



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: December 18, 2018

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #843618: Site alterations

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 25, 2018 Historic Preservation Commission 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: Michael Gottlieb & Julianna Goldman (Luke Olson, Architect)
Address: 4709 Dorset Avenue, Chevy Chase

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.





REVIEWED
SCOPE OF WORK:
By Michael.Kyne at 5:29 pm, Dec 18, 2018



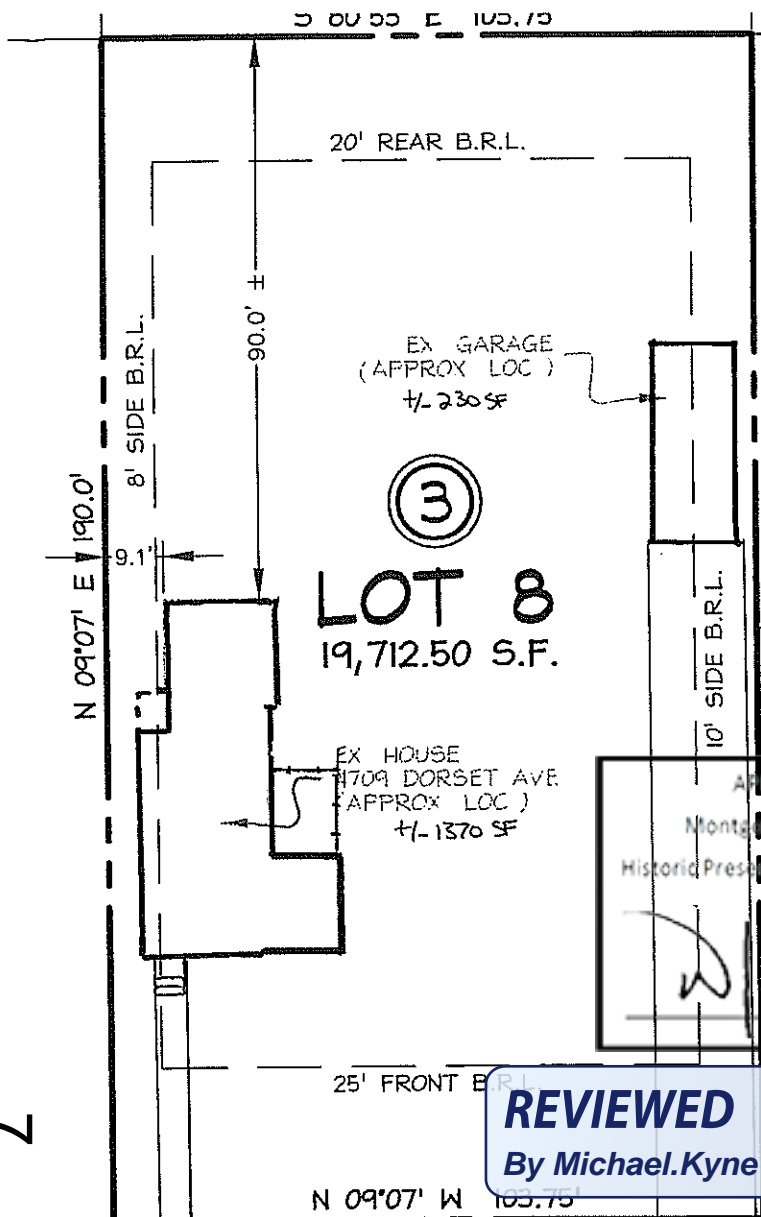
PROVIDED SITE PLAN TO PROVIDE PERMEABLE PAVERS AT CIRCULAR DRIVEWAY. REBUILD EXISTING FAILING RETAINING WALL AT LEFT SIDE OF PROPERTY AT NEW HEIGHT. CONSTRUCTION OF NEW RETAINING WALL AT RIGHT SIDE OF PROPERTY TO ADDRESS COUNTY STORMWATER MANAGEMENT REQUIREMENTS. ADD FLAGSTONE STEPS TO SIDE WALKWAY FROM HOUSE TO DRIVEWAY AT-GRADE. ADD WINDOW WELL AT GRADE AT REAR OF NEW GARAGE.



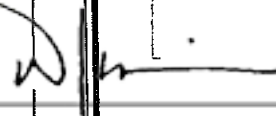
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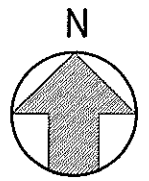
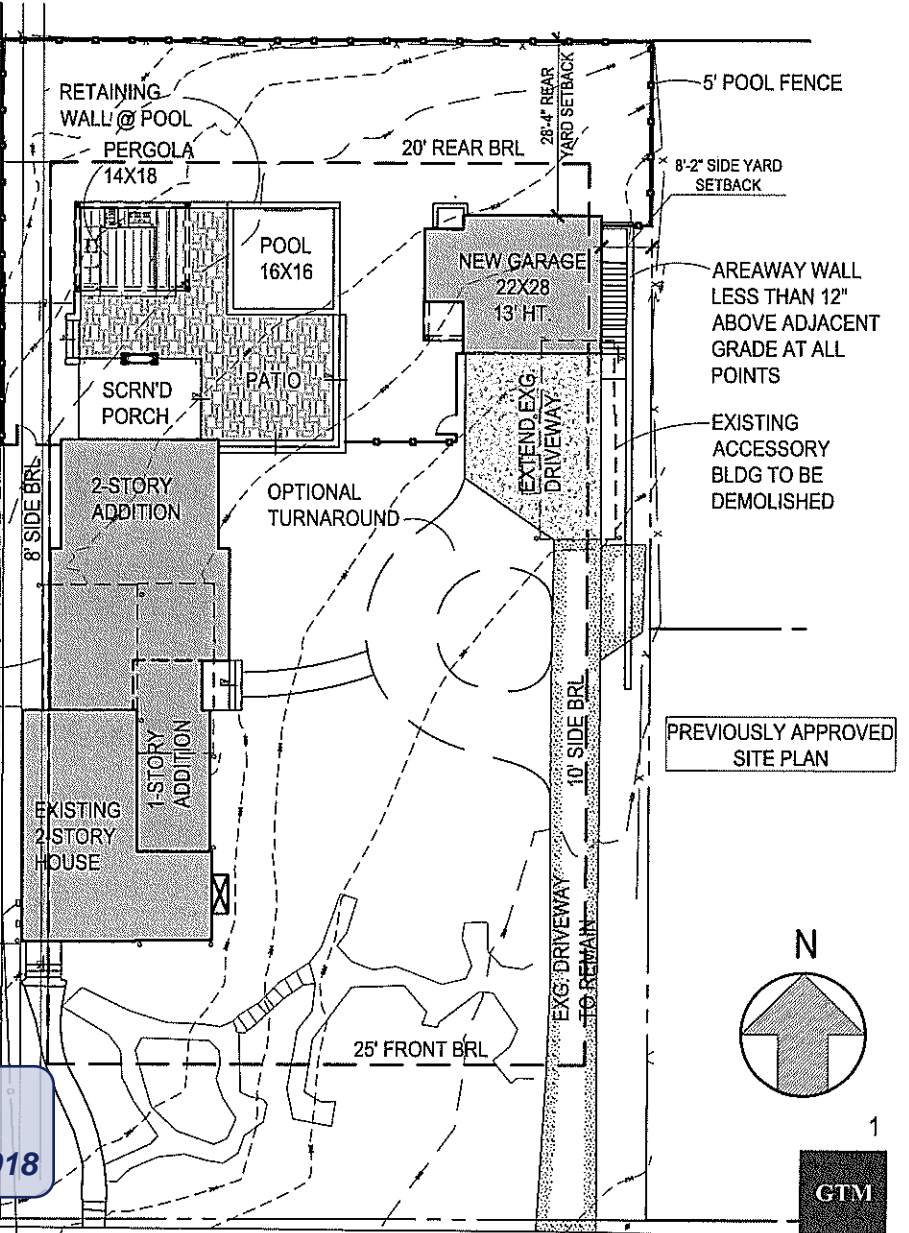




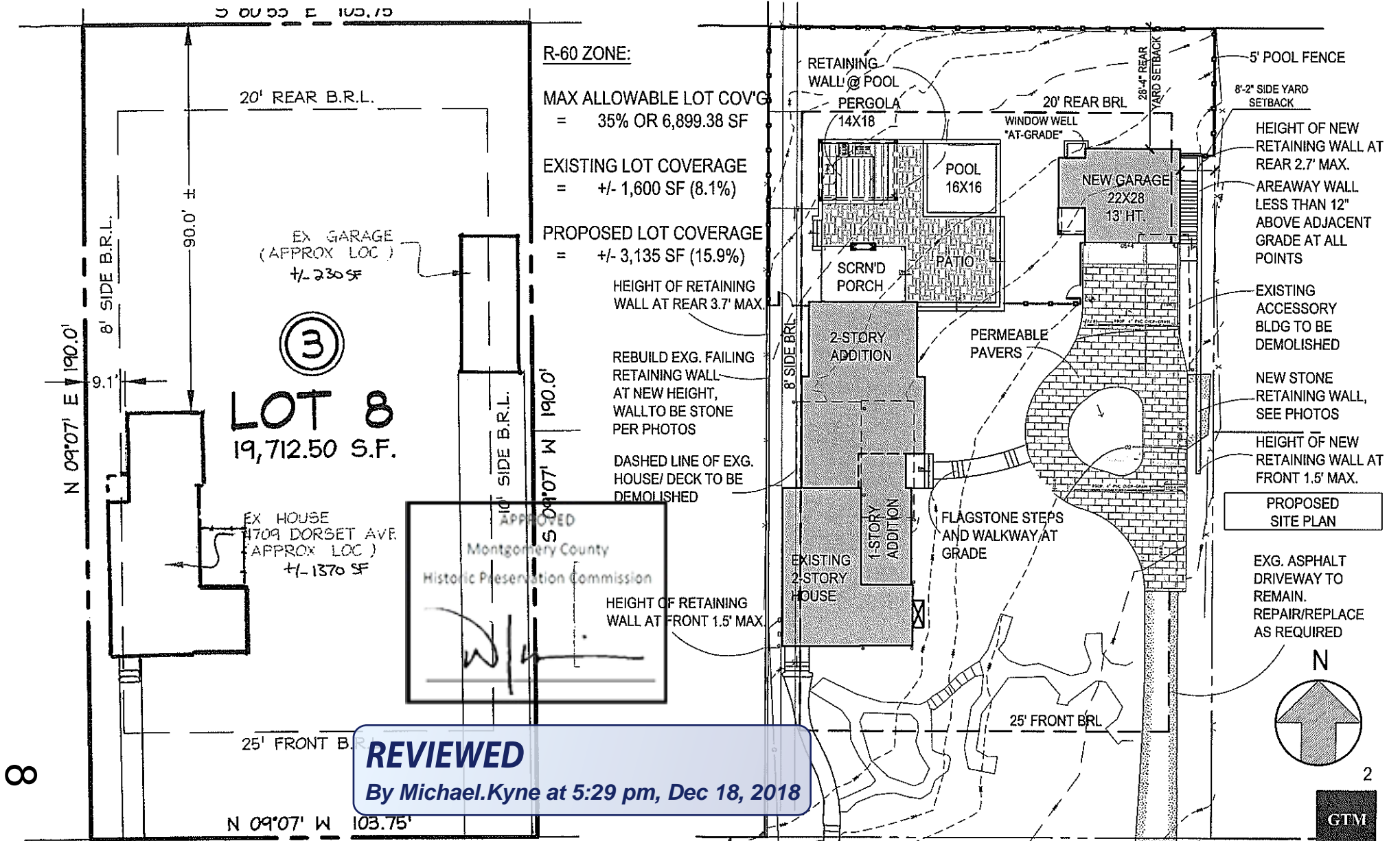
R-60 ZONE:
 MAX ALLOWABLE LOT COV'G
 = 35% OR 6,899.38 SF
 EXISTING LOT COVERAGE
 = +/- 1,600 SF (8.1%)
 PROPOSED LOT COVERAGE
 = +/- 3,135 SF (15.9%)

APPROVED
 Montgomery County
 Historic Preservation Commission


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17.0450 - 4709 DORSET AVE - SSB



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MAX ALLOWABLE LOT COV'G
 = 35% OR 6,899.38 SF
EXISTING LOT COVERAGE
 = +/- 1,600 SF (8.1%)
PROPOSED LOT COVERAGE
 = +/- 3,135 SF (15.9%)

HEIGHT OF RETAINING WALL AT REAR 3.7' MAX.
 REBUILD EXG. FAILING RETAINING WALL AT NEW HEIGHT, WALL TO BE STONE PER PHOTOS
 DASHED LINE OF EXG. HOUSE/ DECK TO BE DEMOLISHED

HEIGHT OF RETAINING WALL AT FRONT 1.5' MAX.

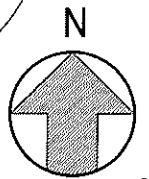
5' POOL FENCE
 8'-2" SIDE YARD SETBACK
 HEIGHT OF NEW RETAINING WALL AT REAR 2.7' MAX.
 AREAWAY WALL LESS THAN 12" ABOVE ADJACENT GRADE AT ALL POINTS
 EXISTING ACCESSORY BLDG TO BE DEMOLISHED
 NEW STONE RETAINING WALL, SEE PHOTOS
 HEIGHT OF NEW RETAINING WALL AT FRONT 1.5' MAX.

PROPOSED SITE PLAN

EXG. ASPHALT DRIVEWAY TO REMAIN. REPAIR/REPLACE AS REQUIRED

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GTM

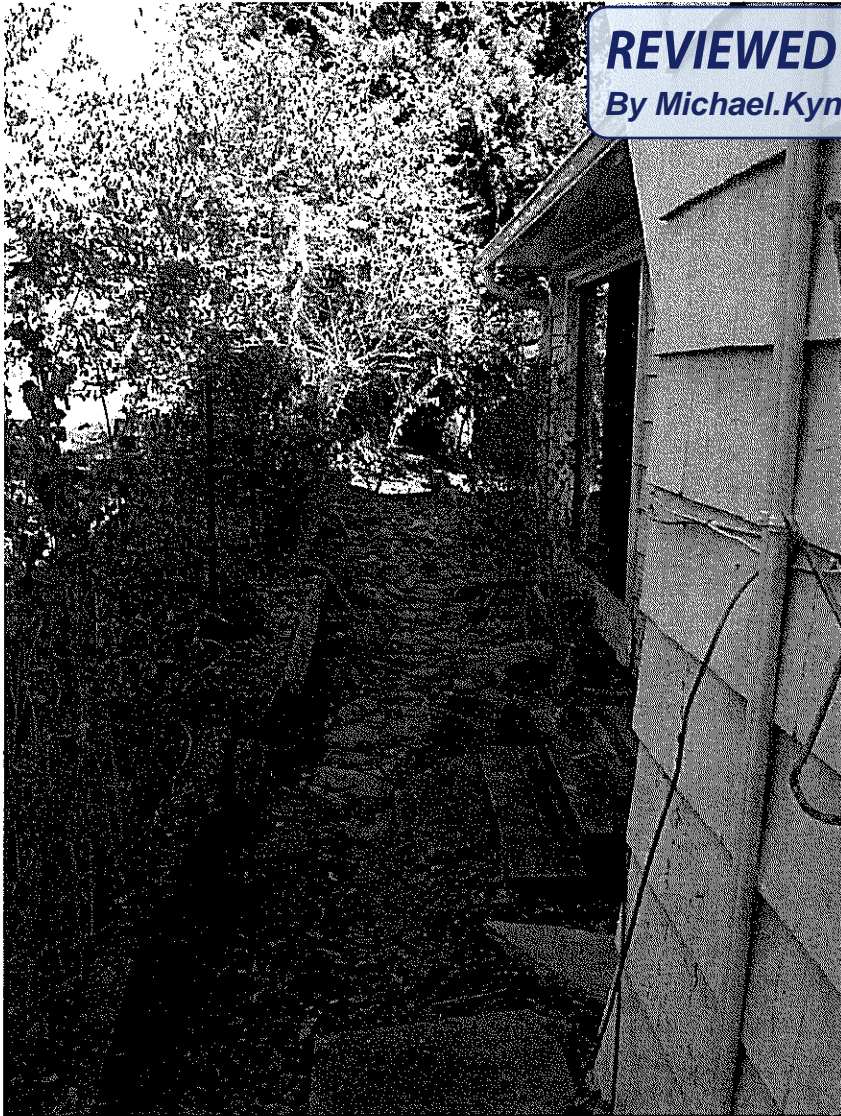
17.0450 - 4709 DORSET AVE - SSB

GTM ARCHITECTS

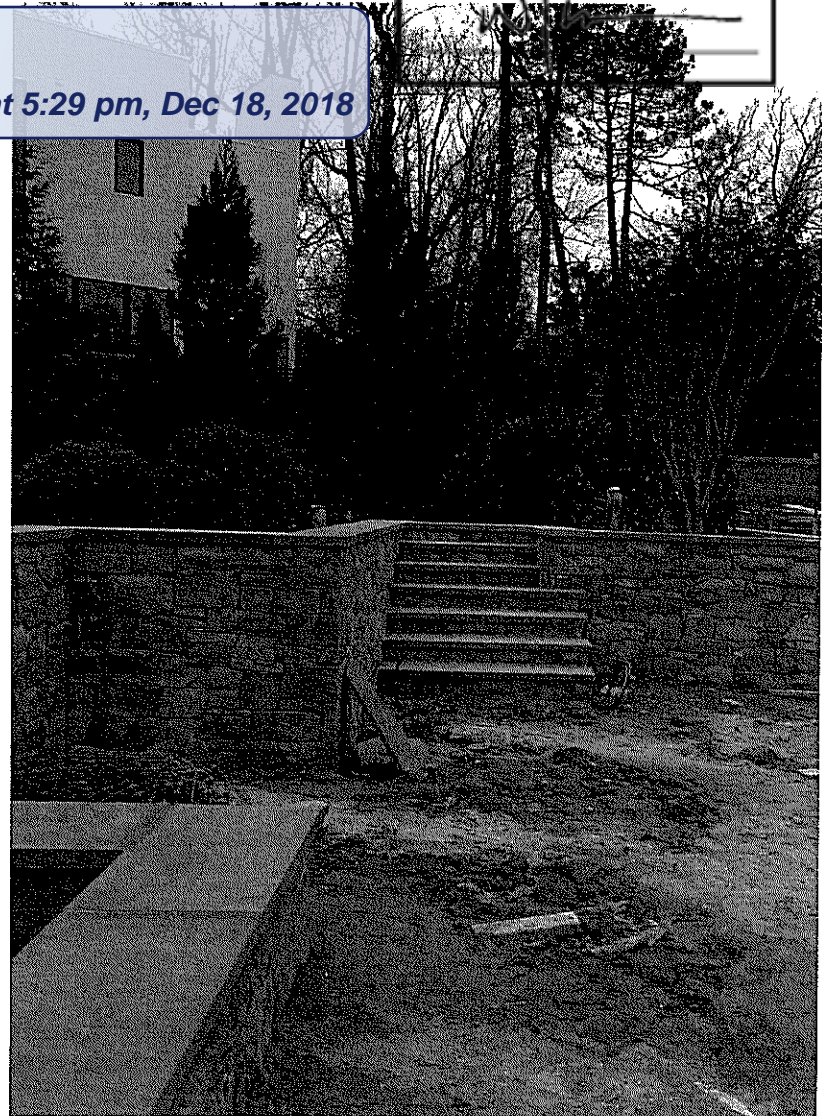
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EXISTING FAILING RETAINING WALL



PROPOSED STONE RETAINING WALLS AND
AT-GRADE FLAGSTONE STEPS AT SIDE WALKWAY

6

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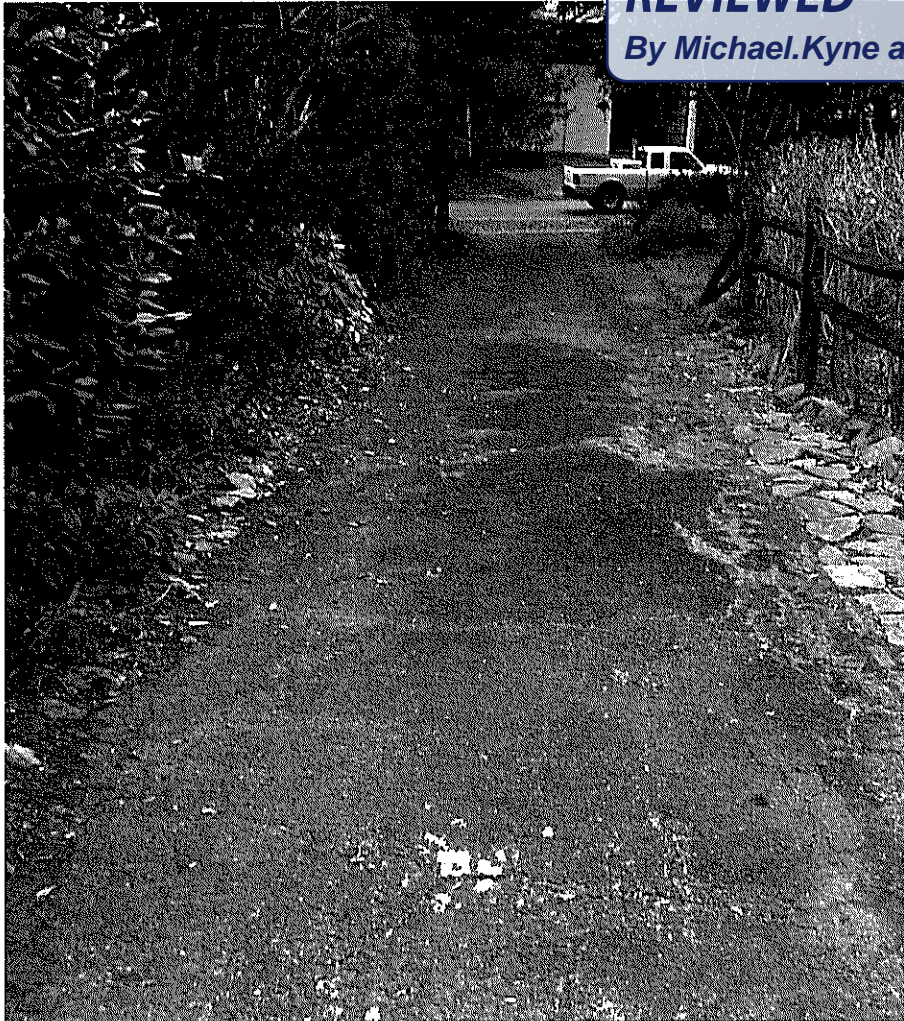
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GTM ARCHITECTS

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EXISTING ASPHALT DRIVEWAY TO REMAIN.
REPAIR/REPLACE AS REQ'D. WIDEN DRIVEWAY TO MEET
NEW PERMEABLE PAVER CIRCULAR DRIVEWAY EXTENSION

PROPOSED CST MUNICH GREEN PERMEABLE
PAVERS AT CIRCULAR DRIVEWAY EXTENSION

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