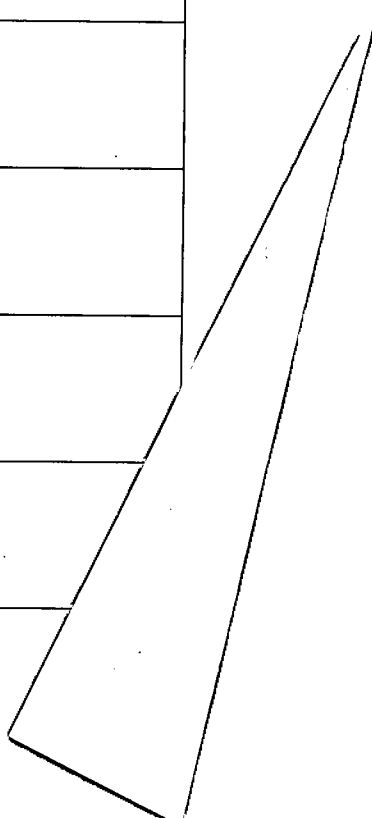
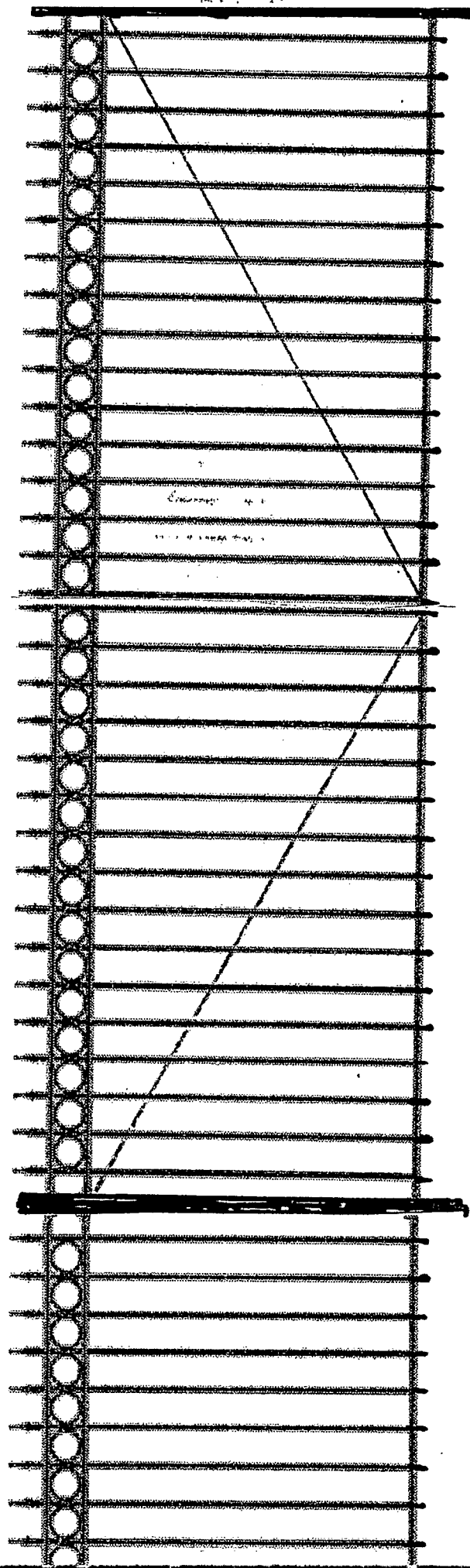


9710 Capitol View Avenue 31107-
Silver Spring - Capitol View Park 10C

COMMUNICATION LOG

Date	Time	Who	What
4/16/10	11:10 am	Ronald Callaghan	Line busy
4/16/10	11:15 am	left message for Ronald Callaghan	Please call back.
4/16/10	11:48 am	Ronald Callaghan	let him know guidelines discourage chain link fences - consider aluminum or other style? Will talk to AF, JS, SW and get back to him
4/27/10	11:17 am	left message for Ronald Callaghan	Don't need to show up right at 7:30 pm - show up closer to 8:30





↑
15' Gate
↓
Fence →



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: May 7, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 534174

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the April 28, 2010 meeting.

The conditions of approval were:

- 1. Black metal fencing is to be installed in the gate area only.

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: Felix Enterprises, LLC

Address: 9710 Capitol View Avenue, Silver Spring

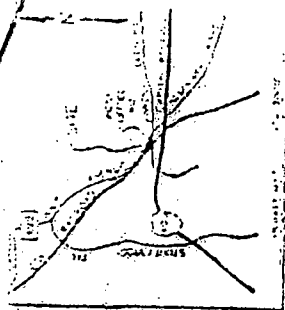
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.



Felix Enterprises, LLC # 534174

Fencing
Orange - Chard (18'x18')
yellow - Aluminum

PLAN NO. 22215



TAX MAP NO. HP562

ADMINISTRATIVE

The property owner has submitted a plan for a...
Montgomery County, Maryland...
approved by the Planning Commission on June 15, 2002...
and recorded in the Office of the Clerk of the Circuit Court...
on June 15, 2002 at 10:00 AM...
The plan is subject to the following conditions...
1. The property owner shall...
2. The property owner shall...
3. The property owner shall...
4. The property owner shall...
5. The property owner shall...
6. The property owner shall...
7. The property owner shall...
8. The property owner shall...
9. The property owner shall...
10. The property owner shall...

2/2/02
Professional Land Surveyor
No. 1011

ADMINISTRATIVE

The property owner has submitted a plan for a...
Montgomery County, Maryland...
approved by the Planning Commission on June 15, 2002...
and recorded in the Office of the Clerk of the Circuit Court...
on June 15, 2002 at 10:00 AM...
The plan is subject to the following conditions...
1. The property owner shall...
2. The property owner shall...
3. The property owner shall...
4. The property owner shall...
5. The property owner shall...
6. The property owner shall...
7. The property owner shall...
8. The property owner shall...
9. The property owner shall...
10. The property owner shall...

2/2/02
Professional Land Surveyor
No. 1011

2/2/02
Professional Land Surveyor
No. 1011

2/2/02
Professional Land Surveyor
No. 1011

MINNERSVILLE, MD
SUBMISSION RECORD PLAN
COMS 7 & B, &
PARCEL A, BLOCK 37
CAMPBELL VIEW PARK

APPROVED
Montgomery County
Historic Preservation Commission
5/11/02

APPROVED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
5/11/02

APPROVED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
5/11/02

APPROVED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
5/11/02

Lot Outline
Proposed Fence

9220 HIGHMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

9220 HIGHMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

9220 HIGHMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840

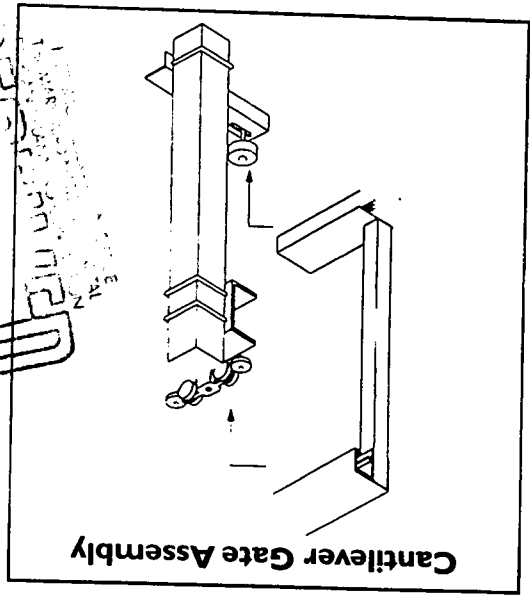
For more information
 534174

SPECRAIL™ Cantilever Gates . . .



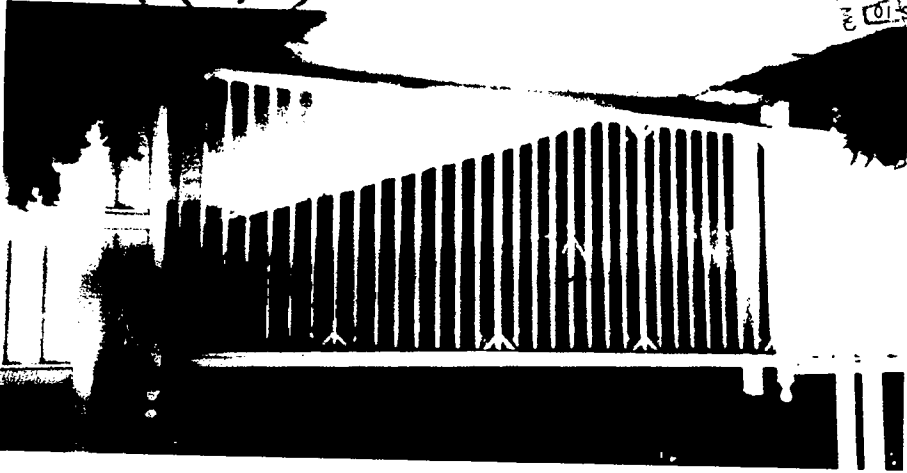
SPECRAIL™ Cantilever Gates
 Constructed of heavy walled aluminum utilizing enclosed roller trucks for smooth operation year-after-year.

Style to be installed



062010
 062010
 062010

- Durable and strong
- Fully adjustable
- Permanent good looks
- Engineered for high performance

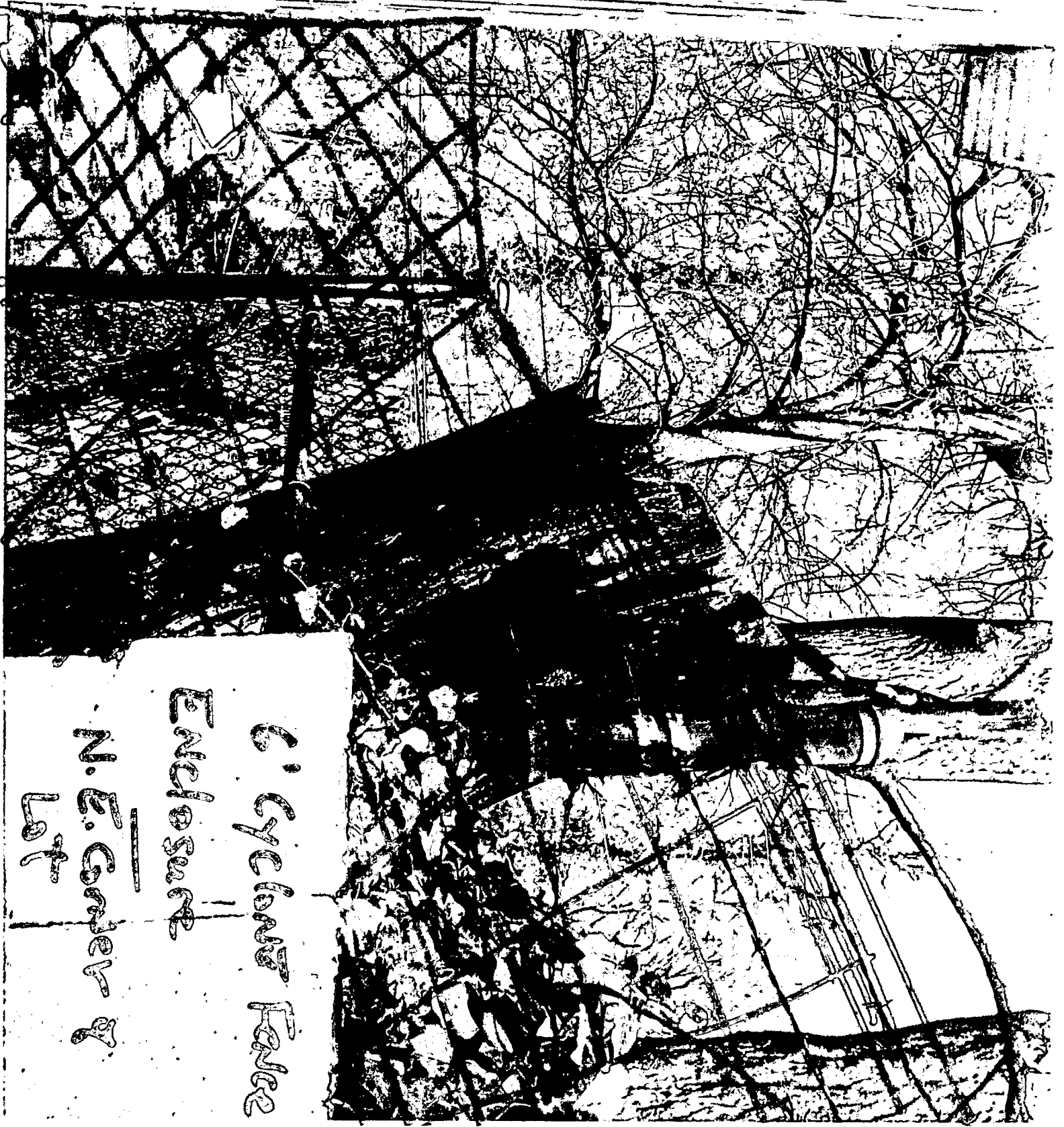


Waterproof
 062010
 062010

DATE 1-11

(6)

Montgomery County
Historic Preservation Commission
577110



6' Cyclone Fence

Enclosure

N. E. Corner of

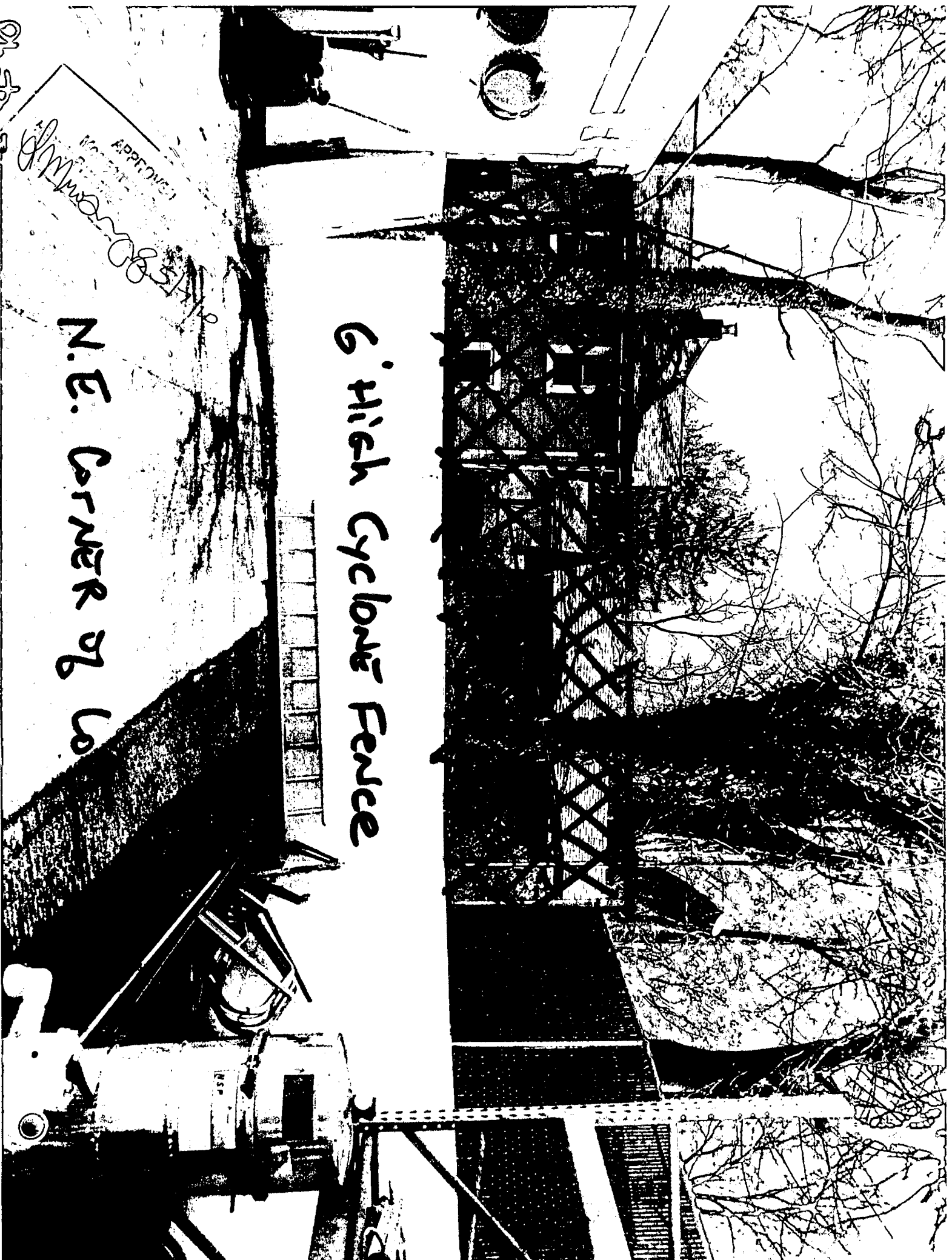
Lot

Photo 3

APPROVED
M. J. ...
08/5/40

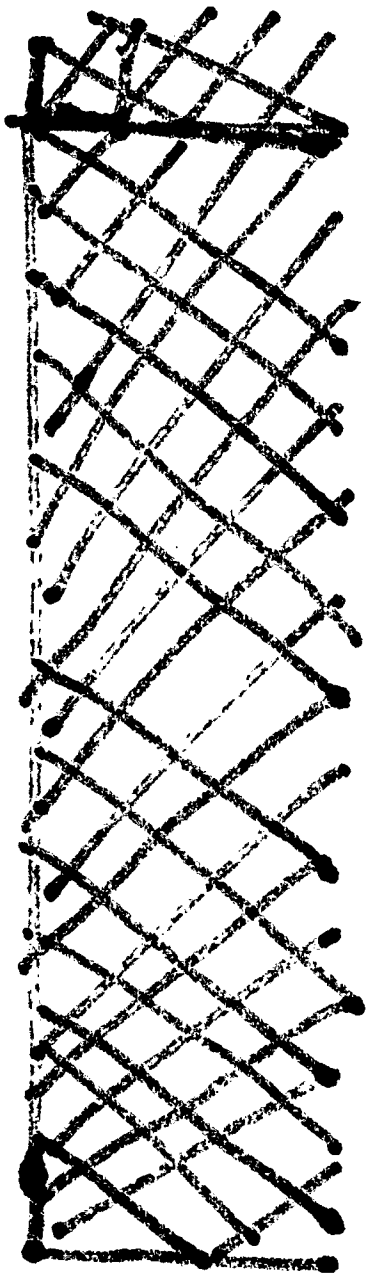
N.E. Corner of Co

6' High Cyclone Fence



N.E. corner of pot

e. High Chlorophyll Forces



May 5, 2010

Montgomery County Historic Preservation Commission
1400 Spring St., 5th Floor
Silver spring, MD 20910

Re: Fencing Permit Approval, # 534174

Dear Lisa,

It was nice meeting you at last week's commission hearing. Thank you for your work on our presentation. Based on our conversation following that meeting I am enclosing three copies of the site plan marked with colored markers to indicate the location of the 2 chain link sections, as approved, and the ornamental aluminum gates, as approved, on the front section of the property. An aerial photo showing the same information is also included.

The final enclosure is a page from the fence company's brochure showing the style of aluminum gate/fencing that will be installed.

I hope this fulfills the requirements for this aspect of the permitting process. I assume we will be advised of the final approval from your office so we can then take the next steps toward general county approval.

Thank you for your prompt and able cooperation.

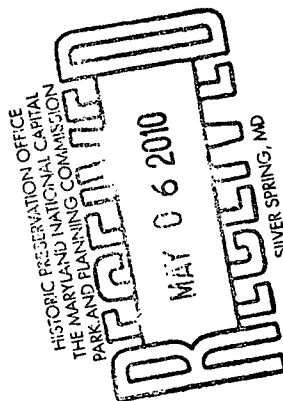
Sincerely,



Ron Callaghan

Felix Enterprises, LLC
9710 Capitol View Ave.
Silver Spring, MD 20910
301-802-2340

Enc.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ronald Callaghan

Daytime Phone No.: 301-460-3100

Tax Account No.: 03377515

Name of Property Owner: Felix Enterprises LLC Daytime Phone No.: 301-460-3100

Address: 9710 Capitol View Ave, Silver Spring, MD 20910

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 9710 Street: Capitol View Ave

Town/City: Silver Spring Nearest Cross Street: Post Office Rd.

Lot: 8 Block: 37 Subdivision: 5

Liber: Folio: Parcel: MAP: HP 62 ; Plat: 22215

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$

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 6 feet 0 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

SEE REVERSE SIDE FOR INSTRUCTIONS

Approved: _____
 Signature: _____
 Disapproved: _____
 Application/Permit No.: 534174
 Date Issued: _____
 Date Filed: 3/31/10
 Date: 5/7/10

For Chairperson, Historic Preservation Commission

With conditions

Signature of owner or authorized agent: _____
 Date: 3-31-10

FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20910
Phone: 301-588-4420
Fax: 301-588-1552
CAMELIDZ@his.com

FOR: *Lisa Mroszcayk*

To: *Lisa Mroszcayk*
 Telephone: *301563-3400*
 Title: *Staff*
 Organization: *HPC*
 Date: *4/28/10*

HAWP 31/07-10C

Sincerely,

Carol Ireland

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER: *(2)*

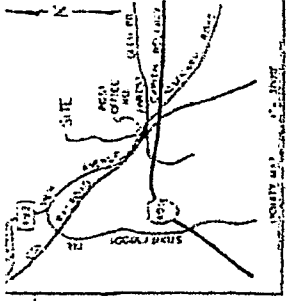
Sending Fax: 301-588-1552

Receiving Fax: *301563412*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Please call 301-588-4420 in the event of transmission difficulty.

PLAT NO. 22215



TAX MAP NO. HP562

ADMINISTRATIVE

The property shown on this plan is a portion of a subdivision of the land known as the "Capitol View Park" subdivision, which was recorded in the Land Records of Montgomery County, Maryland, in Book 20, Page 37, dated August 5, 1970, and is shown as Lot 8, Block 37, Parcel A, Block 37, Capitol View Park. The property is being offered for sale by the developer, Capitol View Park, Inc., a corporation organized under the laws of the State of Maryland, and is being offered for sale by the developer, Capitol View Park, Inc., a corporation organized under the laws of the State of Maryland, and is being offered for sale by the developer, Capitol View Park, Inc., a corporation organized under the laws of the State of Maryland.

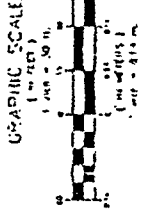
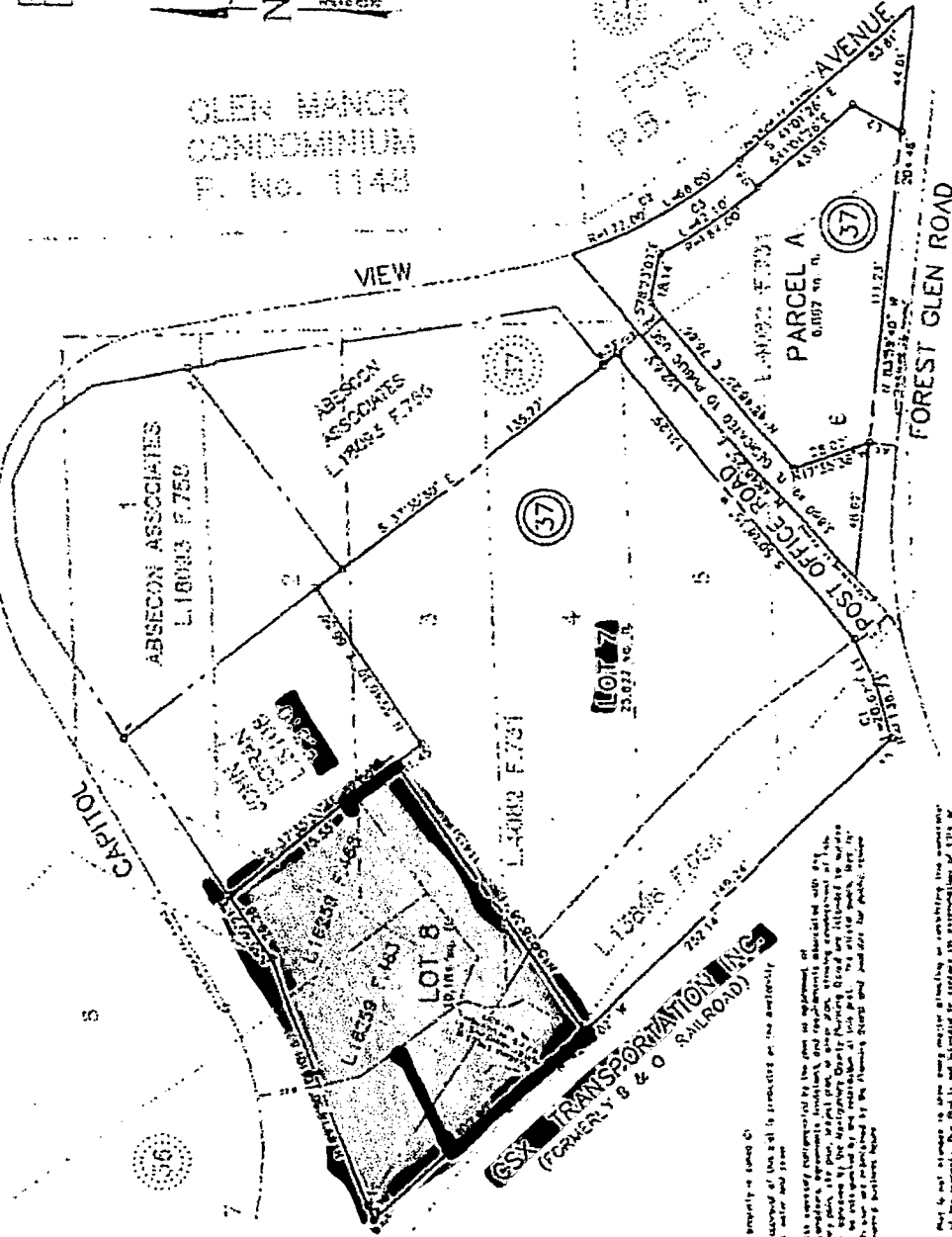
AMERICAN LEGAL

This plan is a subdivision of the land known as the "Capitol View Park" subdivision, which was recorded in the Land Records of Montgomery County, Maryland, in Book 20, Page 37, dated August 5, 1970, and is shown as Lot 8, Block 37, Parcel A, Block 37, Capitol View Park. The property is being offered for sale by the developer, Capitol View Park, Inc., a corporation organized under the laws of the State of Maryland, and is being offered for sale by the developer, Capitol View Park, Inc., a corporation organized under the laws of the State of Maryland.

PLAT NO.	SECTION	BLK.	LOT	AREA	OWNER
22215	37	A	8	0.0072 ac.	Capitol View Park, Inc.

PLAT NO.	SECTION	BLK.	LOT	AREA	OWNER
22215	37	A	8	0.0072 ac.	Capitol View Park, Inc.

OLDER MANOR CONDOMINIUM P. No. 1148



Number of Lots: 37
Area of Lot: 0.0072 ac.
Area of Parcel: 0.2616 ac.
Area of Block: 0.2616 ac.
Area of Section: 0.2616 ac.

SUBDIVISION RECORD PLAT
LOTS 7 & 8, &
PARCEL A, BLOCK 37
CAPITOL VIEW PARK
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' FEBRUARY, 2002

MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS • PLANNERS • SURVEYORS
9722 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20888
(301) 670-0840

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: MAY 5, 2002
DIRECTOR

APPROVED: MARCH 15, 2001
SECRETARY-THE CLERK

- Lot Outline
- Proposed Fence
- Neighbors

MDA 554 1244 - 28093

617-471

00-125

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9710 Capitol View Avenue, Silver Spring	Meeting Date:	4/28/2010
Resource:	Non-Contributing Resource Capitol View Historic District	Report Date:	4/21/2010
Applicant:	Felix Enterprises, LLC (Ronald Callaghan, agent)	Public Notice:	4/14/2010
Review:	HAWP	Tax Credit:	No
Case Number:	31/07-10C	Staff:	Lisa Mroszczyk
PROPOSAL:	Install chain link fence and sliding gate		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with the following condition:

1. The fencing and gate on the front (northwest) and northeast side be a black metal fence comparable to that shown on Circle 6 to be approved by staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-contributing Resource in the Capitol View Park Historic District
STYLE: Vernacular
DATE: 1935-1981

approve -
 limit only to
 gate area -
 not on east side.

PROPOSAL

This application concerns the installation of a 6'-0" tall chain link fence along the side (northeast and southwest) property lines and extending perpendicular to the building from its western corner across the parking lot. The section across the parking lot will have a swinging gate and a sliding gate.

let's 1
 M'Lisa 2

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (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.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

With one condition, staff supports the application as being consistent with Chapter 24A-8(b)(1) & (2), the guidance and standards outlined above. While the resource is non-contributing, the majority of the proposed chain link fencing will be visible from the public right-of-way and will have an impact on the streetscape. Chain link fences are not compatible with the character of this primarily residential historic district. An alternative style of metal fence, such as the example shown on Circle 6, would be more appropriate because it is less industrial in nature. Generally, the Commission does not approve fences taller than 4'-0" forward of the rear plane of the house. Staff supports the 6'-0" fence in this case because the setting of this non-contributing resource has been altered with large asphalt parking area and because the transparent nature of the fence will not detract from the setting of the district overall. Staff supports the chain link fencing along the southwest side property line only because it is immediately adjacent to the railroad tracks.

The proposed alterations are also in keeping with guidance for fences found in *Design Guidelines for*

Received comments in support of the staff recommendation from the Capitol View Park Citizens Association. (2)

Historic Sites and Districts in Montgomery County, Maryland, which recommends:

- 12.2 Where a new fence, gate or site wall is needed, it should be similar in character to those seen historically.
- 12.3 Front and side yard fences, gates and site walls in front of the rear plane of the building should be no greater than 4' in height.
- 12.4 Side and rear yard fences, gates and site walls behind the rear plane of the building should be no greater than 6'6" in height.
- 12.5 A side yard fence should be set back from the primary façade of a house.
- 12.6 A combination of fencing and screening vegetation may be appropriate.

STAFF RECOMMENDATION

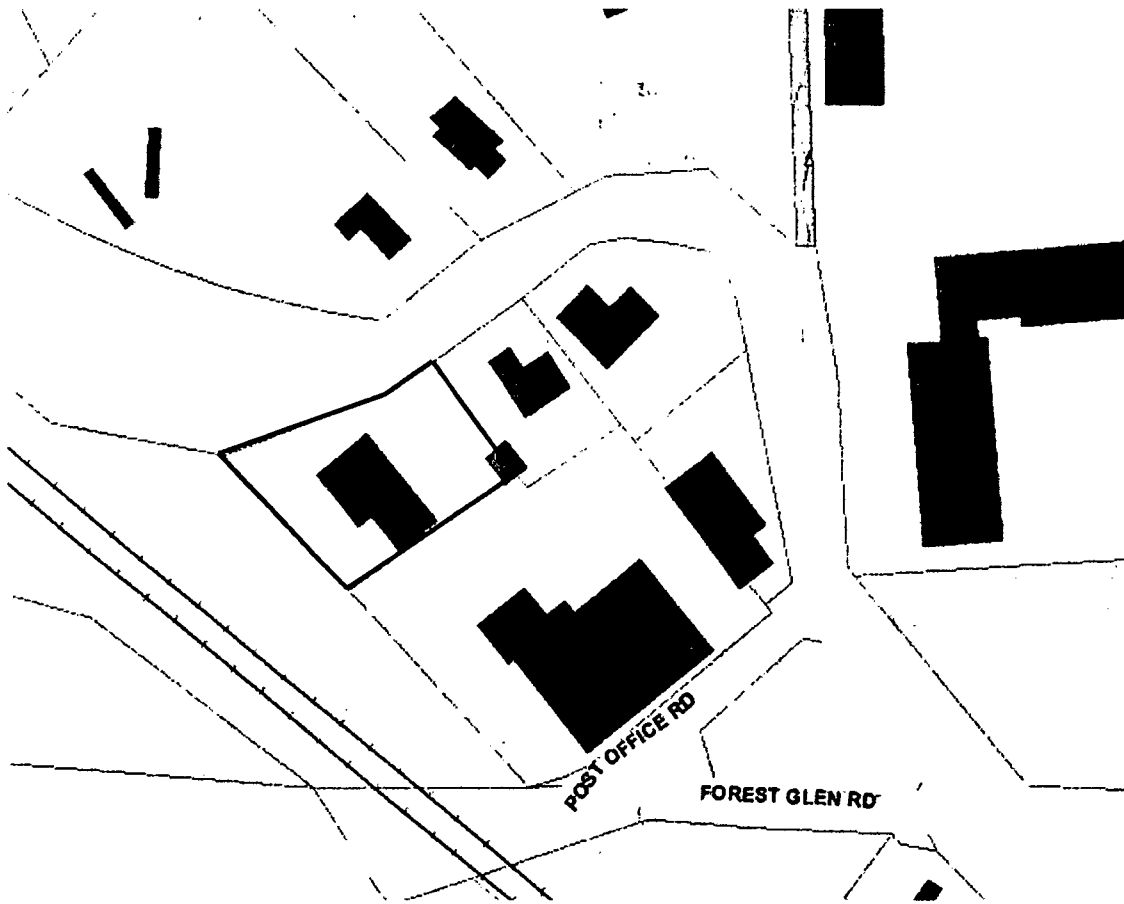
Staff recommends that the Commission Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.





Suggested alternative for metal fencing





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240 777 4370

DPS - #8

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Ronald Callaghan
Daytime Phone No.: 301-460-3100

Tax Account No.: 03377515
Name of Property Owner: Felix Enterprises LLC Daytime Phone No.: 301-460-3100
Address: 9710 Capitol View Ave, Silver Spring, MD 20910
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9710 Street: Capitol View Ave.
Town/City: Silver Spring Nearest Cross Street: Post Office Rd.
Lot: 8 Block: 37 Subdivision: 5
Liber: _____ Folio: _____ Parcel: Map: HP 62 ; Plat: 22215

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

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 6 feet 0 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.

[Signature] UP 3-31-10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 534174 Date Filed: 3/31/10 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:

Secure property by installing a 6' Cyclone fence along the southwest portion of the parking lot and the northeast corner of the building lot. Also, re-erect a sliding gate across the opening of the parking lot.

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

Such fencing was in existence, as evidenced by a 1990's photo. We simply want to restore the fencing to secure the property.

2. SITE PLAN

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 affected 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).

Application Packet For Felix Enterprises, LLC For Work Permit

The following pages are included in this packet:

1. Application for Historic Area Work Permit.
2. Application for Commercial Building Permit.
3. Fence contract with Metro Fence.
4. Owner information for Lot 8 (Felix Enterprises, LLC)
5. Contact information for owner, Lot 7.
6. Contact information for Lot P37.
7. Contact information for CSX
8. Plat showing lot outline, proposed fencing and neighbors.

Photos of property

1. Existing view of 9710 Capitol View Ave.
2. Proposed view of gate and fence.
3. Proposed view of fence for N.E. corner to secure courtyard.
4. Proposed view of fence for N.E. corner to secure courtyard.
5. Page from 1998 catalogue (United Tools Rental) showing existing sliding gate fence and fence along RR border.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search (2007 vw6.3d)

Go Back
 View Map
 New Search

Account Identifier: District - 13 Account Number - 03377515

Owner Information

Owner Name: FELIX ENTERPRISES LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 9710 CAPITOL VIEW AVE Deed Reference: 1)
 SILVER SPRING MD 20910-1028 2)

Location & Structure Information

Premises Address: 9710 CAPITOL VIEW AVE
 SILVER SPRING 20910
 Legal Description: CAPITOL VIEW PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	22215
HP62				5		37	8	1	Plat Ref:	

Special Tax Areas: Town Ad Valorem Tax Class 38

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	2,390 SF	10,184.00 SF	600

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	91,600	183,300		
Improvements:	318,800	204,400		
Total:	410,400	387,700	410,400	387,700
Preferential Land:	0	0	0	0

Transfer Information

Seller: 9710 CAPITOL VIEW LLC	Date: 02/05/2010	Price: \$595,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller: UNITED RENTALS NORTH AMERICA INC	Date: 09/04/2003	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: /25094/ 24	Deed2:
Seller: UNITED RENTALS NORTH AMEROCA	Date: 07/21/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *



Account Identifier: District - 13 Account Number - 0C994543

Owner Information

Owner Name: CASCO GROUP, INC Use: RESIDENTIAL
 Mailing Address: 2218 OSBORN DR Principal Residence: NO
 SILVER SPRING MD 20910-1352 Deed Reference: 1) /24831/ 192
 2)

Location & Structure Information

Premises Address 9708 CAPITOL VIEW AVE Legal Description CAPITOL VIEW PARK
 SILVER SPRING 20910

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
HP62		N555		5			P37	1	

Special Tax Areas Town Ad Valorem Tax Class 38

Primary Structure Built 1908 Enclosed Area 1,320 SF Property Land Area 5,785.00 SF County Use 111

Stories 2 Basement YES Type STANDARD UNIT Exterior FRAME

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	246,620	197,200		
Improvements:	181,350	126,000		
Total:	427,970	323,200	427,970	323,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: WEST, LADELE Date: 08/11/2003 Price: \$217,500
 Type: NOT ARMS-LENGTH Deed1: /24831/ 192 Deed2:
 Seller: DORAN, JOHN T Date: 08/15/2001 Price: \$425,000
 Type: MULT ACCTS ARMS-LENGTH Deed1: /19538/ 1 Deed2:
 Seller: Date: 03/27/1978 Price: \$45,000
 Type: IMPROVED ARMS-LENGTH Deed1: / 5108/ 310 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *
 Exempt Class:

Next Door Neighbor - Lot P37



Account Identifier: District - 13 Account Number - 03377504

Owner Information

Owner Name: THOMPSON FAMILY PROPERTIES LLC Use: COMMERCIAL
 Mailing Address: 10 POST OFFICE RD Principal Residence: NO
 SILVER SPRING MD 20910-1103 Deed Reference: 1) /21882/ 754
 2)

Location & Structure Information

Premises Address: 10 POST OFFICE RD Legal Description: CAPITOL VIEW PARK
 SILVER SPRING 20910-1103

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	22215
HP62				5		37	7	1	Plat Ref:	

Special Tax Areas
 Town Ad Valorem Tax Class 38

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1969	12,090 SF	25,822.00 SF	600
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	284,000	464,700		
Improvements:	2,219,700	1,967,700		
Total:	2,503,700	2,432,400	2,503,700	2,432,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: CASTLE L L C Date: 09/27/2002 Price: \$1,010,000
 Type: MULT ACCTS ARMS-LENGTH Deed1: /21882/ 754 Deed2:
 Seller: DORAN, JOHN T Date: 07/01/2002 Price: \$450,000
 Type: MULT ACCTS ARMS-LENGTH Deed1: /21360/ 554 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

Next Door Neighbor (REAR) - Lot 7

CSX - Owner of RAILROAD TRACKS
NEXT TO LOT

Contact info:

CSX Corporate HQ
500 Water St.
15TH Floor
JACKSONVILLE, FL 32202

904 - 359 - 3200

METROpolitan Fence Company

P.O. Box 535
Bladensburg, Maryland 20710
(301) 864-8383
FAX (301) 927-3770
Chain Link Fence Installed or Repaired

License No. _____

\$ 3800 - C + C Fence Company

Slide - Craig 3/24 - will call back

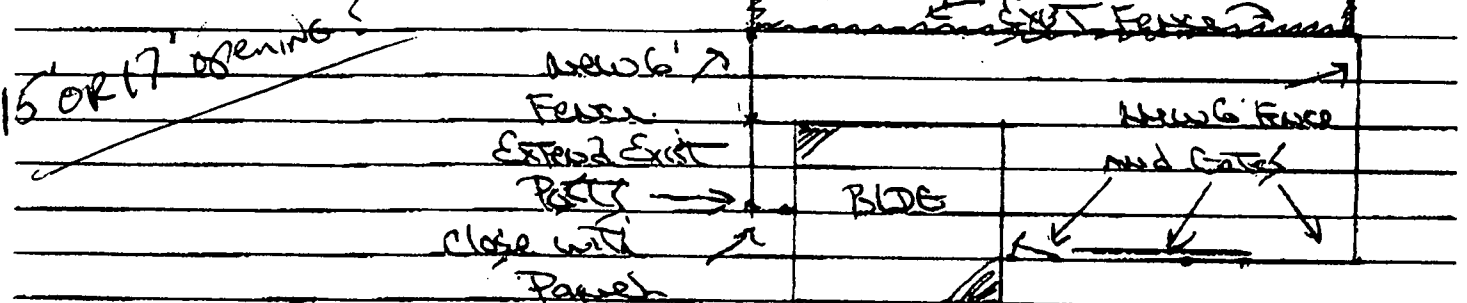
\$4000 -

Name Capital Pools
Street 9710 Capital View Ave
City Silver Spring Zip 20910
Attn: Bob Cochran

Fax 301-871-8568
Phone 301-460-3100
Date 3-15-10
Job At: Same

We propose to install 105 ft. of 92 inch # 9 gauge 2" mesh galvanized chain link fence with one single gates 1-Slide driveway gates. Frame work as follows:
Top rail 1 5/8" o.d.s O.D. Line post 2" 5/8" 20 O.D. Corner and end 2 1/2" 5/8" 20 O.D. Gate post 2 1/2" 4"
O.D. Galvanized Steel posts set in concrete maximum spaces 10 ft APART.

We propose to furnish the labor and materials to install approx 105 linear feet of 6' high commercial grade chain link fence with one single gate & one cantilever type slide gate. All the materials shall be as above, all posts to be set in concrete.



TOTAL \$ 4300.00 Due Upon Completion
\$4000

All work will be performed in a workmanlike manner, materials and workmanship guaranteed for 1-year. The undersigned must assume responsibility of designating property lines. METRO Fence Co. will not be responsible for damage to any underground equipment. It must be staked in advance. Any alteration or deviation from above specifications involving extra labor or material will be an extra charge and there must be a written order for same. This quotation does not include air compressor for digging in underlying rock or foundations nor does it include clearing of trees, brush or other obstructions from working area unless so stated above. The undersigned must be responsible for local ordinances and town permits. The undersigned agrees that if this agreement is canceled by the undersigned, to pay a sum of ten percent of the contract to METRO FENCE COMPANY as liquidated damages. Do not sign blank contract. Price subject to change without notice if Not Accepted Within 10 Days. No verbal agreement of any kind regarding fence, location, design, payment etc. will be honored. Be sure every detail discussed is written in your agreement. If balance is not paid in accordance with this agreement, purchaser agrees to all cost of collection, including court costs and attorney's fees or the product becomes the property of METROPOLITAN FENCE COMPANY, at the option of METROPOLITAN FENCE COMPANY.

Approximate Starting Time ASAP Approximate Completion Time _____

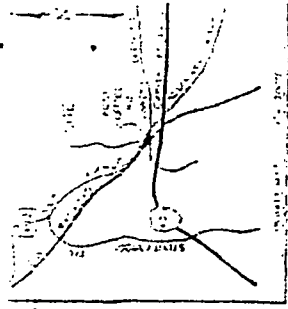
LICENSE NUMBER: _____
ESTIMATOR: A Craig Dyla SIGNED X R Kelly VP (SEAL)

All Agreements Contingent of Office Approval

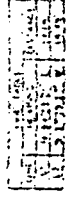
The purchaser agrees to pay the seller a fee of 1.5% per month, For any amount not paid as agreed.

PLAT NO. 22215

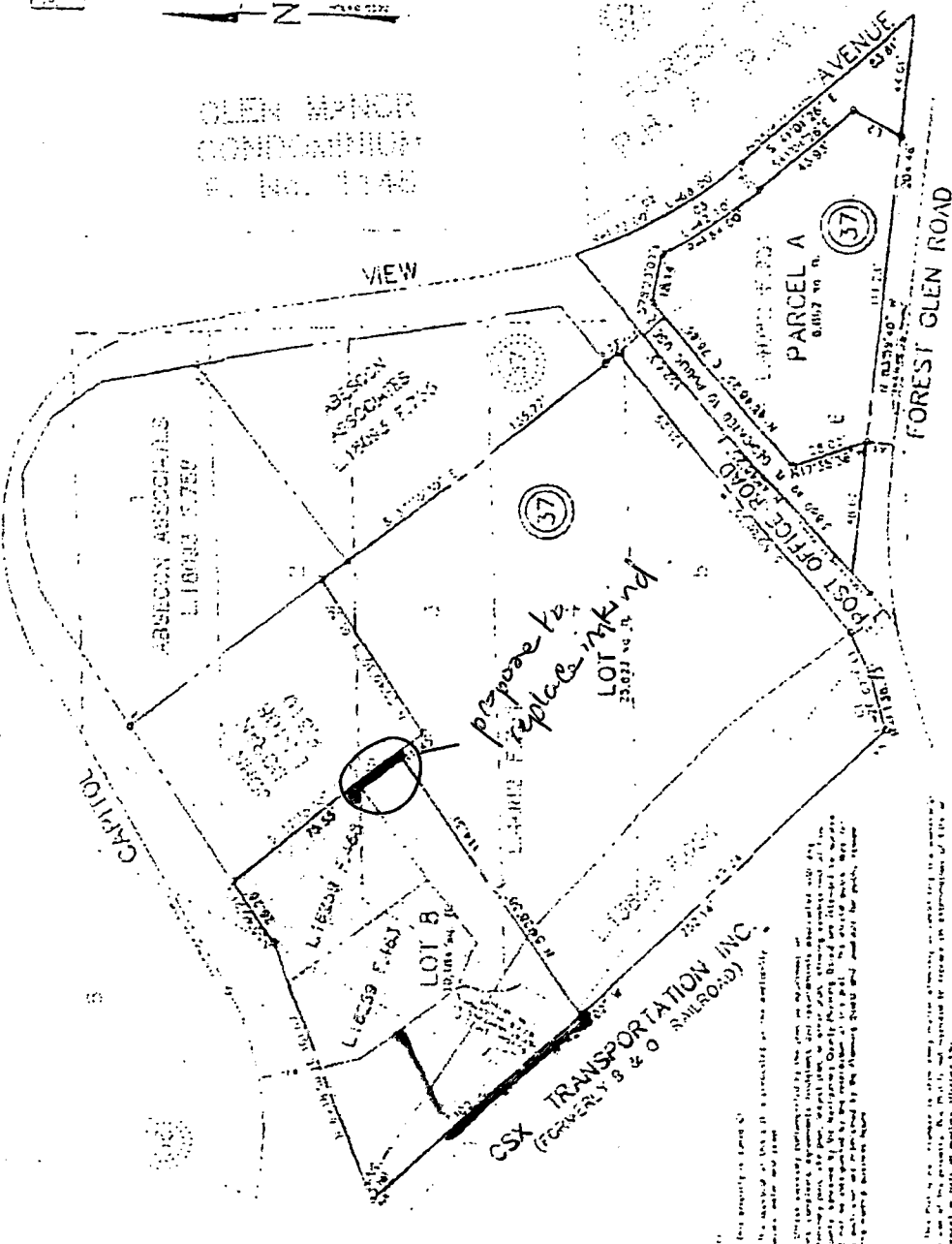
TAX MAP NO. 11P563



TRACT	OWNER	ACRES	TAX MAP NO.
1	ABSECON ASSOCIATES	1.1033	22215
2	ABSECON ASSOCIATES	1.1033	22215
3	ABSECON ASSOCIATES	1.1033	22215
4	ABSECON ASSOCIATES	1.1033	22215
5	ABSECON ASSOCIATES	1.1033	22215
6	ABSECON ASSOCIATES	1.1033	22215
7	ABSECON ASSOCIATES	1.1033	22215
8	ABSECON ASSOCIATES	1.1033	22215
9	ABSECON ASSOCIATES	1.1033	22215
10	ABSECON ASSOCIATES	1.1033	22215
11	ABSECON ASSOCIATES	1.1033	22215
12	ABSECON ASSOCIATES	1.1033	22215
13	ABSECON ASSOCIATES	1.1033	22215
14	ABSECON ASSOCIATES	1.1033	22215
15	ABSECON ASSOCIATES	1.1033	22215
16	ABSECON ASSOCIATES	1.1033	22215
17	ABSECON ASSOCIATES	1.1033	22215
18	ABSECON ASSOCIATES	1.1033	22215
19	ABSECON ASSOCIATES	1.1033	22215
20	ABSECON ASSOCIATES	1.1033	22215
21	ABSECON ASSOCIATES	1.1033	22215
22	ABSECON ASSOCIATES	1.1033	22215
23	ABSECON ASSOCIATES	1.1033	22215
24	ABSECON ASSOCIATES	1.1033	22215
25	ABSECON ASSOCIATES	1.1033	22215
26	ABSECON ASSOCIATES	1.1033	22215
27	ABSECON ASSOCIATES	1.1033	22215
28	ABSECON ASSOCIATES	1.1033	22215
29	ABSECON ASSOCIATES	1.1033	22215
30	ABSECON ASSOCIATES	1.1033	22215
31	ABSECON ASSOCIATES	1.1033	22215
32	ABSECON ASSOCIATES	1.1033	22215
33	ABSECON ASSOCIATES	1.1033	22215
34	ABSECON ASSOCIATES	1.1033	22215
35	ABSECON ASSOCIATES	1.1033	22215
36	ABSECON ASSOCIATES	1.1033	22215
37	ABSECON ASSOCIATES	1.1033	22215
38	ABSECON ASSOCIATES	1.1033	22215
39	ABSECON ASSOCIATES	1.1033	22215
40	ABSECON ASSOCIATES	1.1033	22215



GLEN WOOD
CONDOMINIUM
P.L. NO. 1148



Propose to replace mktnd LOT 10 23.021 ac. +/-

FOR PUBLIC WATER AND SEWER ONLY ASSISTANCE/UTILITIES
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED Matthew J. Dool
 SECRETARY
Richard A. ...
 DIRECTOR

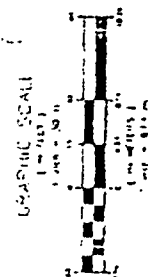
- Lot Outline - Proposed Fence

CONTRACTS SPECIFIC
 The following is a list of all contracts for the improvement of the site...
 1. The contract for the construction of the site...
 2. The contract for the construction of the site...
 3. The contract for the construction of the site...
 4. The contract for the construction of the site...
 5. The contract for the construction of the site...

2/1/02
Richard A. ...
 DIRECTOR
 MONTGOMERY COUNTY PLANNING BOARD

GENERAL INFORMATION
 This site is located in the...
 The site is zoned...
 The site is...
 The site is...
 The site is...

DIVISION RECORD PLAT
 LOTS 7 & 8, &
 PARCEL A, BLOCK 37
CAPITOL VIEW PARK
 ELECTRIC DISTRICT No 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 FEBRUARY, 2002
MACRIS, HENDRICKS & GLASCOCK, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 9220 INGHAM ROAD, SUITE 120
 MONTGOMERY VILLAGE, MD 20886
 (301) 670-0840





Existing View of
9710 Capitol View Ave.

Historic Preservation Commission

4/28/10

ATTN: Lisa Mroszcayk

Re:HAWP 31/07-10C

The Historic Review Committee of the Capitol View Park Citizens Association concurs with the recommendation of HPC Staff that the HPC approve this HAWP application for fence and gate. Since HPC recommended that the fence and gate be black metal it was suggested by a member of our committee that a sign be placed on the fence to alert drivers at this bend of Capitol View Avenue that the fence is there because at night it might not be visible.

The building is a non-contributing resource and is used as a commercial property.

Carol Ireland

Duncan Tebow Co-Chairs

Capitol View Park Historic Review Committee

Application Packet For Felix Enterprises, LLC For Work Permit

The following pages are included in this packet:

1. Application for Historic Area Work Permit.
2. Application for Commercial Building Permit.
3. Fence contract with Metro Fence.
4. Owner information for Lot 8 (Felix Enterprises, LLC)
5. Contact information for owner, Lot 7.
6. Contact information for Lot P37.
7. Contact information for CSX
8. Plat showing lot outline, proposed fencing and neighbors.

Photos of property:

1. Existing view of 9710 Capitol View Ave.
2. Proposed view of gate and fence.
3. Proposed view of fence for N.E. corner to secure courtyard.
4. Proposed view of fence for N.E. corner to secure courtyard.
5. Page from 1998 catalogue (United Tools Rental) showing existing sliding gate fence and fence along RR border.

METROpolitan Fence Company

P.O. Box 535
Bladensburg, Maryland 20710
(301) 864-8383
FAX (301) 927-3770

Chain Link Fence Installed or Repaired

License No. _____

\$ 3800 - C + C Fence Company

Spoke w Craig 3/24 - will call back

\$4000 -

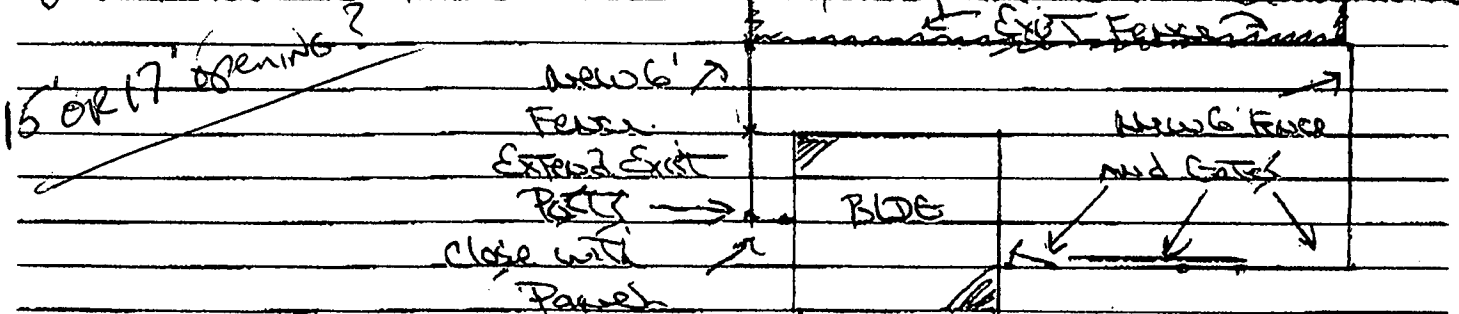
Name Capital Pools
Street 9710 Capital View Ave
City Silver Spring Zip 20910
Attn: Ron Cochran

Fax 301-871-8568
Phone 301-460-3100
Date 3-15-10
Job At: Same

We propose to install 105 ft. of 72 inch # 9 gauge 2" mesh galvanized chain link fence with one single gates 1-Slide driveway gates. Frame work as follows:
Top rail 1 5/8 O.D. O.D. Line post 2" 5/8 O.D. O.D. Corner and end 2 1/2" 5/8 O.D. Gate post 2 1/2" 3/4"

O.D. Galvanized Steel posts set in concrete maximum spaces 10 ft. APART.

We propose to furnish the labor and materials to install approx 105 linear feet of 6' high commercial grade chain link fence with one single gate & one cantilever type slide gate. The materials shall be as above, all posts to be set in concrete.



TOTAL \$ 4300.00 Due Upon Completion
\$4000

All work will be performed in a workmanlike manner. materials and workmanship guaranteed for 1-year. The undersigned must assume responsibility of designating property lines. METRO Fence Co. will not be responsible for damage to any underground equipment. It must be staked in advance. Any alteration or deviation from above specifications involving extra labor or material will be an extra charge and there must be a written order for same. This quotation does not include air compressor for digging in underlying rock or foundations nor does it include clearing of trees, brush or other obstructions from working area unless so stated above. The undersigned must be responsible for local ordinances and town permits. The undersigned agrees that if this agreement is canceled by the undersigned, to pay a sum of ten percent of the contract to METRO FENCE COMPANY as liquidated damages. Do not sign blank contract. Price subject to change without notice if Not Accepted Within 10 Days. No verbal agreement of any kind regarding fence, location, design, payment etc. will be honored. Be sure every detail discussed is written in your agreement. If balance is not paid in accordance with this agreement, purchaser agrees to all cost of collection, including court costs and attorney's fees or the product becomes the property of METROPOLITAN FENCE COMPANY, at the option of METROPOLITAN FENCE COMPANY.

Approximate Starting Time ASAP Approximate Completion Time _____

LICENSE NUMBER: _____

ESTIMATOR: A Craig Dyla SIGNED X R D Callahan VP (SEAL)

All Agreements Contingent of Office Approval

The purchaser agrees to pay the seller a fee of 1.5% per month, For any amount not paid as agreed.

Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search (2007 vw6.3d)	Go Back View Map New Search
--	---

Account Identifier: District - 13 Account Number - 03377515

Owner Information			
-------------------	--	--	--

Owner Name:	FELIX ENTERPRISES LLC	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	9710 CAPITOL VIEW AVE SILVER SPRING MD 20910-1028	Deed Reference:	1) 2)

Location & Structure Information			
----------------------------------	--	--	--

Premises Address 9710 CAPITOL VIEW AVE SILVER SPRING 20910	Legal Description CAPITOL VIEW PARK
---	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	22215
HP62				5		37	8	1	Plat Ref:	

Special Tax Areas	Town Ad Valorem Tax Class	38
--------------------------	----------------------------------	----

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	2,390 SF	10,184.00 SF	600

Stories	Basement	Type	Exterior
---------	----------	------	----------

Value Information				
-------------------	--	--	--	--

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Land	91,600	183,300		
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Transfer Information			
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Type: IMPROVED ARMS-LENGTH			Deed2:
Seller: UNITED RENTALS NORTH AMERICA	Date: 07/21/2003	Price: \$0	Deed1:
Type: NOT ARMS-LENGTH			Deed2:

Exemption Information			
-----------------------	--	--	--

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *



Account Identifier: District - 13 Account Number - 00994543

Owner Information

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 Mailing Address: 2218 OSBORN DR Principal Residence: NO
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Type: MULT ACCTS ARMS-LENGTH	Deed1: /19538/ 1	Deed2:
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Type: IMPROVED ARMS-LENGTH	Deed1: / 5108/ 310	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

Next Door Neighbor - Lot P37



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search (2007 vw6.3d)

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									Plat Ref:

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Improvements:	2,219,700			
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Transfer Information

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Type: MULT ACCTS ARMS-LENGTH	Deed1: /21360/ 554	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

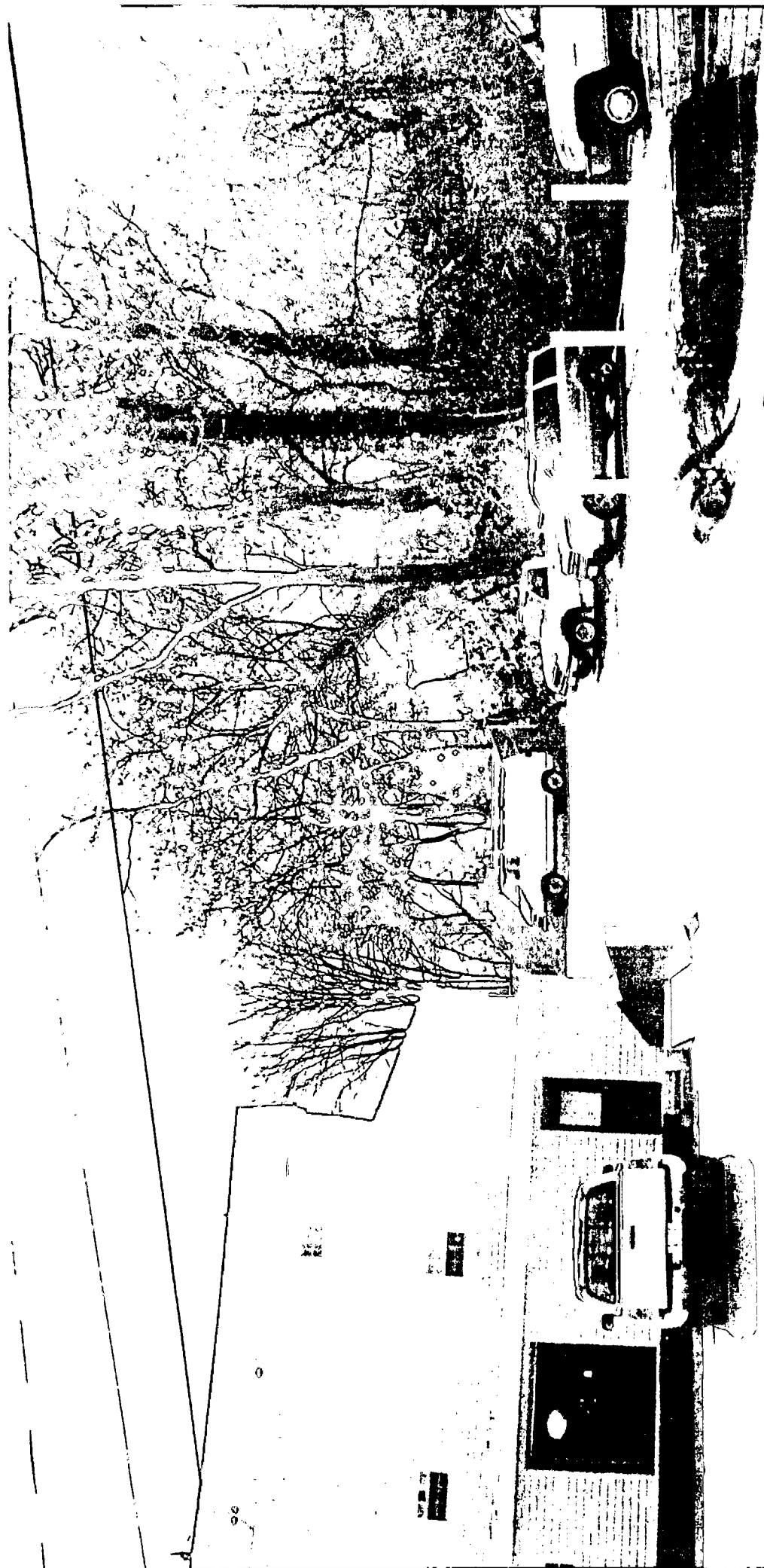
Next Door Neighbor (REAR) - Lot 7

CSX - OWNER of RAILROAD tracks
next to LOT

Contact info:

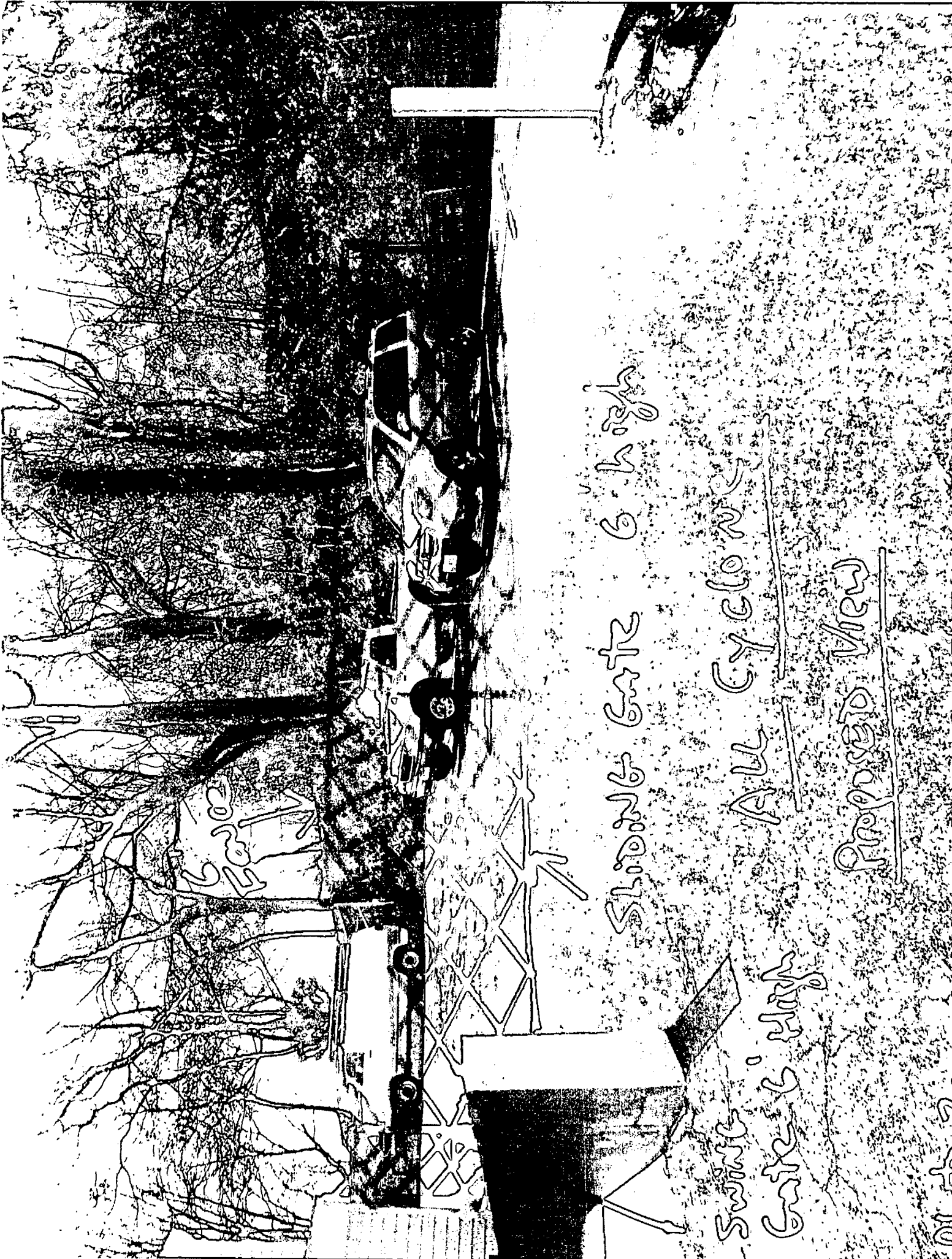
CSX Corporate HQ
500 Water St.
15th Floor
JACKSONVILLE, FL 32202

904-359-3200



Existing View of
9710 Capitol View Ave.

Photo 1



Sliding Gate 6' high

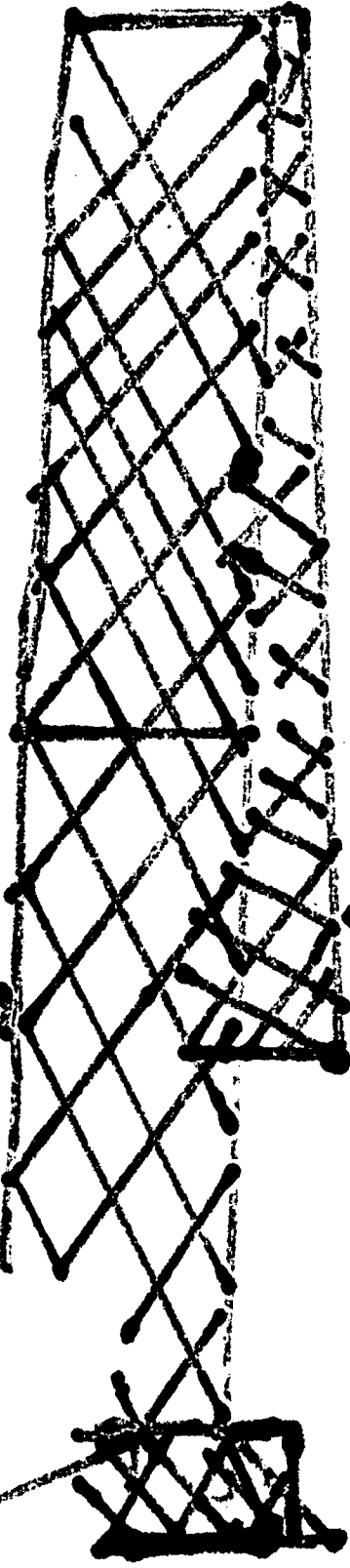
Switch Gate 6' High

ALL CYCLOWAY

Proposed View

Photo 2

Handwritten text: "Handwritten text" (mirrored)



Force

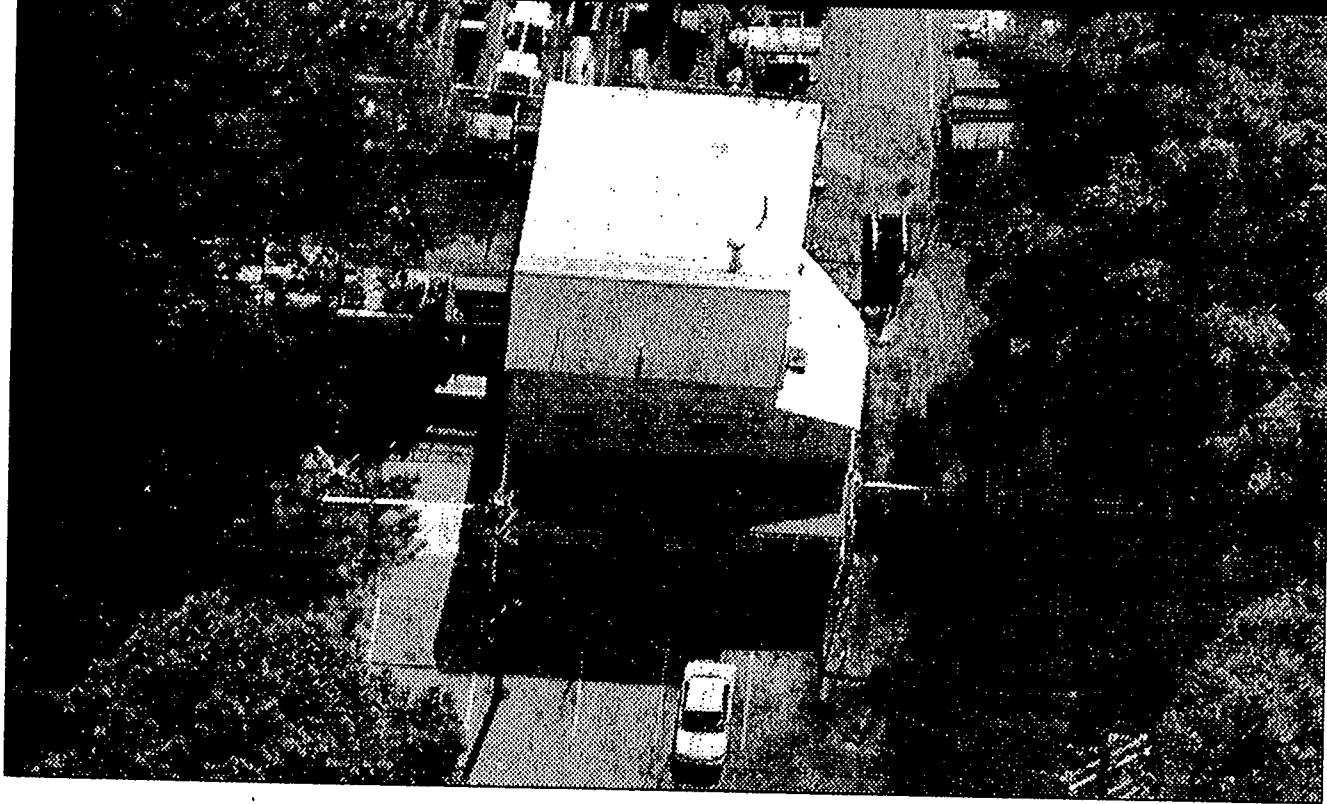
Handwritten text: "Handwritten text" (mirrored)

Handwritten text: "Handwritten text" (mirrored)

Handwritten text: "Handwritten text" (mirrored)

Photo from 1990's Showing Sliding Cyclone fence gate. We wish to Re-Install A Similar Gate.

BRANCH #1- SILVER SPRING, MD



9710 CAPITOL VIEW AVENUE
(Forest Glen)

ZIP CODE: 20910; PHONE: 301-585-5040; Fax: 301-589-4108



Opened in 1952, Silver Spring is the first Rental Tools location. Just off the Beltway, this branch services Montgomery County, NW Washington DC and the I-270 corridor to Frederick. Silver Spring specializes in power tools, shot blast and construction equipment.

From 1998 Catalogue

Photo 5



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9710 Capitol View Avenue, Silver Spring	Meeting Date:	4/28/2010
Resource:	Non-Contributing Resource Capitol View Historic District	Report Date:	4/21/2010
Applicant:	Felix Enterprises, LLC (Ronald Callaghan, agent)	Public Notice:	4/14/2010
Review:	HAWP	Tax Credit:	No
Case Number:	31/07-10C	Staff:	Lisa Mroszczyk
PROPOSAL:	Install chain link fence and sliding gate		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with the following condition:

1. The fencing and gate on the front (northwest) and northeast side be a black metal fence comparable to that shown on Circle 6 to be approved by staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-contributing Resource in the Capitol View Park Historic District
STYLE: Vernacular
DATE: 1935-1981

PROPOSAL

This application concerns the installation of a 6'-0" tall chain link fence along the side (northeast and southwest) property lines and extending perpendicular to the building from its western corner across the parking lot. The section across the parking lot will have a swinging gate and a sliding gate.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (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.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

With one condition, staff supports the application as being consistent with Chapter 24A-8(b)(1) & (2), the guidance and standards outlined above. While the resource is non-contributing, the majority of the proposed chain link fencing will be visible from the public right-of-way and will have an impact on the streetscape. Chain link fences are not compatible with the character of this primarily residential historic district. An alternative style of metal fence, such as the example shown on Circle 6, would be more appropriate because it is less industrial in nature. Generally, the Commission does not approve fences taller than 4'-0" forward of the rear plane of the house. Staff supports the 6'-0" fence in this case because the setting of this non-contributing resource has been altered with large asphalt parking area and because the transparent nature of the fence will not detract from the setting of the district overall. Staff supports the chain link fencing along the southwest side property line only because it is immediately adjacent to the railroad tracks.

The proposed alterations are also in keeping with guidance for fences found in *Design Guidelines for*

Historic Sites and Districts in Montgomery County, Maryland, which recommends:

- 12.2 Where a new fence, gate or site wall is needed, it should be similar in character to those seen historically.
- 12.3 Front and side yard fences, gates and site walls in front of the rear plane of the building should be no greater than 4' in height.
- 12.4 Side and rear yard fences, gates and site walls behind the rear plane of the building should be no greater than 6'6" in height.
- 12.5 A side yard fence should be set back from the primary façade of a house.
- 12.6 A combination of fencing and screening vegetation may be appropriate.

STAFF RECOMMENDATION

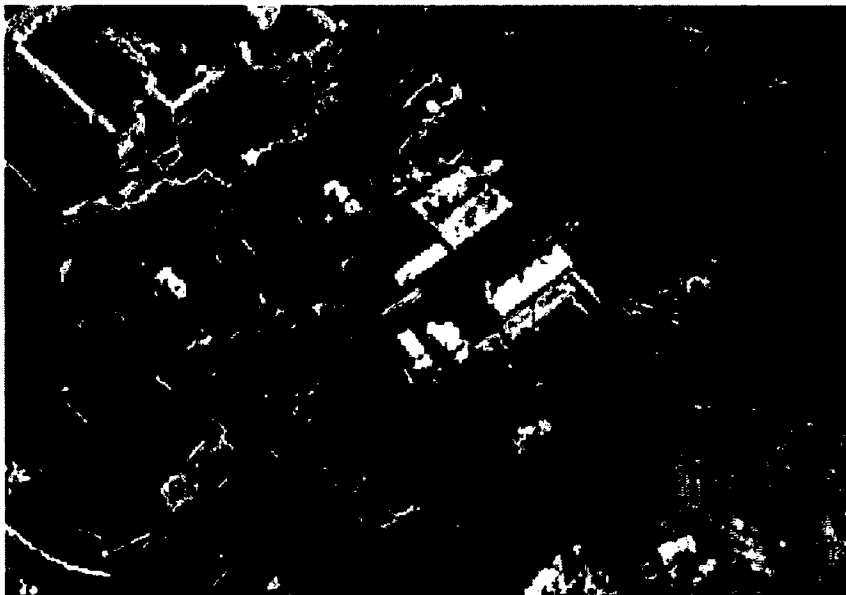
Staff recommends that the Commission Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

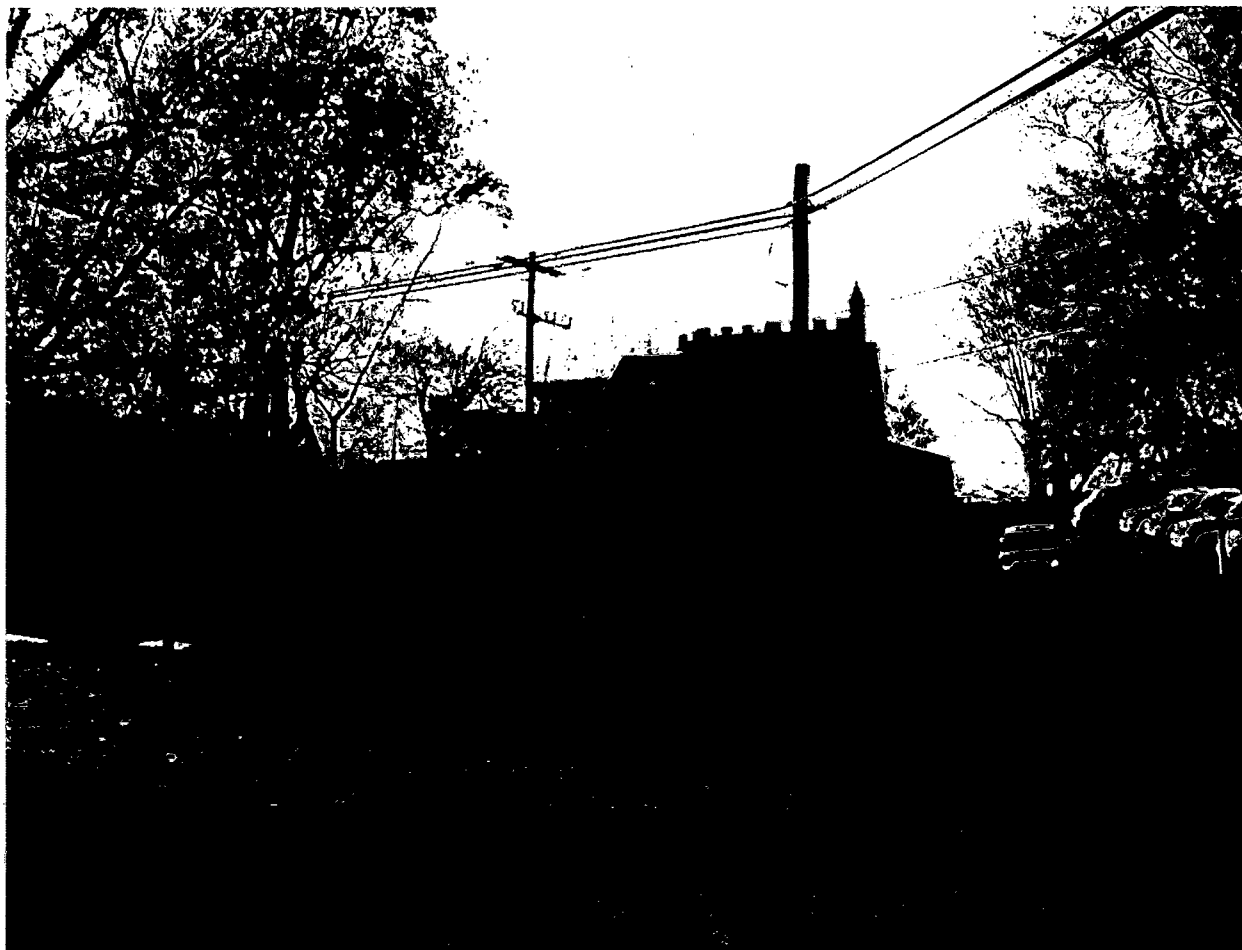
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic 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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

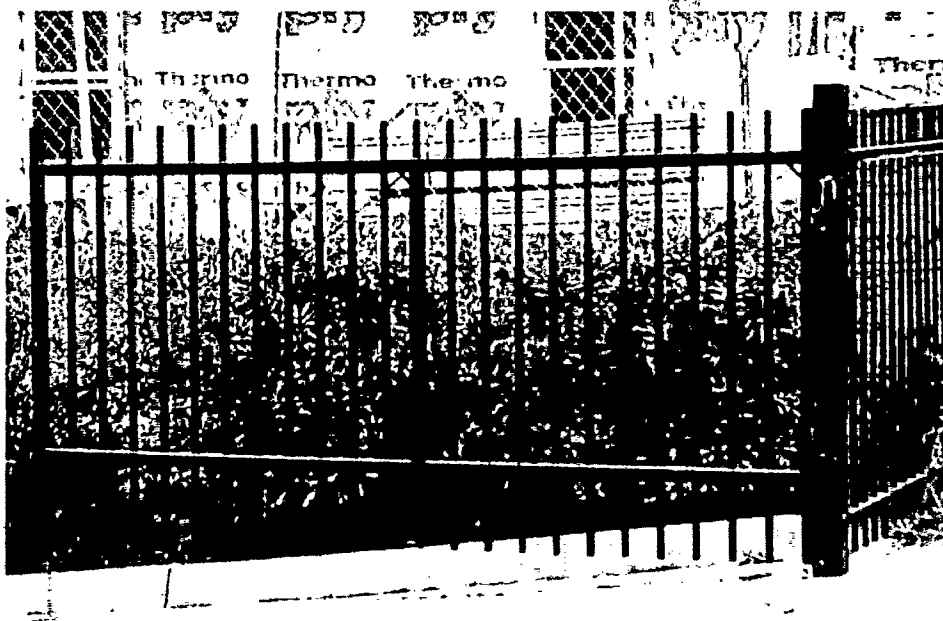
and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.





Suggested alternative for metal fencing





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE, MD 20850
240 777 6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Ronald Callaghan
Daytime Phone No.: 301-460-3100

Tax Account No.: 03377515
Name of Property Owner: Felic Enterprises LLC Daytime Phone No.: 301-460-3100
Address: 9710 Capitol View Ave, Silver Spring, MD 20910
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9710 Street: Capitol View Ave.
Town/City: Silver Spring Nearest Cross Street: Post Office Rd.
Lot: 8 Block: 37 Subdivision: 5
Liber: _____ Folio: _____ Parcel: MAP: HP 62 ; Plat: 22215

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:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

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 6 feet 0 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.

Ronald Callaghan JP 3-31-10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 534174 Date Filed: 3/31/10 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:

Secure Property by installing a 6' Cyclone fence
along the south west portion of the parking lot
and the north east corner of the building lot.
Also, re-erect a sliding gate across the opening
of the parking lot.

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

Such fencing was in existence, as evidenced by a
1990's photo. We simply want to restore the
fencing to secure the property.

2. SITE PLAN

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 affected 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).

Application Packet For Felix Enterprises, LLC For Work Permit

The following pages are included in this packet:

1. Application for Historic Area Work Permit.
2. Application for Commercial Building Permit.
3. Fence contract with Metro Fence.
4. Owner information for Lot 8 (Felix Enterprises, LLC)
5. Contact information for owner, Lot 7
6. Contact information for Lot P37.
7. Contact information for CSX
8. Plat showing lot outline, proposed fencing and neighbors.

Photos of property:

1. Existing view of 9710 Capitol View Ave.
2. Proposed view of gate and fence.
3. Proposed view of fence for N.E. corner to secure courtyard.
4. Proposed view of fence for N.E. corner to secure courtyard.
5. Page from 1998 catalogue (United Tools Rental) showing existing sliding gate fence and fence along RR border.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 13 Account Number - 03377515

Owner Information

Owner Name: FELIX ENTERPRISES LLC **Use:** COMMERCIAL
Mailing Address: 9710 CAPITOL VIEW AVE **Principal Residence:** NO
 SILVER SPRING MD 20910-1028 **Deed Reference:** 1)
 2)

Location & Structure Information

Premises Address 9710 CAPITOL VIEW AVE **Legal Description** CAPITOL VIEW PARK
 SILVER SPRING 20910

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	22215
HP62				5		37	8	1	Plat Ref:	

Special Tax Areas **Town** Ad Valorem **Tax Class** 38

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	2,390 SF	10,184.00 SF	600
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
			As Of	As Of	As Of
			01/01/2010	07/01/2009	07/01/2010
Land	91,600	183,300			
Improvements:	318,800	204,400			
Total:	410,400	387,700		410,400	387,700
Preferential Land:	0	0		0	0

Transfer Information

Seller: 9710 CAPITOL VIEW LLC **Date:** 02/05/2010 **Price:** \$595,000
Type: IMPROVED ARMS-LENGTH **Deed1:** **Deed2:**
Seller: UNITED RENTALS NORTH AMERICA INC **Date:** 09/04/2003 **Price:** \$300,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /25094/ 24 **Deed2:**
Seller: UNITED RENTALS NORTH AMEROCA **Date:** 07/21/2003 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



Account Identifier: District - 13 Account Number - 00994543

Owner Information

Owner Name: CASCO GROUP, INC Use: RESIDENTIAL
 Mailing Address: 2218 OSBORN DR Principal Residence: NO
 SILVER SPRING MD 20910-1352 Deed Reference: 1) /24831/ 192
 2)

Location & Structure Information

Premises Address: 9708 CAPITOL VIEW AVE Legal Description: CAPITOL VIEW PARK
 SILVER SPRING 20910

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
HP62		N555		5			P37	1	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
	38

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1908	1,320 SF	5,785.00 SF	111

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2010	As Of 07/01/2009	As Of 07/01/2010
Land	246,620	197,200		
Improvements:	181,350	125,000		
Total:	427,970	323,200	427,970	323,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: WEST, LADELE	Date: 08/11/2003	Price: \$217,500
Type: NOT ARMS-LENGTH	Deed1: /24831/ 192	Deed2:
Seller: DORAN, JOHN T	Date: 08/15/2001	Price: \$425,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /19538/ 1	Deed2:
Seller:	Date: 03/27/1978	Price: \$45,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5108/ 310	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *

Next Door Neighbor - Lot P37

Account Identifier: District - 13 Account Number - 03377504

Owner Information			
Owner Name:	THOMPSON FAMILY PROPERTIES LLC	Use:	COMMERCIAL
Mailing Address:	10 POST OFFICE RD SILVER SPRING MD 20910-1103	Principal Residence:	NO
		Deed Reference:	1) /21882/ 754 2)

Location & Structure Information	
Premises Address 10 POST OFFICE RD SILVER SPRING 20910-1103	Legal Description CAPITOL VIEW PARK

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	22215
HP62			5		37	7	1	Plat Ref:	

Special Tax Areas	Town	Ad Valorem	Tax Class
			38

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1969	12,090 SF	25,822.00 SF	600

Stories	Basement	Type	Exterior

Value Information					
	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2010	07/01/2009	07/01/2010	
Land	284,000	464,700			
Improvements:	2,219,700	1,557,700			
Total:	2,503,700	2,432,400	2,503,700	2,432,400	
Preferential Land:	0	0	0	0	

Transfer Information			
Seller: CASTLE L L C	Date: 09/27/2002	Price: \$1,010,000	
Type: MULT ACCTS ARMS-LENGTH	Deed1: /21882/ 754	Deed2:	
Seller: DORAN, JOHN T	Date: 07/01/2002	Price: \$450,000	
Type: MULT ACCTS ARMS-LENGTH	Deed1: /21360/ 554	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class: Special Tax Recapture: * NONE *

Next Door Neighbor (REAR) - LOT 7

CSX - OWNER of RAILROAD TRACKS
NEXT TO LOT.

Contact info:

CSX Corporate HQ
500 Water St.
15TH Floor
JACKSONVILLE, FL 32202

904 - 359 - 3200

METROpolitan Fence Company

P.O. Box 535
Bladensburg, Maryland 20710
(301) 864-8383
FAX (301) 927-3770
Chain Link Fence Installed or Repaired

License No. _____

\$ 3800 - C + C Fence Company

Slide in Cap 3/24 - will call back

\$ 4000 -

Name Capital Pools
Street 9710 Capital View Ave
City Silver Spring Zip 20910
Attn.: Ron Cochran

Fax 301-871-8568
Phone 301-460-3100
Date 3-15-10
Job At: Same

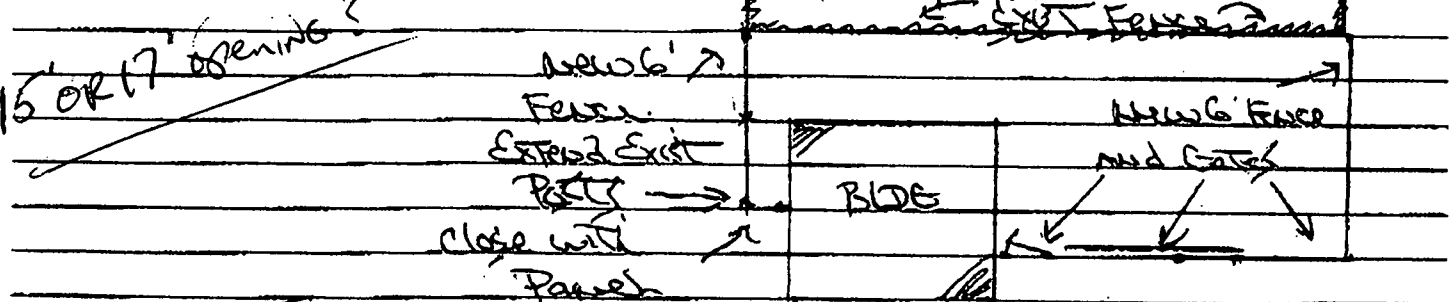
We propose to install 105 ft. of 92 inch # 9 gauge 2" mesh galvanized

chain link fence with one single gates 1 slide driveway gates. Frame work as follows:

Top rail 1 5/8 ocs O.D. Line post 2" 5520 O.D. Corner and end 2 1/2" 5520 O.D. Gate post 2 1/2" 4"

O.D. Galvanized Steel posts set in concrete maximum spaces 10 ft APART.

We propose to furnish the labor and materials to install approx 105 linear feet of 6' high commercial grade chain link fence with one single gate & one cantilever type slide gate. All the materials shall be as above, all posts to be set in concrete.



TOTAL \$ 4300.00 Due Upon Completion
\$ 4000

All work will be performed in a workmanlike manner, materials and workmanship guaranteed for 1-year. The undersigned must assume responsibility of designating property lines. METRO Fence Co. will not be responsible for damage to any underground equipment. It must be staked in advance. Any alteration or deviation from above specifications involving extra labor or material will be an extra charge and there must be a written order for same. This quotation does not include air compressor for digging in underlying rock or foundations nor does it include clearing of trees, brush or other obstructions from working area unless so stated above. The undersigned must be responsible for local ordinances and town permits. The undersigned agrees that if this agreement is canceled by the undersigned, to pay a sum of ten percent of the contract to METRO FENCE COMPANY as liquidated damages. Do not sign blank contract. Price subject to change without notice if Not Accepted Within 10 Days. No verbal agreement of any kind regarding fence, location, design, payment etc. will be honored. Be sure every detail discussed is written in your agreement. If balance is not paid in accordance with this agreement, purchaser agrees to all cost of collection, including court costs and attorney's fees or the product becomes the property of METROPOLITAN FENCE COMPANY, at the option of METROPOLITAN FENCE COMPANY.

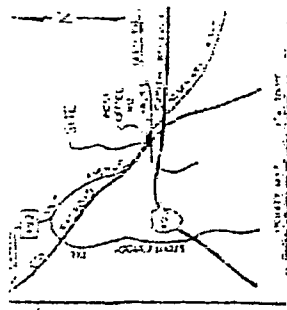
Approximate Starting Time ASAP Approximate Completion Time _____

LICENSE NUMBER: _____
ESTIMATOR: A. Green SIGNED X R. Kelly VP (SEAL)

All Agreements Contingent of Office Approval

The purchaser agrees to pay the seller a fee of 1.5% per month, For any amount not paid as agreed.

PLAN NO. 22215



TAX MAP No. RP567

AREA	AREA	AREA	AREA	AREA	AREA
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100		

AREA	AREA	AREA	AREA	AREA	AREA
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
97	98	99	100		

RECORDS CERTIFICATE

This certificate is given in witness whereof, I, the Clerk of the County of Montgomery, Maryland, have caused this record to be duly recorded in the office of the Clerk of the County of Montgomery, Maryland, on this 15th day of February, 2007, at 10:00 AM.

Witness my hand and the seal of the County of Montgomery, Maryland, at Rockville, Maryland, this 15th day of February, 2007.

[Signature]
Clerk of the County of Montgomery, Maryland

[Signature]
Professional Land Surveyor
No. 12345

NOTICE TO ADJOINERS

Notice is hereby given that the following described land, to-wit: Parcel A, Block 37, Capitol View Park, is being subdivided into lots and the same are being offered for sale to the highest bidder at a public auction to be held at the office of the Clerk of the County of Montgomery, Maryland, on this 15th day of February, 2007, at 10:00 AM.

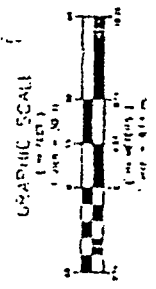
The land is situated in the County of Montgomery, Maryland, and is bounded on the north by Parcel A, Block 37, Capitol View Park, on the south by Parcel A, Block 37, Capitol View Park, on the east by Parcel A, Block 37, Capitol View Park, and on the west by Parcel A, Block 37, Capitol View Park.

[Signature]
Professional Land Surveyor
No. 12345

SUBDIVISION RECORD PLAT

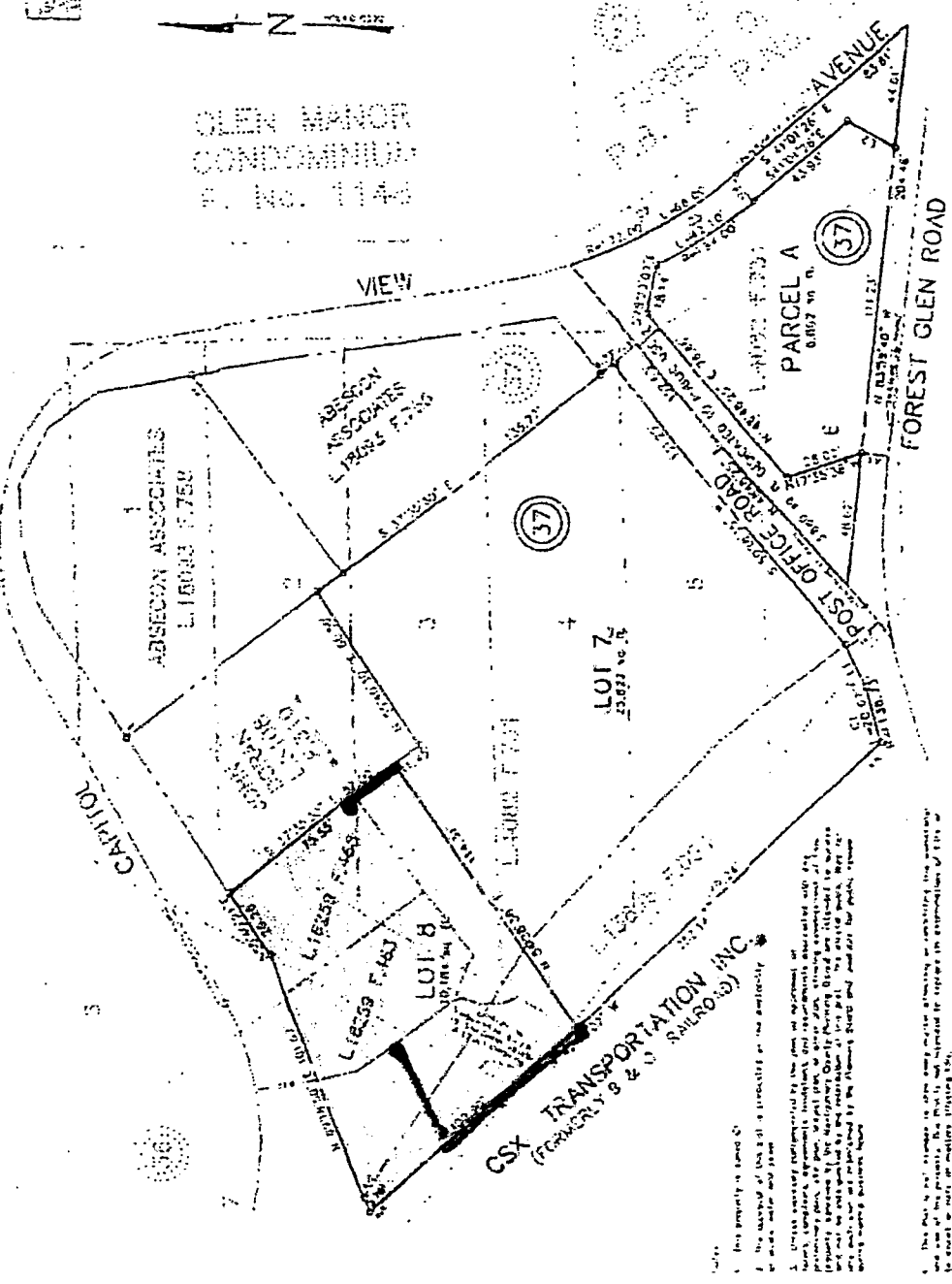
LOTS 7 & 8, &
PARCEL A, BLOCK 37
CAPITOL VIEW PARK
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
FEBRUARY, 2007

MACRIS, HENDRICKS & GLASCOCK, P.A.
ENGINEERS - PLANNERS - SURVEYORS
9220 NIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840



STATISTICAL DATA

Number of Lots	2
Number of Acres	0.0000
Area of Lots	0.0000
Area of Parcel	0.0000
Depth	0.0000
Width	0.0000



1. The plat is prepared in accordance with the provisions of the Subdivision Control Act, Chapter 23, of the Code of Montgomery County, Maryland, and the regulations thereunder.
2. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
3. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
4. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
5. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
6. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
7. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
8. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
9. The plat is based on a survey conducted by the Professional Land Surveyor named herein.
10. The plat is based on a survey conducted by the Professional Land Surveyor named herein.

FOR PUBLIC WATER AND SEWER ONLY ADJUDICATING INTERESTS

THE MONTGOMERY-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* SECRETARY TREASURER

APPROVED: *[Signature]* CHIEF ENGINEER

APPROVED: *[Signature]* ENGINEER

APPROVED: *[Signature]* ENGINEER

APPROVED: *[Signature]* ENGINEER

- Lot Outline
- Proposed Fence
- Neighbors



Existing View of
9710 Capitol View Ave.



Gate

Slide Gate 6 high

Switch Gate 6 high

ALL CYCLONIC

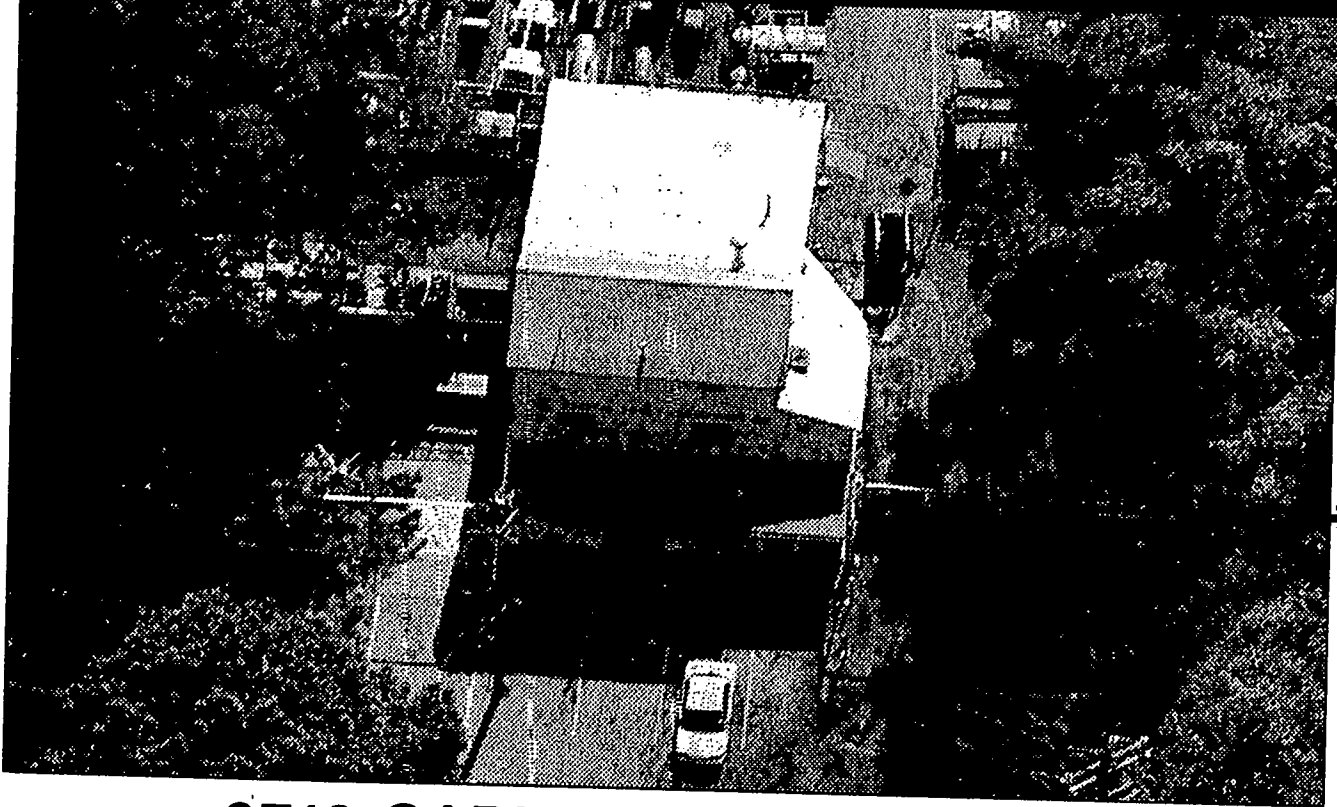
Proposed View

17

Plate 2

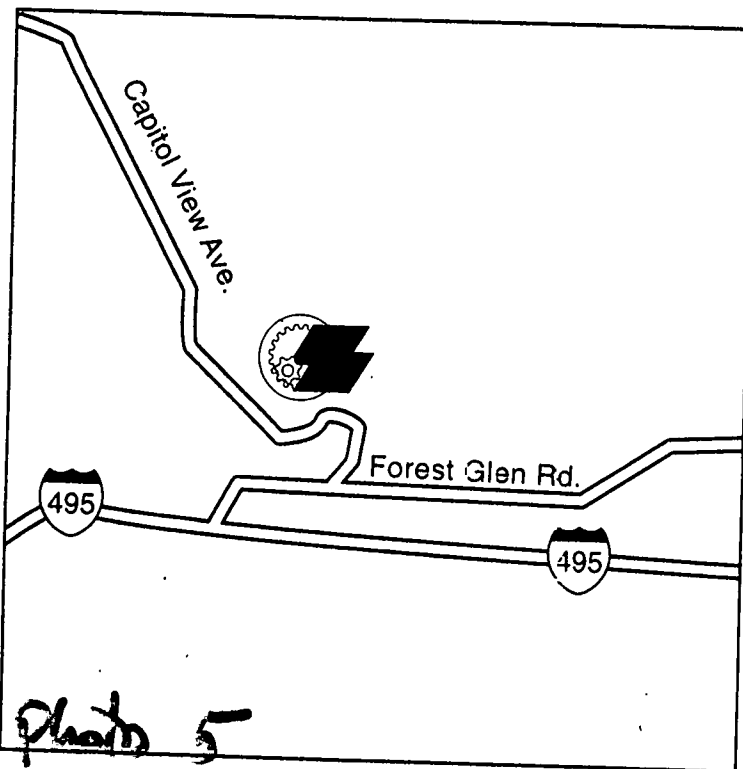
Photo from 1990's Showing Sliding Cyclone fence gate. We wish to Re-Install A Similar Gate.

BRANCH #1 - SILVER SPRING, MD



9710 CAPITOL VIEW AVENUE
(Forest Glen)

ZIP CODE: 20910; PHONE: 301-585-5040; Fax: 301-589-4108



Opened in 1952, Silver Spring is the first Rental Tools location. Just off the Beltway, this branch services Montgomery County, NW Washington DC and the I-270 corridor to Frederick. Silver Spring specializes in power tools, shot blast and construction equipment.

From 1998 Catalogue