



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: February 17, 2022

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission Historic

SUBJECT: Area Work Permit # 980221 - Tree Removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 16, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Samer Sadek  
Address: 7315 Maple Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



01/10/2022

APPLICATION NUMBER [W007566-122921](#)

Samer Sadek  
7315 Maple Ave  
Takoma Park, MD 20912

Re: Tree Removal Application at:  
7315 MAPLE  
TAKOMA PARK MD 20912

APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**

*By Dan.Bruechert at 3:24 pm, Feb 17, 2022*

Dear Samer Sadek:

The City of Takoma Park has granted preliminary permit approval for you to remove the 15.8” d.b.h. AMERICAN HOLLY (3 replants) from the FRONT LEFT of your property. The following are the notes from the Urban Forest Manager's evaluation of your tree:

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Tree Condition Rating (1-5):  
Crown/Branches: 5  
Root & Root Collar: 3  
Tree Health & Species Profile: 5  
Trunk: 5

Criterion Total (4-20): 18

The tree is quite healthy and vigorous. The tree is not outstanding in age or size. Removal of the tree will have a small to moderate reduction of tree canopy. The tree was growing very close to a retaining wall, which was failing. The wall has been replaced, but there is some concern of further growth of the trunk impacting the new wall. Removal of the tree is probably necessary for the health of the new retaining wall.

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Preliminary approval means that the City will post your property for a 15 day period beginning 01/10/2022 and ending 1/25/2022 2:01:35 PM for public comment. A permit to remove the tree(s) will be granted after the comment period is completed and the City receives the signed agreement to adhere to the City's tree replacement requirements. 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](mailto: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.

## Replanting Agreement

As a condition for receiving your permit you are required to replant (3)1 ½” caliper, category MEDIUM, trees or make a contribution of \$936 to the City’s Tree Fund. Click the link below to find the City's Approved Tree Species List:

<https://documents.takomaparkmd.gov/government/public-works/Trees/Takoma-Park-Approved-Tree-Species-List.pdf>

### HOW TO COMPLETE THE REPLANTING AGREEMENT ONLINE:

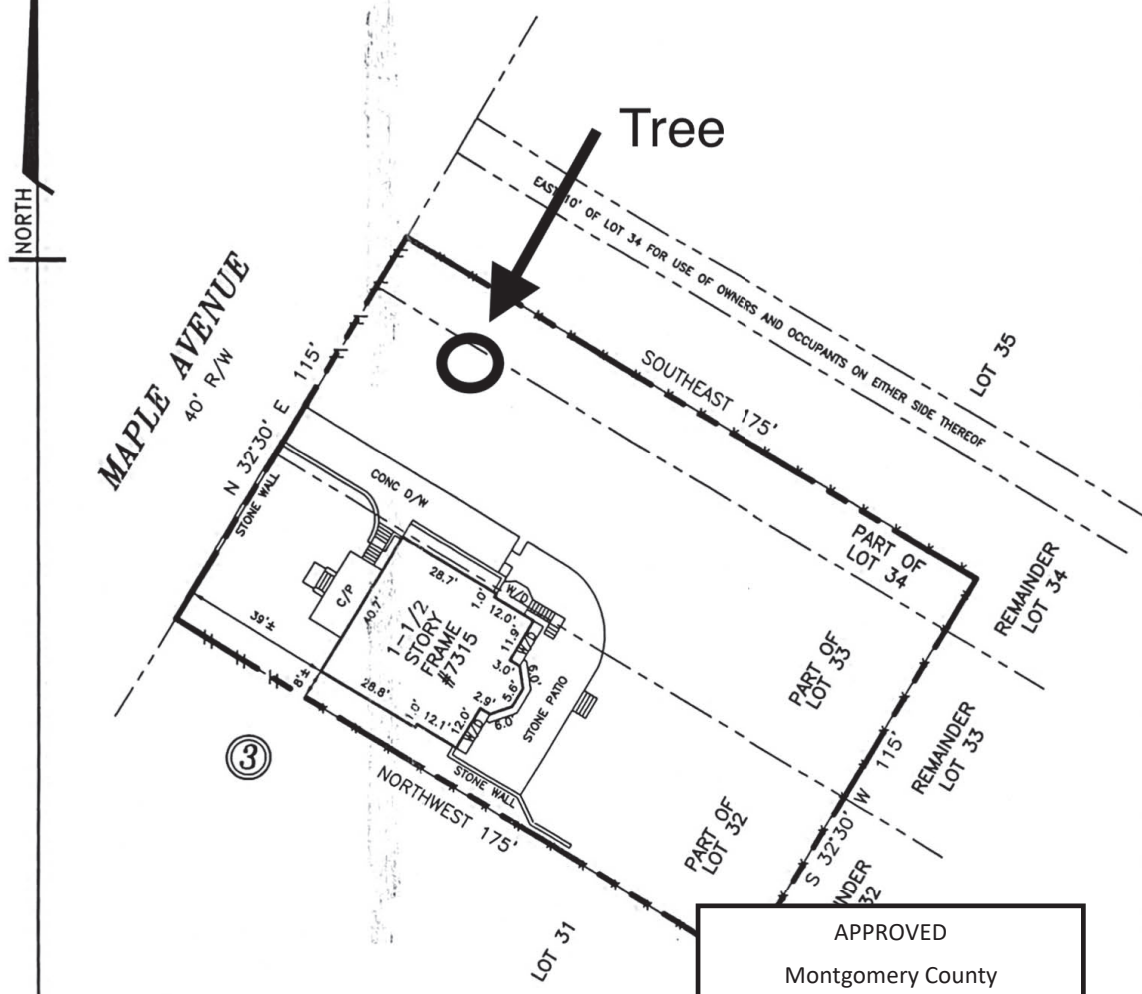
1. Click this link to view your Tree Removal Application request in MyTKPK: [W007566-122921](#)
2. Enter the email address you used to apply for the permit initially if prompted for it.
3. Scroll down to “Replanting Agreement”. For “How do you plan to replace this tree?” select “Pay Fee in Lieu”, “Replant On-site”, or “Combination of Both” and fill in the subsequent information you are asked for.

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

**TREE WORK DONE FOR HIRE IN THE CITY OF TAKOMA PARK MUST BE CARRIED OUT BY A MARYLAND STATE LICENSED TREE EXPERT, OR LTE. HIRING SOMEONE WHO IS NOT LICENSED IS A VIOLATION OF CITY AND STATE LAW. MAKE SURE YOUR CONTRACTOR HAS A LTE NUMBER BEFORE YOU HIRE THEM.**

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

LOCATION DRAWING  
**TAKOMA PARK**  
 PART OF LOTS 32, 33 & 34 BLOCK 3  
 MONTGOMERY COUNTY, MARYLAND



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

**REVIEWED**  
 By Dan.Bruechert at 3:24 pm, Feb 17, 2022

- LEGEND**
- B/W=BAYWINDOW
  - B.R.L.=BUILDING RESTRICTION LINE
  - CONC.=CONCRETE
  - F/P=FRAME PORCH
  - O/H=OVERHANG
  - MAC.=MACADAM
  - P/W=PARTYWALL
  - W/D=WOODDECK
  - C/P=CONCRETE PORCH
  - C/S=CONCRETE STOOP
  - ST/ST=STONE STOOP
  - S/W=SIDEWALK
  - D/W=DRIVEWAY
  - A/W=AREAWAY
  - S/P=SCREEN PORCH
  - M/S=METAL SHED
  - F/S=FRAME SHED
  - BR/P=BRICK PORCH
  - BRK=BRICK
  - GR=GRAVEL
  - G=GATE
  - ST=STONE

PROPERTY ADDRESS: 7315 MAPLE AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 24031C 0460D AS REVISED 9/29/06

**CERTIFICATE**

I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. NO TITLE REPORT HAS BEEN FURNISHED SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

*[Signature]*  
 MARY ODY SIMPSON  
 MARYLAND PROPERTY LINE SURVEYOR NO. 514  
 LICENSE EXPIRES 6-30-2015


REFERENCES	
PLAT BK. A	
PAGE NO. 3	
LIBER 6351	
FOLIO 381	

<b>ALL COUNTY LOCATION SURVEYS, INC</b>	
2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035 PHONE (410) 798-9701 FAX (410) 798-9705	
DATES:	SCALE: 1"=40'
WALL CHECK:	DRAWN BY: ACM
HSE. LOC.: 4/26/13	JOB NO.: 140-13
BOUNDARY:	

- NOTES:**
- 1) This location drawing is for benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
  - 2) This location drawing is not to be used for the building of fences or other improvements. No boundary survey has been performed.
  - 3) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
  - 4) B.R.L. information, if shown was obtained from existing record plat or was provided to ACLS, and is not guaranteed by ACLS, Inc.
  - 5) Flood Zone information is subject to the interpretation of the originator.
  - 6) Adjoiner deed research has not been undertaken with the Location Drawing.
  - 7) ACLS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
  - 8) Level of accuracy 2'±.

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APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. Norton*

**REVIEWED**

By Dan.Bruechert at 3:26 pm, Feb 17, 2022