

31/6-00I 3939 (3941) Wash. St⁹
(Kensington Historic District)

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ROBERT & WENDY STERLING
3941 WASHINGTON ST
KENSINGTON, MD, 20895

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

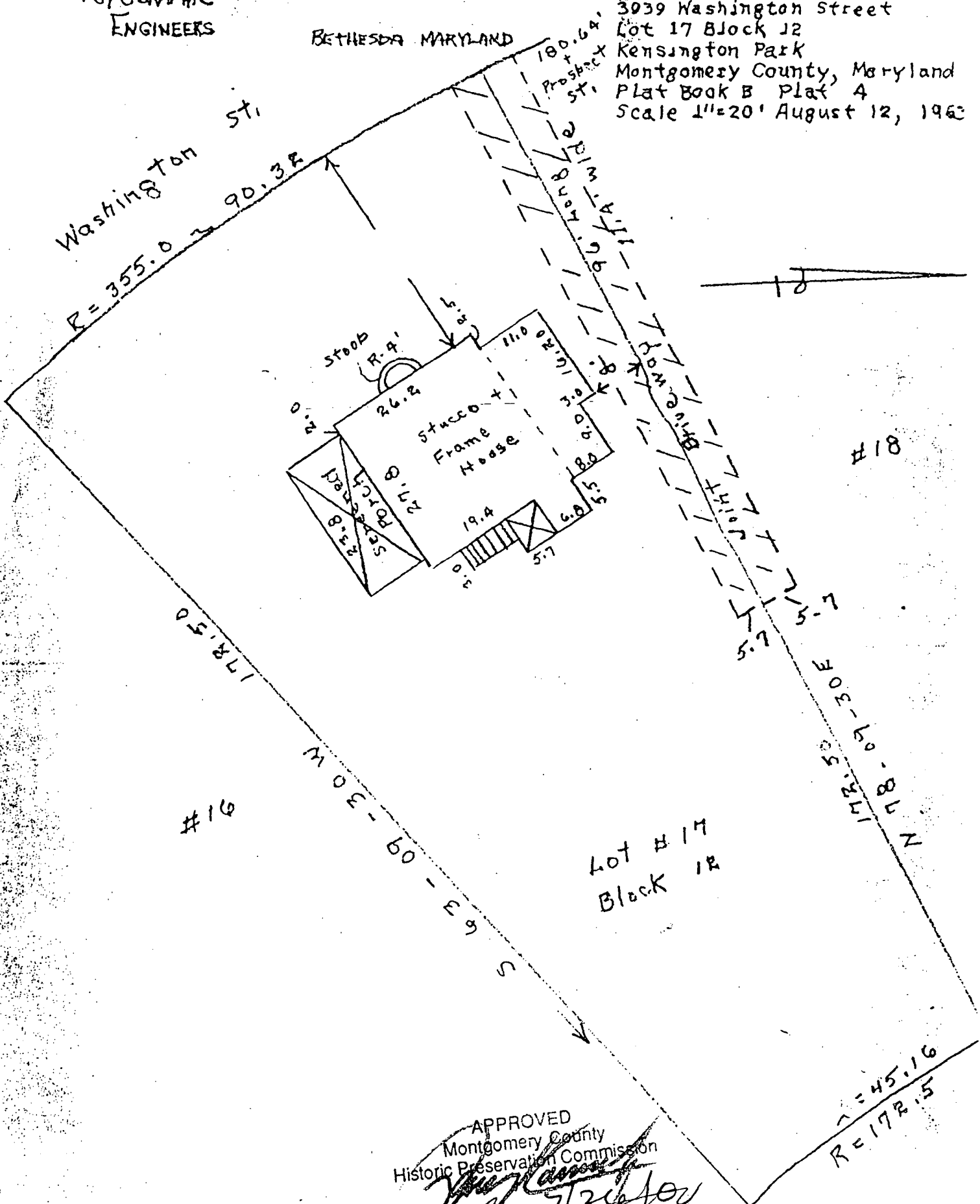
ROBERT & WENDY STERLING
3941 WASHINGTON ST
KENSINGTON, MD, 20895

23632

AMERICAN
TOPOGRAPHIC
ENGINEERS

ATE 23632 BC&M 8052-M
House Location Plat
3039 Washington Street
Lot 17 Block 12
Kensington Park
Montgomery County, Maryland
Plat Book B Plat 4
Scale 1"=20' August 12, 1963

BETHESDA MARYLAND



APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]

Frank B. Love

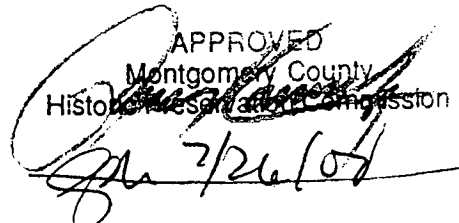
FOWLER ASSOCIATES, INC.

Land Surveyors - Planners

27 W. JEFFERSON STREET ROCKVILLE, MARYLAND 20850
(301) 762-2377

July 6, 1989

APPROVED
Montgomery County
Historic Preservation Commission



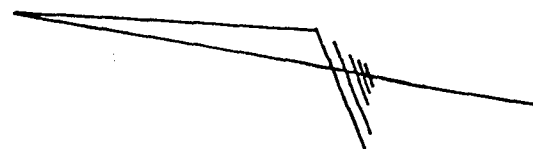
Reciprocal easement for a common driveway, 10.00 feet wide, for the use of Lots 17 and 18, Block 12, Kensington Park, as shown and recorded in Plat Book B at Plat 004 among the Land Records of Montgomery County, Maryland.

Beginning for the same at the common front property corner of said Lots 17 and 18, Block 12, and being on the centerline of the abovementioned proposed 10.00 foot wide reciprocal easement for a driveway. Thence with said centerline and part of the common dividing line of Lots 17 and 18,

1. North 78° 00' 30" East, 100.22 feet containing 1002.2 square feet

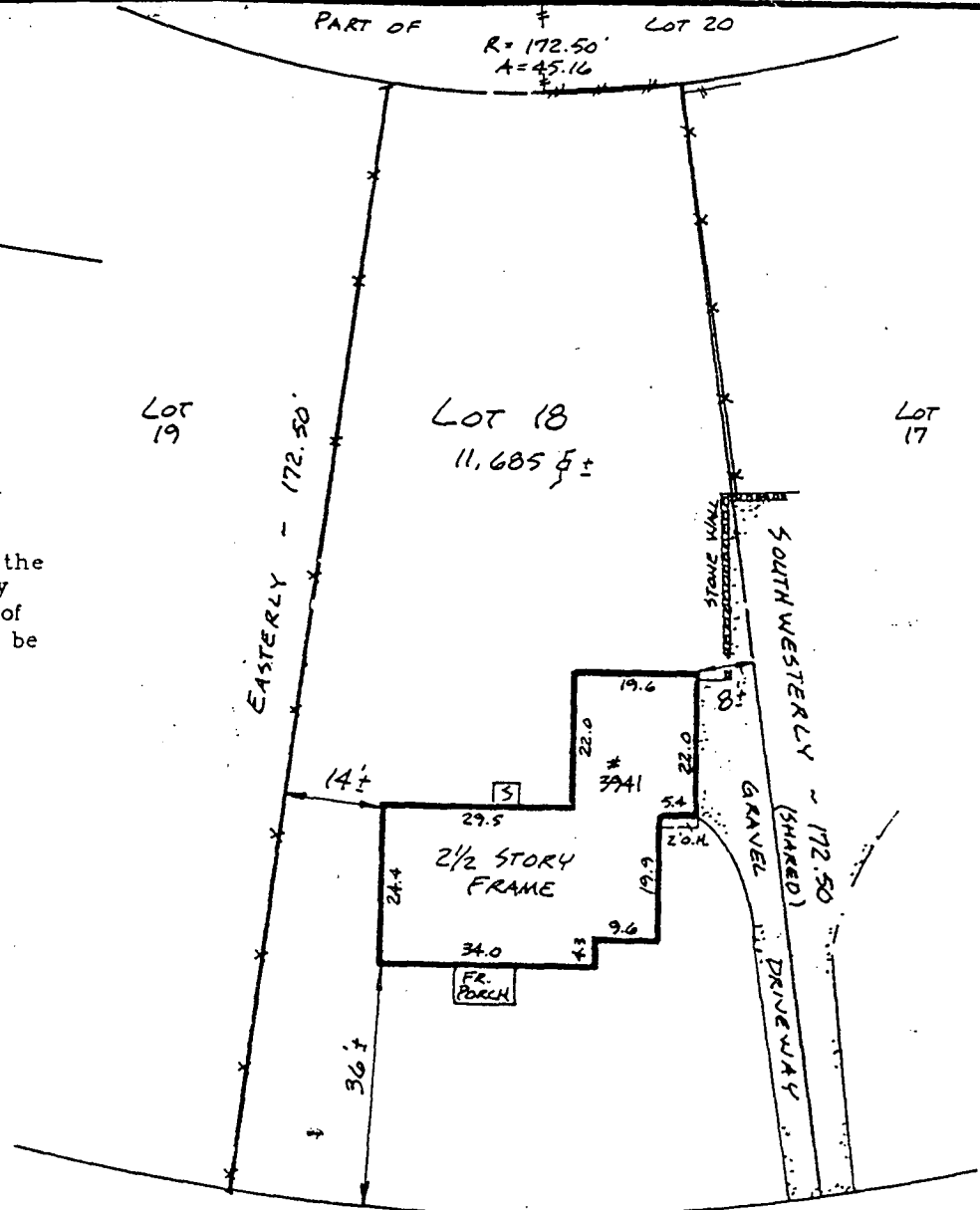
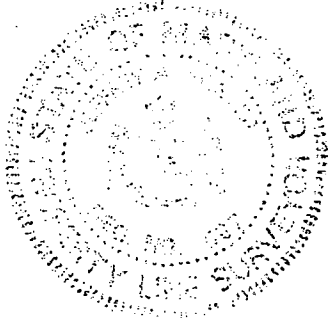
CONSUMER INFORMATION NOTES:

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. 0175 C
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 2 Feet.

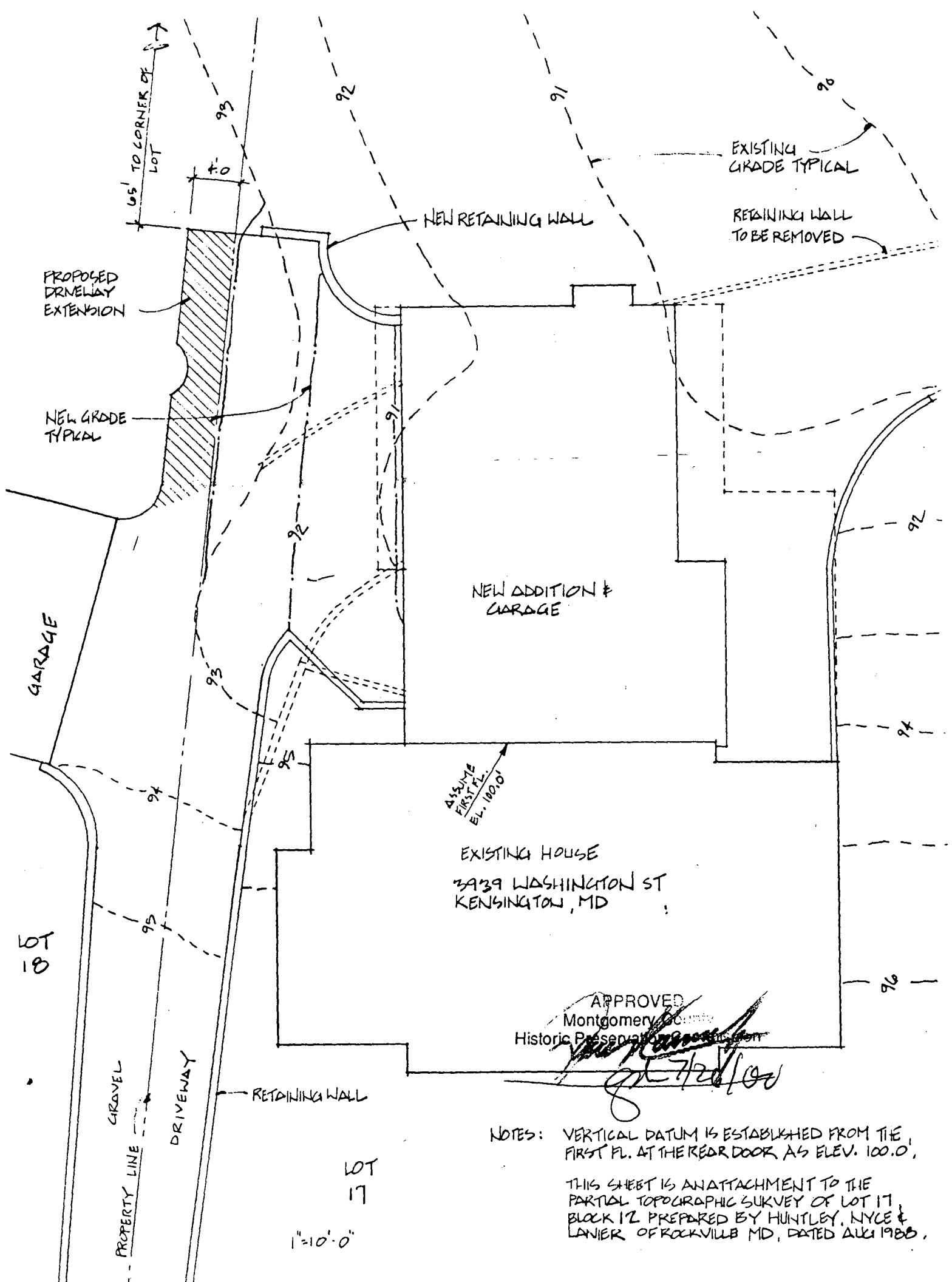


LOCATION DRAWING
 LOT 18 - BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

A = 90.32
 R = 345'
WASHINGTON STREET

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

<p align="center">SURVEYOR'S CERTIFICATE</p>	<p align="center">REFERENCES</p>		<p align="center">SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</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>PLAT BK. B PLAT NO. 4</p>	<p>DATE OF LOCATIONS</p>	<p>2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100. Fax 301/948-1286</p> <p>SCALE: 1" = 30'</p>



65' TO CORNER OF LOT

EXISTING GRADE TYPICAL
RETAINING WALL TO BE REMOVED

PROPOSED DRIVELAY EXTENSION

NEW GRADE TYPICAL

NEW RETAINING WALL

NEW ADDITION & GARAGE

GARAGE

ASSUME FIRST FL. ELEV. 100.00'

EXISTING HOUSE
3939 WASHINGTON ST
KENSINGTON, MD

APPROVED
Montgomery County
Historic Preservation Commission

NOTES: VERTICAL DATUM IS ESTABLISHED FROM THE FIRST FL. AT THE REAR DOOR AS ELEV. 100.00'
THIS SHEET IS AN ATTACHMENT TO THE PARTIAL TOPOGRAPHIC SURVEY OF LOT 17, BLOCK 12 PREPARED BY HUNTLEY, NYCE & LANIER OF ROCKVILLE MD, DATED AUG 1988.

LOT 18

LOT 17

1"=10'-0"

GRAVEL DRIVEWAY
PROPERTY LINE

RETAINING WALL

PETER G. CONDLIFFE, PH.D.

3939 WASHINGTON STREET
KENSINGTON, MARYLAND 20895

(301) 933-7851

June 23, 2000

Historic Preservation Commission
Montgomery County
Rockville, Maryland

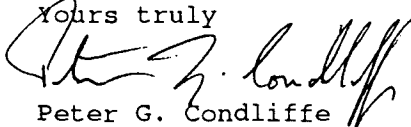
Attached is an application for a permit to allow us to repair and pave a driveway which we share with our neighbours at 3941 Washington Street. Their names are Mr and Mrs Robert Sterling.

The present driveway is gravelled. It leads to garages under each house. Over many years there has been a lot of erosion of the gravel which washes down to the bottom of the driveway and is caught by a drain in front of our garage. For a long time I was able to repair the washed out ruts and gulleys by shovelling the gravel and mud back up to fill them. However the erosion has now progressed to the point where the driveway will have to be repaired by someone with the necessary equipment and ability to regrade it and put down heavier gravel. This would cost several thousand dollars. The contractor I have consulted says that the best solution in the long term is to pave the driveway. After obtaining bids from two paving contractors I have decided that the best solution is to pave the driveway with concrete. At the same time the drainage pattern can be re-configured to prevent flooding of my garage during heavy thunderstorms. My neighbours, Mr and Mrs Robert Sterling, agree that the driveway should be paved so as to restore it and prevent future erosion. A letter to that effect accompanies this application.

I enclose the original plat for my house before an addition was put on in 1989. Also enclosed is a topographic chart of the joint driveway area between the two houses showing the grade of the driveway from the top to the bottom. The size of the driveway and its area will not be changed. By agreement with the previous owner of 3941 Washington Street, Dr Lyman Smith, the existing driveway was extended to its present length in 1989.

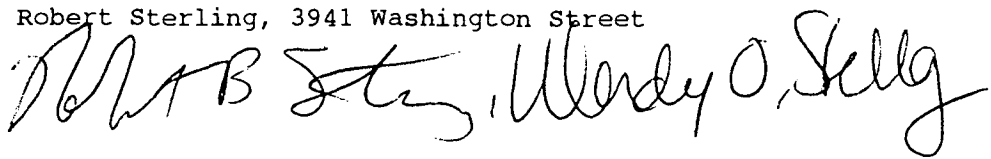
The concrete surface will be brushed and rippled to make it more attractive and the colour will also be adjusted to match to the present paint work on the houses which are gray with white trim at my house and white at my neighbour's. The contractor I have chosen tells me that the light surface of concrete will be less obtrusive than asphalt and will not require much maintenance in the longterm. The driveway is enclosed by retaining walls above the garages and a stone wall at the bottom. No trees will be cut or otherwise affected by this work. The contractor who built my addition in 1989 tells me that repairing and paving the driveway should increase the value of both properties. Along Washington Street there are several paved driveways made of asphalt and concrete. Other gravelled ones are not as steep and do not suffer from erosion.

Yours truly


Peter G. Condliffe

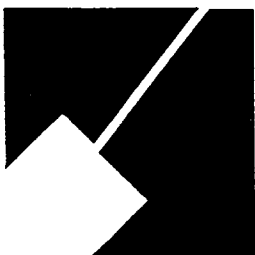
I agree that the driveway I share with Mr Condliffe should be repaired and paved with concrete as described.
Robert Sterling, 3941 Washington Street

APPROVED
Montgomery County
Historic Preservation Commission


Robert Sterling, Wendy O. Kelly

7/20/00

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *[Signature]*

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

HDC 31/6-00I & DPS 223263

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 255 Rockville Pike, 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 240-777-6370.

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 240-777-6210 of your anticipated work schedule.

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



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: PETER OR ELEANOR CONDLIFFE
Daytime Phone No.: 301-932-4851

Tax Account No.: 01019664
Name of Property Owner: PETER G. and ELEANOR CONDLIFFE
Address: 3939 WASHINGTON ST, KENSINGTON, MD 20895-3934
Contractor: ALBERT PAVING Phone No.: 301-320-4200
Contractor Registration No.: # 11649
Agent for Owner: - Daytime Phone No.: -

LOCATION OF BUILDING/PREMISE

House Number: 3939 Street: WASHINGTON
Town/City: KENSINGTON Nearest Cross Street: PROSPECT
Lot: Block: Subdivision:
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: DRIVE WAY
1B. Construction cost estimate: \$ 9,975.00
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.

Signature of owner or authorized agent: [Signature] Date: 6/30/00
Approved: [Signature] Date: 7/26/00
Disapproved: [Signature] Date:
Application/Permit No.: Date Filed: 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:

A gravelled, shared driveway between 3941 and 3939 Washington St in Kensington. The driveway gives access to garages under each house; it has a 5% grade, dropping approximately 5 feet from the street level to its end. The upper part of the driveway is flanked by two retaining walls constructed of small round stones set in concrete. This type of construction is no longer used. It was constructed in 1922 when the house at 3939 was built. House at 3941 was built about 1930. The driveway presents no special features of historic significance.

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

The driveway will be regraded to improve drainage and channel water away from garage under 3939 to drains set in retaining wall at lower end. After regrading it will be paved with brushed concrete. The present stone walls will not be changed. There will not be any environmental consequences or impact on the historic district. On the contrary it will stop serious erosion, as shown in the photos has washed away much gravel + is causing gulleys in the red clay under the original driveway surface.

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).

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.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3939 Washington Street, Kensington	Meeting Date:	07/26/00
Applicant:	Peter G. & Eleanor Condliffe	Report Date:	07/19/00
Resource:	Kensington Historic District	Public Notice:	07/12/00
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-00I	Staff:	Perry Kephart
PROPOSAL:	Pave shared driveway	RECOMMENDATION:	Approve

DATE OF CONSTRUCTION: 1900's

SIGNIFICANCE:

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

PROPOSAL: Pave existing gravel driveway with concrete. Driveway is shared with 3941 Washington Street. The neighbors have concurred with this application.

RECOMMENDATION: Although paving existing gravel driveways is not encouraged, the use of concrete paving is in keeping with the period of the historic structures and of the historic district.

- Approval
- Approval with conditions:

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.



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DPS - #8

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CONDLIFFE
Daytime Phone No.: 301-933-7851

Tax Account No.: 01019664
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Address: 3939 WASHINGTON ST, KENSINGTON, MD 20895-3934
Street Number City State Zip Code
Contractor: ALBERT PAVING Phone No.: 301-320-4200
Contractor Registration No.: # 11649
Agent for Owner: - Daytime Phone No.: -

LOCATION OF BUILDING/PREMISE

House Number: 3939 Street: WASHINGTON
Town/City: KENSINGTON Nearest Cross Street: PROSPECT
Lot: _____ Block: _____ Subdivision: _____
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: DRIVE WAY
1B. Construction cost estimate: \$ 9,975⁰⁰
1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Peter G. Condliffe
Signature of owner or authorized agent Date: 01/30/00

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

5

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6

PETER G. CONDLIFFE, PH.D.

3939 WASHINGTON STREET
KENSINGTON, MARYLAND 20895

(301) 933-7851

June 23, 2000

Historic Preservation Commission
Montgomery County
Rockville, Maryland

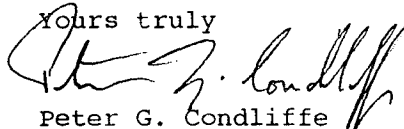
Attached is an application for a permit to allow us to repair and pave a driveway which we share with our neighbours at 3941 Washington Street. Their names are Mr and Mrs Robert Sterling.

The present driveway is gravelled. It leads to garages under each house. Over many years there has been a lot of erosion of the gravel which washes down to the bottom of the driveway and is caught by a drain in front of our garage. For a long time I was able to repair the washed out ruts and gulleys by shovelling the gravel and mud back up to fill them. However the erosion has now progressed to the point where the driveway will have to be repaired by someone with the necessary equipment and ability to regrade it and put down heavier gravel. This would cost several thousand dollars. The contractor I have consulted says that the best solution in the long term is to pave the driveway. After obtaining bids from two paving contractors I have decided that the best solution is to pave the driveway with concrete. At the same time the drainage pattern can be re-configured to prevent flooding of my garage during heavy thunderstorms. My neighbours, Mr and Mrs Robert Sterling, agree that the driveway should be paved so as to restore it and prevent future erosion. A letter to that effect accompanies this application.

I enclose the original plat for my house before an addition was put on in 1989. Also enclosed is a topographic chart of the joint driveway area between the two houses showing the grade of the driveway from the top to the bottom. The size of the driveway and its area will not be changed. By agreement with the previous owner of 3941 Washington Street, Dr Lyman Smith, the existing driveway was extended to its present length in 1989.

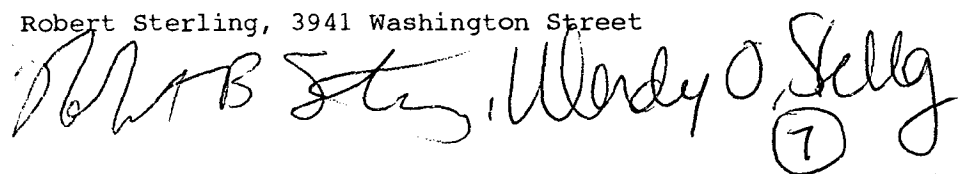
The concrete surface will be brushed and rippled to make it more attractive and the colour will also be adjusted to match to the present paint work on the houses which are gray with white trim at my house and white at my neighbour's. The contractor I have chosen tells me that the light surface of concrete will be less obtrusive than asphalt and will not require much maintenance in the longterm. The driveway is enclosed by retaining walls above the garages and a stone wall at the bottom. No trees will be cut or otherwise affected by this work. The contractor who built my addition in 1989 tells me that repairing and paving the driveway should increase the value of both properties. Along Washington Street there are several paved driveways made of asphalt and concrete. Other gravelled ones are not as steep and do not suffer from erosion.

Yours truly

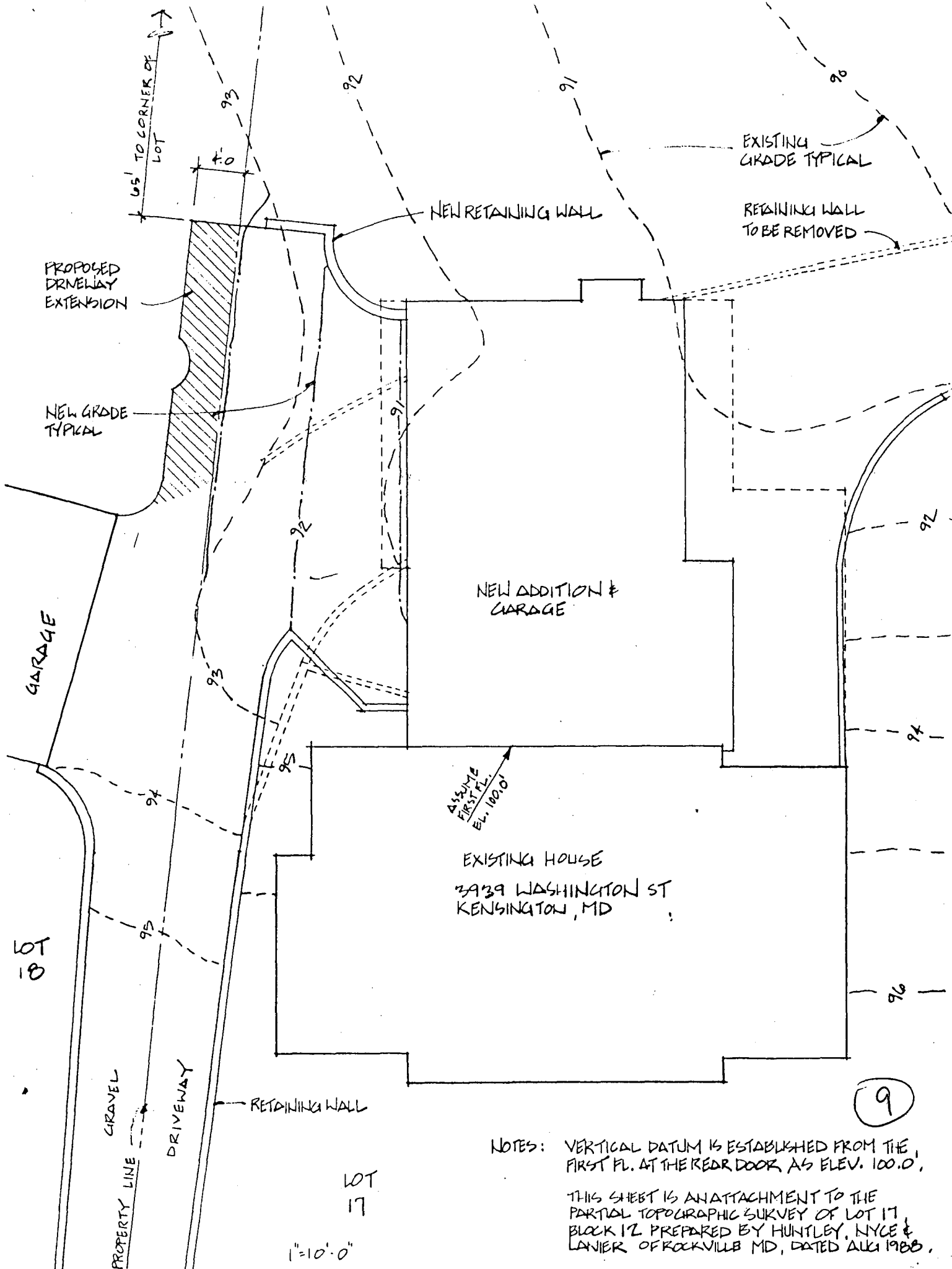

Peter G. Condliffe

I agree that the driveway I share with Mr Condliffe should be repaired and paved with concrete as described.

Robert Sterling, 3941 Washington Street


Robert Sterling, 3941 Washington Street

7



NOTES: VERTICAL DATUM IS ESTABLISHED FROM THE FIRST FL. AT THE REDR DOOR AS ELEV. 100.0'.
 THIS SHEET IS AN ATTACHMENT TO THE PARTIAL TOPOGRAPHIC SURVEY OF LOT 17, BLOCK 12, PREPARED BY HUNTLEY, NYCE & LANIER OF ROCKVILLE MD, DATED AUG 1988.

9

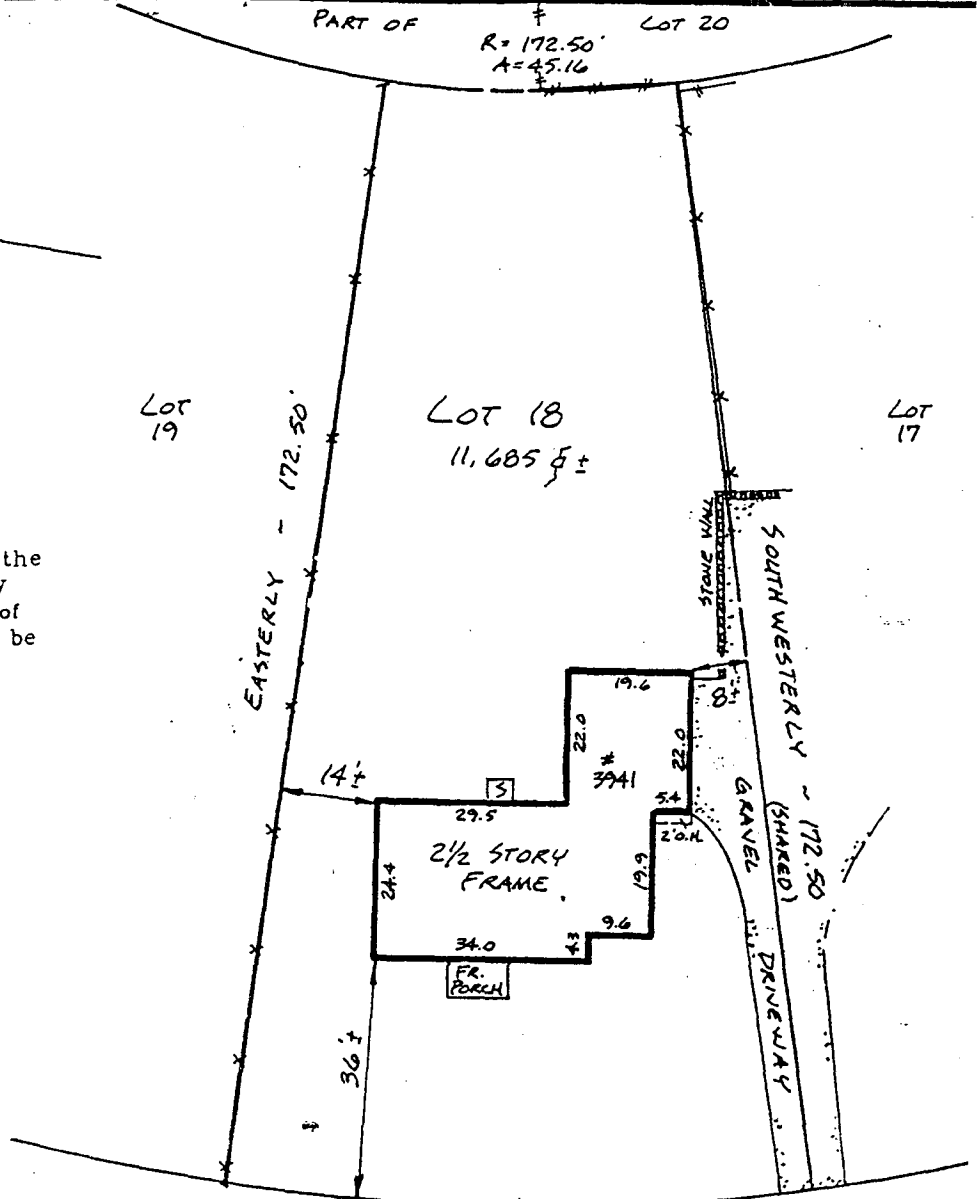
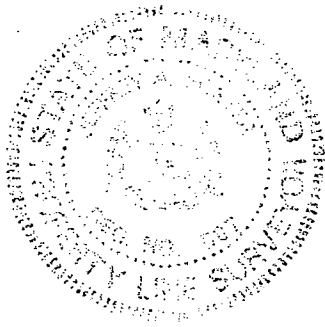
LOT 17
 1"=10'-0"

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

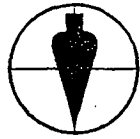
1. Flood zone "C" per H.U.D. panel No. 0175C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.



LOCATION DRAWING
 LOT 18 - BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

WASHINGTON STREET

10

<p>SURVEYOR'S CERTIFICATE</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>REFERENCES</p> <p>PLAT BK. B</p> <p>PLAT NO. 4</p>	 <p>DATE OF LOCATIONS</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p> <p>SCALE: 1" = 30'</p>
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FOWLER ASSOCIATES, INC.

Land Surveyors - Planners

27 W. JEFFERSON STREET ROCKVILLE, MARYLAND 20850
(301) 762-2377

July 6, 1989

Reciprocal easement for a common driveway, 10.00 feet wide, for the use of Lots 17 and 18, Block 12, Kensington Park, as shown and recorded in Plat Book B at Plat 004 among the Land Records of Montgomery County, Maryland.

Beginning for the same at the common front property corner of said Lots 17 and 18, Block 12, and being on the centerline of the abovementioned proposed 10.00 foot wide reciprocal easement for a driveway. Thence with said centerline and part of the common dividing line of Lots 17 and 18,

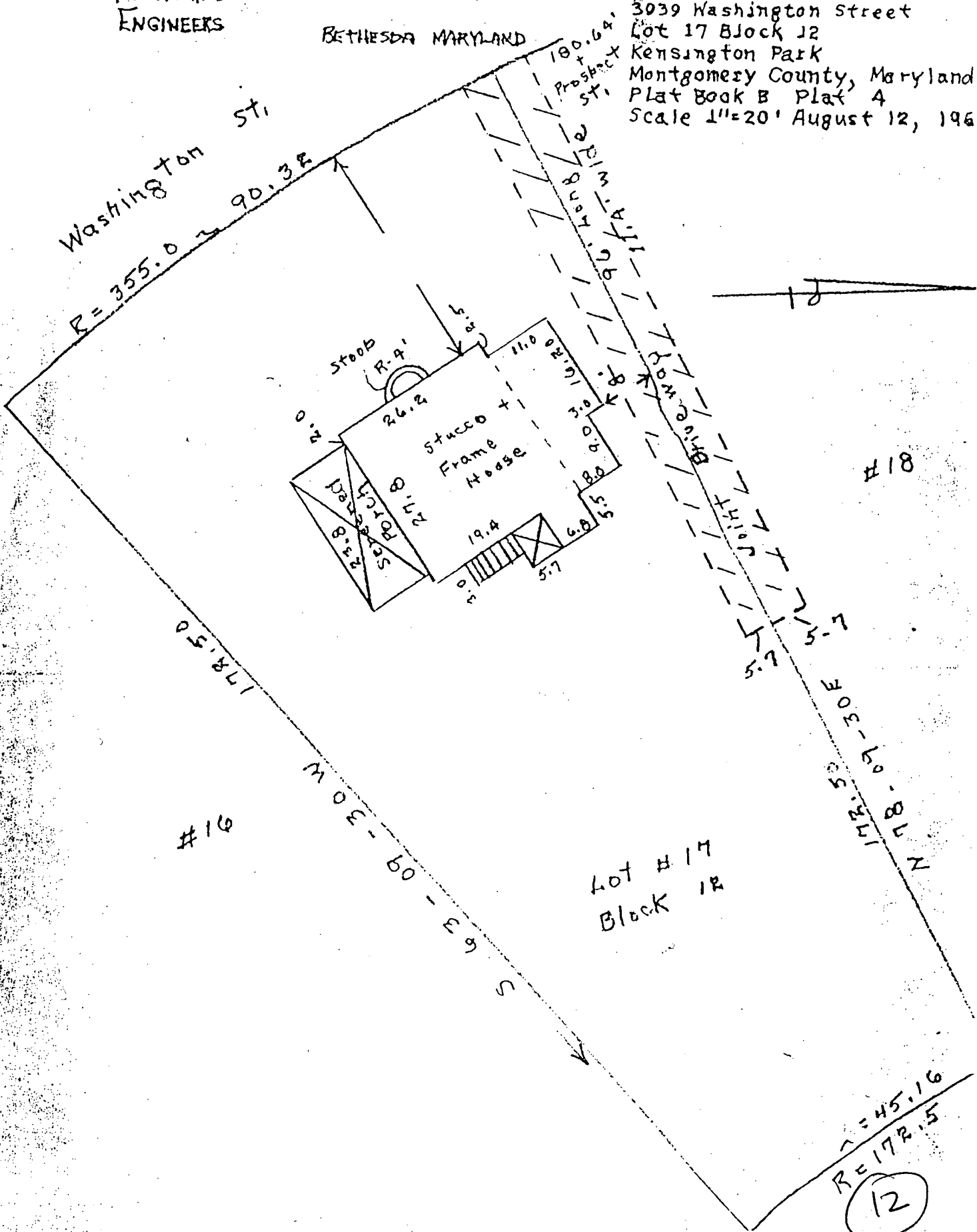
11

23632

AMERICAN
TOPOGRAPHIC
ENGINEERS

BETHESDA MARYLAND

ATE 23632 BC&M 8052-M
House Location Plat
3039 Washington Street
Lot 17 Block 12
Kensington Park
Montgomery County, Maryland
Plat Book B Plat 4
Scale 1"=20' August 12, 196



#16

#18

Lot #17
Block 12

R=45.16
R=172.5

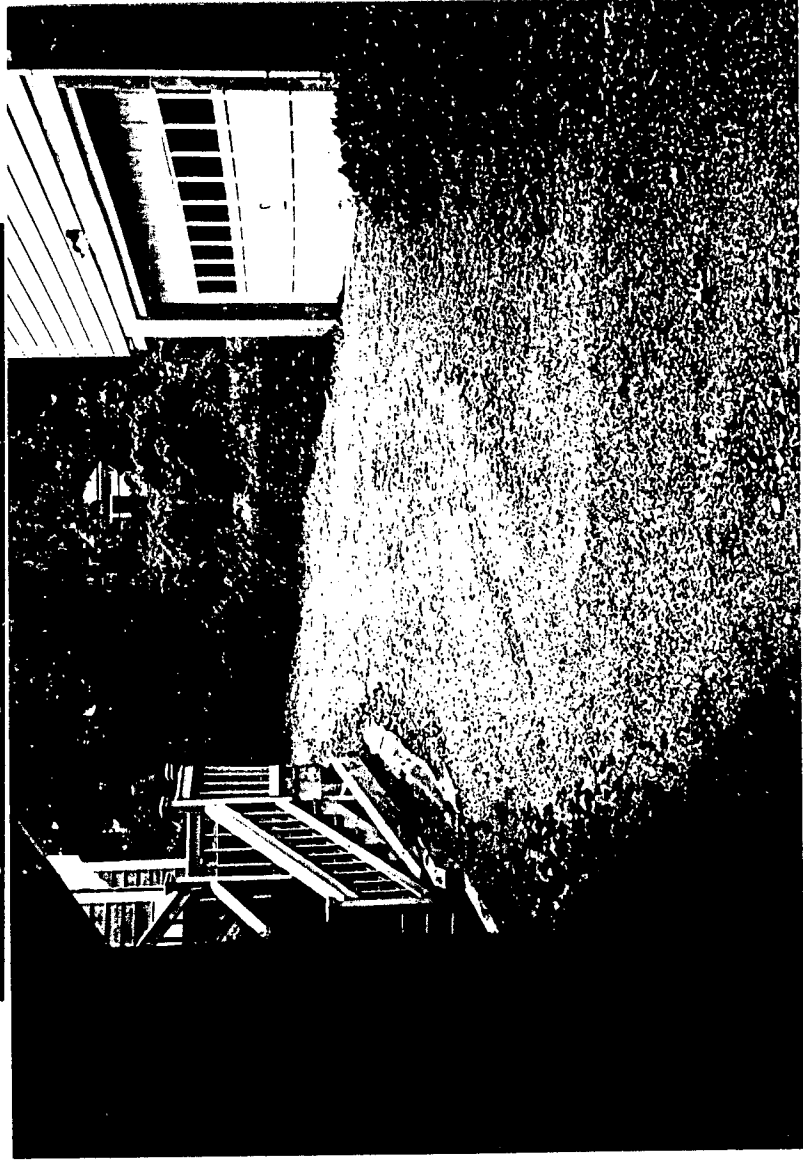
12

Frank B. Lee

View from Street



View from bottom of driveway to Street



View from
Street



View from bottom
of driveway to
Street



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit
HPC 3116-00I # DPS 223263

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

Approved
 Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: 3939 & 3941 Washington Street Kensington
Address: Peter G & Eleanor Conditte

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 Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

1 Photographs of Driveway between
3939 and 3941 Washington St
Kensington, MD.



Kodak Paper
ECT-5-30
Kodak Paper
Kodak Paper
OK

Driveway at 5939 Washington St
view from street.

Kodak Paper
<No.39 >030
250 01**NHN-2-02-25624>
Kodak Paper
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Kodak Paper



Photo ^{TRADE} *MARK*
Kodak
E-C-T-S-35
Close-up of gallery.
Photo ^{TRADE} *MARK*
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3



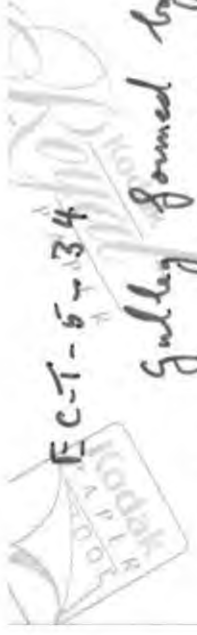
<No.35 >035
250 01** N11N-2-19-2<024>

Photo ^{TRADE} *MARK*
Kodak





11/18/34



EC-T-57134

Gully formed by erosion beside
concrete gutter filling an old gully.



(No. 34) 2034
250 01**NH-J-24 2(024)

11/18/34

11/18/34



EC-T-5-33

Result of Test on 21 June '00

<No. 3> 2833
250100**HNN-3-04 20824)





EC-T-5-37 (E)

view of back-door to basement

showing mud in front of garage where gravel
has been washed out

SN: 2011080421024





EC-T-5-36

View of drain in front of gully showing
mud brought down by erosion. Drain has
to be cleaned several times a year.

<No. 36 >036
250 01** N H N 3 05 2 (024