

37/3-98V 7124 Willow Avenue  
(Takoma Park Historic District)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 5/14/98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *PDZ*  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Dorothy Lee & David Zelinsky  
Address: 7124 Willow Ave., Takoma Park MD 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DOROTHY LEE  
Daytime Phone No.: 301 270 4879  
Tax Account No.: 13-25-01076471  
Name of Property Owner: DOROTHY LEE & DAVID ZELINSKY Daytime Phone No.: 301 270 4879  
Address: 7124 WILLOW AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: none Phone No.: \_\_\_\_\_  
Contractor Registration No.: N/A  
Agent for Owner: self Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7124 Street: WILLOW AVE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE  
Lot: 11 Block: 5 Subdivision: Lipscomb & Ernest Trustee's Addition to Takoma Park  
Liber: 8716 Folio: 541 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: \$ 800  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

David Zelinsky \_\_\_\_\_ April 21, 1998  
Signature of owner or authorized agent Date

Approved: X \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/13/98  
Application/Permit No.: 9804220099 Date Filed: 4-22-98 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Wood deck attached to rear of recent (1980's?)  
addition on rear of house. Most direct access  
to back yard and driveway, unattached garage.  
Deck is not easily accessible from driveway, and  
too small for sitting comfortably, and isolates  
rather than connecting house from outside.  
HISTORIC FEATURES: None.

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

Enlarge deck for comfortable sitting area.  
Lower main part of deck 2 steps, for better  
association with yard.  
Add steps on driveway side, to reduce constant  
traffic across grass.

**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).

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

May 14, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7124 Willow Avenue Meeting Date: 5/13/98  
Resource: Takoma Park Historic District Review: HAWP  
Case Number: 37/3-98V Tax Credit: No  
Public Notice: 4/29/98 Report Date: 5/6/98  
Applicant: Dorothy Lee & David Zelinsky Staff: Robin D. Ziek  
PROPOSAL: Replace existing deck with new deck RECOMMENDATIONS: APPROVAL

**DATE OF CONSTRUCTION:** 1910-15

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District  
 Outstanding Resource  
 Contributing Resource  
 Non-Contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Colonial Revival style; may be a Sears house

**PROPOSAL:** Remove the existing rear deck which measures approximately 12' x 5'. This deck is narrow and basically provides an extended landing at the back door of an existing rear addition. The new proposed deck would extend for 20' along the facade of the existing addition. There would be a long step which is 21" deep to provide a landing at the rear door. With an additional step, the bulk of the new deck would extend an additional 11' into the rear yard in close proximity to grade. There would be two sets of steps off of the deck: one leading directly to the driveway, and one leading to the grass in the rear yard. They propose using a horizontal board railing, replacing the existing lattice railing which is now in place.

**RECOMMENDATION:** The existing and the proposed new deck are connected to a non-original rear addition with modern windows and sliding glass doors. Although the house is an Outstanding Resource in the historic district, the new rear deck would be non-contiguous with the historic resource, and provide no substantive alteration to the historic house itself. It is at the rear of the building will not be readily visible from the public right-of-way.

Approval  
 Approval with conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_

①

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

- X   1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DOROTHY LEE

Daytime Phone No.: 301 270 4879

13-25-  
Tax Account No.: -01076471

Name of Property Owner: DOROTHY LEE & DAVID ZELINSKY Daytime Phone No.: 301 270 4879

Address: 7124 WILLOW AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: none Phone No.: \_\_\_\_\_

Contractor Registration No.: N/A

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**LOCATION OF BUILDING/PREMISE**

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Lot: 11 Block: 5 Subdivision: Lipscomb & Ernest Trustee's Addition to Takoma Park

Liber: 8716 Folio: 541 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: \$ 800

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

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

David Zelinsky  
 Signature of owner or authorized agent

April 21, 1998  
 Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_

3



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**6. TREE SURVEY**

n/r

4

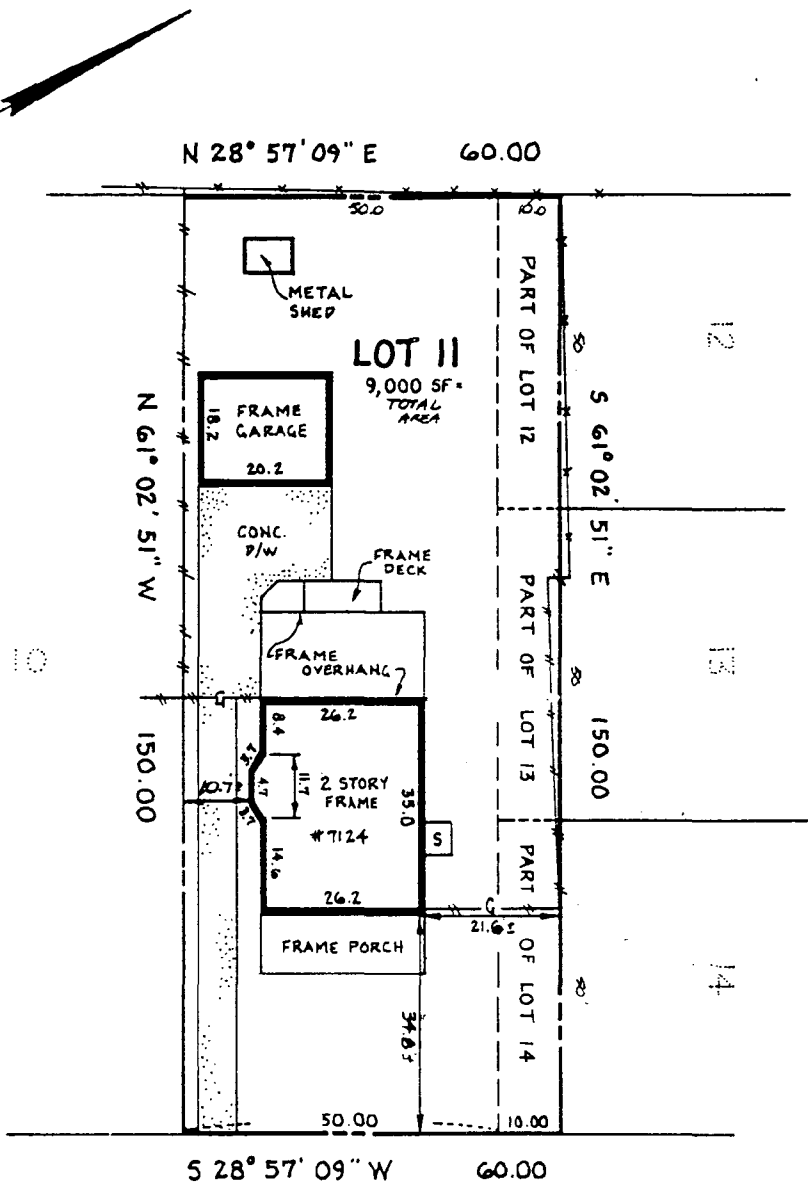
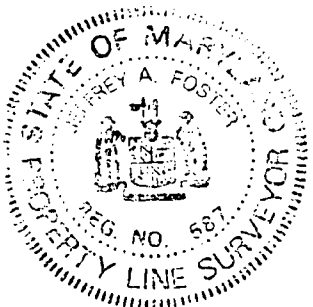
2 copies

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes :

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



LOCATION DRAWING  
 LOT II AND PARTS OF  
 LOTS 12, 13 AND 14  
 LIPSCOMB AND EARNEST TRUSTEES'  
 ADDITION TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

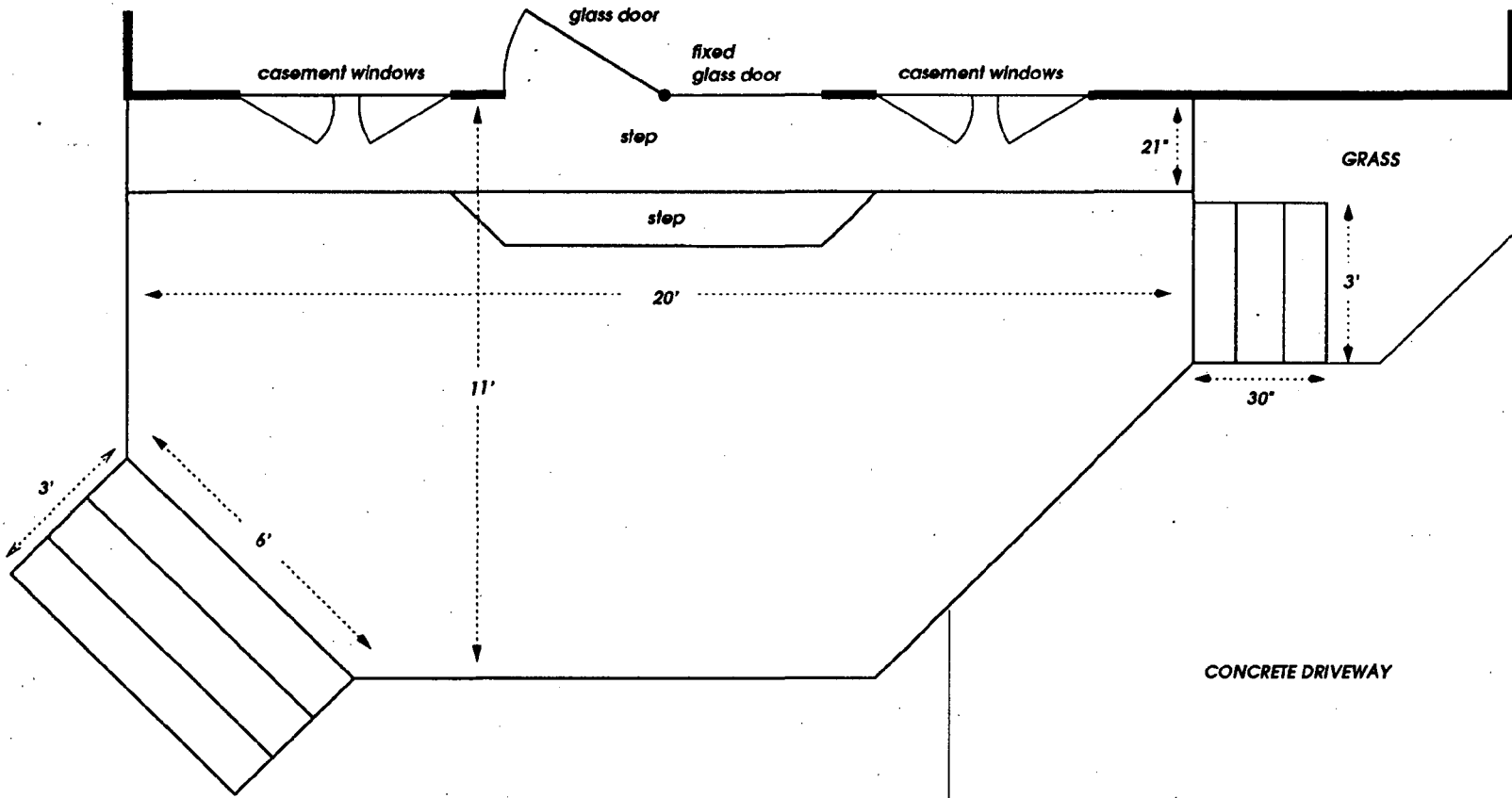
WILLOW AVENUE

50' R/W

EXISTING  
 PLAN

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i>                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p><b>REFERENCES</b></p> <p>PLAT BK. 1                  PLAT NO. 46</p>		<p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  2 Professional Drive, Suite 218                  Gaithersburg, Maryland 20879                  301/948-5100, Fax 301/948-1286</p>
	<p>LIBER 8716                  FOLIO 541</p>		

5



GRASS

CONCRETE DRIVEWAY

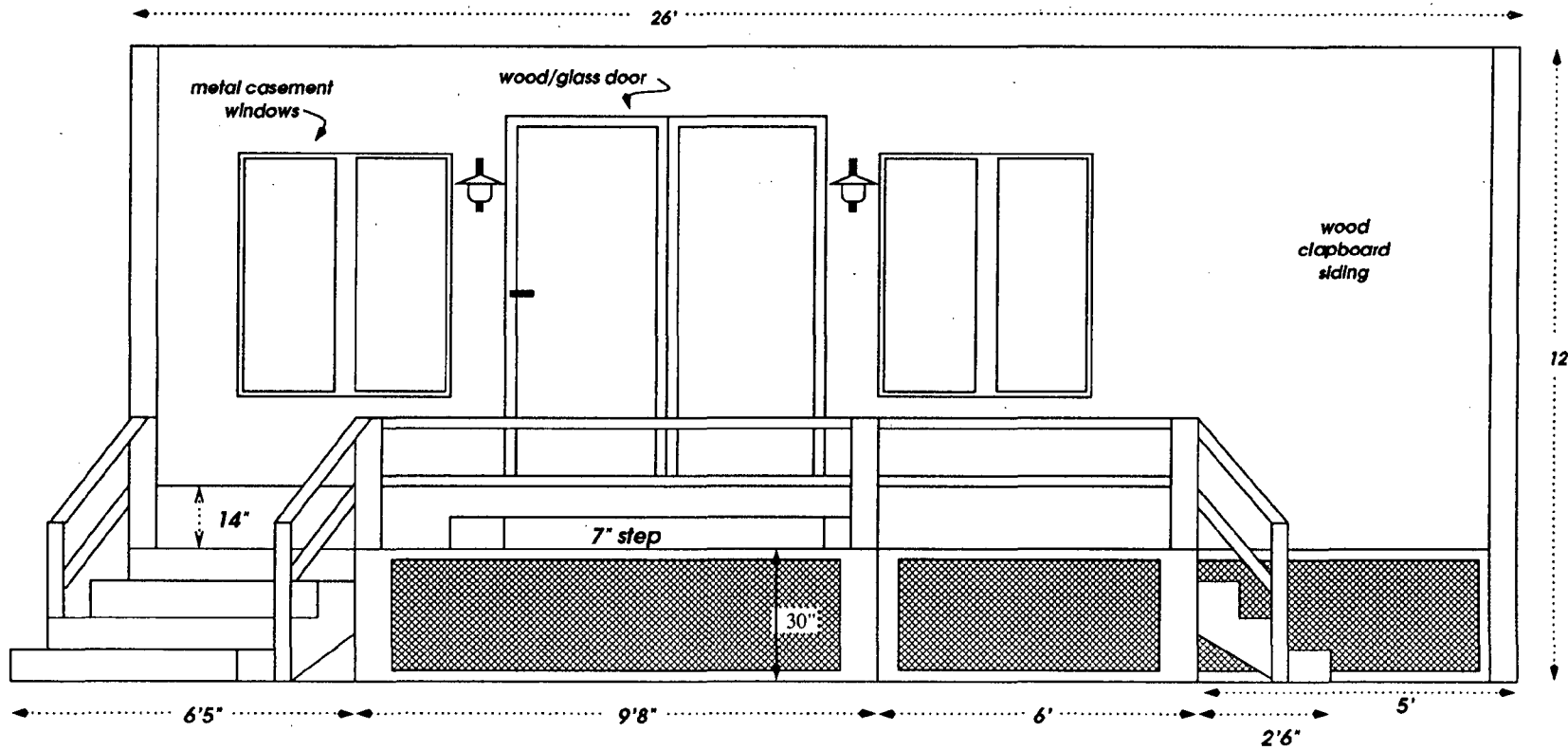
GARAGE

### NEW DECK - PLAN

Lee & Zellnsky  
7124 Willow Ave.  
Takoma Park, MD

*PROPOSED  
PLAN*

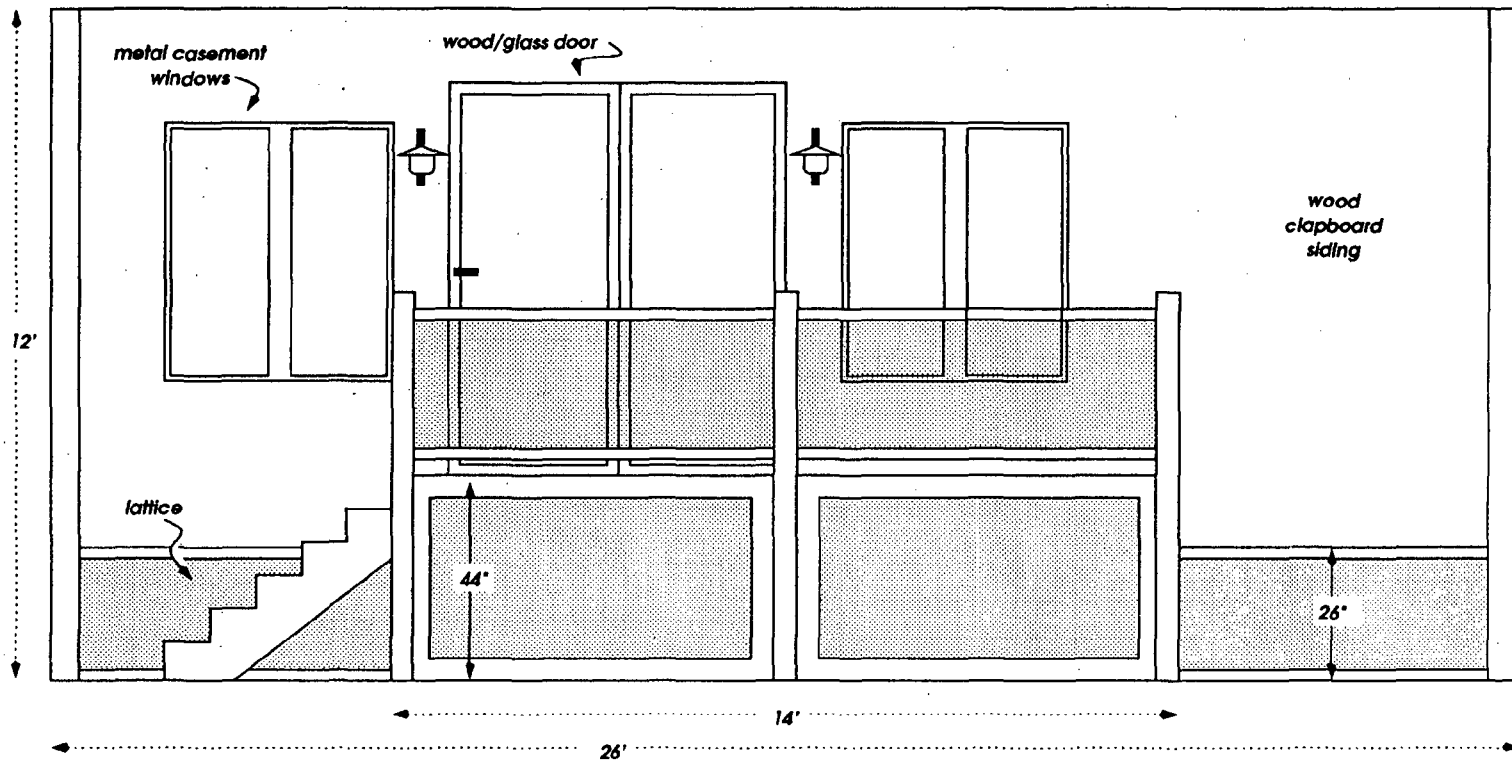
6



**NEW DECK - FACADE**

Lee & Zellnsky  
 7124 Willow Ave.  
 Takoma Park, MD

7



**OLD DECK - FACADE**

Lee & Zelinsky  
 7124 Willow Ave.  
 Takoma Park, MD

8

6

Adjacent and Containing Property Owners

to 7127 Willow Ave Takoma Park MD 20912

1) KATHIE & LAIRD HART 301 270 8941

7122 Willow Ave

Takoma Park MD 20912

2) CATHERINE VACHON & MIKE TIDWELL 301 - 270 - 3722

7125 Willow Ave

TP MD 20912

3) MARY JACKSTADT & PETER WATSEMAN 301 270-4882

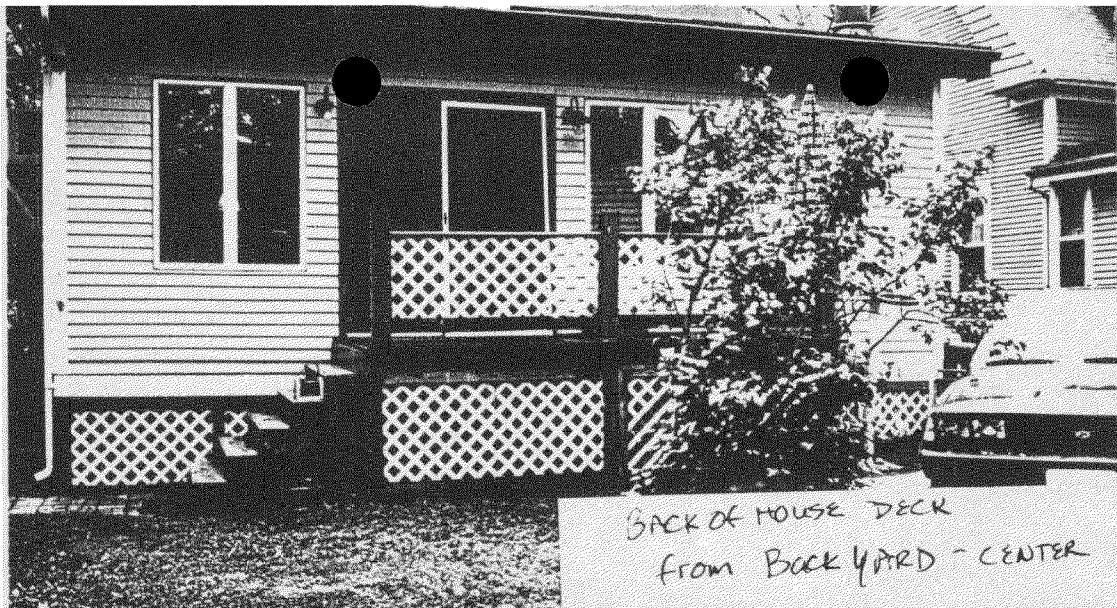
7128 Willow Ave

TP MD 20912

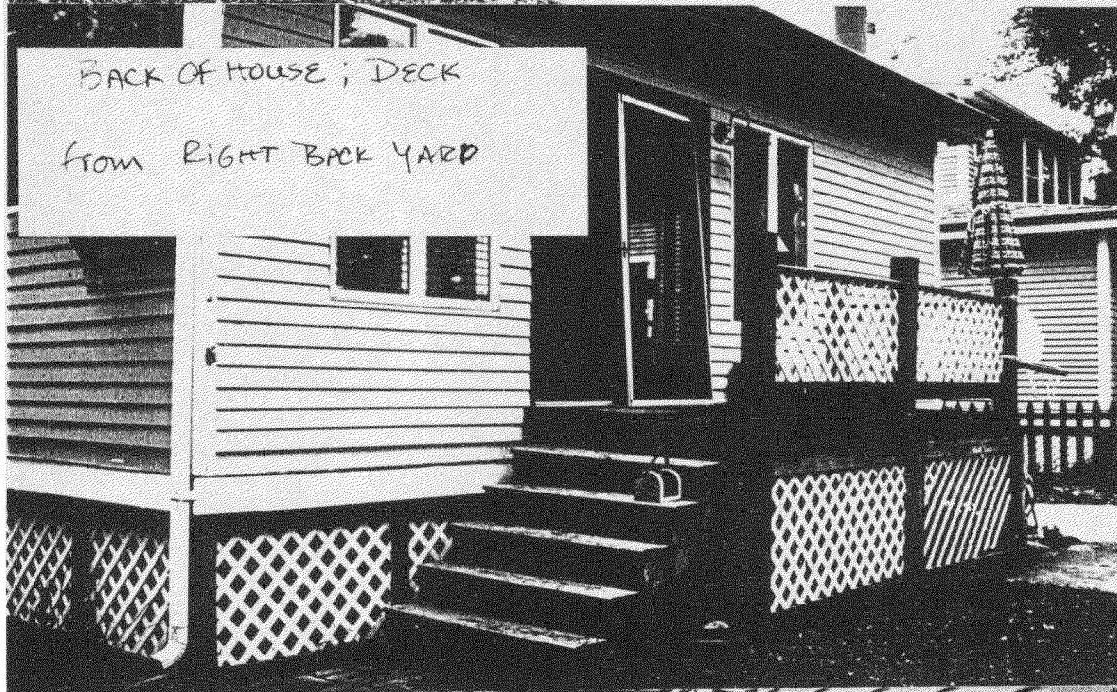
4) WOBIE ABADOU & PATRICIA NEILL 301 270-1605

7133 Maple Ave

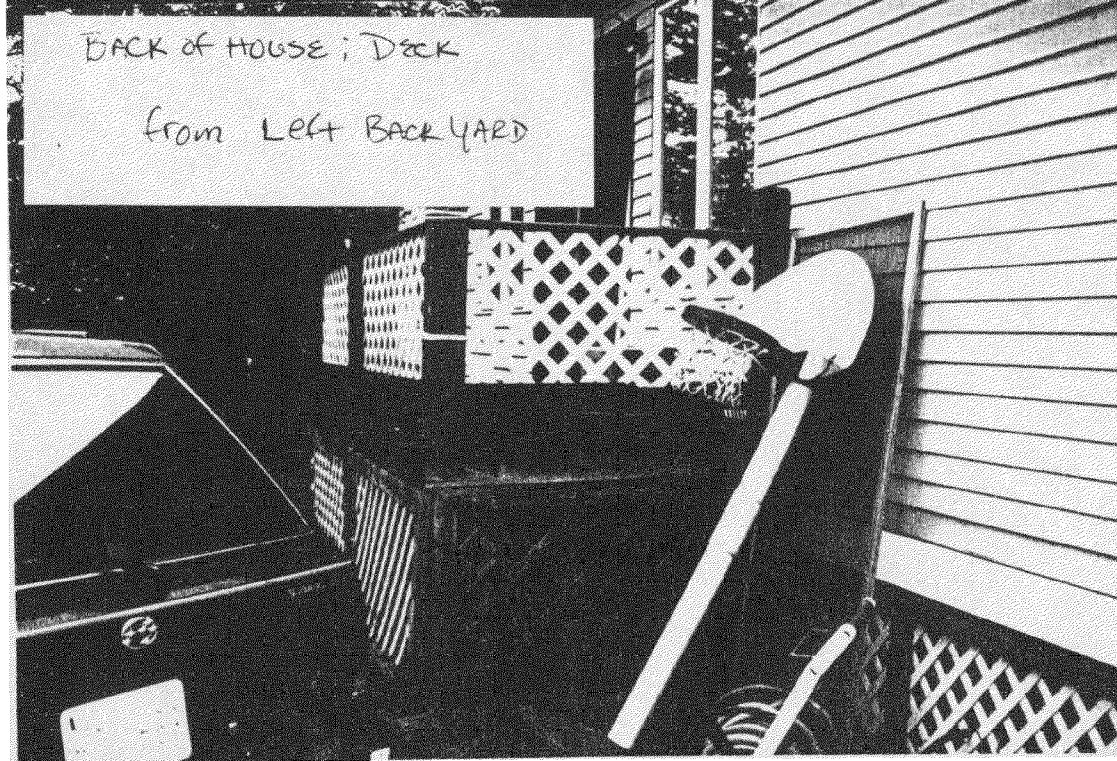
TP MD 20912



BACK OF HOUSE DECK  
FROM BACK YARD - CENTER



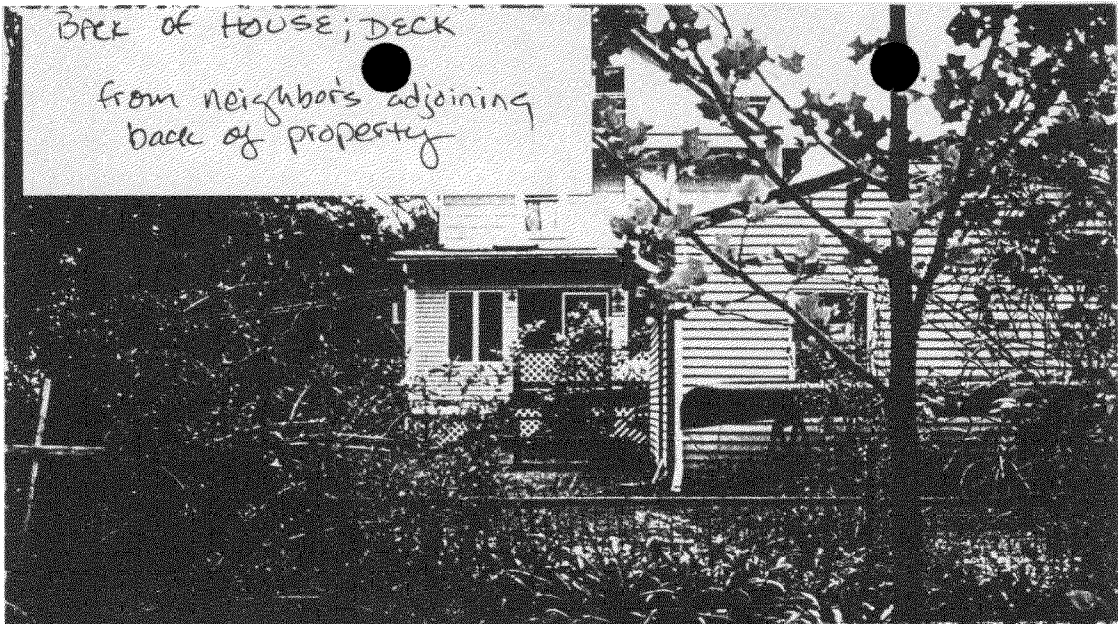
BACK OF HOUSE ; DECK  
FROM RIGHT BACK YARD



BACK OF HOUSE ; DECK  
FROM LEFT BACK YARD

BACK OF HOUSE; DECK

from neighbor's adjoining  
back of property



BACK OF HOUSE DECK

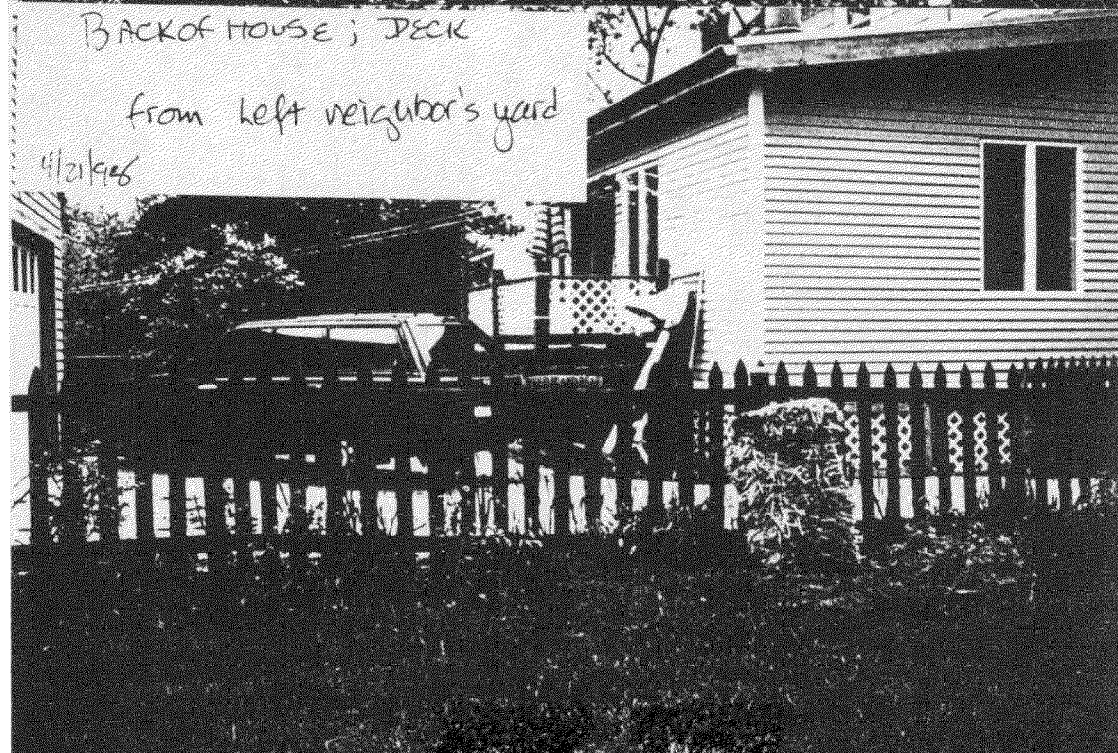
from Right Neighbor's yard



BACK OF HOUSE; DECK

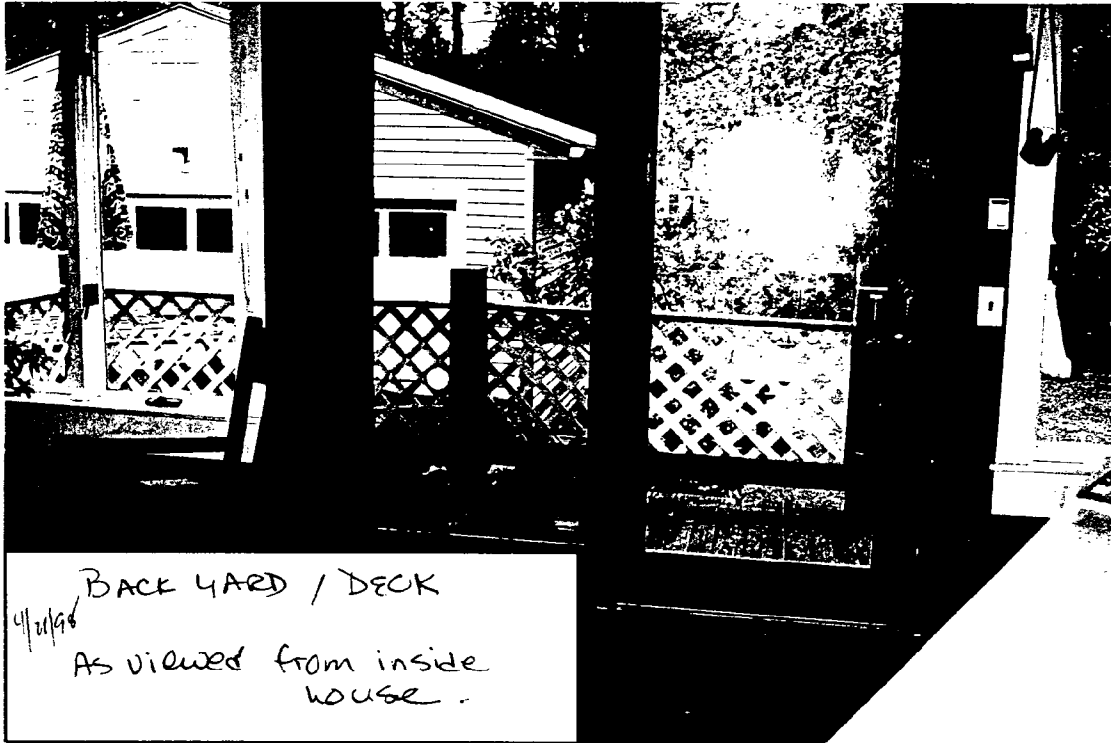
from left neighbor's yard

4/21/96

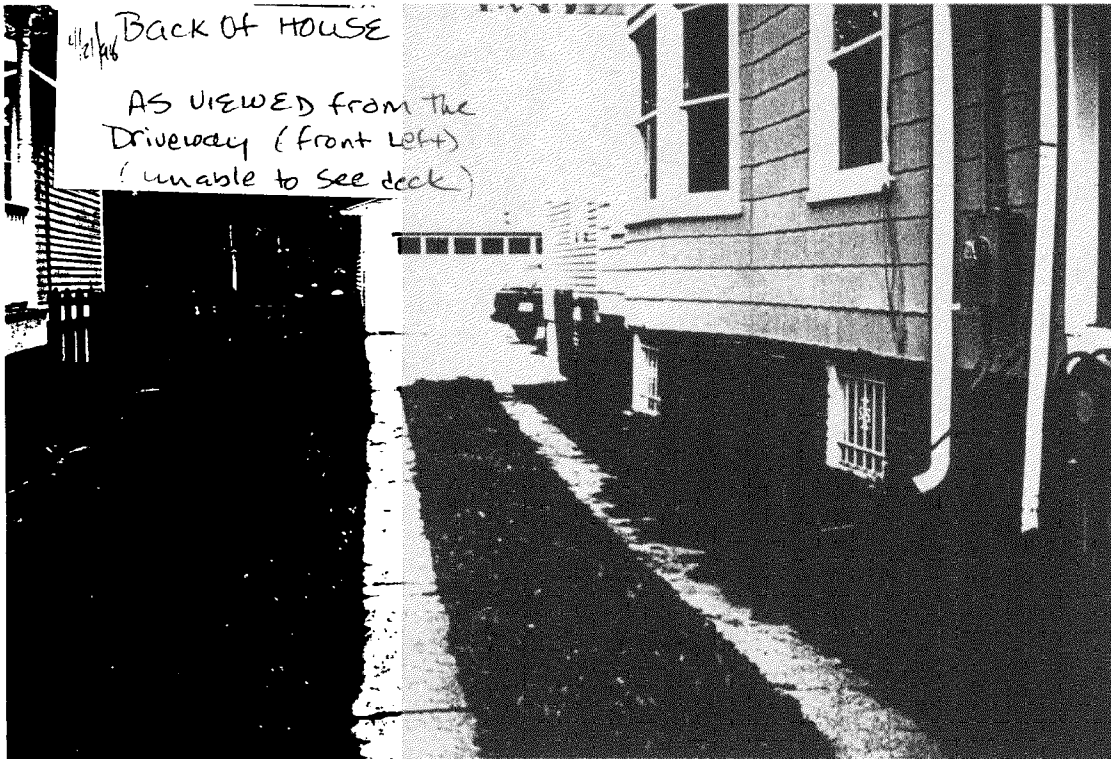


(11)





4/21/96 BACK YARD / DECK  
AS VIEWED FROM INSIDE  
HOUSE.



4/21/96 BACK OF HOUSE  
AS VIEWED FROM THE  
DRIVEWAY (FRONT LEFT)  
(UNABLE TO SEE DECK)



BACK OF HOUSE DECK  
FROM BACK YARD - CENTER



BACK OF HOUSE ; DECK  
FROM RIGHT BACK YARD



BACK OF HOUSE ; DECK  
FROM LEFT BACK YARD

BACK OF HOUSE; DECK

from neighbor's adjoining  
back of property



BACK OF HOUSE DECK

from Right Neighbor's yard



BACK OF HOUSE; DECK

from left neighbor's yard

4/21/86





4/10/96 BACK YARD / DECK  
AS VIEWED FROM INSIDE  
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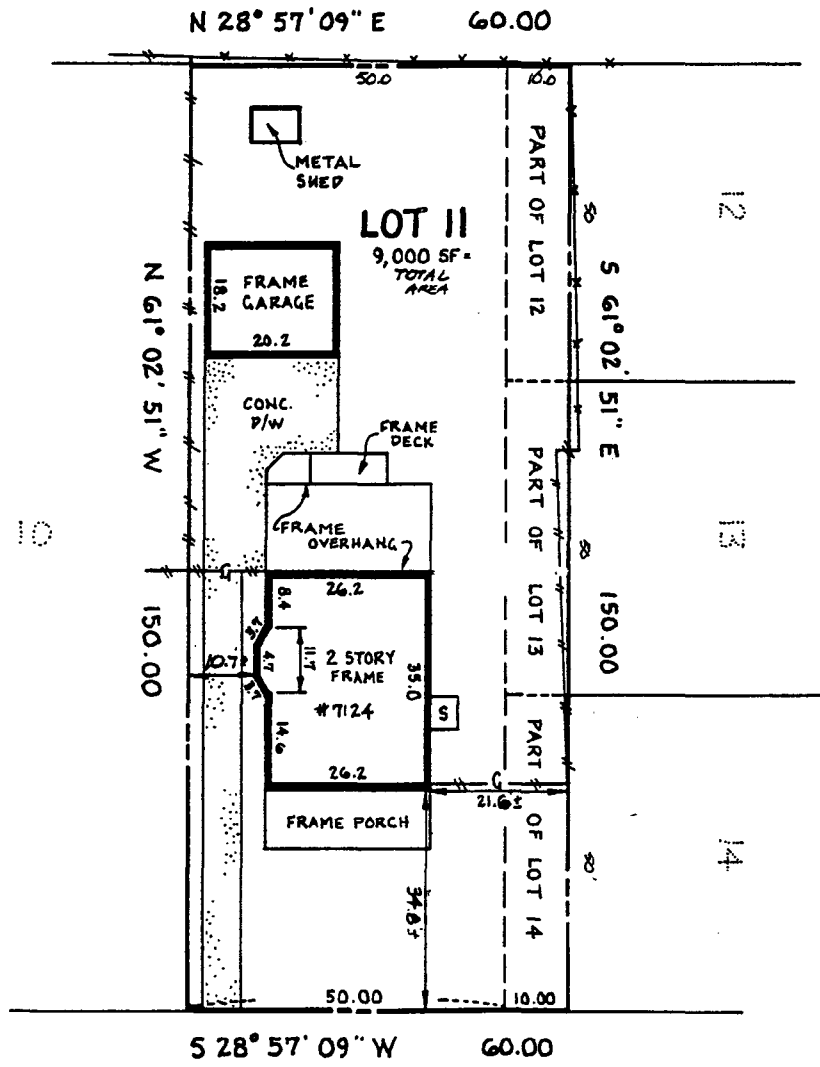
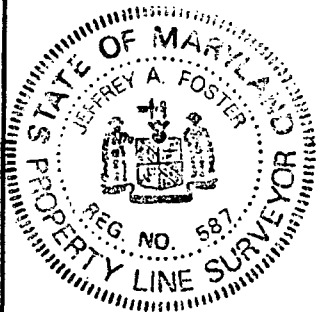
4/10/96 BACK OF HOUSE  
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes :

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



LOCATION DRAWING  
 LOT II AND PARTS OF  
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 MONTGOMERY COUNTY, MARYLAND

**WILLOW AVENUE**  
50' R/W

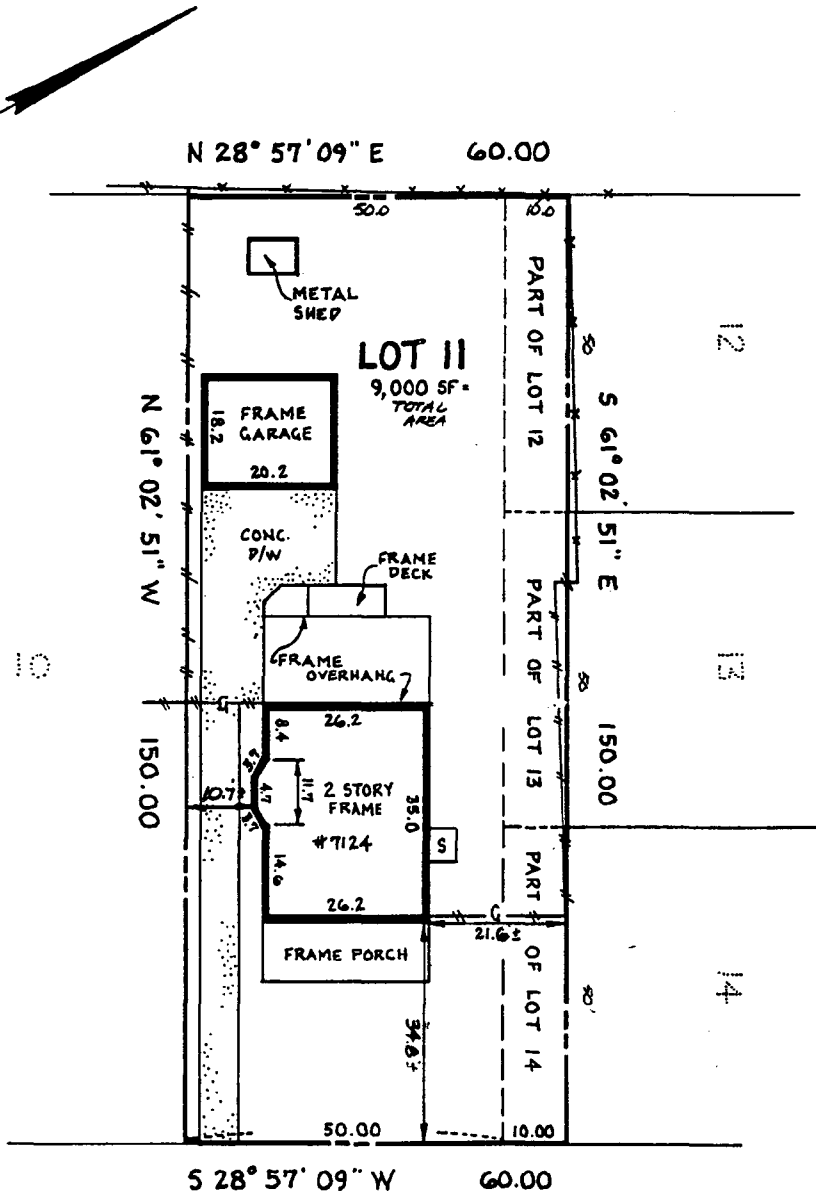
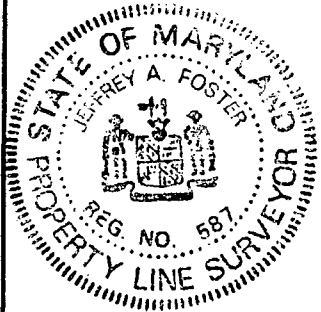
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i>                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p><b>REFERENCES</b></p> <p>PLAT BK. 1                  PLAT NO. 46</p>	<p></p> <p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 216                  Gaithersburg, Maryland 20879                  301/948-5100, Fax 301/948-1288</p>
	<p>LIBER 8716                  FOLIO 541</p>	

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 MONTGOMERY COUNTY, MARYLAND

<b>SURVEYOR'S CERTIFICATE</b> THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	<b>REFERENCES</b> PLAT BK. 1 PLAT NO. 46		<b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
	LIBER 8716 FOLIO 541		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 6-19-95 PROP. CORS.:	SCALE: 1" = 30' DRAWN BY: M.A.S. JOB NO.: 95-1218

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