

31/6-971 10320 Fawcett Street
(Kensington Historic District)

P



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 10/1/2001

Permit No: 256559
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

MARK G & M RUMINSKI
10320 FAWCETT ST
KENSINGTON MD 208953339

HAS PERMISSION TO: ALTER

PERMIT CONDITIONS: STORM WINDOWS/SCREENS

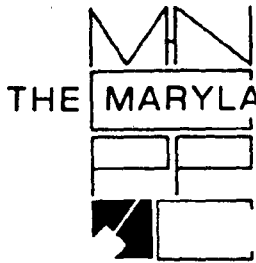
PREMISE ADDRESS 10320 FAWCETT ST
KENSINGTON MD 20895-

LOT	12	BLOCK	N/A	PARCEL	ZONE
LIBER		ELECTION DISTRICT		PLATE	GRID
FOLIO		SUBDIVISION	13	KENSINGTON	
PERMIT FEE:	\$0.00	TAX ACCOUNT NO.:			

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

DATE: 11-12-97

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

Approved Denied

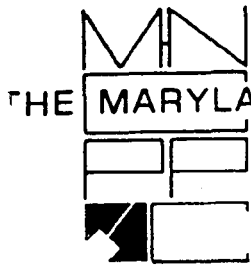
Approved with Conditions: _____

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

Applicant: Mark Ruminski

Address: 10320 Fawcett St Kensington

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



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

DATE: 11-12-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARK RUMINSKI

Daytime Phone No.: 301 933 1775

Tax Account No.:

Name of Property Owner: MARK RUMINSKI Daytime Phone No.: 301 933 1775

Address: 10320 FAWCETT ST. KENSINGTON MD. 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10320 Street: FAWCETT ST.

Town/City: KENSINGTON Nearest Cross Street: MITCHELL

Lot: 124 PART OF 13 Block: Subdivision: SUBDIVISION OF LOT 20 AND PART OF THE PARTITION OF KNOWLES ESTATE AT KNOWLES STATION KENSINGTON

Liber: 14843 Folio: 033 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct [] Extend [x] Alter/Renovate [] Move [x] Revision [] Repair [] Revocable []

CHECK ALL APPLICABLE:

- AC [] Slab [] Room Addition [] Porch [] Deck [] Shed [] Solar [] Fireplace [] Woodburning Stove [] Single Family [] Fence/Wall (complete Section 4) [x] Other: []

1B. Construction cost estimate: \$

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:

2B. Type of water supply: 01 [] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 3 inches POSTS 4 FT.

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- [x] 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.

Mark Ruminski
Signature of owner or authorized agent

October 9, 1997
Date

Approved: [check] For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 11-12-97

Application/Permit No.: 9710090Y3A Date Filed: 10/09/97 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

A WHITE PICKETT FENCE EXTENDS FROM THE PROPERTY LINE TO
A POINT ABOUT 9 FEET INTO OUR PROPERTY IN A DIRECTION
PERPENDICULAR TO THE PROPERTY LINE. THE FENCE THEN EXTENDS
PARALLEL TO THE PROPERTY LINE TO THE BACK (SE CORNER)
OF A GARAGE. OTHER THAN THE GARAGE, THE PROPERTY
SURROUNDING THE FENCE IS GRASS. GARAGE IS OF CINDER
BLOCK CONSTRUCTION AND NOT ORIGINAL TO THE PROPERTY.

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

WE PROPOSE TO REPOSITION THE WHITE PICKET FENCE SO
THAT IT WILL RUN ALONG, PARALLEL TO THE PROPERTY LINE
TO THE FAR END OF THE BACK OF THE GARAGE.

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)278-1355).

**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.**

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.

MARK G. RUMINSKI

MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-In-Fact
 April 28, 1997

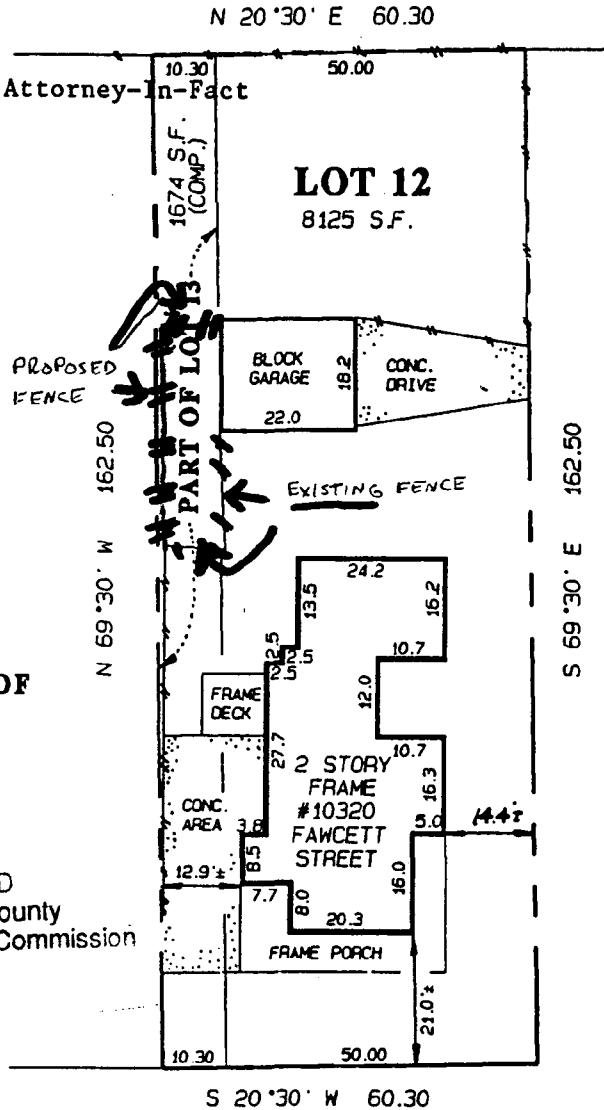
Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
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.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).



REMAINDER OF LOT 13

APPROVED
 Montgomery County
 Historic Preservation Commission



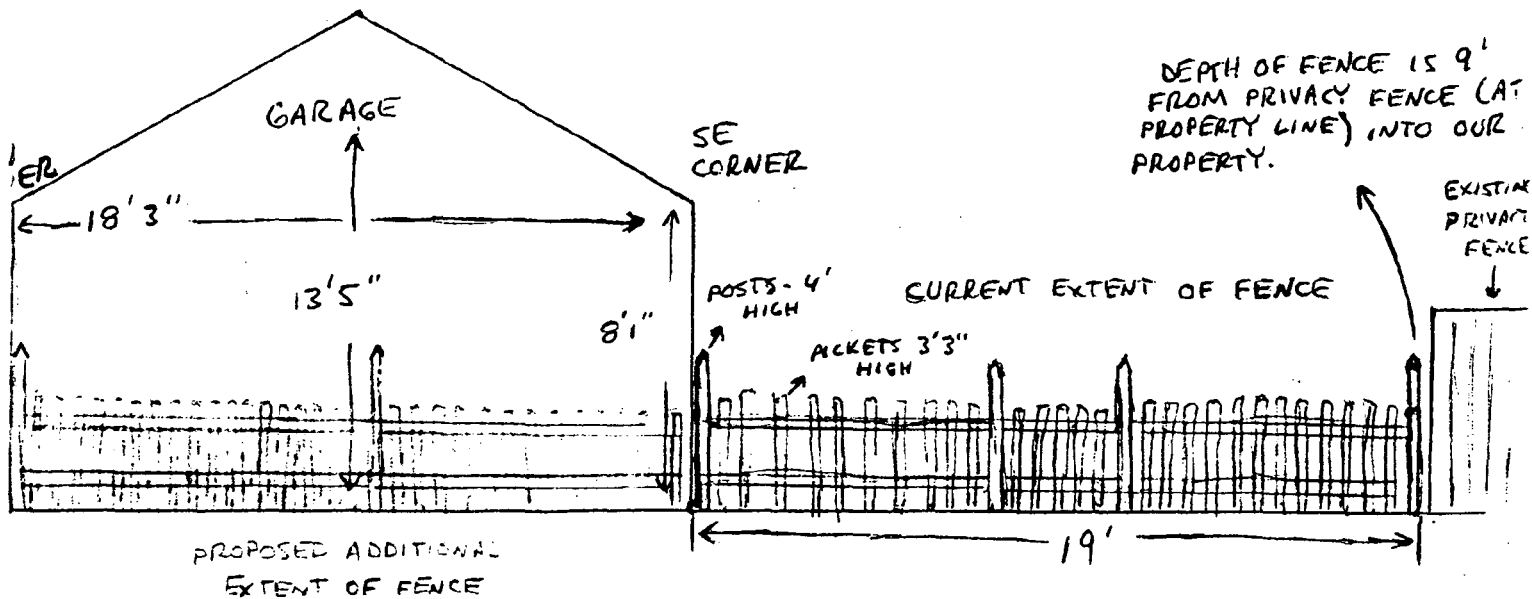
MITCHELL STREET

FAWCETT STREET
 (FAWCETT AVENUE PER PLAT)

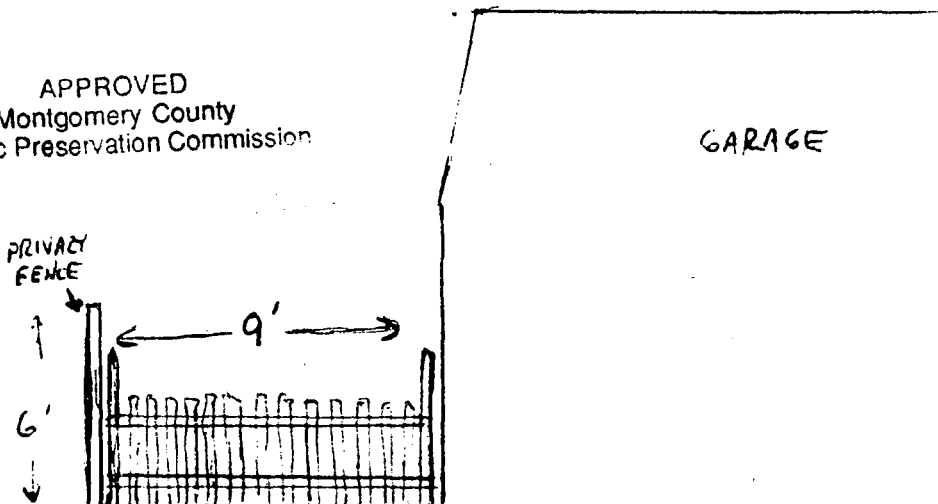
LOCATION DRAWING
LOT 12 & PART OF LOT 13
PLAT OF
THE SUBDIVISION OF LOT 20,
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION
M.B.B. & O.R.R.
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE "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." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	REFERENCES PLAT BK. A PLAT NO. 5		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1286	
	LIBER 8202 FOLIO 177		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 4-2-97	SCALE: 1" = 30' DRAWN BY: M.A.S. JOB NO.: 97-822

PICKET FENCE IS COMPOSED OF WHITE PAINTED WOOD. PROPOSED EXTENSION TO BE COMPOSED OF SAME.



APPROVED
Montgomery County
Historic Preservation Commission



CURRENTLY, THIS 9' SECTION OF FENCE IS PLACED 19' FROM THE SE CORNER OF THE GARAGE - AT THE EDGE OF THE PRIVACY FENCE. PROPOSE MOVING IT TO THE SW CORNER OF THE GARAGE - ABOUT 37'3" FROM ITS CURRENT LOCATION.

SCALE
1" = 5'

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

CARRIE ANN & SEAN SCANLON. (ADJACENT)
10318 FAWCETT ST.
KENSINGTON MD. 20895

GINNIE STUART (CONFRONTING)
10319 FAWCETT ST.
KENSINGTON MD. 20895

TOWN HALL (TOWN OF KENSINGTON) (BEHIND)
3710 MITCHELL ST.
KENSINGTON MD. 20895

**Expedited
Historic Preservation Commission Staff Report**

Address: 10320 Fawcett Street

Meeting Date: 11/12/97

Resource: Kensington Historic District

Public Notice: 10/29/97

Case Number: 31/6-97I

Report Date: 11/05/97

Review: HAWP

Tax Credit: None

Applicant: Mark Ruminski

Staff: Perry Kephart

DATE OF CONSTRUCTION: Circa 1890

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Two story Queen Anne style frame residence with wood siding with contemporary rear addition.

PROPOSAL: Move existing white picket fence now in yard 9' to perimeter of property.

RECOMMENDATION:

- Approval
- Approval with conditions:

- 1.
- 2.
- 3.

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:

- 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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARK RUMINSKI

Daytime Phone No.: 301 933 1775

Tax Account No.: _____

Name of Property Owner: MARK RUMINSKI Daytime Phone No.: 301 933 1775

Address: 10320 FAWCETT ST. KENSINGTON MD. 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10320 Street: FAWCETT ST.

Town/City: KENSINGTON Nearest Cross Street: MITCHELL

Lot: 124 PART OF 13 Block: _____ Subdivision: SUBDIVISION OF LOT 20 AND PART OF THE PARTITION OF KNOWLES ESTATE AT KNOWLES STATION

Liber: 14843 Folio: 033 Parcel: KENSINGTON

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 # N/A

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 3 feet 3 inches POSTS 4 FT.

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.

Mark Ruminski
 Signature of owner or authorized agent

October 9, 1997
 Date

Approved: _____ For Chairperson, Historic Preservation Commission



**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:

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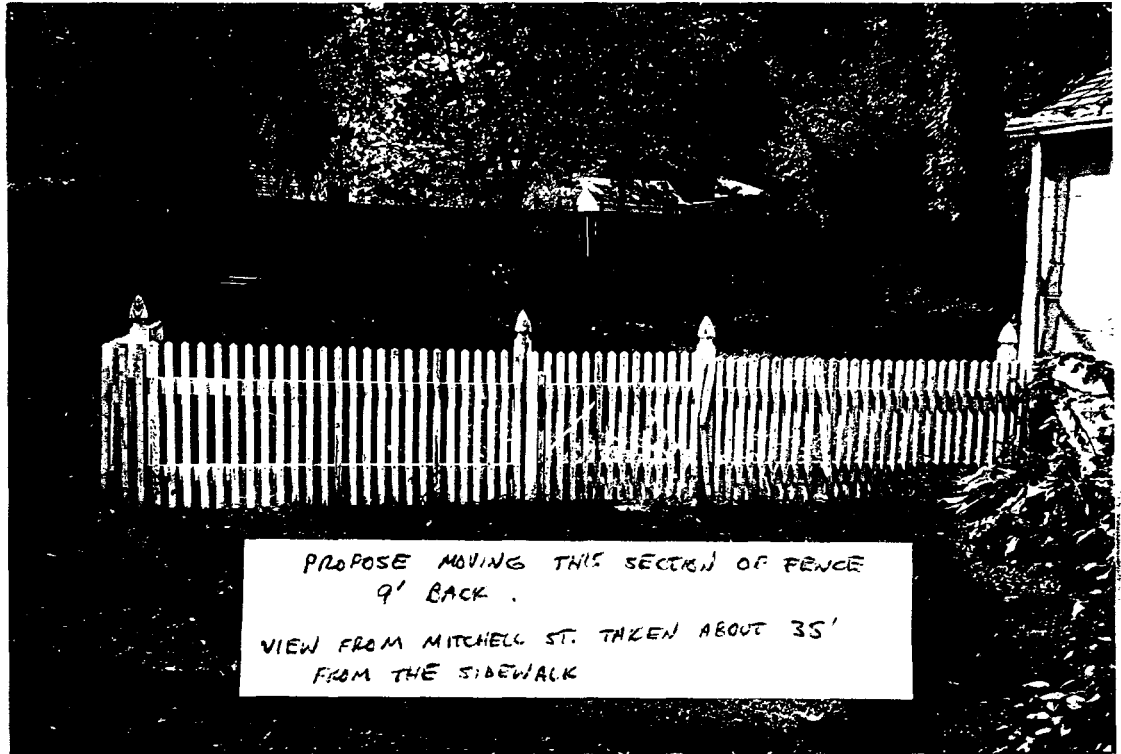
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5. PHOTOGRAPHS

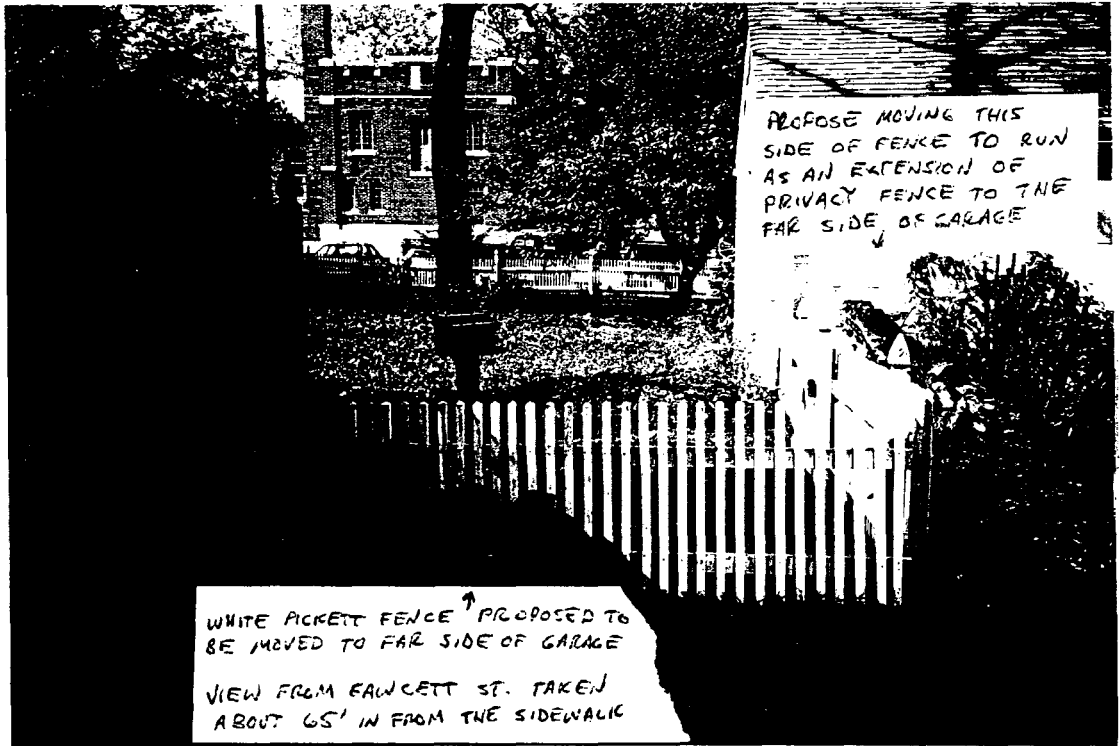
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

6

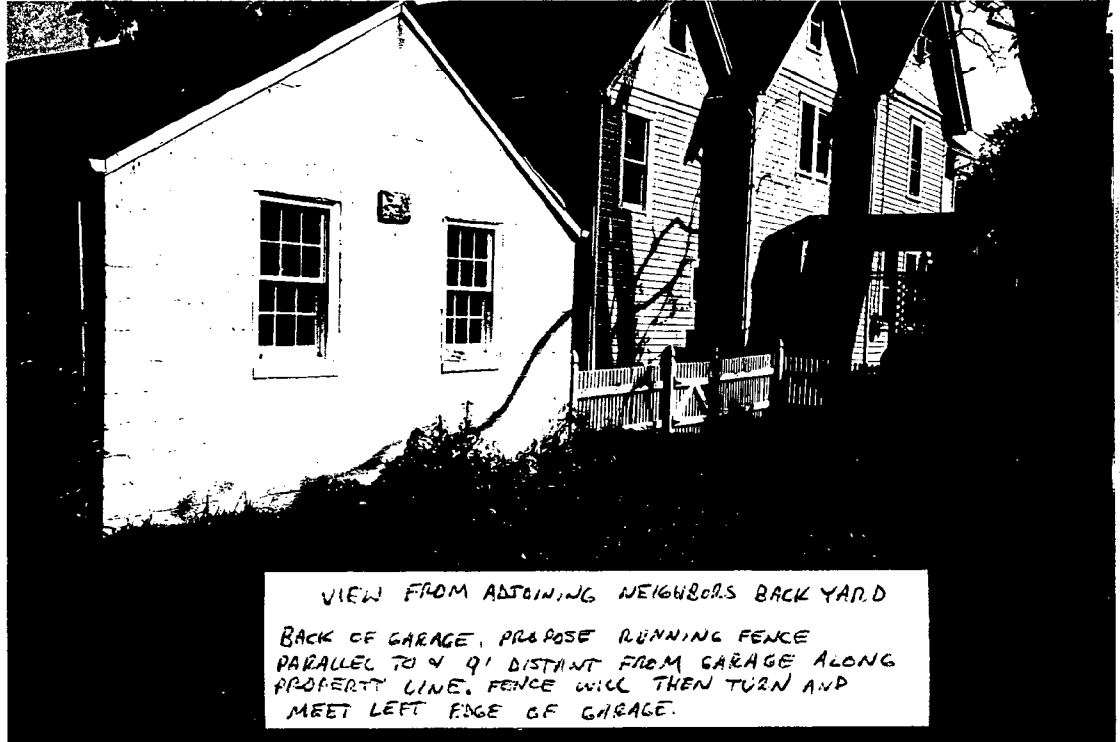


PROPOSE MOVING THIS SECTION OF FENCE
9' BACK .
VIEW FROM MITCHELL ST. TAKEN ABOUT 35'
FROM THE SIDEWALK



PROPOSE MOVING THIS
SIDE OF FENCE TO RUN
AS AN EXTENSION OF
PRIVACY FENCE TO THE
FAR SIDE OF GARAGE

WHITE PICKET FENCE ↑ PROPOSED TO
BE MOVED TO FAR SIDE OF GARAGE
VIEW FROM FAWCETT ST. TAKEN
ABOUT 65' IN FROM THE SIDEWALK



VIEW FROM ADJOINING NEIGHBORS BACK YARD

BACK OF GARAGE, PROPOSE RUNNING FENCE
PARALLEL TO & 9' DISTANT FROM GARAGE ALONG
PROPERTY LINE. FENCE WILL THEN TURN AND
MEET LEFT EDGE OF GARAGE.

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.

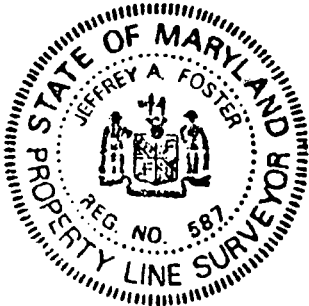
MARK G. RUMINSKI

MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-In-Fact
 April 28, 1997

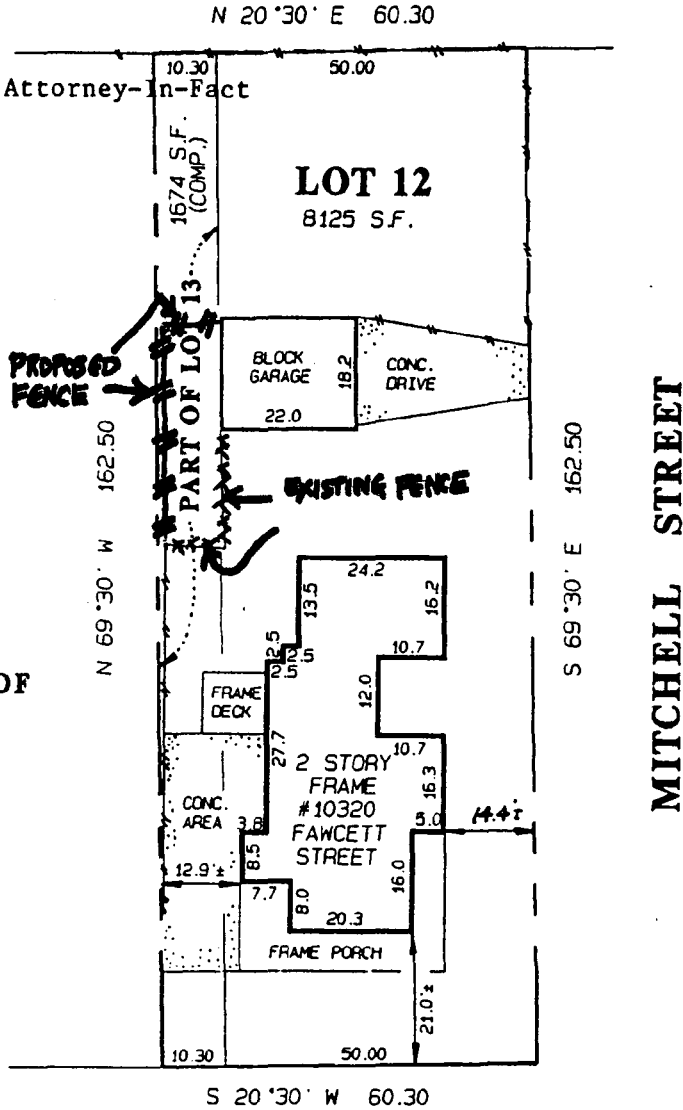
Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
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.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).

**REMAINDER OF
 LOT 13**



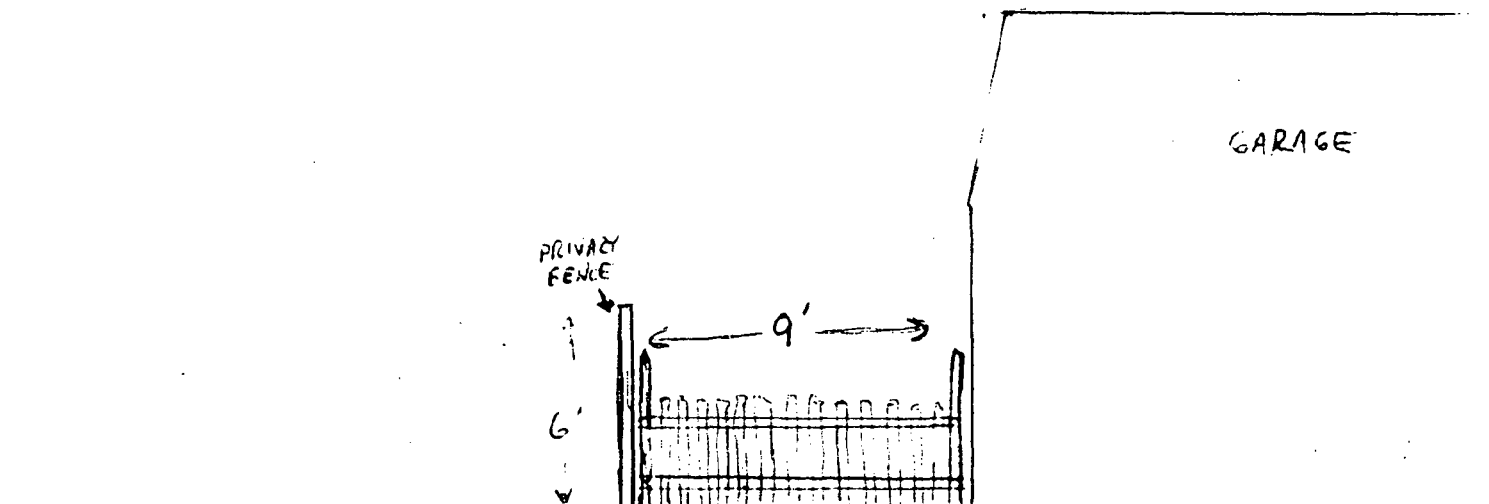
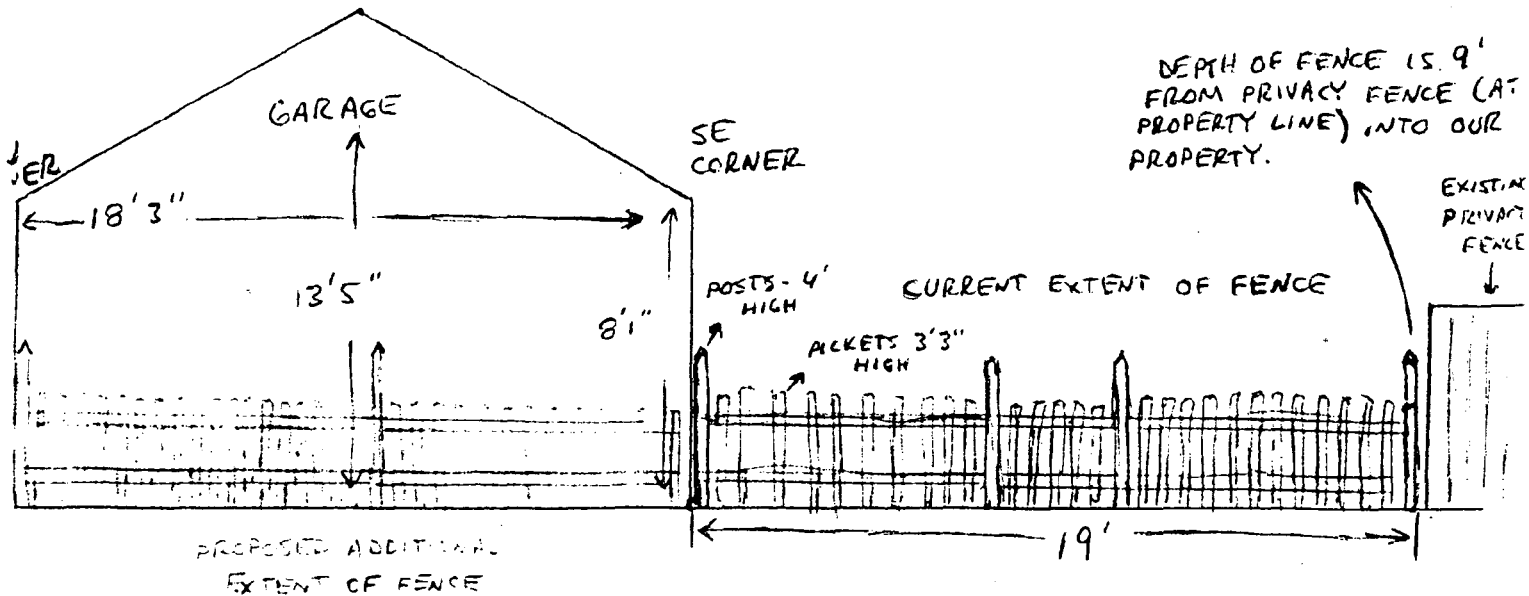
LOCATION DRAWING
LOT 12 & PART OF LOT 13
PLAT OF
THE SUBDIVISION OF LOT 20,
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION
M.B.B. & O.R.R.
 MONTGOMERY COUNTY, MARYLAND



FAWCETT STREET
 (FAWCETT AVENUE PER PLAT)

SURVEYOR'S CERTIFICATE "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." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286			
	PLAT BK.	A		DATE OF LOCATIONS		SCALE:	1" = 30'
	PLAT NO.	5		WALL CHECK:		DRAWN BY: M.A.S.	
	LIBER	8202		HSE. LOC.: 4-2-97		JOB NO.: 97-822	
FOLIO	177						

PICKET FENCE IS COMPOSED OF WHITE PAINTED WOOD. PROPOSED EXTENSION TO BE COMPOSED OF SAME.



CURRENTLY, THIS 9' SECTION OF FENCE IS PLACED 19' FROM THE SE CORNER OF THE GARAGE - AT THE EDGE OF THE PRIVACY FENCE. PROPOSE MOVING IT TO THE SW CORNER OF THE GARAGE - ABOUT 37'3" FROM ITS CURRENT LOCATION.

SCALE 1" = 5'

10

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

CARRIE ANN & SEAN SCANLON. (ADJACENT)
10318 FAWCETT ST.
KENSINGTON MD. 20895

GINNIE STUART (CONFRONTING)
10319 FAWCETT ST.
KENSINGTON MD. 20895

TOWN HALL (TOWN OF KENSINGTON) (BEHIND)
3710 MITCHELL ST.
KENSINGTON MD. 20895

CONSUMER INFORMATION NOTES:

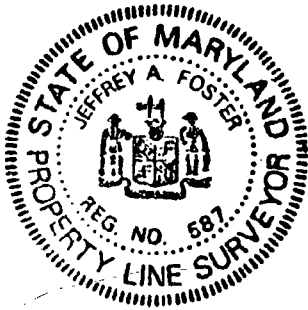
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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.

MARK G. RUMINSKI

MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-In-Fact
 April 28, 1997

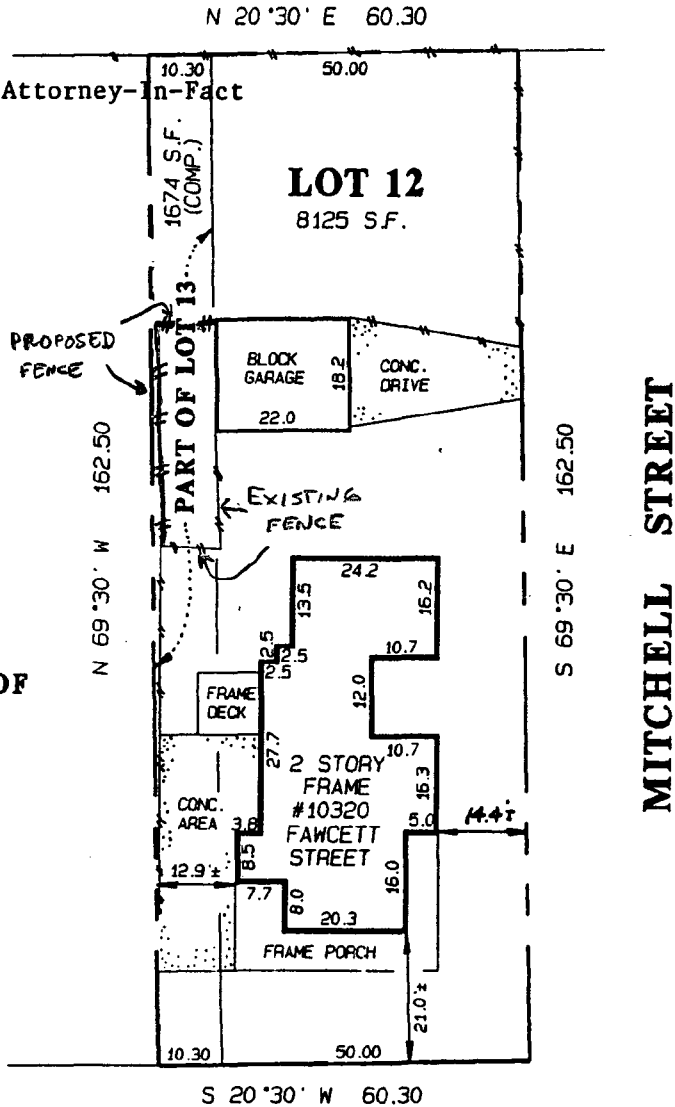
Notes

1. Flood zone "C" per H.U.D. panel No. 0175C.
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.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).



**REMAINDER OF
LOT 13**

LOCATION DRAWING
LOT 12 & PART OF LOT 13
PLAT OF
THE SUBDIVISION OF LOT 20,
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION
M.B.B. & O.R.R.
 MONTGOMERY COUNTY, MARYLAND



FAWCETT STREET
 (FAWCETT AVENUE PER PLAT)

SURVEYOR'S CERTIFICATE

"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."

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

REFERENCES

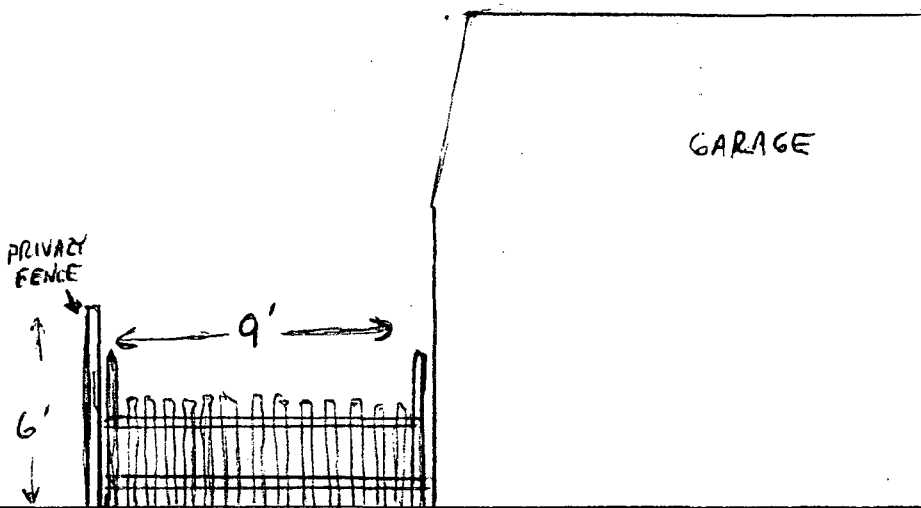
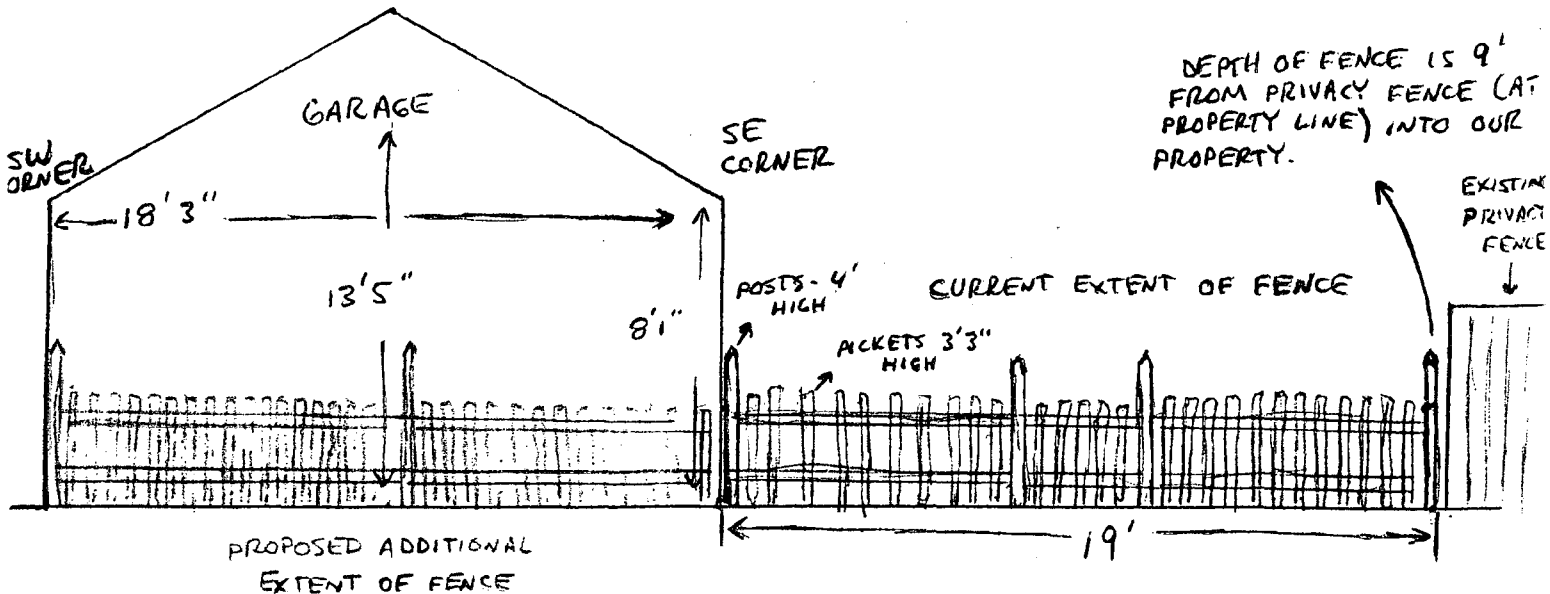
PLAT BK.	A
PLAT NO.	5
LIBER	8202
FOLIO	177



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: M.A.S.
HSE. LOC.: 4-2-97	JOB NO.: 97-822

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SCALE
1" = 5'