

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive
Chair

Date: June 6, 2025

MEMORANDUM

SUBJECT:

TO: Rabbiah Sabbakhan

Department of Permitting Services

FROM: Devon Murtha

Historic Preservation Section

Maryland-National Capital Park & Planning Commission Historic Area Work Permit #1120398 – Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 28, 2025 HPC meeting. The application was approved with one (1) condition:

1. All fencing on the east side of the property along Jefferson Avenue must be no taller than four feet and must be wood, picket. Board fence is not permitted to be installed along Jefferson Avenue.

The HPC staff has reviewed and stamped the attached submission materials.

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: John Smirnow; Capital Fence, Inc. (Agent)

Address: 7520 Carroll Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR DATE A HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION

FOR STAFF ONLY:
HAWP#_____
DATE ASSIGNED_____

HAWP #1120398

HISTORIC PRESERVATION COMMISSION 301.563.3400

APPLICANT:						
Name:			E-mail:			
Address:			City:	Zip:		
Daytime Phone:			Tax Account No.:			
AGENT/CONTAC	CT (if applicable)) :				
Name:			E-mail:			
Address:			City:	Zip:		
Daytime Phone:		<u>.</u>	Contractor R	egistration No.:		
LOCATION OF B	BUILDING/PREMI	ISE: MIHP # of Historic	Property			
Is there an Histo	ric Preservation/I	No and Trust/Environmerـ	o/Individual \$ ntal Easemen	nme Site Name It on the Property? If YES, include a r supporting this application.		
	, Variance, Record			quired as part of this Application? tion on these reviews as		
Building Number	r:	Street:				
Town/City:		Nearest Cross	Street:			
Lot:	Block:	Subdivision: _				
		e the checklist on Pa	_	APPROVED		
	vork are submitt or review. Check a	ted with this applicat	ion. I	Montgomery County		
=	struction		Hist	oric Preservation Commission		

Addition Fence

Demolition Hardscape/Landscape

Grading/Excavation Roof

I hereby certify that I have the authority to make the foregoin and accurate and that the construction will comply with plans agencies and hereby acknowledge and accept this to be a condition for

Kare Bulit

DEVIEWED

REVIEWED

Owner's mailing address	Owner's Agent's mailing address
Adjacent and con	fronting Property Owners mailing addresses
	ADDDOVED
	APPROVED Montgomery County
	Historic Preservation Commission
	Karen Bulit

REVIEWED

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119 Fax 301-270-4568 www.takomaparkmd.gov



7500 Maple Avenue Takoma Park, MD 20912

MUNICIPALITY LETTER

March 04, 2025

To: John Smirnow

7520 Carroll Avenue, Takoma Park, MD 20915

jpsmirnow@gmail.com

202-213-6084

To: Department of Permitting Services

2425 Reedie Drive, 7th floor Wheaton, Maryland 20902

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative Name: Valerie, Capital Fence, Inc. info@capitalfence.net 301-972-8400

Location of Project: 7520 Carroll Avenue, Takoma Park, MD 20912

Proposed Scope of Work: 292 linear feet of 4 feet high cedar 2x2 picket fence with gates and 169 linear feet of 6 feet

high cedar solid board fencing in back yard

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting

requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issual administrative actions within the provisions of the law. Details of 7 attached on page 2.

The issuance of this letter does not indicate approval of the project proceed with the project. The City retains the right to review an Montgomery County review process.

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Montgomery County

Historic Preservation Commission

Kare Bulit

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City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: https://takomaparkmd.gov/services/permits/tree-301-891-7612 The City's Urban Forest Manager can be reached urbanforestmanager@takomaparkmd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information visit: https://takomaparkmd.gov/government/public-works/stormwater-management-program/. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

City Right of Way:

Takoma Park Planning Division

Key: 191841123e68a3114576219059d5tbe

- To place a construction dumpster or storage container temporarily on a City right of way (usually an
 adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a
 privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <a href="https://linearing.com/https://linearing.

REVIEWED

Description of Property: Please describe the building and surrounding envir landscape features, or other significant features of the property:	onment. Include information on significant structures,
Description of Work Proposed: Please give an overview of the work to be u	ndertaken:
All fencing along Jefferson Avenue r shorter and wood picket. 6' board fe along Jefferson Avenue.	
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Montgomery County

Historic Preservation Commission

Karen Bulit

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Work Item 1:		
All fencing along Jeffe shorter and wood pick along Jefferson Avenu	ket. 6' board fen	ust be 4' tall or
Work Item 2:		
Description of Current Condition:	Proposed Work	
Work Item 3:		
Description of Current Condition:	Proposed Woi	APPROVED Montgomery County Historic Preservation Commission Kare Wellik
		REVIEWED y Devon.Murtha at 11:03 am, May 29, 20

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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Montgomery County

Historic Preservation Commission

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Over 25 years of Quality Service PO Box 74, Poolesville, MD 20837 (mailing) Fully Licensed and Insured MHIC# 50609

> website: www.capitalfence.net email: info@capitalfence.net

201 052 0400		
3 0 1 - 9 7 2 - 8 4 0 0		
		Date: March 4, 2025

	Date: Watch 4, 2025
Proposal and Contract Submitted to:	Home phone:
Contractee Name: John Smirnow	Work phone:
Address: 7520 Carroll Avenue	Cell phone: 202-213-6084
City/St/Zip: Takoma Park, MD 20912	Fax number:
Salesman: Sean MacKenzie	Email: jpsmirnow@gmail.com

We hereby submit specifications and estimates for the following:

ESTIMATE INCLUDES DISCOUNT

Capital Fence, Inc. will furnish and install 292 linear feet of 4 feet high Western Red Cedar Poolesville Picket fencing. All pickets will be 2x2 inch Western Red Cedar. All runners will be 2x4 inch Western Red Cedar and all trim and cap boards will be 1x4 Western Red Cedar. All post will be 4x4 inch treated with wood pyramid post caps set 30-36 inches in ground with sand, gravel and cement.

We will furnish and install one (1) 4 feet wide single gate and one (1) 8 feet wide double gate. All post will be 6x6 treated with wood pyramid post caps, set 30-36 inches in ground with sand, gravel and cement.

We will also install 169 linear feet of 6 feet high Western Red Cedar Solid board fencing. All boards will be 1x4 inch Western Red Cedar. All Runners will be 2x4 inch pressure treated. All posts will be 4x4 inch pressure treated with wood pyramid post caps set 30-36 inches in ground with sand, gravel and cement.

Capital will clear & haul existing fence?

Yes X No 🗆

Note: Fence is to follow grade unless otherwise specified.

All fence and gate workmanship is guaranteed for ONE year. Our crews do excellent work!

This estimate is based on Check/Cash Transaction. If using Credit Card, an additional 3% fee would apply. *If needed, please have fence line clear of any brush/debris prior to installation.

More materials	Total Contract Rate	\$17,9	Capital Fence is not responsible for
other than amount	1/3 Deposit Due With Order	\$ 5,	APPROVED
be debited at the	1/3 due Day of Initial Installation	\$ 5,	
current rate.	Due on Day of Substantial Completion \$ 5,		
Survey stakes are in? Yes □ No □ Capital Fence will obtain county permit? Yes □ No □ If yes, add \$100.00 to initial deposit amount. Customer is to provide plat for placement and property lines.			92A-7 10-05 90A-7 11-0
The Estimated date of commencement of the work is 2-4 weeks after Contract are received. <i>This is all weather permitting</i> .			Kare Bulit
ACCEPTANCE OF PROPOSAL AND CONTRACT			

Contractor's Signature

The above prices, specifications and conditions are satisfactory and her accepted. I have read, understand, and except the Terms and Condition presented on page 3 of this PROPOSAL AND CONTRACT. Prices are good for 30 days.

Contractee's Signature	Date
Sean MacKenzie	3/4/2025

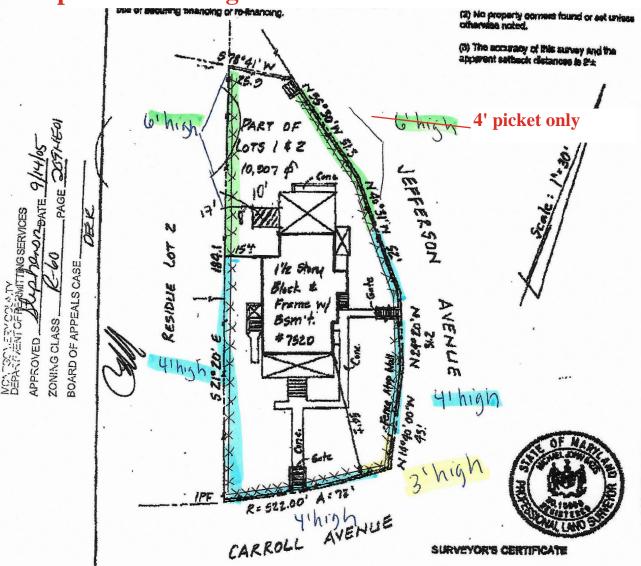
REVIEWED

By Devon.Murtha at 11:03 am, May 29, 2025

Buyers Right to Cancel: You, the buyer, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this transaction. See the accompanying notice of cancellation for any explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash deposit.

All fencing along Jefferson Avenue must be 4' tall or shorter and wood picket. 6' board fence is NOT permitted along Jefferson Avenue.

All fencing along Jefferson Avenue must be 4' tall or shorter and wood picket. 6' board fence is NOT permitted along Jefferson Avenue.



LOCATION DRAWING PART OF LOTS I AND 2 BLOCK SO seid practice and include parmanent was any. This PLAT is NOT FOR DETERMINED B.F. GILBERT'S ADDITION TO LINES OF FOR CONSTRUCTION OF MP B.F. GILBERT'S ADDITION TO

TAKOMA PARK

APPROVEDMONTGOMERY COUNTY, MD.

Montgomery County o Preservation Corporasission

I hereby certify that the property delinested hereon is in eccordance with the plat of subdivision end/or deed of

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Montgomery County

Historic Preservation Commission



