

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7304 Maple Avenue, Takoma Park	Meeting Date:	7/10/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/3/2024
Applicant:	Haluk Ergun	Public Notice:	6/26/2024
Review:	HAWP	Tax Credit:	No
Permit Number:	1073592	Staff:	Chris Berger
PROPOSAL:	Tree removal.		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application.

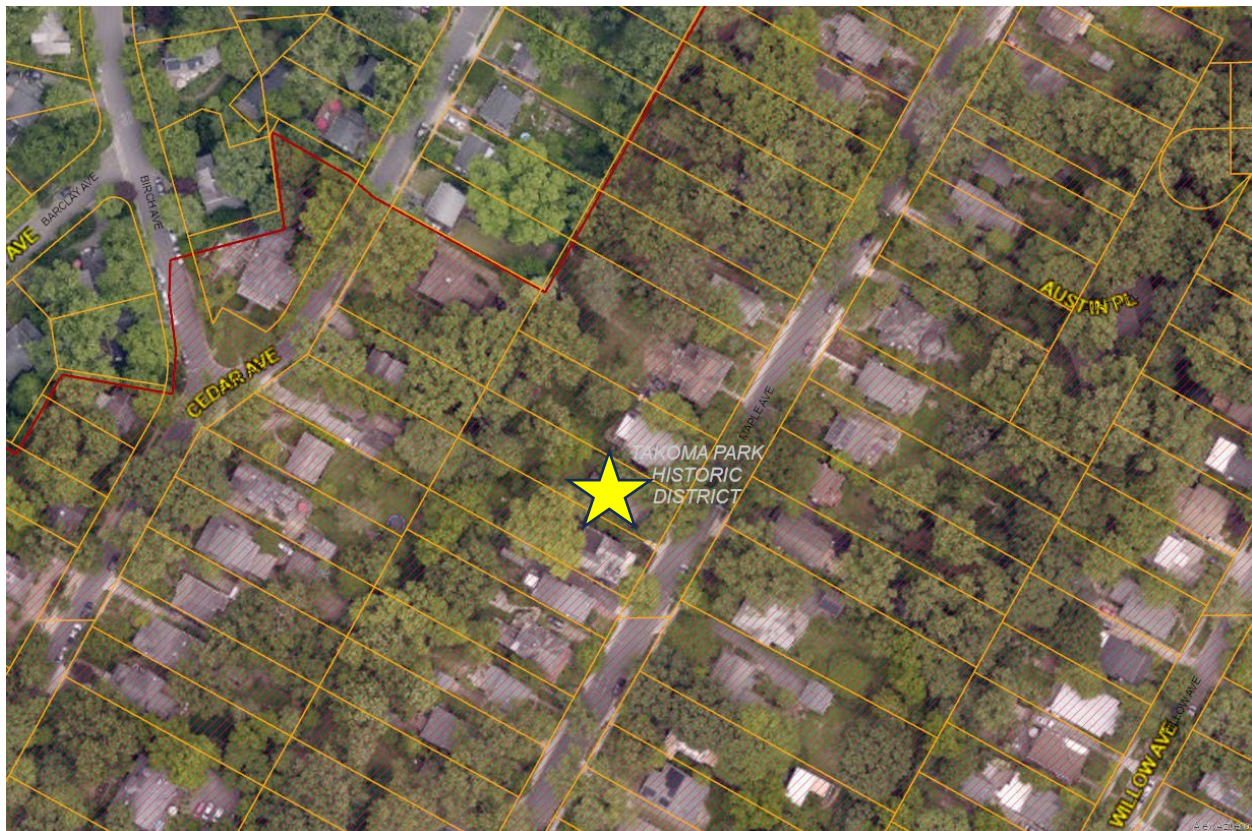


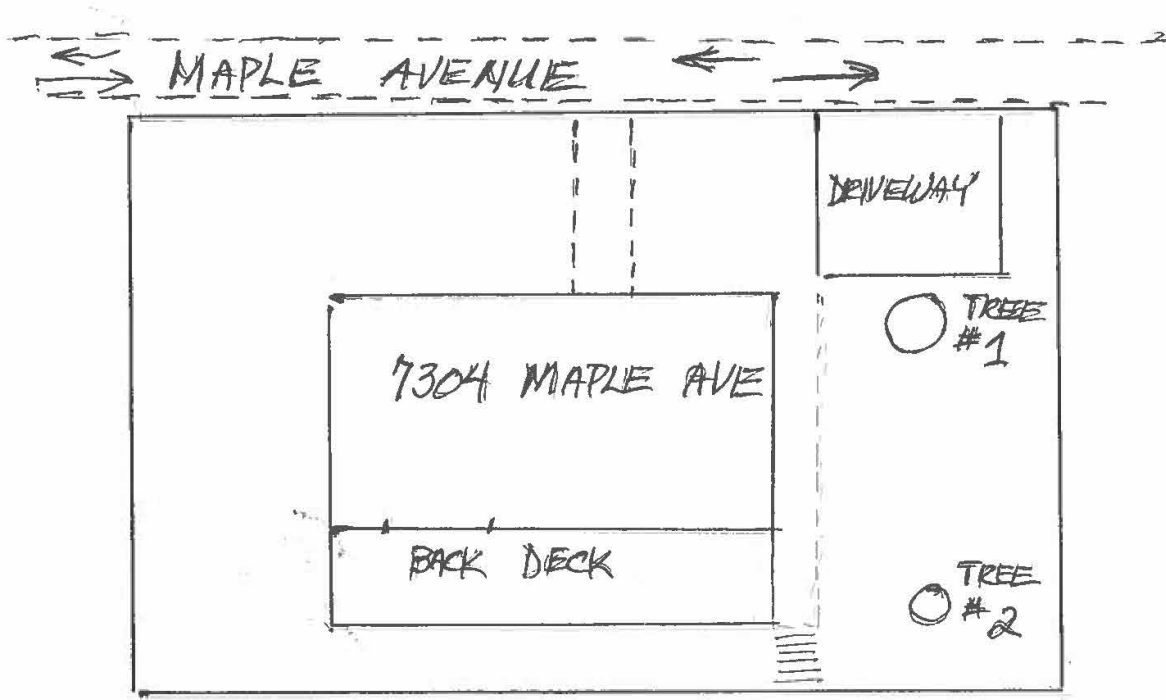
Figure 1: The subject property at 7304 Maple Avenue in the Takoma Park Historic District is indicated with a star. The red cross hatch is the district.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: circa 1910-1920

PROPOSAL

The applicant seeks to remove two trees: an 18-inch diameter at breast height Leyland Cypress (Tree 1) toward the front of the property and an 11-inch Bald Cypress (Tree 2) in the back of the property.



NOT TO SCALE

Figure 2: The applicant provided this site plan to show the location of the two trees to be removed. The Leyland Cypress is Tree 1 and the Bald Cypress is Tree 2.



Figure 3: The Leyland Cypress (Tree 1), left, and Bald Cypress (Tree 2), right.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment *Takoma Park 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts that apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring/g that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the historic district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that

have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis. Artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance that pertains to this project are as follows:

- (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 ensure 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;
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design

significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation

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.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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

Staff supports the tree removals and recommends approval. Staff routinely approves trees greater than 6-inch DBH administratively in the rear of the property. This application is before the HPC because the Leyland Cypress is in the front of the property.

The City of Takoma Park has received Tree Removal Permits for both trees and has granted the applicant preliminary approval. Takoma Park will require the applicant to either plant replacement trees or pay a fee in lieu.

Chapter 24A-8(d) states that “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.” Staff does not find the tree removals would seriously impair the historic or architectural value of the surrounding historic resources. In accordance with Chapter 24A-8(b), the removals will not substantially alter the exterior features of the historic resource and will be compatible in character and nature with the historic district. The removals will also meet the *Guidelines* and *Standards* No. 2, 9, and 10 because the historic character of the property will be retained; the tree removals will not destroy the historic materials that characterize the property; and the environment of the property will be unimpaired by the change.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

the *Takoma Park Historic District Guidelines*;

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 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 chris.berger@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# 1073592
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: HALUK ERGUN
Address: 7304 MAPLE AVENUE
Daytime Phone: 301-379-1912

E-mail: HALUKERGUN@AOL.COM
City: TAKOMA PARK zip: 20912
Tax Account No.: 01067636

AGENT/CONTACT (if applicable):

Name: N/A
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property BFG 7304 MAPLE AVE, TAKOMA PARK, MD 20912

Is the Property Located within an Historic District? Yes/District Name TAKOMA PARK HISTORIC DISTRICT
 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? YES
(Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as PLEASE SEE ATTACHED FROM CITY OF TAKOMA PARK

Building Number: 7304 Street: MAPLE AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE
Lot: 22 Block: 5 Subdivision: 0025 Parcel: 0000

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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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: Haluk Ergun Date: June 13, 2024

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

Owner's mailing address

HALUK ERGUAL
 LUCY MIKULAK
 7304 MAPLE AVE.
 TAKOMA PARK, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

CARTER ^{NEXT DOOR SOUTH}
 7304 MAPLE AVE.
 TAKOMA PARK, MD.
 20912

TUCKER-MARK ^{DIRECTLY BEHIND}
 7305 CEDAR AVE.
 TAKOMA PARK, MD
 20912

PATEL ^{NEXT DOOR NORTH}
 7306 MAPLE AVE
 TAKOMA PARK, MD.
 20912

7307 Maple Avenue, Takoma Park MD 20912
 7302 Maple Avenue, Takoma Park MD 20912
 7309 Cedar Avenue, Takoma Park MD 20912

BRADLEY ^{DIRECTLY ACROSS}
 7305 MAPLE AVE
 TAKOMA PARK, MD
 20912

7303 Cedar Avenue, Takoma Park MD 20912

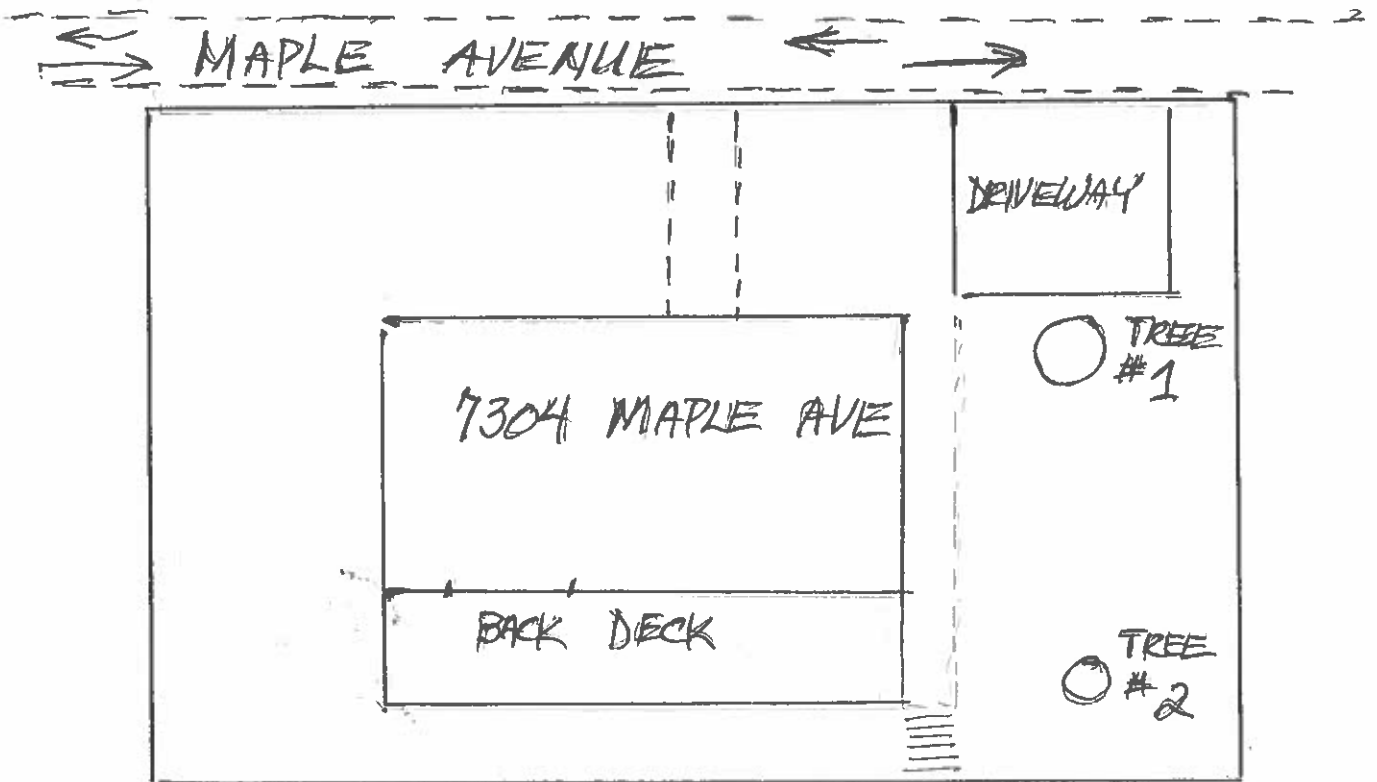
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is in a residential area - the building is a private single family home surrounded by a yard filled with shrubs and trees.

We have lived in this house for 45 years.

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

The work to be done is removing the 2 identified trees. One at the end of our driveway on the left side of the house - and the other tree is on the same left side of the house but in the back side yard.



NOT TO SCALE

Work Item 1: # W011806-040524

Description of Current Condition:

#1 LEYLAND
CYPRESS

LARGE - HEALTHY

Proposed Work:

Removal of tree due to concern
of the tree's size and its
proximity to the neighbor's
house and our house.

Also, concern of the roots
growing into our house
and our side wall &
the basement.

Work Item 2: # W011807-040524

Description of Current Condition:

#2 BALD CYPRESS

LARGE - HEALTHY

Proposed Work:

Removal of tree
because of concern for
the roots encroaching
and growing under
the back basement
floor of our house

Work Item 3: _____

Description of Current Condition:

Proposed Work:

W011806-040524 - Tree Removal Request

TREE # 1

Message History (2)

☑ On 4/29/2024 3:53:22 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011806-040524 - 15-Day Appeal Period Complete
Body:

04/29/2024

APPLICATION NUMBER W011806-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

Dear Haluk Ergun:

Your Tree Removal Request for the above referenced tree has passed its 15-Day Appeal Period and is now eligible for a City of Takoma Park Tree Removal Permit after you satisfy the replacement planting obligation

to compensate for the lost tree canopy. This notice provides details regarding this obligation as well as how to take the correct steps to move your permit application forward.

The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. You have three ways you can satisfy this replacement planting obligation:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(5) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. **See here for a map of the City's boundaries.**
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting

program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(5) tree(s)**, or: **(\$1560)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Request in MyTKPK: [W011806-040524](#)
2. Enter the email address you used to apply for the permit, if prompted for it.
3. Scroll down to “Replacement Planting Agreement”. For “Replacement Plan” select “Pay Fee in Lieu of Planting”, “Plant the Required Trees”, or “Combination of Tree Planting and Fee Payment” and fill in the information you are asked for.

With this complete, Public Works staff will be prompted to review your replacement plan and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications after submitting your information.

Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

✉ On 4/12/2024 3:51:16 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011806-040524 - Preliminary Approval

Body:

04/12/2024

APPLICATION NUMBER W011806-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

Dear Haluk Ergun:

The City of Takoma Park has assessed this tree identified in your Tree Removal Permit Application. Below are the notes from the assessment:

Tree Type: **LEYLAND CYPRESS**

Trunk Diameter: **18 inches**

Tree Location Relative to House: **LEFT SIDE**

Tree Condition Rating (1-5):

Crown/Branches: **5**

Root & Root Collar: **3**

Tree Health & Species Profile: **5**

Trunk: **4**

Criterion Total (4-20): **17**

Assessment Notes:

The tree is vigorous and healthy. It has codominant trunks, but no indication of a structural concern. The tree is not outstanding in size or any particular quality. Removal of the tree would not constitute a major reduction in tree canopy cover. The applicant has indicated concern about tree roots causing damage to the concrete walkway and/or foundation, but there is no indication of this.

Based on this assessment, your application has received **Preliminary Approval**.

You have not yet received a permit to remove this tree.

Preliminary approval means that the City will post your property for a 15 day period beginning 04/12/2024 and ending for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed.

Historic Area Work Permit (HAWP)

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT (HAWP). To apply for a HAWP, contact Montgomery County Department of Permitting Services by phone 301-563-3400, by email MCP-Historic@mncppc-mc.org or online at:

<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

Replacement Planting Requirement

Permits for trees that are not determined to be dead or hazardous come with a replacement planting obligation. The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. After your 15-day appeal period is completed, you will need to indicate the method with which you would like to fulfill your replacement planting obligation. You have three ways you can do this:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

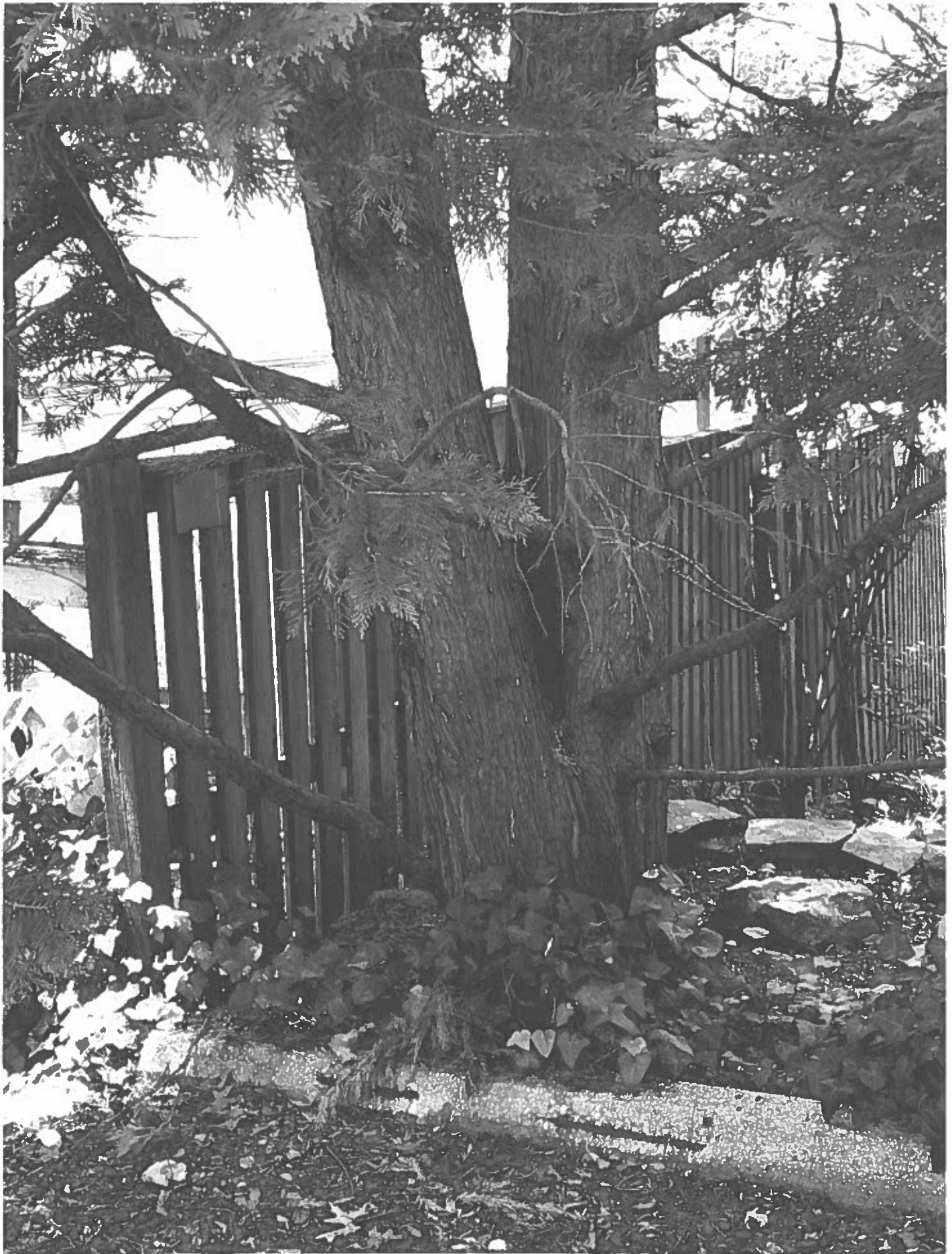
- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(5) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. **See here for a map of the City's boundaries.**
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(5) tree(s)**, or: **(\$1560)**

An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

If you have any questions, please contact the Urban Forest Manager by replying to this email.



TREE #1

LEYLAND CYPRESS

TAKOMA PARK
W011806-040524



TREE # 1

LEYLAND CYPRESS

Application number: TAKOMA PARK
W011806-040524

W011807-040524 - Tree Removal Request

Message History (2)

TREE # 2

✉ On 4/29/2024 3:53:24 PM, Online Customer Service Center wrote:

Subject: Tree Removal Request :: W011807-040524 - 15-Day Appeal Period Complete

Body:

04/29/2024

APPLICATION NUMBER **W011807-040524**

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

Dear Haluk Ergun:

Your Tree Removal Request for the above referenced tree has passed its 15-Day Appeal Period and is now eligible for a City of Takoma Park Tree Removal Permit after you satisfy the replacement planting obligation

to compensate for the lost tree canopy. This notice provides details regarding this obligation as well as how to take the correct steps to move your permit application forward.

The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. You have three ways you can satisfy this replacement planting obligation:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(2) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. **See here for a map of the City's boundaries.**
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
- You cannot use a publicly subsidized program, including the City's Tree Takoma program, to plant your required trees. If you would like to use the Tree Takoma program or another public tree planting

program, you must opt to pay the fee-in-lieu to satisfy your requirement.

Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(2) tree(s)**, or: **(\$624)**

HOW TO COMPLETE THE REPLACEMENT PLANTING AGREEMENT ONLINE:

1. Click the following link to view your Tree Removal Request in MyTKPK: [W011807-040524](#)
2. Enter the email address you used to apply for the permit, if prompted for it.
3. Scroll down to “Replacement Planting Agreement”. For “Replacement Plan” select “Pay Fee in Lieu of Planting”, “Plant the Required Trees”, or “Combination of Tree Planting and Fee Payment” and fill in the information you are asked for.

With this complete, Public Works staff will be prompted to review your replacement plan and generate an invoice to pay the fee-in-lieu if needed. Please be on the lookout for further communications after submitting your information.

Also, note that if you do not complete the actions discussed in this notice within 6 months of the date of Preliminary Approval, your application will be withdrawn with no permit issued.

If you have any questions, please contact the Urban Forest Manager by replying to this email.

✉ On 4/12/2024 3:51:22 PM, Online Customer Service Center wrote:

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Body:

04/12/2024

APPLICATION NUMBER W011807-040524

Haluk Ergun

7304 Maple Ave

Takoma Park, MD 20912

Re: Tree Removal Application at:

7304 Maple Ave

Takoma Park MD 20912

Dear Haluk Ergun:

The City of Takoma Park has assessed this tree identified in your Tree Removal Permit Application. Below are the notes from the assessment:

Tree Type: (-- Select tree then save the request --)

Trunk Diameter: **11 inches**

Tree Location Relative to House: **BACK LEFT**

Tree Condition Rating (1-5):

Crown/Branches: **5**

Root & Root Collar: **5**

Tree Health & Species Profile: **5**

Trunk: **5**

Criterion Total (4-20): **20**

Assessment Notes:

The tree is full and vigorous. The tree is not outstanding in size or other quality. The removal of the tree will not constitute a major reduction in tree canopy cover for the surrounding area. The property owner has expressed concern about the tree's roots impacting the concrete slab of the rear of the house. The tree is approximately 20 ft from the back left corner of the house, and there is no evidence of tree roots impacting.

Bald Cypress

Based on this assessment, your application has received Preliminary Approval.

You have not yet received a permit to remove this tree.

Preliminary approval means that the City will post your property for a 15 day period beginning 04/12/2024 and ending for public comment. A permit to remove the tree will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirement. If public comments are received that request an appeal of the removal, a hearing before the Tree Commission will be scheduled to determine if removal can proceed.

Historic Area Work Permit (HAWP)

Additionally, since your property is located within the Historic District, you are required to receive a HISTORIC AREA WORK PERMIT (HAWP). To apply for a HAWP, contact Montgomery County

Department of Permitting Services by phone 301-563-3400, by email MCP-Historic@mncppc-mc.org or online at:

<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

Note that this preliminary permit letter may serve as the Tree Survey required for your HAWP application.

Replacement Planting Requirement

Permits for trees that are not determined to be dead or hazardous come with a replacement planting obligation. The City Code defines a formula to be used in calculating the number of trees required to be planted using the trunk diameter and the Urban Forest Manager's condition assessment of the removed tree. After your 15-day appeal period is completed, you will need to indicate the method with which you would like to fulfill your replacement planting obligation. You have three ways you can do this:

- Agree to plant the required trees
- Pay a fee-in-lieu of planting equaling \$312 per 1.5" trunk caliper tree
- A combination of both tree planting agreement and fee-in-lieu payment

Conditions for Replacement Planting Option

- You must plant the number of 1.5" caliper trees indicated in your preliminary approval notice, or an equivalent basal area of larger trees up to 3" caliper. For this Tree Removal Request, the number of 1.5" trees required is **(2) tree(s)**
- Trees must be planted on a private property within the City of Takoma Park. **See here for a map of the City's boundaries.**
- Trees must be of the same size category as the tree that was removed. For your tree, that is the **(LARGE)** category.
- Trees must be selected from the Approved Tree Species List, linked here: <https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>
- Documentation of the completed planting must be provided within six months after your permit is issued. Failure to plant the trees within six months is a violation of the law.
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Conditions for Fee-in-Lieu Payment Option

- Indicate that you would like to pay the fee-in-lieu instead of planting via the MyTKPK portal and pay the invoice generated by City Staff.
- The fee-in-lieu amount to satisfy your entire replacement planting obligation is \$312 times **(2) tree(s)**, or: **(\$624)**

An email notice with further instructions will be sent after your application has passed its 15-day appeal period.

If you have any questions, please contact the Urban Forest Manager by replying to this email.



Tree # 2

BALD CYPRESS

Application number: TAXOMA PARK
W011907-040524



REE#2

BALD CYPRESS

TAKOMA PARK

W011807-040524