

31/6 3824 Warner St.
Subdivision

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

- I. Location of property 3824 Warner St. Kensington MD 20895
- a. Located within the Town of Kensington historic district.
- b. This is a Master Plan ~~Atlas~~ historic district (circle one).
- c. Address of Property: 3824 Warner St
Kensington MD 20895
- d. Property owner's name, address and phone number:
Barbara & James Wagner
3824 Warner St Kensington MD
(h) 9495016 (w) _____
- e. Is this property a contributing resource within the historic district? Yes No _____
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes _____ No

II. Description of work proposed

- a. Briefly describe proposed work:

Opening Lot Line

- b. Is this work on the front, rear, or side of the structure?

NA

- c. Is the work visible from the street?

NA

- d. What are the materials to be used?

NA

- e. Are these materials compatible with existing materials? How? If not, why?

NA

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. ~~How could this proposal be altered so as to be approved?~~

It is felt that this resubdivision will be contiguous to adjoining lot size and add to general flow of the street scape

IV. Additional comments *Motion to approve Resubdivision subject to receipt of letter with list of notification to adjoining property owners negative vote by Andrew Dempster based on procedure*

Date on which application received: 1/4/88

Date of LAC meeting at which application was reviewed: 1/4/88

Form completed by: Ritty L Kayast Title: member LAC

Member of: Kensington LAC

Date: Jan 8, 1988

HANSON & DEN OUTER, LTD.

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING CONSULTANTS



172 ROLLINS AVE. ROCKVILLE, MD. 20852-4089

TEL (301) 881-6770

KENNETH E. DEN OUTER P.E.
RODNEY L. HANSON L.S.
KENNETH A. SLICER L.S.
KENNETH W. KEPHART

ADJOINING PROPERTY OWNERS

Date October 5, 1987

Job Name KNOWLES ESTATES

Job No. 1223 B1

District 13th W.S.S.C. Sheet 213 NW 4 Tax Plate HP 43 Map No. HP 343

<u>Liber</u>	<u>Folio</u>	<u>Lot, Block or Parcel</u>	<u>Tax I.D. No.</u>
<u>4778</u>	<u>701</u>	<u>Part of Lot 14, Block 4</u>	<u>01025973</u>
		<u>Part 15 & 16, Detricks Sub.</u>	

<u>Subdivision Lot, Block or Parcel</u>	<u>Owner's Name & Address</u>	<u>Liber & Folio</u>
Lot, 25, 26, & 27	Trus B. Franklin KAHN, et al 7936 Fairmont Avenue Bethesda, MD 20814	5378-166
Pt. of Lot 14, Block 4 Pt of 15 & 16, Detricks Sub.	PRINE, Gilbert E. & M.L. 3820 Warner Street Kensington, MD 20895	4876-044
Lot 19, Block 4	MALEKI, Jamshid & P.Y. 10308 Connecticut Avenue Kensington, MD 20895	4569-487
Lot 18, Block 4	GESSFORD, Clarence I. et Al 4202 Bel Pre Road Rockville, MD 20853	
Lot 3, Block 5	BEATTY, Ralph M. & H.D. 10314 Freeman Pl. Kensington, MD 20895	3992-756
Lot 11, Block 5	SZORADY, Mary J. 10310 Freeman Place Kensington, MD 20895	7029-779

TYPE OF UNITS SF = Single Family HI = High Rise DP = Duplex or
 TW = Townhouse IN = Industrial Semi Detached
 CM = Commercial GR = Garden Apt. QP = Quadplex
 PB = Piggyback OT = Other (Church, etc)

NO. OF UNITS: 3A
2

PROPOSED SANITARY FACILITIES: WATER Public SEWER Public
 P = Public W = Well S = Septic

LEGAL OWNER OF PROPERTY: MR & MRS JAMES WARNER
3824 Warner Street
 Number Street Name
Kensington, MD 20895
 City State Zip
 Telephone Number _____

CONTRACT PURCHASER:
 (If Applicable) _____
 Number Street Name

 City State Zip
657-4344
 Telephone Number

ARE THERE ANY LEGAL RESTRICTIONS ON THIS PLAN OTHER THAN THOSE SHOWN ON THIS PLAN: N Y = Yes N = No
 IF YES, DESCRIBE:

TAX ACCOUNT NUMBER(S) ASSOCIATED WITH THIS PLAN: 1. 01025973
 2. _____ 3. _____ 4. _____ 5. _____
 (List others if necessary)

ENGINEER OR SURVEYOR: Hanson & Eden Outer Ltd.
 Name
172 Rollins Ave
 Number Street Name
Rockville Md. 20852
 City State Zip
881-6770
 Telephone Number
[Signature]
 Signature of Applicant or Agent

Dec 14, 1987
[Signature]
 Date

I do hereby waive and consent to the extension of the sixty day time limit requirement as set forth in Section 50-35-(f) of the Subdivision Regulations for Montgomery County, Maryland.

 Date Signature of Applicant or Agent

ITEM

1. Completed Application
2. Appropriate Fee
3. List of Property Owners
4. Preliminary Plan (35 prints & reproducible)
 - a. Scale drawing
 - b. Title information & notes
 - c. Vicinity location map
 - d. Certificate of Registered Engineer or Surveyor
 - e. Names of adjacent subdivisions
 - f. Construction details for existing roads, ROWs & easements
 - g. Existing and proposed utilities
 - h. Existing topography (5')
 - i. 100 year floodplain and 25' building restriction line
 - j. Existing natural features
 - k. Zoning line if more than one zone
 - l. Proposed lot and block layout
 - m. Existing lot layout if resubdivision
 - n. Proposed streets
 - o. Proposed ROWs and easements
 - p. Proposed wells and existing wells w/in 100 feet
 - q. Proposed septic systems & existing systems within 100 feet
 - r. Areas for open space and recreational use
 - s. Proposed trails, side-walks, etc.
 - t. Staging sequence
 - u. Minimum setbacks
5. Stormwater Mgmt. Concept
 - a. On-site with computations (7) or
 - b. Waiver requested or
 - c. Exempt
6. Storm drainage plan (7 copies)
7. Tentative street profiles (5 copies)
8. Traffic study (5 copies)

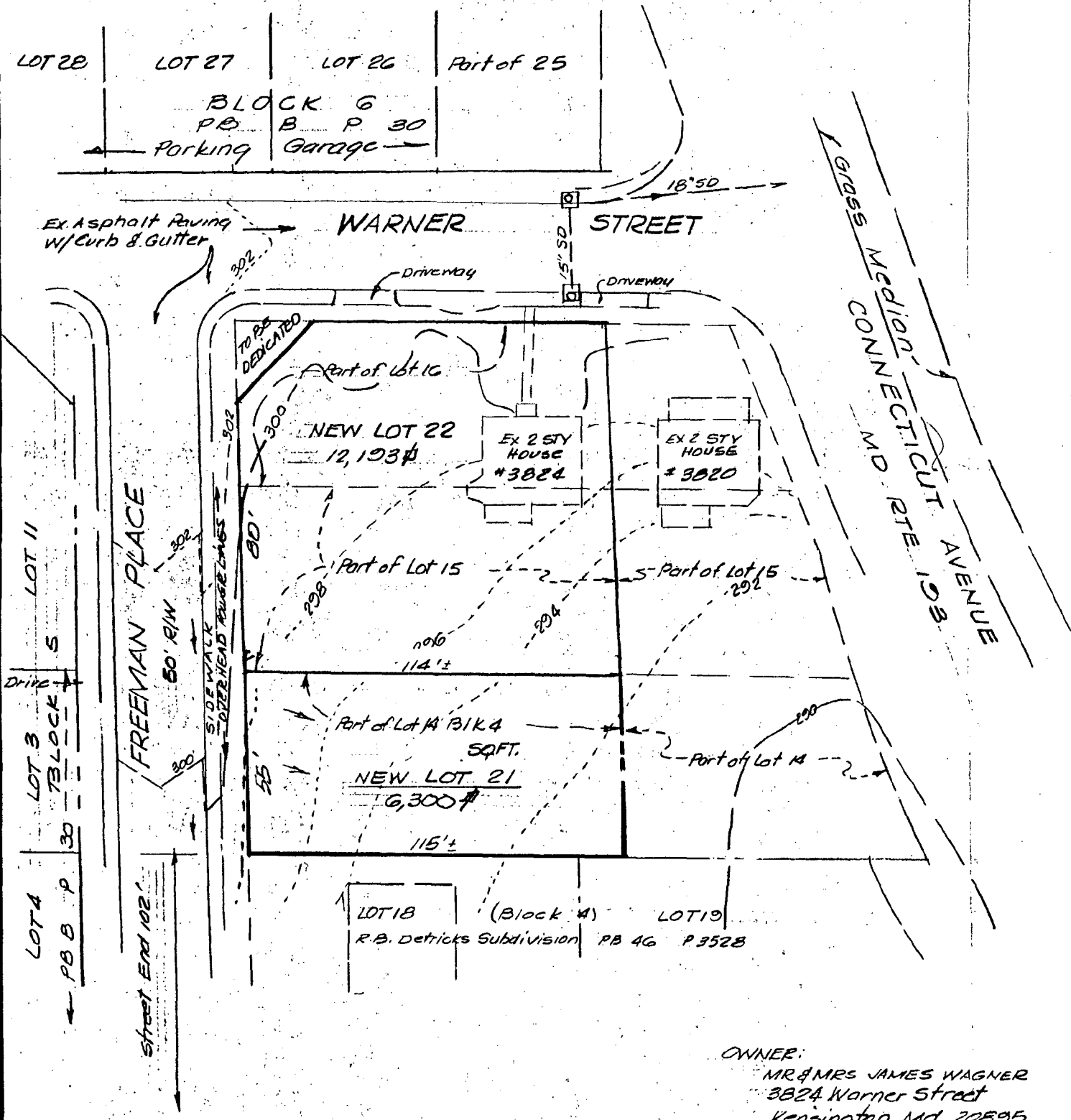
	TO BE COMPLETED BY APPLICANT		STAFF USE ONLY			
	Submitted	N/A	Acc.	Not Acc	Checked by	Date
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	N/A					

Date Application Complete

Date Sub. Review Comm. Mtg.

GENERAL NOTES

1. Boundaries & Topography from public records
2. All areas and dimensions are scaled and subject to change on the final plat.
3. Total area is 18,800 SQFT. or 0.43 Ac.
4. These 2 lots to have public water & sewer.
5. Property is in the Town of Kensington in the 13th Dist. Tax Plate 112, Map 343 W.S.S.C. 213 NW4.
6. Property Zoned



OWNER:
 MR & MRS JAMES WAGNER
 3824 Warner Street
 Kensington, Md. 20895

Drainage Study 5D486

DATE	DESCRIPTION	BY

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 PHONE (301) 981-8770

KN
 R.B
 PLA
 MC