

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5605 York Ln., Bethesda	Meeting Date:	10/9/2019
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	10/2/2019
Applicant:	Kathryn Becker Revocable Trust (David Schindel, Architect)	Public Notice:	9/25/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Porch construction		

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's comments and return for a HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1938



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant is proposing to construct a three-season porch at the rear of the property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Greenwich Forest Historic District 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.

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.

The *Guidelines* that pertain to this project are as follows:

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. 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).

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.

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 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.

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
Additions	Yes		Rear additions and non- forward-facing portions of side additions	Front-facing portions of additions that extend beyond the sides of the existing structure
Replacement of houses	Yes			X
Changes to architectural style	Yes			X
Guidelines on dimensions	Yes			X
Building materials	Yes		X	
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes		X	
Porches	Yes		If not visible from right-of- way	If visible from right- of-way
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	No for replacement or minor reconfiguration	Review of runoff control only		
Windows, dormers, and doors	Yes	If not visible from right-of- way		If visible from right- of-way
Interior modifications	No			
Routine maintenance	No			

Fig. 2: Levels of Review Applicable to Contributing Properties from the Greenwich Forest Historic District Guidelines.

According to the *Guidelines*, the three levels of review are as follows:

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.

Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall 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 subject property is a 1938 Colonial Revival-style Contributing Resource on a heavily forested corner lot within the Greenwich Forest Historic District. The house fronts on the intersection of York Lane and Westover Road to the south-west.

The applicant is proposing to construct a three-season porch at the rear of the property, with the following specifications:

- A one-story three-season porch, connecting to the north-west corner (left side, as viewed from the front) of the historic house and north-west (left) side of an existing rear addition.
- The proposed three-season porch will be 300 sf, which, when added to the existing 1,520 sf house, brings the total lot coverage to 11.9% (the lot is 15,519 sf).
- The proposed three-season porch will have single-lite screened panels in the summer, which will be replaced with 9-lite SDL storm panels in the spring and fall.
- The window style and configuration are designed to match that of the new enclosed porch/study at the north-west side (left) side of the historic house, which was approved by the Commission at the June 12, 2019 HPC meeting (with revisions approved at the September 11, 2019 HPC meeting).
- The proposed materials include flat seam copper roofing, synthetic PVC-wrapped framing, skylights, and a brick foundation.
- One 15" dbh holly tree (two trunks, measuring 8" dbh and 7" dbh) at the north-west (left) side of the property is proposed to be removed to accommodate the proposed three-season porch.

Staff is generally supportive of the applicant's proposal, finding the proposal consistent with the *Guidelines*. Specifically:

- *D4. Additions:*
 - The proposed three-season porch is compatible with the style of the historic house, located at the rear of the historic house, and, although it will project 2'-6" beyond the north-west (left) side of the historic house, it will preserve a recognizable outline of the historic house.
 - Because the proposed three-season porch does not extend beyond the side of the existing structure (when including the enclosed porch/study), staff finds that it should be reviewed with moderate scrutiny (see *Guidelines* above).
- *D5. Guidelines on dimensions:*
 - The proposed three-season porch will increase the total lot coverage of the subject property house to 11.9%, which is well below the allowable 25%. The side setback between the proposed three-season porch and the neighboring house to the north-west is in excess of the stipulated 18', with more than 7' on each side. Additionally, as measured

from its rear elevation, the proposed three-season porch is in excess of 25' from the rear lot line.

- *D17: Tree removal:*
 - The *Guidelines* allow the removal of trees 8" dbh or greater, where there is no obvious alternative siting that would avoid removal.

Staff asks for the Commission's guidance regarding the following aspects of the proposal:

- The Commission typically requires additions to be inset from the rear corners of the historic house. This is consistent with the purpose of the *Guidelines*, which stipulate that additions must preserve a recognizable outline of the historic house. As noted above, although the proposed three-season porch will project 2'-6" beyond the north-west (left) side of the historic house, staff finds that it will preserve a recognizable outline of the historic house. Additionally, staff finds that the proposal will not remove or alter character-defining features of the historic house, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed three-season porch will be constructed in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff notes that the view of the proposed three-season porch will be obscured from the front by the existing enclosed porch/study at the north-west side of the historic house.

- Staff asks for the Commission's guidance regarding the appropriateness of the proposed materials, specifically the synthetic PVC-wrapped framing and the proposed screens and storm panels, for which specifications have not yet been provided. As noted above, staff recommends that the proposal be reviewed with moderate scrutiny, which states "[u]se of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted." Staff finds the proposed materials consistent with the *Guidelines* and with *Standards #2* and *#9*.
- While the *Guidelines* stipulate that tree removal should be subject to strict scrutiny, staff finds that the removal of one ornamental sub-canopy tree from the rear of the heavily forested subject property will not alter or remove character-defining features of the subject property, in accordance with *Standards #2* and *#9*; however, in accordance with the *Guidelines*, staff finds that the final site plan (submitted with the HAWP application) should include the installation of two replacement trees. Because the forest canopy is well-established at the subject property, one of the two replacement trees can be chosen from an understory species that is already established in the region (see *Guidelines* above).

STAFF RECOMMENDATION:

- Staff recommends that the applicant make revisions based upon the HPC's comments and return for a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: davideschindel@gmail.com Contact Person: David E. Schindel
Daytime Phone No.: 202/557-1149
Tax Account No.: 16 07 00496188
Name of Property Owner: Kathryn L. Becker Revocable Trust Daytime Phone No.: 301/221-2096
Address: 5605 York Lane Bethesda MD 20814
Street Number City State Zip Code
Contractor: Pagenstecher Group, Inc. Phone No.: 301/933-9305
Contractor Registration No.: Maryland Home Improvement License #120414; Montgomery County Contractor's License BC2269
Agent for Owner: Not applicable Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5605 Street: York Lane
Town/City: Bethesda Nearest Cross Street: Westover Road
Lot: 1 Block: J Subdivision: Greenwich Forest
Liber: _____ Folio: _____ Parcel: District 07, Map parcel HN13

PART ONE: TYPE OF PERMIT ACTION AND USE**1A. CHECK ALL APPLICABLE:**

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Construction of new three-season porch

1B. Construction cost estimate: \$ \$200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Please see attached project description

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

Please see attached project description

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

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

Owner's mailing address

David Schindel and Kate Becker
 5605 York Lane
 Bethesda, MD 20814

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Fred & Diane Reinke
 8005 Westover Road
 Bethesda, MD 20814

Kay Richman and Dan Kaplan
 8000 Westover Road
 Bethesda, MD 208145

Bob & Ginger Essink
 5606 York Lane
 Bethesda, MD 20814

Project Description: Becker-Schindel Porch

1a. Description of existing structure(s) and environmental setting.

This application is for work on 5605 York Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a three-story center hall Colonial that was built in 1938 (see Figure 1). It is a corner lot with nearly continuous high canopy forest cover. It was the model home for the Pennsylvania farmhouse design in Morris Cafritz's Greenwich Forest development. The property has had no additions and the only significant changes have been conversion of the rear-facing garage into a kitchen in 1993-4 and installation of a shed dormer window in the rear-facing second floor family room in 2016 (HAWP Case # 35/165-16A). Conversion of the side porch (left side, Figure 1) to a sunroom/study is in progress under a HAWP application approved on June 12, 2019 (Case # 35/165-19C).



Figure 1. 5605 York Lane, Bethesda, MD 20814

1b. General description of the project and its effect on the historic resource(s).

The owners purchased the property in 1989 and are the second owners of the home. They propose to construct a new three-season porch at the rear of the property. The proposed addition would be one story and would connect to the existing kitchen and living room. The original house covers 1,520 ft² (9.8% of the total 15,519 ft² of the total lot) and the proposed porch would cover an additional 300 ft², bringing the total coverage to 11.9%. The porch would have undivided screened panels in summer that would be replaced with storm panels with simulated divided lights in spring and fall. The window pane configuration would match that of the new study and windows in the original house. The shed roof would have a flat seam copper covering. Building materials will include synthetic PVC, as permitted by the Greenwich Forest Historic Guidelines for structures built at the rear of properties. Architectural details will match those of the original house.

The Greenwich Forest Historic Guidelines include the following statement concerning setbacks:

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 guidelines do not address the special circumstance of corner properties such as ours. Accordingly, HPC staff suggested that we obtain guidance from the Permitting Department. At a meeting on September 16, 2019, Melissa Goutos (Permitting Services Specialist; 240/777-6261) we learned that our house was recorded on Plat 722 on August 1, 1936. The [setback regulations for R90 zones](#) state that properties recorded before 1954 must have 20' rear setbacks and side setbacks totaling 25' with each side at least 8'. The [setback regulations for corner lots](#) state that houses like ours have two front setbacks, and that homeowners can designate which of the other lot lines are to be considered the side and rear boundaries. Melissa agreed that we will meet County zoning requirements by designating our east boundary line as the rear lot line (the house is 23' 1" from the boundary) and the north boundary line as the side lot line (the proposed porch would be 17' 3" from the boundary).

The proposed structure is not visible from the right-of-way in front of the house (York Lane) and will be almost completely obscured by the sunroom/study from the side (Westover Road). The landscaping plans call for installation of a willow oak that was removed due to disease as well as several subcanopy screening trees. These will further obscure visibility of the new structure from the side. There will be a setback of more than 15' from the side property line as well as vertical separation. As a result, the proposed addition will have little to no impact on the streetscape or the spaces around adjoining properties.

The proposed project will require removal of one 15' tall holly tree (see photographs, Appendix A). We believe that it can be removed for several reasons.

Section D15 of the Greenwich Forest Historic Guidelines state the following concerning the removal of trees:

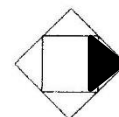
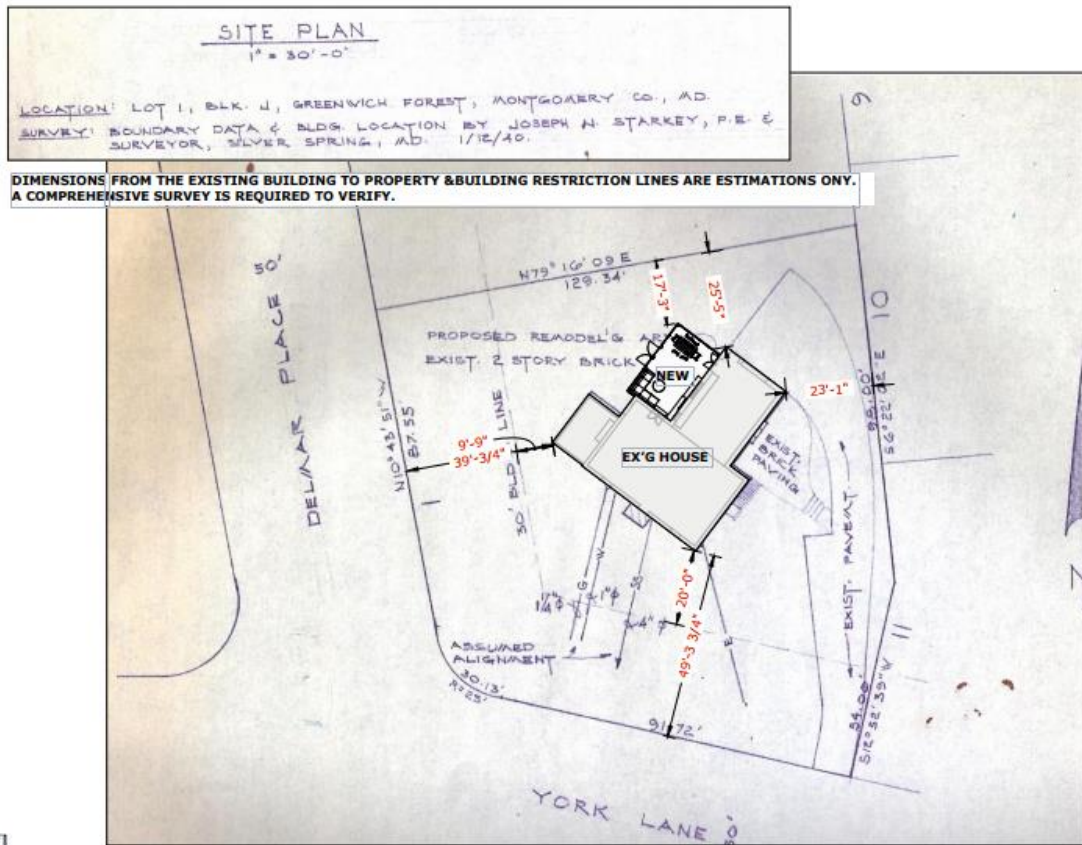
The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable."

Based on this general guideline, we believe that a 15' subcanopy tree can be removed. Section D15 then provides the following specifics:

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height).

The tree in question has an oval trunk at 5' above the ground. It measures 8.5" in diameter along one axis and 5.25" in the other axis. We conclude that a tree of this size can be removed.

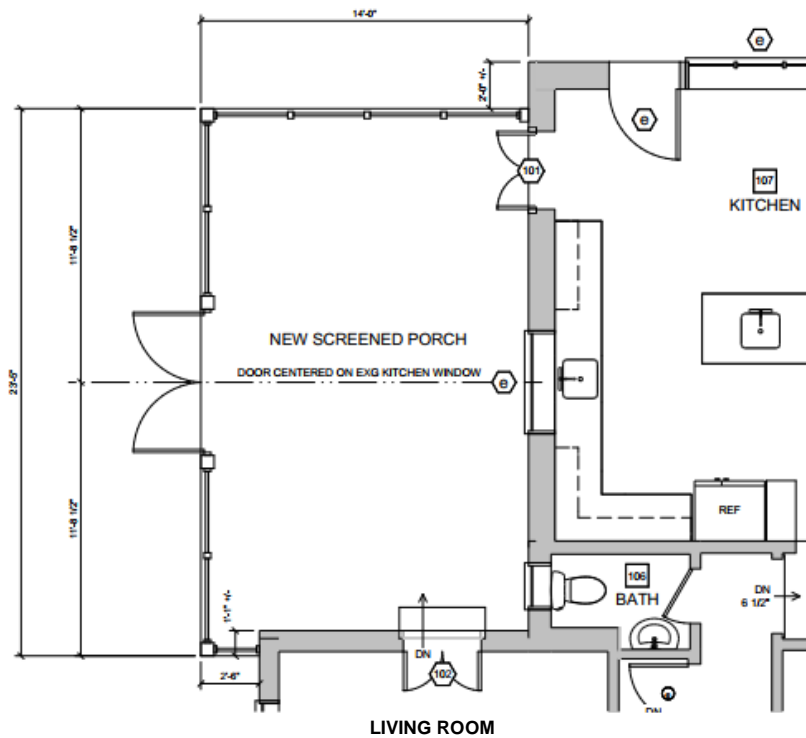
Proposed Site Plan



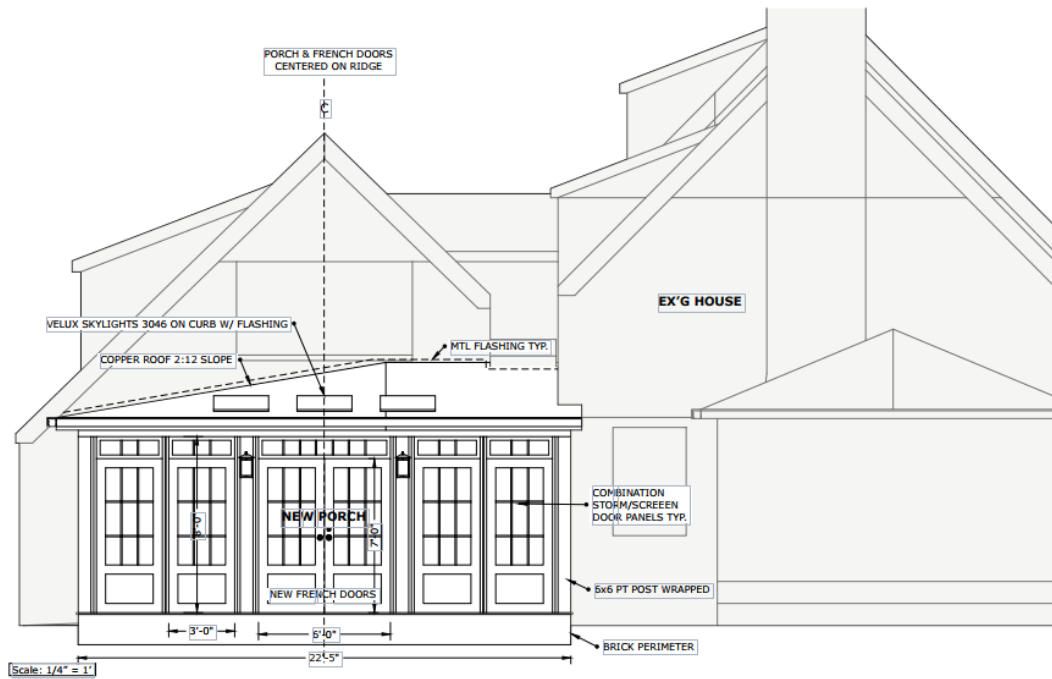
Shade portion to indicate North

Applicant: David E. Schindel

APPENDIX A. Preliminary porch designs



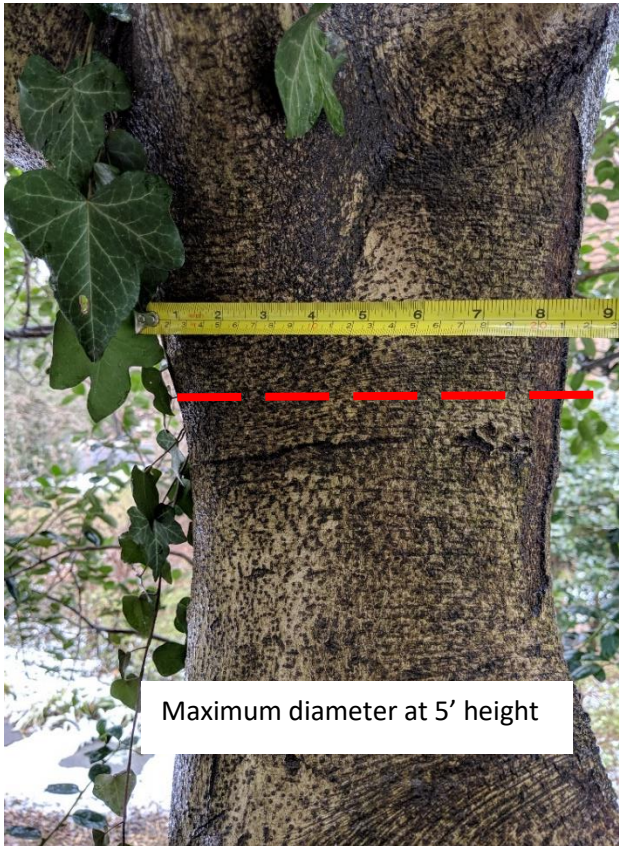
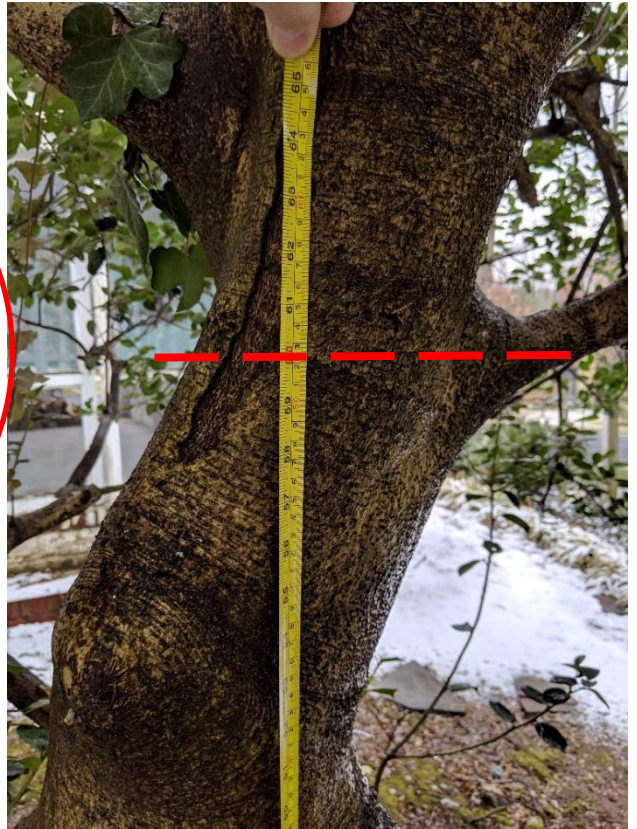
Northwest elevation



Northeast elevation



APPENDIX B. Holly tree proposed for removal



Maximum diameter at 5' height



Minimum diameter at 5' height

Existing Property Condition Photographs (duplicate as needed)



Detail: View of front of house (southwest-facing) showing screened porch at left



Detail: Site of proposed three-season porch (south-facing view)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of rear of property showing site of proposed porch at right (south west-facing view)



Detail: Preliminary design of porch (southwest-facing view)