



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1109233 DATE ASSIGNED

APPLICANT:

Name: Brendan Ryan Address: 5620 Lambeth Rd Daytime Phone: (615) 319-5727

E-mail: brendan.ryan411@gmail.com City: Bethesda Zip: 20814 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 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.

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:

- Checkboxes for: 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 17 MAR 25

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

Owner's mailing address 5620 Lambeth Rd Bethesda, MD 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
5625 Lambeth Rd Bethesda, MD 20814	8012 Westover Rd Bethesda, MD 20814
8025 Hampden Lane Bethesda, MD 20814	8017 Hampden Lane Bethesda, MD 20814 8021 Hampden Lane Bethesda, MD 20814
5629 Lambeth Road Bethesda, MD 20814	5625 Lambeth Road Bethesda, MD 20814 5510 Lambeth Road Bethesda, MD 20814

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

5620 Lambeth Rd Property is a Center Hall Cape Cod style home on a corner lot in the Greenwich Forest subdivision. The home has a traditional floor plan and the lot size is 0.4 acres. There is a 80-90 foot tree that is approximately 8 feet from the physical structure. A certified arborist conducted a "tree risk assessment" that revealed the tree is HIGH RISK due to several critical issues (assessment excerpt below). The arborist notified us that the tree poses a significant risk to the home's structural integrity and is a safety risk to my family and should be removed. The risk assessment revealed: " There are two long term defects that could lead to large structural failure. Due to the size of the tree, both homes are likely to be damaged in the event of such failure." Removal is necessary due to (1) " tree's co-dominant stems causing feet of included bark. As the tree matures, the amount included bark will continue to grow. Water sits in these areas causing tree decay." (2) "Decayed center lead/branch - within the center of the canopy there is a lead and large branch that is rubbing/grafted. The rubbing caused a large injury that caused a cavity in the large lead. Removing both large limbs would cause a gap in the middle of the canopy that may lead to failure due to new wind sheer in the center canopy."

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

This letter serves as a formal request for permission to remove one tree located on my property at 5620 Lambeth Rd, Bethesda MD, which poses a significant threat to the structural integrity of my home and the safety of my family. I am committed to replacing the tree with two appropriate, non-threatening species, ensuring the continued aesthetic and ecological value of my property.

I understand and respect the importance of preserving Maryland's natural landscape, and I explored all viable alternatives before reaching this decision. The tree is an American Beech tree and is approximately 80-90 feet high. The tree significantly overhangs the roof and main portion of our home. It sits within 8 feet of our foundation and directly overhangs our 10 month old baby's nursery. We are already experiencing damage to the home as a result of the tree. During high winds and storms, large branches fall, and we fear for our family's safety and the structural integrity of our home. We recently had our roof inspected and the contractor stated that tree branches have significantly damaged our slate roof. Trimming the tree is not a viable alternative where, according to the certified arborist, attempting to remove the damaged/critical issues from the tree would only increase the risk of tree failure. As noted above, a certified arborist performed a tree assessment and identified two critical concerns with the tree, deeming it "high risk" and recommending removal. Specifically, the tree has two-codominant stems that result in water pooling and significant decay; in addition, a cavity in the tree has developed, weakening the tree, accelerating internal rot as a result of rubbing and pooling water, and increasing the likelihood of complete tree collapse." We are constantly concerned about the safety of our family and the integrity of our house as a result.

Thus, we plan on removing this tree and planting two appropriate, non-threatening trees, that will improve the property's canopy farther from the home and not pose a significant risk to our family's safety or the home's structure. Thank you for your review.

Work Item 1: _____

Description of Current Condition:
The tree is a large (34- inch DBH) American Beech (*Fagus grandifolia*) that is roughly 80-90 ft tall with an approximate 65ft spread.

The tree is located roughly 8ft off the rear middle of the house, slightly towards the left side.

Proposed Work:
Remove the tree and plant two new appropriate non-threatening species (i.e., American Beech trees) further away from the home where they won't pose a risk to the Property or adjoining properties.

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	*	*	*	*	*		*

March 5, 2025

Brenden Ryan
5620 Lambeth rd
Bethesda, MD 20814

REPORT

ASSIGNMENT:

Provide tree risk assessment for three trees with assistance of ISA and TRAQ certified Arborist, Nathan Girot.

Methodology:

We performed a Level 1 ground Tree Risk Assessment at roughly 11:15 AM, on Monday March 3, 2025.

Tree #1 : American Beech (*Fagus grandifolia*) 10ft off rear middle of house

Observations:

The tree is a large (34- inch DBH) American Beech (*Fagus grandifolia*) that is roughly 80-90 ft tall with an approximate 65ft spread. The tree is located roughly 10ft off the rear middle of the house, slightly towards the left side.

Tree Health:

The tree is a large, old tree with no visible defects to the base of the trunk and trunk flares. The tree has been elevated more than is recommended and has had reduction cuts performed over the house. Overall, the tree is in good health on a scale of poor, fair, good and excellent. However, there are 2 main components of concern.

Defects and areas for concern:

A visual inspection of the tree revealed dead branches, co-dominant stems and rubbing large branches with decay/cavity.

Analysis:

Tree is in overall good health, however have two long term defects that could lead to large structural failure. Due to the size of the tree, both homes are likely to be damaged in the event of such failure. Removal is necessary due to the concerns listed below, size of tree and proximity to house and daughters room.

The Primary concern:

The primary concern for this tree are its co-dominant stems that have caused feet of included bark. As the tree continues to mature, the amount included bark will continue to grow. Water tends to sit in these areas causing decay. Given the trees large size, location to homes, prominence in the landscape, and over elevation, this tree is categorized as a HIGH Risk tree.

Additional Concern:

Rubbing, decayed center lead/branch - Within the center of the canopy there is a lead and large branch that are rubbing/grafted. The rubbing has caused a large injury that appears to have caused a cavity in the large lead based on my ground inspection. Proper mitigation would be to remove both limbs back to their sufficient lateral. The large vertical lead is roughly 30ft long in the center of the canopy. The deletion of this lead would cause a gap in the middle of the canopy that may lead to failure due to new wind sheer in the center canopy.

Risk Rating Explained:

Risk ratings are compromised of three parts. My Assessment determined that:

- 1) Likelihood of Failure is **Probable**.
- 2) Likelihood of Impact to valuable assets (either home) is **High**.
- 3) Likelihood of failure and impact (1 and 2 combined) is **Likely**.
- 4) Consequences of failure is **Significant/Severe**

This puts the tree at an overall **High Risk** rating.

Tree #2 : American Beech (*Fagus grandifolia*) off back left of house.

Observations:

The tree is a large (27.5- inch DBH) American Beech (*Fagus grandifolia*) that is roughly 70-80 ft tall with an approximate 45ft spread. The tree is located off the back left corner.

Tree Health:

The tree is a large old tree that has been crowded by larger trees most of its life which has resulted in an unbalanced canopy. The tree has been over elevated throughout the years. The tree is however protected by larger trees around it. The tree does have dead branches but is in overall good health.

Defects and areas for concern:

A visual inspection of the tree revealed an unbalanced canopy and dead branches in the canopy.

Analysis:

The tree is in overall good health and needs to have deadwood removed.

The Primary concern:

The primary concern for this tree is its off balanced canopy. This appears to be due to larger trees which surround the tree. The tree has naturally grown towards sunlight resulting in the unbalanced canopy. The canopy weight is in the direction of the neighbors house, to the rear left of the customers house.

Additional Concern:

The tree has dead branches within the canopy. Most appear to be 2 inch diameter or less. This can be mitigated with trimming and removal of those branches.

Risk Rating Explained:

Risk ratings are compromised of three parts. My Assessment determined that:

- 1) Likelihood of Failure is **Possible**.
- 2) Likelihood of Impact to valuable assets (either home) is **High**.
- 3) Likelihood of failure and impact (1 & 2 combined) is **Somewhat Likely**.
- 4) Consequences of failure is **Significant/Severe**

This puts the tree at an overall **Moderate Risk** rating.

Tree #3 : White Oak (Quercus alba) off back right of home, beside driveway

Observations:

The tree is a large (27.5- inch DBH) White oak (Quercus alba) that is roughly 60 ft tall with an approximate 50ft spread. The tree is located off the back right of the house on the right side of the driveway.

Tree Health:

The tree is a large, old tree in decline. The tree has been improperly pruned in the past and also has a large amount of large dead branches in the canopy. Overall, the tree is in poor health on a scale of poor, fair, good and excellent.

Defects and areas for concern:

A visual inspection of the trees revealed dead branches, improper heading cuts, covered in ivy, drastic change in grade at base and roughly 50% of the root system covered in asphalt.

Analysis:

The tree is currently in a state of decline. There is a large amount of deadwood that could be removed, however the shrinking canopy and declined state will likely lead to continued failure in health. I recommend this tree to be removed.

The Primary concern:

The primary concern for this tree is the amount of deadwood, making up about 20% of the canopy when including improper heading cuts. Decay fungus can be seen along dead branches and into branch collars as well as living stems. These visible symptoms provide unfavorable growing conditions for future long term health. Given the visible symptoms that the canopy are presenting, it is possible that this tree can or has developed a fungal or bacterial infection. However, further diagnosis would be needed to confirm such pathogens. Given the trees large size, dead branches and overall declining health, this tree is categorized as a HIGH Risk tree.

Additional Concern:

Root system - The house side of the root system of the tree is completely covered by the asphalt driveway, roughly 50%. This limits the amount of water the tree can uptake. The backside of the tree has a drastic change in grade of roughly 1ft. This change in grade can increase the chance for failure, especially when the tree is in a state of decline.

Risk Rating Explained:

Risk ratings are compromised of three parts. My Assessment determined that:

- 1) Likelihood of Failure is **Probable**.
- 2) Likelihood of Impact to valuable assets (either home) is **High**.
- 3) Likelihood of failure and impact (1 and 2 combined) is **Likely**.
- 4) Consequences of failure is **Significant/Severe**

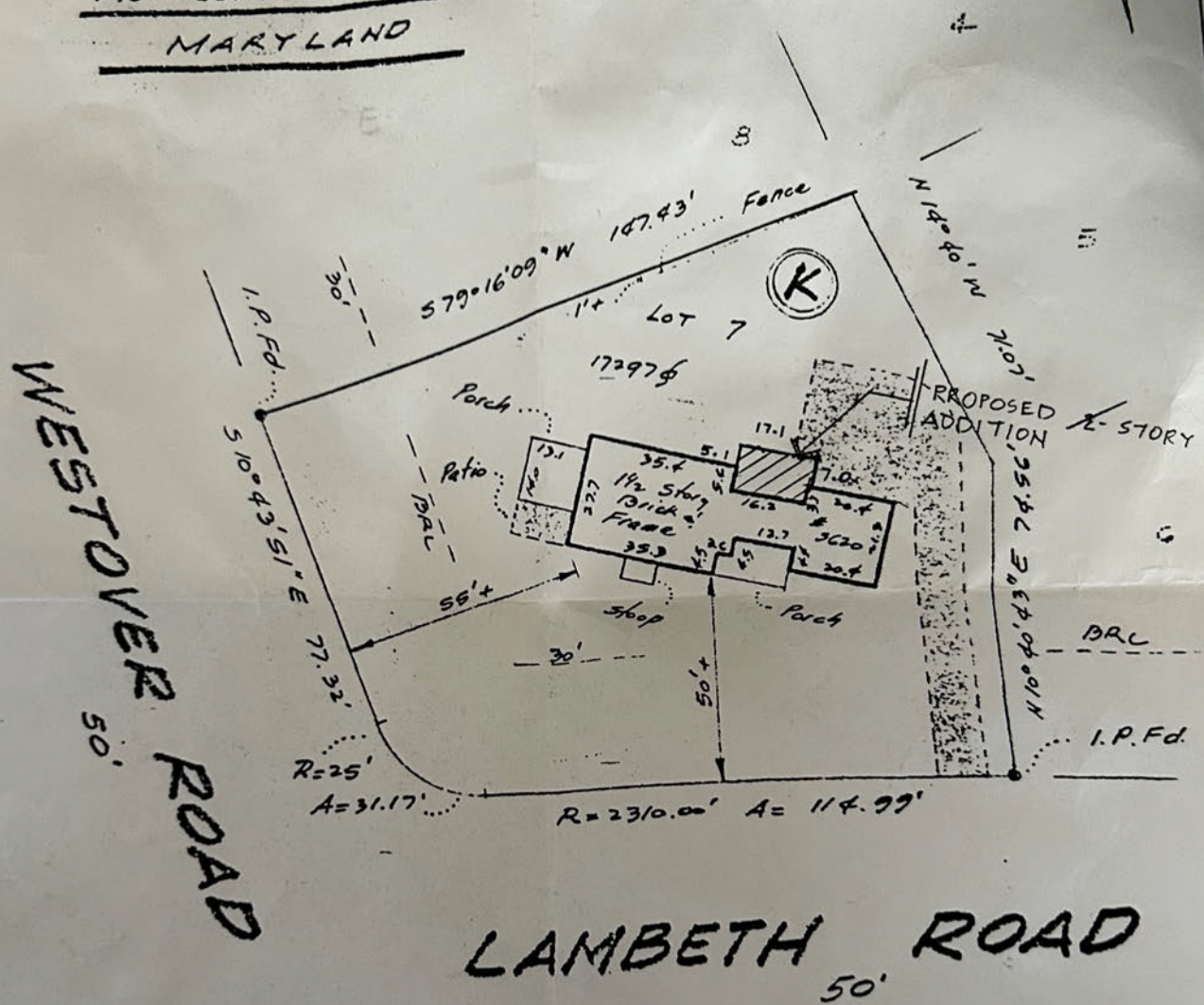
This puts the tree at an overall **High Risk** rating

Respectfully,

Matthew Wood

ISA Certified Arborist: MA-7019A
Certified Treecare Safety Professional (CTSP)
Maryland Licensed Tree Expert #2418

LOT 7 BLOCK 7
GREENWICH FOREST
MONTGOMERY COUNTY
MARYLAND



P.P.J. Case : 810

Note: House location surveys do not include setting iron pipes on property corners. Do not use this plat for the installment of fences.

<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless there are no encroach-</p>	<p>REFERENCE</p>	<p>VALES & ASSOCIATES, INC.</p> <p>LAND SURVEYORS</p> <p>460-3805</p> <p>14916 EMOR ROCKVILLE, M.</p>	
	<p>PLAT BOOK 10</p> <p>PLAT NUMBER 722</p>	<p>DATE 12-5-78</p>	<p>SCALE 1" = 40'</p>























DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/17/2025

Application No: 1109233
AP Type: HISTORIC
Customer No: 1518992

Affidavit Acknowledgement

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

Primary Applicant Information

Address 5620 LAMBETH RD
BETHESDA, MD 20814

Homeowner Ryan
Homeowner Ryan (Primary)

Historic Area Work Permit Details

Work Type DEMO
Scope of Work Removing one tree and planting two in its place away from the house.