

31/6-92G 10535 St. Paul Street
Kensington Historic District



Historic Preservation Commission

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

CONTACT - CAREY HOEBLER
301-651-1911

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER EUGENE JURASINSKI TELEPHONE NO. 301 946-1815
(Contract/Purchaser) CAREY HOEBLER (Include Area Code)

ADDRESS 10537 ST PAUL STREET CITY KENSINGTON STATE MD ZIP 20815

CONTRACTOR CAREY HOEBLER TELEPHONE NO. 301-651-1911
CONTRACTOR REGISTRATION NUMBER 2057

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10535 Street ST PAUL ST.

Town/City KENSINGTON Election District _____

Nearest Cross Street DEKOR ST

Lot 7 Block _____ Subdivision JOHN'S PARK - KENS.

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
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ INCL IN PREVIOUS PERMIT

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? IN DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ 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] _____ Date 9/9/92
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED + For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 9.23.92

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10535 St. Paul Street Meeting Date: 9/23/92
Resource: Kensington Historic District Review: New Construction
Case Number: 31/6-92G Tax Credit: No
Public Notice: 9/10/92 Report Date: 9/16/92
Applicants: E. Jurasinski/C. Hoobler Staff: Nancy Witherell

At its meeting on August 12, 1992, the Historic Preservation Commission approved the construction of a new house on the lot at the corner of St. Paul Street and Oberon Street. The HPC asked the applicants to file another HAWP to provide more information about the following issues:

- 1) landscaping elements, including trees to be removed and trees and plantings to be introduced;
- 2) driveway dimensions, location, and material;
- 3) treatment of the retaining wall or slope along Oberon Street.

1) The applicants, working with the Town of Kensington through its representative Ruth Haas, have submitted the attached landscape plan. HPC staff reviewed the plan at the site with Steve Cary, a registered landscape architect and Certified Arborist on the M-NCPPC staff. He concurs with the proposal in its entirety, including the removal of the trees near the retaining wall and with the suggested replacement plantings. He suggests that the replacement Red Maple be 2 1/2" in diameter.

Mr. Cary also reviewed the proposed slope of the yard along Oberon Street in relation to the dogwoods and the black walnut tree. In his opinion, the trees will survive the change in slope; the roots should be pruned when the regrading occurs. He noted that the black walnut is not in good health and could be removed, even though its removal is not proposed on the application. Staff recommends that the applicants have an arborist examine the tree fully if they wish to propose its removal.

Ruth Haas' plan for new trees on the lot and foundation plantings around the house are intended to be compatible with the character of late-nineteenth-century suburban gardening. The staff concurs with this approach for the new house and the lot.

2) The driveway will be 10' wide and 38' (not 19' as shown on the plan) in length. The applicants are continuing to discuss the width of the apron with officials and will present complete information at the meeting; it will probably be 22' wide. The apron will be asphalt; gravel is suggested for the surface. The staff finds either gravel or asphalt acceptable. The location of the driveway is about 10' farther east along Oberon Street, still an acceptable distance from the adjacent house. The existing driveway cut will be filled in and landscaped.

3) The staff finds the construction of a slope an acceptable replacement for the existing non-historic retaining wall. The code stipulates that the slope must be no steeper than 1 foot in height over 3 feet in length in order to be covered with turf. A 1:2 slope is acceptable if it is covered with shrubbery. For comparison, the slope along St. Paul Street is 1:4. The applicants intend to build a 1:3 slope, requiring that the change in grade be completed within the first 6 feet behind the curb. The use of a gradual slope, planted with turf, is a treatment seen throughout the historic district.

The staff notes that the applicants intend to remove the fencing now enclosing the yard. The staff also notes that no material is suggested for the footpath to the front porch. The staff suggests either concrete or light-colored pavers.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)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;

and with the Secretary of the Interior's 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

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT - CAREY HOUBLER
301-681-1411

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER EUGENE JURASINSKI TELEPHONE NO. 301 946-1815
(Contract/Purchaser) CAREY HOUBLER (Include Area Code)

ADDRESS 10537 ST PAUL STREET KENSINGTON 20895
CITY STATE ZIP

CONTRACTOR CAREY HOUBLER TELEPHONE NO. 301-681-1411
CONTRACTOR REGISTRATION NUMBER 2657

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10535 Street ST PAUL ST.

Town/City KENSINGTON Election District _____

Nearest Cross Street OBERON ST

Lot 7 Block _____ Subdivision JOSEPH'S PARK - KENS.

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
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar Woodburning Stove
						Other <u>LANDSCAPING DRIVEWAY</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ INCL IN PREVIOUS PERMIT

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO - ADDITIONAL TO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO DISTRIC

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 _____ 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)

9/4/92

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:

REPLACE + INSTALL LANDSCAPING + DRIVE WAY
FOR NEW HOUSE 10535 ST. PAUL ST. KENS.
REMOVE CINDER BLOCK RETAIN WALL

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

REMOVE EXIST. CINDER BLOCK RETAIN WALL
ALONG OBERON STREET & PARKING-DRIVEWAY
ALSO EXIST ON OBERON. REGRADE/INSTALL SLOPE
AT LOCATION OF REMOVED WALL TO GRADE SIMILAR
TO GRADE-SLOPE ON ST. PAUL. INFIL EXIST DRIVE
AND RELOCATE NEW DRIVE TO RUN ALONG REAR
LOT LINE. REMOVE TREES + INSTALL TREES + BUSHES
PER ATTACHMENTS. - REMOVAL OF RETAIN WALL
MEETS REQMTS OF TN OF KENSINGTON AND
WILL ENHANCE APPEARANCE OF CORNER LOT +
MAKE SIMILAR TO NEIGHBORS ONE GOOD
TREE IS LOST TO THE NEWHOUSE (APPROVED 8/12/92 HA.
OTHER DAMAGED TREES REMOVED PER TOWN KENS.

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:

NEW LANDSCAPE WORK FOLLOWS DIRECTION OF TN KENS
LANDSCAPE DESIGNER TO PROVIDE "VICTORIAN FEEL" BUSHES +
TREES. SEE ATTACHED

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

ALTHOUGH IMMATURE LANDSCAPING - LANDSCAPING
IS PLANNED TO COMPLEMENT EXISTING "ERA" ~~PLANTINGS~~ PLANTINGS

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

DOES NOT SIGNIFICANTLY IMPAIR, PROVIDES IMPROVEMENT
TO DECAYING EXISTING CONDITIONS

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 ELIGENE JURASINSKI
 Address 10537 ~~W~~ ST PAUL ST
 City/Zip _____
2. Name TN KENS PARIS
 Address _____
 City/Zip _____

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

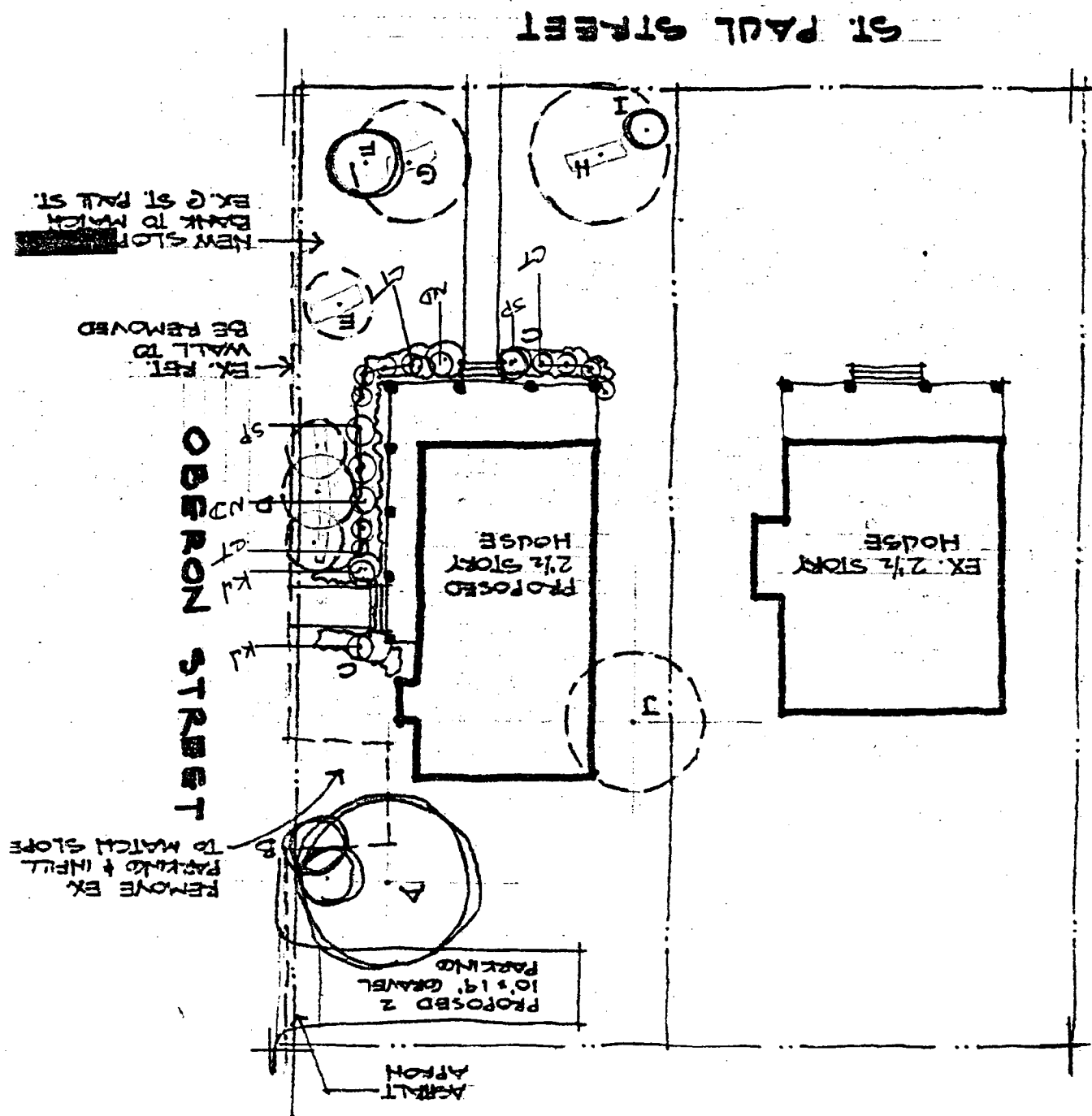
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

9209040066



ST. PAUL STREET

OBERON STREET

SITE PLAN

1" = 20'-0"

- NOTES:
1. LOT GRADERS TO REMAIN ESSENTIALLY AS EXISTING.
 2. WATER TO DRAIN FROM HOUSE TO STREET.
 3. ALL STORMWATER TO BE CONVEYED TO STREET.

Planting Key

- Kd KERRIA LADONICA 2 LOCATE AS SHOWN
- CT COTONEASTEA ADICULATUS COBBLEBY LEAF
- SP SPIRETH NIPPONICA 'SNOW HOUND' 3 APP. 3' O.C.
- ND NARDA DOMESTICA 'NAK 2' 5' O.C.

Attachment to Site Plan
Proposed Home site at
St. Paul and Oberon Streets, Kensington

Legend

- | | |
|------------------------------|---|
| A. 20" Walnut | To Remain |
| B. Twin Dogwood | To Remain |
| C. Foundation Shrubs | As Indicated and as Recommended by Ruth Haas, Town of Kensington |
| D. 6" Cherry
6" Mulberrys | To be Removed |
| E. 24" Maple | To be Removed. Tree is in poor condition. |
| F. New Tree | Red Maple - "October Glory" as Recommended by Ruth Haas, Town of Kensington |
| G. 28" Maple | Removed as unsafe by order of Town of Kensington |
| H. 34" Maple | Removed as unsafe by order of Town of Kensington |
| I. New Tree | Crape Myrtle 'Natchez' as Recommended by Ruth Haas, Town of Kensington |
| J. 29" Mulberry | To be Removed - House Placement |

Trees and plants subject to availability -- Substitutes to be selected from Ruth Haas' original list of recommended landscape items. (attached)

EXHIBIT "A"

(RUTH HAAS LIST
TN KENS - LANDSCAPE)

There aren't a lot of plants that have a Victorian lo.
Here are some that are small scale & have a soft,
old-fashioned feeling. They are also good for this area:

Flowering shrubs

- ✓ *Deutzia gracilis* 'Nikko'
- *Kerria japonica*
- *Cotoneaster aciculatus*
- ✓ (Cranberry-leaf cotoneaster)
- *Crocosmia* - Arboretum cultivars
- *Buxus microphylla japonica*
(Korean box)
- *Viburnum plicatum* 'Nanpart' a → also
'Shoshone'
- *Viburnum opulus* 'Nana' → also
- ✓ *Spiraea nipponica* 'Snowmound'
- ✓ *Nandina domestica*

Bare shrubs

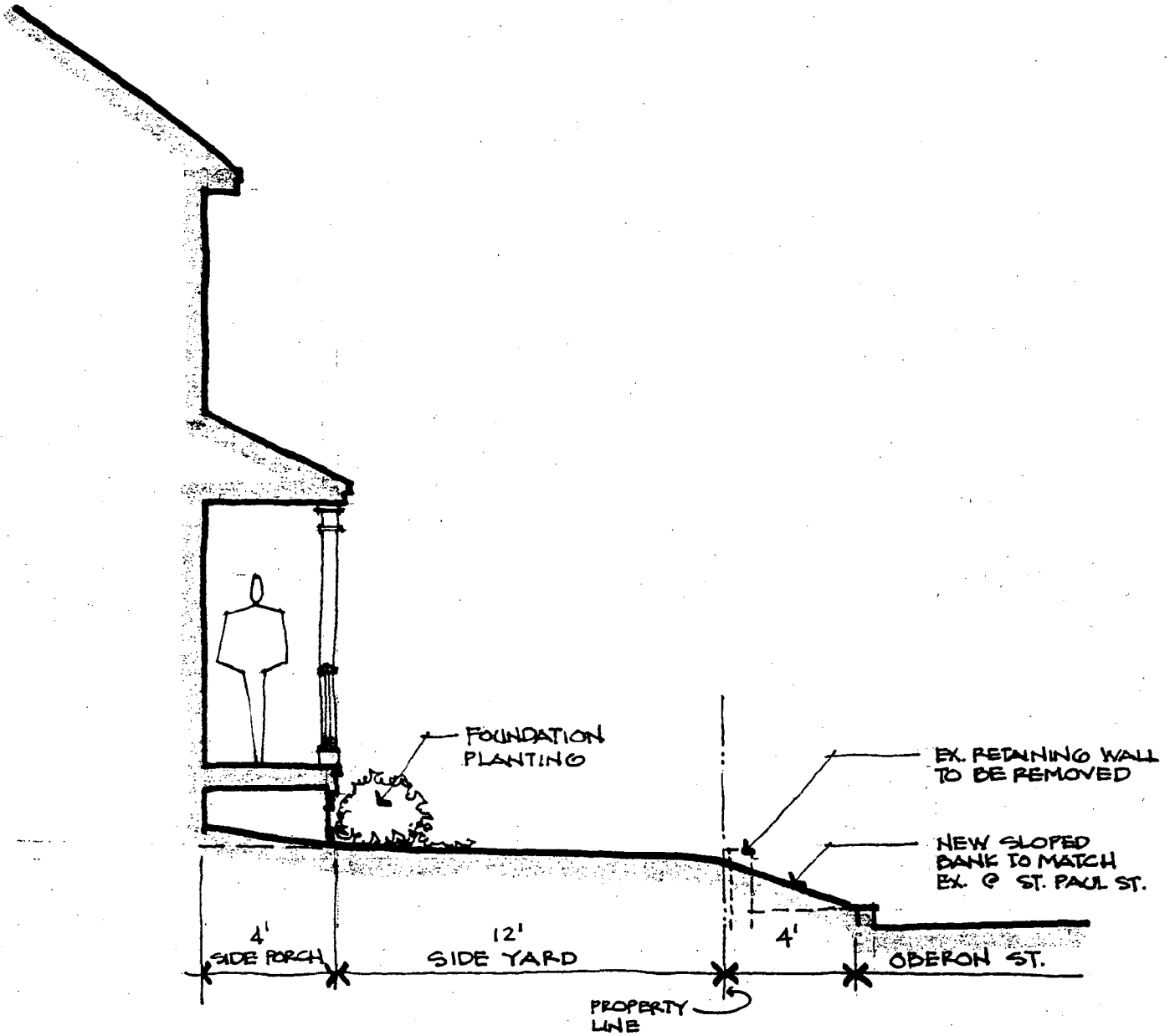
- *Kerria japonica*
- *Clethra alnifolia*
- *C. sumneriana*
- *Cotoneaster* sp.
- *Deutzia scabra*
- *Buddleia*

Perennials

- *Caryopteris x clandensis* (Bluebeard)
- *Potentilla fruticosa*
- *Santolina*

No Hollies & no Junipers

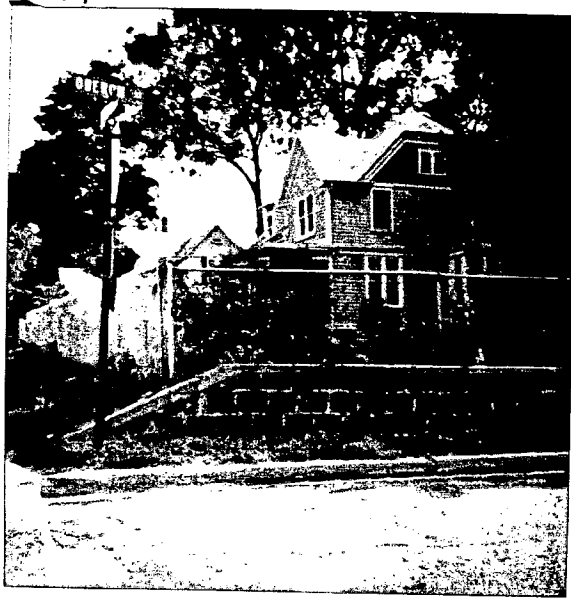
Tree Red maple 'October Glory' & Honey Locust 'enormis'



SECTION @ SIDE YARD

1/4" = 1'-0"

1209040066



TOWN KENSINGTON, MARYLAND
APPLICATION FOR BUILDING PERMIT

PERMIT # _____
 DATE ISSUED _____
 FEE PAID \$ _____
 DEPOSIT PAID \$ _____

Applicant: Complete all items below

LOCATION OF BUILDING OR PREMISE:

HOUSE # 10335 STREET ST PAUL ST
 LOT 7 BLOCK METH'S PARK HISTORICAL DISTRICT: (YES) NO

OWNER

NAME EUGENE JURACINSKI
 ADDRESS 10537 ST PAUL ST TELEPHONE _____

CONTRACTOR

NAME ELLISON CORP.
 ADDRESS 10907 JHR BOE AVE SIL SPR TELEPHONE 681-1411
 STATE LICENSE # 14099 MONTG. COUNTY LICENSE # 20901 2657

EXISTING USE: _____ PROPOSED USE: _____

TYPE OF PROPOSED WORK: (CHECK ALL THAT APPLY)

<input type="checkbox"/> NEW BUILDING	<input type="checkbox"/> RETAINING WALL	<input type="checkbox"/> GARAGE
<input type="checkbox"/> ADDITION	<input type="checkbox"/> FENCE	<input type="checkbox"/> SIGN
<input type="checkbox"/> ALTERATION & REPAIR	<input type="checkbox"/> SHED	<input checked="" type="checkbox"/> OTHER (SPECIFY)
<input type="checkbox"/> RAZE BUILDING	<input type="checkbox"/> AWNING	<u>CURB CUT</u>

DESCRIPTION OF PROPOSED WORK:
 REMOVE RETAINING WALL ALONG OBERON ST PROPERTY LINE
 FILL IN EXISTING DRIVEWAY - RELOCATE AS SHOWN
 ON ATTACHED DRIVEWAY PLAN - SEE 23-C STANDARD
 RESIDENTIAL DRIVEWAY MCDOT. + ATTACHED
 SITE PLAN + DETAIL SHEET

ESTIMATED START DATE: NOV 1992 COMPLETION DATE: MAY 1993
 ESTIMATED COST OF WORK \$ 2500.00 MONTG. CTY. PERMIT # NONE REQ'D.
(attach photocopy)

WILL ANY WORK EXTEND BEYOND THE EXISTING FOUNDATION BOUNDARY LINES? YES / NO
 (If yes, attach house location survey showing proposed work with all setbacks) N/A

LIST BELOW DOCUMENTS TO BE MADE PART OF THIS APPLICATION:
 (Plans, specifications, survey site plan, sediment control, etc.)

SEE ABOVE

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL CONFORM TO THE REGULATIONS IN THE BUILDING CODE, ZONING ORDINANCE, ANY ATTACHED SPECIAL CONDITIONS, AND OTHER PROVISIONS OF THE CODES OF THE TOWN OF KENSINGTON, MONTGOMERY COUNTY AND THE STATE OF MARYLAND.

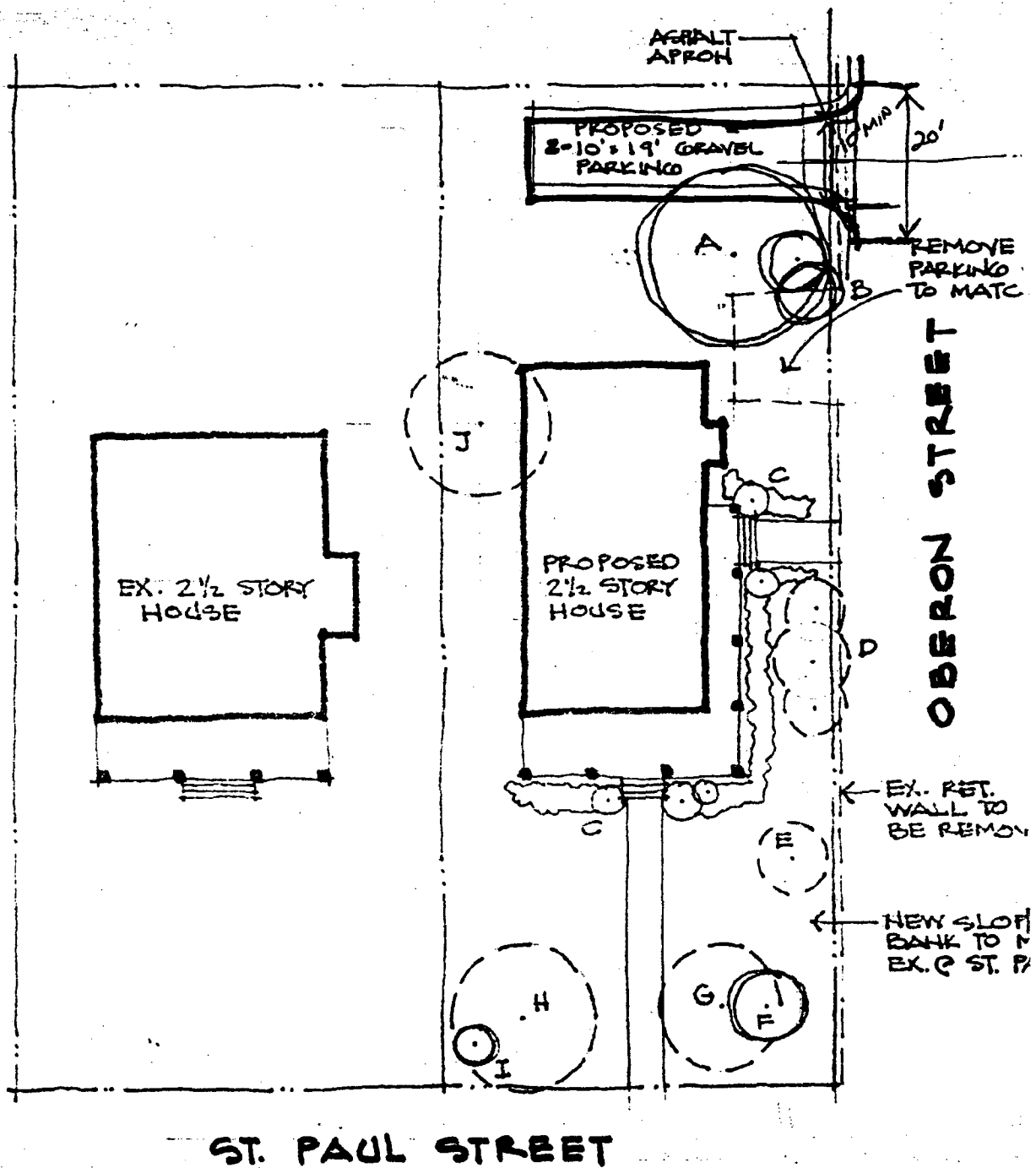
Signature C E Hoobler for Ellison Corp Date 9/21/92

Name (Print) C E HOUBLER FOR ELLISON CORP.

GENERAL INFORMATION:

1. THE TOWN WILL REVIEW THIS APPLICATION WITHIN FIVE BUSINESS DAYS. UPON COMPLETION OF THE REVIEW, THE APPLICANT MAY BE NOTIFIED OF ADDITIONAL REQUIREMENTS SUCH AS DEPOSITS, BONDS, FEES, INSURANCE, LIMITATIONS ON WORK, ADDITIONAL PLANS, ETC.
2. THIS PERMIT SHALL BECOME INVALID IF THE AUTHORIZED WORK IS NOT STARTED WITHIN SIX MONTHS FROM THE DATE ISSUED, OR IF THE AUTHORIZED WORK IS SUSPENDED FOR A PERIOD OF SIX MONTHS AFTER WORK HAS COMMENCED. ONCE ISSUED, THE PERMIT FEE IS NOT REFUNDABLE.
3. ANY FALSE OR MISLEADING INFORMATION IN THIS APPLICATION MAY RESULT IN THE REJECTION OF THIS APPLICATION AND/OR REVOCATION OF THE BUILDING PERMIT.
4. TOWN BUILDING PERMITS ARE REVOCABLE AT ANYTIME FOR VIOLATIONS OF LAW OR ANY SPECIAL CONDITIONS OF THE PERMIT.
5. THE BUILDING PERMIT MUST BE DISPLAYED AT THE ADDRESS OF WORK AT ALL TIMES UNTIL SUCH WORK IS COMPLETED.
6. THE PERMITEE IS REQUIRED TO NOTIFY AND RECEIVE PROPER CLEARANCE FROM ALL UTILITIES BEFORE COMMENCING ANY UNDERGROUND CONSTRUCTION.
7. THE PERMITEE IS REQUIRED TO ABIDE BY ALL LOCAL NOISE ORDINANCES AT ALL TIMES.
8. NO DIRT OR CONSTRUCTION DEBRIS WILL BE PERMITTED ON PUBLIC STREETS OR SIDEWALKS AT ANY TIME.
9. TO COMMENCE WORK PRIOR TO ISSUANCE OF A PERMIT IS A VIOLATION OF THE LAW.

SPECIAL CONDITIONS OF THIS PERMIT:



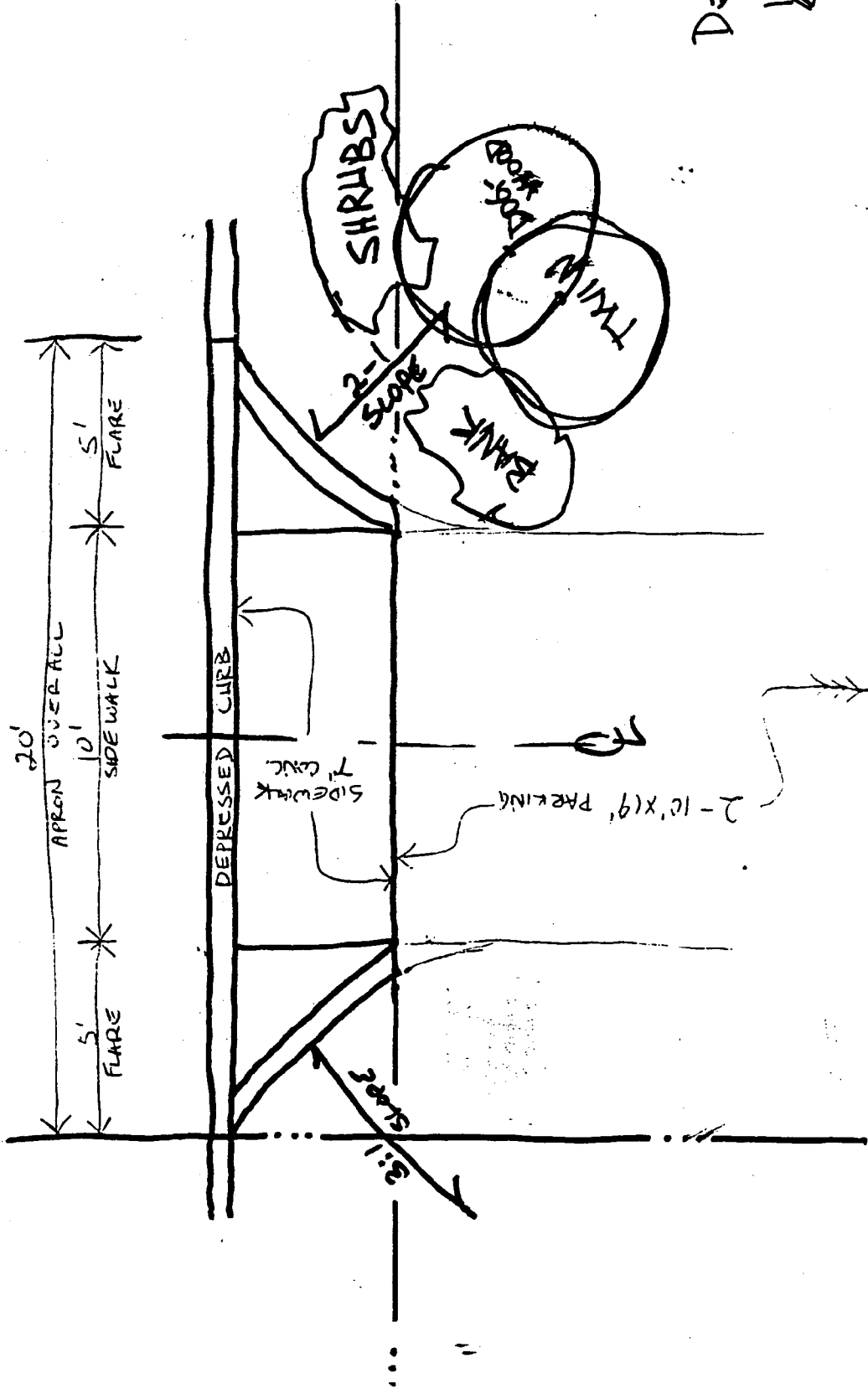
SITE PLAN

1" = 20'-0"

NOTES:

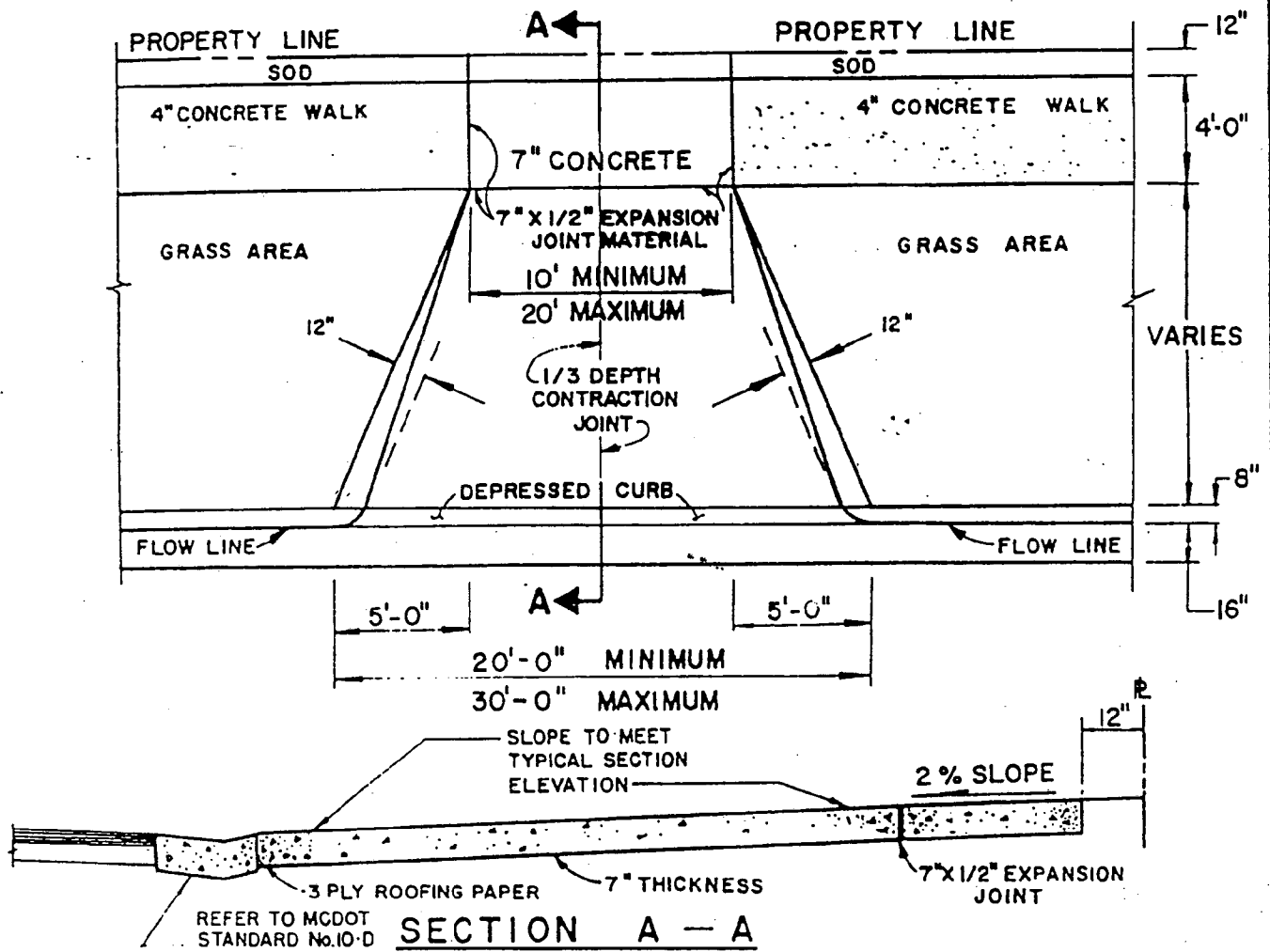
1. LOT GRADES TO REMAIN ESSENTIALLY AS EXISTING.
2. WATER TO DRAIN FROM HOUSE.

OBERON ST.



DETAIL SHEET

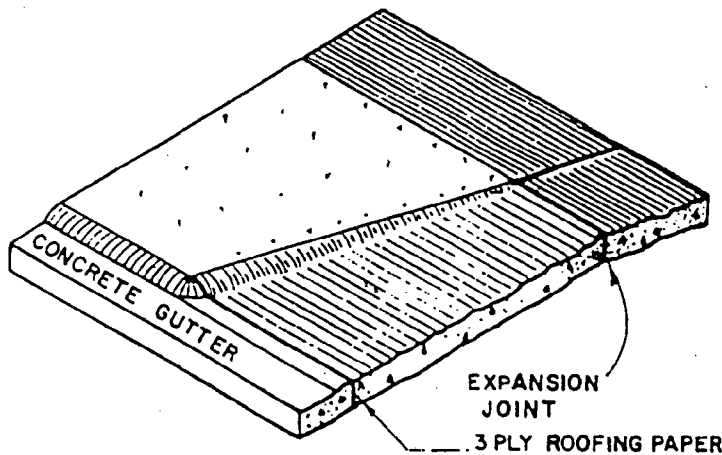
$\frac{1}{4}'' = 1'$



SECTION A - A

GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIAL AND METHODS OF CONSTRUCTION.
2. DRIVEWAY TO BE MAINTAINED BY PROPERTY OWNER.



ISOMETRIC VIEW

REVISED
MAY 1, 1980
JULY 28, 1982
JULY 16, 1987

**MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION**

**STANDARD
RESIDENTIAL DRIVEWAY**

STANDARD NO. 23-C

APPROVED: 1/22/80

Richard C. Thompson
CHIEF, DIV. OF TRANS. ENG.

Donald H. Kirby
DIRECTOR



FAX COVER PAGE

DATE: 9/22

TO: Cathy Hoobly

FROM: Pat Weikel

JOB REFERENCE: 10537 St. Paul

DESCRIPTION: C. Bruch, Building Inspector's
Memor

COMMENTS: _____

PAGES INCLUDING COVER PAGE 3

TOWN OF KENSINGTON FAX # 949-4925

ALL PAGES WILL BE CONSIDERED TRANSMITTED UNLESS OTHERWISE NOTIFIED.

TRANSMITTED BY: PW

TIME TRANSMITTED: 3:05 PM

MEMORANDUM

TO: APPLICANT FILE

DATE: 9-21-92FROM: CHRIS A. BRUCH
TOWN BUILDING INSPECTORRE: 10537 SAINT PAUL STREET (ADJACENT LOT)
(Applicant Address)SUBJECT: RELOCATE DRIVEWAY AND REMOVE RETAINING WALL REVIEW COMMENTS
=====

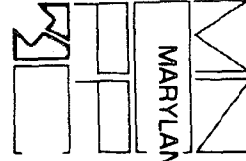
NOTE: THIS APPLICATION AND COMMENTS RELATE SOLELY TO A PROPOSED DRIVEWAY RELOCATION AND RETAINING WALL DEMOLITION AT THE ABOVE REFERENCED ADDRESS. THE PROPOSED HOUSE SHOWN ON THE ATTACHED DRAWINGS AND MATTERS RELATED THERETO ARE NOT PART OF THIS APPLICATION OR REVIEW.

1. APPLICANT SHOULD POST BOND FOR DRIVEWAY, CURB/GUTTER AND PUBLIC SPACE DEMO/RESTORATION.
2. DRIVEWAY APRON TO BE CONCRETE PER MCDOT DETAIL
3. CURB/GUTTER TO BE CONCRETE TO MATCH EXISTING.
4. PROPOSED APRON SHALL NOT EXTEND BEYOND EXISTING EASTERN LOT LINE.
5. ALL SUBGRADE/PRE-POUR INSPECTIONS TO BE PERFORMED BY MCDOT AND COORDINATED BY APPLICANT NOT TOL (EVIDENCE OF MCDOT INSPECTION AND ACCEPTANCE IS A NECESSARY CONDITION FOR BOND RELEASE).
6. DAMAGE TO EXISTING ROADWAY RESULTANT FROM THIS WORK SHALL BE ~~BE~~ REPAIRED (PERMANENTLY) BY APPLICANT AT APPLICANTS SOLE EXPENSE.

7. PROPOSED SLOPE OF EARTH ON OBERON TO MATCH EXISTING ON EAST PAUL ST. (SLOPE NOT TO EXCEED MAXIMUM ALLOWABLE BY MCDER/E
8. DISTURBED EARTH TO BE STABILIZED AT ALL TIMES IN ACCORDANCE WITH MCDER AND MD EPA RECOMMENDATIONS.
9. RE: UTILITY POLE - APPLICANT TO COORDINATE RE-GRADING ACTIVITIES WITH UTILITY CO.
10. APPLICANT TO PLANT AND ESTABLISH PERMANENT VEGETATION/ GROUND COVER WITHIN 3 (THREE) WEEKS OF COMMENCEMENT OF WORK.
11. SHOULD THIS PROPERTY BE IMPROVED AT A LATER DATE, ESCROW FUNDS SHOULD BE HELD FOR POSSIBLE SIDEWALK CONSTRUCTION ON OBERON STREET.

RESUBMIT APPLICATION WITH BOND AND AGREEMENT OF AFOREMENTIONED CONDITIONS.

8787 Virginia Avenue • Silver Spring, Maryland 20910 3760

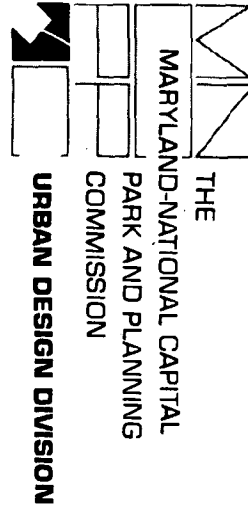


THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

10535 St. Paul Street
Kensington 31/10-92H

HAUP 9.23.92

878 Georgia Avenue • Silver Spring, Maryland 20910-3760



10535 St. Paul Street
Kensington 31/6-92H
HAND. 9.23.92.

