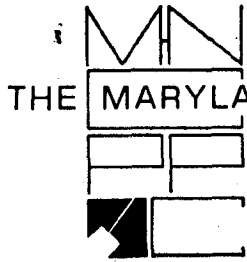


31/6-93N 10308 Connecticut Avenue
Kensington Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 23, 1993

MEMORANDUM

TO: Denis Cavavan, Zoning Coordinator
Design, Zoning, and Preservation Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division

SUBJECT: BOA Petition No. SE- 93-1
10308 Connecticut Avenue, Kensington
Child Day Care Facility

As a secondary resource in the Kensington Historic District, the property is subject to Chapter 24A, the county's historic preservation ordinance. If the proposed use for this property is approved by the Board of Appeals, the applicant will submit a Historic Area Work Permit application to the Historic Preservation Commission for review of the site alterations proposed in this petition.

The application proposes an increase in the size of the area now covered with gravel along the southern edge of the property, the installation of a fence around the northern half of the front yard, and the installation of a sign in the front yard.

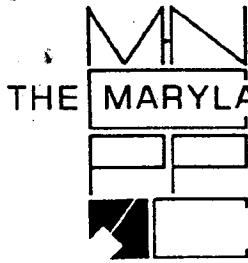
The staff recommends that the gravel area be increased as little as possible in order to accommodate the four proposed parking spaces. The gravel should not be spread (and parking not allowed) within the dripline of the nearby tree. Plantings along the south property line should create not only a buffer (in conjunction with the fence) but sufficient greenery to mitigate the appearance of the gravel. The staff understands that the concrete apron must be widened, as well.

The proposed fence is meant to enclose the front playyard. The staff would recommend that the placement of the fence be more consistent with fences installed in front yards in residential neighborhoods. Typically, fences enclose the entire front yard, not half of the front yard. The type and material of the fence

are not described; a wooden picket fence approximately 4' in height would be typical of fences in the neighborhood.

The design and proposed location of the sign are consistent with another business sign approved by the HPC for a property in the historic district. The proposed sign is larger than a typical professional sign in a residential historic district context, however. The staff recommends that it be reduced in size as much as possible. The sign would not affect the appearance of the house, which is set back considerably from the proposed sign location.

Please contact Nancy Witherell for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: June 9, 1993

NOTE: All files are kept in the Design, Zoning, and Preservation Division and may be signed out to individuals for review.

MEMORANDUM

TO: Chief, Community Planning Division
Chief, Transportation Planning Division
Chief, Environmental Planning Division
Chief, Development Review Division
Chief, Park Planning and Development Division

FROM: Denis Canavan, Zoning Coordinator *DC/ds*
Design, Zoning, and Preservation Division

SUBJECT: Hearing Examiner Petition No. SE 93-1
Request for Comments and Recommendation
SPECIAL EXCEPTION REQUEST: Child Day Care Facility for 11 to 30
children
LOCATION: 10308 Connecticut Avenue, Kensington
ZONE: R-60

In order that a staff report may be prepared, it will be necessary that one of the planners on your staff review this petition and that this office receive your written comments and recommendation by Friday, June 25.

In addition to any other observations you might wish to make, it would be helpful if you would direct your comments to the following:

Community Planning: Comment on (1) consistency with master plan, (2) whether the special exception will adversely affect the surrounding area, and (3) any information or recommendation concerning relevant master planning studies or other government action now under way.

Transportation Planning: Evaluate any traffic impact and adequacy of road network because of the request.

Environmental Planning: Evaluate (1) any environmental impact because of topographic or other factors which may cause problems, and (2) conformance with tree preservation legislation of Chapter 22-A of the County Code.

Development Review: Comment on any applicable subdivision requirements.

Park Planning and Development: Comment on any impact on existing or proposed park areas.

DC:ds\c:boa-memo

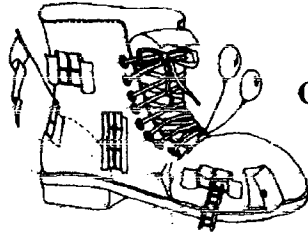
cc: John Carter, Design Coordinator
Gwen Marcus, Historic Preservation Coordinator

The Children in the Shoe, Inc.
3216 Coquelin Terrace
Chevy Chase, MD 20815-4841



Mrs Nancy Witheull
Historic Preservation Planner
The Maryland-National Capital Park & Planning Comm.
8787 Georgia Ave
Silver Spring, MD 20910-3760

The Children in the Shoe, Inc.



Quality Child Care

3216 Coquelin Terrace
Chevy Chase, MD 20815
301-654-6176

October 4, 1993

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Nancy:

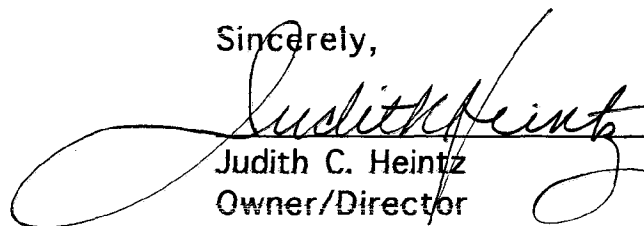
Thank you for your letter regarding the removal of the damaged blue spruce in the front yard of our new center at 10308 Connecticut Ave. in Kensington.

Our lot is so full right now, with several trees, patio and soon to be added fencing and playground equipment, that I don't see an appropriate spot for new trees. The front yard has two very large trees, and the back yard is too small to add trees.

However, we have planted 24 small spruce and 20 azalea bushes already (see photo) and I wonder if this can be accepted in lieu of the two new trees. A photo is attached.

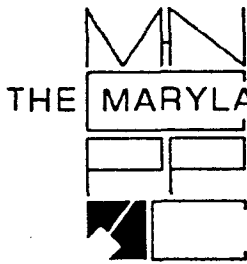
I look forward to hearing from you.

Sincerely,


Judith C. Heintz
Owner/Director



We have planted 23
small spruce and 20
azalia bushes.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 10.28.93

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

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Judith Teintz / Robert Kirchiro

Address: 10308 Connecticut Avenue, Kensington



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

Mailing address:

The Children in the Shoe Foundation
3216 Coquette Terrace
Chevy Chase, MD 20815

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Robert H. Kirchner TELEPHONE NO. 301 654-1015
(Contract/Purchaser) (Include Area Code)

ADDRESS 7621 Connecticut Ave Chevy Chase MD 20915
CITY STATE ZIP

CONTRACTOR Abby Fence Co TELEPHONE NO. 410 258-7995

PLANS PREPARED BY Steve Courzandine CONTRACTOR REGISTRATION NUMBER _____
REGISTRATION NUMBER _____

TELEPHONE NO. _____
(Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number 10308 Street Connecticut Ave

Town/City Kensington Election District _____

Nearest Cross Street Baltimore St

Lot 80 Block 4 Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other		

1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000.

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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

4A. HEIGHT 4 feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 10/1/03

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

10/1/03

STAFF RECOMMENDATION

The staff finds the proposal consistent with the purposes of Chapter 24A, provided the fence extend to the south as far as possible, preferably to the edge of the gravel driveway/parking lot. The following criteria are used in this assessment:

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

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;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

Mailing address

APPLICATION FOR HISTORIC AREA WORK PERMIT

The Children in the Shoe Inc
3216 Coquelin Terrace
Chevy Chase, MD 20815

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Robert H. Kirchiro
(Contract/Purchaser)

TELEPHONE NO. 301 654-1015
(Include Area Code)

ADDRESS 7631 Connecticut Ave Chevy Chase, MD 20815

CONTRACTOR Abby Fence Co
Fence

STATE _____ TELEPHONE NO. 410 358-7575
ZIP _____

PLANS PREPARED BY Steve Couzantino
lay Equip. by Custom ~~Designs~~ Playgrounds

CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. " " _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10308 Street Connecticut Ave

Town/City Kensington Election District _____

Nearest Cross Street Baltimore St.

Lot 20 Block 4 Subdivision _____

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|----------------|----------|-----------------|------|---------------|------|-------|-------------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
- Fence/Wall (complete Section 4) Other play unit shutters
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000.
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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

- 4A. HEIGHT 4 feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

3

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Single story brick rambler built in 1950's. No historical significance or classification. Large yard in front, small in back. No current fencing except bordering neighbors fences in rear and south side.

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

1. Fence. 323' white gothic picket fence 4' high bordering all of North side, most of frontage on Connecticut Ave, + along south side separating parking area from play yard, + across parking area to South side of house. No impact on historic district. Will align with existing fencing across 3 adjacent lots to the north.
 - * 2. 1-pc playground unit, low, inside fenced area, no impact.
 3. Shutters to each side of front window. No impact.
- This is not a historic house.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Fence 323' Long, 4' high.

Multi-climber primary (+ only permanent) piece of play equipment, low for small children.

Shutters: standard.

- b. the relationship of this design to the existing resource(s):

Fence surrounds most of house.

Multi-climber in front yard, in shade of large tree.

Shutters on sides of front window.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

all will be consistent with character of surrounding historic neighborhood.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

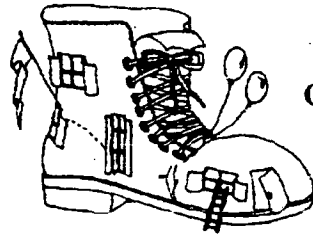
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name See Attached
 Address _____
 City/Zip _____
2. Name _____
 Address _____
 City/Zip _____

The Children in the Shoe, Inc.



Quality Child Care

3216 Coquelin Terrace
Chevy Chase, MD 20815
301-654-6176

LIST OF ADJOINING PROPERTIES To 10308 Connecticut Ave., Kensington, MD

Mr. Walter C. Schmitt & Ms. Kathryn D. Hoyle (Lot 6, Block 10)
3913 Baltimore Street

Mr. and Mrs. James Wagner (Lot 7 and 8, Block 10)
3915 Baltimore Street

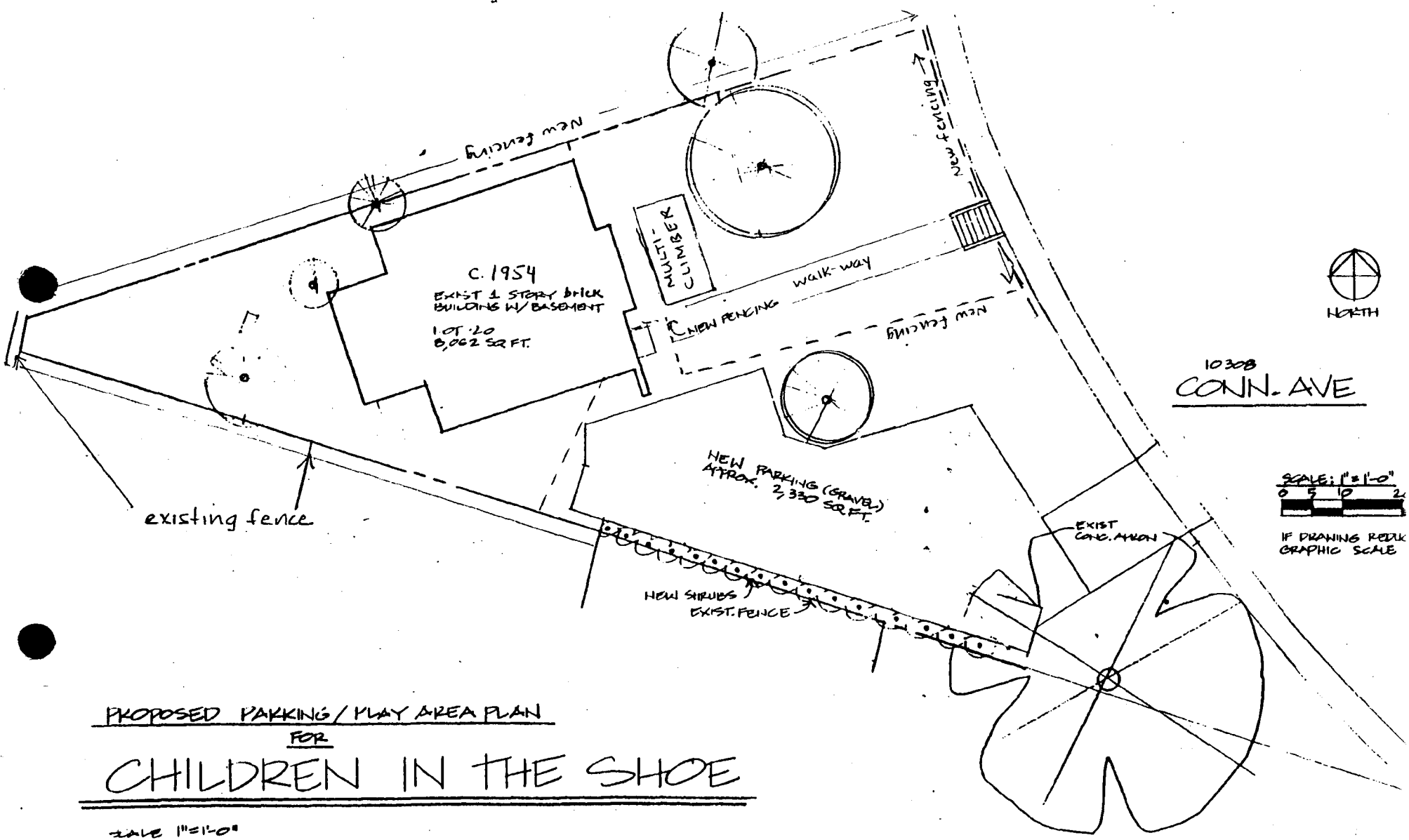
Mr. and Mrs Jack McCrory (Lot 9, Block 10)
3919 Baltimore Street

Mr. Charles Hollowell (Lot 17, Block 4)
10311 Freeman Place

Mr. Kaman Maieki (Lot 19, Block 4)
6126 West 77th Drive
Arvada, CO 80003

Mr. and Mrs. Gilbert Prine (Lot PT 14-16, Block 4)
3820 Warner Street

18

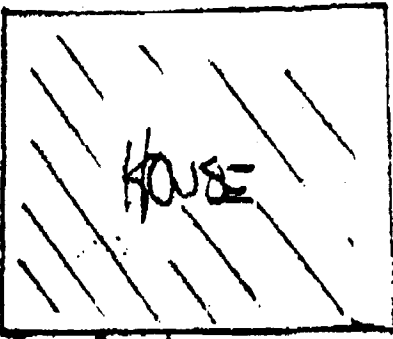
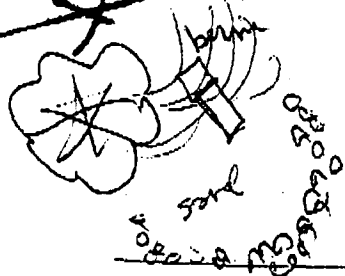


PROPOSED PARKING / PLAY AREA PLAN
FOR
CHILDREN IN THE SHOE

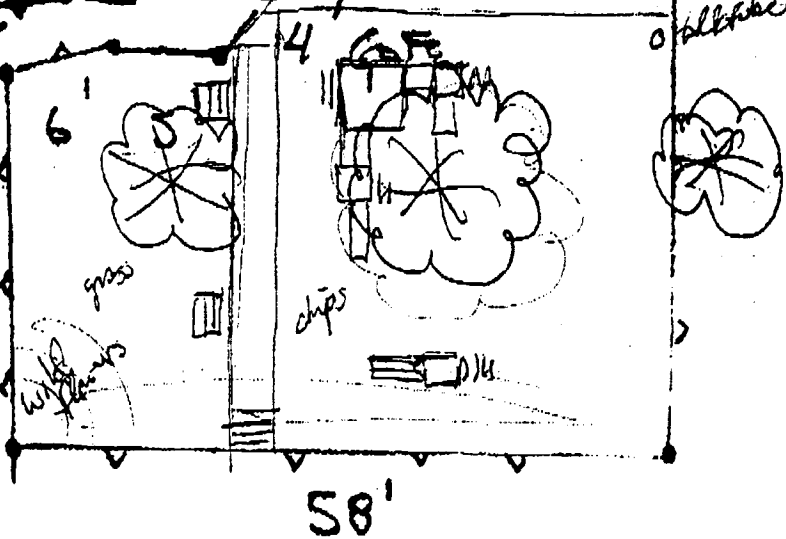
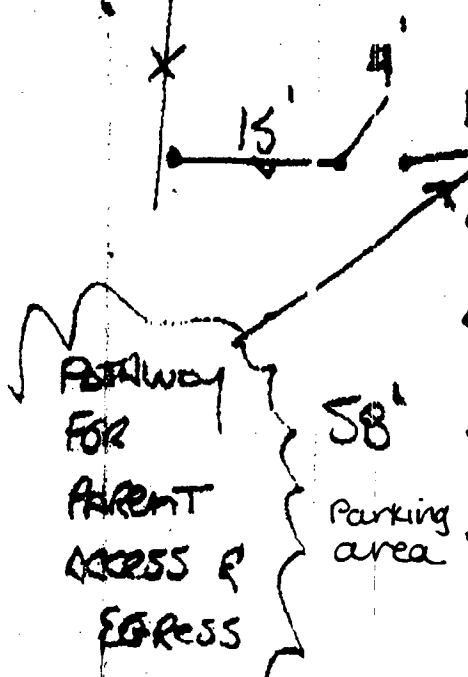
SCALE 1"=10'

FENCE LAYOUT FOR CHILDCARE IN THE Side, INC.

EXISTING

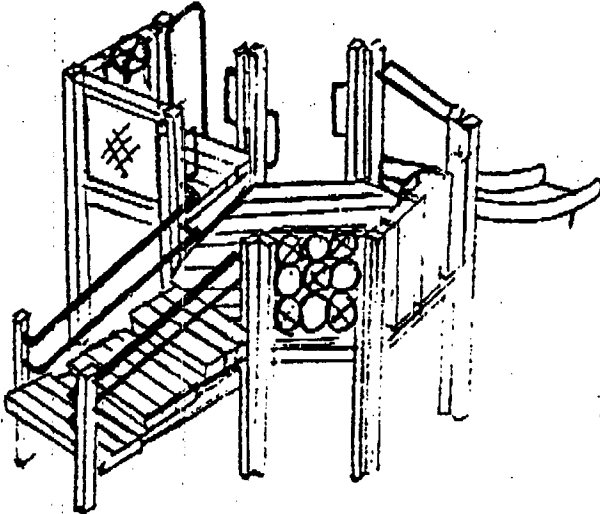


156'

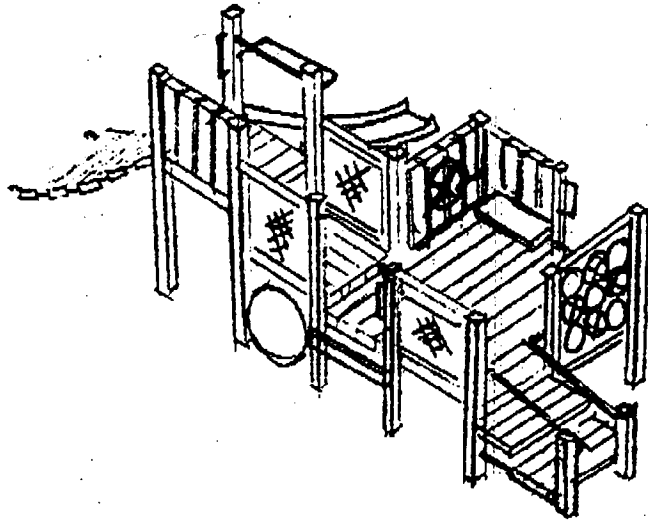




CUSTOM PLAYGROUNDS



We will install one of these designs

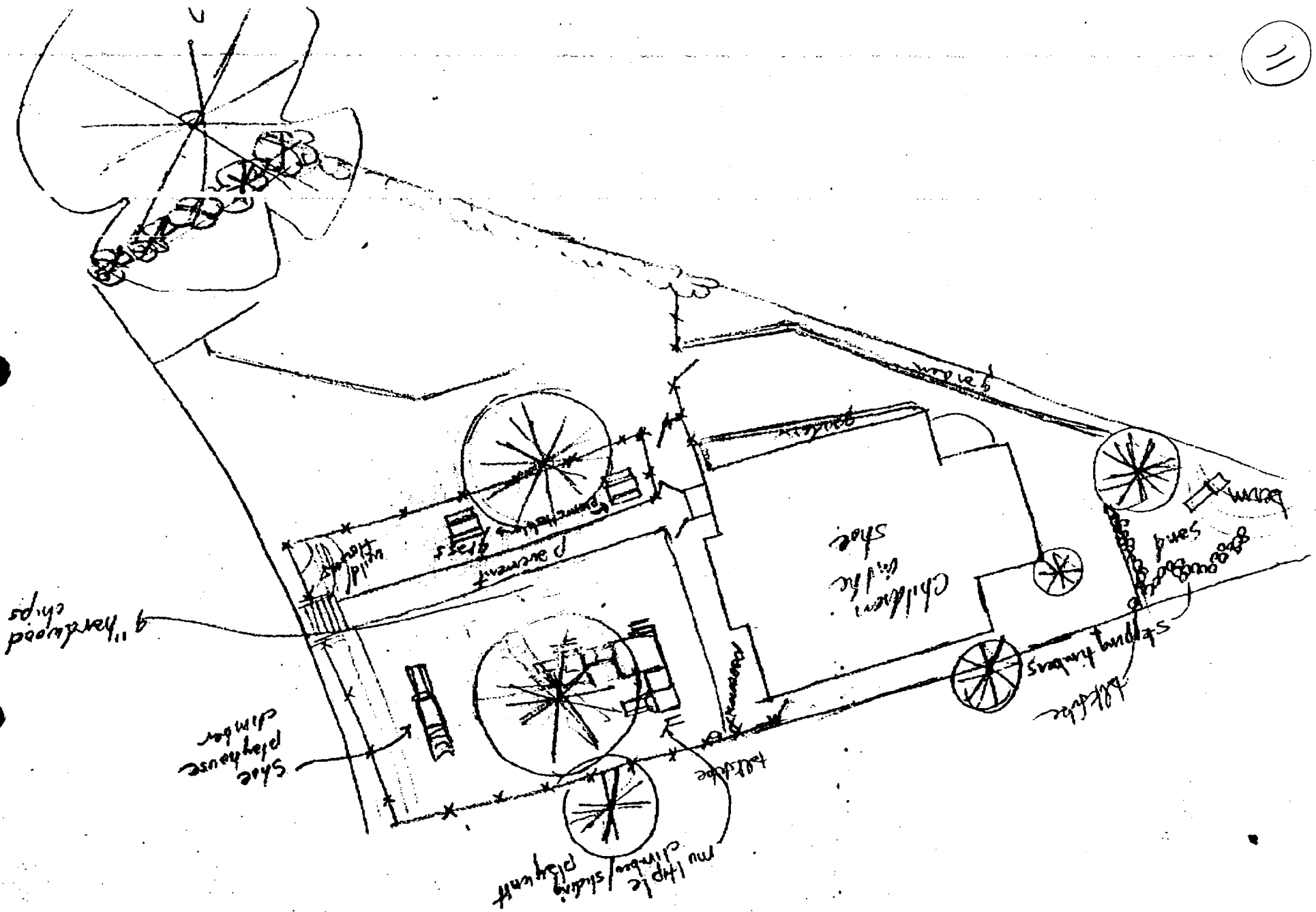


4 feet high

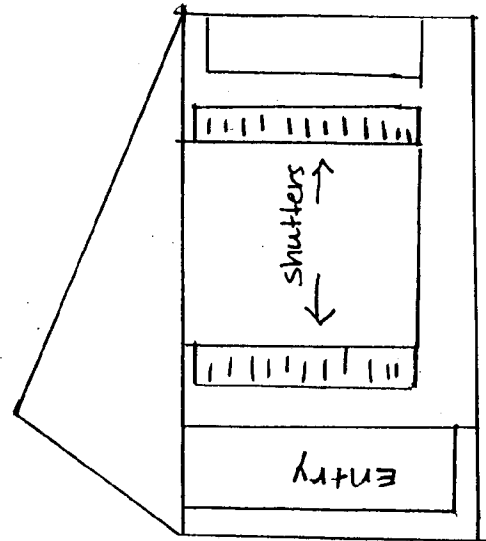
Custom Designed by
Esther Fidler Grossman
all rights reserved 1993©

P.O. Box 1283 • Brooklandville, Maryland 21022
(410) 358-8343 • Fax (410) 358-8760

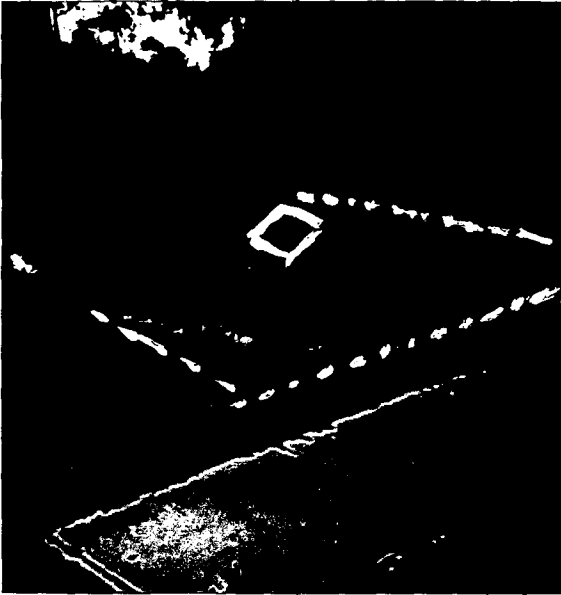
10



12



Box = 1 pc play structure



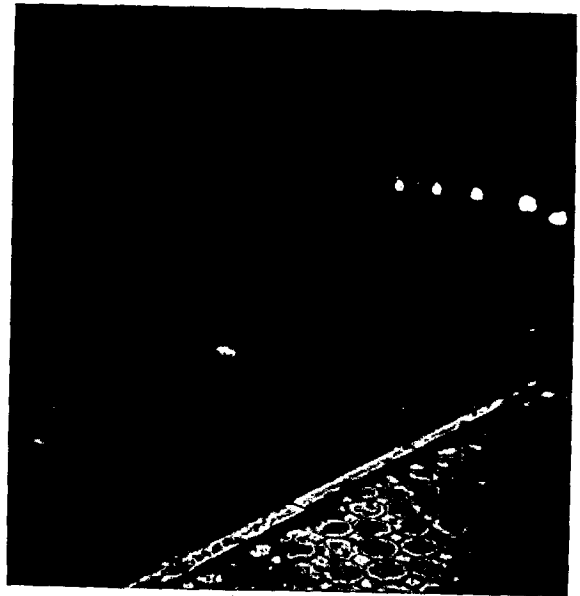
Front Yard Play Area
White pickett fence 4' high
surrounds house



South side of house
Fence separates parking area
from side play area



North side of house -
fence separates our property
from vacant lot next door.



Back yard fence meets
neighbors fences which already
surround most of back yard

Box = 1 AC Play Structure



Front Yard Play Area
White picket fence 4' high
Surrounds house



South side of house
Fence separates parking area
from side play area



North side of house -
fence separates our property
from vacant lot next door.

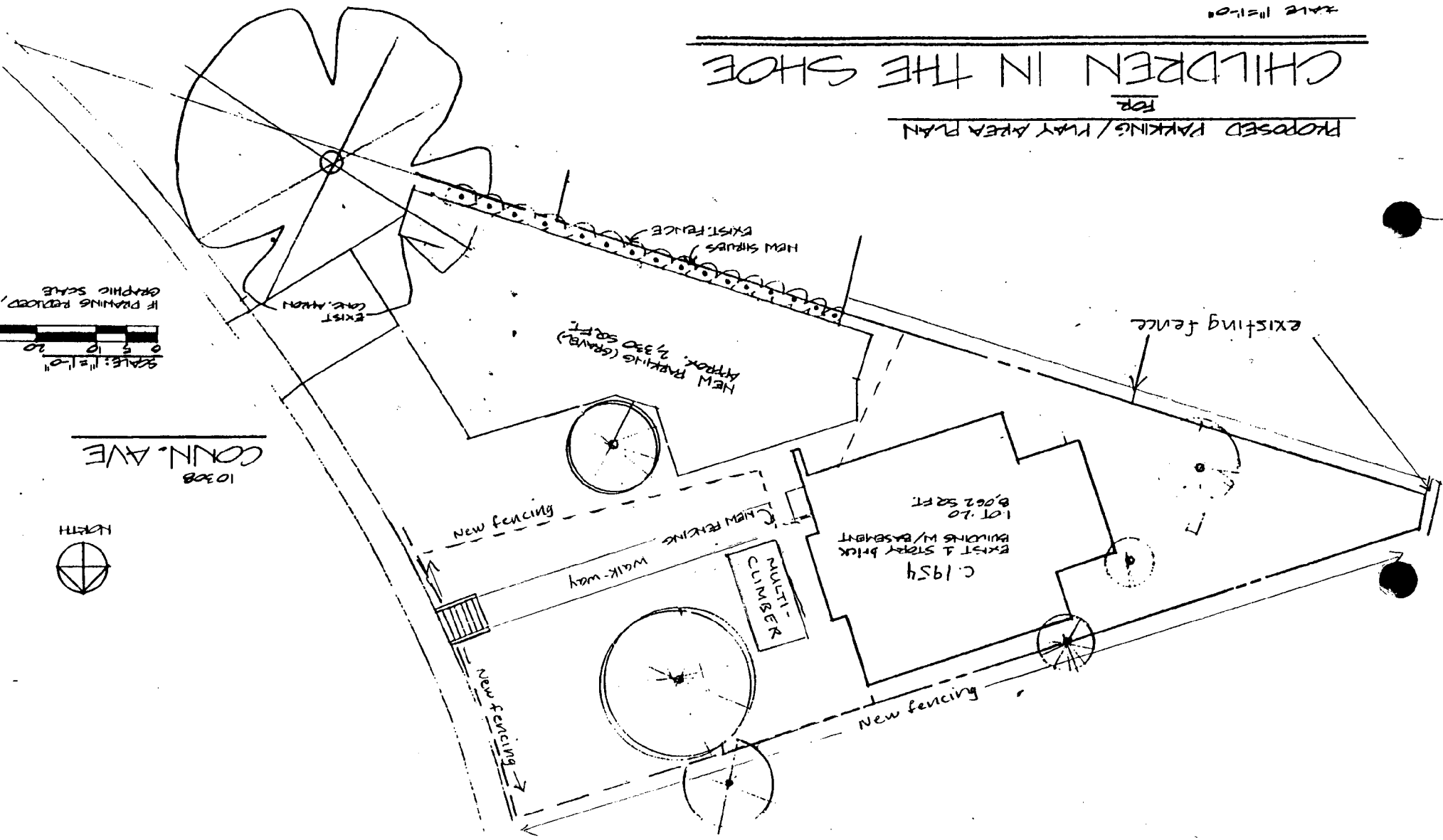


Back yard fence meets
neighbors fences which already
surround most of back yard

DATE 11-1-01

CHILDREN IN THE SHOE

FOR
PROPOSED PARKING/PLAY AREA PLAN



SCALE: 1"=10'
0 5 10 20
IF DRAWING REDUCED,
GRAPHIC SCALE

10308
CONN. AVE



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**