

3106 Lee Street, Silver Spring  
(APC Case # 31/07-11A)  
Capitol View Park Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: January 14, 2011

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #556749, deck replacement

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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 January 12, 2011 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: Wendy Simon

Address: 3106 Lee Street, Silver Spring

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 the work is complete, the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
241 577 4171

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

12.5/10

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL HEALEY

Daytime Phone No.: 240-305-1940

Tax Account No.: \_\_\_\_\_

Name of Property Owner: WENDY L. SIMON Daytime Phone No.: 301-562-9299

Address: 3106 LEE STREET SILVER SPRING MD 20910  
Street Number City Street Zip Code

REC 11/10/10

Contractor: SKYE BUILDERS Phone No.: 1-866-565-0990

Contractor Registration No.: MHIC 123324

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 3106 Street: LEE STREET

Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVENUE

Lot: 19 Block: 23 Subdivision: 005 CAPITOL VIEW PARK

Liber: 9350 Folio: 865 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: SAFETY ISSUES +

1B. Construction cost estimate: \$ 8407.00

BRING EXISTING RAILING TO CODE

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Wendy L. Simon  
Signature of owner or authorized agent

12/10/10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11/4/11

Application/Permit No.: 330749 Date Filed: 12/14/10 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

WOOD DECK; CIRCA 1990'S  
REAR OF HOUSE, NOT VISABLE FROM STREET

SUBJECT RESOURCE IS NON CONTRIBUTING  
"NOMINAL" RESOURCE WITHIN HISTORIC DISTRICT  
BUILT 1938 - CAPE COD  
BACKS TO WOODS - NATURE SETTING

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

MAINTENANCE + REPAIR OF EXISTING DECK  
NO CHANGE TO FOOT PRINT

RAILINGS + STEPS REQUIRE RE-BUILD TO BRING  
DECK UP TO MONTGOMERY COUNTY CODE

2. **SITE PLAN**

PRIVACY FENCE TO BE REPLACED -  
ORIGINAL CAME DOWN IN STORM  
(WEST END)

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.  
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**Wendy Simon**

**12312 Dancrest Drive** *3100 Lee St 3106 LEE STREET*

**Silver Spring, MD 20910**

**301.562.9299 home**

**301.529.1457 mobile**

**Simplysimon3@verizon.net**

### **Addendum #1**

#### **Scope of Work**

**General Scope of Work:** Remove existing decking, railing, treads, risers, and lattice and dispose of in accordance with Montgomery County ordinances. Existing deck dimensions are  $\pm 8' \times 27'$  with  $\pm 3' \times 12'$  bump out as shown on drawing. Deck elevation is  $\pm 60"$ . Install new decking, railing, and stair case on existing deck in rear of house. Materials, labor, and plans are included unless otherwise indicated.

**Permits & inspections:** None required, not changing footprint of deck.

**Footings:** Existing footings and support posts to be replaced with new 6x6" posts set in concrete at  $\geq 24"$  below grade.

**Beams:** Existing beams to remain. Beams to be inspected for damage and deterioration.

**Joists:** Existing joists to remain. Joists will be inspected for damage and deterioration after decking is removed. If more than two joists need to be replaced the additional joists (less the first two) will be at additional fee.

**Deck Planks:** Install  $\pm 256$  Sq Ft of Exquisite Premium 2"x6" pressure treated pine decking parallel to the house. No butt seams in decking layout. A spline as shown on drawing will be installed. Deck will be picture framed (one deck plank mitered boarder around the perimeter of the main deck). Deck planks will be fastened with double hot dipped galvanized triple zinc plated screws.

**Decking color:** Natural pine.

**Band Board:** Existing band board to remain.

**Band Board Wrap:** Fascia board to be pressure treated pine.

**Railings:** Install new railing. Railing to be sweeper style. Rail posts, upper & lower rail to be pressure treated pine. Rail posts to be double carriage bolted to double perimeter band. Rail balusters to be  $1\frac{1}{2}"$  square pressure treated pine balusters. Balusters to be screwed to rail top and bottom for added strength. Baluster spacing to be  $\pm 3\frac{3}{4}"$ . Rail cap to be Exquisite Premium 2"x6" pressure treated pine the same as main deck flooring.

**Staircase:** Install one staircase  $\pm 5'$  wide with 2x12 stringers. There will be  $\pm 9$  treads. Risers will be no greater than  $7\frac{1}{2}"$  per step and treads will be approximately  $\pm 11"$  deep. Staircase railing to be the same as specified for the main deck. Stringers to be custom fabricated on site to insure even rise height through-out to within  $\frac{1}{4}"$  deviation.

**Lattice Skirt:** No lattice skirt.

**Privacy Screen:** Install privacy screen in area as detailed on drawing. Privacy screen to be approximately 8' in length. Screen height to be  $\pm 5'$  with a top bar elevation of  $\pm 6'6"$ .

**Gates:** Install double gate at top of stair case. Gate to be custom fabricated using pressure treated pine materials. Gate hardware to be double hot dipped galvanized triple zinc plated.

**Benches:** No benches.

**Lighting:** No lighting.

**Landscaping:** No landscaping.

**Clean up:** Contractor to clean up all trash and debris and dispose of in accordance with Montgomery County ordinances. Items that can be recycled will be.

**Additional Notes:**

- This agreement doesn't include any painting, HVAC or plumbing work.
- Any work not mentioned in this Scope of Work may be considered as extra work and is subject to extra charges.
- Time completion indicated on agreement will be weather and material access permitting.
- If existing structure has unsafe conditions seen after construction begins homeowners will be consulted.
- Agreement includes lifetime workmanship on deck with the exception of the existing framing. Materials warranty will be covered by manufacturer.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



LOT 20

LOT 19

7,921 S.F.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.
3. \* A.K.A. CAPITOL VIEW PARK

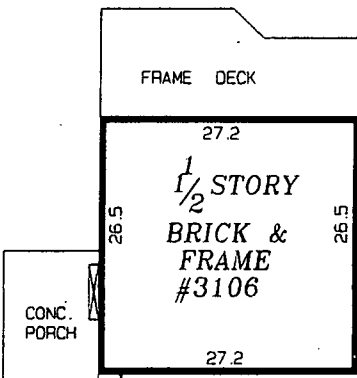


S 2'45" E 123.03

N 2'45" W 120'

N 89'51'20" W 60.08

METAL SHED



N 87'15" E 60'

LEE STREET

APPROVED  
 Montgomery County  
 Historic Preservation Commission

LOCATION DRAWING

LOT 19, BLOCK 23

\* CAPITAL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK. 17  
 PLAT NO. 1059

LIBER  
 FOLIO



SNIDER & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 216  
 Gaithersburg, Maryland 20879  
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: M.A.S.

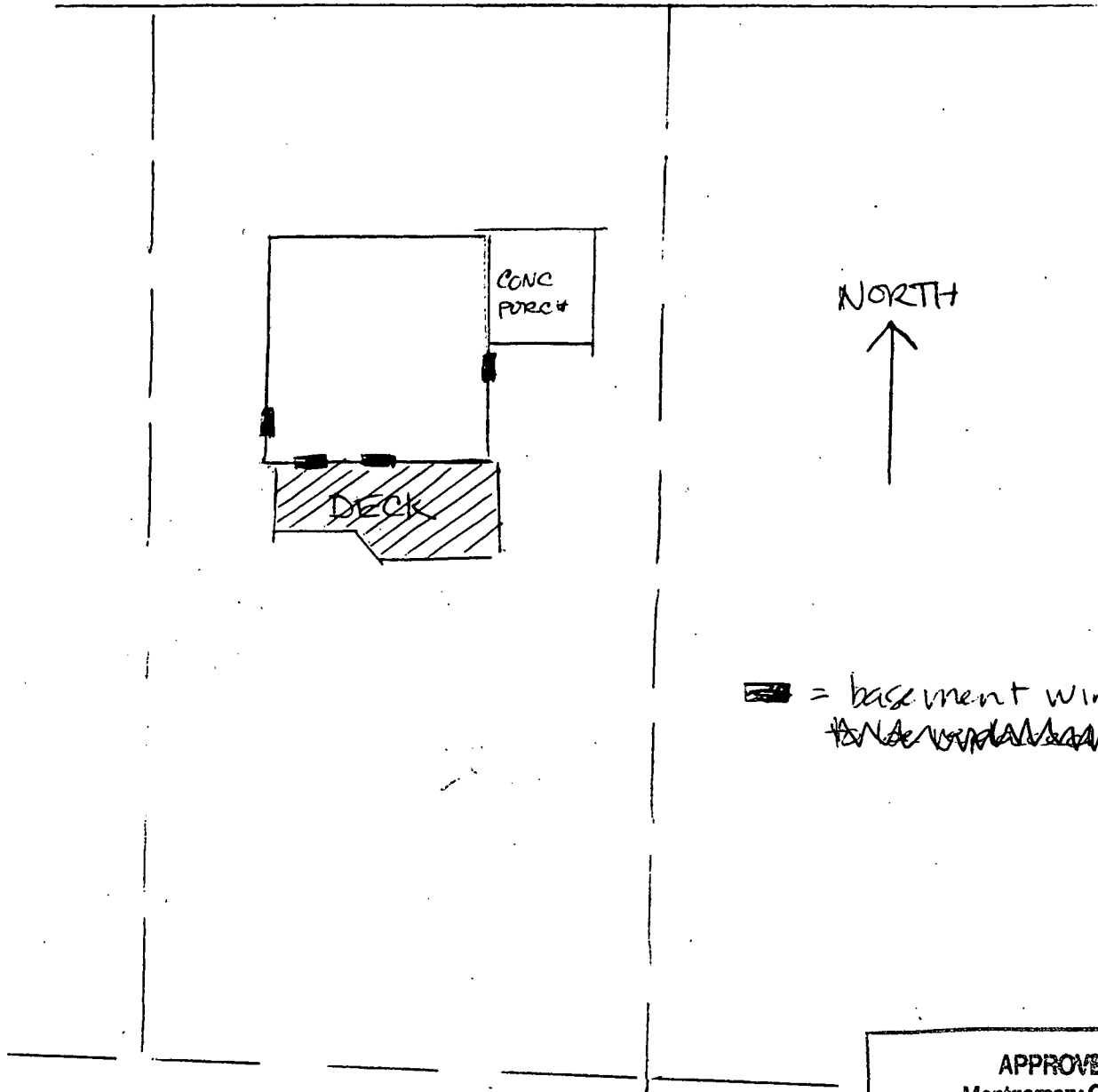
HSE. LOC.: 7-13-2000

JOB NO.: 2000-2661

Site Plan


12/10/10

LEE STREET



NORTH



 = basement windows  
~~to be replaced~~

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
11/11/10

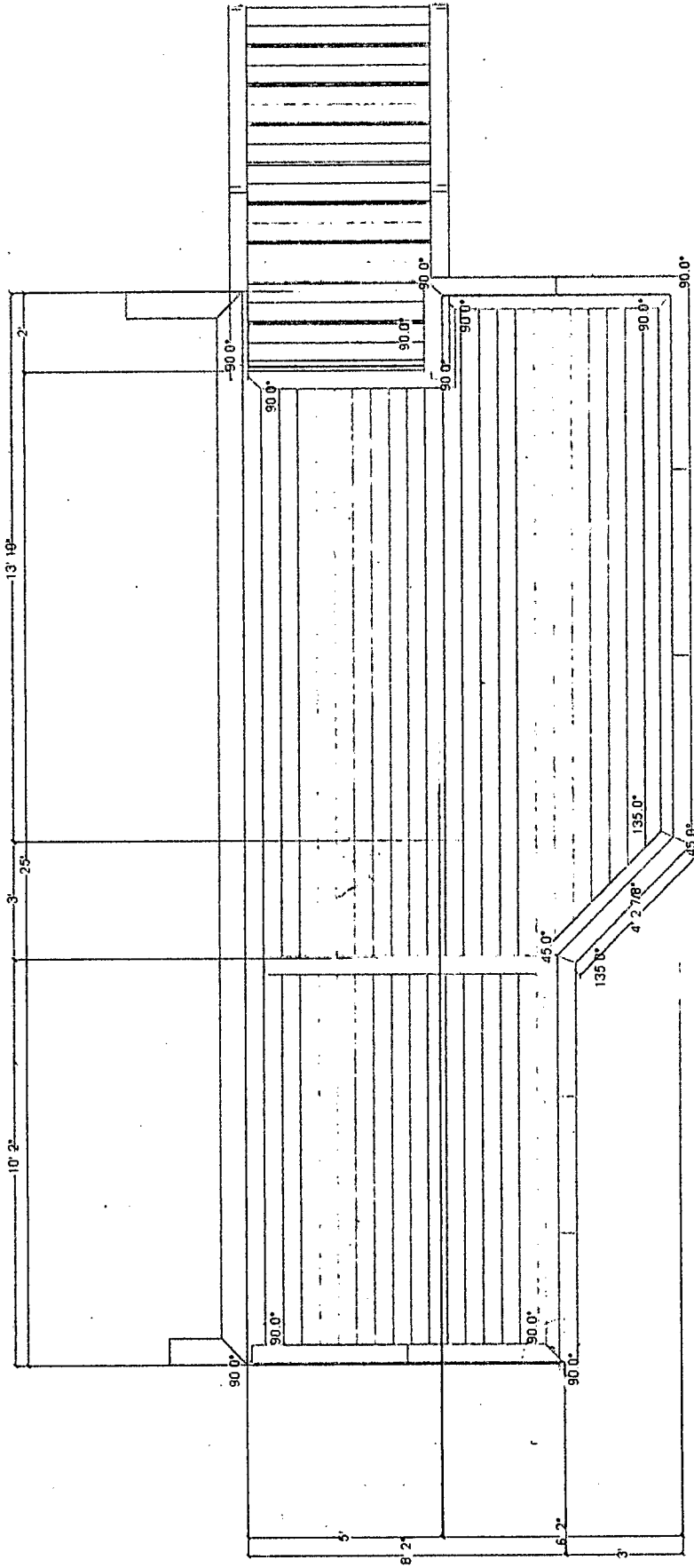
Applicant  
WENDY L. SIMON

*[Signature]*



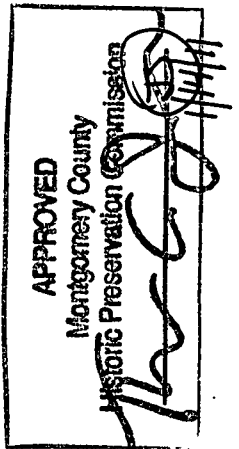


↑ N  
BACK OF HOUSE



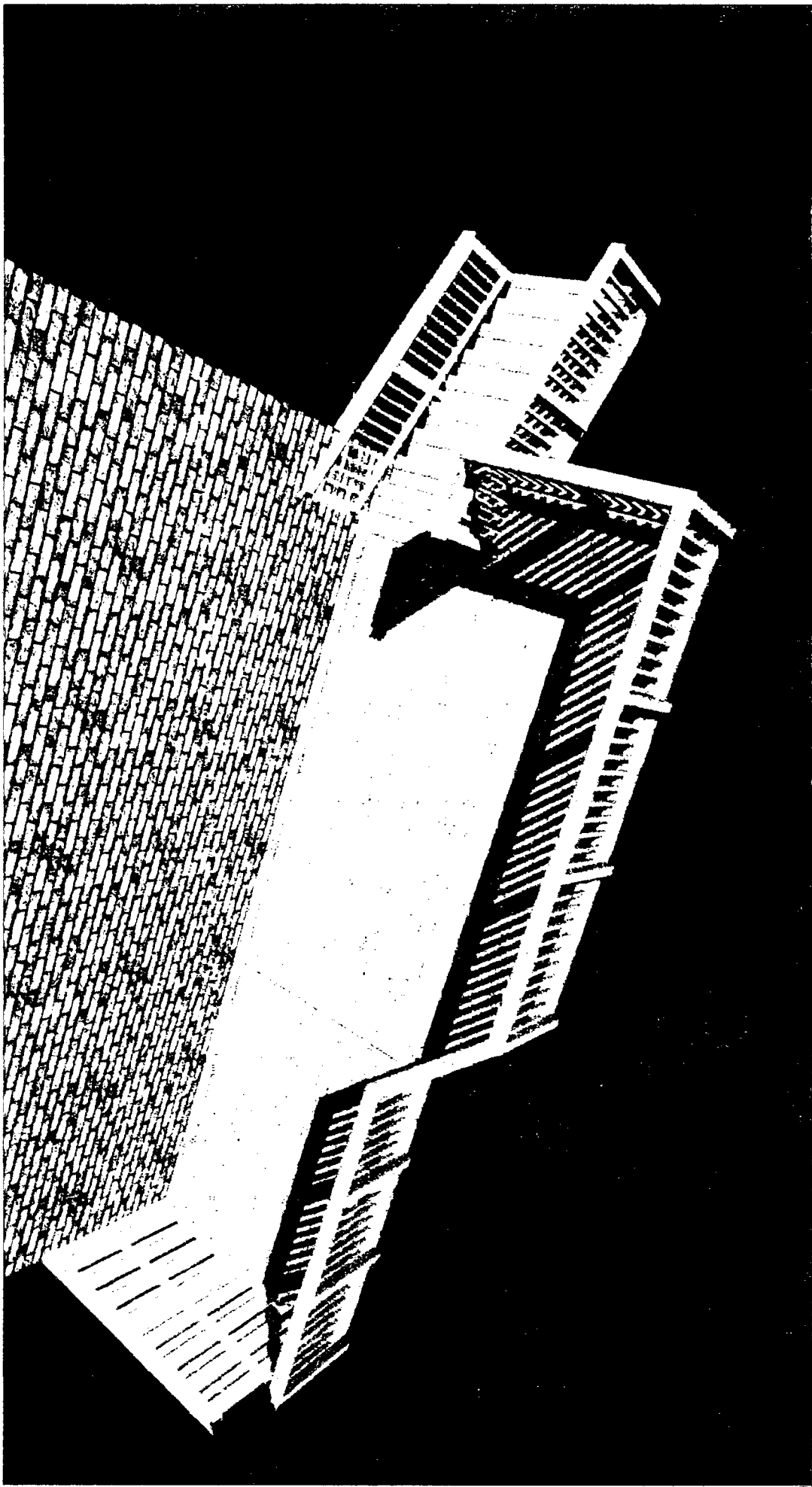
3106 LEE ST.

Wendy Simon

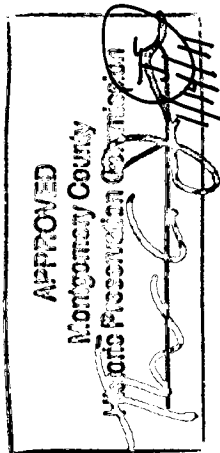


3106 Lee St.

BACK of house



Wendy Simon



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3106 Lee Street, Silver Spring	<b>Meeting Date:</b>	1/12/11
<b>Resource:</b>	<b>Non-Contributing Resource</b> Capitol View Park Historic District	<b>Report Date:</b>	1/5/11
<b>Applicant:</b>	Wendy Simon	<b>Public Notice:</b>	12/29/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	31/07-11A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b> Deck replacement			

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Capitol View Park Historic District  
**STYLE:** Modern  
**DATE:** 1990s

**PROPOSAL**

The applicant is proposing to remove and replace the existing pressure treated wooden deck at the rear of the house with a pressure treated wooden deck with the same footprint and dimensions as the existing. An approximately +/- 6'6" high, pressure treated wooden privacy screen will be added to the west side of the proposed deck.

**APPLICABLE GUIDELINES**

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO: THE ARCHITECTURE DEPARTMENT, 1000 ...

DPS - #8

12/15/10 355 ... Pike

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL HEALEY Daytime Phone No.: 240-305-1940

Tax Account No.:

Name of Property Owner: WENDY L. SIMON Daytime Phone No.: 301-562-9299

Address: 3106 LEE STREET SILVER SPRING MD, 20910

DEC 14 2010

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Contractor Registration No.: MHIC 123324

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CHECK ALL APPLICABLE:

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1B. Construction cost estimate: \$ 8407.00

BRING EXISTING RAILING TO CODE

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

12/10/10 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 536749 Date Filed: 12/14/10 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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DEC 14 2010

December 10, 2010

To: **Historic Preservation Commission**

From: Home Owner, Wendy L. Simon

Subject: **Historic Preservation Commission Review of homeowner's plan to repair homeowner's deck, which is clearly in need of immediate repair to avoid personal injury and potential legal liability.**

Attention: **Mr. Scott Whipple**, Historic Preservation Supervisor

Mr. Whipple, it appears necessary to secure a work permit in order to commence and complete necessary repairs and maintenance to the existing deck, the property of your homeowner.

Please at all times herein consider that **TIME IS OF THE ESSENCE** based upon the following facts:

1. I purchased the property located at 3106 Lee Street, Silver Spring, Maryland 20910 in the summer of 2000.
2. The deck at the rear of the house appeared to be in reasonably good shape from a safety standpoint. Over time the need for immediate necessary repairs has become quite evident.
3. I only recently learned that the railing is not in code with Montgomery County, and that not just one, but ALL of the ground posts are rotten to the core (at ground level) as the previous owners and builders of the deck failed to put the posts in cement. I am deeply concerned about the lack of safety and my potential liability should injury result from a failure of the existing deck materials.
4. My plan therefore, is to replace the ground posts, bring the existing railing up to code, and secure the privacy screen at the West end of the deck.
5. The deck "footprint" will NOT be changed.
6. I do not consider that any of my proposed plans to make these necessary repairs will violate any aspect of the "historic" integrity of my property or surrounding properties.
7. Again, I reemphasize the fact that **TIME IS OF THE ESSENCE** because my builder has advised me that *delaying the start of the project will prevent the completion of the project until sometime next summer. In other words, they can begin immediately as they work 12 months a year, ground freeze to 24" would stop the project if delayed. It is for this reason that I request a permit be granted immediately if not sooner so as to protect the integrity of my home and the safety of all those who choose to enter my property.*
8. Your immediate consideration of the requested permit is to be greatly appreciated and I eagerly look forward to receiving a positive and timely response from you.

Respectfully,

Wendy L. Simon, Homeowner  
3106 Lee Street  
Silver Spring, Maryland 20910

301-562-9299

(application enclosed)



**Wendy Simon**

**12312 Dancrest Drive** *3100 Lee St 3106 LEE STREET*

**Silver Spring, MD 20910**

**301.562.9299 home**

**301.529.1457 mobile**

**Simplysimon3@verizon.net**

**Addendum #1**

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**Beams:** Existing beams to remain. Beams to be inspected for damage and deterioration.

**Joists:** Existing joists to remain. Joists will be inspected for damage and deterioration after decking is removed. If more than two joists need to be replaced the additional joists (less the first two) will be at additional fee.

**Deck Planks:** Install  $\pm 256$  Sq Ft of Exquisite Premium 2"x6" pressure treated pine decking parallel to the house. No butt seams in decking layout. A spline as shown on drawing will be installed. Deck will be picture framed (one deck plank mitered boarder around the perimeter of the main deck). Deck planks will be fastened with double hot dipped galvanized triple zinc plated screws.

**Decking color:** Natural pine.

**Band Board:** Existing band board to remain.

**Band Board Wrap:** Fascia board to be pressure treated pine.

**Railings:** Install new railing. Railing to be sweeper style. Rail posts, upper & lower rail to be pressure treated pine. Rail posts to be double carriage bolted to double perimeter band. Rail balusters to be  $1\frac{1}{2}"$  square pressure treated pine balusters. Balusters to be screwed to rail top and bottom for added strength. Baluster spacing to be  $\pm 3\frac{3}{4}"$ . Rail cap to be Exquisite Premium 2"x6" pressure treated pine the same as main deck flooring.

**Staircase:** Install one staircase  $\pm 5'$  wide with 2x12 stringers. There will be  $\pm 9$  treads. Risers will be no greater than  $7\frac{1}{2}"$  per step and treads will be approximately  $\pm 11"$  deep. Staircase railing to be the same as specified for the main deck. Stringers to be custom fabricated on site to insure even rise height through-out to within  $\frac{1}{4}"$  deviation.

**Lattice Skirt:** No lattice skirt.



**Privacy Screen:** Install privacy screen in area as detailed on drawing. Privacy screen to be approximately 8' in length. Screen height to be  $\pm 5'$  with a top bar elevation of  $\pm 6'6"$ .

**Gates:** Install double gate at top of stair case. Gate to be custom fabricated using pressure treated pine materials. Gate hardware to be double hot dipped galvanized triple zinc plated.

**Benches:** No benches.

**Lighting:** No lighting.


**Landscaping:** No landscaping.

**Clean up:** Contractor to clean up all trash and debris and dispose of in accordance with Montgomery County ordinances. Items that can be recycled will be.

**Additional Notes:**

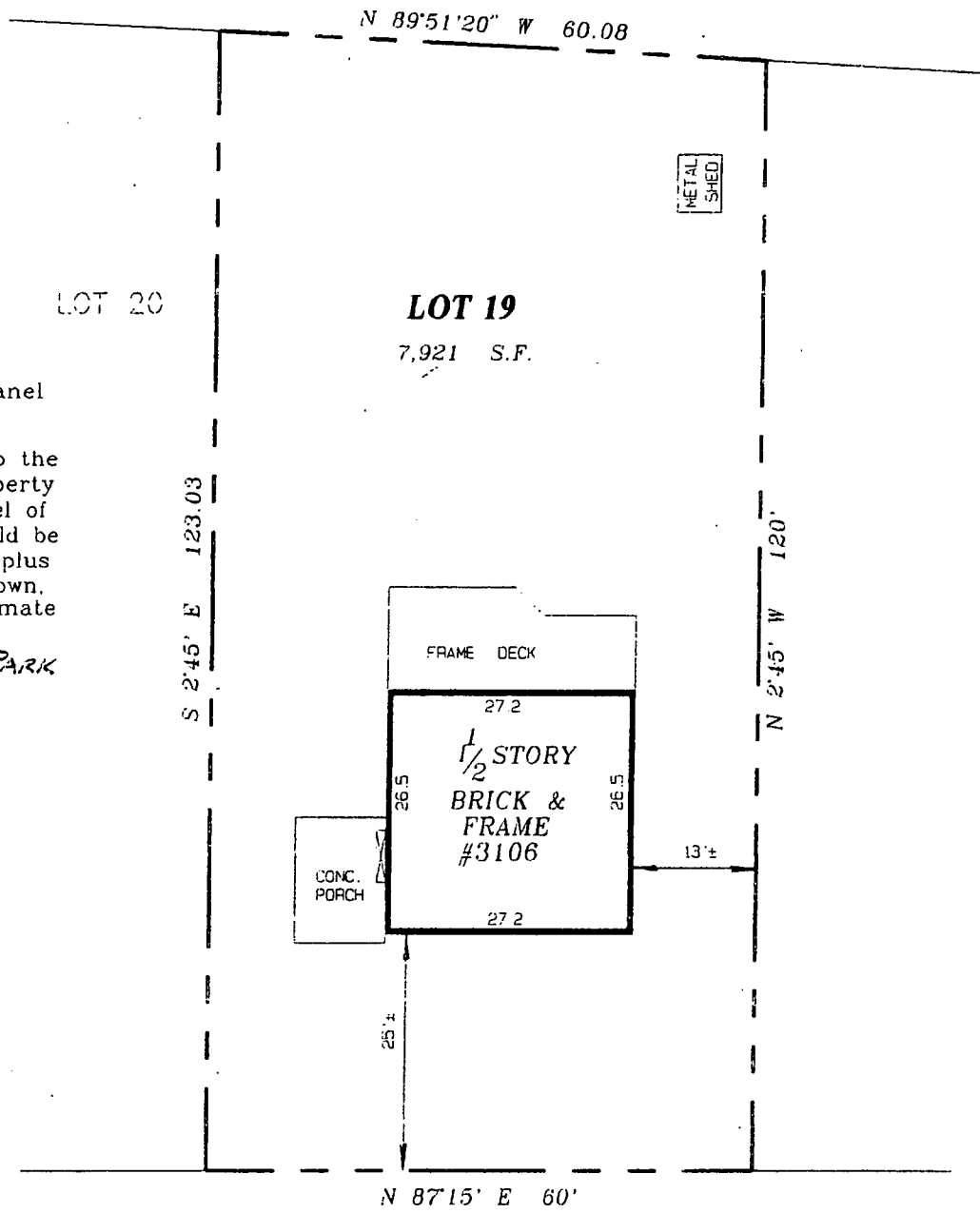
- This agreement doesn't include any painting, HVAC or plumbing work.
- Any work not mentioned in this Scope of Work may be considered as extra work and is subject to extra charges.
- Time completion indicated on agreement will be weather and material access permitting.
- If existing structure has unsafe conditions seen after construction begins homeowners will be consulted.
- Agreement includes lifetime workmanship on deck with the exception of the existing framing. Materials warranty will be covered by manufacturer.

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

<b>Owner's mailing address</b> 3106 LEE STREET SILVER SPRWG, MD. 20910 WENDY SIMON	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
RYAN + SHARON WATTS 3104 LEE STREET SILVER SPRWG, MD. 20910	
JOHN + BECKY PENOVICH 3109 LEE STREET SILVER SPRWG, MD. 20910	EDWARD W. TANNER JR. 1980 SUNNYBROOK CIRCLE COLORADO SPRINGS, COLORADO 80904-1179
RITCHIE 3107 LEE STREET SILVER SPRWG, MD. 20910	

CONSUMER INFORMATION NOTES:

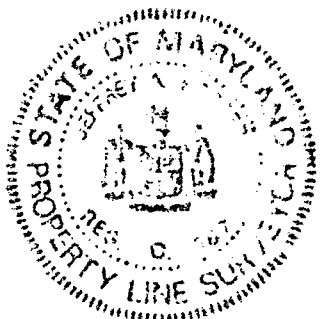
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



Notes

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.

3. \* A.K.A. CAPITOL VIEW PARK



LOCATION DRAWING

LOT 19, BLOCK 23

\*CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

LEE STREET

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 552

REFERENCES

PLAT BK. 17  
PLAT NO 1059

LIBER  
FOLIO



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100. Fax 301/948-1286

DATE OF LOCATIONS

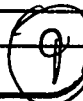
WALL CHECK:

HSE. LOC.: 7-13-2000

SCALE: 1" = 30'

DRAWN BY: M.A.S.

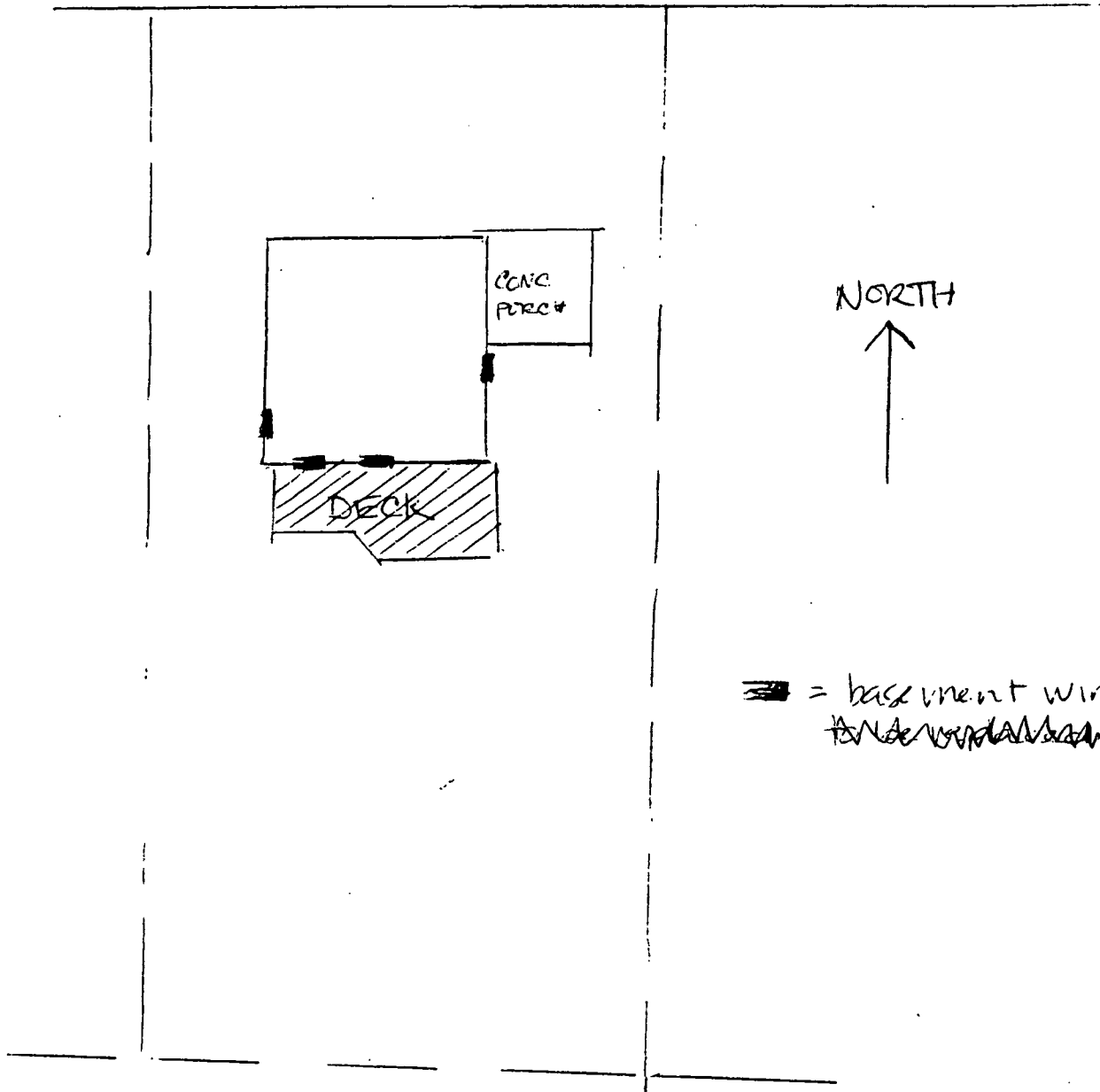
JOB NO.: 2000-2661



Site Plan

12/10/10

LEE STREET

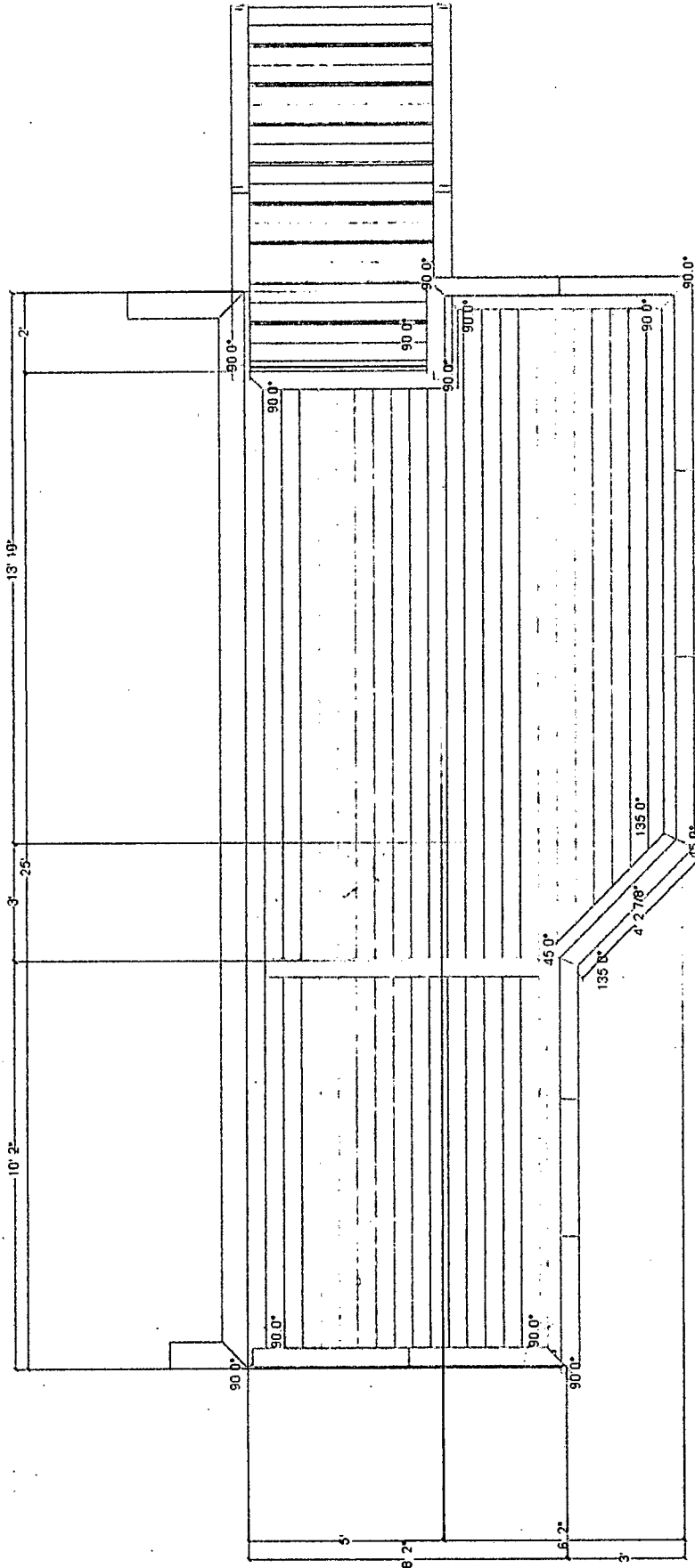


Applicant  
WENDY L. SIMON

APR 17

10

BACK OF HOUSE ↑ N

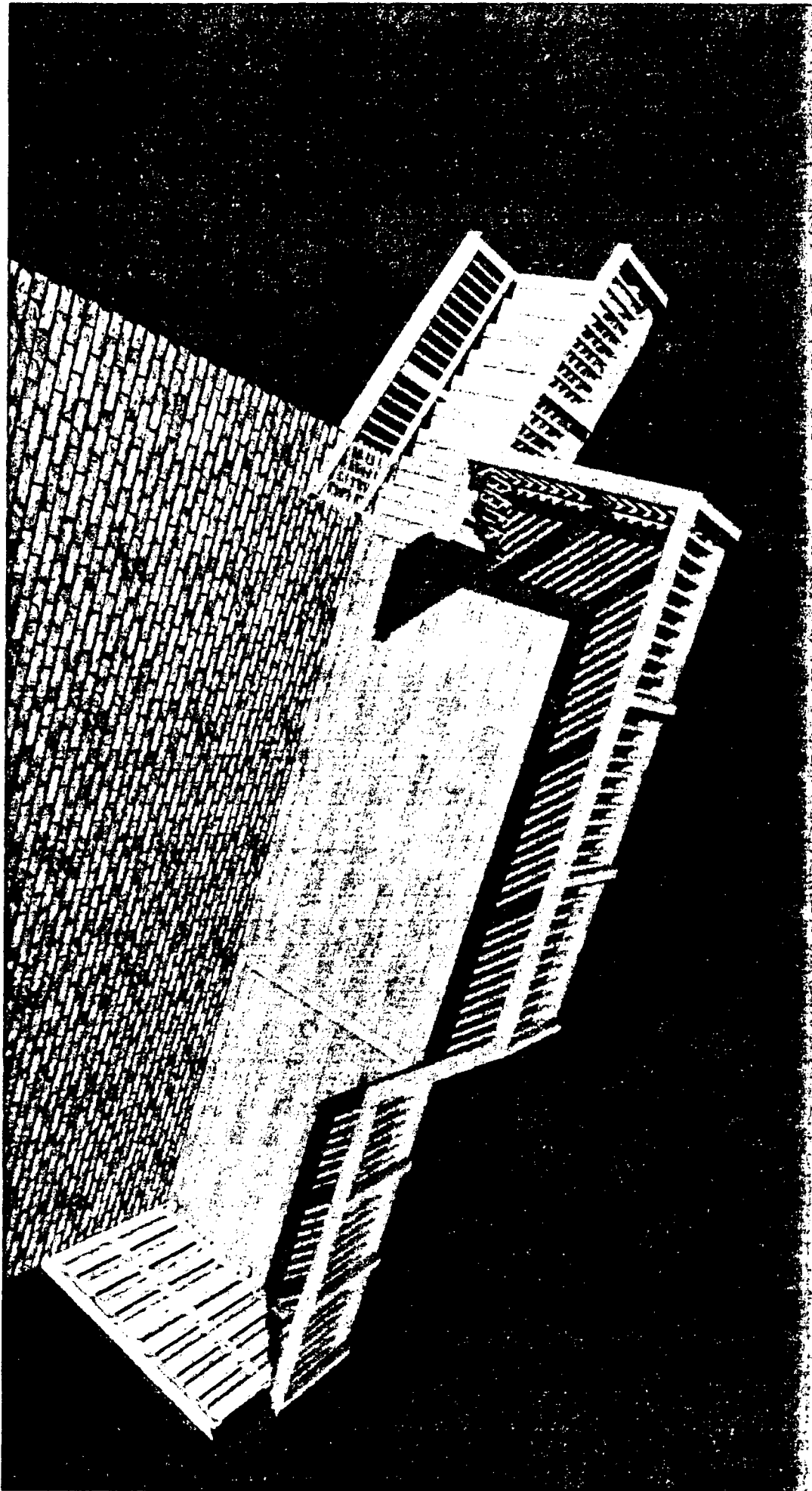


3166 Lee Street  
 Wendy Simon



3166 Lee St

Back of house



Wendy Simon

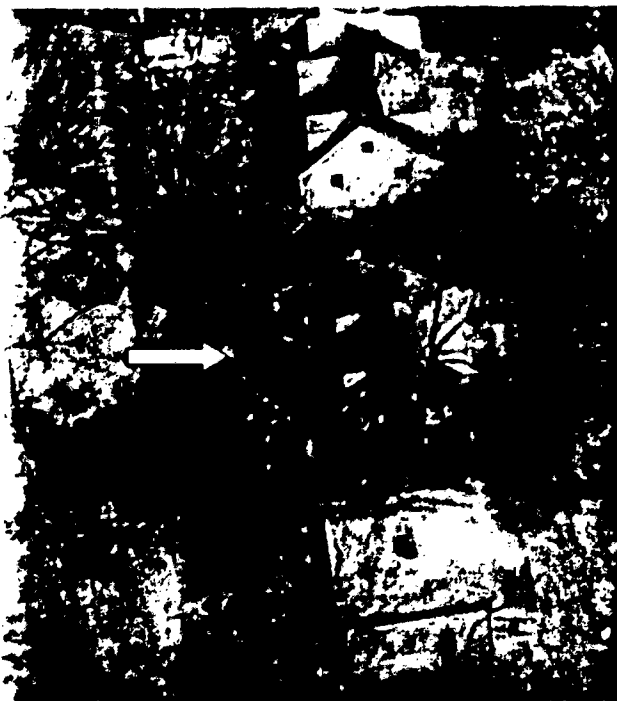
3106 LEE STREET



North elevation



South elevation



West elevation



East elevation

DECK NOT SEEN FROM STREET,  
HOUSE BACKS TO WOODS

Wendy Simon

13

3106 LEE

From: <3015291457@mms.att.net>  
Date: Sat Dec 11, 2010 1:08:41 PM US/Eastern  
To: wenlee7@earthlink.net

deck



CONDITION OF ROTTEN POSTS

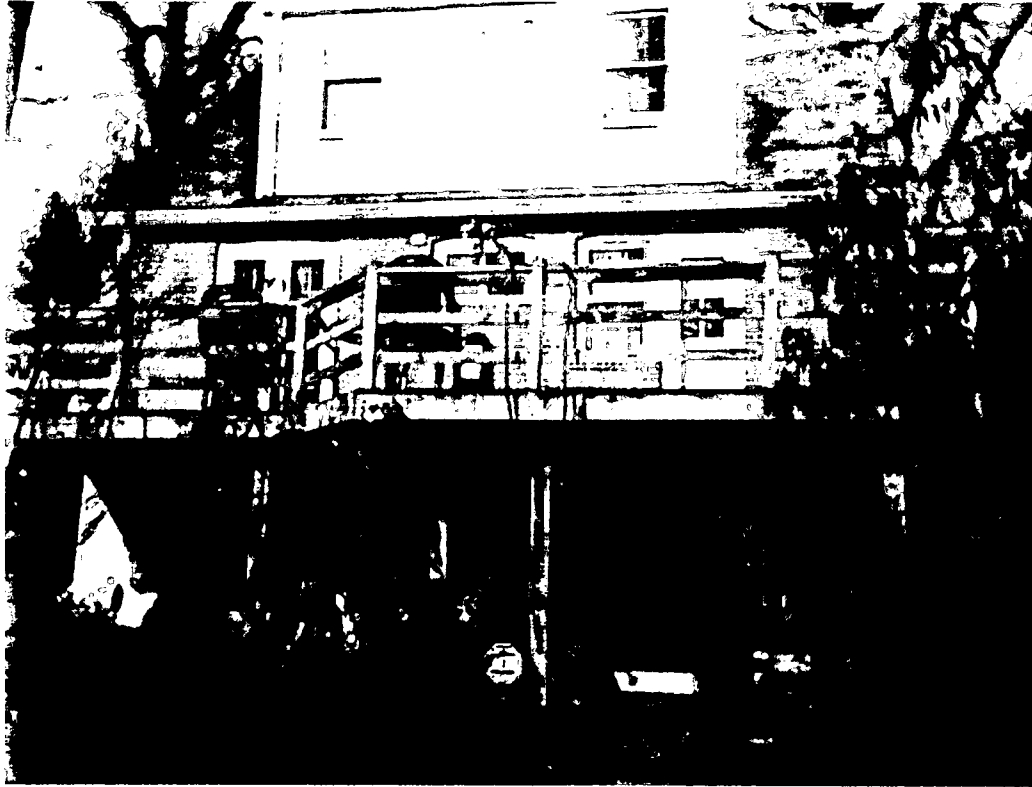
Wendy Simon



From: <3015291457@mms.att.net>  
Date: Sat Dec 11, 2010 1:13:27 PM US/Eastern  
To: wenlee7@earthlink.net

3106 LEE

dec



DECK  
BACK OF HOUSE (SOUTH)  
EXPOSURE

Wendy Simon

15

From: <3015291457@mms.att.net>  
Date: Sat Dec 11, 2010 1:10:45 PM US/Eastern  
To: wenlee7@earthlink.net

3106 LEE

Deck



EAST SIDE OF DECK

Wendy Simon

3106 LEE

From: <3015291457@mms.att.net>  
Date: Sat Dec 11, 2010 1:15:37 PM US/Eastern  
To: wenlee7@earthlink.net

Dec



WEST SIDE OF DECK

Wendy Simon

17

deck next door  
(3104 LEE)

From: <3015291457@mms.att.net>  
Date: Sat Dec 11, 2010 1:29:11 PM US/Eastern  
To: wenlee7@earthlink.net

watts



NEXT DOOR NEIGHBOR'S DECK  
EAST SIDE OF MY HOUSE

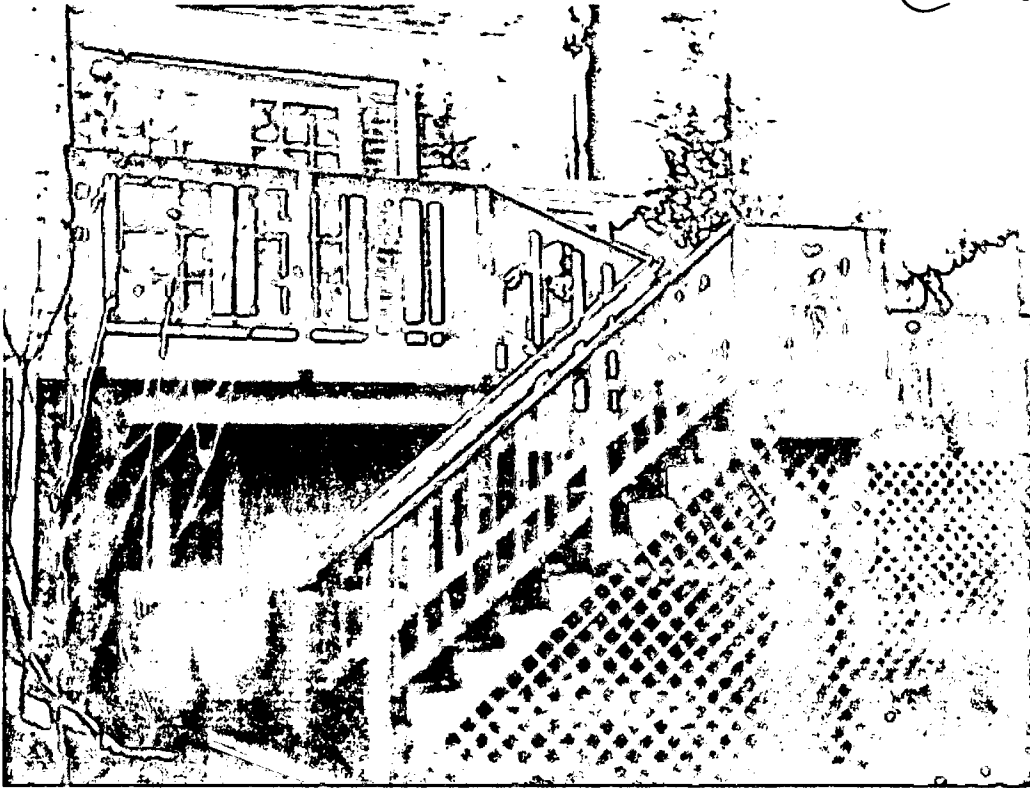
*Wendy Simon*

From: <3015291457@mms.att.net>  
Date: Tue Dec 14, 2010 6:40:10 AM US/Eastern  
To: wenlee7@earthlink.net

SIMILAR DECK RAILING  
DESIGN - WOOD

@ CORNER OF  
LEE STREET  
AND  
CAPITOLVIEW  
AVENUE

Dec



dec



3106 LEE

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deck



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3106 LEE

dec



DECK  
BACK OF HOUSE (SOUTH)  
EXPOSURE

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To: wenlee7@earthlink.net

3106 LEE

Deck



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SIMILAR DECK RAILING  
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@ corner of  
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AND  
CAPITOLVIEW  
AVENUE

Dec



dec

