



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 31, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1045881: Tree removals and replanting plans.

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 October 25, 2023 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: Sajid Niazi (Jeffrey Lees, Architect)
Address: 1 High Street, Brookeville

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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1045881
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Sajid Niazi
Address: 2624 Dapple Grey Ct
Daytime Phone: 410-507-1316

E-mail: sajniazi@yahoo.com
City: Olney Zip: 20832
Tax Account No.: 03331876

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Co: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic P

Is the Property Located within an Historic District? Yes/ No/
Is there an Historic Preservation/Land Trust/Environmental Assessment for the easement, and documentation from the assen

REVIEWED

By Michael Kyne at 1:20 pm, Oct 31, 2023



Are other Planning and/or Hearing Examiner Approvals /R (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 1 Street: High Street
Town/City: Brookville Nearest Cross Street: Market Street
Lot: 58 Block: _____ Subdivision: 05 Parcel: 495

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.

Sajid Niazi
Signature of owner or authorized agent

9/20/23
Date

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

Owner's mailing address
2624 Dapple Grey Ct
Olney MD 20832

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

212 Market Street Brookville MD 20833

3 High Street, Brookeville MD 20833

211 Market Street, Brookeville 20833

2 High Street, Brooke MD 20833

APPROVED

Montgomery County
Historic Preservation Commission



REVIEWED

By Michael Kyne at 1:20 pm, Oct 31, 2023

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

Continuance of HAWP 1003919. Tree removal is required on the East side of the property. Proposed site and landscape plans are attached.

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By Michael Kyne at 1:20 pm, Oct 31, 2023

APPROVED
Montgomery County
Historic Preservation Commission


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

Removal of trees

see attached pictures

Picture 1 - trees along the wooden fence
- trees circled - Total trees 6

Picture 2 - trees along the wooden fence
- trees circled - Total trees 3

Work Item 1: Tree Removal

Description of Current Condition:
Remove trees

Proposed Work:
Continuance of HAWP 1003919. See landscape plan

Work Item 2: _____

Description of Current Condition:

Proposed

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Montgomery County
Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 1:20 pm, Oct 31, 2023

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Historic Preservation Commission

Rachel A. [Signature]

Six trees

(4) (1) (6)

(17)

11010.02

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APPROVED

Montgomery County
Historic Preservation Commission

Ronald H. Adams

Three trees

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Handwritten signature of Robert A. ...



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Montgomery Village, MD 20886
Phone: 301 870 0400
www.mhga.com

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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland.
License No. 16016, E-Engineer (EPE) 10/1/2018

OWNER: ONE HIGH STREET, LLC
12560 LITTLE PATRIOT AVENUE, SUITE 5710
COLUMBIA, MD 21044
CONTACT: SAJ NAZI
PHONE: 410-807-1316
EMAIL: sajnazi@onehigh.com

Table with 3 columns: NO., DESCRIPTION, DATE. Contains one row for revisions.

100 8047480 mhfc 2/20/23

FLAT 2126B
5TH ELECTION DISTRICT
TOWN OF BROOKVILLE
MARYLAND

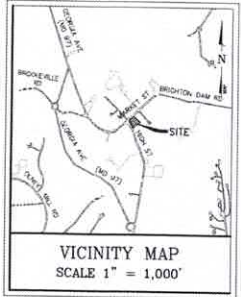
LOT 68 BROOKVILLE

PROJ. MGR: KMH
DRAWN BY: SEC
SCALE: 1" = 10'
DATE: 08.09.2023

SITE PLAN

C2.01
PROJECT NO.: 2021.276.11
SHEET NO.: 1 OF 1

- LEGEND
EXISTING CONDITIONS
NEW CONDITIONS
CONTOUR (2FT)
CONTOUR (5FT)
SPOT ELEVATION
CURB & GUTTER
ASPHALT PAVING
CONCRETE PAVING
BUILDING
PROPERTY BOUNDARY
LIGHT POLE
SIGN
LIMIT OF DISTURBANCE
FENCE
SEWER MANHOLE
SIGN
UTILITY POLE
GUY WIRE
BOLLARD
TREE
WATER VALVE / METER
ENTRANCE



- KEY NOTES
1. CURB & GUTTER TYPICAL
2. PER DISCUSSION WITH THE TOWN OF BROOKVILLE, A FUTURE DEVELOPMENT BY SAJ IS EXPECTED ON MAIN STREET AND HIGH STREET WHICH WILL BRING THE EXISTING SIDEWALK INTO COMPLIANCE WITH ADA REQUIREMENTS. THEREFORE, THE EXISTING SIDEWALK AND DRIVEWAY ENTRANCE IN THE PUBLIC RIGHT OF WAY ARE TO REMAIN
3. ASPHALT PAVEMENT SECTION
4. CONCRETE PAVEMENT SECTION
5. CONCRETE FINISH EDGE OF SLAB (TYPICAL)
6. 8" SLT CONCRETE SIDEWALK (TYPICAL)
7. CONCRETE FINISH JOINT DETAILS
8. CONCRETE UNITS FOR FINISH
9. CONCRETE RETAINING WALL
10. 4" WOOD PRIVACY FENCE
11. 10' TROUSERS ON FACE OF CURB
12. 4" RADIUS ON FACE OF CURB
13. INTERNATIONAL ACCESSIBILITY SYMBOL
14. VARIABLE HEIGHT CURB SEE SPOT ELEVATIONS FOR HEIGHT
15. 4" HIGH WOOD PICKET FENCE
16. 2% MAX FLOOR IN ALL DIRECTIONS (TYPICAL)
17. 2% MAX FLOOR IN ALL DIRECTIONS (TYPICAL)
18. 0.5% MAX FINISHING SLOPE AND 2% MAX CROSS SLOPE (TYPICAL)
19. NOISE DOWN CURB AND GUTTER TRANSITION
20. 4" WIDE PLANTED STRIPS AT 45 DEGREE ANGLE WITH 2" SPACING
21. CRACKS/SEAM STRIPS
22. PARKING STRIPS (TYPICAL)
23. SEE LANDSCAPE PLAN FOR PLANTS AND PLANTING AREAS
24. SEE ARCHITECT PLANS FOR DETAILS
25. RECESSED PARKING MARKINGS - UNACCESSIBLE SURF
26. ALL PARKING IN ACCESSIBLE ZONE
27. EXISTING SIGNAGE DOES NOT EXCEED 2' IN ALL DIRECTIONS
28. EXISTING SIGNAGE DOES NOT EXCEED 2' IN ALL DIRECTIONS
29. 2% MAX CROSS SLOPE
30. TWO INCHES IN PORTLAND CEMENT
31. NO 30621 - 12" OUTLET STRUCTURE
NOTE: ALL ITEMS LISTED TO BE NEW UNLESS OTHERWISE NOTED OTHERWISE

- SITE NOTES
1. PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A MARSH 2022 TOPOGRAPHIC SURVEY PREPARED BY REAL ESTATE SURVEYORS AND DEVELOPERS, LLC.
2. THE PROJECT IS LOCATED WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF BROOKVILLE, THE TOWN OF BROOKVILLE HAS PLANNING AND ZONING AUTHORITY.
3. THE PROJECT IS LOCATED WITHIN THE TOWN OF BROOKVILLE COMPREHENSIVE PLAN.
4. THE PROJECT IS LOCATED WITHIN THE BROOKVILLE HISTORIC DISTRICT.
5. THE PROJECT IS LOCATED WITHIN THE HISTORIC PRESERVATION MANAGEMENT AREA.
6. EXISTING UTILITIES (SPOKE ARE BASED ON VISIBLY SURVEYED APPEARANCES AND ANY MARGINAL ACCESSIBLE STRUCTURES ARE) ARE AND OF RECORD.
7. THE PROJECT IS LOCATED WITHIN WATER SERVICE CATEGORY W-1 WITHIN THE MUNICIPALITY OF THE TOWN OF BROOKVILLE AREAS SERVED BY COMMUNITY PUBLIC UTILITY THAT ARE EITHER EXISTING OR UNDER CONSTRUCTION.
8. THE PROJECT IS LOCATED WITHIN SEWER SERVICE CATEGORY S-1 WITHIN THE MUNICIPALITY OF THE TOWN OF BROOKVILLE AREAS SERVED BY COMMUNITY PUBLIC UTILITY THAT ARE EITHER EXISTING OR UNDER CONSTRUCTION.
9. THE PROJECT IS LOCATED WITHIN THE HAMBURG WOODS - REDDY BRANCH WATERSHED.
10. HIGH STREET IS A HIGHWAY OPERATED AND MAINTAINED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION.
11. MARKET STREET IS A HIGHWAY OPERATED AND MAINTAINED BY THE TOWN OF BROOKVILLE.
12. THE TOTAL LAND DISTURBANCE ASSOCIATED WITH THE PROPOSED CONSTRUCTION WILL BE LESS THAN 5000 SQUARE FEET AND WILL BE IN A LESS THAN 100 CURB YARDS OF EARTH MOVEMENT.
13. NOISE LEVELS WITH THE INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) WILL NOT BE REQUIRED FOR THIS PROJECT.
14. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEWERAGE, UTILITY COMPANIES REGULATE.
NATURAL GAS: WASHINGTON GAS
ELECTRICITY: MARYLAND POWER CO
TELECOMMUNICATIONS: VERIZON & COMCAST
15. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.

- GENERAL CONSTRUCTION NOTES
1. CALL MARYLAND UTILITY TOLL CALL AT 811 OR 1-800-380-7273 TWO FULL BUSINESS DAYS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTORS MAY FILE REQUESTS ONLINE AT: https://www.1-800-380-7273.com
2. IF DURING THE CONSTRUCTION PROCESS DISCREPANCIES BETWEEN THE DRAWING AND FIELD CONDITIONS THAT CAN BE IDENTIFIED BY THE CONTRACTOR, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THESE CHANGES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.

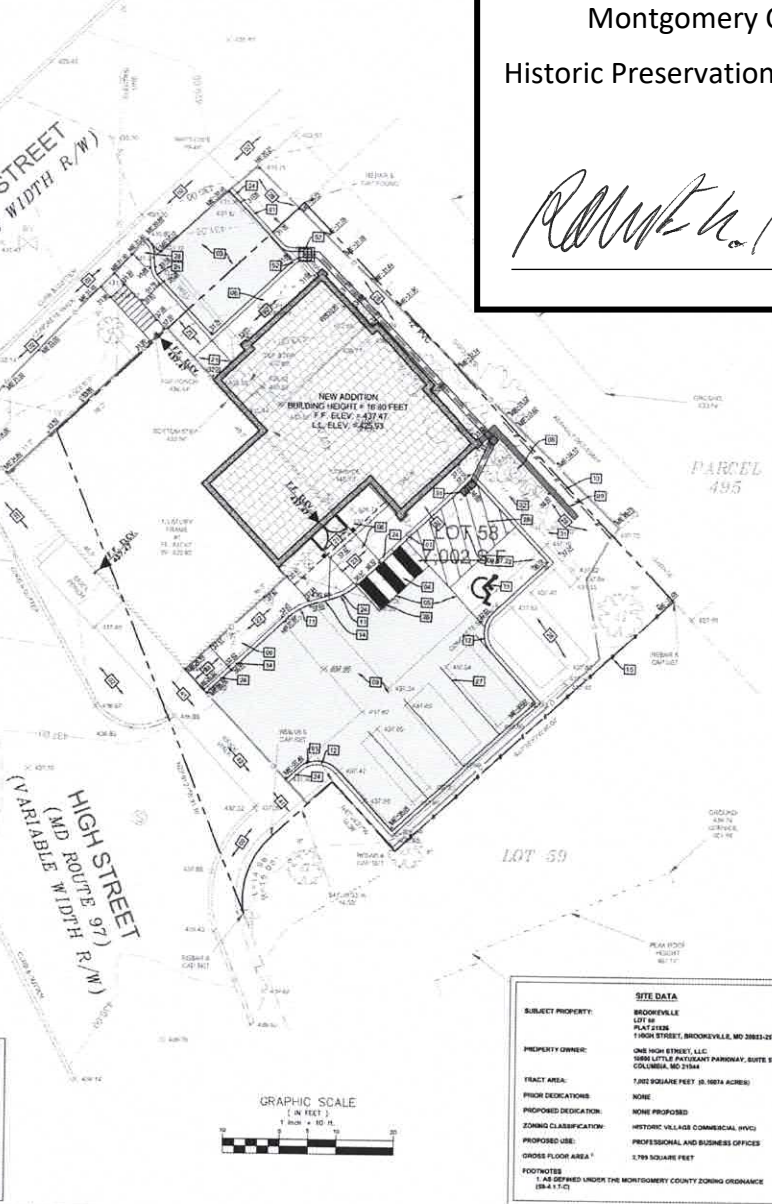


Table with 2 columns: EXISTING CONDITIONS, NEW CONDITIONS. Lists various site features and their specifications.

SITE DATA
SUBJECT PROPERTY: BROOKVILLE
LOT #1: PLAT 2126B
TRACT AREA: 7.862 SQUARE FEET (0.1826 ACRES)
PROPOSED DEDICATION: NONE
PROPOSED USE: NONE PROPOSED
ZONING CLASSIFICATION: HISTORIC VILLAGE COMMERCIAL (HVC)
PROPOSED USE: PROFESSIONAL AND BUSINESS OFFICES
GROSS FLOOR AREA: 1,789 SQUARE FEET
FOOTNOTES: 1. AS DEFINED UNDER THE MONTGOMERY COUNTY ZONING ORDINANCE (SBA & TFC)

Table with 2 columns: HISTORIC VILLAGE COMMERCIAL (HVC) DEVELOPMENT STANDARDS, VEHICLE & BICYCLE PARKING REQUIREMENTS. Lists standards for building height, setbacks, and parking.

