

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8000 Hampden Lane, Bethesda	Meeting Date:	2/7/2024
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	1/31/2024
Applicant:	Chuen-Yen Lau & Adam Sherwat	Public Notice:	1/24/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1029531 REVISION	Staff:	Dan Bruechert
Proposal:	Revision to previously approved HAWP for alterations to previously approved garage		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

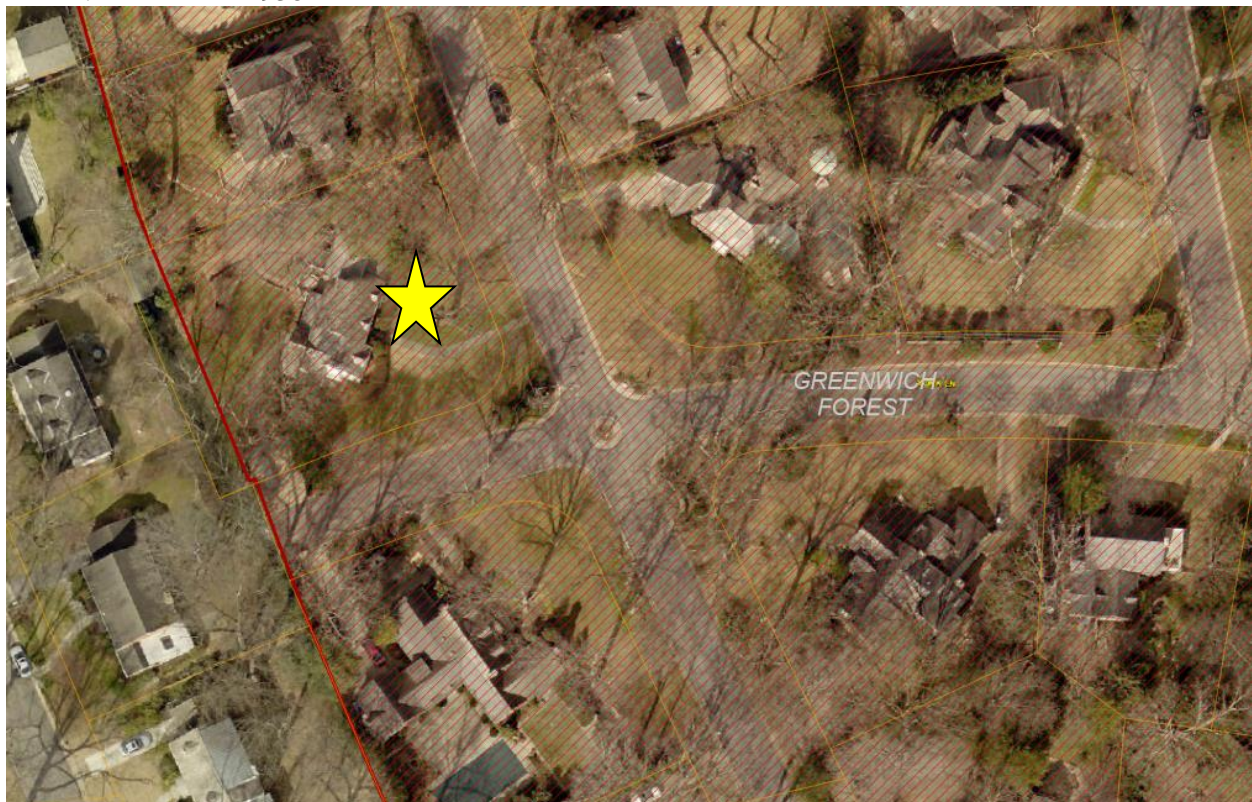


Figure 1: 8000 Hampden Lane, as indicated by the yellow star, is located at the northwest corner of the intersection of Hampden Lane and York Lane.

BACKGROUND

The HPC approved a HAWP at the subject property at the June 28, 2023 HPC meeting to construct a detached garage.¹

On September 6, 2023, the HPC approved a HAWP for tree removal and replacement to accommodate the detached garage.²

PROPOSAL

The applicant revised three materials on the approved accessory structure for:

- A new foundation material;
- Wood brackets to support the entrance roof; and,
- Surrounding hardscaping.

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.

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:

- 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

¹ The Staff Report and application materials are available here: <https://montgomeryplanning.org/wp-content/uploads/2023/06/I.A-8000-Hampden-Lane-Bethesda-1029531.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=d350f055-1697-11ee-aabb-0050569183fa.

² The Staff Report for the September 6, 2023 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/08/I.H-8000-Hampden-Lane-Bethesda-1040525.pdf>.

- 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:

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.

7. 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.

D16. Walkways and patios: Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces (see Principle 1).

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.

- (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
 - (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.
- (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 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 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 two-story, side-gable house constructed out of painted brick and stone. On the right side of the house, there is a one-story side gable enclosed porch. The historic attached rear-loading two-car garage, located on the left side of the house, was enclosed and captured as interior space before the district was established.

On June 28, 2023 the HPC approved a two-car garage with a workshop space on the second floor. The applicant revised some of the materials for the garage which are beyond the scope of the staff-level approval regulation. The proposed changes will not impact the size, massing, or location of the approved garage.

Foundation Material

The approved foundation material was stone to match the house foundation. The revised design has removed the decorative stonework and now proposes to carry the brick exterior to grade. Staff finds this change in materials still satisfies the requirement for ‘high-quality building materials’ as dictated by the *Design Guidelines*. Therefore, Staff recommends the HPC approve the new foundation material under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

Roof Brackets

The HAWP approval showed no roof supports for the small roof above the pair of French doors on the front elevation. The revised design now includes simply detailed wood brackets on either side of pair of doors. Staff finds stylized wood brackets are found throughout the historic district in many of the Tudor Revival houses; and while none are on the subject property, Staff finds this to be a compatible feature and recommends the HPC approve the brackets under the *Design Guidelines*, 24A-8(b)(2) and (d), and

Standards 2, 9, and 10.

Hardscaping

On the front and rear sides of the garage, the applicant proposes to install a 2' (two-foot) wide walkway using variegated flagstones. The flagstones will connect to an existing walkway to the house. The previous approval did not include any paving.



Figure 2: Proposed walkway material.

The *Design Guidelines* state that new paving for walkways and patios should be ‘minimized’ to limit the total amount of impervious surface. Staff does not find the proposed walkways to be out of character nor does Staff find the walkways are larger than necessary. Staff recommends the HPC approve the walkway under the *Design Guidelines*; 24A-8(b)(2) and (d); and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), having found that the proposal is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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.

For Staff only:



HAWP# _____ Date assigned _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Adam Sherwat & Chuen-Yen Lau

E-mail: adamsherwat@yahoo.com

Address: 8000 Hampden Lane

City: Bethesda

Zip: 20814_

Tax Account No.: 00497536

Daytime Phone: 202-669-4898

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____

Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property: M:35-165

Is the Property Located within an Historic District? X Yes/District Name: Greenwich Forest
____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. NO. However, please note that recording of a minor subdivision comprised of Lot 1, Block L, Greenwich Forest + Part of Lot 15, Block 12, English Village, Bradley Hills + Part of Lot 16, Block 12, English Village, Bradley Hills is in progress. The "Subdivision Record Plat Application" was submitted to Montgomery County on approximately 11/3/2022. The total area of the newly recorded parcel will be 18,471 square feet.

Building Number: 8000

Street: Hampden Lane

Town/City: Bethesda

Nearest Cross Street: York Lane

Lot: 1

Block: L

Subdivision: Greenwich Forest

Parcel: Unknown

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not

be accepted for review. Check all that apply:

New Construction XX

Deck/Porch

Shed/Garage/Accessory Structure XX

Solar

Addition Fence

Tree removal/planting

Demolition

Hardscape/Landscape

Window/Door

Grading/Excavation

Roof

Other: _____

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

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address</p> <div style="border: 1px solid black; padding: 5px;"> <p>Adam Sherwat and Chuen-Yen Lau 8000 Hampden Bethesda, MD, 20814</p> </div>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<div style="border: 1px solid black; padding: 5px;"> <p>Bob and Debbie Bruskin 5619 York Lane Bethesda, MD 20814</p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p>Belinda Lai and Steve Cowan 8004 Hampden Lane Bethesda, MD 20814</p> </div>
<div style="border: 1px solid black; padding: 5px;"> <p>Bruce Sidner and Nancy Butte 7836 Hampden Lane Bethesda, MD 20814</p> </div>	<p>8009 Hampden Lane Bethesda, MD 20814 7835 Hampden Lane Bethesda, MD 20814</p>
<p>8007 Aberdeen Road Bethesda MD 20814 8001 Aberdeen Road Bethesda, MD 20814 7837 Aberdeen Road Bethesda, MD 20814</p>	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1938 Colonial Revival-style single family home, stone on front face, white brick on main house, siding on 1988 addition, slate roof. Two stories with partial basement. Has dormers on front and side. Two brick chimneys. Inside with wood floors, 3 fireplaces (2 marble and 1 stone), 4 bedrooms. Bifurcating stairwell to upstairs bedrooms. Outside has garden landscaping and slate and brick walkways.

Description of Work Proposed: Construction of an accessory structure consisting of a detached garage with a workshop. Please refer to the addendum titled "Accessory Structure Justification" describing the proposal in detail.

Work Item 1: Detached Garage/Workshop

Description of Current Condition:
No detached garage/workshop

Proposed Work: Construction of an accessory structure consisting of a detached garage with a workshop. Please refer to the addendum titled "Accessory Structure Justification" describing the proposal in detail.

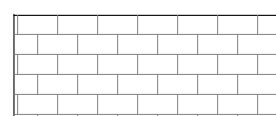
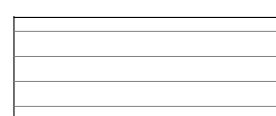

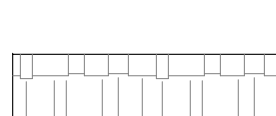

Work Item 2:

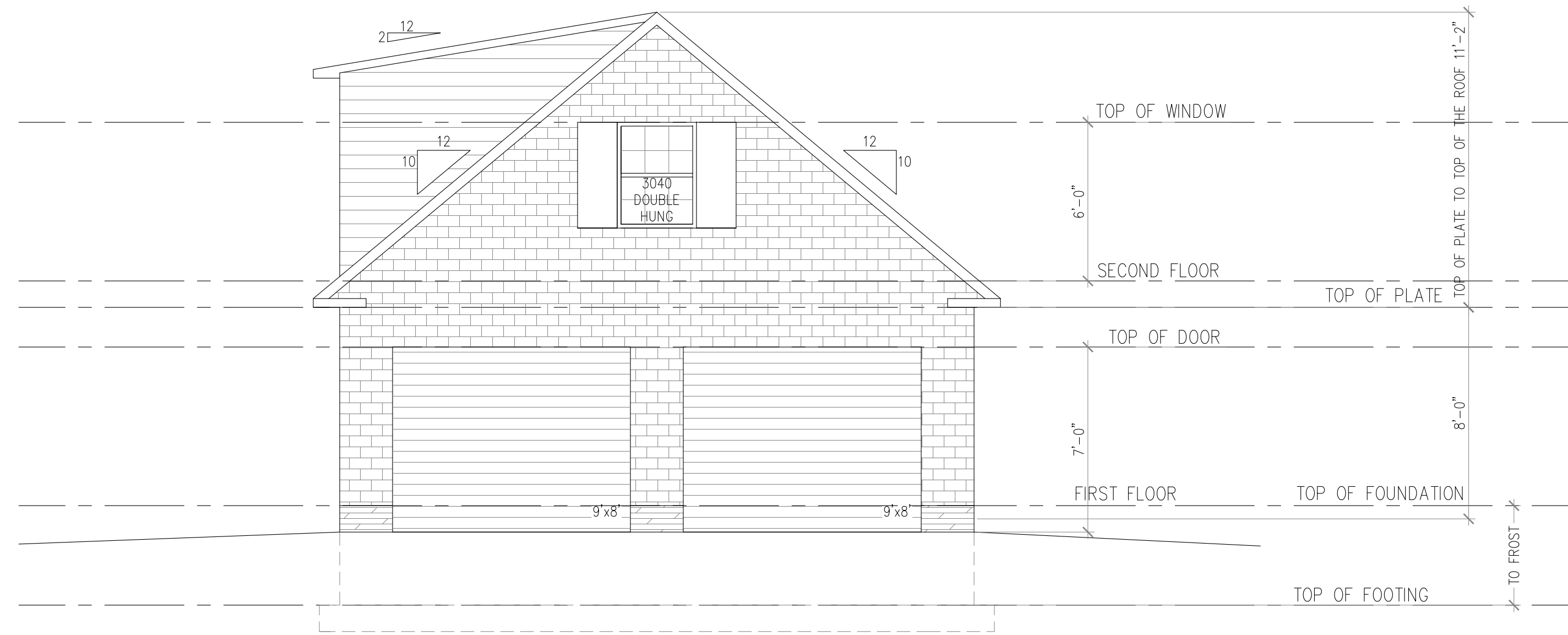
Description of Current Condition:

Proposed Work:

Work Item 3:

FINISHES LEGEND:

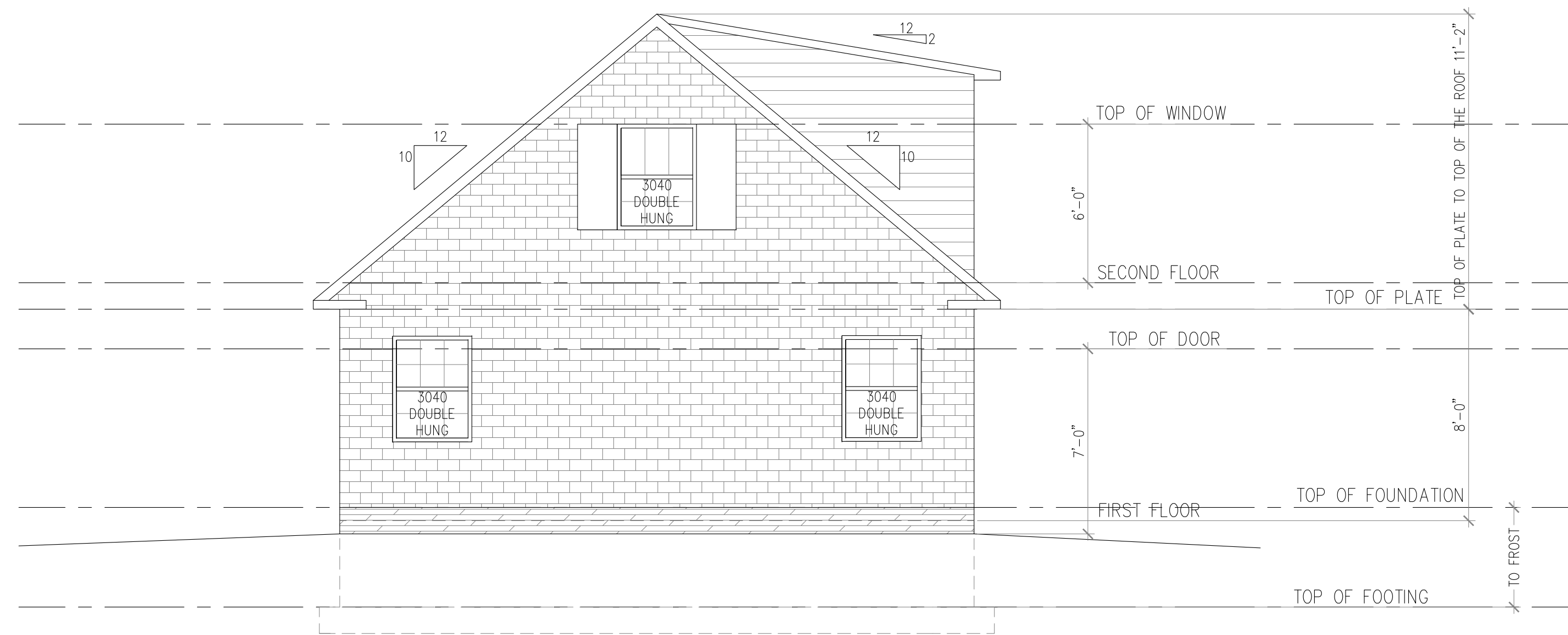
- BRICK 
- SIDING 
- COPPER 
- SLATE 
- STONE 



1
A003 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2
A003 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3
A003 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4
A003 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2023 HAWP Approval

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2023.

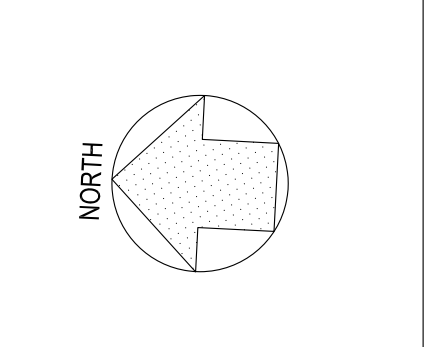
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ELIE BEN ARCHITECTURE
5600 HUNTINGTON PKWY
BETHESDA, MD 20814
(202) 860-7050

ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE
8000 HAMPDEN LN
BETHESDA, MD, 20814

ELEVATIONS

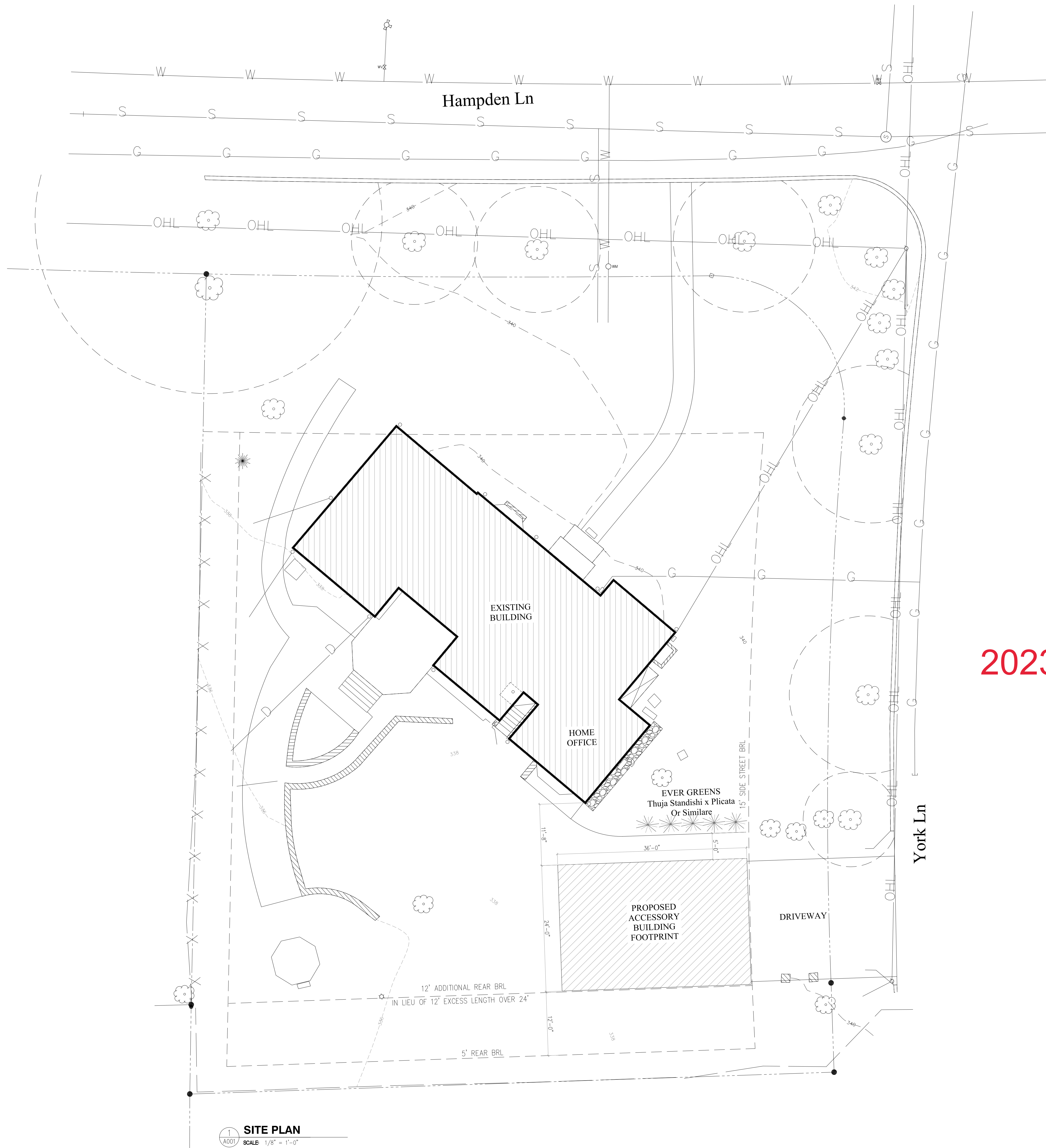


DRAWN BY:
M.T

DATE:
03/24/2023

REVISIONS

A003



Revised Option

- 1- Shortened building (2'-0"), results moving the building 2' closer to the rear property line.
- 2- Reduced mass by Eliminating the rear cross gable and utilizing a shed dormer on the rear roof slope of the accessory structure.

2023 HAWP Approval

1 SITE PLAN
A001 SCALE 1/8" = 1'-0"

Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2023.

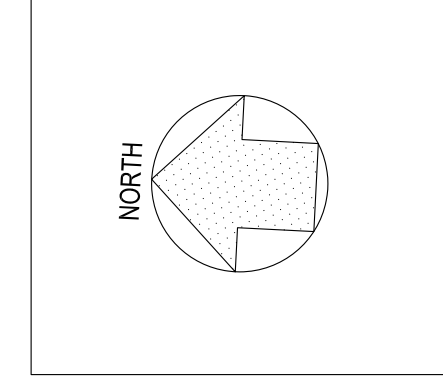
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5600 HUNTINGTON PKWY
BETHESDA, MD 20814
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CONCEPT SITE PLAN



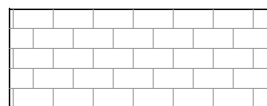
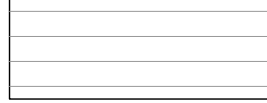
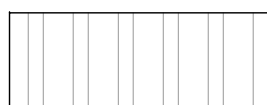
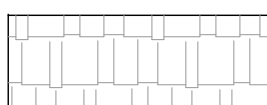
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M.T.

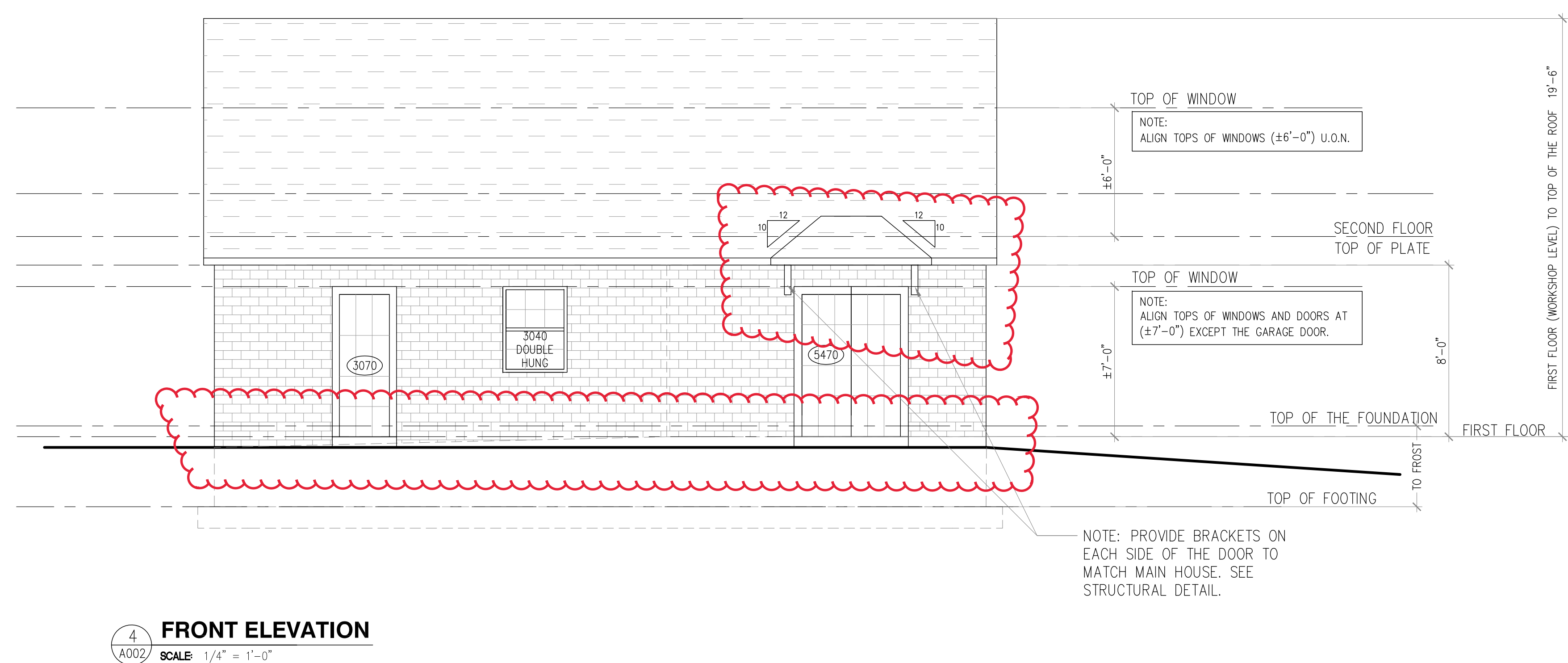
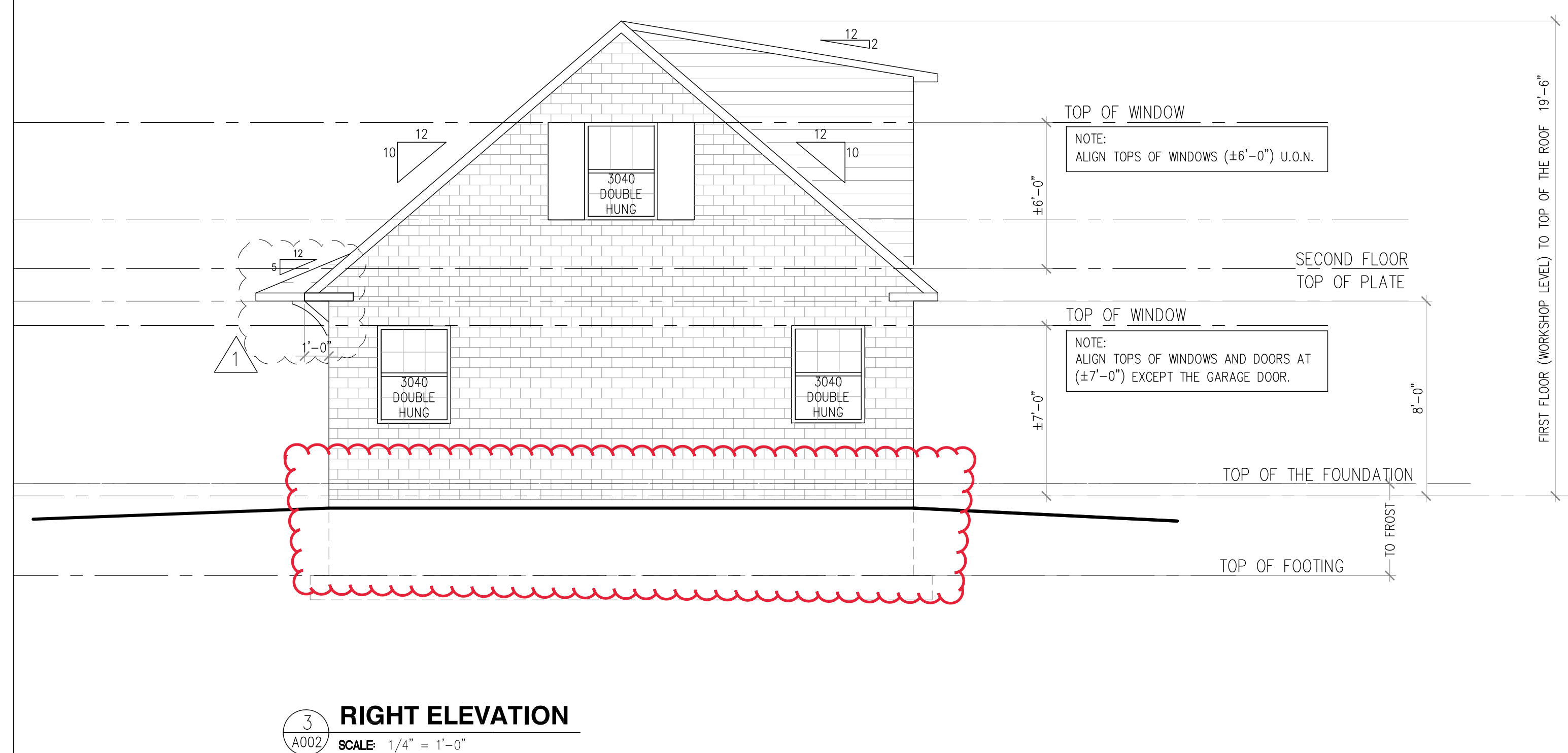
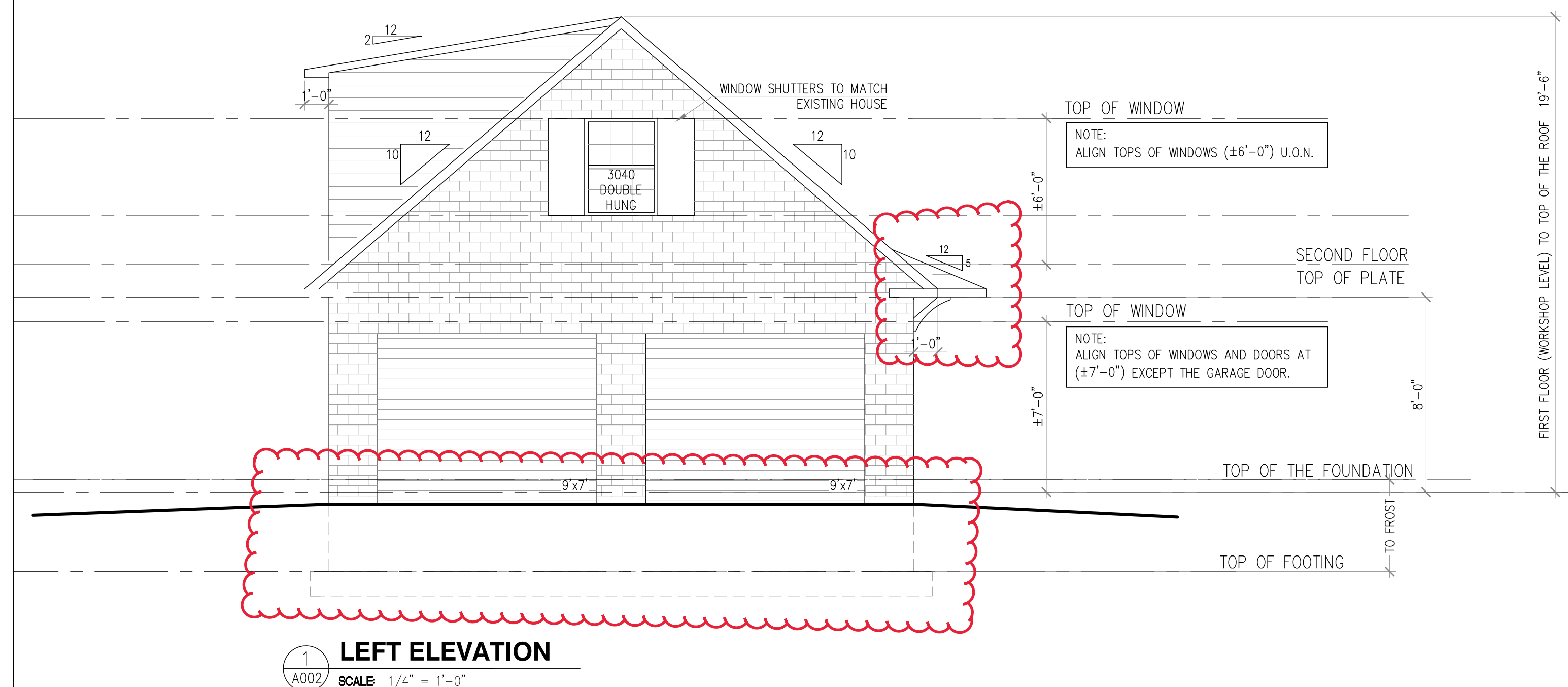
DATE:
03/24/2023

REVISIONS

A001

FINISHES LEGEND:

- THIN BRICK VENEER 
- SIDING 
- COPPER 
- SLATE 



EXTERIOR DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COUNT	NOTE
5470	DOUBLE GLASS DOOR-TEMPERED	5'-4"	7'-0"	1	WORKSHOP
3070	SINGLE GLASS DOOR-TEMPERED	3'-0"	7'-0"	1	CAR GARAGE
9070	GARAGE DOOR	9'-0"	7'-0"	2	CAR GARAGE

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COUNT	NOTE
3040	DOUBLE HUNG	3'-0"	4'-0"	9	WORKSHOP/CAR GARAGE/ ATTIC WORKSHOP
6040	FIXED	6'-0"	4'-0"	2	WORKSHOP/ATTIC WORKSHOP

NOTE: REFER TO THE ELEVATIONS AND PLANS FOR DIRECTION OF OPERABLE WINDOWS

2024 HAWP Revision

Revisions

1	Brackets on each side of the door at the workshop shown on the right elevation.
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Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2025.

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5425 WISCONSIN AVE #600
CHEVY CHASE, MD 20815
(202) 860-7050

ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE
8000 HAMPDEN LN
BETHESDA, MD. 20814

SHEET TITLE:
ELEVATIONS

SCALE: 1" = 20'

DRAWN BY:
M T

DATE:
08/28/2023

REVISIONS
01/17/2024

A002

GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated June, 2022.
- Total lot area: Lot 13 = 18,471 sq. ft.
- Property is located on Tax Map HN123 and WSSC 200' Sheet 210N05.
- Property is located on Soils Survey Map Number 27.
Soil type(s): SUB, Greenh Urban Land Complex, HSG 15".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Cabin John Creek Watershed, Use Class I, P.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is located in the Greenwich Historic District.

ZONING DATA

- Zoning: R-89**
Minimum Lot Area = 9,000 sq. ft.
Minimum Lot Width at RW = 25 ft.
Minimum Lot Width at B.R.L. = 75 ft.
Hampden Front B.R.L. = 30 ft.
York Lane Front B.R.L. = 15 ft. (1)
Rear B.R.L. = 25 ft.
Side B.R.L. = 8 ft. min., 25 ft. total
Minimum Accessory Structure Side/Rear Setback = 5 ft. (2)
[1] Per Montgomery County Code Section 4.8.8.2 of the Zoning Ordinance, the abutting lot along York Lane Right-of-Way fronts on Aberdeen Road and not on York Lane therefore qualifying this as a 15-ft side street setback.
[2] Per Montgomery County Code Section 4.8.8.2 of the Zoning Ordinance, additional setbacks may apply for structures taller than 15-feet and/or longer than 24-feet.

2. Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.

Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other roofed structure such as a porch, patio, deck, or steps.
Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
Allowable Lot Coverage: 30% of total lot area.
Lot 13 = 18,471 sq. ft. (Per Plat)
18,471 x 0.30 = 5,541.3 sq. ft.
Allowable area to be covered by buildings (including acc. buildings) = 5,541.3 sq. ft.
Total area covered by buildings = 3,017 sq. ft.

AVERAGE GRADE DETERMINATION (DETACHED GARAGE)		
ELEV. POINT 1	ELEV. POINT 2	AVERAGE GRADE
340.00	340.30	(340.00 + 340.30) / 2 = 340.15
AVERAGE GRADE: 340.15		

Verify lot coverage in accordance with Greenwich Forest Master Plan.

Allowable Accessory Structure Lot Coverage: 7% of total lot area (since accessory structure and house will not exceed 30% lot coverage)
Lot 13 = 18,471 sq. ft. (Per Plat)
18,471 x 0.07 = 1,292.9 sq. ft.
Allowable area to be covered by accessory structures = 1,292.9 sq. ft.
Total area covered by accessory buildings = 882 sq. ft.

4. Verify accessory structure side / rear setback requirements in accordance with the Zoning Ordinance.

Per Section 4.8.8.B(2)(c), any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of Z' for every Z' that the dimension exceeds 24 linear feet.
Since length along the side property line is greater than 24' (36'-0" proposed), minimum side setback to be increased at 1:1.
36.00 ft. - 24.00 ft. = 12 ft. 12 ft. * 1 = 12 ft. additional setback (beyond 5' min)

5. Verify accessory structure mean height in accordance with the Zoning Ordinance.

First floor elevation 340.50 ft
Mean height of accessory structure from first floor: 18.25 ft (per architect)
Elevation at mean height of accessory structure 358.75 ft
Average elevation along front of accessory structure 340.25 ft
Mean height of accessory structure = 358.75 - 340.15 = 18.60 feet
Allowable mean height accessory structure = 15 feet (for 5 ft. setbacks)
Proposed mean height of accessory structure = 18.60 feet
Per Section 4.8.8.B(2)(b), any accessory structure with a height greater than 15', the minimum side and rear setback must be increased at a ratio of Z' for every 1' that the height exceeds 15 feet.
18.60 ft. - 15.00 ft. = 3.6 ft. 3.6 ft. * 2 = 7.2 ft. additional setback (beyond 5' min)
Minimum side/rear setback for accessory structure is 12.2 ft

6. Verify accessory structure peak height in accordance with the Zoning Ordinance.

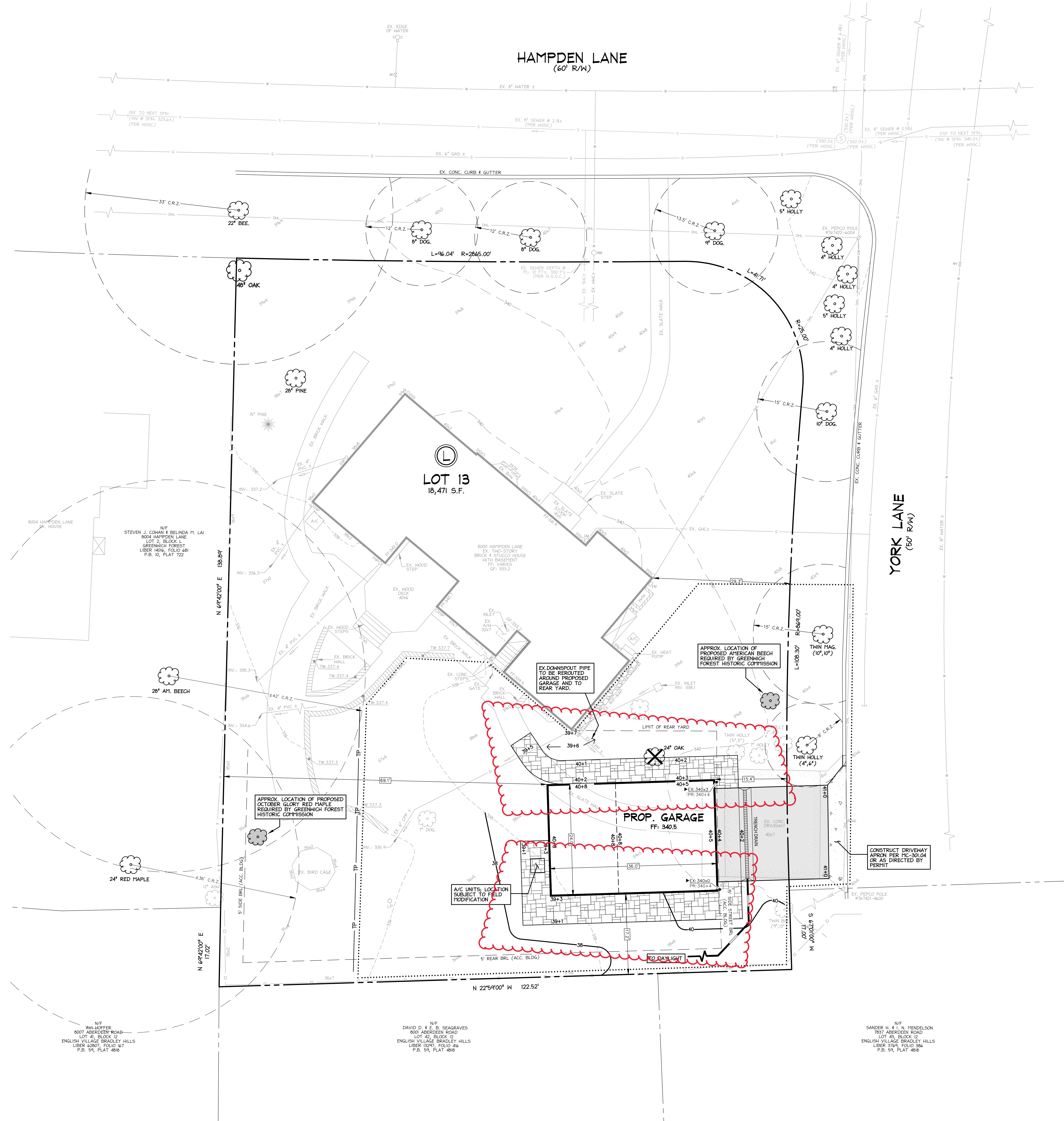
First floor elevation 340.50 ft
Height of accessory structure to highest point: 19.50 ft (Per Arch.)
Elevation at highest point of accessory structure 360.00 ft
Average elevation along front of accessory structure 340.15 ft
Height of accessory structure to highest point = 360.00 - 340.15 = 19.85 feet
Allowable accessory structure height = 20 feet
Proposed height of accessory structure to highest point = 19.85 feet
Peak height cannot exceed 20.0 feet.

LEGEND

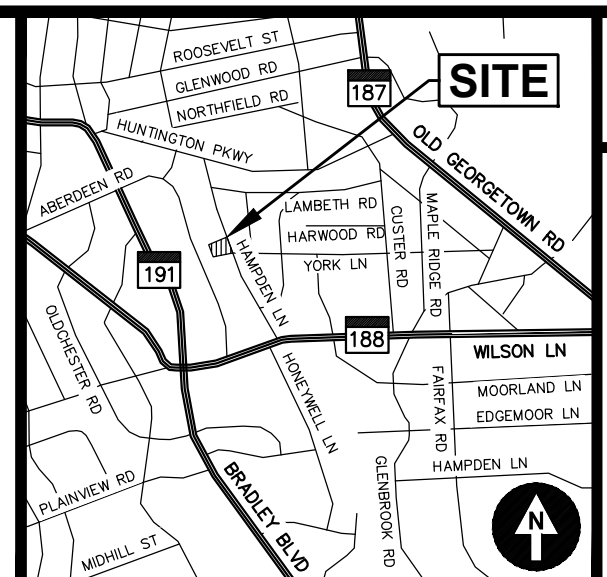
- EXISTING FEATURES**
- Ex. Sewer Manhole and Invert
 - Ex. Water Line with Valve
 - Ex. Gas Line with Valve
 - Ex. Overhead Utility with Pole
 - Ex. Light Pole
 - Ex. Downspout Piped / Spilled
 - Ex. Underground Utility Line
 - Ex. Two-And Ten-foot Contours
 - Ex. Spot Elevation
 - Ex. Wood or Stockade Fence
 - Ex. Metal or Iron Fence
 - Ex. Retaining Wall
 - Ex. Tree (<24" DBH)
 - Ex. Roadside Tree or Ex. Significant Tree
 - Ex. Specimen Tree

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE UNDER FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.



2024 HAWP Revision



VICINITY MAP
ADC MAP 5407, GRID B-2, SCALE: 1" = 200'

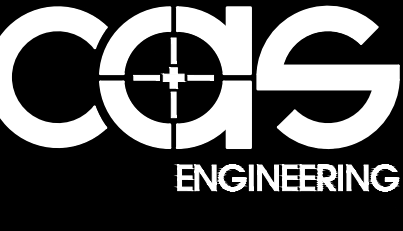
CAS JOB NO.:	22-0329
DATE:	07/2022
DATE	REVISION
07/11/22	NO: Boundary and Topographic Survey to Client, Builder, and Architect.
12/12/23	EST: Issued for Building Permit Submission



Curt A. Schreffler, PE
CURT A. SCHREFFLER, PE
12/12/2023

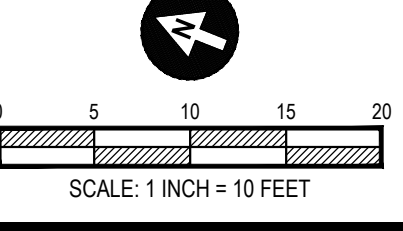
PROFESSIONAL ENGINEER CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19988, expiration date 3/31/2024, and that this plan meets MDPCS criteria for building and sediment control permit applications.

**Lot 13, Block L,
Greenwich Forest
Plat 26014, Recorded 09/2023
Bethesda (7th) Election District, Montgomery County, MD
8000 Hampden Lane
Bethesda, Maryland 20814**



CAS ENGINEERING-MD
10 South Santa Street
Frederick, Maryland 21701
301-607-8031 Phone
info@caseng.com
www.caseng.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com



SHEET TITLE:
Building Permit Site Plan

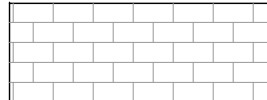


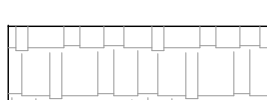
1 OF 1

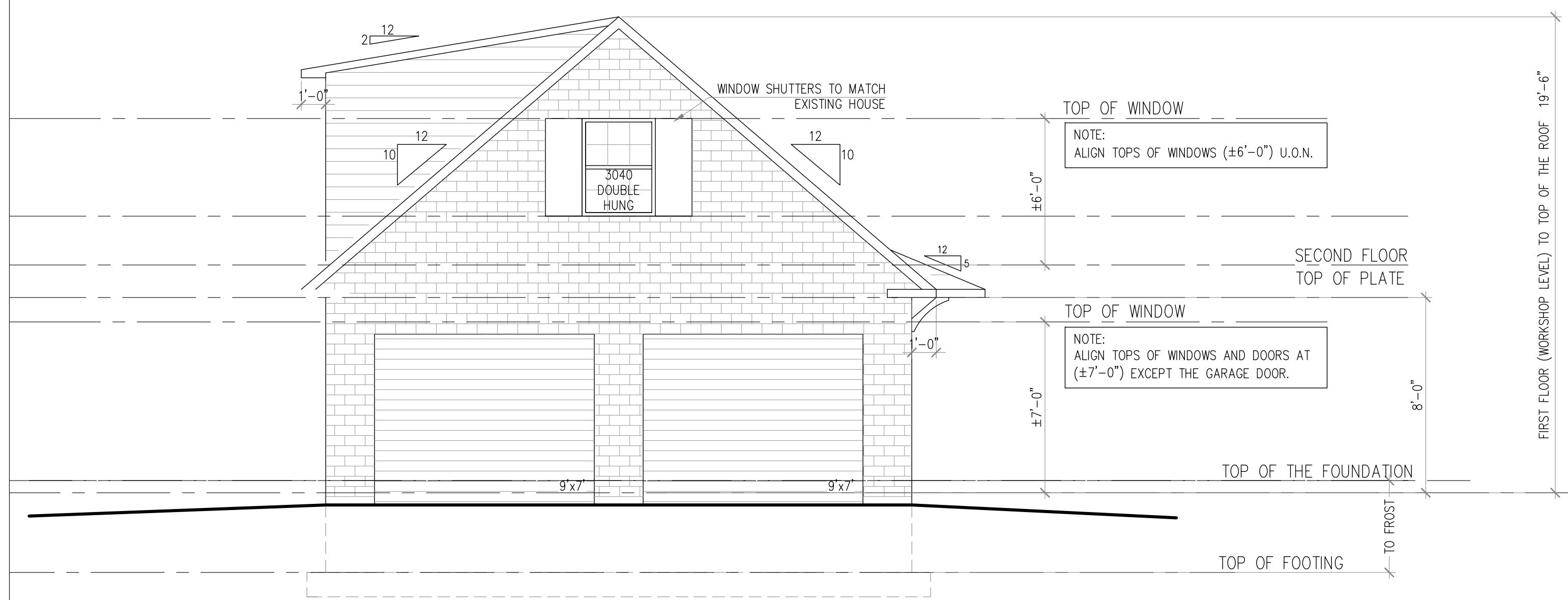
OWNER/APPLICANT
Chuen-Yen Lau & Adam Sherwat
8000 Hampden Lane
Bethesda, MD 20814
chuenyenlau@hotmail.com
adamsherwat@yahoo.com

ARCHITECT
Elie Ben Architecture, LLC
5600 Huntington Parkway
Bethesda, MD 20814
Attn: Maryam Tabrizchi
maryam@eliebenarch.com

**8000 Hampden Lane
Lot 13, Block L, Greenwich Forest
-Greenwich Forest Historic District-
Building Permit Site Plan**

FINISHES LEGEND:

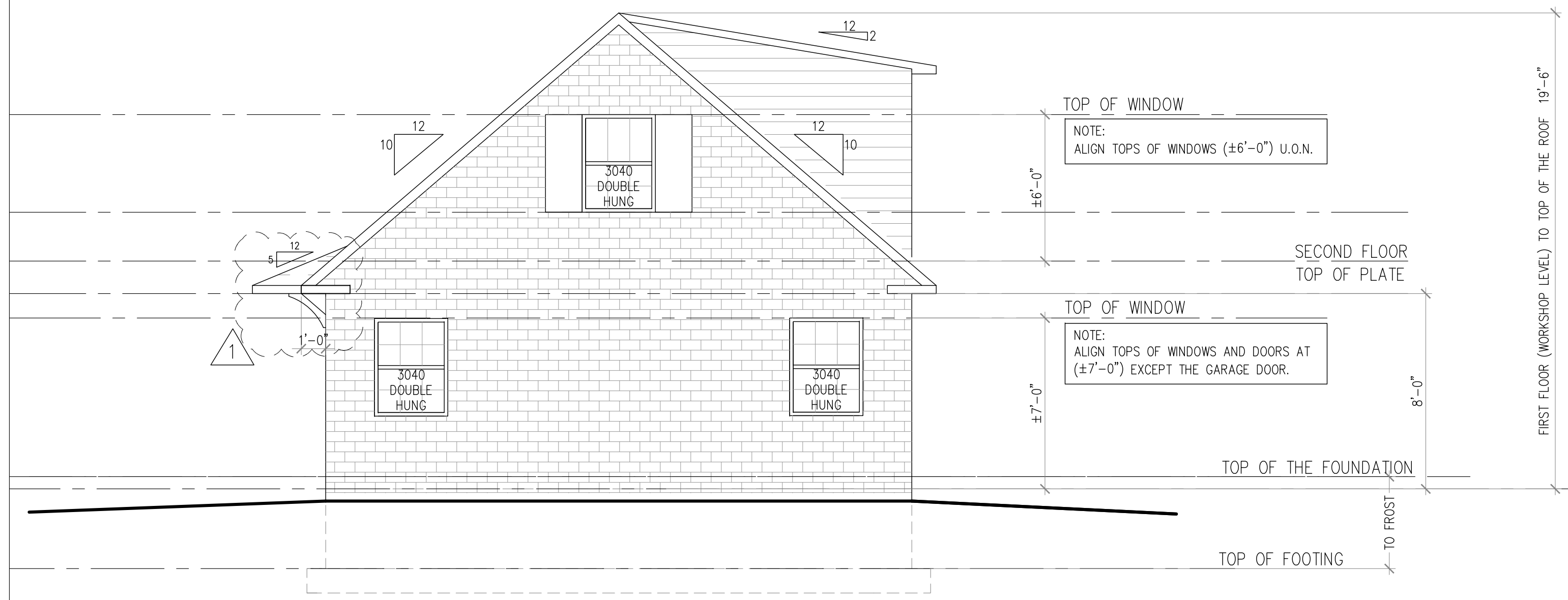
- THIN BRICK VENEER 
- SIDING 
- COPPER 
- SLATE 



1
A002
SCALE: 1/4" = 1'-0"



2
A002
SCALE: 1/4" = 1'-0"



3
A002
SCALE: 1/4" = 1'-0"



4
A002
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COUNT	NOTE
S470	DOUBLE GLASS DOOR-TEMPERED	5'-4"	7'-0"	1	WORKSHOP
S3070	SINGLE GLASS DOOR-TEMPERED	3'-0"	7'-0"	1	CAR GARAGE
9070	GARAGE DOOR	9'-0"	7'-0"	2	CAR GARAGE

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	COUNT	NOTE
3040	DOUBLE HUNG	3'-0"	4'-0"	9	WORKSHOP/CAR GARAGE/ ATTIC WORKSHOP
6040	FIXED	6'-0"	4'-0"	2	WORKSHOP/ATTIC WORKSHOP

NOTE: REFER TO THE ELEVATIONS AND PLANS FOR DIRECTION OF OPERABLE WINDOWS

Revisions

1	Brackets on each side of the door at the workshop shown on the right elevation.
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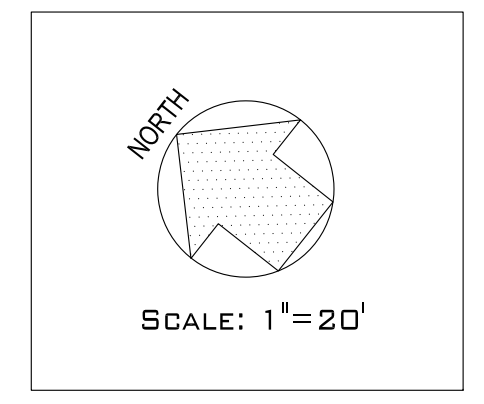
Professional Certification:
I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed Architect under the laws of state of Maryland, License Number 19936, Expiration Date 05/26/2025.

ALL ARCHITECTURAL DESIGN, DRAWINGS, REPORTS, NOTES AND ANY OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF ELIE BEN ARCHITECTURE. ANY REPRODUCTION, COPIED OR ALTERED IN WHOLE OR IN PART, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ELIE BEN ARCHITECTURE. ALL RIGHTS ARE RESERVED. COPYRIGHT AND OTHER RESERVED RIGHTS HERETO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

ELIE BEN ARCHITECTURE
5425 WISCONSIN AVE #600
CHEVY CHASE, MD 20815
(202) 860-7050

ACCESSORY STRUCTURE
LAU & SHERWAT RESIDENCE
8000 HAMPDEN LN
BETHESDA, MD. 20814

SHEET TITLE:
ELEVATIONS



DRAWN BY:
M T

DATE:
08/28/2023

REVISIONS
1 01/17/2024

A002