strict scrutiny* is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

D2. *Demolition: Demolition and replacement* of contributing houses is prohibited, except in cases of catastrophic damage by natural causes or accidents that would cause an undue hardship to repair the house. Demolition of *non-contributing houses* is acceptable under any circumstances, but any replacement structure must follow the Guidelines specified below.

D4. *Additions: Additions to contributing and non-contributing houses* are allowed. The style of an

addition must be compatible and in keeping with the prevailing styles of that house. The style of the *addition* must be compatible with the style of the original house, unless the owner wishes to change the *architectural style* of both the house and addition to another style of a *contributing house* in Greenwich Forest (see Changes to *architectural style*, below). *Additions to contributing houses* must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to *contributing houses* are allowed, but the limits of the original *façade* must be demarcated by stepping back the front plane of the addition and by a change in the addition's roofline. Rear *additions to contributing houses* are allowed within limitations on height and setbacks (see D5).¹

- D5. Guidelines on dimensions: The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by placing an addition toward the back of a property, placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house), or by screening additions with plantings. The total of the two side lot setbacks must be at least 18', with no less than 7' on one side. Rear lot setbacks must be at least 25', though decks no higher than 3' from the ground may extend to an 11' setback.

The elevation of the main or predominant ridgeline(s) of a *contributing house* as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline.

- D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.
- D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the

¹ Under the Greenwich Forest Design Guidelines, additions to non-contributing resources are subject to lenient scrutiny.

installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore). Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

- D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

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
- (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

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

This HAWP application is comprised of two elements, a building addition, and a tree removal. The tree removal and concurrent work on the retaining wall is not under consideration as that portion of the application is incomplete.

Building Addition

The building at 8013 Westover Rd. was constructed as a one-story ranch in 1949 and had a second story added sometime around 1999. This addition occurred prior to the establishment of the Greenwich Forest Historic District, so the HPC was not involved in evaluating this construction.

The current proposal calls for the construction two additions on the rear of the property. The first part of the addition is a second-floor addition above the existing family room, and an expansion off the first-floor kitchen. Staff finds that these changes will not have a significant impact on the visual character of the house or surrounding district and recommends approval.

The second-story expansion at the rear involves modifying the existing roof pitch to a shallower pitch and creating what is, in effect, a wall dormer expansion. The ridge height will be retained, the only change in the massing of the house will be the alteration to the slope of the roof. At the rear, a pair of tri-part Andersen 200 series windows will be installed on the second floor. These are generally consistent with the vinyl windows found throughout the house. The siding and roofing of this new feature will match the existing (i.e. asphalt shingles and painted clapboard siding).

The second addition is an expansion of the first-floor kitchen at the rear. This new addition will project approximately 10' (ten feet) to the rear and will be approximately 18' (eighteen feet) wide. The entirety of this expansion will be obscured by the existing building and it will not be visible from the surrounding district. At the rear, the applicant proposes installing a pair of Andersen 200 series slider doors on the left and a pair of one-over-one sash windows in the middle. On the right side of the rear, the applicant proposes to introduce a new full-lite door. The siding and roofing will match the existing. Staff finds that this new construction will not alter the appearance of the house from the right of way and is a minimal expansion of lot coverage (from 19% to 20.8%), well below the 25% maximum identified in the *Design Guidelines*.

Staff finds the new building at the rear of the house complies with the requirements of the Design Guidelines, Chapter 24A-8(b)(1), (2), and 24A-8(d) and Standard 2; and recommends approval of the new construction.

Tree Removal

To the northeast of the house is a 43.75" (forty-three and three-quarters inch) d.b.h. Tulip Poplar. The applicant proposes removing this tree and cites a retaining wall that is failing that needs to be demolished and reconstructed as the reason for its removal. The applicant submitted a letter from Bartlett Tree Experts recommending that the tree be removed.

Staff has reviewed the applicant materials and has found that the information presented is incomplete and sections of it are contradictory. Staff recommends the tree removal not be evaluated as part of this HAWP until there is sufficient information to conduct the appropriate analysis.

First, there is no information regarding the construction, condition, or appearance of the existing wall (aside from the fact that it's 44" (forty-four inches tall). The site plan shows an outline of a retaining wall and identifies the material as brick, but no other information was provided to evaluate the appropriateness of the work proposed for the wall.

Second, the application materials present contradictory information. The floor plan drawings note: "repair existing damaged retaining wall – clear all weep holes." However, the rear elevation drawings states: "existing wall to be removed." As this work is at the rear and away from this non-contributing resource, Staff would likely support either proposal, but in order to carry out the required analysis a single proposal needs to be presented.

As stated in the *Design Guidelines* (D15), the preservation of the large mature trees in Greenwich Forest is a high priority. As such, the *Design Guidelines* go on to indicate that the burden of proof is on the applicant to demonstrate why the proposed modifications cannot be undertaken in a way that would avoid the removal of this tree. Depending on the condition, location, and method of reconstruction of the existing wall, it may become obvious that the tree needs to be removed, however, based on the information provided Staff cannot make a recommendation one way or the other as to the removal of the tree.

Staff recommends any approval of this HAWP not extend to the removal of the Tulip Poplar or work on the retaining wall. A revised HAWP application should be submitted directly to Staff for hearing at a future date and should include at a minimum the following:

- Photos of the existing wall, both in context and of details showing the condition of the wall;
- A narrative of the work proposed detailing the construction method of the existing and new wall;
- Elevation and section drawings of the proposed wall; and
- Any other information requested by the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1),(2), and (d)*, 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 #2, and #5*,

with the added condition that that the approval **not** extend to the work on the retaining wall or tree removal;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ADRIENNE.BEAUDINE@GMAIL.COM Contact Person: ADRIENNE DESHMUKH
Tax Account No.: 003 00497024 Daytime Phone No.: 508 733 1848
Name of Property Owner: ADRIENNE + NEIL DESHMUKH Daytime Phone No.: 508 733 1848
Address: 8013 WESTOVER RD BETHESDA MD 20814
Street Number City State Zip Code
Contractor: REZA OSSAREH Phone No.: 202-800-7467
Contractor Registration No.: _____
Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 8013 Street: WESTOVER ROAD
Town/City: BETHESDA Nearest Cross Street: YORK LANE
Lot: 4 Block: J Subdivision: GREENWICH FOREST
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PAINT/PAINT/PAINT/PAINT

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 75,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

10/1/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING BUILDING IS ORIGINALLY BUILT IN 1949, ONE
STORY, SLAB ON GRADE, NO BASEMENT.
DURING LATE 2000, SECOND FLOOR ADDED TO THE
SOUTH PORTION OF THE BUILDING.
THE BUILDING HAS NO SPECIFIC STYLE ACCORDING TO
GREENWICH FOREST INVENTORY OF HOUSES.
"NO HISTORICAL SIGNIFICANCE"

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

THE PROPOSED ADDITIONS ARE LOCATED TO THE
REAR OF EXISTING BUILDING. KITCHEN EXTENSION
AND 2ND FLOOR SITTING ARE.
THE NEW ADDITIONS HAVE NO IMPACT TO FRONT FACADE
OF THE BUILDING. ~~CONTINUED ON BACK PAGE~~
IN ADDITION, REPAIR OF EXISTING REAR RETAINING WALL,
AND AS A RESULT OF REPAIR WORK, REMOVAL OF REAR
TULIP POPLAR TREE.

2. SITE PLAN

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

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

FOLOWING REMOVAL, INTEND
TO REPACE TREE WITH
SIMILAR TREE TYPE.
SEE ATTACHED
SUPPORTING
DOCUMENTATION.

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

Owner's mailing address 5609 DURBIN RD BETHESDA MD 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
8009 WESTOVER RD BETHESDA MD MARVIN M & JI SOLOMAN LOT 3 / BLOCK 'J'	5510 LAMBETH RD BETHESDA MD ERIC MOSES C. LIGHTFOOT MAURA ASHTON C. LIGHTFOOT LOT 5 / BLOCK 'J'
8012 WESTOVER RD BETHESDA MD JOHN S. & KA WYCKOFF LOT 8 / BLOCK 'K'	8008 WESTOVER RD BETHESDA MD KENNETH & ALEXANDRA WALKER LOT 9 / BLOCK 'K'

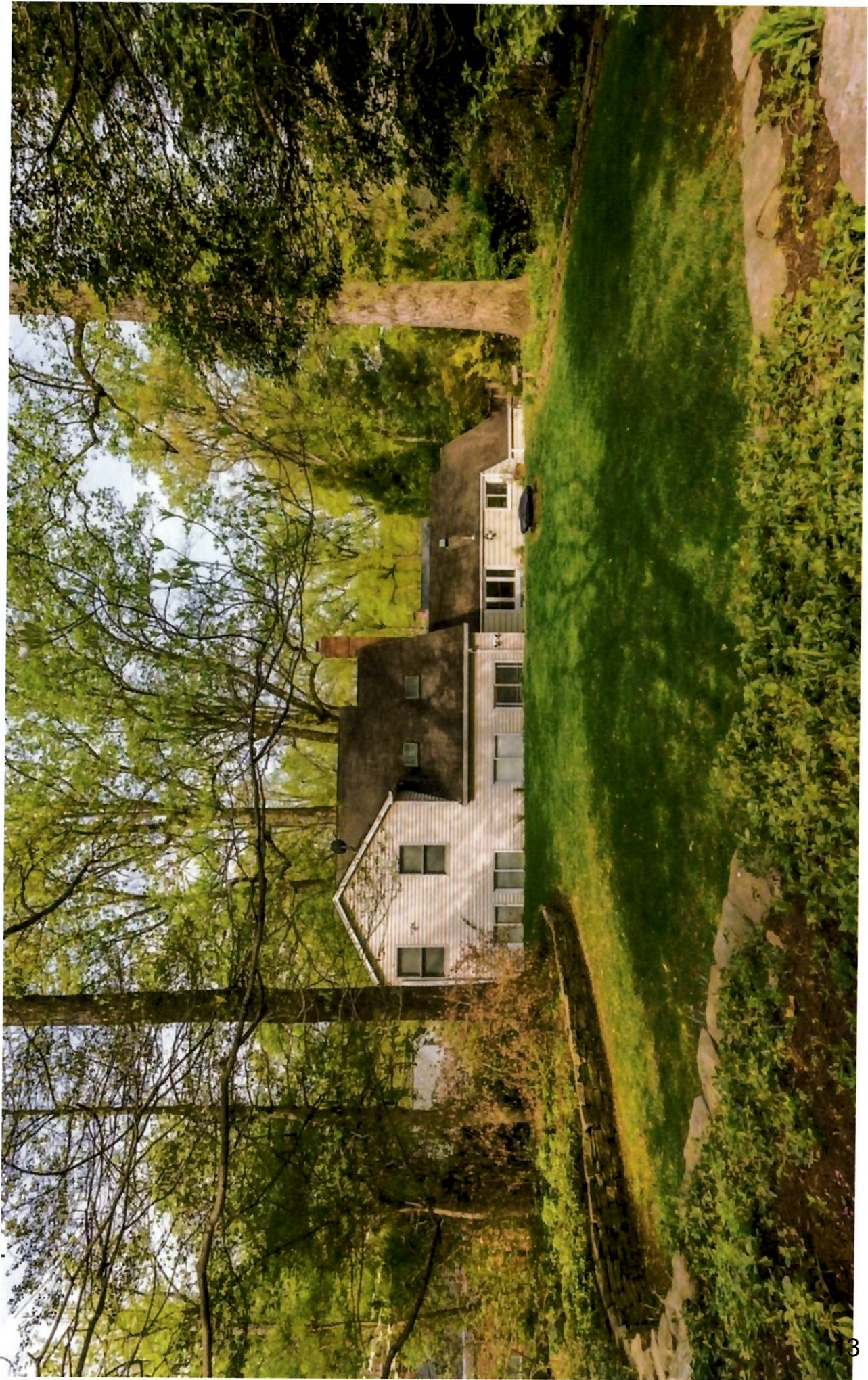


FRONT ELEVATION



REAR ELEVATION

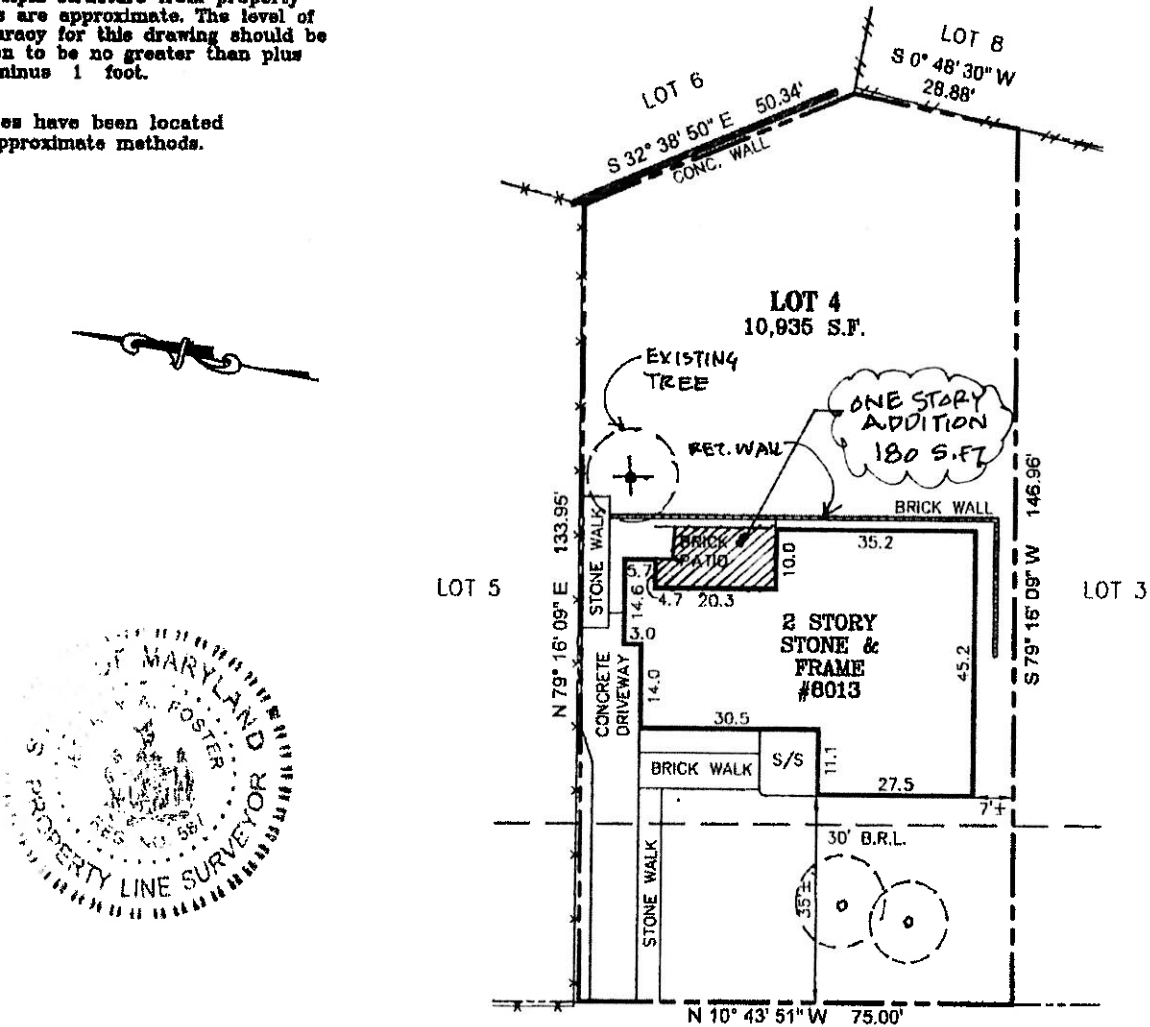




Site Plan

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences have been located by approximate methods.



LOCATION DRAWING
LOT 4, BLOCK J

GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

WESTOVER ROAD
(DELMAR PLACE PER PLAT)
(50' R/W)

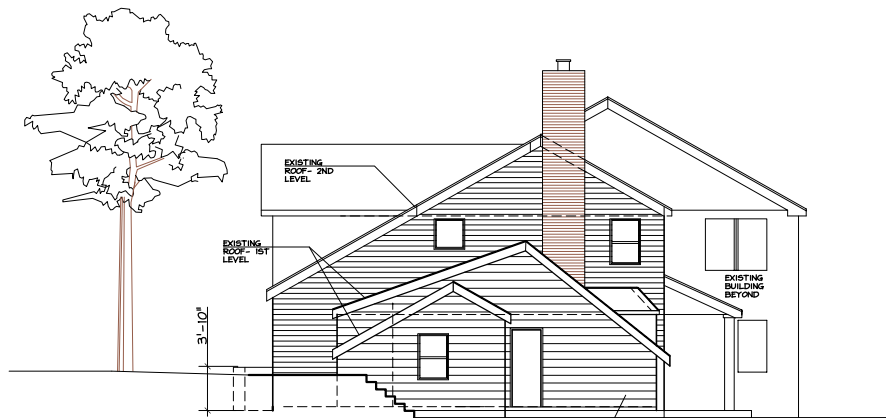
1" = 30'



Shade portion to indicate North

Applicant: 8013 WESTOVER RD
BETHESDA

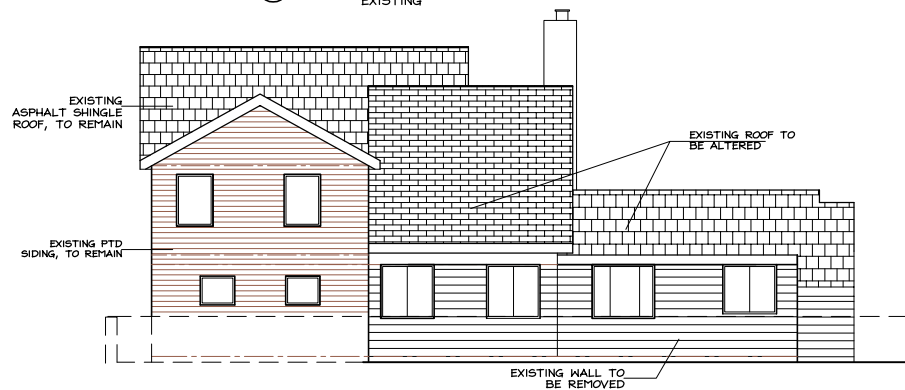
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1 SIDE ELEVATION
EXISTING SCALE: 1/8" = 1'-0"

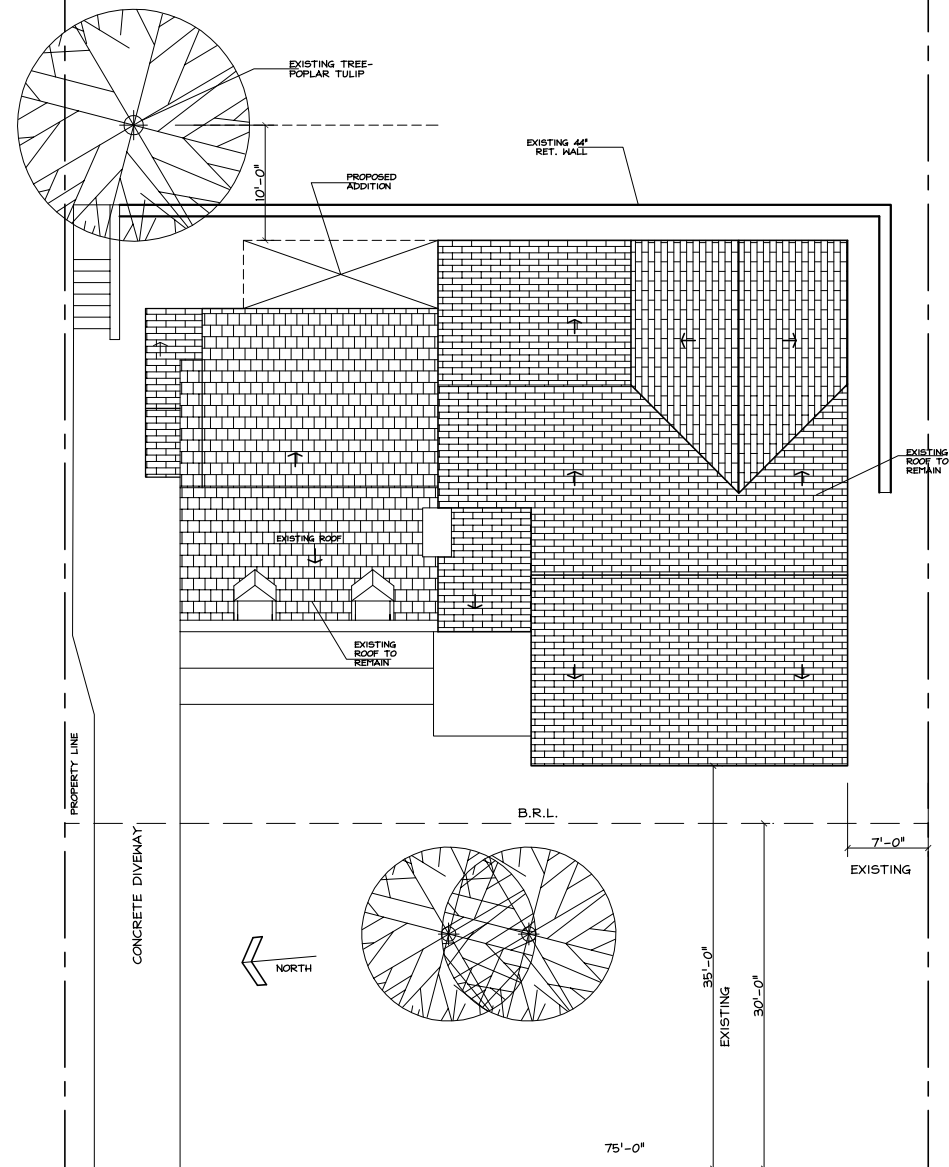


2 FRONT ELEVATION
EXISTING SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
EXISTING SCALE: 1/8" = 1'-0"

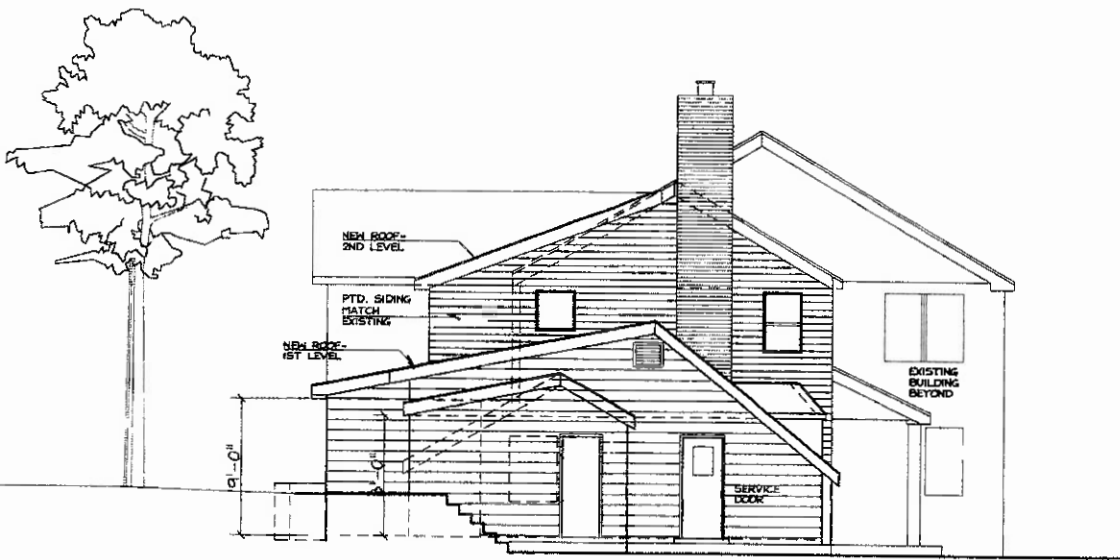
8013 WESTOVER ROAD BETHESDA MD



WESTOVER ROAD
4 SITE/ ROOF PLAN
EXISTING SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS AND ROOF PLAN

8013 WESTOVER ROAD BETHESDA MD



1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION

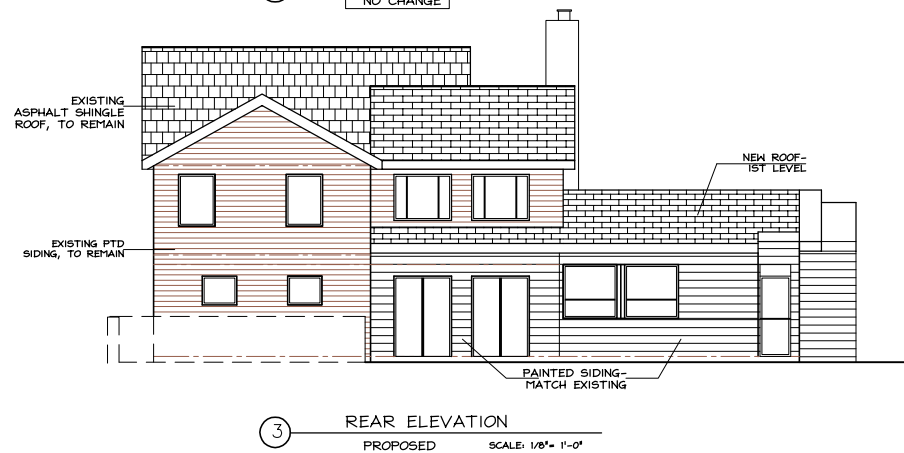
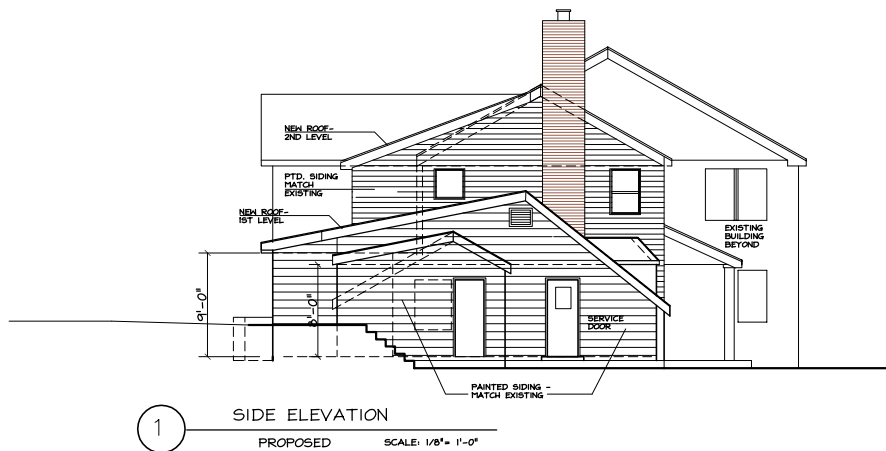
SCALE: 1/8" = 1'-0"



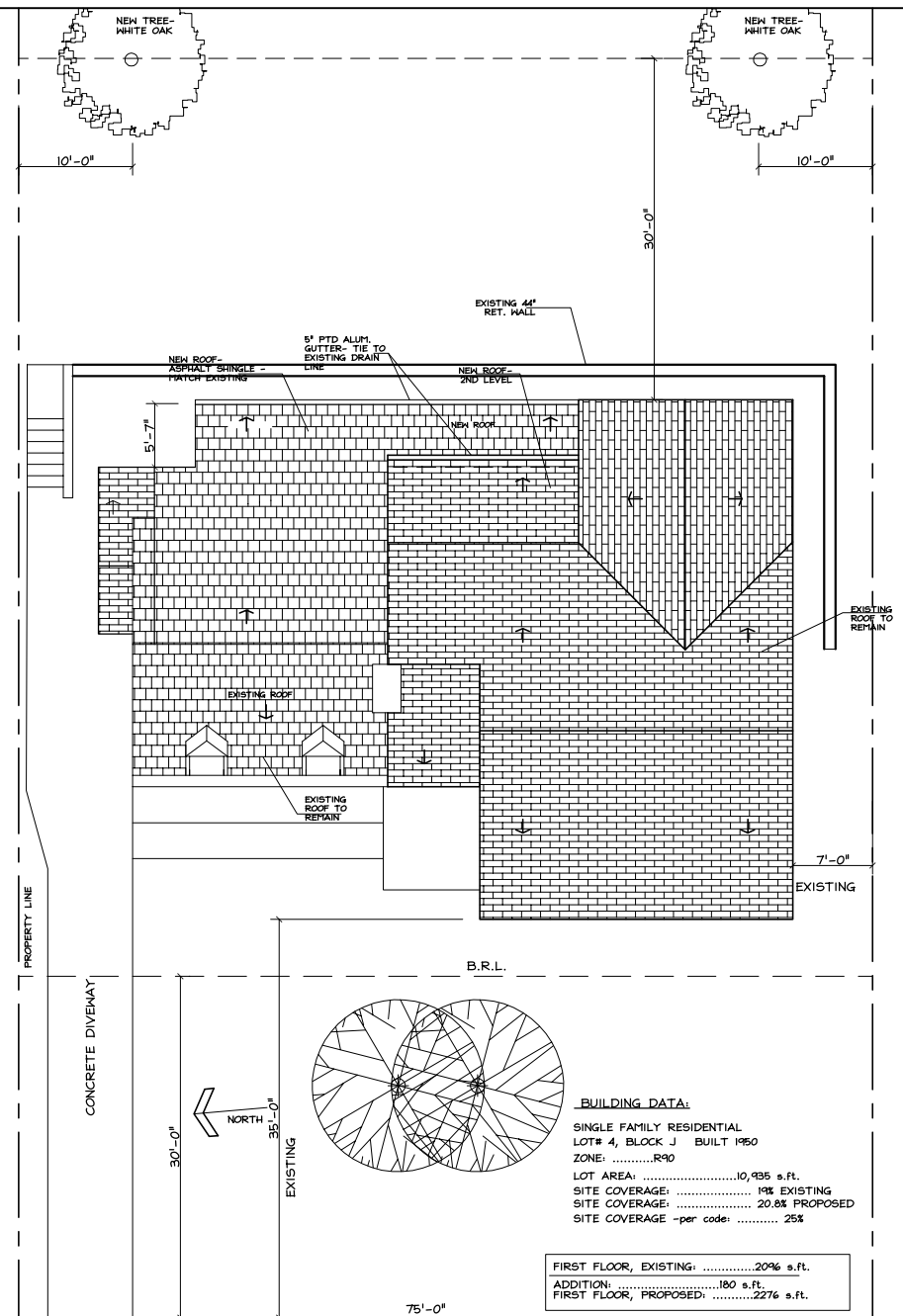
3 REAR ELEVATION

SCALE: 1/8" = 1'-0"

8013 WESTOVER ROAD BETHESDA MD



8013 WESTOVER ROAD BETHESDA MD



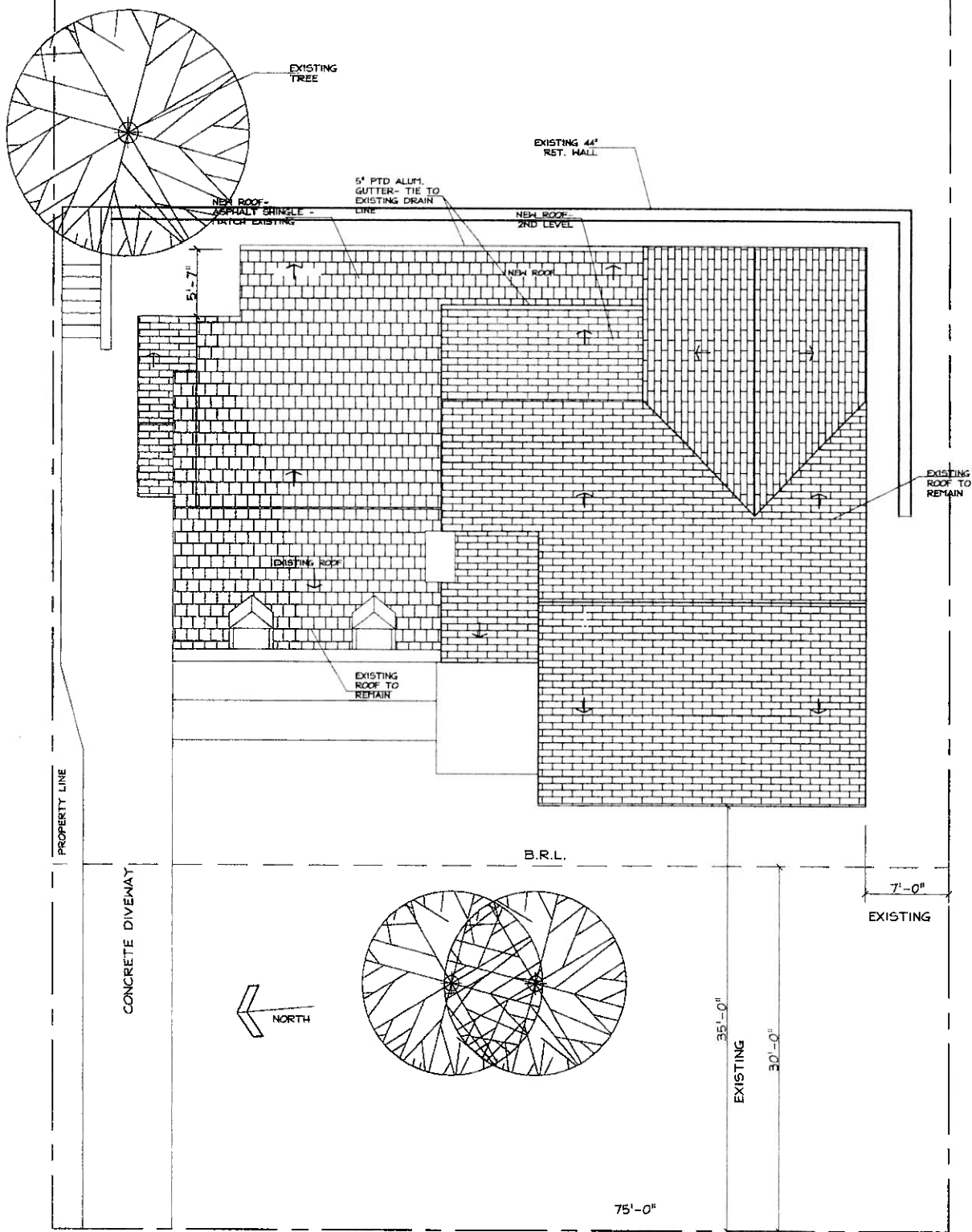
PROPOSED ELEVATIONS AND ROOF PLAN

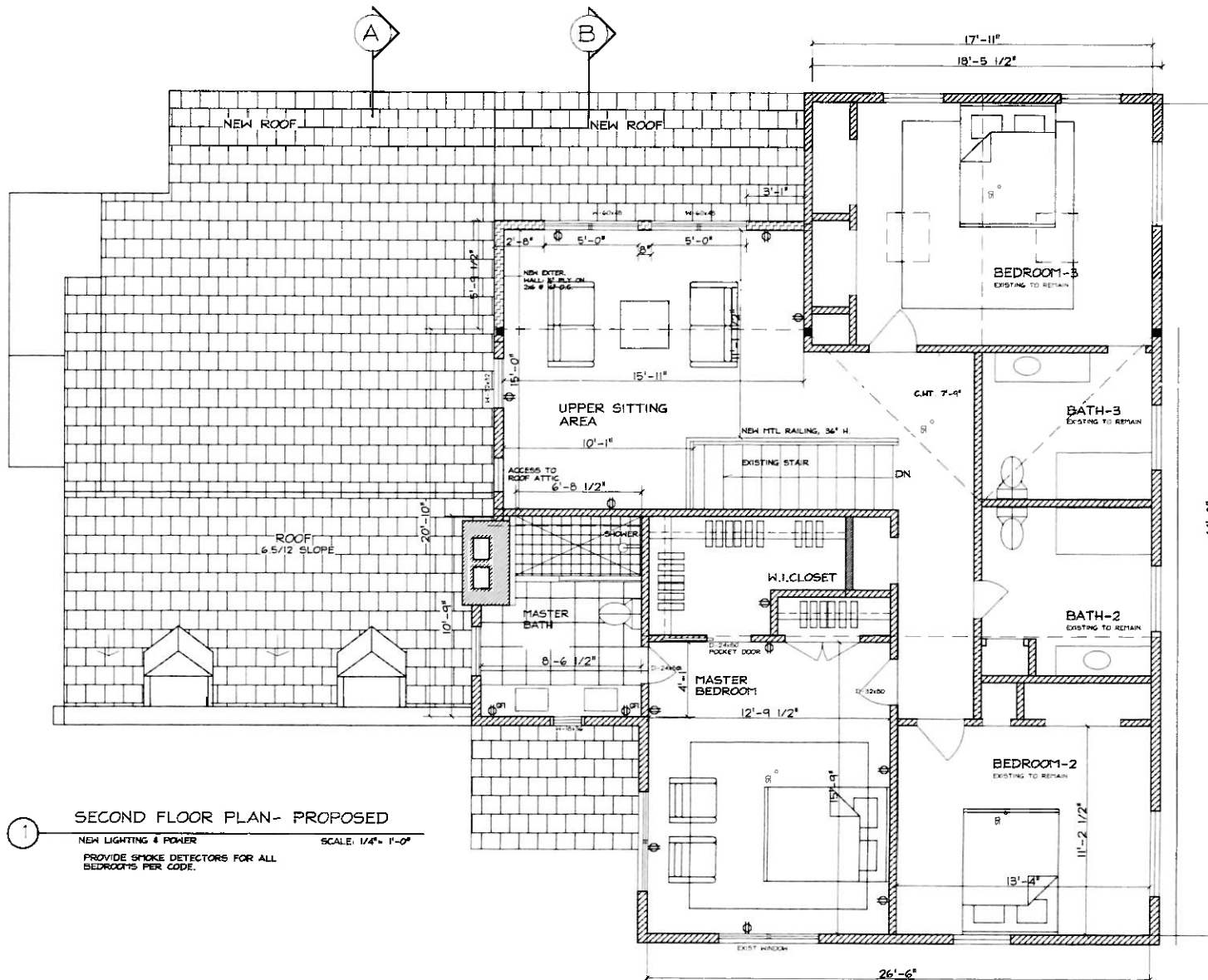
8013 WESTOVER ROAD BETHESDA MD

BUILDING DATA:

SINGLE FAMILY RESIDENTIAL	
LOT# 4, BLOCK J BUILT 1950	
ZONE:R90	
LOT AREA:10,935 s.ft.	
SITE COVERAGE:19% EXISTING	
SITE COVERAGE:20.8% PROPOSED	
SITE COVERAGE -per code:25%	

FIRST FLOOR, EXISTING:2096 s.ft.
ADDITION:180 s.ft.
FIRST FLOOR, PROPOSED:2276 s.ft.



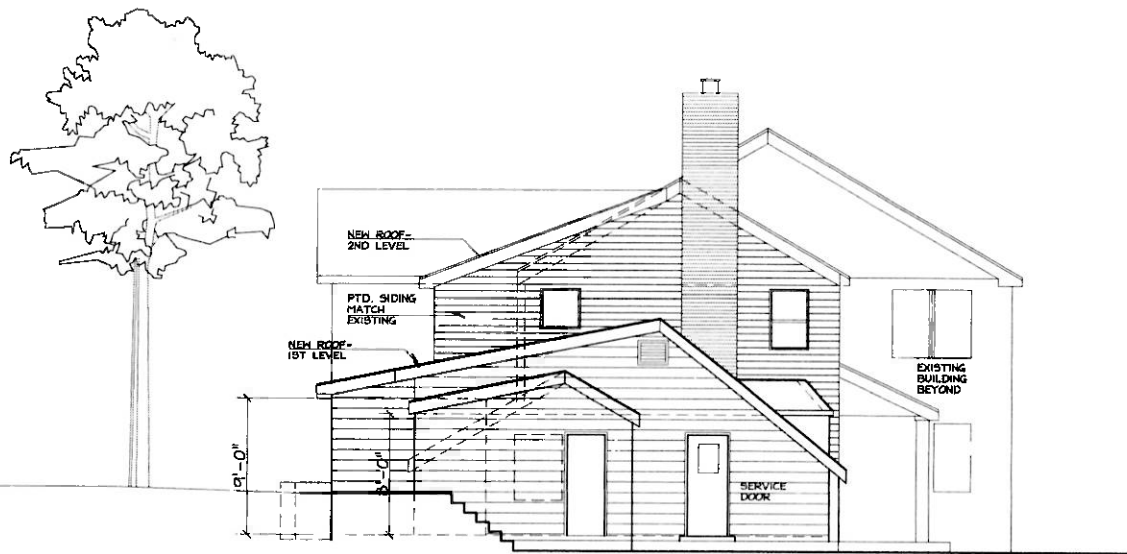


SECOND FLOOR PLAN- PROPOSED

NEW LIGHTING & POWER

SCALE: 1/4" = 1'-0"

PROVIDE SMOKE DETECTORS FOR ALL
BEDROOMS PER CODE.



1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION

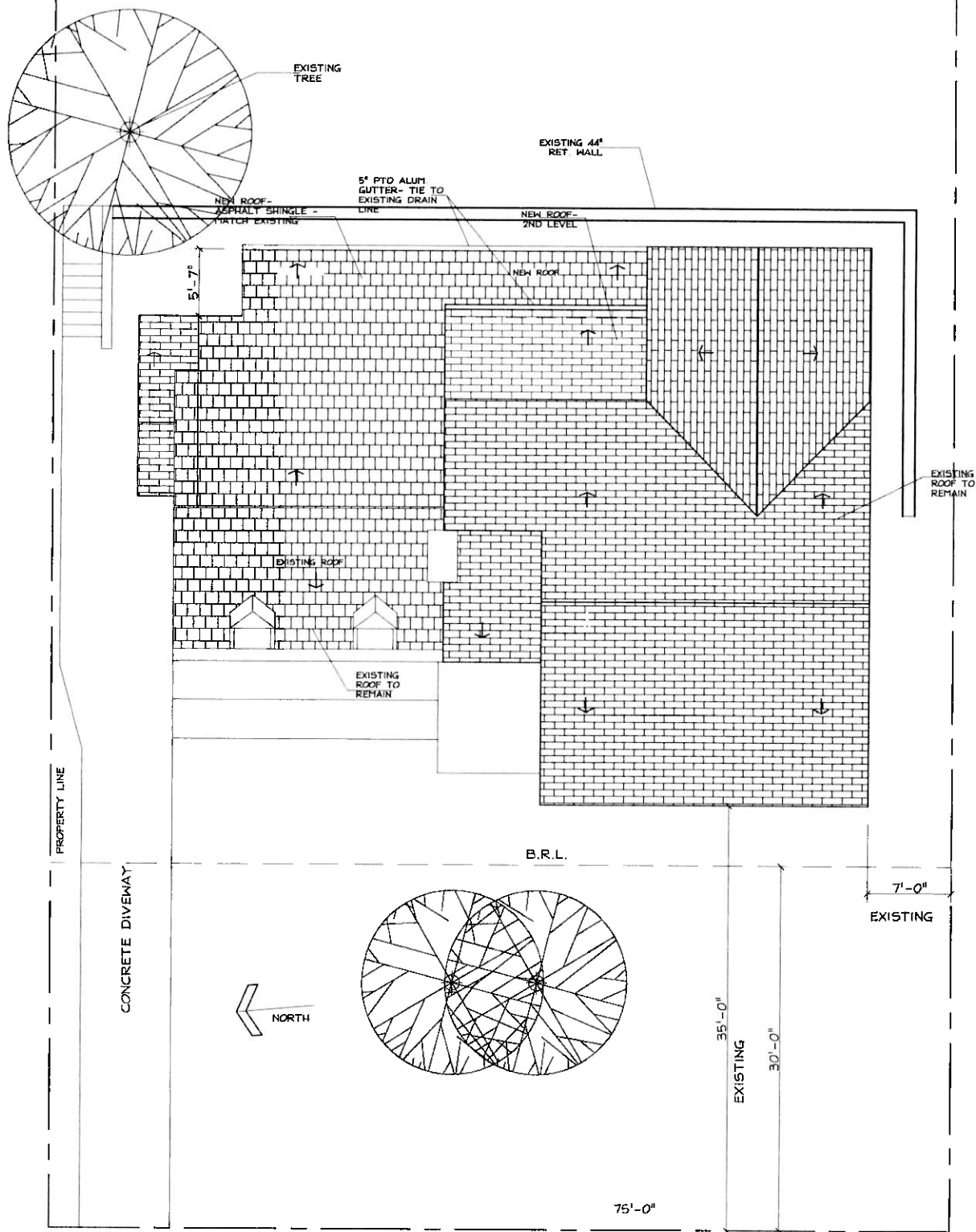
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION

SCALE: 1/8" = 1'-0"

8013 WESTOVER ROAD BETHESDA MD



4

SITE/ ROOF PLAN

SCALE: 1/8" = 1'-0"



BARTLETT TREE EXPERTS

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September 27, 2019

Kevin Manarolla
Senior Administrative Assistant
Historic Preservation
8787 Georgia Ave
Silver Spring, MD, 21090

To: Kevin Manarolla,

I recently reviewed a 43.75" Tulip Poplar (*Liriodendron tulipifera*) located at the left rear foundation corner of the home located at 8013 Westover Road, Bethesda, MD, 20814. The retaining wall to the west of the tree is currently failing and needs to be deconstructed and rebuilt to promote safety on the property. This retaining wall is 130" from the base of the tulip poplar. Due to the proximity of the wall and the construction practices involved in replacing it, significant root damage (some being structural) is likely to occur. I would recommend removing the tree as part of the wall reconstruction project.

Regards,

Ryan Grubb
Arborist Representative
FA Bartlett Tree Expert Co
ISA Board Certified Master Arborist MA-5195-BT
ISA Tree Risk Assessment Qualified
MD Licensed Tree Expert #1870
301-237-4902 (mobile)
rgrubb@bartlett.com

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ANNAPOLIS | MD

Weak Wooded and Invasive Trees

When considering what species of tree to plant or whether or not to remove an existing tree, it is important to take into account whether a tree is weak wooded or invasive.

Certain species of trees naturally have weak wood or grow in such a way that their limbs are prone to failure, breaking off easily. Fast growing trees tend to be weak wooded while slow growing trees tend to be stronger. Generally, the faster a tree grows, the weaker its wood will be. Some trees have narrow angles where their limbs connect to their trunks. When the angle between a branch and a tree's trunk is less than 45 degrees, this union is often structurally weak. While stronger tree species may develop weak branch unions, they are much more common in certain species of trees.

Below is a list of tree species known to be weak wooded or prone to limb failures. These conditions generally, make these trees more likely to become a hazard in severe weather than other species.

Planting these trees in an urban landscape should be avoided. If you already have these trees planted in your yard, monitor them carefully for signs of stress or weak joints. Consider removing them and replacing them with a more suitable species.

- | | |
|--|---|
| • Silver maple (<i>Acer saccharinum</i>) | Bradford pear (<i>Pyrus calleryana</i>) |
| • Red mulberry (<i>Morus rubra</i>) | Mimosa (<i>Albizia julibrissin</i>) |
| • Siberian elm (<i>Ulmus pumila</i>) | Tulip poplar (<i>Liriodendron tulipifera</i>) |
| • Boxelder (<i>Acer negundo</i>) | Weeping willow (<i>Salix babylonica</i>) |
| • White willow (<i>Salix alba</i>) | |



Invasive trees are those that are not native to an ecosystem and whose introduction is likely to cause harm either to the environment, human health or the economy. Species that grow and reproduce quickly, and spread aggressively are considered invasive. These species should also be avoided when planting a new

tree. If these trees are growing on your property, you may want to consider removing them and replacing them with a more desirable species.

While there are hundreds of invasive plants in Maryland, some of the more common tree species found in our area include:

- Bradford pear (*Pyrus calleryana*)
- Empress tree (*Paulownia tomentosa*)
- Chinese mulberry (*Morus australis*)
- Tree of heaven (*Ailanthus altissima*)
- Sawtooth oak (*Quercus acutissima*)
- Norway maple (*Acer platanoides*)
- White mulberry (*Morus alba*)
- Mimosa (*Albizia julibrissin*)
- Siberian elm (*Ulmus pumila*)

With rare exception, the Office of Environmental Policy will recommend approval of tree permit applications and Historic Preservation Certificates of Approval for any of the trees listed here as either weck wooded or invasive. Please note that both lists are only partial, showing the most common weck or invasive trees in our area. The Office of Environmental Policy's Urban Forestry webpage has a link to a local native species list and most nurseries can recommend native plant material for your yard.

HELPFUL LINKS

[Bus Schedules](#)

[Do I Need a Permit?](#)

[Online Bill Pay](#)

[Online Permit Tracking](#)

[Refuse Schedule](#)

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