



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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.

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.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

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

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

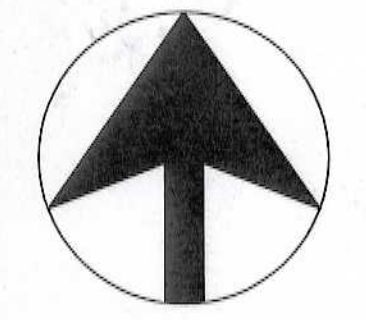


**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

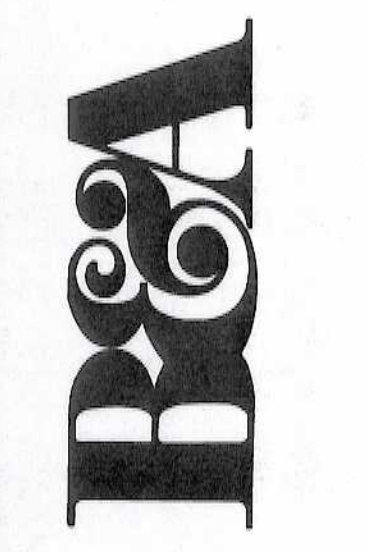


06/30/2015
07/08/2016
07/03/2017
11/01/2017

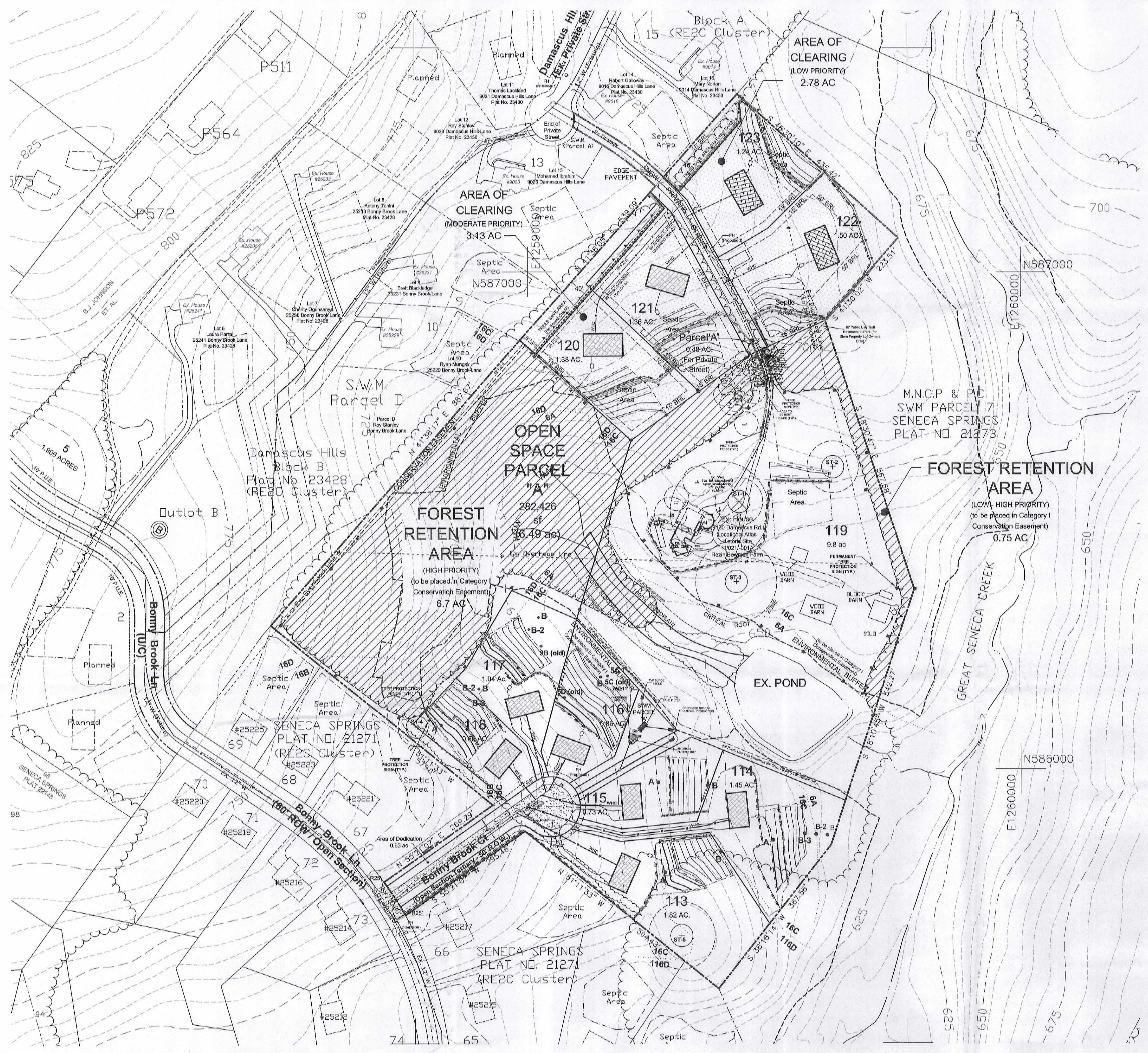


date: 12/31/14  
scale: 1" = 100'

Banning & Associates, Inc.  
Land Planning Consultants  
8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 946-6246



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland



- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE
  - SIGNIFICANT TREE TO BE REMOVED
  - CRITICAL ROOT ZONE
  - ENVIRONMENTAL BUFFER
  - FOREST RETENTION AREA
  - FOREST CLEARING AREA
  - TREE PROTECTION SIGN
  - TREE PROTECTION FENCE
  - LIMIT OF DISTURBANCE
  - PERMANENT TREE PROTECTION SIGN
  - ROOT PRUNE
  - NON-SPECIMEN TREE IN HISTORIC SETTING
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED
  - DRY WELL

**NOTES:**

1. AREA OF PROPERTY - 29.392 ACRES
2. EXISTING ZONING - RE2C
3. METHOD OF DEVELOPMENT PROPOSED - CLUSTER
4. MINIMUM LOT SIZE PERMITTED (Cluster) - 25,000 SF
5. NUMBER OF LOTS PERMITTED (@0.4 du/ac) - 11
6. NUMBER OF LOTS SHOWN - 11
7. SITE TO BE SERVED BY PUBLIC WATER / ON-SITE SEPTIC SYSTEMS
8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-3
9. LOCATED IN GREAT SENECA CREEK WATERSHED
10. SITE LOCATED ON WSSC GRID SHEETS: 236NW09 / 235NW09
11. UTILITY SERVICE TO BE PROVIDED BY: Verizon, WSSC, Potomac Edison

FOREST CONSERVATION WORKSHEET  
SENECA SPRINGS

NET TRACT AREA:

A. Total tract area ...	29.39
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00
F. Net Tract Area ...	29.39

LAND USE CATEGORY: (from Trees Technical Manual)  
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0.00	1.00	0.00	0.00	0.00	0.00

EXISTING FOREST COVER:

I. Existing forest cover ...	13.36
J. Area of forest above afforestation threshold ...	7.48
K. Area of forest above conservation threshold ...	6.91

BREAK EVEN POINT:

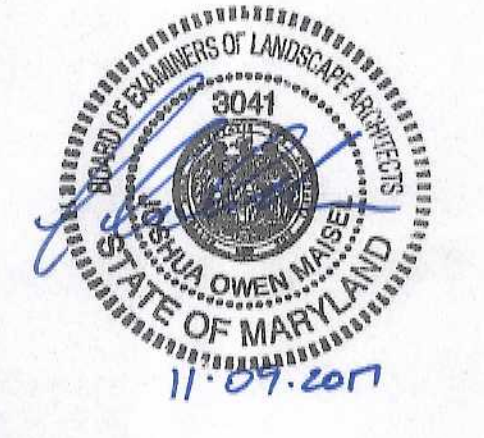
L. Forest retention above threshold with no mitigation ...	8.55
M. Clearing permitted without mitigation ...	4.81

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	5.91
O. Total area of forest to be retained ...	7.45

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	1.48
Q. Reforestation for clearing below conservation threshold ...	0.00
R. Credit for retention above conservation threshold ...	0.10
S. Total reforestation required ...	1.58
T. Total afforestation required ...	0.00
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00
V. Total reforestation and afforestation required ...	1.58



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan  
APPROVAL  
Plan No. 12006118A  
Signature: [Signature] Date: 1/2/18

**DEVELOPER'S CERTIFICATE**

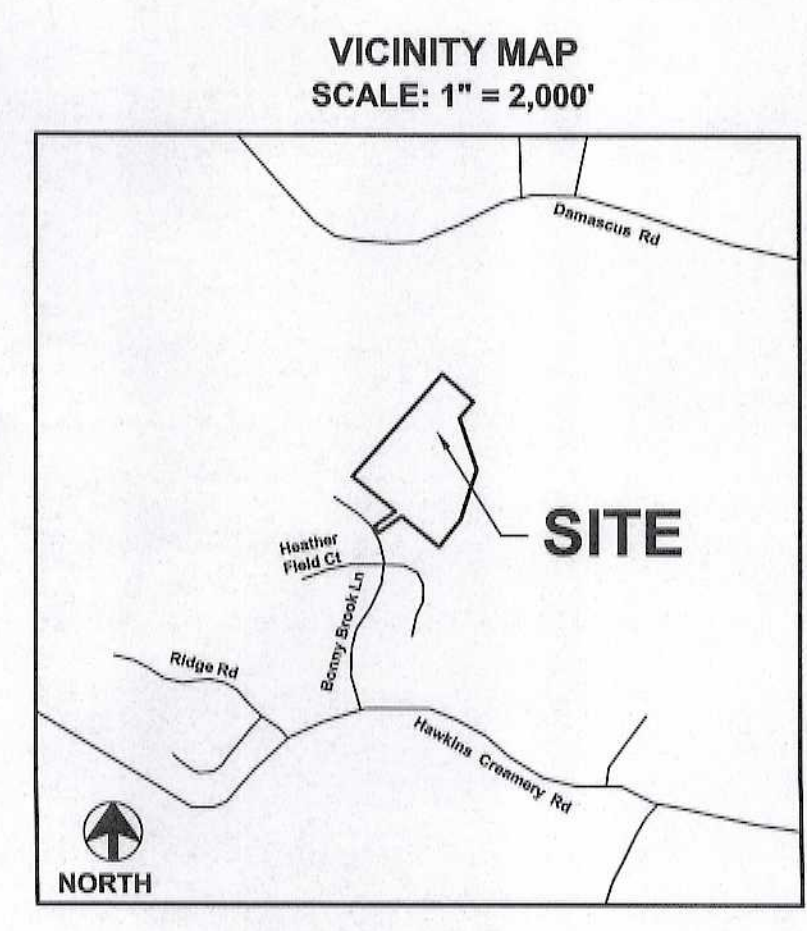
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Contact Person or Owner: Eric Anderson  
Address: PO Box 101525 Arlington, VA 22210  
Phone and Email: 202-812-1034  
Signature: [Signature]

**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

PREPARED FOR:  
**SENECA RIDGE DEVELOPMENT LLC**  
PO BOX 101525  
ARLINGTON, VA 22210  
202-812-1034



**SIGNIFICANT TREE CHART**

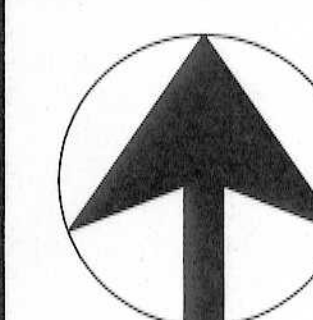
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE(D.B.H.)	TREE CONDITION	COMMENTS	STATUS
ST-1	Robinia pseudoacacia	Black Locust	32.1"	Poor - Dead	Trunk covered with Poison Ivy, decay in trunk, dead limbs and decay in canopy	To be removed
ST-2	Quercus coccinea	Scarlet Oak	26.0"	Good	Dead limbs in canopy	To be retained
ST-3	Acer rubrum	Red Maple	54.8"	Good	Multi-stem	To be retained
ST-4	Liriodendron tulipifera	Tulip Poplar	26.0"	Good		To be retained
ST-5	Quercus alba	White Oak	45.0"	Good		To be retained

**FINAL FOREST CONSERVATION PLAN**

ACREAGE OF TRACT	ACREAGE OF ROAD AND UTILITY R.O.W. NOT TO BE IMPROVED	ACREAGE OF TRACT REMAINING IN AGRICULTURE USE	ACREAGE OF EXISTING FOREST	ACREAGE OF TOTAL FOREST RETENTION	LAND USE CATEGORY	CONSERVATION THRESHOLD	AFFORESTATION THRESHOLD	FOREST WITHIN WETLANDS TO BE RETAINED	FOREST WITHIN WETLANDS TO BE CLEARED	FOREST WITHIN WETLANDS TO BE PLANTED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE RETAINED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE CLEARED	FOREST WITHIN 100-YEAR FLOODPLAIN TO BE PLANTED	FOREST WITHIN STREAM BUFFER TO BE RETAINED	FOREST WITHIN STREAM BUFFER TO BE CLEARED	FOREST WITHIN STREAM BUFFER TO BE PLANTED	FOREST WITHIN PRIORITY AREAS TO BE RETAINED	FOREST WITHIN PRIORITY AREAS TO BE CLEARED	FOREST WITHIN PRIORITY AREAS TO BE PLANTED	STREAM BUFFER-LINEAR FEET	STREAM BUFFER-AVERAGE WIDTH
29.27 AC	0.00 AC	0.00 AC	13.36 AC	7.64 AC	MEDIUM DENSITY RESIDENTIAL	25% = 7.32 AC	20% = 5.85 AC	1.60 AC	0.0 AC	0.00 AC	0.40 AC	0.00 AC	0.00 AC	1.30 AC	0.00 AC	0.00 AC	4.14 AC	0.00 AC	0.00 AC	1,000±	125'

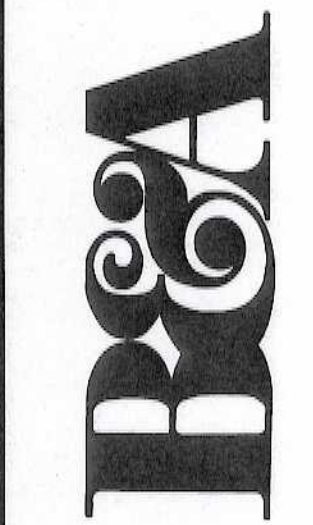


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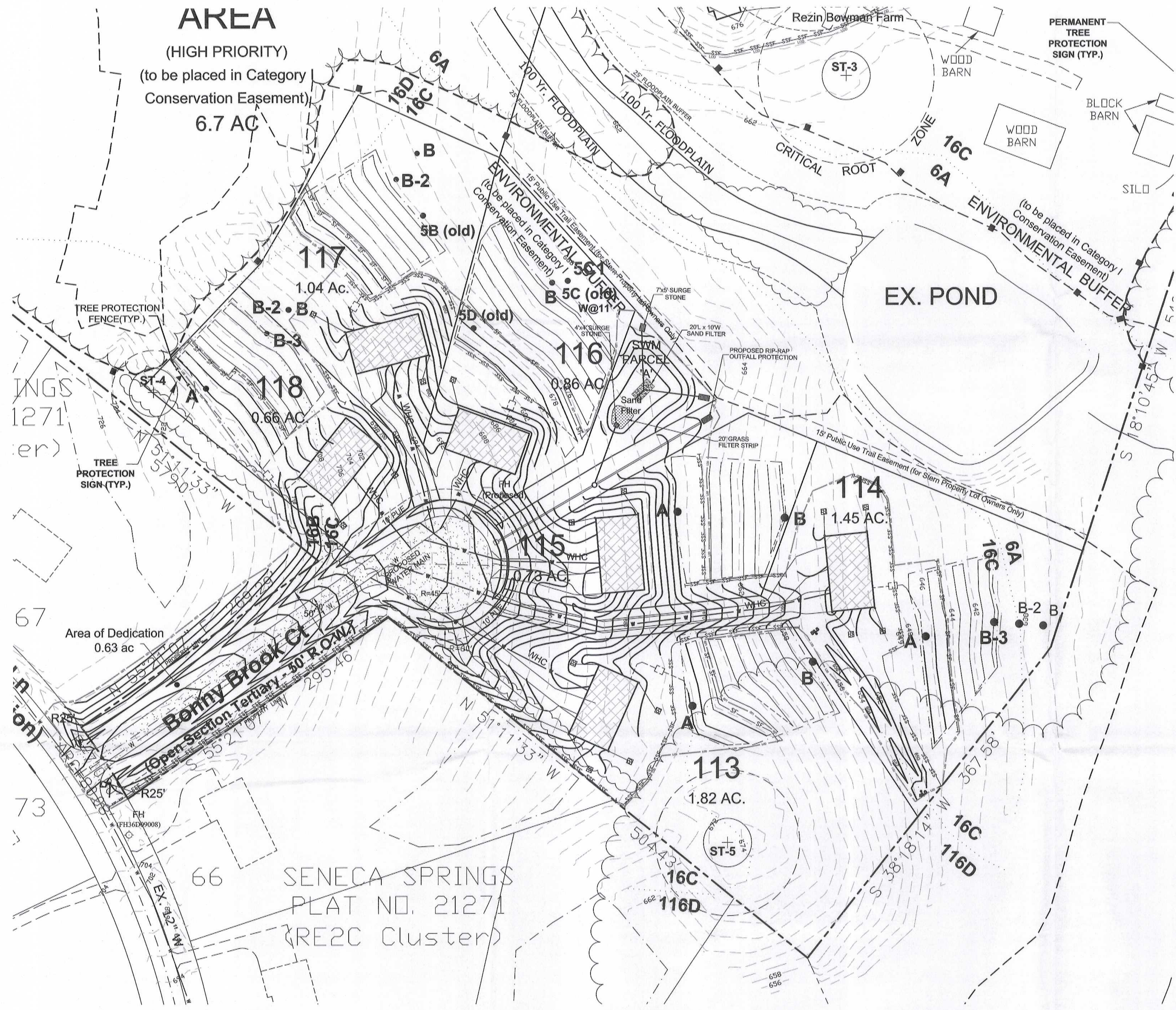
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Bramming & Associates, Inc.  
10000 Colesville Road  
8933 Shady Grove Center  
Gaithersburg, MD 20877  
(301) 948-6240



FINAL FOREST CONSERVATION PLAN  
SENECA SPRINGS (Lots 113-123)  
(Stern Property)  
Montgomery County, Maryland

**AREA**  
(HIGH PRIORITY)  
(to be placed in Category  
Conservation Easement)  
6.7 AC



DETAIL VIEW: AREA OF DEVELOPMENT  
1" = 50'

**Sequence of Events for Property Owners Required to Comply With Forest Conservation and/or Tree-Save Plans**

- Pre-Construction**
- An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner shall contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance and discuss tree protection and tree care measures. The developer's representative, construction superintendent, ISA certified arborist or MD license tree expert that will implement the tree protection measures, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.
  - No clearing or grading shall begin before stress-reduction measures have been implemented. Appropriate measures may include, but are not limited to:
    - Root pruning
    - Crown Reduction or pruning
    - Watering
    - Fertilizing
    - Vertical mulching
    - Root aeration matting
 Measures not specified on the forest conservation plan may be required as determined by the M-NCPPC inspector in coordination with the arborist.
  - A Maryland licensed tree expert or an International Society of Arboriculture certified arborist must perform all stress reduction measures. Documentation of stress reduction measures must be either observed by the forest conservation inspector or sent to the inspector at 8787 Georgia Avenue, Silver Spring, MD 20910. The forest conservation inspector will determine the exact method to convey the stress reductions measures during the pre-construction meeting.
  - Temporary tree protection devices shall be installed per the Forest Conservation Plan/Tree Save Plan and prior to any construction activities. Tree protection fencing locations should be staked prior to the pre-construction meeting. The forest conservation inspector, in coordination with the DPS sediment control inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan. Temporary tree protect devices may include:
    - Chain link fence (four feet high)
    - Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.
    - 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.
  - Temporary protection devices shall be maintained and installed by the contractor for the duration of construction project and must not be altered without prior approval from the forest conservation inspector. No equipment, trucks, materials, or debris may be stored within the tree protection fence areas during the entire construction project. No vehicle or equipment access to the fenced area will be permitted. Tree protection shall not be removed without prior approval of the forest conservation inspector.
  - Forest retention area signs shall be installed as required by the forest conservation inspector, or as shown approved plan.
  - Long-term protection devices will be installed per the Forest Conservation Plan/Tree Save Plan and attached details. Installation will occur at the appropriate time during the construction project. Refer to the plan drawing for long-term protection measures to be installed.
- During Construction**
- Periodic inspections by the forest conservation inspector will occur during the construction project. Corrections and repairs to all tree protection devices, as determined by the forest conservation inspector, must be made within the timeframe established by the inspector.
- Post-Construction**
- After construction is completed, an inspection shall be requested. Corrective measures may include:
    - Removal and replacement of dead and dying trees
    - Pruning of dead or declining limbs
    - Soil aeration
    - Fertilization
    - Watering
    - Wound repair
    - Clean up of retention areas
  - After inspection and completion of corrective measures have been undertaken, all temporary protection devices shall be removed from the site. No additional grading, sodding, or burial may take place.

**Inspections:**

All field inspections must be requested by the applicant. Inspections must be conducted as follows:

**Tree Save Plans and Forest Conservation Plans without Planting Requirements**

- After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
- After necessary stress reduction measures have been completed and the protection measures have been installed, but before any clearing or grading begin.
- After completion of all construction activities to determine the level of compliance with the provisions of the forest conservation plan;

**Additional Requirements for Plans with Planting Requirements**

- Before the start of any required reforestation and afforestation planting
- After required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance
- At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan and, if appropriate, release of the performance bond.

**LEGEND:**

TREE CANOPY	
SIGNIFICANT TREE	⊕ ST-2
SIGNIFICANT TREE TO BE REMOVED	⊗ ST-2
CRITICAL ROOT ZONE	
ENVIRONMENTAL BUFFER	
FOREST RETENTION AREA	
FOREST CLEARING AREA	
TREE PROTECTION SIGN	▲
TREE PROTECTION FENCE	— X —
LIMIT OF DISTURBANCE	— LOG —
PERMANENT TREE PROTECTION SIGN	■
ROOT PRUNE	
NON-SPECIMEN TREE IN HISTORIC SETTING	× ST-A
NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED	× ST-A (TBR)
DRY WELL	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
Final Forest Conservation Plan APPROVAL	

Plan No. 12006118A  
Signature: *[Signature]* Date: 1/2/18



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name

Contact Person or Owner: Eric Anderson  
Printed Name

Address: PO Box 101525 Arlington, VA 22210

Phone and Email: 202-812-1034

Signature: *[Signature]*

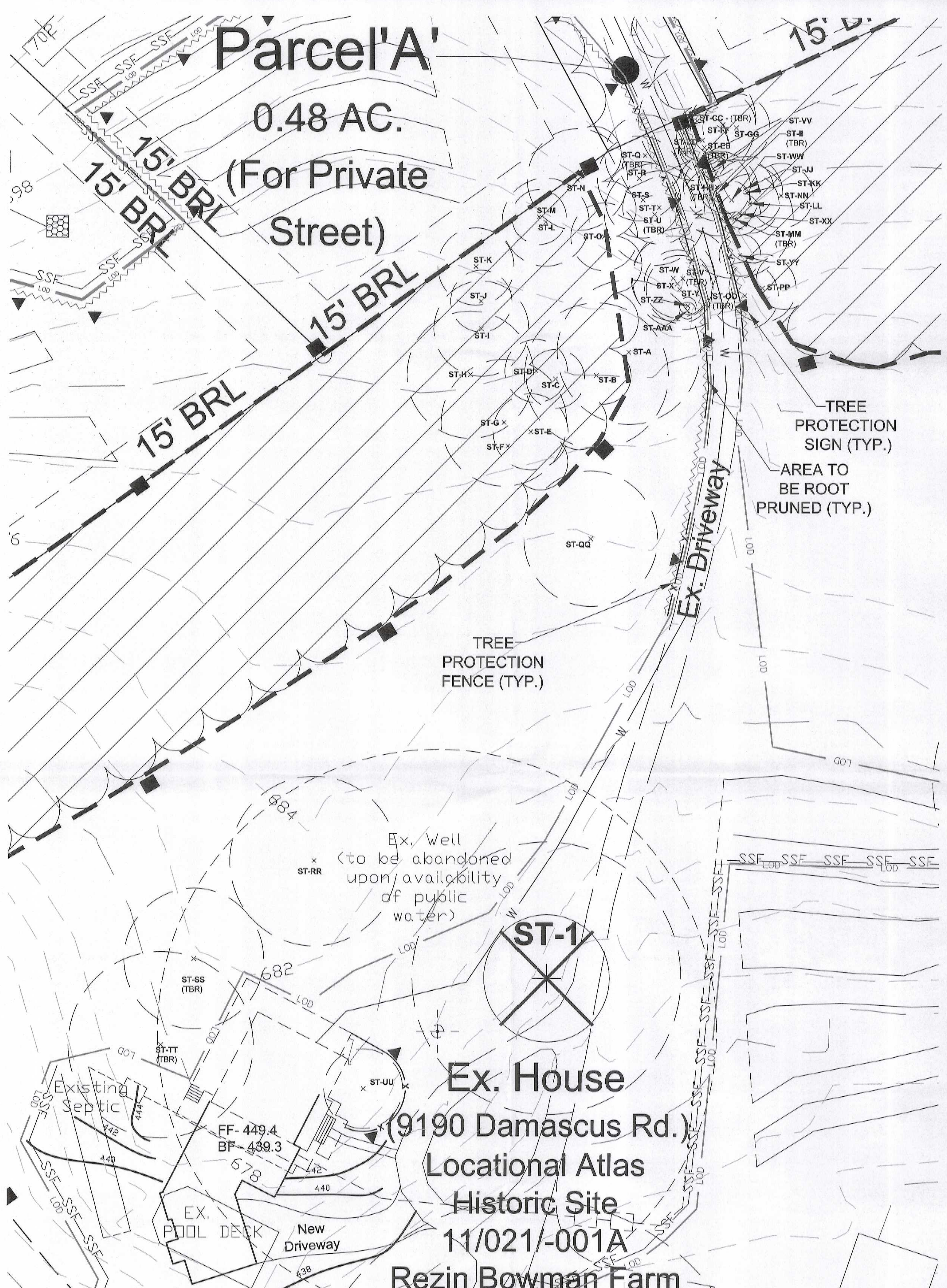
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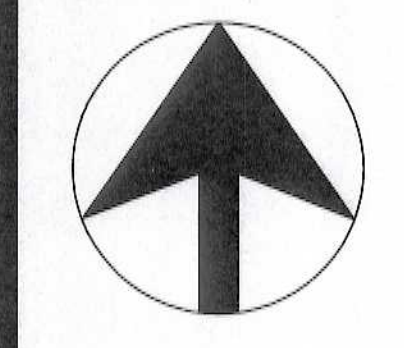


HISTORIC PROPERTY TREE CHART							
TREE NUMBER	BOTANICAL NAME	COMMON NAME	SIZE (D.B.H.)	TREE CONDITION	COMMENTS	STATUS	STRESS REDUCTION MEASURES
ST-A	Pinus strobus	White Pine	17.1"	Moderate	Poison Ivy on trunk, phototropic lean, many dead lower limbs	To be retained	Tree protection fence, tree protection sign, and root prune
ST-B	Pinus strobus	White Pine	17.2"	Moderate	Bittersweet and Poison Ivy climbing trunk, many dead lower limbs	To be retained	
ST-C	Pinus strobus	White Pine	7.0"	Moderate	Dead lower limbs	To be retained	
ST-D	Pinus strobus	White Pine	7.5"	Moderate	Dead lower limbs, phototropic bend in upper trunk	To be retained	
ST-E	Pinus strobus	White Pine	9.0" (Estimate)	Moderate	Poison Ivy on trunk, phototropic lean, co-dominant leaders, dead lower limbs	To be retained	
ST-F	Pinus strobus	White Pine	13.3"	Good-Moderate	Poison Ivy on trunk, minor dead lower limbs	To be retained	
ST-G	Pinus strobus	White Pine	15.0"	Good	Dead lower limbs, small hangers	To be retained	
ST-H	Quercus cocinea	Scarlet Oak	15.1"	Moderate	Many dead lower limbs, adventitious limbs	To be retained	
ST-I	Acer platanoides	Norway Maple	6.7' & 11.3'	Moderate	Multi-stem, response wood growth at branch union, possible internal decay or vertical crack, dead broken lower limbs, sap rot on leader	To be retained	
ST-J	Prunus serotina	Black Cherry	7.3'	Poor	Phototropic bend in trunk, cankers on lower trunk, dead broken limbs with advanced decay in canopy	To be retained	
ST-K	Prunus serotina	Black Cherry	9.1"	Poor	Tree in decline, over 50% of canopy is dead, adventitious limbs, broken dead limbs in canopy	To be retained	
ST-L	Morus alba	White Mulberry	10.4"	Moderate	Co-dominant leaders, die-back on lower limbs	To be retained	
ST-M	Pinus strobus	White Pine	6.5"	Moderate	Canker on lower trunk coating also, response wood growth in trunk, dead lower limbs with sap rot	To be retained	
ST-N	Prunus serotina	Black Cherry	12.0" (Estimate)	Poor	Poison Ivy on trunk, phototropic bends in trunk, unable to properly assess due to thick vines in canopy	To be retained	
ST-O	Rubus pseudoacacia	Black Locust	8.0" (Estimate)	Moderate	Trunk and canopy covered in Bittersweet	To be retained	
ST-Q	Carya ovata	Shagbark Hickory	9.6"	Moderate	English Ivy and Virginia Creeper growing on trunk, adventitious limbs	To be removed	Flush out and herbicide stump
ST-R	Alnus incana	Tree of Heaven	10.0" (Estimate)	Moderate	Poison Ivy on trunk, phototropic bends in trunk, broken dead limbs in canopy, co-dominant leaders	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-S	Alnus incana	Tree of Heaven	9.0" (Estimate)	Moderate	Bittersweet and Multiflora Rose climbing trunk, co-dominant leaders, broken dead wood in canopy	To be retained	Tree protection fence, tree protection sign, and root prune
ST-T	Prunus serotina	Black Cherry	8.0" (Estimate)	Poor	Trunk is covered with Bittersweet, die back poor canopy structure	To be retained	Tree protection fence, tree protection sign, and root prune
ST-U	Rubus pseudoacacia	Black Locust	12.0" (Estimate)	Dead		To be removed	Flush out stump
ST-V	Rubus pseudoacacia	Black Locust	12.0" (Estimate)	Moderate	Co-dominant leaders, adventitious limbs, dead broken limbs	To be removed	Flush out stump
ST-W	Sassafras albidum	Sassafras	10.0" (Estimate)	Moderate	Co-dominant leaders, dead wood in canopy	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-X	Sassafras albidum	Sassafras	8.0"	Moderate	Vine climbing trunk	To be retained	Tree protection fence, tree protection sign, and root prune
ST-Y	Sassafras albidum	Sassafras	8.0"	Moderate		To be retained	Tree protection fence, tree protection sign, and root prune
ST-CC	Alnus incana	Tree of Heaven	14.0" (Estimate)	Moderate	Located on steep slope to driveway, lost leader, leader has advanced decay, die back in canopy, response wood growth in trunk from lost leader	To be removed	Flush out and herbicide stump
ST-DD	Alnus incana	Tree of Heaven	6.0" (Estimate)	Poor	On steep slope to driveway, co-dominant leaders, dead wood with decay in canopy	To be removed	Flush out and herbicide stump
ST-EE	Alnus incana	Tree of Heaven	6.0" (Estimate)	Poor	On steep slope to driveway, co-dominant leaders, lost leader, broken dead wood in canopy	To be removed	Flush out and herbicide stump
ST-FF	Alnus incana	Tree of Heaven	7.8"	Poor	Co-dominant leaders, dead leader with decay	To be retained	Tree protection fence, tree protection sign, root prune, and remove dead wood in canopy
ST-GG	Alnus incana	Tree of Heaven	8.0" (Estimate)	Moderate-Poor	Poor canopy architecture, broken dead wood in canopy	To be retained	Tree protection fence, tree protection sign, and root prune
ST-HH	Alnus incana	Tree of Heaven	8.0" (Estimate)	Moderate	On steep slope to driveway, Bittersweet is climbing trunk, co-dominant leaders	To be removed	Flush out and herbicide stump
ST-II	Alnus incana	Tree of Heaven	10.0" (Estimate)	Poor	On steep slope to driveway, Bittersweet is climbing into canopy, vine is obstructing view into canopy, unable to properly assess	To be removed	Flush out and herbicide stump
ST-JJ	Alnus incana	Tree of Heaven	6.0"	Moderate		To be retained	Tree protection fence, tree protection sign, and root prune
ST-KK	Alnus incana	Tree of Heaven	8.1' & 8.6"	Moderate	Multi-stem, response wood growth at branch union, Virginia Creeper on trunk, broken dead leader	To be retained	Tree protection fence, tree protection sign, and root prune
ST-LL	Alnus incana	Tree of Heaven	7.0"	Moderate	Bittersweet is climbing trunk, co-dominant leaders, vine is obstructing view into canopy, unable to properly assess	To be retained	Tree protection fence, tree protection sign, and root prune
ST-MM	Alnus incana	Tree of Heaven	14.0" (Estimate)	Moderate	On steep slope to driveway, Bittersweet is wrapping around the trunk, co-dominant leaders, broken dead wood in canopy	To be removed	Flush out and herbicide stump
ST-NN	Alnus incana	Tree of Heaven	7.6"	Poor	Large canker in middle of trunk with decay, broken dead wood in canopy	To be retained	
ST-OO	Alnus incana	Tree of Heaven	8.0" (Estimate)	Moderate	Bittersweet covering trunk and canopy, unable to properly assess tree due to vines	To be removed	Flush out and herbicide stump
ST-PP	Alnus incana	Tree of Heaven	8.0"	Moderate	Co-dominant leaders, phototropic bend in upper trunk	To be retained	Tree protection fence, tree protection sign, and root prune
ST-QQ	Cladonia kentukea	Kentucky Yellowwood	16.0" (Estimate)	Moderate-Poor	Poison Ivy and Bittersweet on trunk, co-dominant leaders, dead leaders and branches with decay	To be retained	Tree protection fence, and tree protection sign
ST-RR	Acer rubrum	Red Maple	20.0"	Poor	Poison Ivy on trunk, response wood growth in trunk, possible internal decay, adventitious limbs, die back in canopy, dead leader	To be retained	Remove dead wood
ST-SS	Acer platanoides	Norway Maple	16.0"	Moderate	Over 50% visible grinding roots, phototropic lean in trunk, adventitious limbs, dead wood with decay in canopy, due to grinding roots this tree is a hazard and should be removed as soon as possible	To be removed	Tree is a hazard tree and should be removed as soon as possible
ST-TT	Acer platanoides	Norway Maple	15.0", 22.0", 15.0" & 18.0"	Moderate		To be removed	
ST-UU	Magnolia species	Magnolia Species	9.4", 7.0" & 7.2"	Moderate	Over-head utility goes through canopy, Bittersweet climbing on trunk, adventitious limbs	To be retained	Tree protection fence, tree protection sign, and remove Bittersweet vine
ST-VV	Juglans nigra	Black Walnut	2.5"	Moderate	Japanese Honeyuckle is girdling tree, phototropic lean, dead limbs	To be retained	Tree protection fence, and tree protection sign, remove dead limbs and Honeyuckle
ST-WW	Alnus incana	Tree of Heaven	4.5"	Moderate	Die back, dead broken limbs	To be retained	Tree protection fence, and tree protection sign
ST-XX	Alnus incana	Tree of Heaven	5.0"	Moderate-Poor	Vines climbing tree, dead broken limbs	To be retained	Tree protection fence, and tree protection sign
ST-YY	Alnus incana	Tree of Heaven	5.0"	Moderate-Poor	Multiple vines climbing trunk, broken dead limbs	To be retained	Tree protection fence, and tree protection sign
ST-ZZ	Sassafras albidum	Sassafras	2.0"	Moderate	Tree is overrun with grapevine	To be retained	
ST-AAA	Sassafras albidum	Sassafras	2.0"	Moderate	Tree is overrun with grapevine	To be retained	

- LEGEND:**
- TREE CANOPY
  - SIGNIFICANT TREE: (+) ST-2
  - SIGNIFICANT TREE TO BE REMOVED: (X) ST-2
  - CRITICAL ROOT ZONE: (circle)
  - ENVIRONMENTAL BUFFER: (dashed line)
  - FOREST RETENTION AREA: (hatched)
  - FOREST CLEARING AREA: (stippled)
  - TREE PROTECTION SIGN: (triangle)
  - TREE PROTECTION FENCE: (X)
  - LIMIT OF DISTURBANCE: (LOD)
  - PERMANENT TREE PROTECTION SIGN: (square)
  - ROOT PRUNE: (wavy line)
  - NON-SPECIMEN TREE IN HISTORIC SETTING: (X) ST-A
  - NON-SPECIMEN TREE IN HISTORIC SETTING TO BE REMOVED: (X) ST-A (TBR)
  - DRY WELL: (square with X)

Sheet 4 of 5  
Revisions

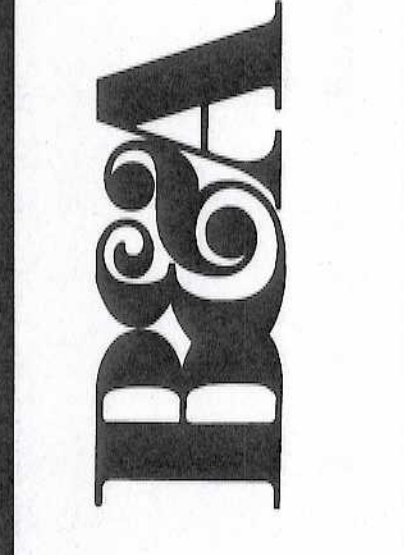
06/30/2015
01/08/2016
07/03/2017
11/01/2017



date: 12/31/14  
scale: 1" = 20'



Banning & Associates, Inc.  
Landscape Architects  
8935 Shady Grove Court  
Columbia, MD 21046  
(301) 948-7260



RECEIVED  
MAY 13 2017  
Montgomery County  
Planning Department

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name

Contact Person or Owner: Eric Anderson  
Printed Name

Address: PO Box 101525 Arlington, VA 22210

Phone and Email: 202-812-1034

Signature: *[Signature]*

**DETAIL VIEW: HISTORIC SITE**  
1" = 20'

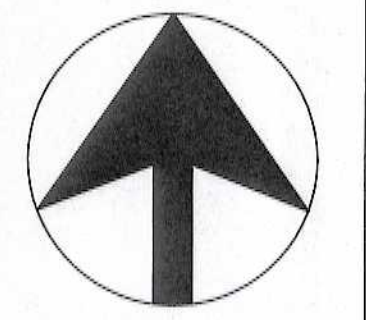
**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Final Forest Conservation Plan APPROVAL  
Plan No. 12006118A  
*[Signature]* 1/2/18  
Signature Date

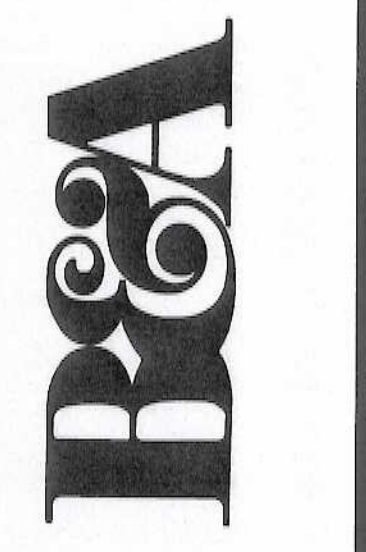
FINAL FOREST CONSERVATION PLAN  
**SENECA SPRINGS (Lots 113-123)**  
(Stern Property)  
Montgomery County, Maryland





date: 12/3/14  
scale: 1" = 50'

Benning & Associates, Inc.  
Landscape Architecture  
1855 Shady Grove Road  
Gaithersburg, MD 20877  
(301) 948-0240



FINAL FOREST CONSERVATION PLAN  
**SENECA SPRINGS (Lots 113-123)**  
(Stern Property)  
Montgomery County, Maryland

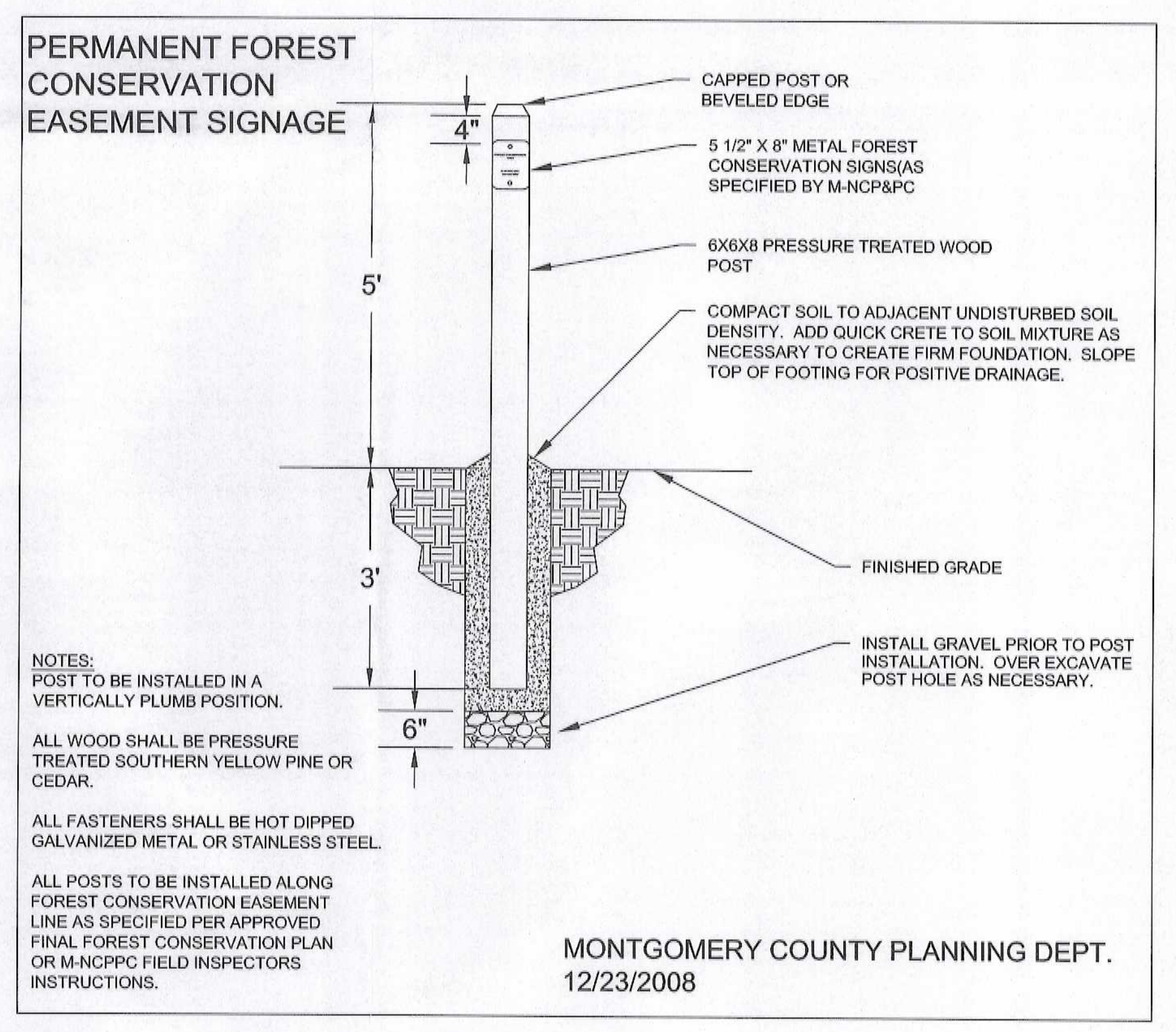
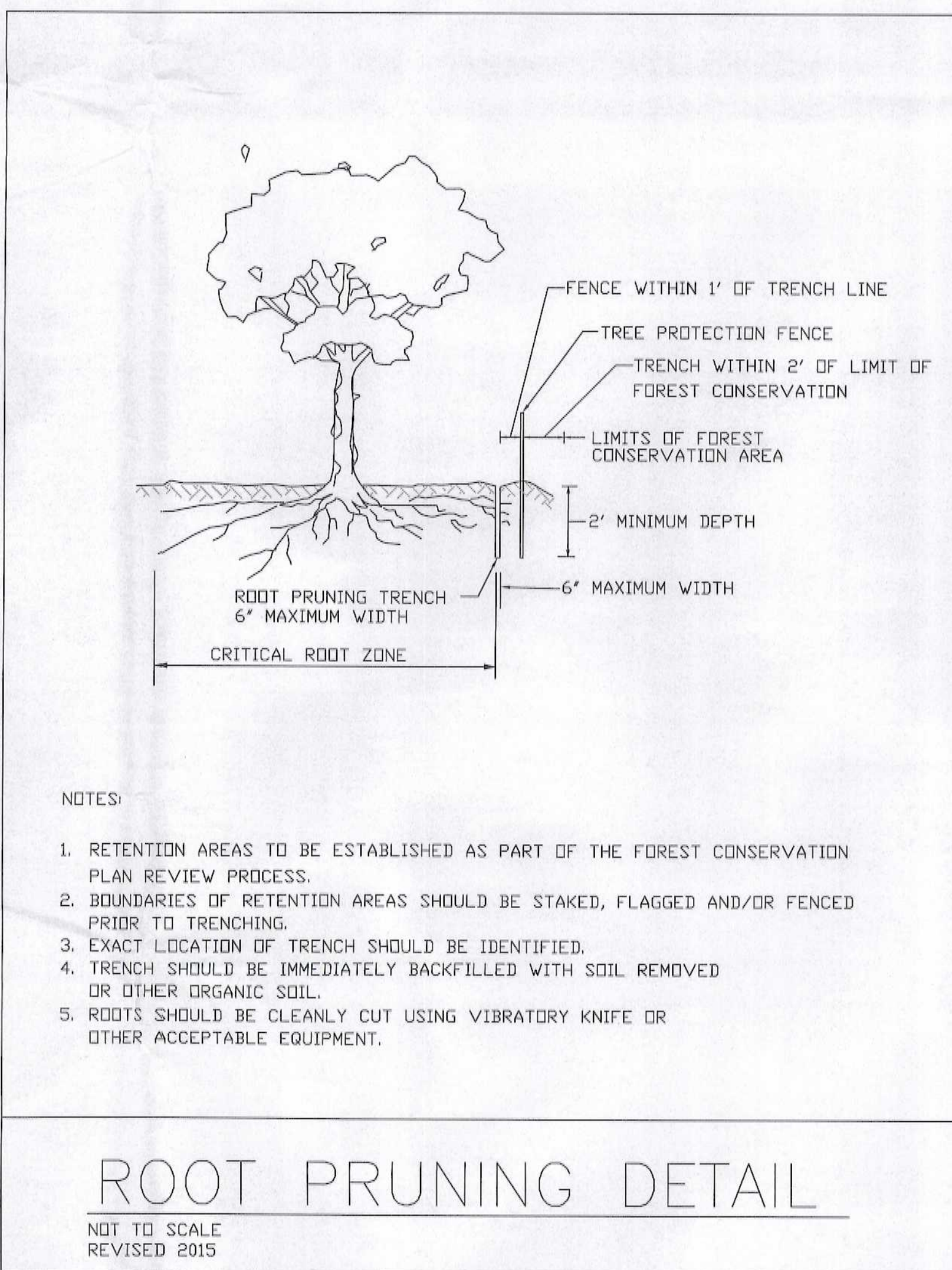
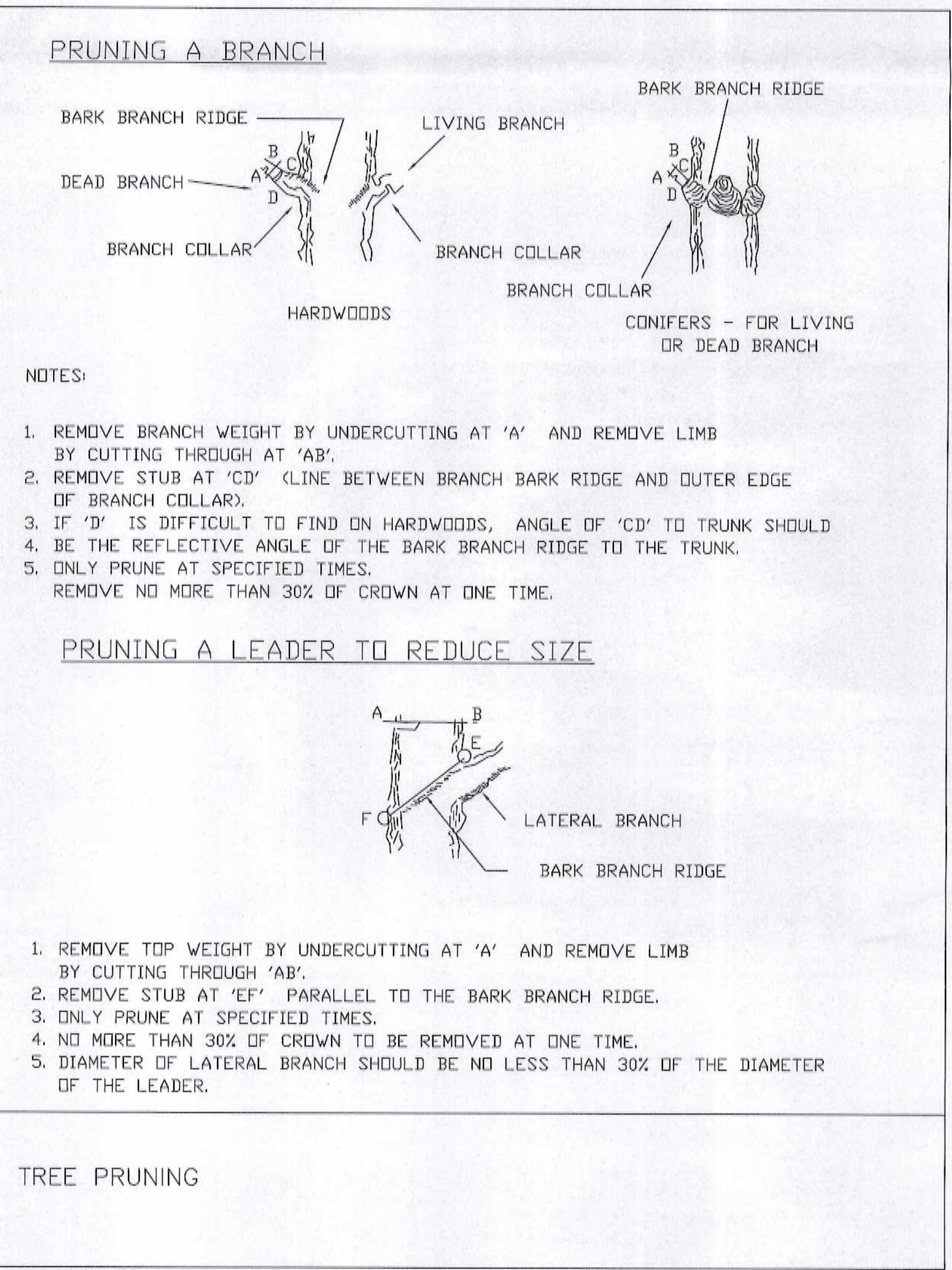
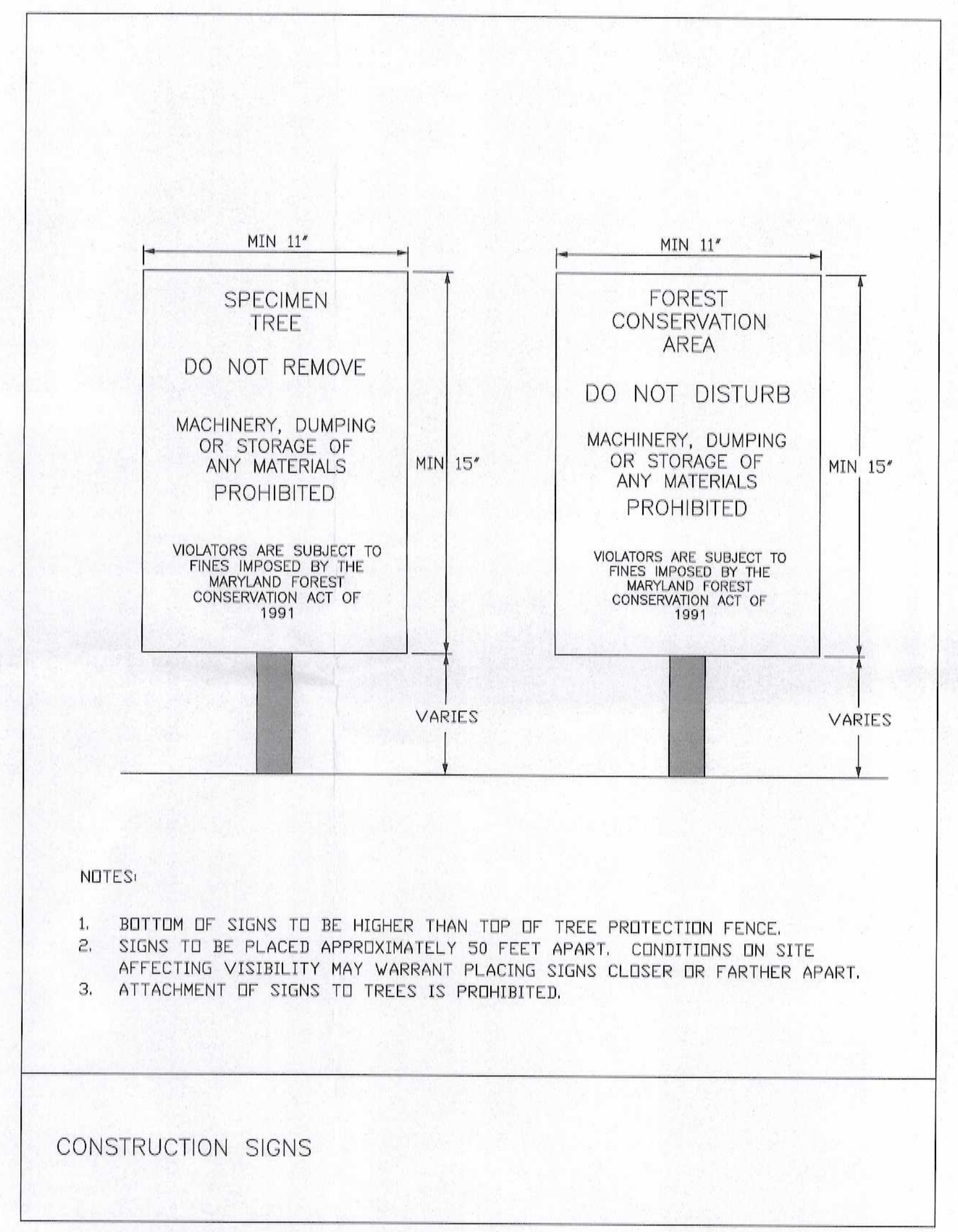
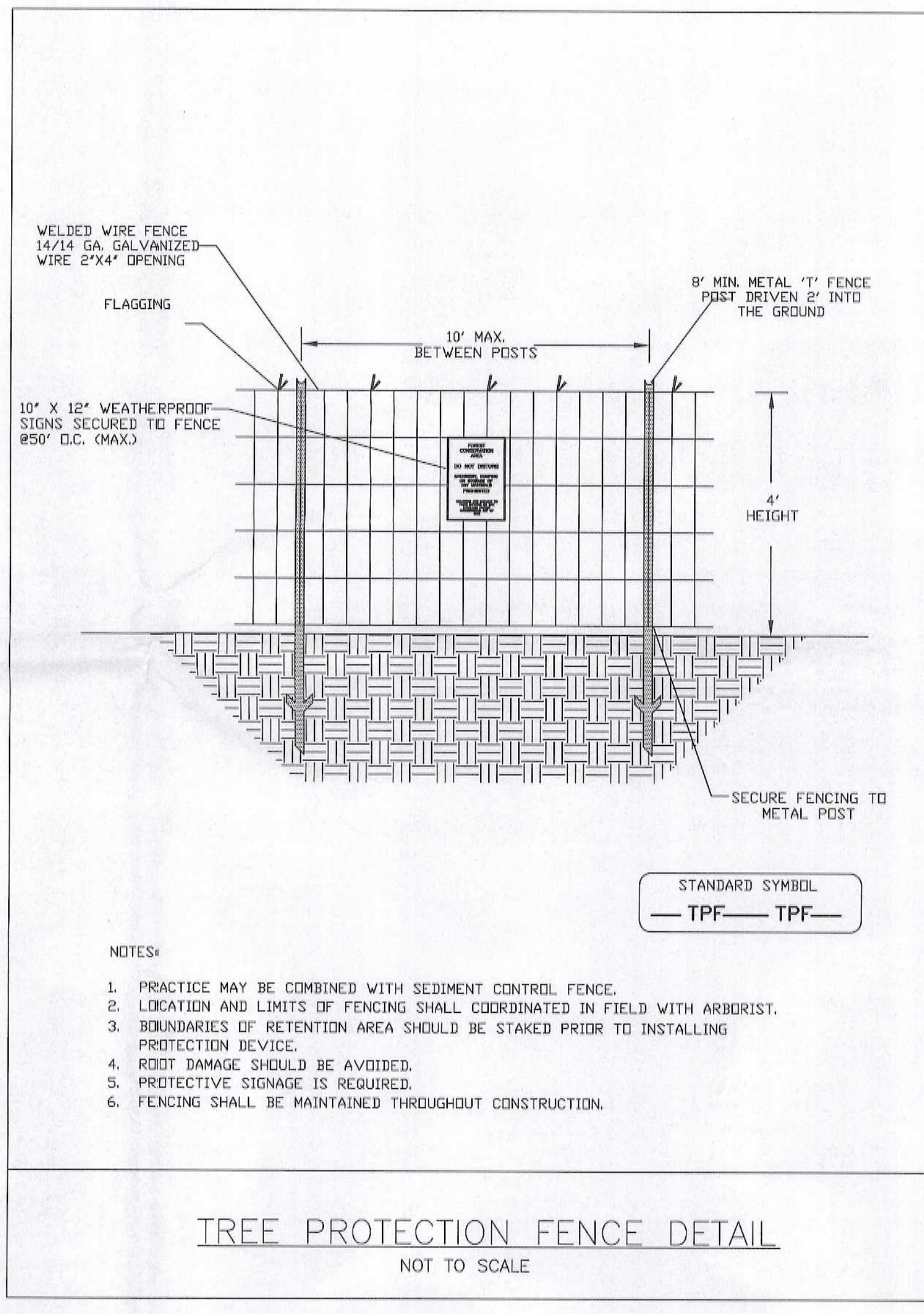
# FOREST CONSERVATION AREA

## DO NOT DISTURB UNDER PENALTY OF LAW

## NO DUMPING NO MOTORIZED VEHICLES

**M-NCPPC**  
Environmental Planning  
(301) 495-4540

STYLE 41 © THE TREE COMPANY CATONSVILLE, MARYLAND PH. (410) 758-7277 www.thetreecompany.com



**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 12006118A including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Seneca Ridge Development LLC  
Printed Company Name

Contact Person or Owner: Eric Anderson  
Printed Name

Address: PO Box 101525 Arlington, VA 22210

Phone and Email: 202-812-1034

Signature: [Signature]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Final Forest Conservation Plan  
**APPROVAL**

Plan No. 12006118A  
Signature [Signature] Date 1/2/16

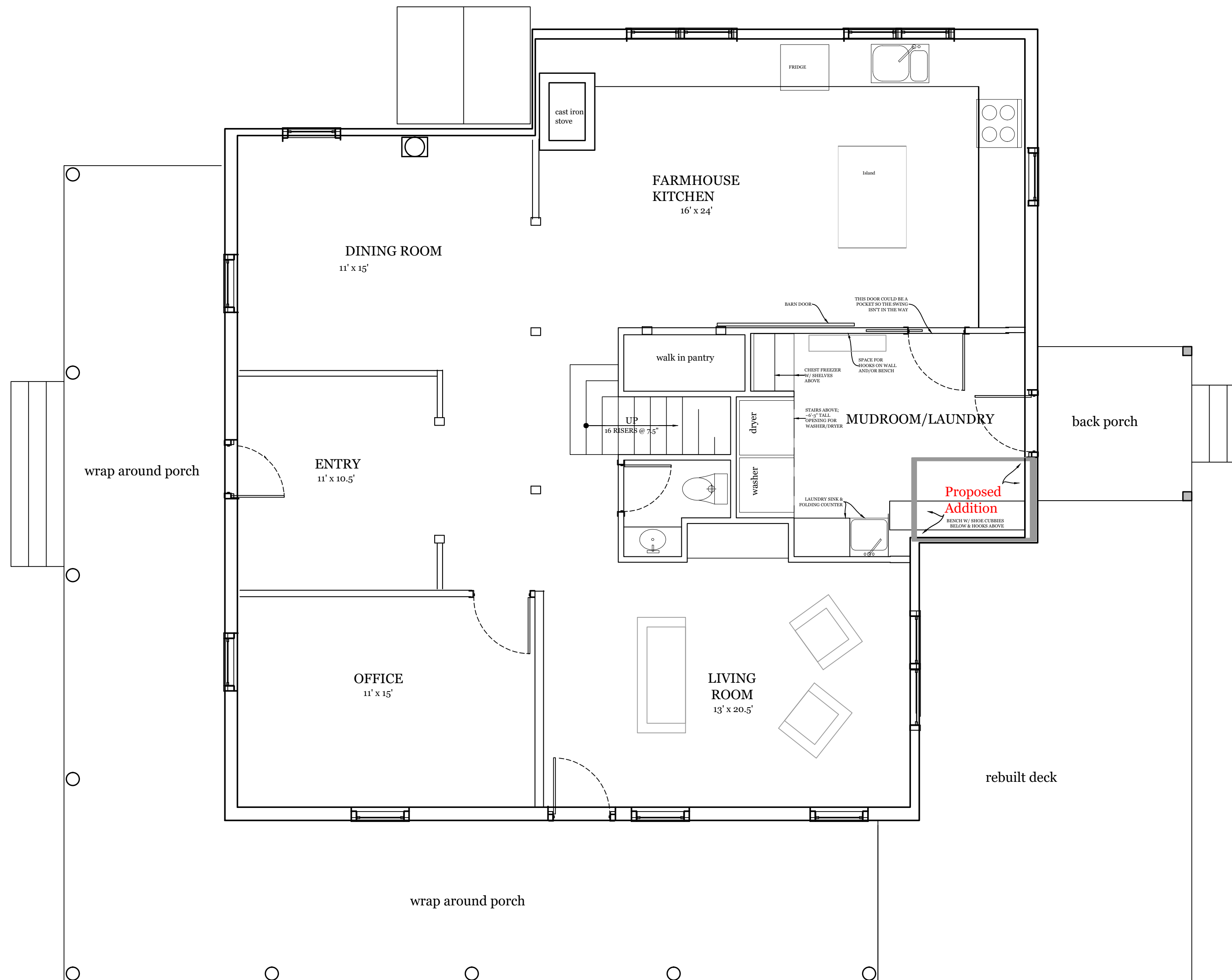
**THIS PLAN IS AN AMENDMENT TO APPROVED FINAL FOREST CONSERVATION PLAN 120061180**

**AMENDMENT # 12006118A: TO CONVERT THE PREVIOUSLY APPROVED OUTLOT INTO 4 LOTS, BRINGING THE TOTAL LOTS TO 11.**

Received  
M-NCPPC  
NOV 13 2017  
Montgomery County  
Planning Department







**A** LEVEL ONE PLAN  
1/4"=1'-0"

**Damascus Farm**  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

- NOTES**
1. Typical interior wall construction: 2x4 studs @ 16" O.C. with sheetrock finish
  2. Typical exterior wall construction:  
2.1. Rockwool infill around framing
  3. Typical ceiling finish:  
3.1. exposed floor framing  
3.2. exposed underside of 2x subfloor
  - 4.

**DESIGN DEVELOPMENT**

**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

**BUILDING PLANS:  
FIRST FLOOR**

DRAWN BY:

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

DATE:

**A-1.1**



**A** LEVEL TWO PLAN  
1/4"=1'-0"

Damascus Farm  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com  
 9220 Damascus Hills Lane, Damascus MD 28702

NOTES

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

BUILDING PLANS:  
2ND FLOOR & ROOF

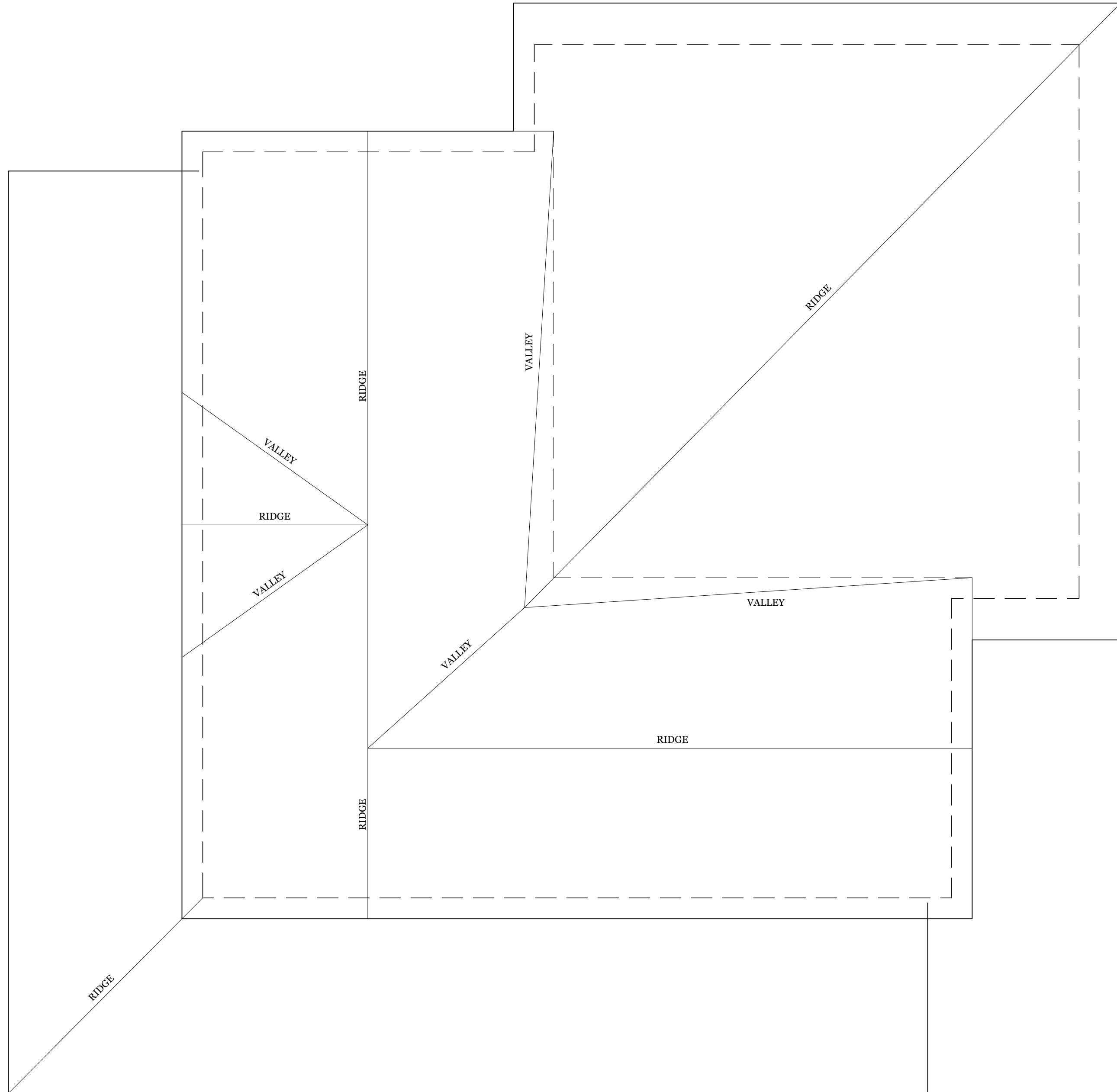
DRAWN BY:

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

DATE:

**A-1.2**





**A** ROOF PLAN  
1/4"=1'-0"

**Damascus Farm**  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

NOTES

**DESIGN DEVELOPMENT**  
**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE

**ROOF PLAN  
& DETAILS**

DRAWN BY:

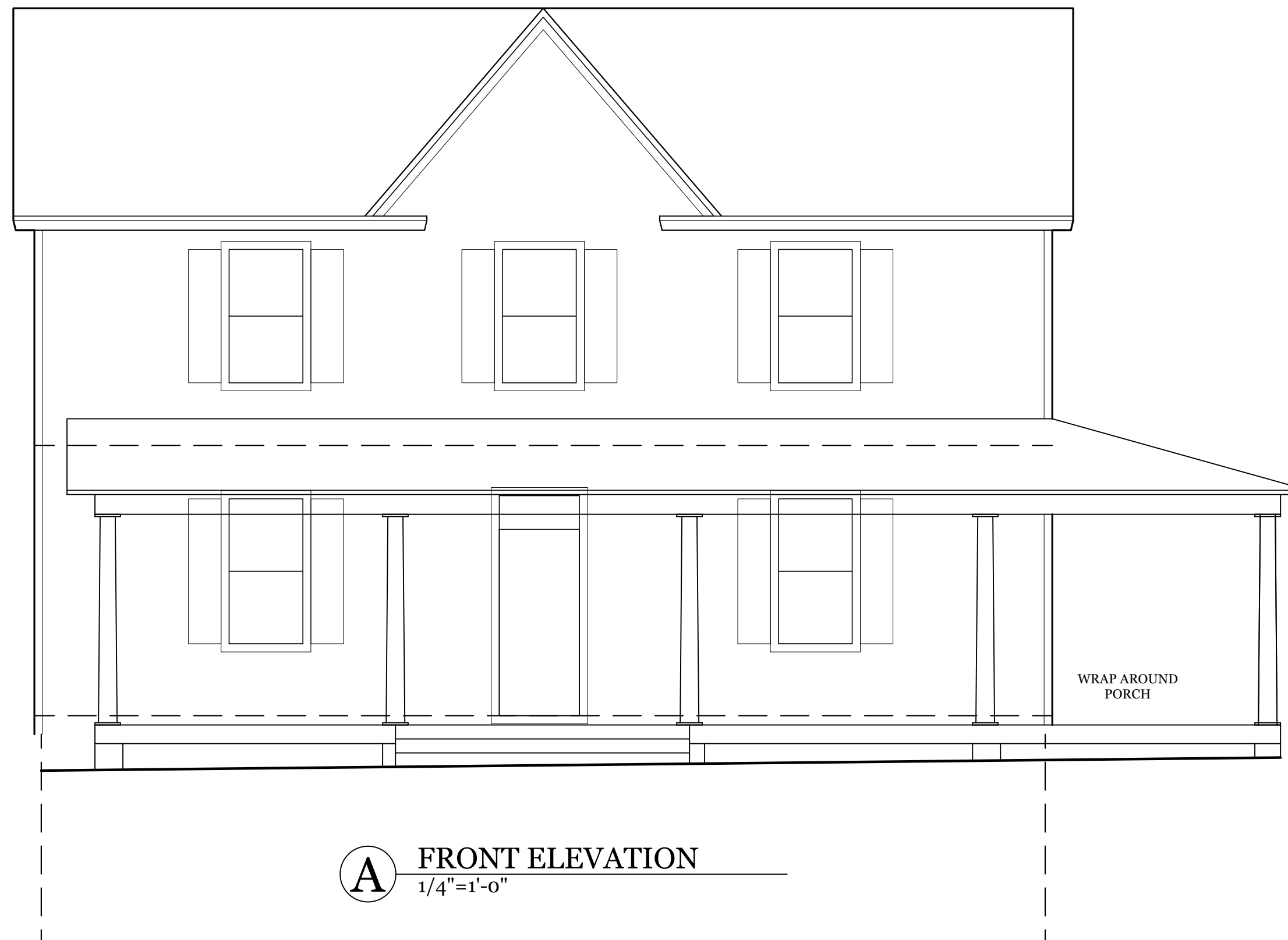
SCALE: 1/4"=1'-0"

DATE:

**A-1.3**



**B** SIDE ELEVATION  
1/4"=1'-0"



**A** FRONT ELEVATION  
1/4"=1'-0"

Damascus Farm  
heritage homesite

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907-750-8306 Dan  
713-376-6603 Allie  
daniel.ferenczy@gmail.com  
allie.ferenczy@gmail.com  
9220 Damascus Hills Lane, Damascus MD 28702

NOTES

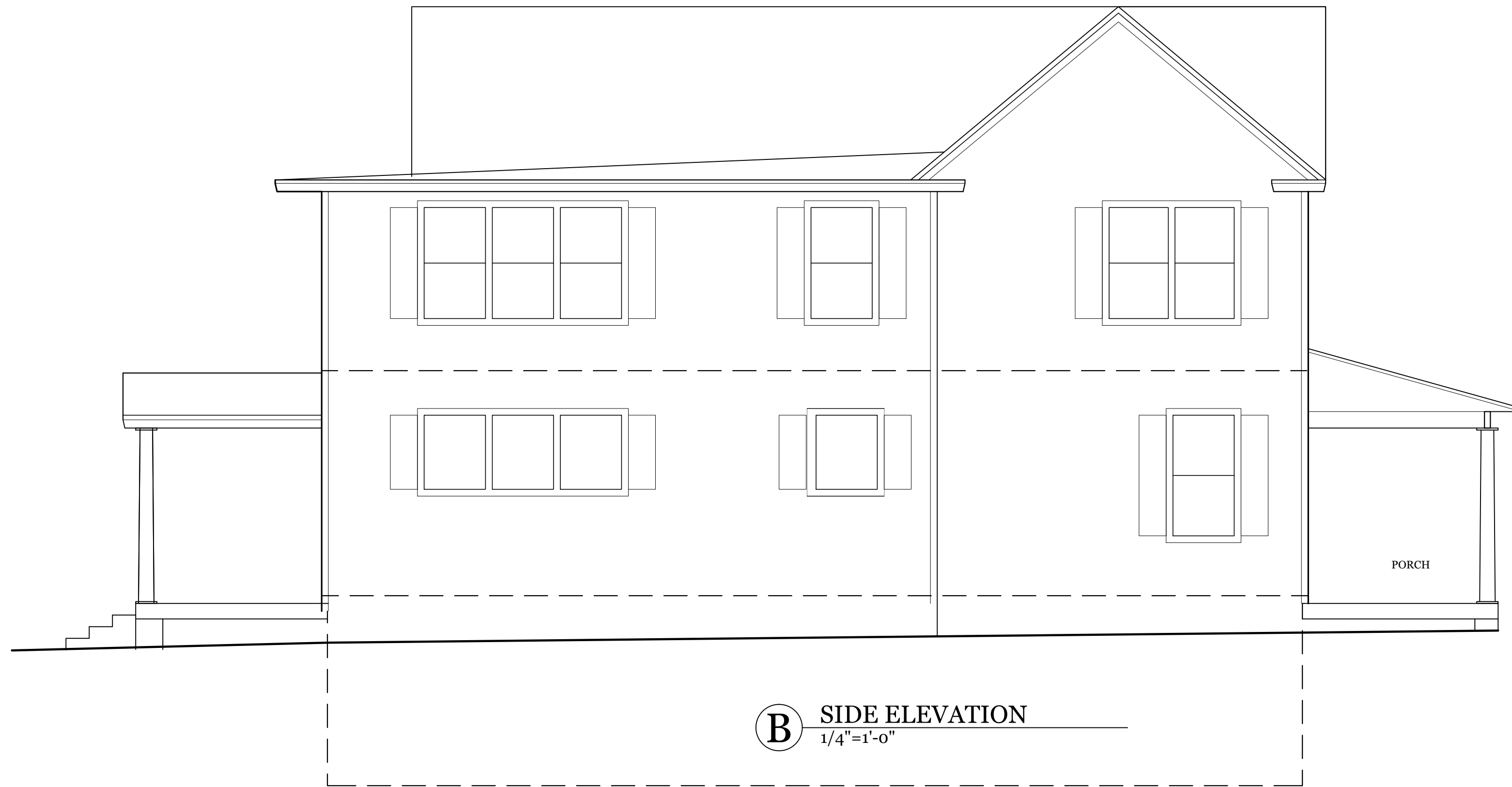
DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE  
**BUILDING:  
ELEVATIONS**

DRAWN BY: SK  
SCALE: 1/4"=1'-0"  
DATE:

**A-2.1**



**B** SIDE ELEVATION  
1/4"=1'-0"



**A** REAR ELEVATION  
1/4"=1'-0"

**Damascus Farm**  
heritage homesite

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**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com  
 9220 Damascus Hills Lane, Damascus MD 28702

NOTES

**DESIGN DEVELOPMENT**  
**FERENCZY HOME**  
 9220 Damascus Hills Lane | Damascus, MD 20882

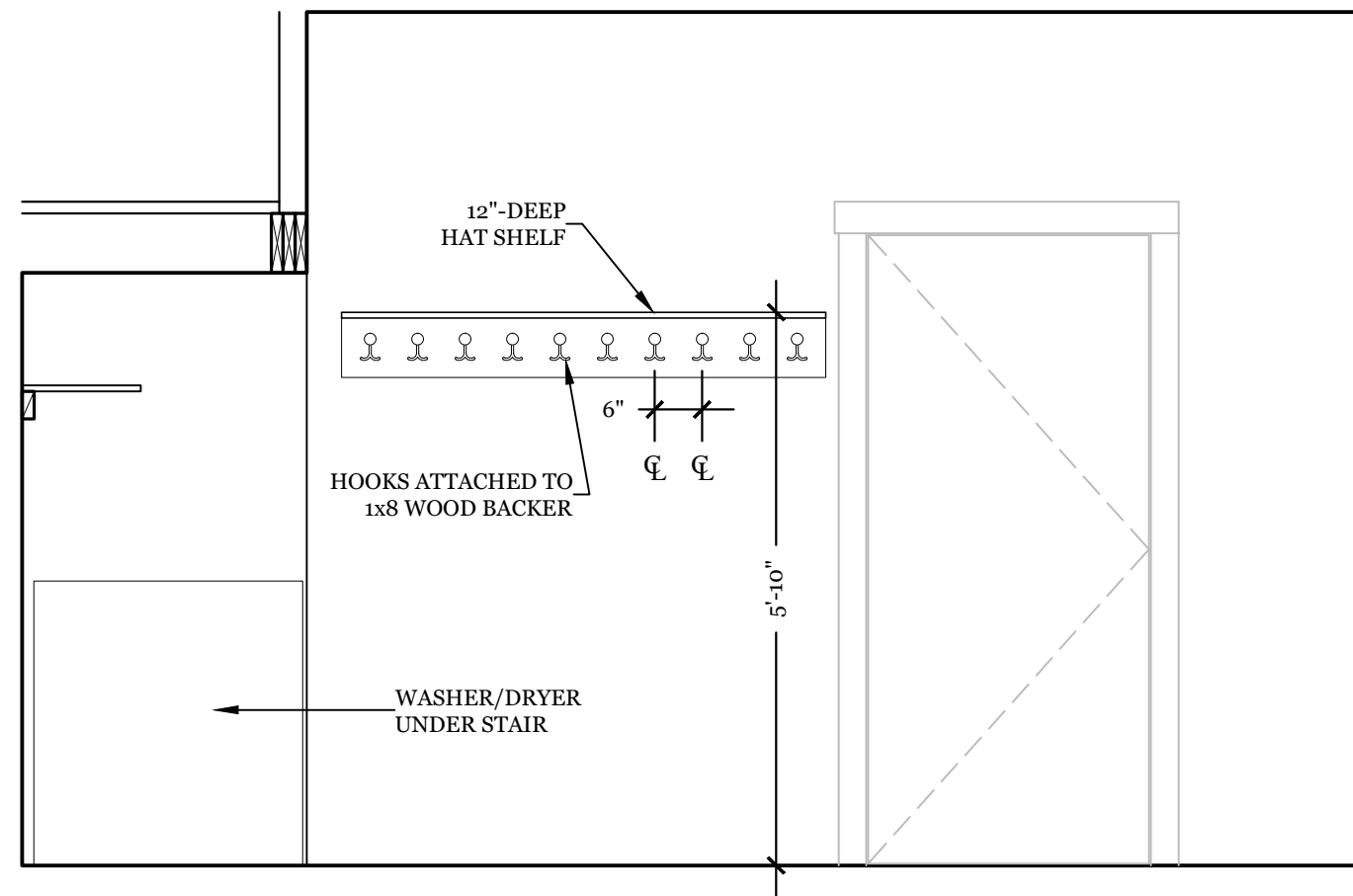
100% DESIGN DEVELOPMENT

SHEET TITLE  
**BUILDING:  
 ELEVATIONS**

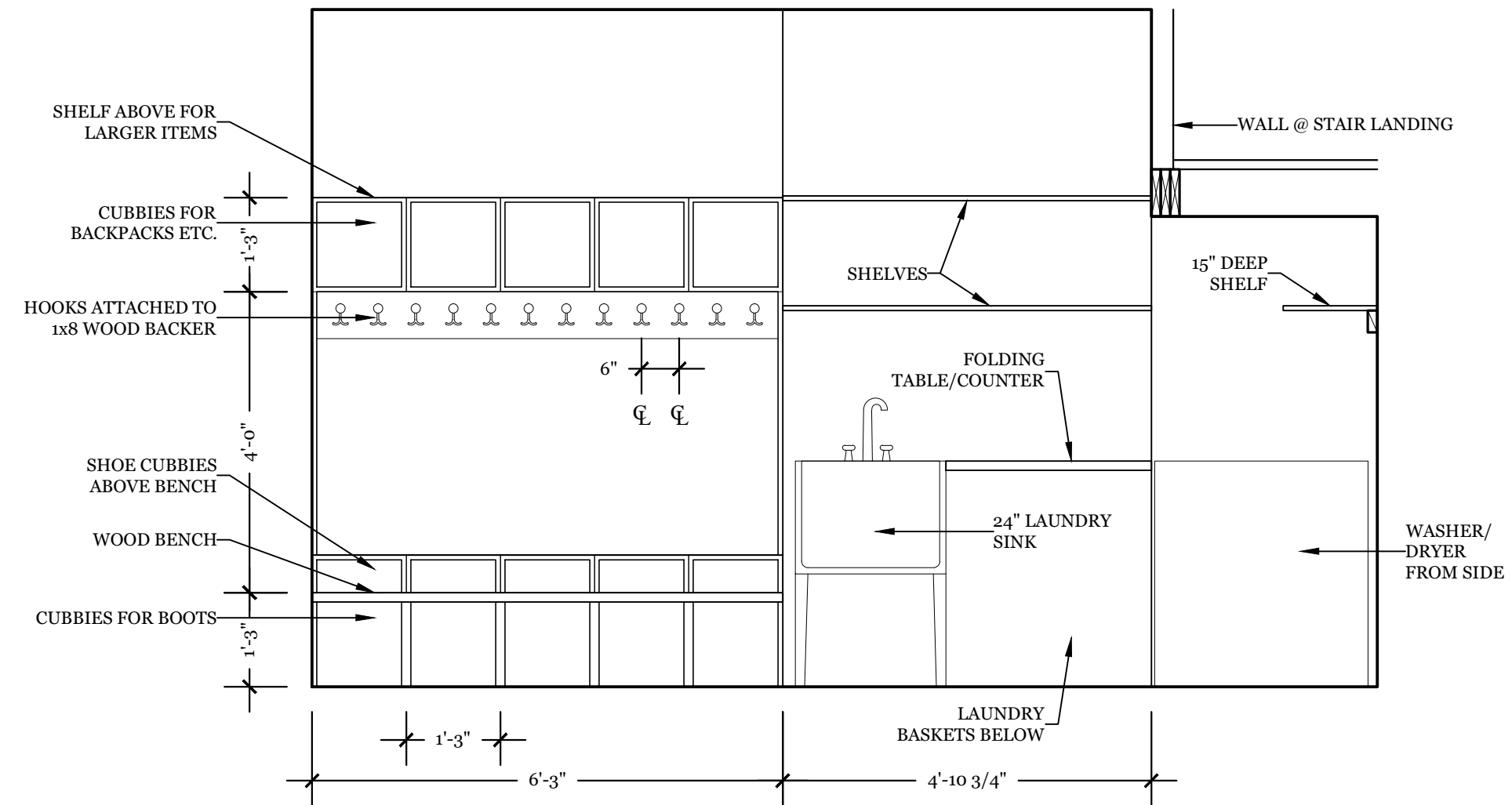
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SCALE:	1/4"=1'-0"
DATE:	

**A-2.1**

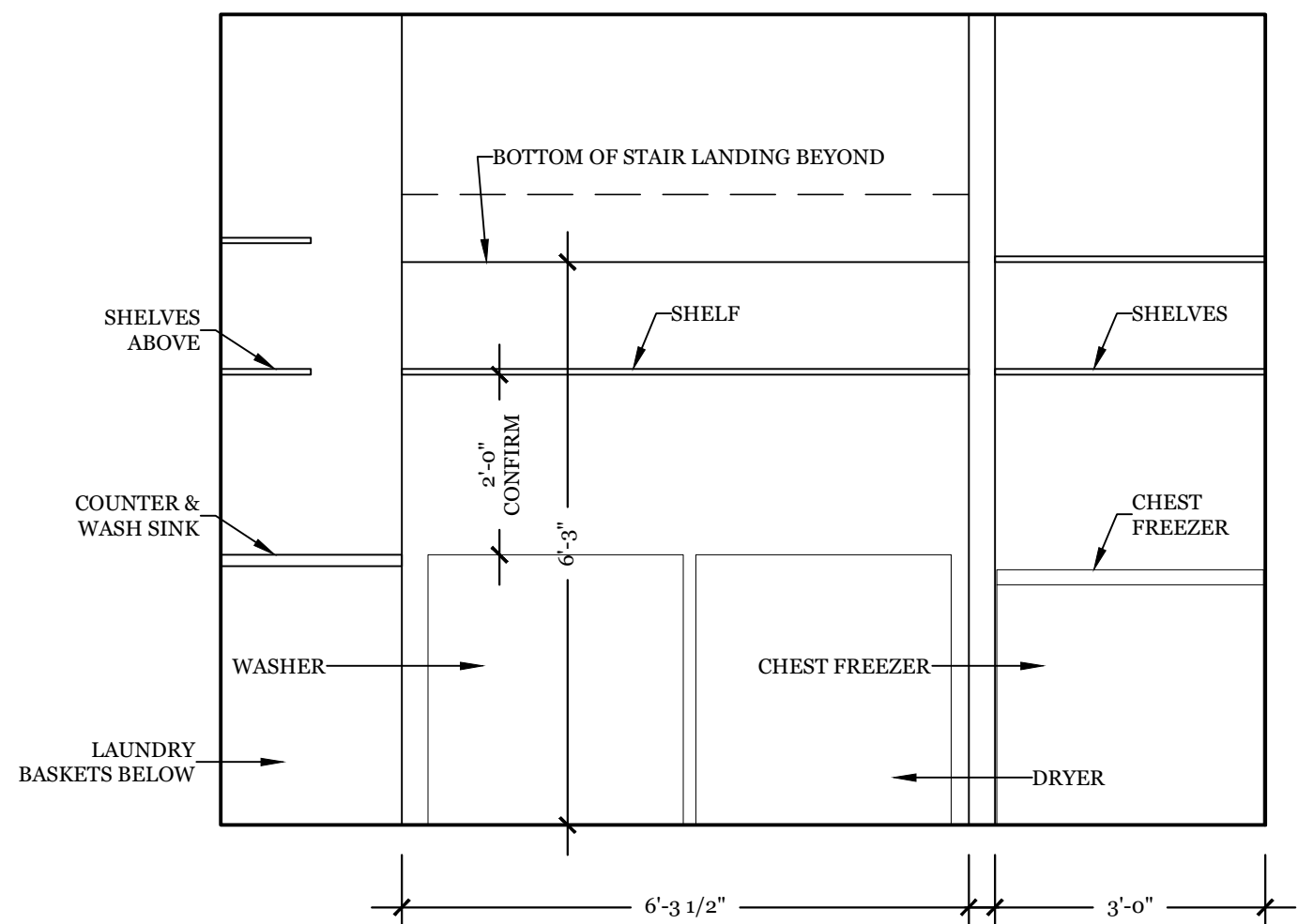
NOTES



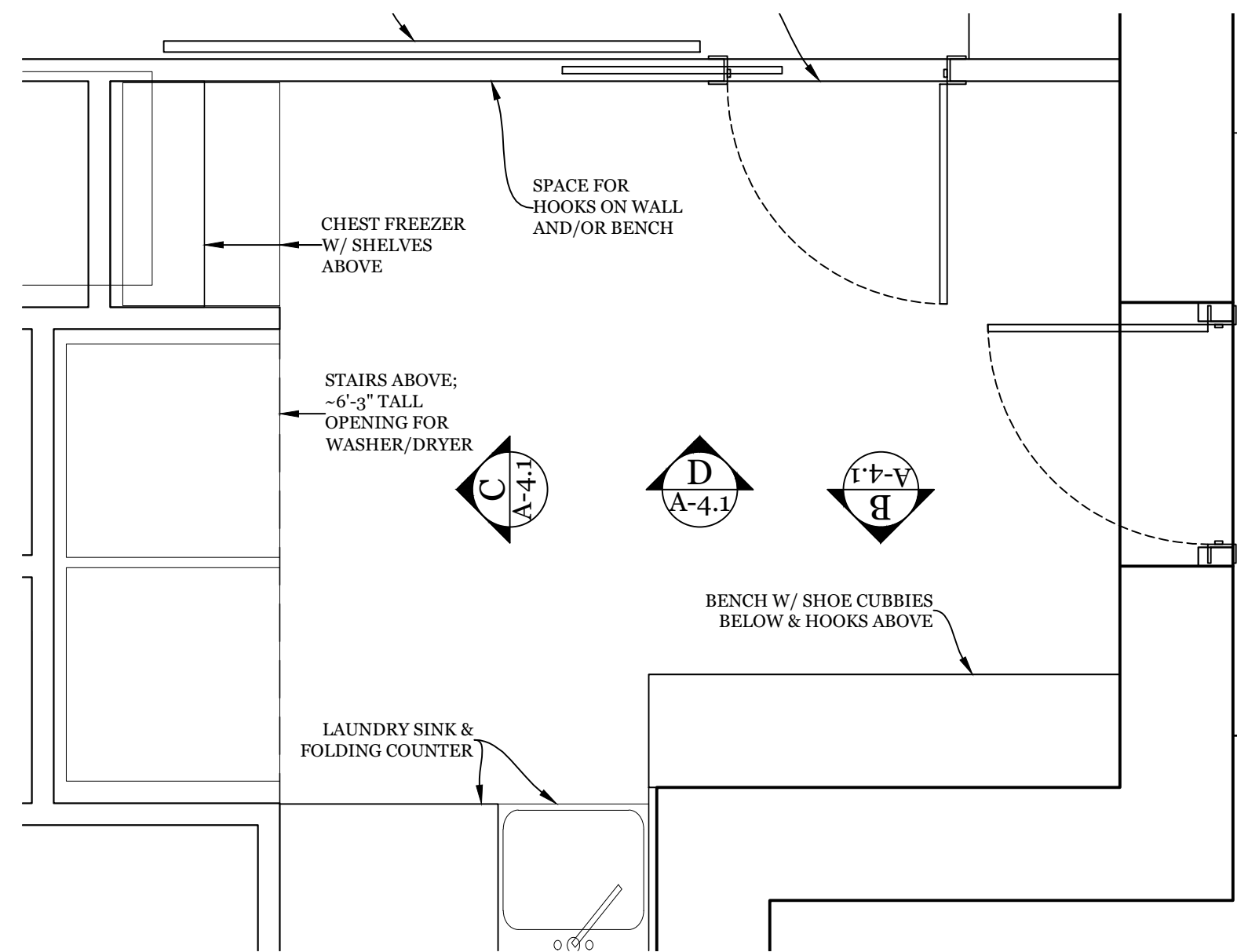
**D** DOOR TO KITCHEN  
1/2"=1'-0"



**B** STORAGE CUBBIES  
1/2"=1'-0"



**C** WASHER/DRYER UNDER STAIR  
1/2"=1'-0"



**A** MUDROOM/LAUNDRY PLAN BLOWUP  
1/2"=1'-0"

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

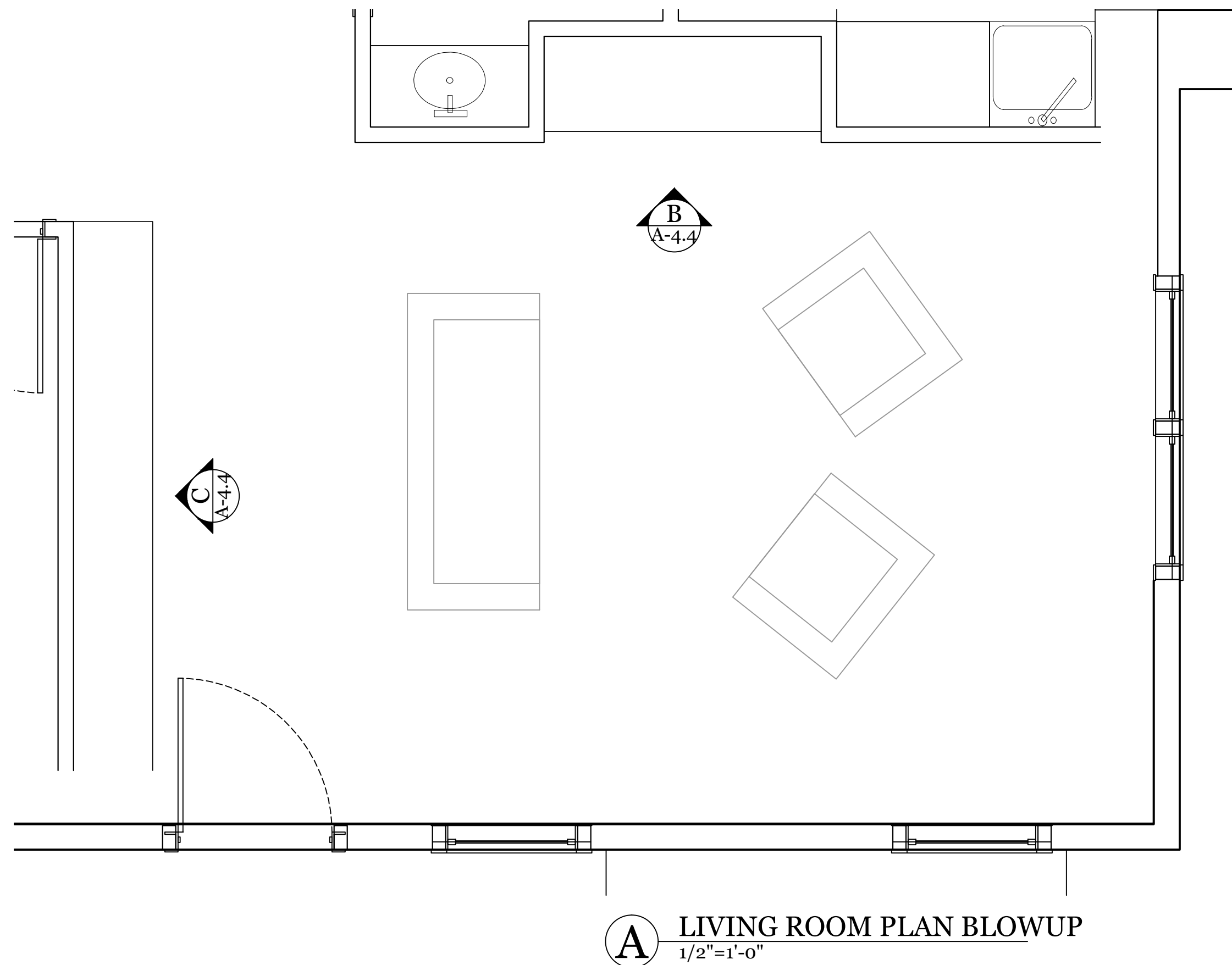
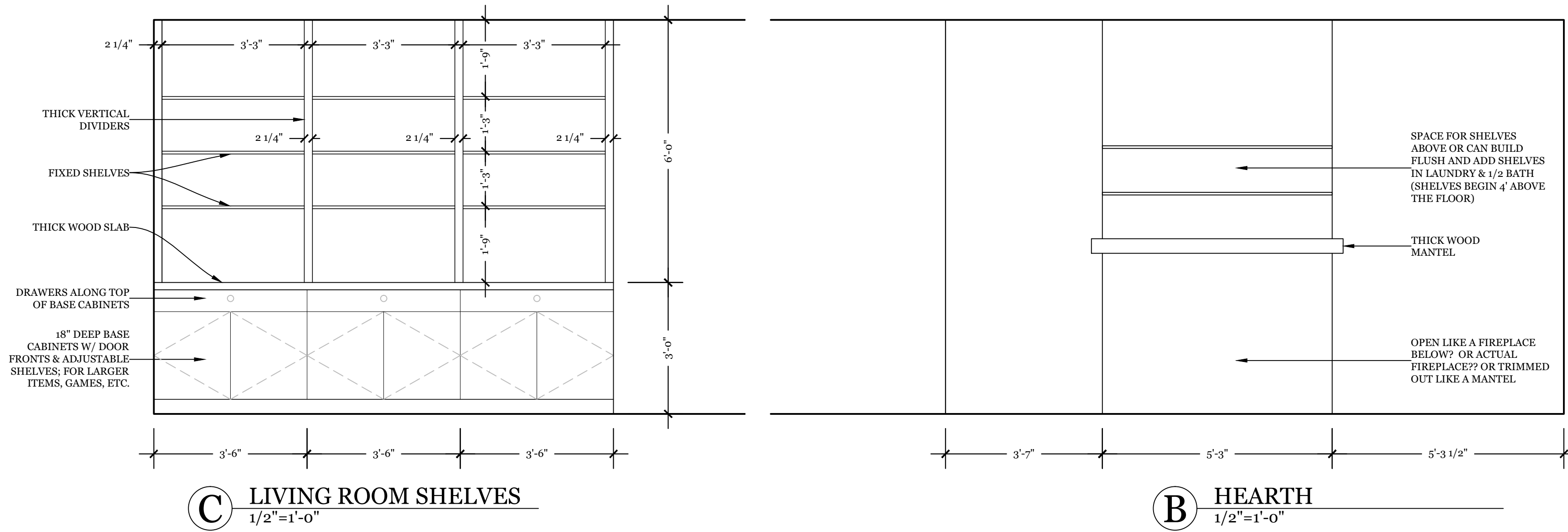
SHEET TITLE  
**INTERIOR ELEV'S:  
MUDROOM/LAUNDRY**

DRAWN BY:

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

DATE:

**A-4.1**



**Damascus Farm**  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
 daniel.ferenczy@gmail.com  
 allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

NOTES

**DESIGN DEVELOPMENT**

**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

SHEET TITLE  
**INTERIOR ELEV'S:  
 LIVING ROOM**

DRAWN BY: SK  
 SCALE: 1/2"=1'-0"  
 DATE:

**A-4.4**

NOTES

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

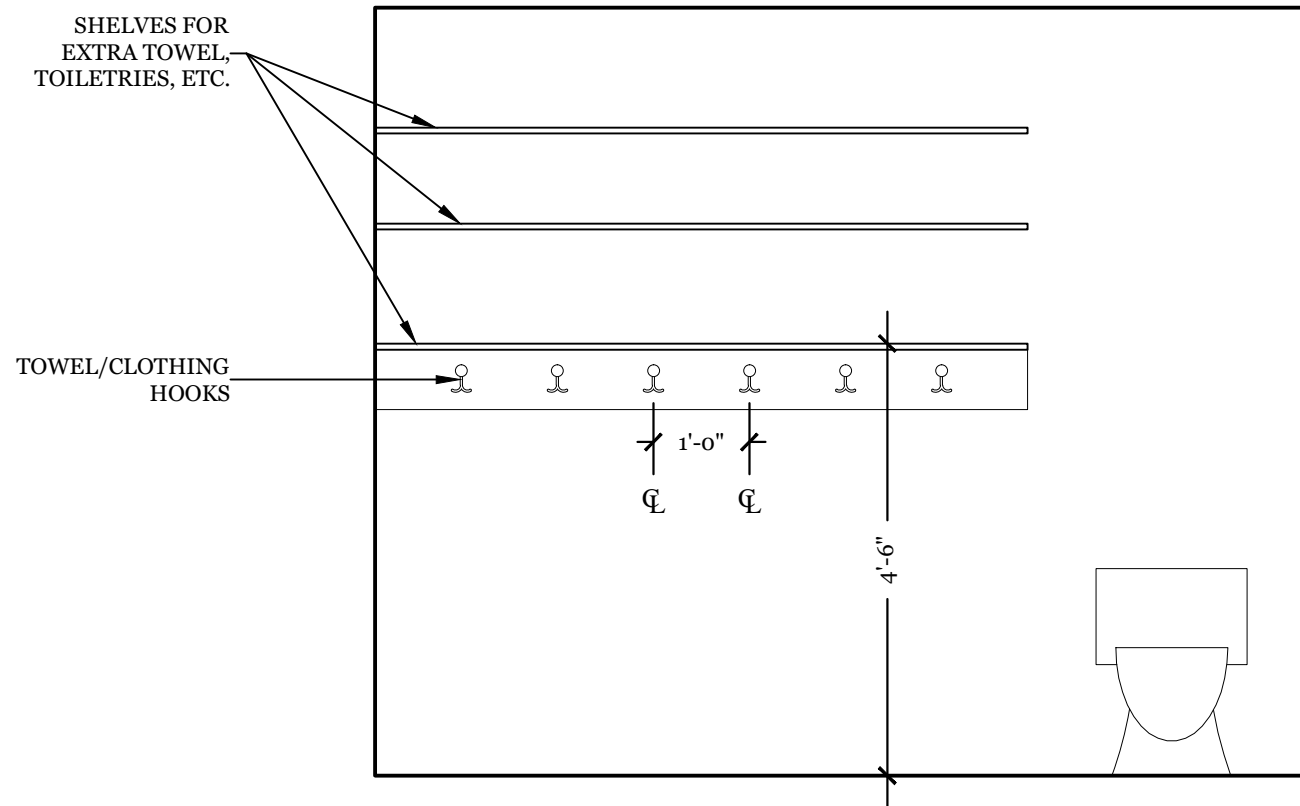
SHEET TITLE

INTERIOR ELEV'S:  
BATHS

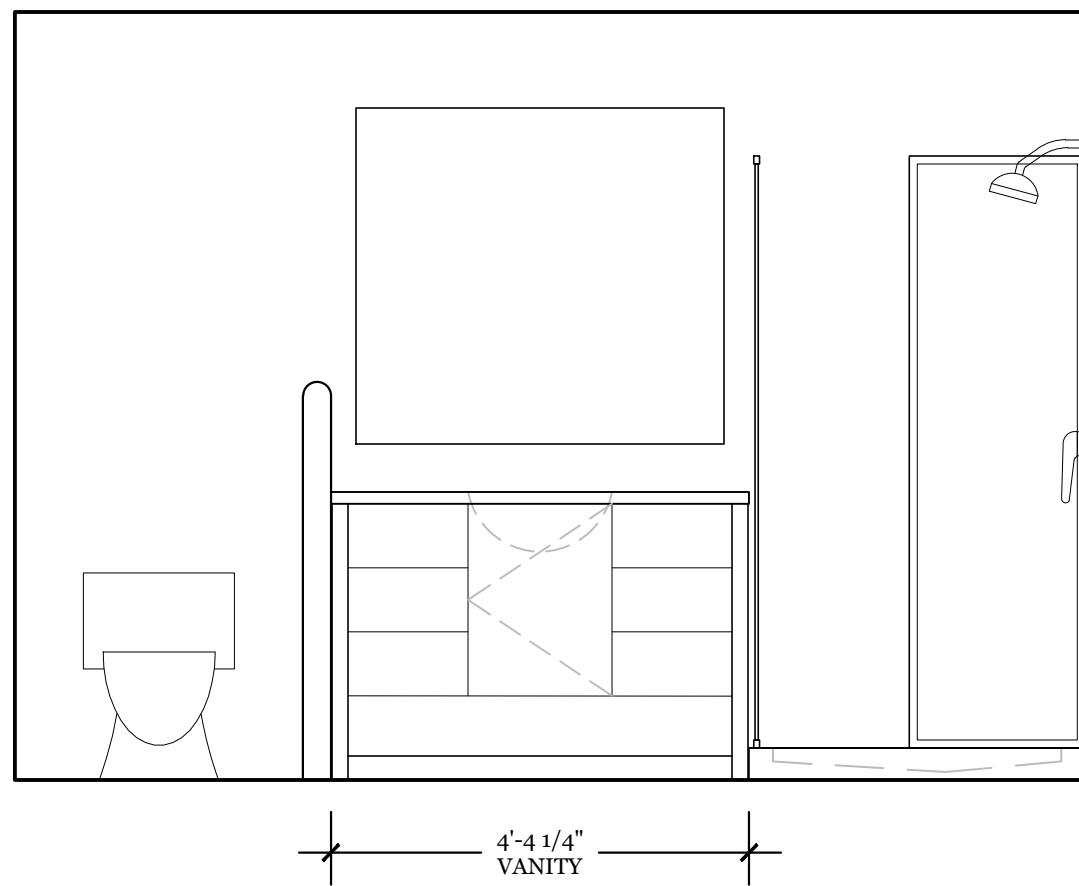
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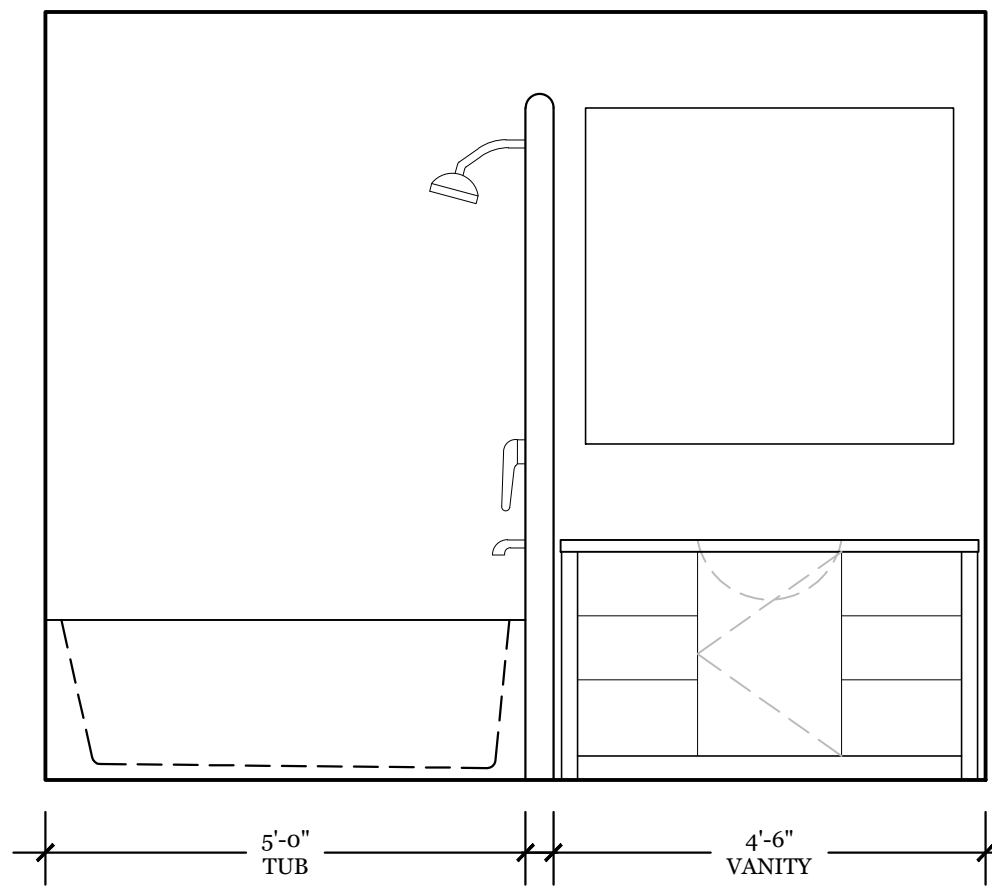
DATE: A-4.5



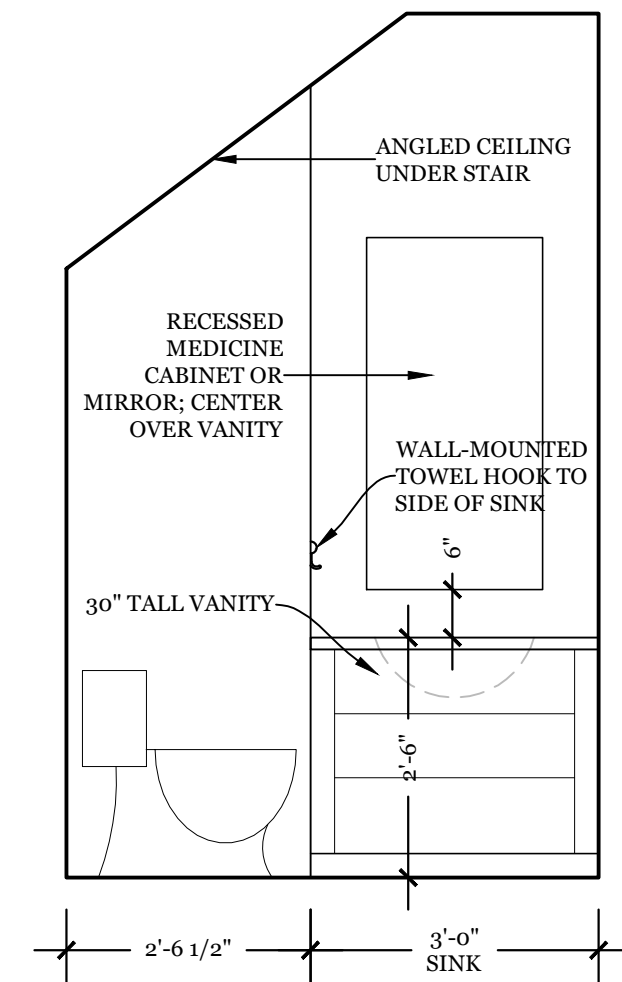
**E** LEVEL TWO HALL BATH  
1/2"=1'-0"



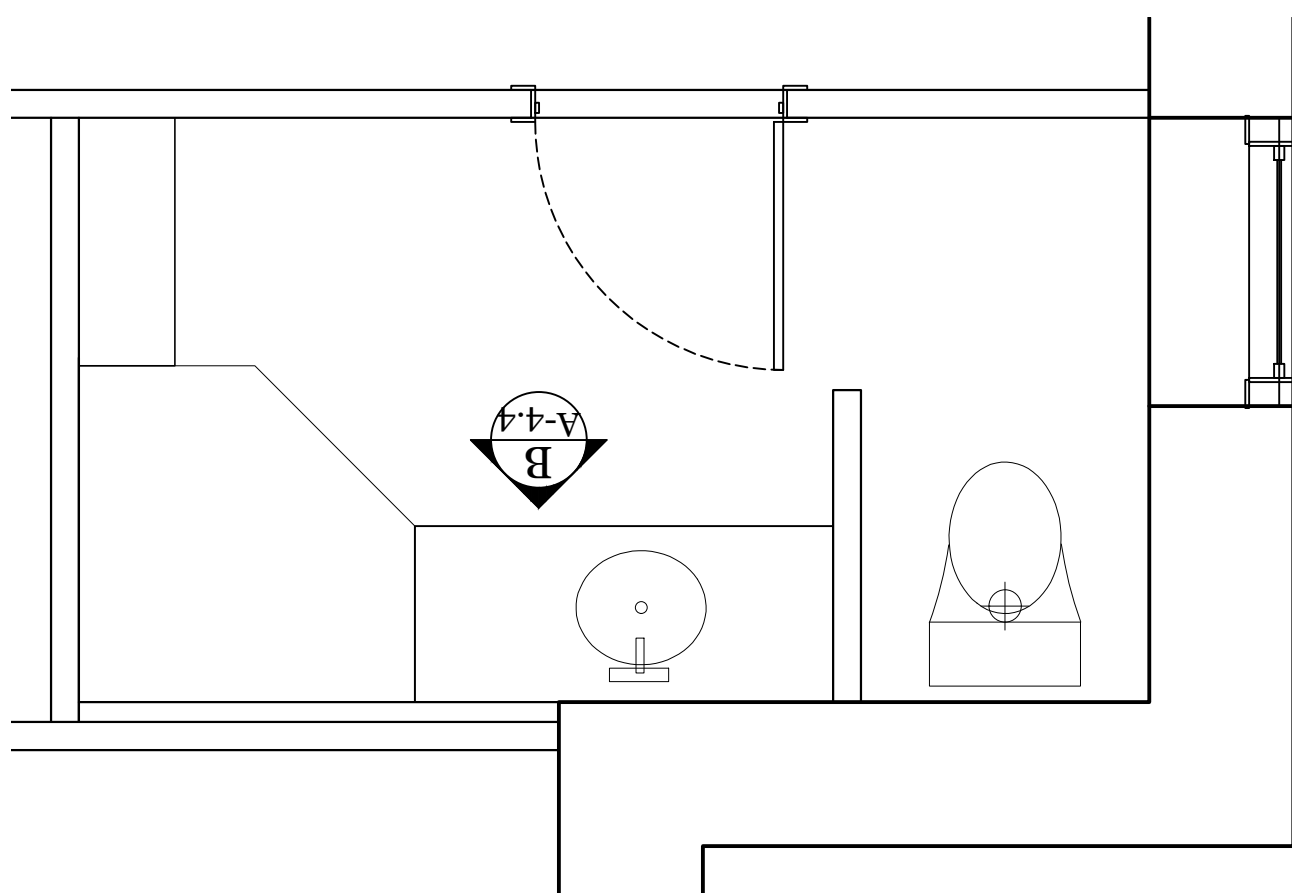
**G** MASTER BATH  
1/2"=1'-0"



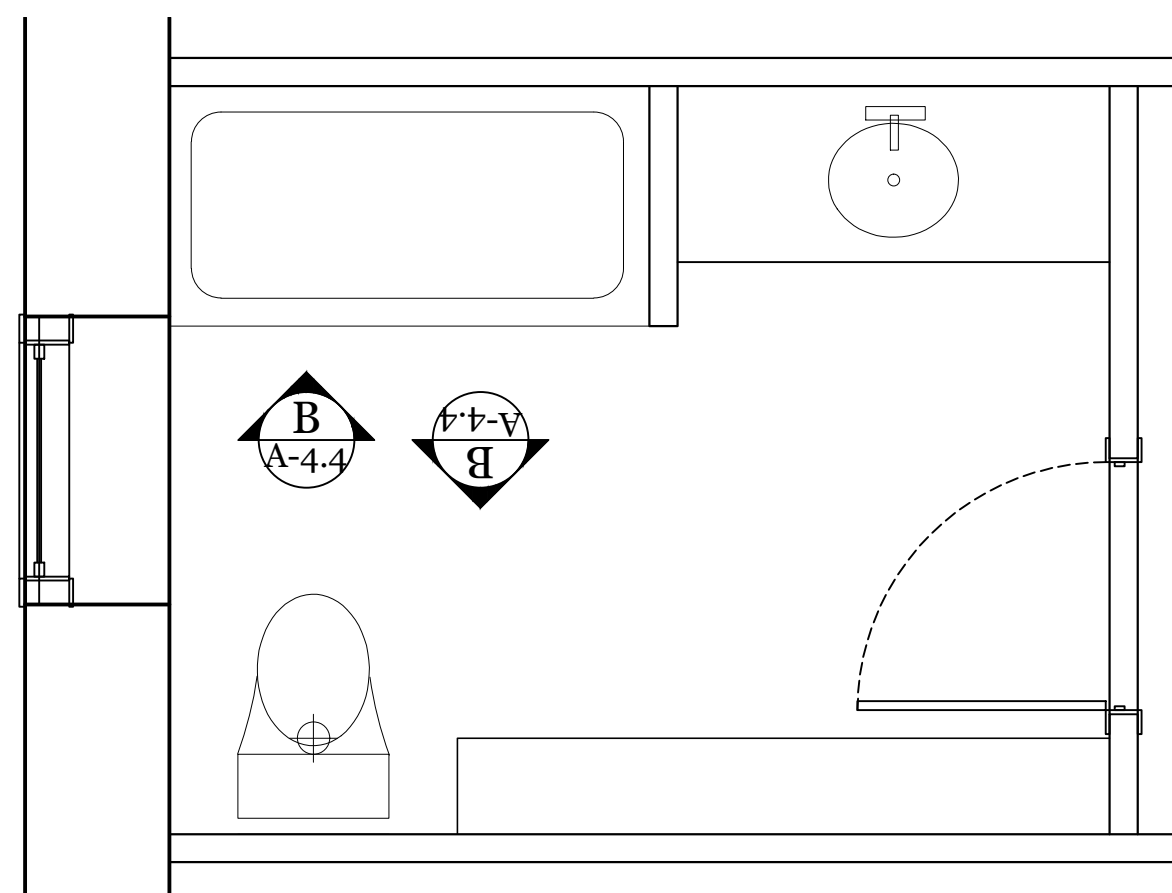
**D** LEVEL TWO HALL BATH  
1/2"=1'-0"



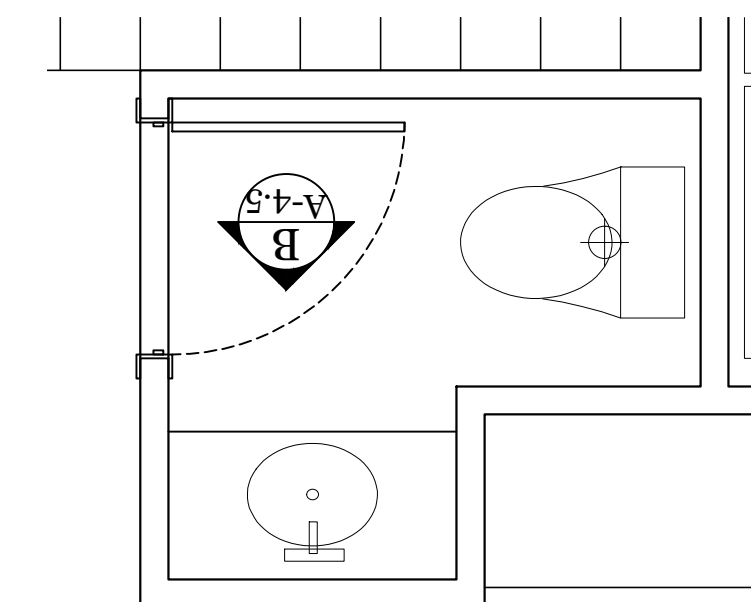
**B** 1/2 BATH  
1/2"=1'-0"



**F** MASTER BATH  
1/2"=1'-0"



**C** LEVEL TWO HALL BATH  
1/2"=1'-0"



**A** 1/2 BATH PLAN BLOWUP  
1/2"=1'-0"

Damascus Farm  
heritage homesite

Dan and Allie Ferenczy  
**907-750-8306 Dan**  
**713-376-6603 Allie**  
daniel.ferenczy@gmail.com  
allie.ferenczy@gmail.com

9220 Damascus Hills Lane, Damascus MD 28702

NOTES

DESIGN DEVELOPMENT  
**FERENCZY HOME**  
9220 Damascus Hills Lane | Damascus, MD 20882

100% DESIGN DEVELOPMENT

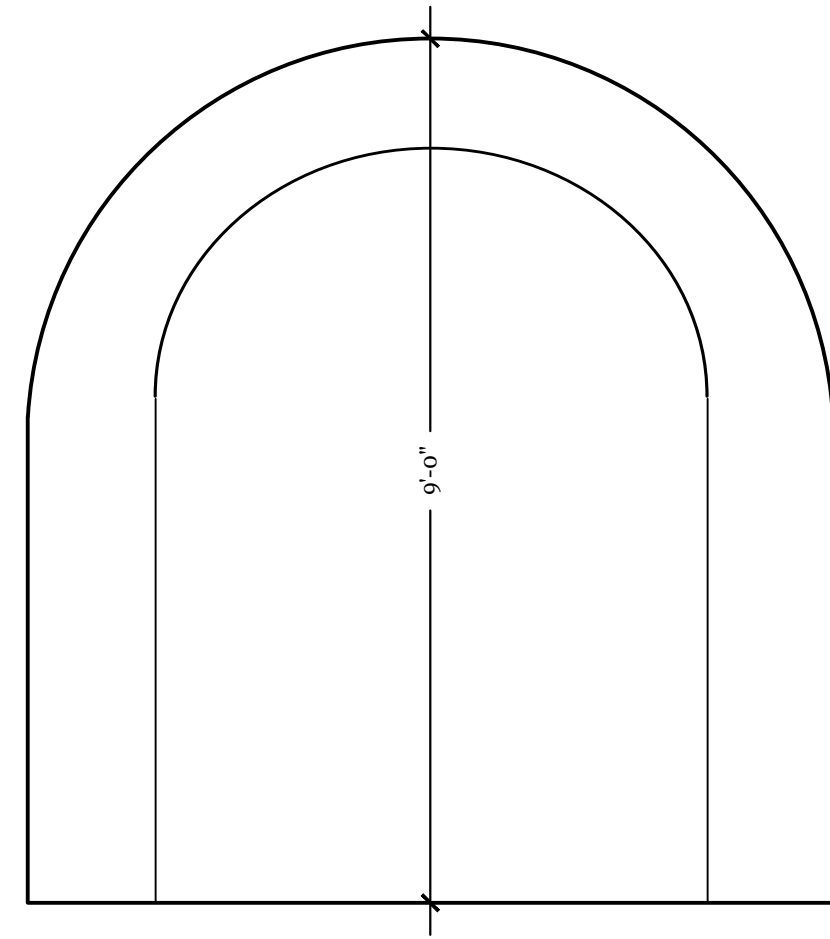
SHEET TITLE

INTERIOR ELEV'S:  
ENTRY

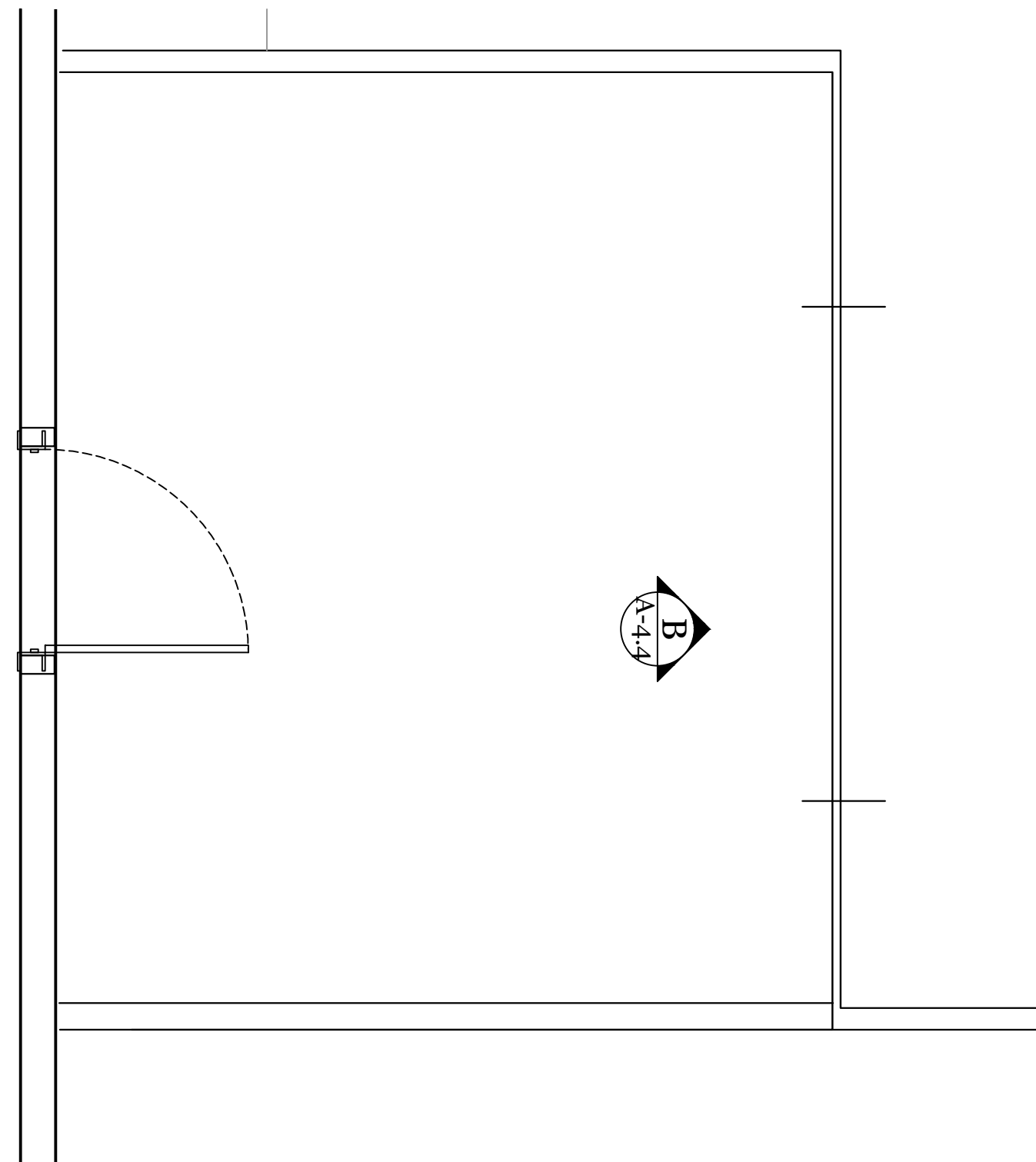
DRAWN BY:

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

DATE:



**B** FARMHOUSE ENTRY  
1/2"=1'-0"



**A** LIVING ROOM PLAN BLOWUP  
1/2"=1'-0"



Farmstead front view near top of driveway





Farmstead rear view from below the pond





Dwelling North Front





## Dwelling East Side





Dwelling Southeast Side





Dwelling South (Back)





## Dwelling Southwest Side





Dwelling West Side

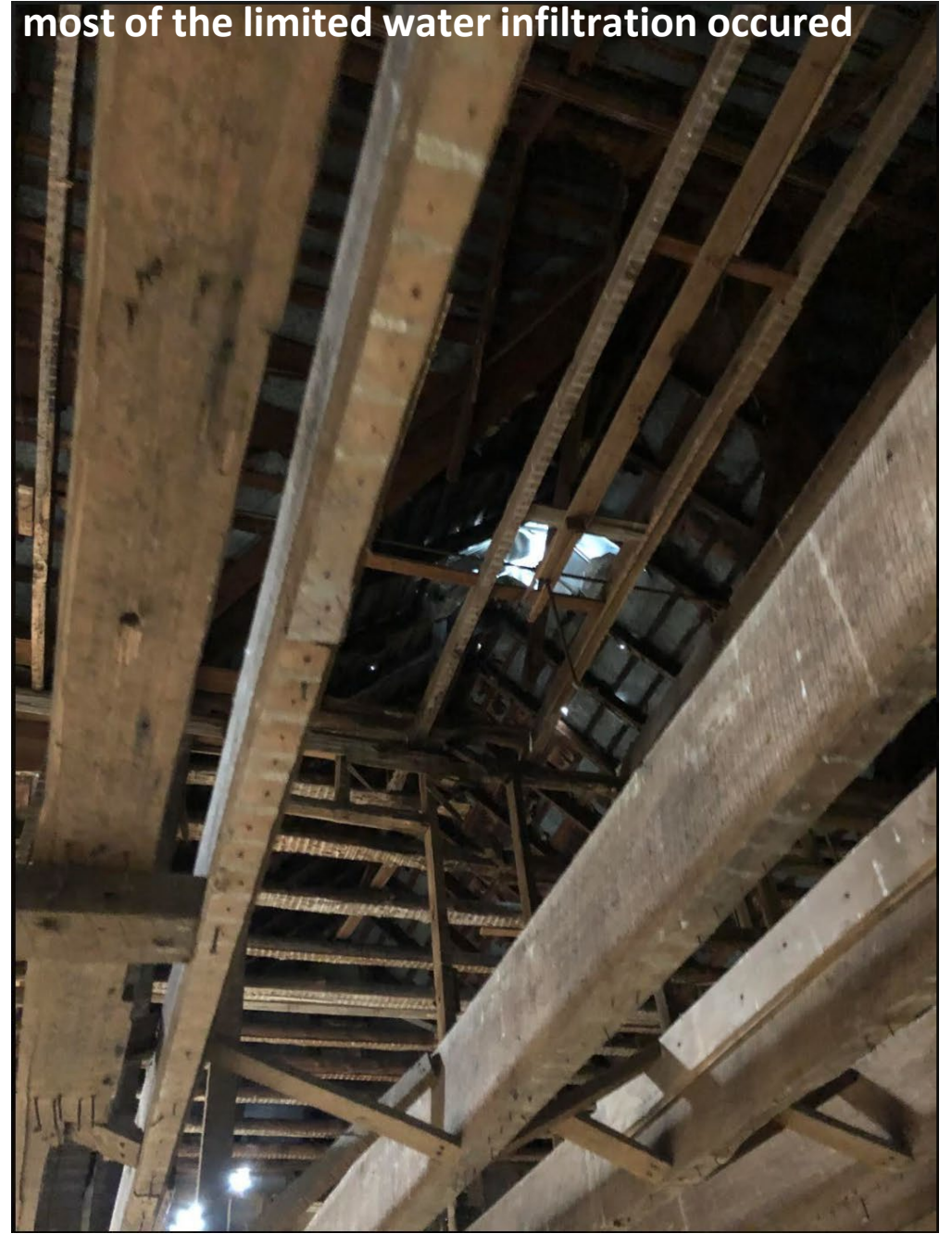




Interior Main Gable and Front Dormer



Interior Rear Gable – removed chimney is where most of the limited water infiltration occurred





Photos from 2002 MD Historical Trust  
Inventory of Historic Properties



Previous rear deck visible here





SURVEYOR'S CERTIFICATE

PLAT NO. 25407

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON, TRUSTEE, SUBSTITUTE TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTE TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 368. AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED BY ERIC A. ANDERSON TRUSTEE AND THOMAS R. HELF, TRUSTEE TO SENECA RIDGE DEVELOPMENT, LLC BY TRUSTEE'S DEED DATED SEPTEMBER 23, 2010 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 41869 AT FOLIO 378.



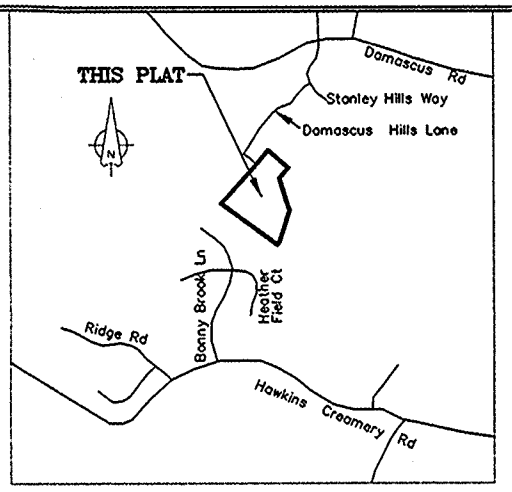
6/12/18 DATE

Mitchell E. Goode, Property Line Surveyor, Maryland Reg. No. 444, License Expiration Date: 12/10/2018

NOTES

- 1. PROPERTY ZONED RE2C AT DATE OF RECORDATION ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM. SEWER AND WATER CATEGORIES: S-6, W-3.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12006118A ENTITLED "STERN PROPERTY" DATED 5-23-14 ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP FX562 W.S.S.C. GRID 236NW09.
8. SEPTIC FIELD BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. LOT 119 IS APPROVED FOR A 4 BEDROOM HOUSE.
10. PARCEL I TO BE CONVEYED TO THE H.O.A.
11. THE ENTIRETY OF LOT 119 SHOWN HEREON COMPRISES THE ENVIRONMENTAL SETTING BOUNDARY OF THE REZIN/BOWMAN FARM (HISTORIC RESOURCE #11/21). ANY NEW CONSTRUCTION OR SITE MODIFICATION WITHIN THE AFORESAID ENVIRONMENTAL SETTING BOUNDARY ARE SUBJECT TO REVIEW AND APPROVAL BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION.
12. PARCEL I AND LOT 119 HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPEMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
13. PARCEL I SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 28045 AT FOLIO 578 AND LIBER 44779 FOLIO 284 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PLAT TOTALS table with columns: NUMBER OF LOTS, PARCELS (2), AREA OF LOTS, PARCELS (16.2236 ACRES), AREA OF DEDICATION (0.0 ACRES), TOTAL AREA SHOWN ON PLAT (16.2236 ACRES)



VICINITY MAP SCALE: 1" = 3000' N:587099.38 E:1259818.72

OWNER'S CERTIFICATE

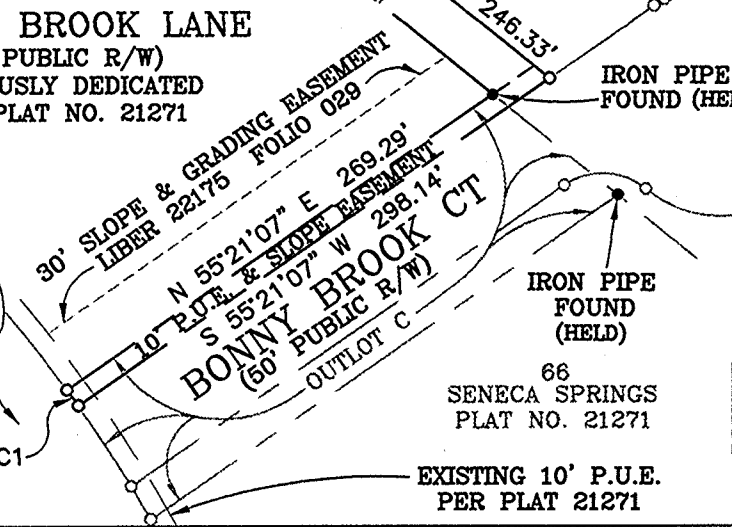
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE. FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS 25' WIDE OR AS MAY BE OTHERWISE SHOWN HEREON, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY LINES. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY. FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITY EASEMENTS INDICATED WITHIN SAID DECLARATION. FURTHER WE GRANT THE 15' TRAIL ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFICIARIES INDICATED HEREON. FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION. EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 42080 AT FOLIO 358 AND THE PARTIES IN INTEREST THERETO HAVE HEREON INDICATE THEIR ASSENT BELOW.

Witness signatures and dates for Stephen Kedd and Eric A. Anderson, Trustee. Includes date 6/14/18 and 6/14/18.

220100580 12006118A RE-2C THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: July 12, 2018

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: June 20, 2018

DATE: PLAT NO.



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, TANGENT, CHORD BEARING, CHORD LENGTH. Includes curves C1 and C2.

SUBDIVISION RECORD PLAT LOT 119 AND PARCEL "I" SENECA SPRINGS ELECTION DISTRICT 12 MONTGOMERY COUNTY, MARYLAND SCALE 1"=100' JUNE 2018

GOODE SURVEYS, LLC P.O. BOX 599 DAMASCUS, MD 20872 PHONE:(301)368-3700 FAX:(301)368-3703

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 25407, MSA\_S1249\_30954. Date available 2018/07/19. Printed 05/20/2021.

p227381

MSA S1249-30954

640-47



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/17/2024

Application No: 1067141  
AP Type: HISTORIC  
Customer No: 1425582

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 9220 DAMASCUS HILLS LN  
DAMASCUS, MD 20872

Homeowner Ferenczy (Primary)

Othercontact Ferenczy

## Historic Area Work Permit Details

Work Type ALTER

Scope of Work The farmhouse requires complete rehabilitation