



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: July 31, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 917984 - Building Demolition

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 July 29, 2020 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: Emily Bussigel & Garrett Coyle
Address: 7324 Piney Branch Rd., 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 to schedule a follow-up site visit.



ZONING ANALYSIS

BEN NORKIN

- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

7324 PINEY BRANCH RD
TAKOMA PARK, MD 20912

COYLE-BUSSIGEL DEMO

GARRETT COYLE AND
EMILY BUSSIGEL

PROJECT: 20004

DRAWN BY BJB

SHEET NO:
0

SHEET NAME:
**PROJECT
INFO**

SCALE:
1" = 30'-0"

6/25/2020 1:28:47 PM

ADDRESS: 7324 PINEY BRANCH RD TAKOMA PARK, MD 20912
SUBDIVISION: 0025
BLOCK: 11
LOT: 14

ZONE: R-60
LOT AREA: 12,812 FT²
ALLOWABLE LOT COVERAGE: 35% (4,484 FT²)
EXISTING LOT COVERAGE: 13% (1,685 FT²)
PROPOSED LOT COVERAGE: 11% (1,361 FT²) (-324 FT²)

REQUIRED FRONT SETBACK: 25 FT
EXISTING FRONT SETBACK: NO CHANGE

REQUIRED SIDE SETBACK: 7 FT EACH SIDE
EXISTING SIDE SETBACK: NO CHANGE

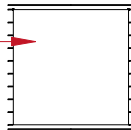
REQUIRED REAR SETBACK: 20 FT
EXISTING REAR SETBACK: NO CHANGE

MAXIMUM HEIGHT: 30 FT
EXISTING HEIGHT: NO CHANGE

* FOR LOT RECORDED PRIOR TO 1954



DETACHED GARAGE
TO BE REMOVED
324 FT²



7324 PINEY
BRANCH RD
(E) SINGLE-
FAMILY
RESIDENCE
1041 FT²

(E) FRONT PORCH
320 FT²

1 SITE PLAN
1" = 30'-0"

REVIEWED

By Dan.Bruechert at 11:50 am, Jul 31, 2020

APPROVED
Montgomery County
Historic Preservation Commission

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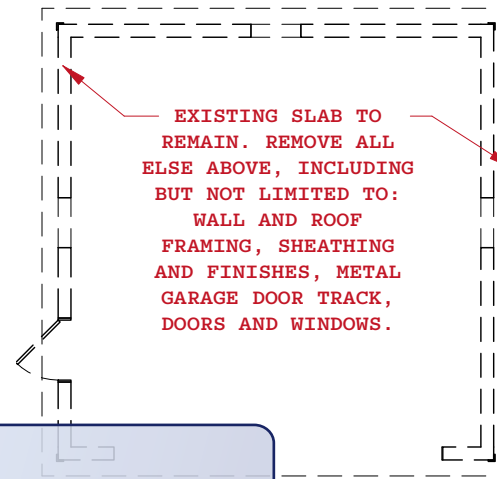
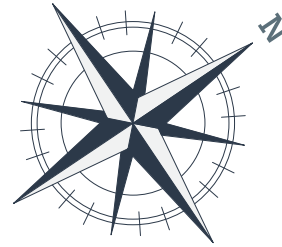
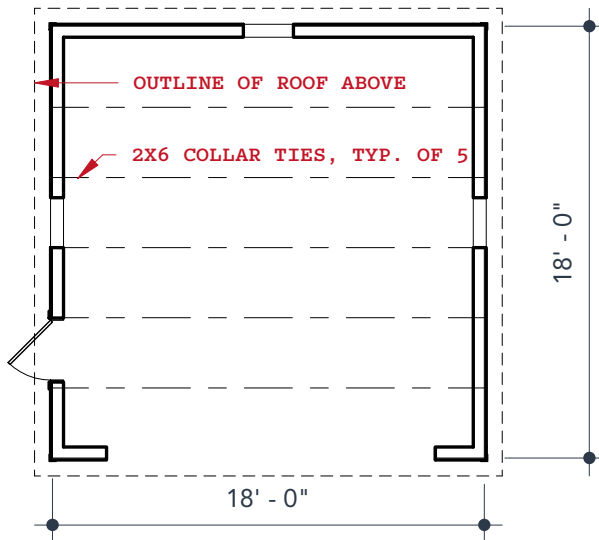
PROJECT: 20004

DRAWN BY: BJN

SHEET NO:
1

SHEET NAME:
PLANS

SCALE:
As indicated



REVIEWED

By Dan.Bruechert at 11:50 am, Jul 31, 2020

APPROVED

Montgomery County

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DEMOLITION

① EXISTING DETACHED GARAGE
1/8" = 1'-0"

DEMOLITION GENERAL

- A. EXISTING CONCRETE SLAB TO REMAIN. REMOVE ALL OTHER STRUCTURE, FINISHES AND FIXTURES.
- B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- C. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES NOT INDICATED ON DEMO/CONSTRUCTION PLANS THAT MAY INTERFERE WITH THE COMPLETION OF PROPOSED WORK.

 TO BE REMOVED

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COYLE-BUSSIGEL DEMO

**7324 PINEY BRANCH RD
TAKOMA PARK, MD 20912**

**GARRETT COYLE AND
EMILY BUSSIGEL**

PROJECT: 20004

DRAWN BY BJN

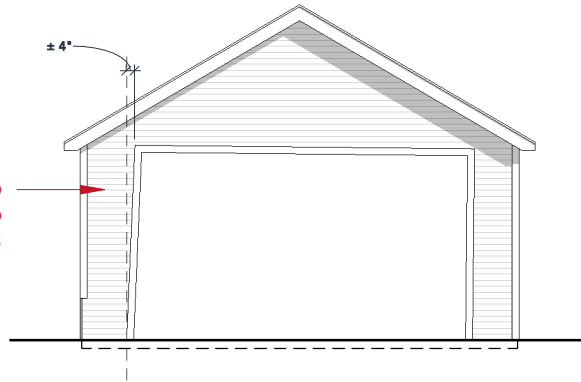
SHEET NO:

2

SHEET NAME:

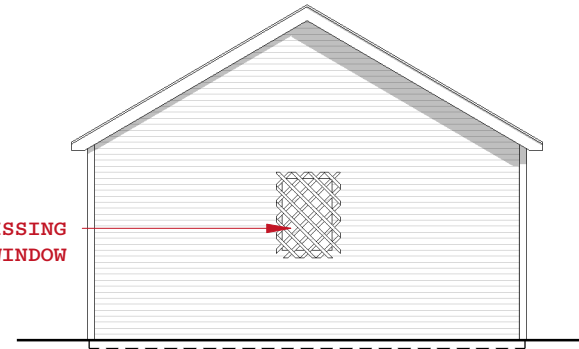
**EXISTING
ELEVATIONS**

SCALE:
1/8" = 1'-0"



**EXISTING FRONT ELEVATION
(SOUTHEAST)**

①
1/8" = 1'-0"

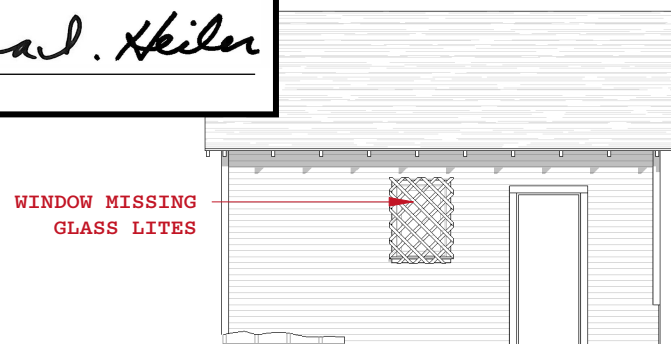


**EXISTING REAR ELEVATION
(NORTHWEST)**

②
1/8" = 1'-0"

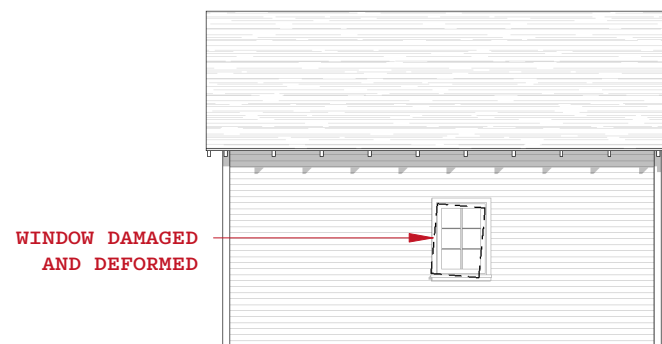
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**EXISTING SIDE ELEVATION
(SOUTHWEST)**

③
1/8" = 1'-0"



**EXISTING SIDE ELEVATION
(NORTHEAST)**

④
1/8" = 1'-0"