

3712 Bradley Lane
Chevy Chase M.D.

2010 HAWP

Fothergill, Anne

Subject: FW: LAP comments for 9/22/10 HPC: 3712 Bradley

LAP Comments
Case I-D

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]

Sent: Wednesday, September 22, 2010 10:56 AM

To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

Cc: Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)

Subject: LAP comments for 9/22/10 HPC: 3712 Bradley

The following are the comments of the Chevy Chase Village Local Advisory Panel for an item before the HPC at their hearing tonight:

Item D: 3712 Bradley Lane

Stenhauser Residence - Fence installation

Contributing Resource

Applicant is proposing to replace chain link with vertical board wood fence at heights 4' to 6'

HPC Staff recommended 'Approval' and the LAP concurs with Staff.

We also agree that it was appropriate to utilize an 'Expedited Approval' by Staff and encourage the use of Expedited Approval whenever possible.

Submitted on behalf of the Chevy Chase Village LAP by
Tom Bourke, Chair

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3712 Bradley Lane, Chevy Chase	Meeting Date:	9/22/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/15/10
Applicant:	Bill and Rebecca Senhauser (Tom Tait, Agent)	Public Notice:	9/8/10
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-10T	Staff:	Anne Fothergill
Proposal:	Fencing installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Mediterranean Revival
DATE: 1913

PROPOSAL

The applicants are proposing to remove the existing chain link fencing and install wood vertical board fencing along the rear (south) and left side (east) of the property. The fence will be 4' tall along the left side stepping up to 5' tall and 6' tall at the rear of the house. There will be a 4' tall wooden fence enclosure for the A/C units at the left side of the house and a 4' wooden gate at the front left of the house.

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 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 to schedule a follow-up site visit.



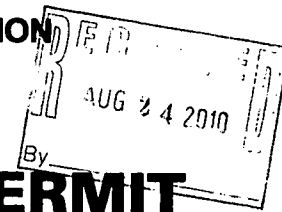
RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6370

DPS - #8

11/1 # 547246

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT



Contact Person: Tom Tait
Daytime Phone No.: 202-437-6897

Tax Account No.: 52-1936814

Name of Property Owner: Bill & Rebecca Senhauser Daytime Phone No.: 202-297-7715

Address: 3712 Bradley Lane Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: Expert Fence Phone No.: 703-751-3008

Contractor Registration No.: MHC # 36751

Agent for Owner: Tom Tait, Gardeners Guild Inc Daytime Phone No.: 202-437-6897

LOCATION OF BUILDING/PREMISE

House Number: 3712 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Brookeville Rd
Lot: P24 Block: 61 Subdivision: 9
Liber: _____ Folio: _____ 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:

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

1B. Construction cost estimate: \$ 7500-

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

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.

Thomas Tait
Signature of owner or authorized agent

8/18/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 547246 Date Filed: 8/25/10 Date Issued: _____
EMC

**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:

We are asking to remove an existing stand of bamboo and an existing chain-link fence. We will install in their place a 6' board fence along the south and east perimeter, inside the owner's property line. Though the house is in the Historic Area, there is nothing about this work that is significant to historical preservation.

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

See above.
Construction details are also attached

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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).

Attachment to Historic Area Work Permit Application

Property: 3712 Bradley Lane, Chevy Chase, MD 20815
Owners: Bill and Rebecca Senhauser

Adjacent and Confronting Properties:

Carol D. Bugg
3717 Bradley Lane
Chevy Chase, MD 20815

Lawrence M. Baskir
3715 Bradley Lane
Chevy Chase, MD 20815

David B. Isbell
3709 Bradley Lane
Chevy Chase, MD 20815

Roland W. Olson
3718 Bradley Lane
Chevy Chase, MD 20815

Robert C. Goodwin
3710 Bradley Lane
Chevy Chase, MD 20815

Christopher and Caroline Landau
27 Quincy Street
Chevy Chase, MD 20815

Stephen P. Hills
29 Quincy Street
Chevy Chase, MD 20815

Isabel A. Faller
31 Quincy Street
Chevy Chase, MD 20815

Date

Case

Surveyor's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by transit and tape and there are no encroachments other than shown.

Plat Book

SHEPHERD & WORTHINGTON
Land Surveyors

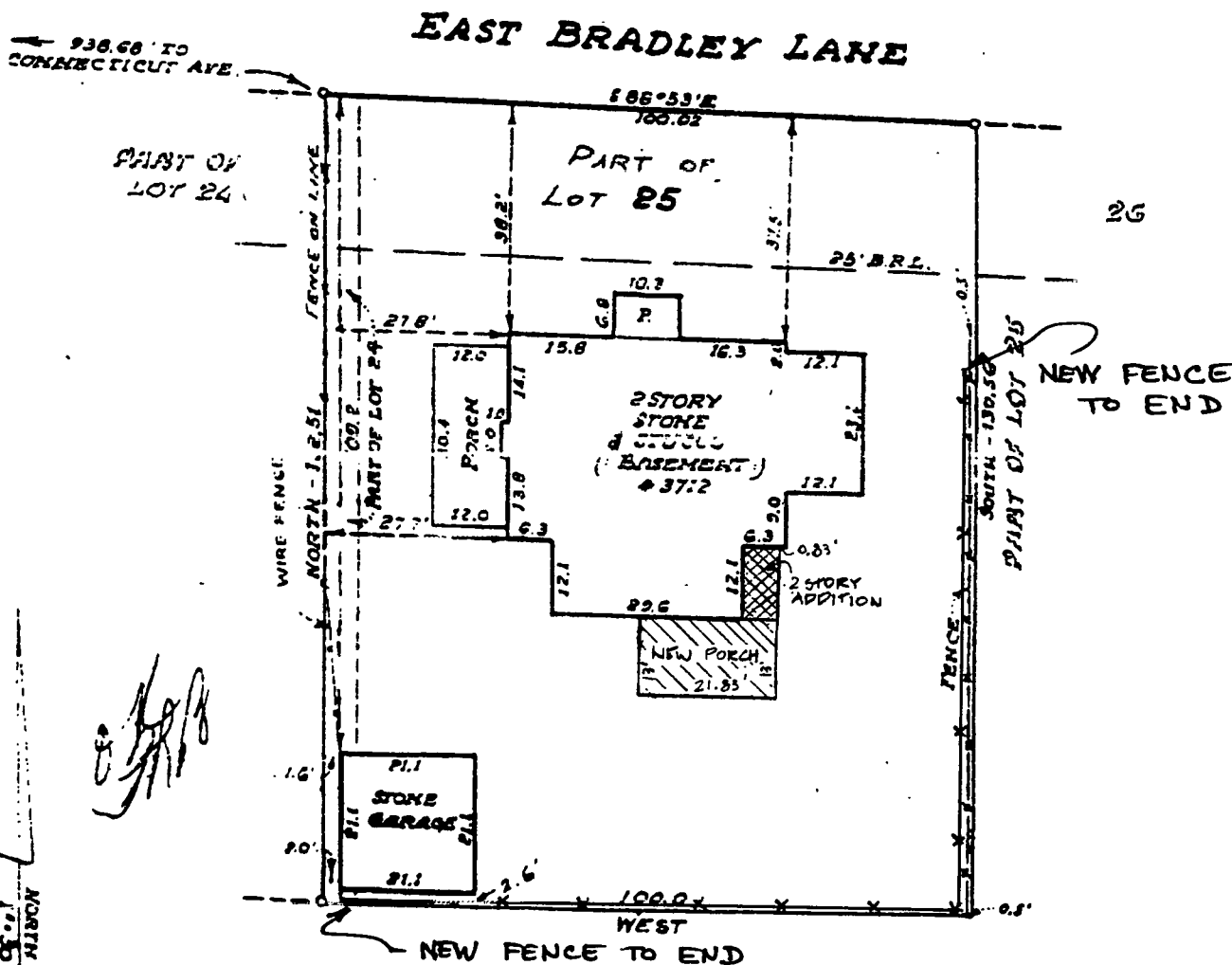
Plot

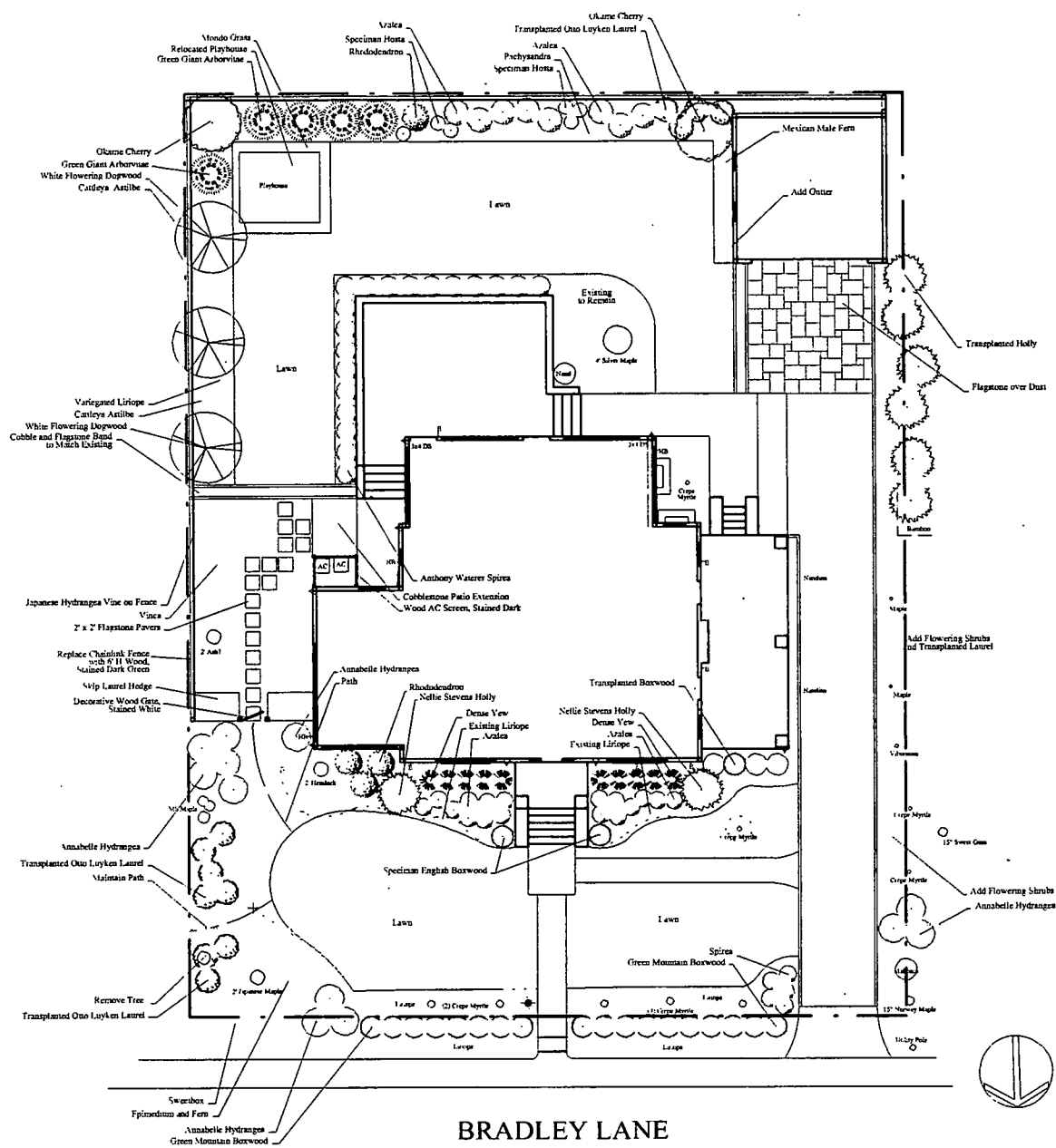


Recertification:

We hereby certify that all additions and changes have been made to this plat as of June 26, 1957.

E. J. Shepherd, Jr.
Md. Reg. No. 2539





GARDENERS GUILD, Inc.
 Washington, DC 20016
 202 437-6897

SCALE: 1/16" = 1'
 DESIGNER: FT. CG
 DATE: 5-24-10

SENHAUSER RESIDENCE
 3712 Bradley Lane, Chevy Chase, MD 20815

Proposed Fence Plan

8

Senhauser Garden
3712 Bradley Lane
Chevy Chase, MD 20815

Proposed Fencing Specifications

Based on 'Landscape Fencing Plan', prepared by Gardener's Guild, Inc., dated 6/25/10, rev. dated 8/4/10.

Fence:

Total 185 linear feet Cedar Fence, stained dark green
6' Height 15' / 4'

2 x 6 cedar capboard
(3) 2 x 4 cedar stringers with 1 x 4 trim boards
1 x 2.5 trim
1 x 6 clear cedar boards

6 x 6 pine posts with cedar post caps
Posts extend 2" above fence top

Bottom of fence to be approximately 2" above grade
Fence to be level and stepped

Gate(s):

Gates to be stained white.
4' height

1 x 4 cap board with 1 x 4 trim boards
Cut-out, pattern to be determined
Ring latch
1 x 2.5" trim
1 x 6 clear cedar boards

6 x 6 posts with cedar post caps
Posts extend 2" above fence top

Bottom of gate to be approximately 2" above grade

Air Conditioning Unit Screen:

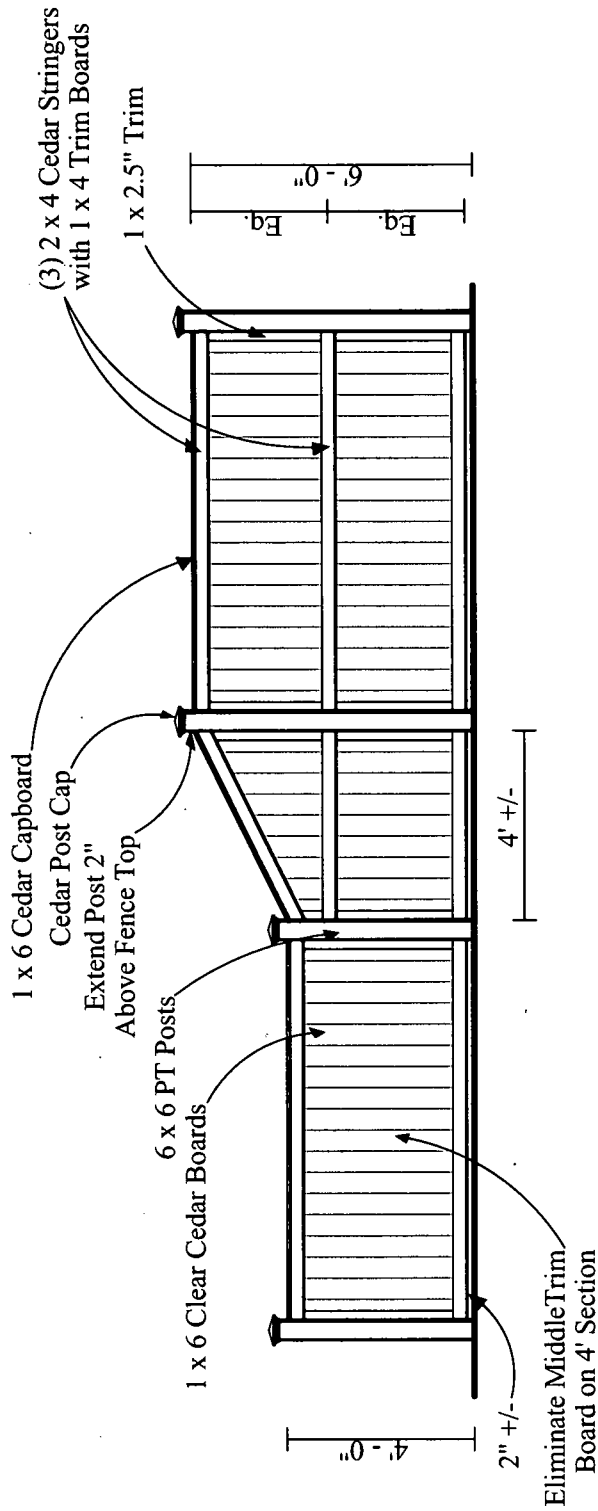
Screen to be stained dark green
Panels to be screwed to posts for ease of removal for maintenance
4' height

1 x 4 cedar capboard
(2) 2 x 4 cedar stringers with 1 x 4 trim boards
1 x 2.5" trim
1 x 6 clear cedar boards

6 x 6 posts with cedar post caps
Posts extend 2" above fence top

Bottom of gate to be approximately 2" above grade

NOTE: Fence to be Stained Dark Green



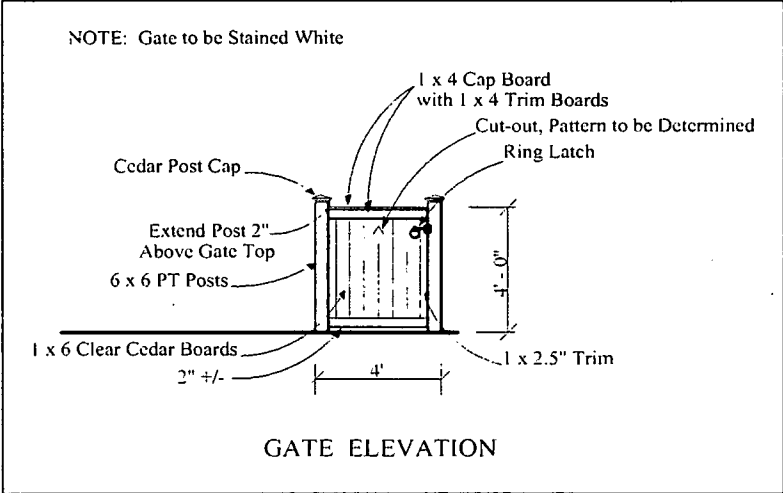
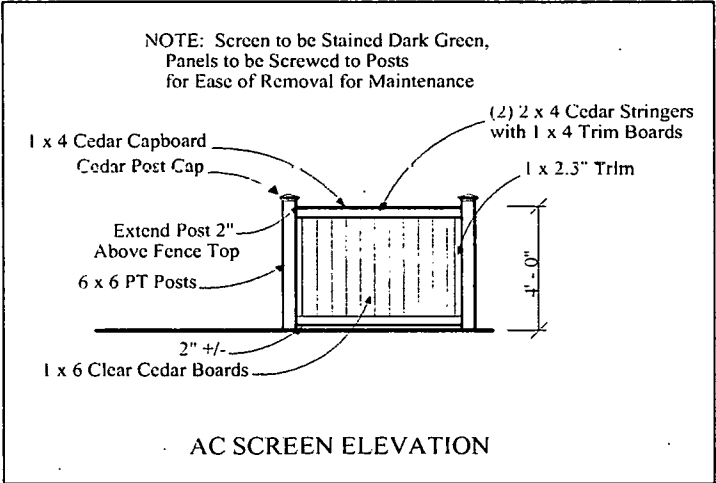
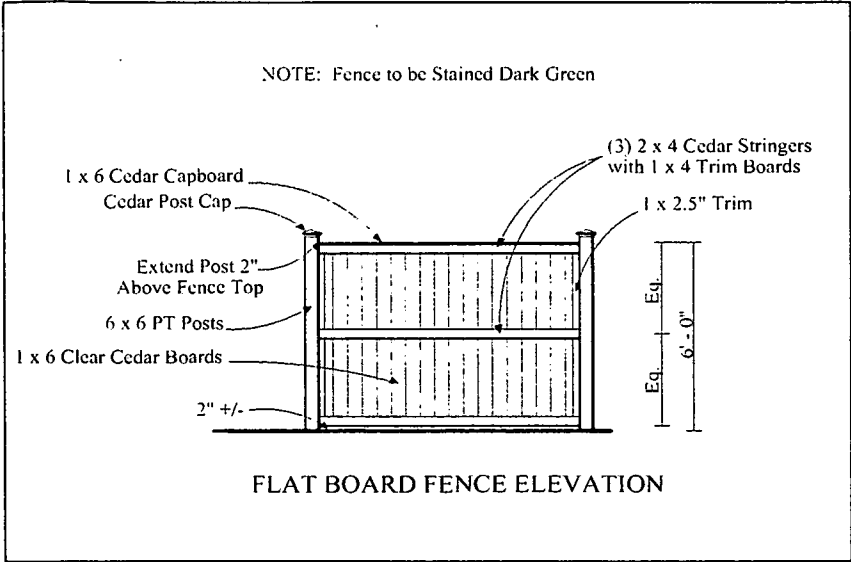
GARDENERS GUILD, Inc.
Washington, DC 20016

202 437-6897

SCALE: 1/16" = 1"
DESIGNER: TT, CG
DATE: 8-24-10, 9-13-10

SENHAUSER RESIDENCE
3712 Bradley Lane, Chevy Chase, MD 20815

Revised Fencing Details



GARDENERS GUILD, Inc.
Washington, DC 20016

202 437-6897

SCALE: 1/16" = 1'
DESIGNER: JT, CG
DATE: 6/24/10

SENHAUSER RESIDENCE
3712 Bradley Lane, Chevy Chase, MD 20815

Proposed Fencing Details

11



Senhauser Property, 3712 Bradley Lane
East Side Yard View from Bradley Lane
Proposed Skip Laurel Hedge and Gate Location



Bradley Lane



Rear Fence Line Looking East

Senhauser Property, 3712 Bradley Lane
Rear Lot Line from within the Property

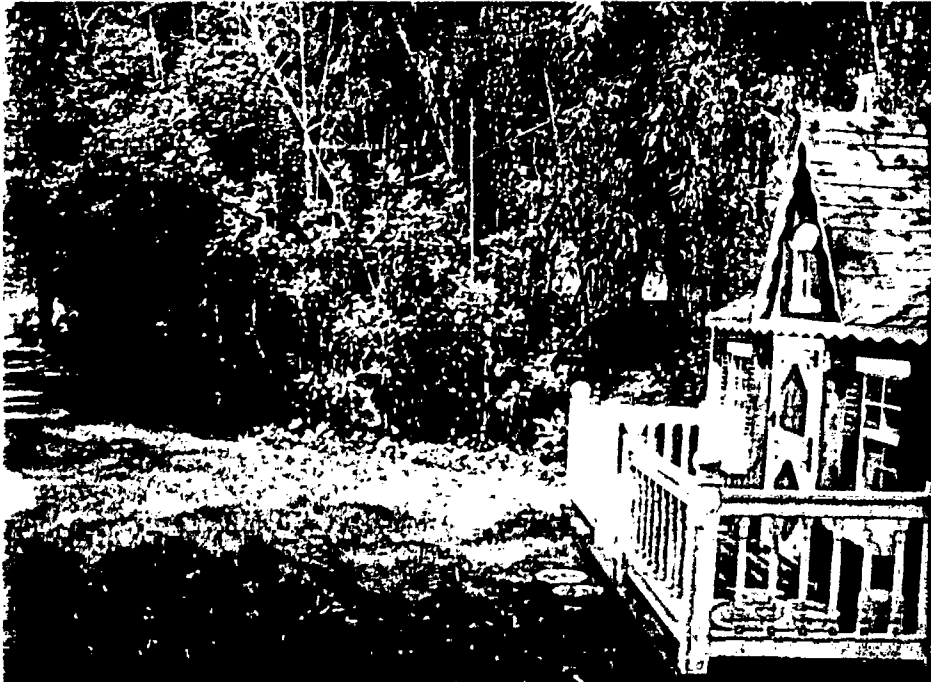


Rear Fence Line Looking West



Forward East Side, Looking Toward the AC Units and Bradley Lane

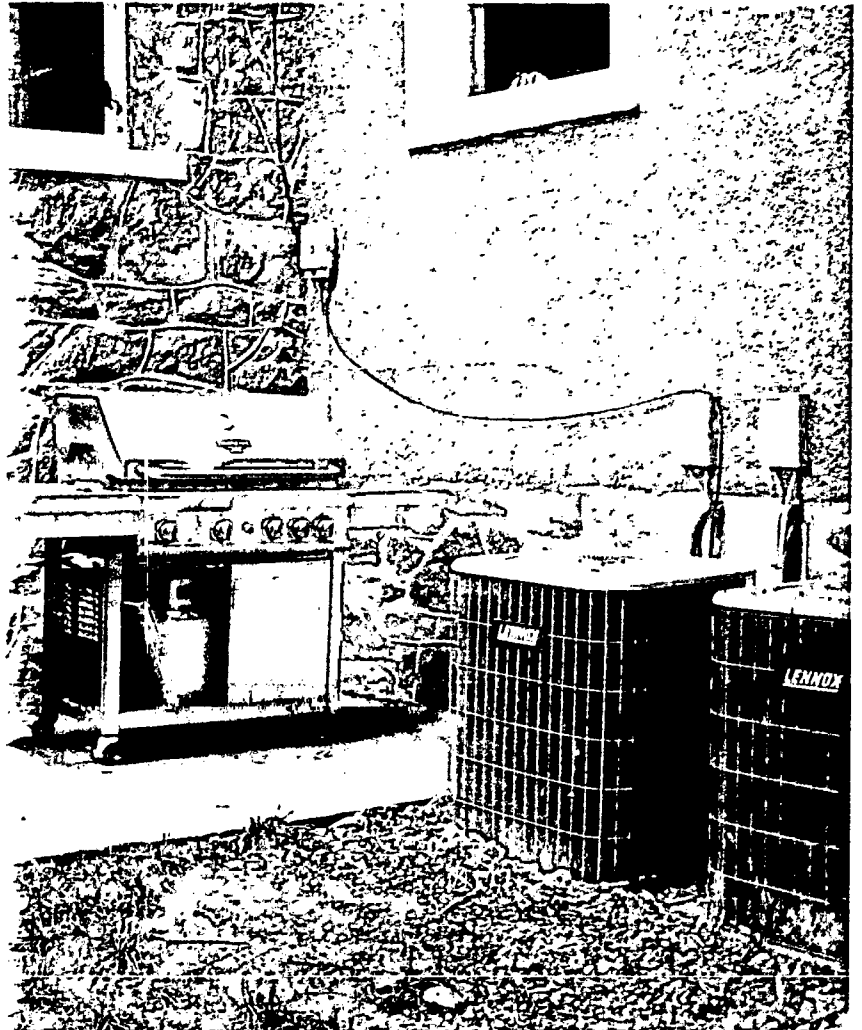
Senhauser Property, 3712 Bradley Lane
East Side Lot Line from within the Property



Backyard East Side Fence Line



Senhauser Property, 3712 Bradley Lane
AC Screen Location

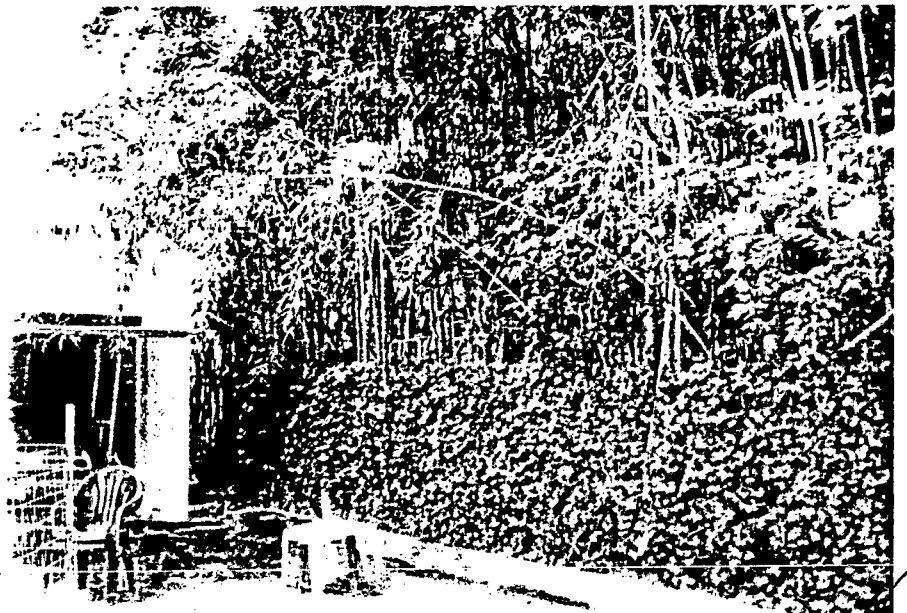


Forward Where Proposed Fence will
End at Skip Laurel Hedge



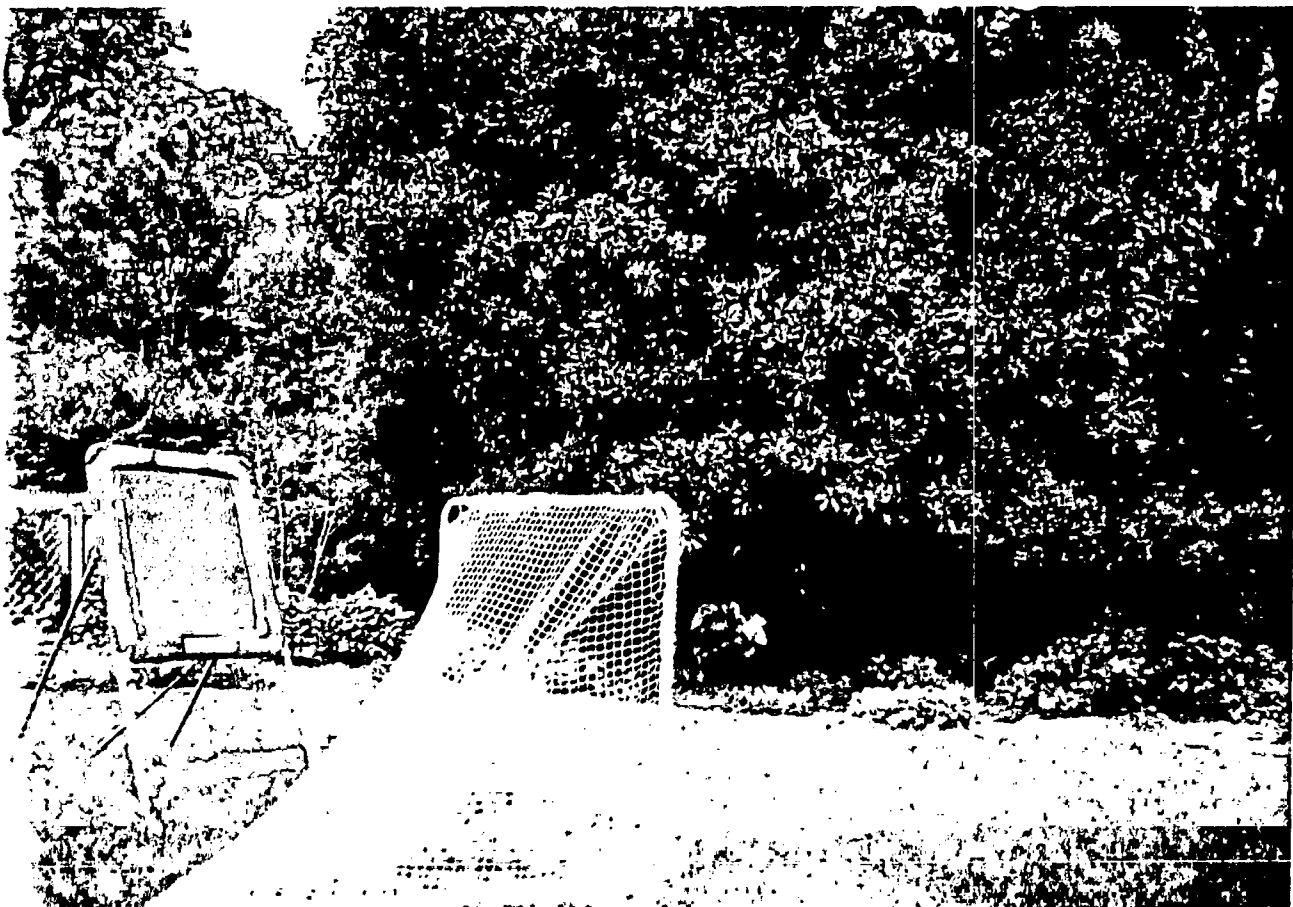
View of Senhauser Fence
Line from Goodwin's Property,
3710 Bradley Lane

Side Fence Line Toward Rear
of Joint Property Line





Senhauser Rear Lot Line from Hills Property, 29 Quincy Street

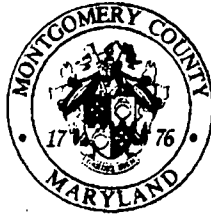




View of Senhauser Rear Lot Line
from
Intersection of Hills (29 Quincy St)
and Faller (31 Quincy Street)

3712 Bradley Lane





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 9/23/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #547246—fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on September 22, 2010.

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: Bill and Rebecca Senhauser
Address: 3712 Bradley Lane, Chevy Chase

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





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: Tom Tait
Daytime Phone No.: 202-437-6897

Tax Account No.: 52-1936814

Name of Property Owner: Bill & Rebecca Senhauser Daytime Phone No.: 202-297-7715

Address: 3712 Bradley Lane Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: Expert Fence Phone No.: 703-751-3008

Contractor Registration No.: MHC # 36751

Agent for Owner: Tom Tait, Gardeners Guild Inc Daytime Phone No.: 202-437-6897

LOCATION OF BUILDING/PREMISE

House Number: 3712 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: P24 Block: C1 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

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: \$ 7500-

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
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.

Thomas Tait
Signature of owner or authorized agent

8/18/10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/23/10

Application/Permit No.: 547246 Date Filed: 8/25/10 Date Issued: _____
EMC

**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:

We are asking to remove an existing stand of bamboo and an existing chainlink fence. We will install in their place a 46' board fence along the south and east perimeter, inside the owner's property line. Though the house is in the Historic Area, there is nothing about this work that is significant to historical preservation.

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

See above.
Construction details are also attached.

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

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Date

Case

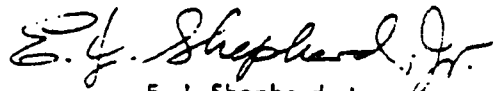
Surveyor's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by transit and tape and there are no encroachments other than shown.

Plat Book

SHEPHERD & WORTHINGTON
Land Surveyors

Plat



Recertification:

We hereby certify that all additions and changes have been made to this plat as of June 26, 1957.

E. J. Shepherd, Jr.
Md. Reg. No. 2539



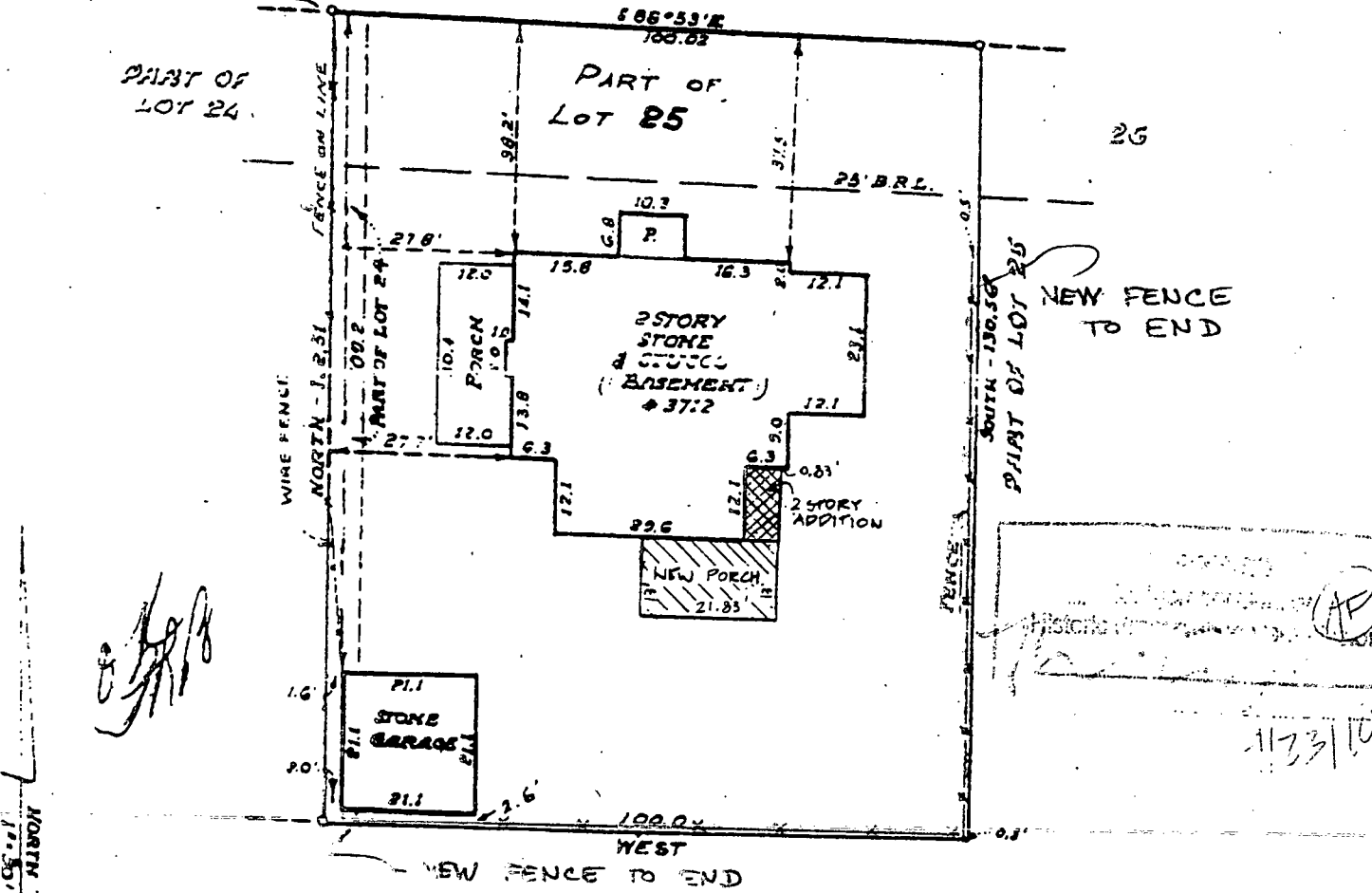
938.68' TO
CONNECTICUT AVE.

EAST BRADLEY LANE

PART OF
LOT 24

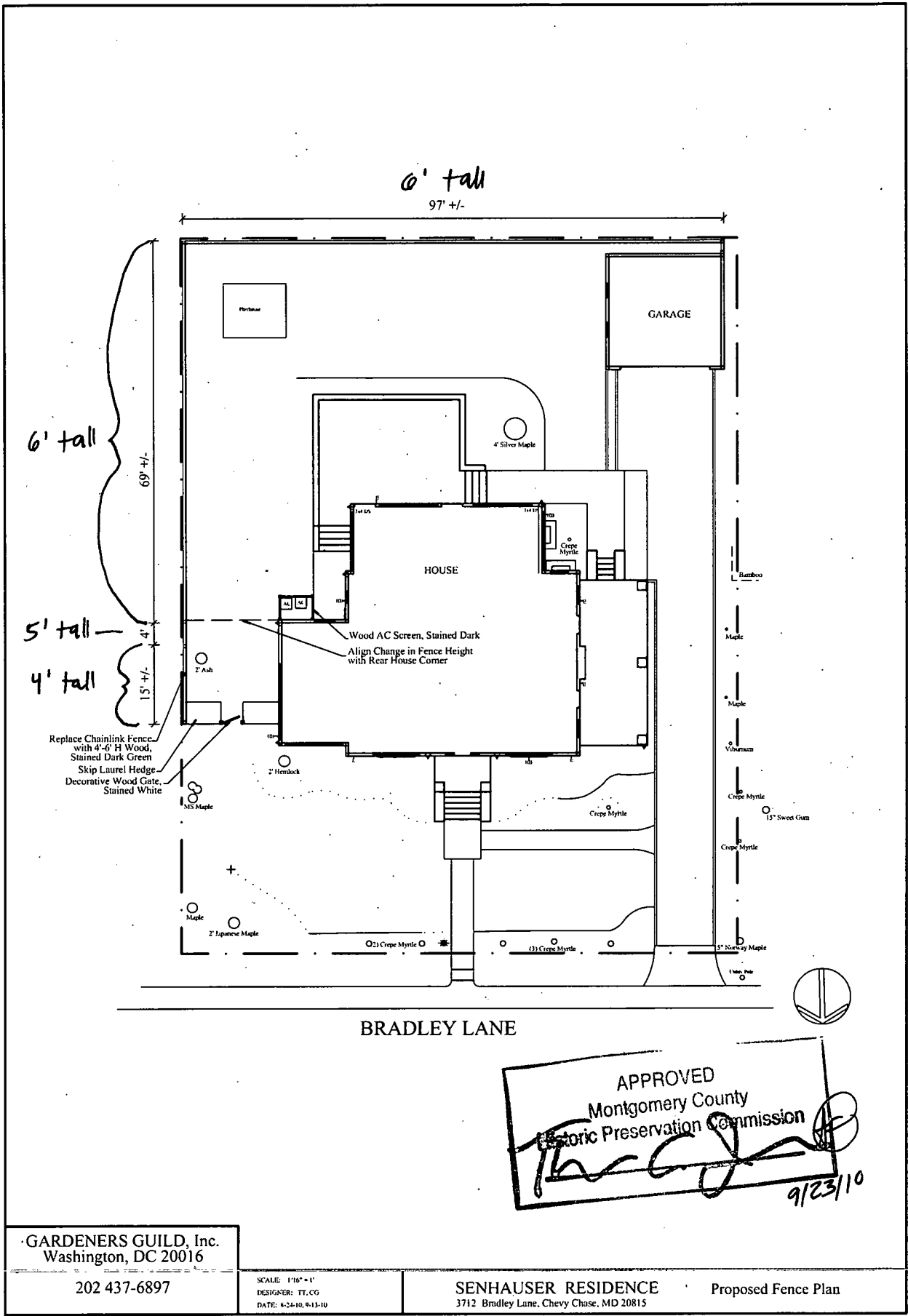
PART OF
LOT 25

26



APR 1958

1173/10



97' +/-

6' tall

69' +/-

5' tall

4' tall

Replace Chainlink Fence with 4'-6" H Wood, Stained Dark Green
Skip Laurel Hedge
Decorative Wood Gate, Stained White

BRADLEY LANE

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/23/10

GARDENERS GUILD, Inc.
Washington, DC 20016

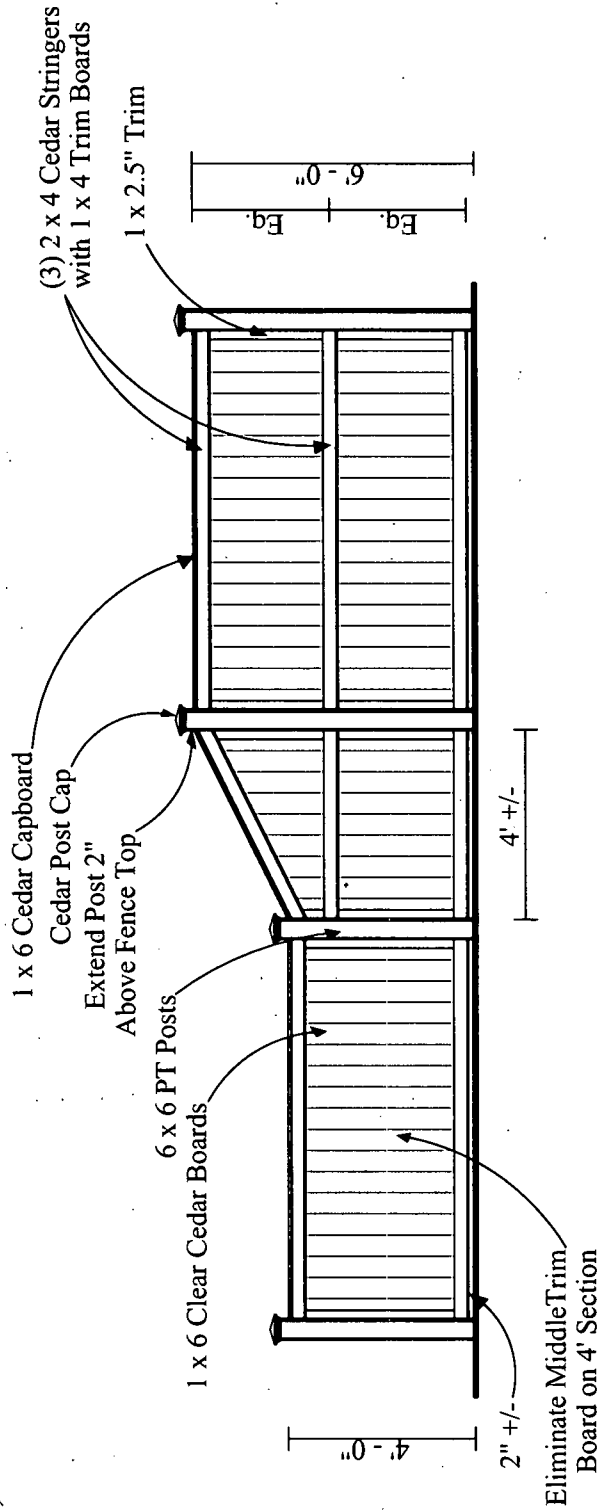
202 437-6897

SCALE: 1/16" = 1'
DESIGNER: TT, CG
DATE: 8-24-10, 9-13-10

SESHAUSER RESIDENCE
3712 Bradley Lane, Chevy Chase, MD 20815

Proposed Fence Plan

NOTE: Fence to be Stained Dark Green



GARDENERS GUILD, Inc.
Washington, DC 20016

202 437-6897

SCALE: 1/16" = 1'
DESIGNER: TT, CG
DATE: 8-24-16, 9-13-10

SENHAUSER RESIDENCE
3712 Bradley Lane, Chevy Chase, MD 20815

Revised Fencing Details

APPROVED

Montgomery County
Historic Preservation Commission

[Signature]

9/23/16



Rear Fence Line Looking East

Senhauser Property, 3712 Bradley Lane
Rear Lot Line from within the Property

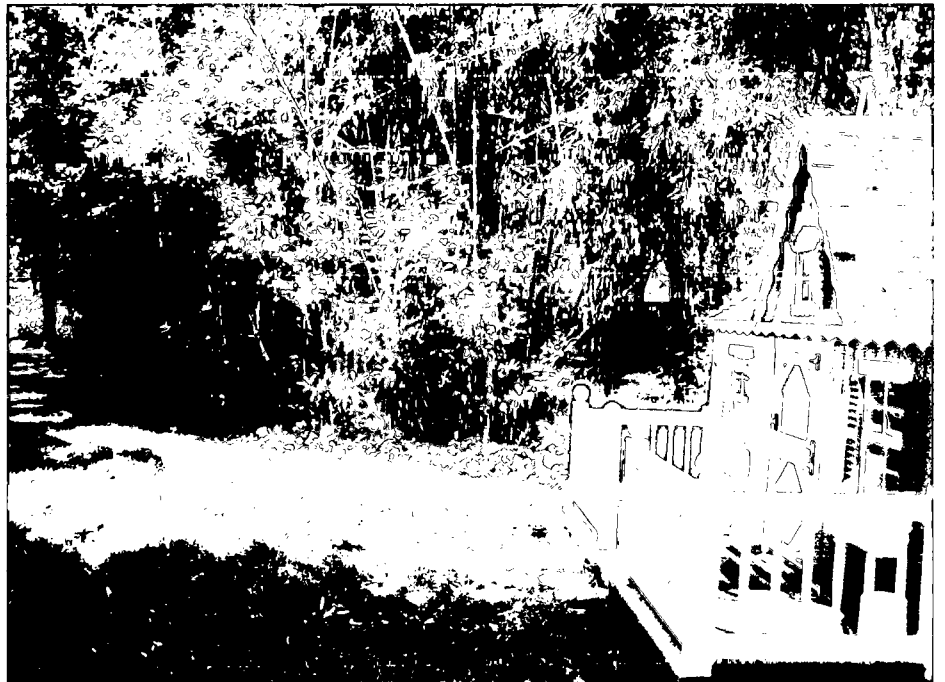


Rear Fence Line Looking West



Forward East Side, Looking Toward the AC Units and Bradley Lane

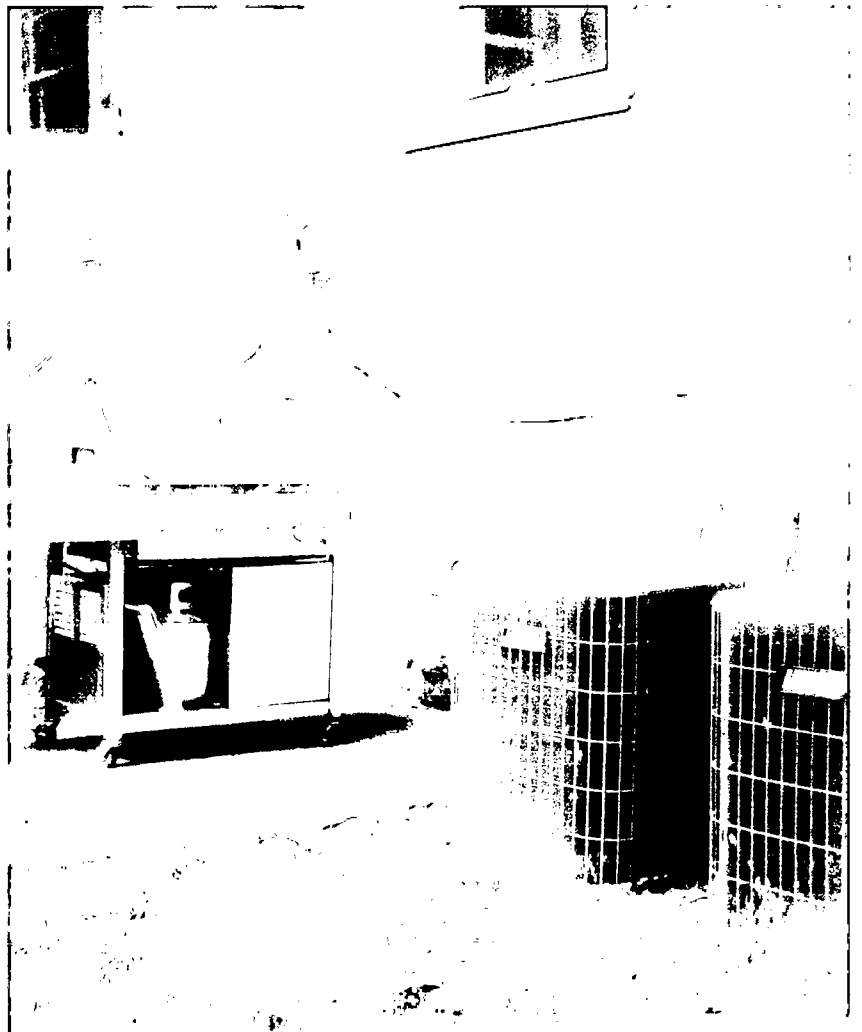
Senhauser Property, 3712 Bradley Lane
East Side Lot Line from within the Property



Backyard East Side Fence Line

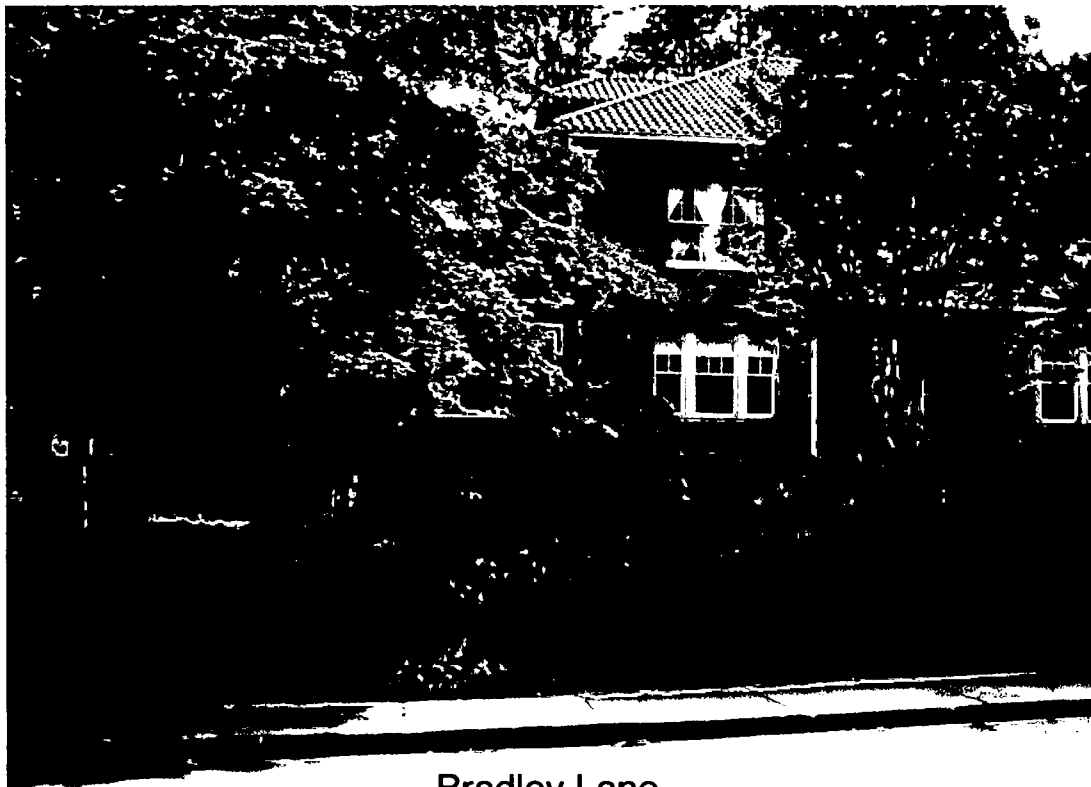


Senhauser Property, 3712 Bradley Lane
AC Screen Location





Senhauser Property, 3712 Bradley Lane
East Side Yard View from Bradley Lane
Proposed Skip Laurel Hedge and Gate Location



Bradley Lane

Forward Where Proposed Fence will
End at Skip Laurel Hedge



View of Senhauser Fence
Line from Goodwin's Property,
3710 Bradley Lane



Side Fence Line Toward Rear
of Joint Property Line





View of Senhauser Rear Lot Line
from
Intersection of Hills (29 Quincy St)
and Faller (31 Quincy Street)



Senhauser Rear Lot Line from Hills Property, 29 Quincy Street

