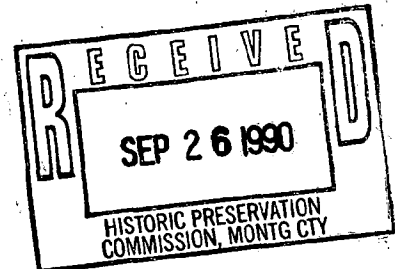


1022 Meredith Avenue - Preliminary
9/26/90 SUBDIVISION + Consultation

September 25, 1990

VIA FACSIMILE
217-3677



HPC Commissioners
GBS Building
51 Monroe Street
Suite 1001
Rockville, MD 20850

Re: Preliminary Consultation on Lots 10 and 11
Meredith Avenue, Silver Spring

Dear Commissioners:

The LAP suggests that the proposed standard Neo Victorian homes proposed for lots 9 and 10 are 2 1/2 - 3 story structures in an area of 1 - 1 1/2 story bungalows, closely clustered around the proposed construction site.

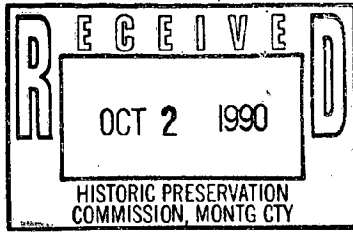
The LAP notes that the southern portion of Meredith Avenue includes three large homes, two of which are newly constructed Neo Victorian style homes. These structures, however, are separated from the proposed structures by about 2 lots.

In short, the LAP expresses some concern on the height, massing and overall size/footprint of the proposed construction with respect to the surrounding structures.

Sincerely,

A handwritten signature in cursive script that reads "John P. Moran".

John P. Moran
Chairman, Capital View Park
Historic District

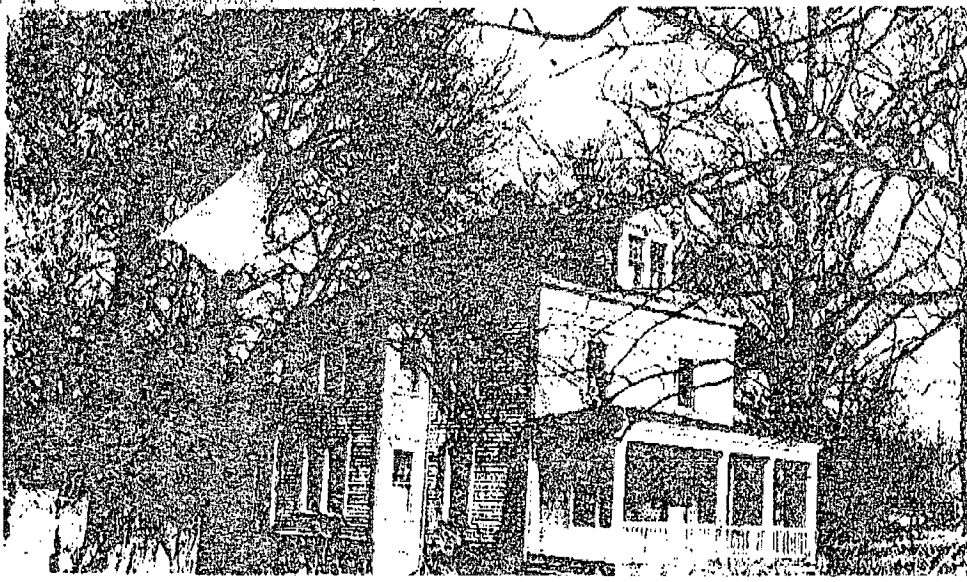


FAX TO LAURA MCGRAFF

217-3677

FROM CAREY HOOBLER

608-3186



(I will also mail this copy to you)

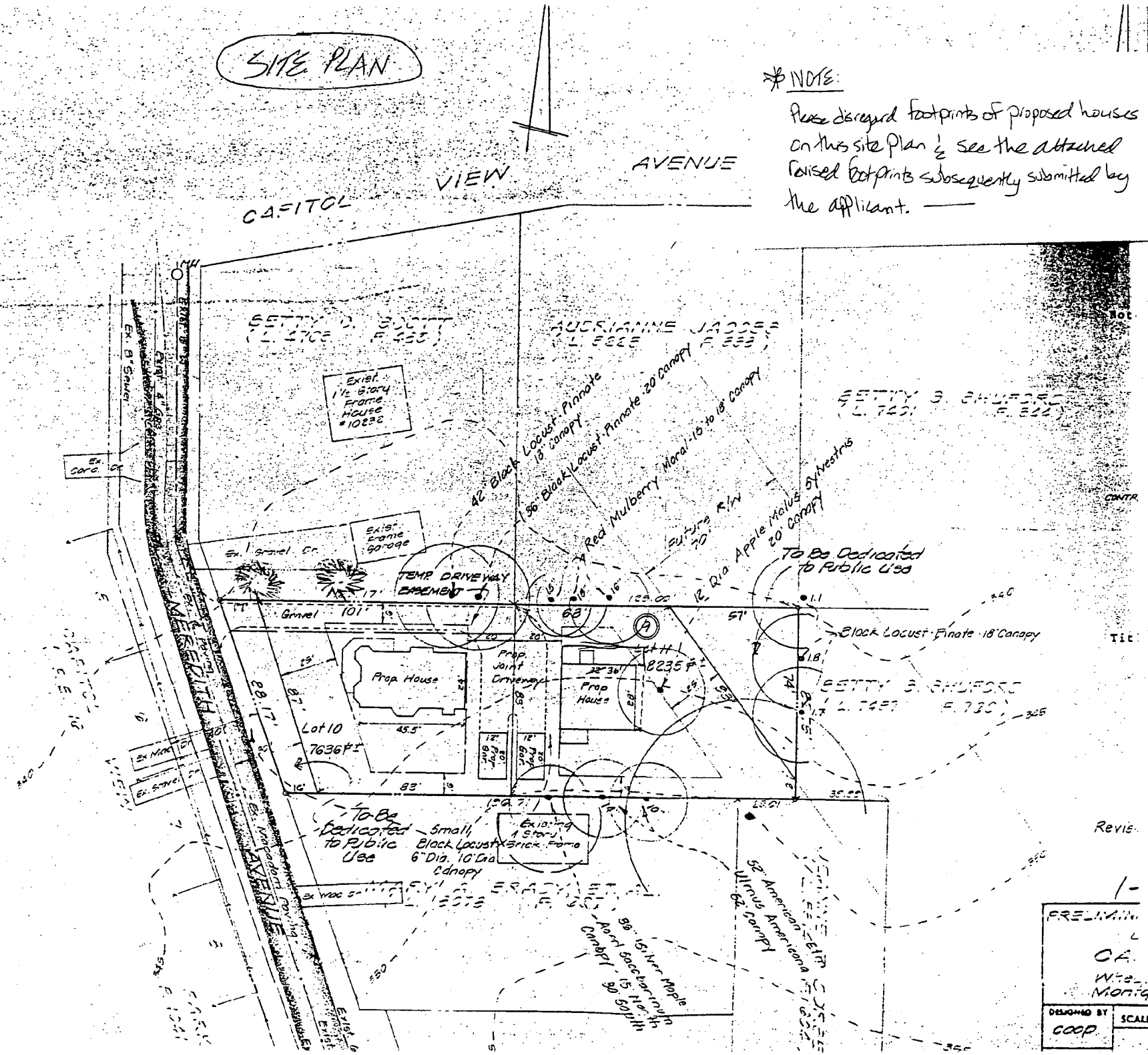
DWYER HOUSE
10215
CAPITOL VIEW AVE



SITE PLAN

***NOTE:**

Please disregard footprints of proposed houses on this site plan & see the attached revised footprints subsequently submitted by the applicant.



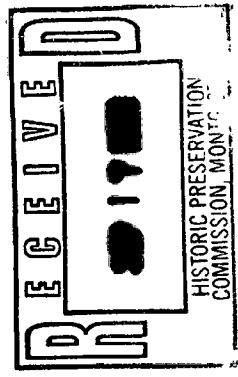
- Number
- Exist
- Minim
- Use o
- Area
- Water
- Sever
- Tax M.
- R.S.S
- Resub
- Subdi
- EURE
- Addr
- OWN
- Addr
- Bounc
- Topog
- Area
- Easen
- Soil
- Chess
- Tit
- Grant
- Grant
- Deed

Revised 13-2
Aac

1-30

PRELIMINARY	
CA. IT	
W. 2. 07	
Mortgage	
DESIGNED BY COOP	SCALE 1" = 10'

1-89263
LOTS 10 & 11 BLK 9
CAPITOL VIEW PARK
SCALE 1" = 30'
PRELIM ADJUST
-OX PER VISION 248 9/17/80
-FRASE LEMAY - CT ELIOT 9/17/80
-FAKER YAKSA MCCREAF HPC 9/17/80



THIS TREE
TO BE REMOVED

TO BE DEDICATED
TO PUBLIC USE

APR 20 1980
APR 20 1980

Red Millert
156' BINGHAM

TEMP DRIVEWAY
BASEMENT

EXIST.
FRAME
GARAGE

PROPOSED
2 STORY
HOUSE

PROPOSED
2 STORY HOUSE

Lot 10
7468
7858 sq ft

52' American
Ulmus Am
62' Can

86'
C 40'

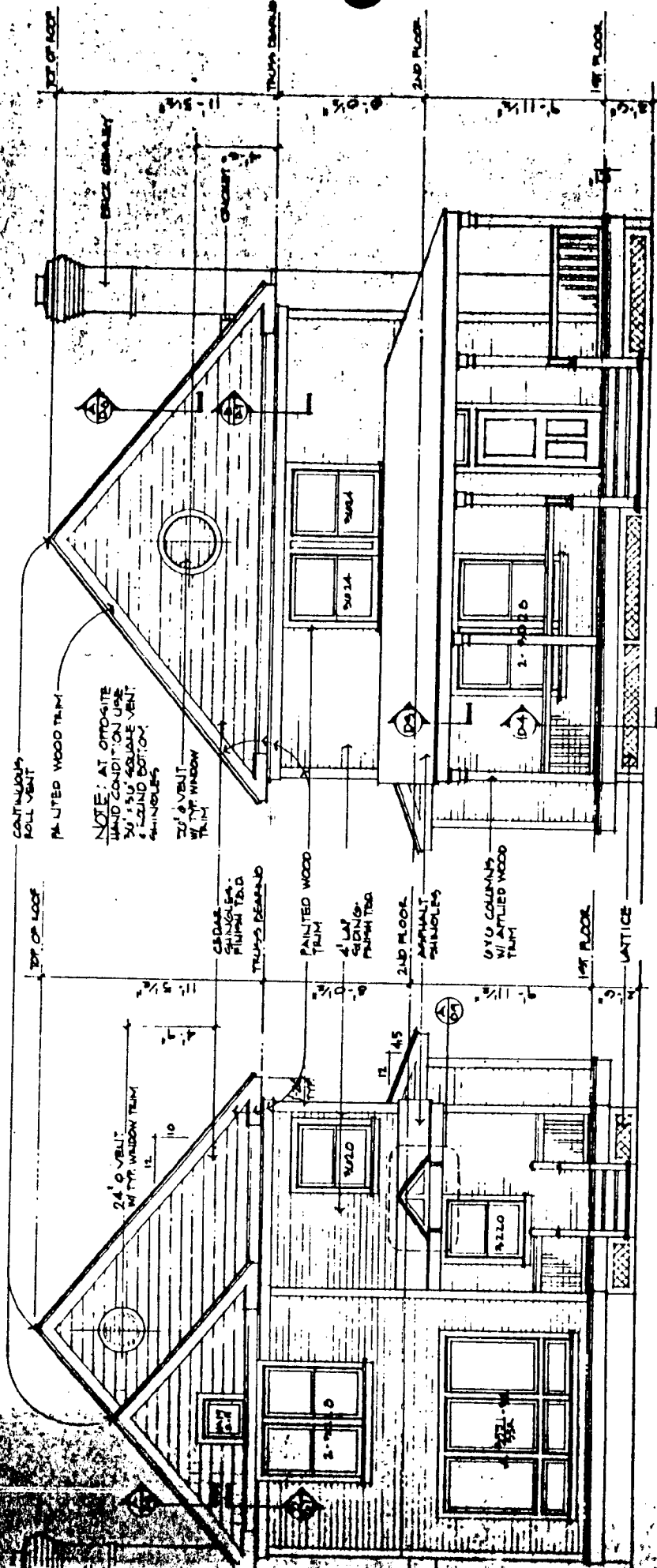
TO BE DEDICATED TO PUBLIC
Black Wash Heres Edge
5' Dia. 10 Dia
15' Dia

REVISION

EMERITH

PREL

Lot 10



ELEVATION

FRONT ELEVATION
1/4" = 1'-0"

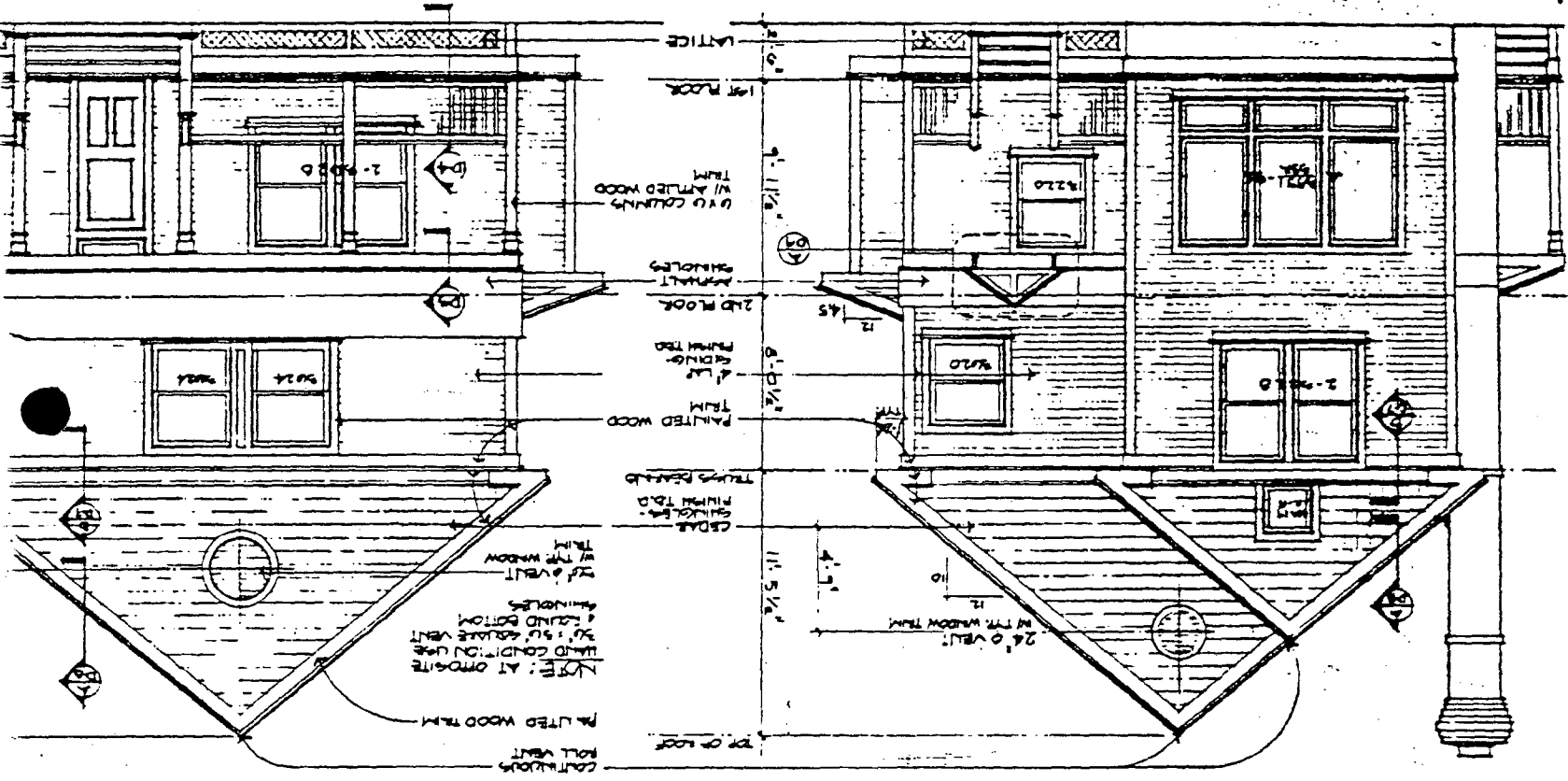
Bank - 25' wide

King made - spot with wood
By window points

FRONT ELEVATION

BACK ELEVATION

10-1-10



Lot 10

LOT 11 - NORTH ELEVATION

PIER FTS TO CODE

STEPS TO ONE CORN

BRCA 2X8 JOISTS & LEDGER CCM 2X10

2X8 7
CC

18"
10"

80"

10"
178"

80"

274"
286"

2X8

DO
P

5

2

STK
GEM
SIDING

ASPHALT
SHINGLES

7
M/R 12
ROOF

12
12

2X8 RIDGE

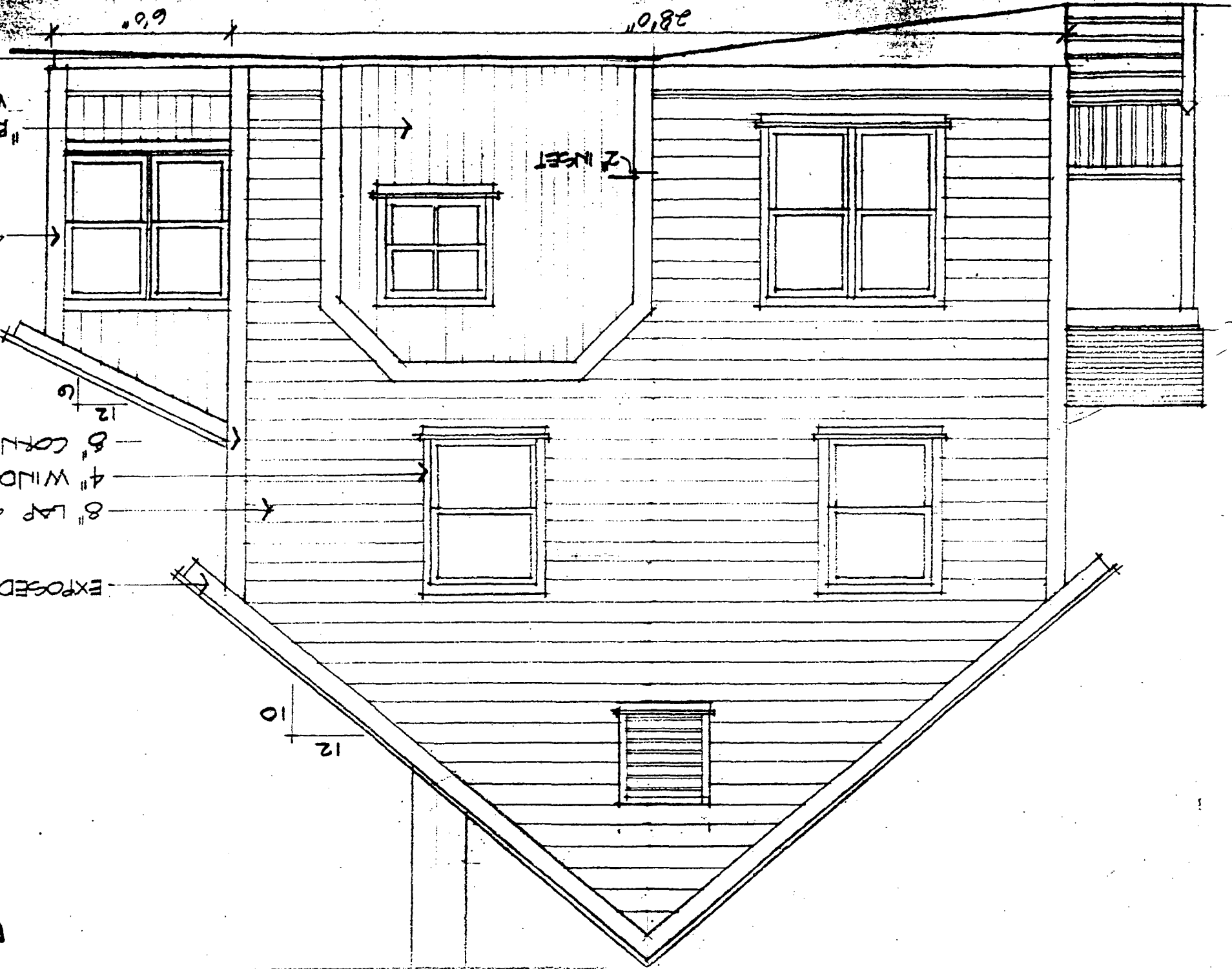
32 X 28
FARMHS

HIDDEN VENTED
RIDGE

5

286"
274"

LOT 11 - WEST ELEVATION



(4)

"D"



Montgomery County Government

MEMORANDUM

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper *JBC* Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: November 2, 1989

SUBJECT: Review of Subdivision Plans

At its October 19, 1989 meeting, the Historic Preservation Commission reviewed the subdivision proposal known as Capitol View Park (M-NCPPC #7-89035).

The Commission offered the following comments and recommendations: 1) the proposed subdivision would establish a new type of lot not typical to the Capitol View Park Historic District, in the form of an interior lot accessed by a common driveway; 2) should development occur on both lots, the development would likely be overscaled in the context of the adjacent properties; and, 3) development of two buildable lots would result in a great deal of tree and open space loss in that portion of the district.

If you have further questions regarding this recommendation, please feel free to contact me at 217-3625.

cc: Gwen Marcus

hired 11/2/89

JBC:av
1450E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

M E M O R A N D U M

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper *JBC*
Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: June 11, 1990

SUBJECT: Review of Subdivision Plans

At its October 19, 1989 meeting, the Historic Preservation Commission (HPC) reviewed the subdivision proposal known as Capitol View Park (M-NCPPC #1-89263).

Subsequently, the Commission forwarded comments to the Development Review Division regarding the proposal (see attached memorandum dated November 2, 1989). Recently, Commission staff was made aware by the developer (Mr. Carey Hoobler) that approval of the plan by M-NCPPC was being delayed due to the fact that HPC comments had not been received by Park and Planning, or that the HPC's concerns had not been properly addressed by the developer. Subsequently, HPC staff met with the developer and Gwen Marcus, M-NCPPC Historic Preservation Planner, in order to discuss the developer's revised proposal in greater detail. At that meeting, the developer assured staff that all original HPC concerns would be addressed by the revised proposal. Mr. Hoobler demonstrated that new construction which would ultimately result as part of the development would be placed and scaled in such a manner that the impact on the integrity of the historic district would be relatively minimal.

While the original concerns expressed by the Commission should continue to be an important part of the ongoing review process, staff does feel that the applicant has made progress toward a solution which better addresses HPC concerns.

The review process for this subdivision plan may continue without further review by the Historic Preservation Commission or its staff. Should you have any questions, please don't hesitate to contact me, at 217-3625.

cc: Malcolm Shaneman, Planner
Development Review
Gwen Marcus, Historic Preservation Planner
Urban Design

1887E



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation with Modifications,
(Motion of Comm. Floreen, seconded by Comm. Hewitt, with a
vote of 4-0; Commissioners Hewitt, Floreen, Henry and
Bauman voting in favor, with Comms. Keeney being absent).

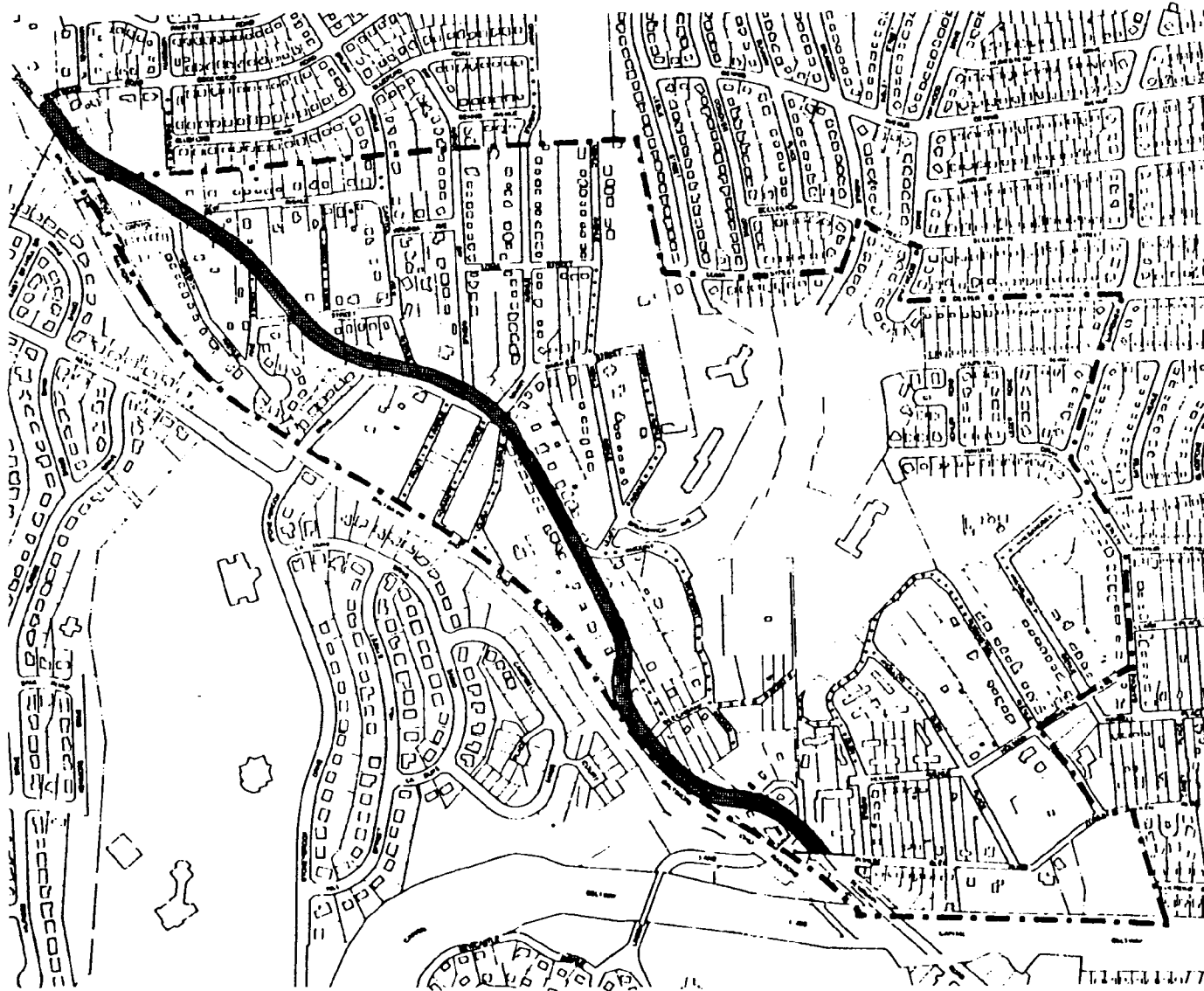
MONTGOMERY COUNTY PLANNING BOARD

OPINION

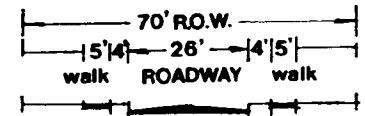
Preliminary Plan 1-89263
NAME OF PLAN: CAPITOL VIEW PARK

On 10-31-89, GARY HOOBLER, submitted an application for the approval of a preliminary plan of subdivision of property in the R60 zone. The application proposed to create 2 lots on 19607.00 SQ FEET of land. The application was designated Preliminary Plan 1-89263. On 08-06-90, Preliminary Plan 1-89263 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-89263 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-89263, subject to the following conditions:

- (1) Dedication of Meredith Avenue 30' Off Center Line and Dedication of Proposed Capitol View Avenue Alignment as Shown on 12-5-89 Plan
- (2) Revised Condition: Prior to release of building permit by MCPB, Applicant must submit a report/plan prepared by a qualified arborist which provides details on how trees adjacent to north and south property lines will be protected. The report is to be reviewed and approved by MNCPPC staff. A note stating that MNCPPC staff must inspect tree save areas and protection devices prior to clearing and grading must appear on all plans.
- (3) DEP Stormwater Management Waiver Dated 11-20-89
- (4) Common Ingress and Egress Easement to be Labeled on Record Plat
- (5) Necessary Easements



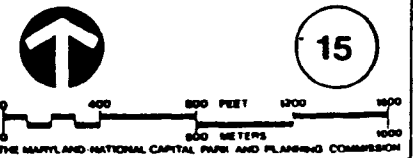
CAPITOL VIEW AVE. REALIGNMENT



TYPICAL SECTION

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



29. Preliminary Plan No. 1-89263 - Capitol View Park

CARY HOOBLEY, APPLICANT
Light, Elliott & Assoc., Engineer

R-60 Zone; 2 Lots; 19,607 Square Feet
Public Sewer and Water

East Side of Meredith Avenue, 144 Feet South of
Capitol View Avenue

Policy Area (Kensington-Wheaton)

Staff Recommendation: APPROVAL, Subject to:

- (1) Dedication of Meredith Avenue 30' Off Center Line and Dedication of Proposed Capitol View Avenue Alignment as Shown on 12-5-89 Plan
- (2) **REVISED CONDITION:** Prior to release of building permit by MCPB, Applicant must submit a report/plan prepared by a qualified arborist which provides details on how trees adjacent to north and south property lines will be protected. The report is to be reviewed and approved by MNCPPC staff. A note stating that MNCPPC staff must inspect tree save areas and protection devices prior to clearing and grading must appear on all plans.
- (3) DEP Stormwater Management Waiver Dated 11-20-89
- (4) Common Ingress and Egress Easement to be Labeled on Record Plat *to be extinguished w/ Cap*
- (5) Necessary Easements

ALSO SOUTH SIDE

*DOES STAFF RECOMMEND
SOME FENCING INSTALLED AT
PROPERTY W/ FIELD INSPECTION
OR IS AN ARBORIST PLAN
ADDITIONAL OF NECESSARY?
GRAVEL DRIVE AS SHOWN
ACCEPTABLE AS PERMISSIBLE
SCALE FOR NORTH LINE
TREES?*

*ROB BURNELL
BLOCKS ROBINSON
P+P TREE/ENVIR.
SITE EASEMENT.*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

Malcolm Sharahan -

495-4987

2nd floor developer visited

* NOTE:

Please disregard footprints of proposed houses
on this site plan & see the attached
revised footprints subsequently submitted by
the applicant. —

3-2
Add

Revis

1-35

PRELIMINARY

CA. 17

White, or
Morigane

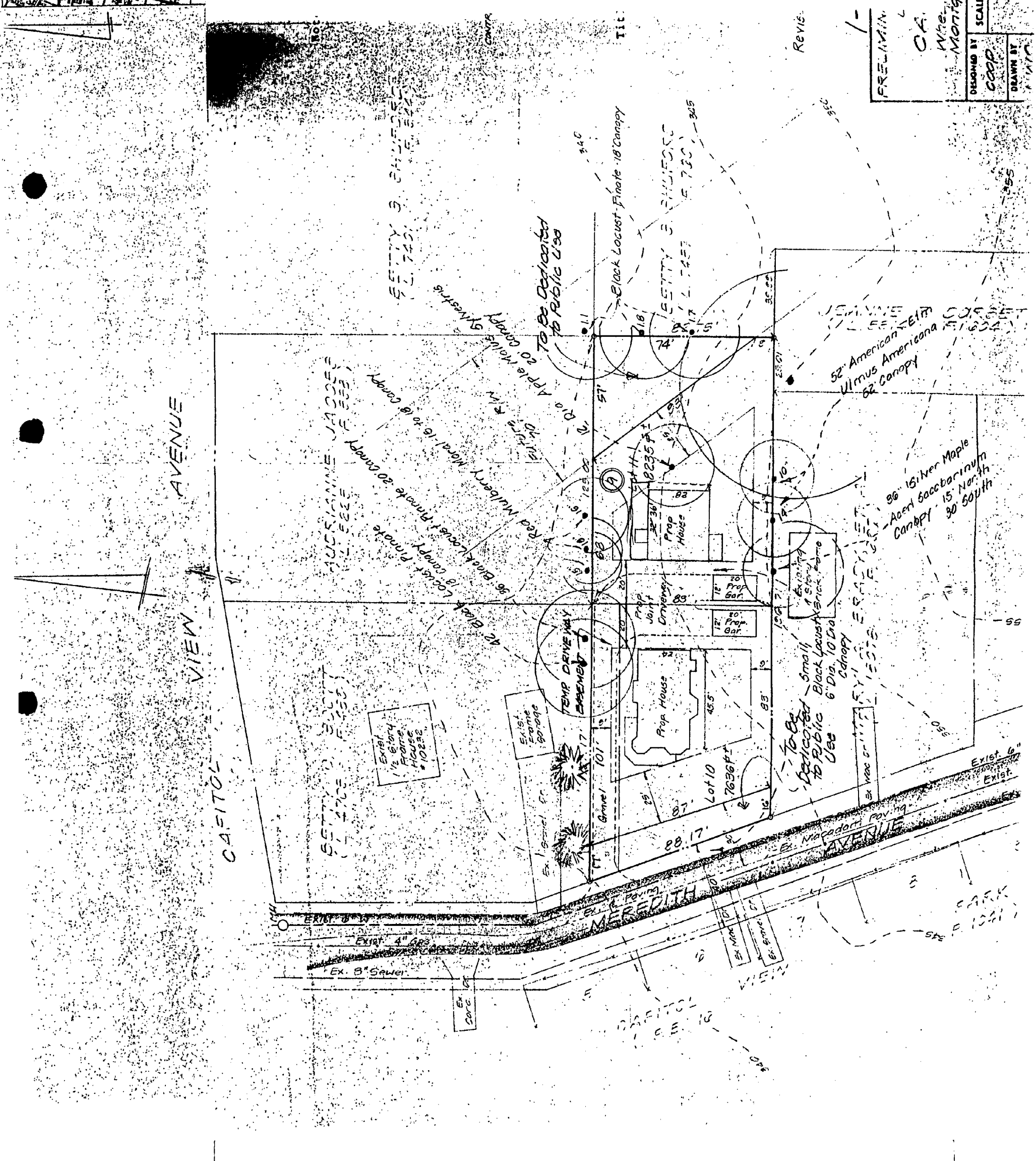
DESIGNED BY
GPP

SCALE 1" = 10'

DRAWN BY
GPP

Li

ET



Number
Exist
Minim
Use o.
Area
Area
Water
Sewer
Tax M
H.S.S
Result
Subdi
E.V./V.C.
Address
D.M.W.
Board
Topog
Area
Easer
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Ches.
Grant
Grant
Deed

3-2
Add

Revis

1-35

PRELIMINARY

CA. 17

White, or
Morigane

DESIGNED BY
GPP

SCALE 1" = 10'

DRAWN BY
GPP

Li

ET

M E M O R A N D U M

TO: John Moran, Chair
Capitol View Park Local Advisory Panel

FROM: Laura McGrath, Planning Specialist LM
Department of Housing and Community Development

DATE: September 18, 1990

SUBJECT: Additional Information for September 26, 1990 HPC Meeting

Attached please find revised information submitted by Cary Hoobler regarding his preliminary consultation with the HPC, scheduled for September 26, 1990, to discuss new construction on Lots 10 and 11, Meredith Avenue. The property line separating the lots has been moved several feet and the footprints for each house have been revised. We look forward to any comments from the LAP. Please call me with any questions at 217-3625.

Attachment

2102E

ATTN: MALCOLM
495-4724

MEMORANDUM

TO: Charles Loehr, Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission

FROM: Jared B. Cooper *JBC*
Historic Preservation Specialist
Division of Community Planning and Development
Department of Housing and Community Development

DATE: June 11, 1990

SUBJECT: Review of Subdivision Plans

At its October 19, 1989 meeting, the Historic Preservation Commission (HPC) reviewed the subdivision proposal known as Capitol View Park (M-NCPPC #1-89263).

Subsequently, the Commission forwarded comments to the Development Review Division regarding the proposal (see attached memorandum dated November 2, 1989). Recently, Commission staff was made aware by the developer (Mr. Carey Hoobler) that approval of the plan by M-NCPPC was being delayed due to the fact that HPC comments had not been received by Park and Planning, or that the HPC's concerns had not been properly addressed by the developer. Subsequently, HPC staff met with the developer and Gwen Marcus, M-NCPPC Historic Preservation Planner, in order to discuss the developer's revised proposal in greater detail. At that meeting, the developer assured staff that all original HPC concerns would be addressed by the revised proposal. Mr. Hoobler demonstrated that new construction which would ultimately result as part of the development would be placed and scaled in such a manner that the impact on the integrity of the historic district would be relatively minimal.

While the original concerns expressed by the Commission should continue to be an important part of the ongoing review process, staff does feel that the applicant has made progress toward a solution which better addresses HPC concerns.

The review process for this subdivision plan may continue without further review by the Historic Preservation Commission or its staff. Should you have any questions, please don't hesitate to contact me, at 217-3625.

cc: Malcolm Shaneman, Planner
Development Review
Gwen Marcus, Historic Preservation Planner
Urban Design

1887E

PG 2 OF 2

OPINION

Preliminary Plan 1-89263
NAME OF PLAN: CAPITOL VIEW PARK

On 10-31-89, GARY HOOBLER, submitted an application for the approval of a preliminary plan of subdivision of property in the R60 zone. The application proposed to create 2 lots on 19607.00 SQ FEET of land. The application was designated Preliminary Plan 1-89263. On 08-06-90, Preliminary Plan 1-89263 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-89263 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-89263, subject to the following conditions:

- (1) Dedication of Meredith Avenue 30' Off Center Line and Dedication of Proposed Capitol View Avenue Alignment as Shown on 12-5-89 Plan
- (2) Revised Condition: Prior to release of building permit by MCPB, Applicant must submit a report/plan prepared by a qualified arborist which provides details on how trees adjacent to north and south property lines will be protected. The report is to be reviewed and approved by MNCPPC staff. A note stating that MNCPPC staff must inspect tree save areas and protection devices prior to clearing and grading must appear on all plans.
- (3) DEP Stormwater Management Waiver Dated 11-20-89
- (4) Common Ingress and Egress Easement to be Labeled on Record Plat
- (5) Necessary Easements

TRANSPORTATION PLAN

The generalized goal of the transportation plan is a balanced and coordinated network of transport facilities which will improve mobility and safety within the Capitol View and Forest Glen communities, while providing accessibility to and from regional activity centers. In conjunction with this goal are a series of specific objectives, which form the basis for the recommendations which follow. These objectives include:

- . improving major roadways where necessary and feasible, to assure adequate and safe traffic flow and level of service;
- . modifying the street network, where necessary and feasible, to maintain the existing character and stability of the community and to discourage non-local traffic from using local streets;
- . improving existing transit service to satisfy a wide range of local community needs;
- . providing neighborhood access to the Forest Glen METRO rapid rail facilities without disrupting the residential fabric of the existing community; and
- . developing a pedestrian and bicycle circulation network for recreation and to encourage alternatives to the auto for short local trips.

PROPOSED HIGHWAY SYSTEM

During the Capitol View sector planning process, staff investigated a number of alternatives designed to improve the operational and safety problems associated with Capitol View Avenue (MD 192). The analysis evaluated roadway geometrics, traffic accidents and safety, level of service implications, and the potential community impacts resulting from the various alternatives designed to eliminate the identified deficiencies and problems. These alternatives and their principal implications were discussed, in detail, with the Capitol View community and affected property owners. Based upon the staff analysis, the community comments, and the previously cited transportation objectives of the Sector Plan, the following recommendations are made:

- . The current realignment for Capitol View Avenue, contained in The Kensington-Wheaton Master Plan, recommends an Arterial Highway with an 80 foot right-of-way and a 48 foot pavement width. Staff analysis indicated that this right-of-way, together with necessary grading and slope easements, would affect between 17-19

Montgomery County National Capital Park and Planning Commission

Montgomery County Planning Board

Approved Preliminary Subdivision Plan No. 1-89263

At its meeting of 08-06-90

Subject to:

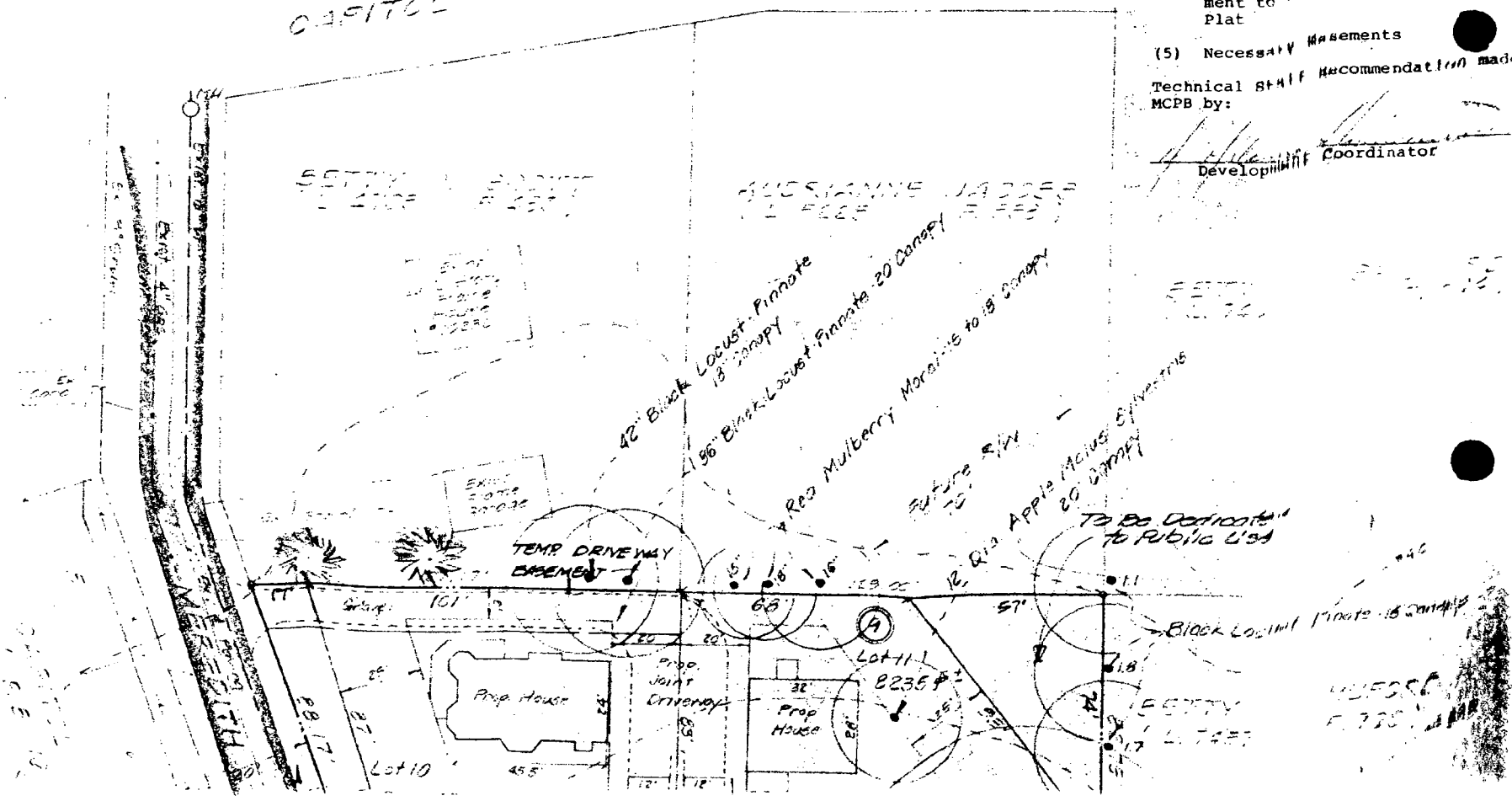
- (1) Dedication of Meredith Avenue 30' Off Center Line and Dedication of Proposed Capitol View Avenue Alignment as Shown on 12-5-89 Plan

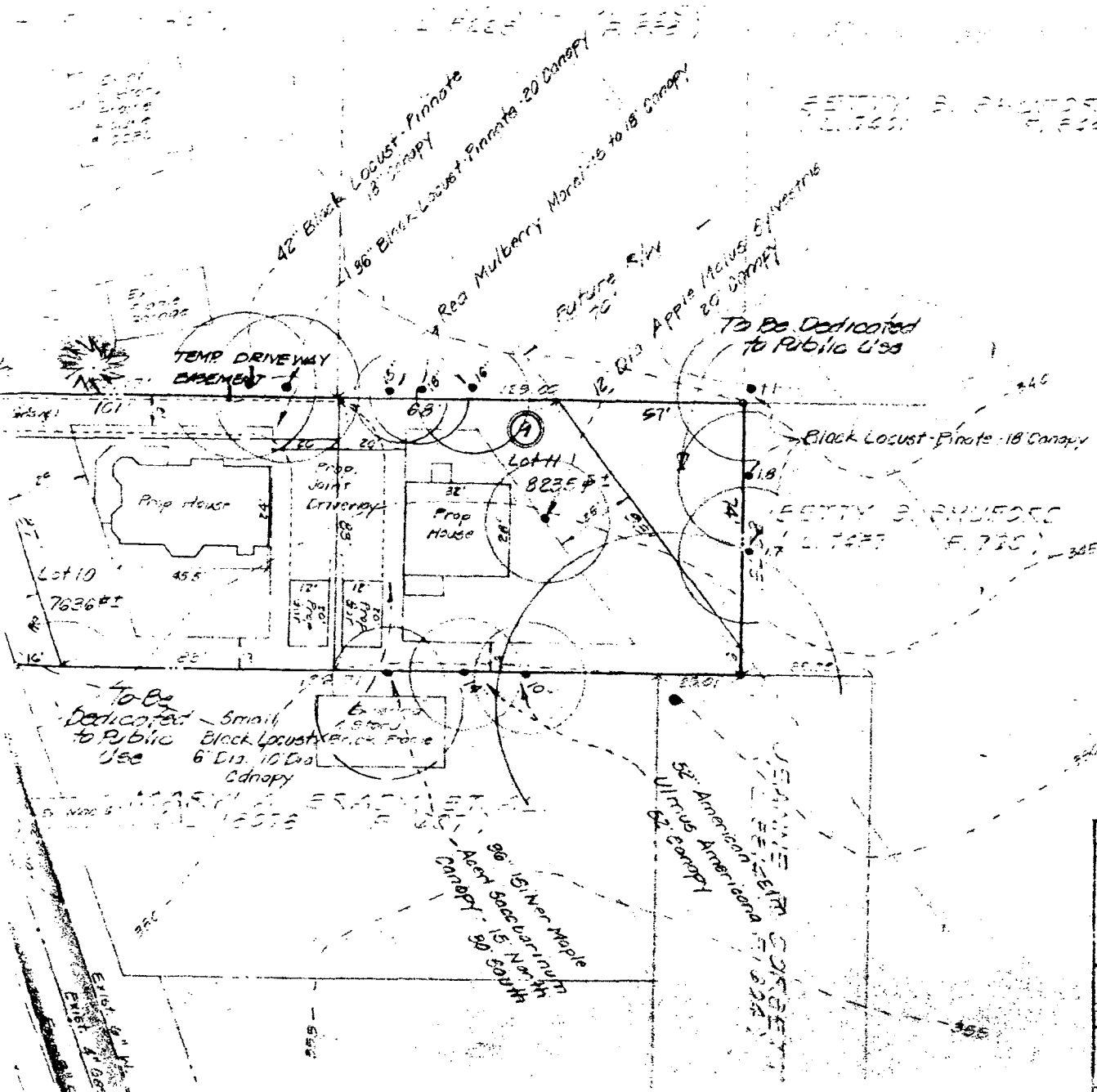
- (2) Revised ... must submit a report ... by a qualified ... provides details ... adjacent to north ... lines will be ... report is to be ... approved by MNCPPC ... staff. A ... must inspect ... and protection dev ... prior to ... and grading ... on all plans.
- (3) DEP Stormwater Management Waiver Dated 11-11-89
- (4) Common Utilities and Egress Easement to be labeled on Record Plat
- (5) Necessary Measurements

Technical Staff Recommendation made MCPB by:

[Signature]
Coordinator

CAPITOL VIEW AVENUE





Number of Lots Proposed 2
 Existing zoning R-60
 Minimum lot size 6,000 sq. ft.
 Use of property Residential
 Area included in this plan 19,007 sq. ft.
 Area of dedication for street widening 12,000 sq. ft.
 Water Supply 1 System Area 1
 Sewer Supply P System Area P
 Tax Map HP 563 Parcel N 201 Grid MBPS
 U.S.S.C. 200' sheet number 215 NW 3
 Resubdivision of Lots 12 Blocks 1
 Subdivision (UNRECORDED) CAPITOL VIEW PARK
 CONTRACT PURCHASER Dorey Hoodler
 Address 2816 Hankins Ln. Chevy Chase, Md. 20815
 OWNER Thomas M. Blahery
 Address 10281 Meredith Avenue S.E. Md.
 Boundary information Deeds & Plats
 Topographic information Park's Planning 200 sq.
 Area in flood plain None
 Easement Areas -
 Soil Maps - Soil Type -
 Chesapeake Bay Critical Area N/A
 Title:
 Grantor William J. Driver
 Grantee Thomas M. Blahery et al.
 Deed date 5/9/68, Liber 5744, Folio 922

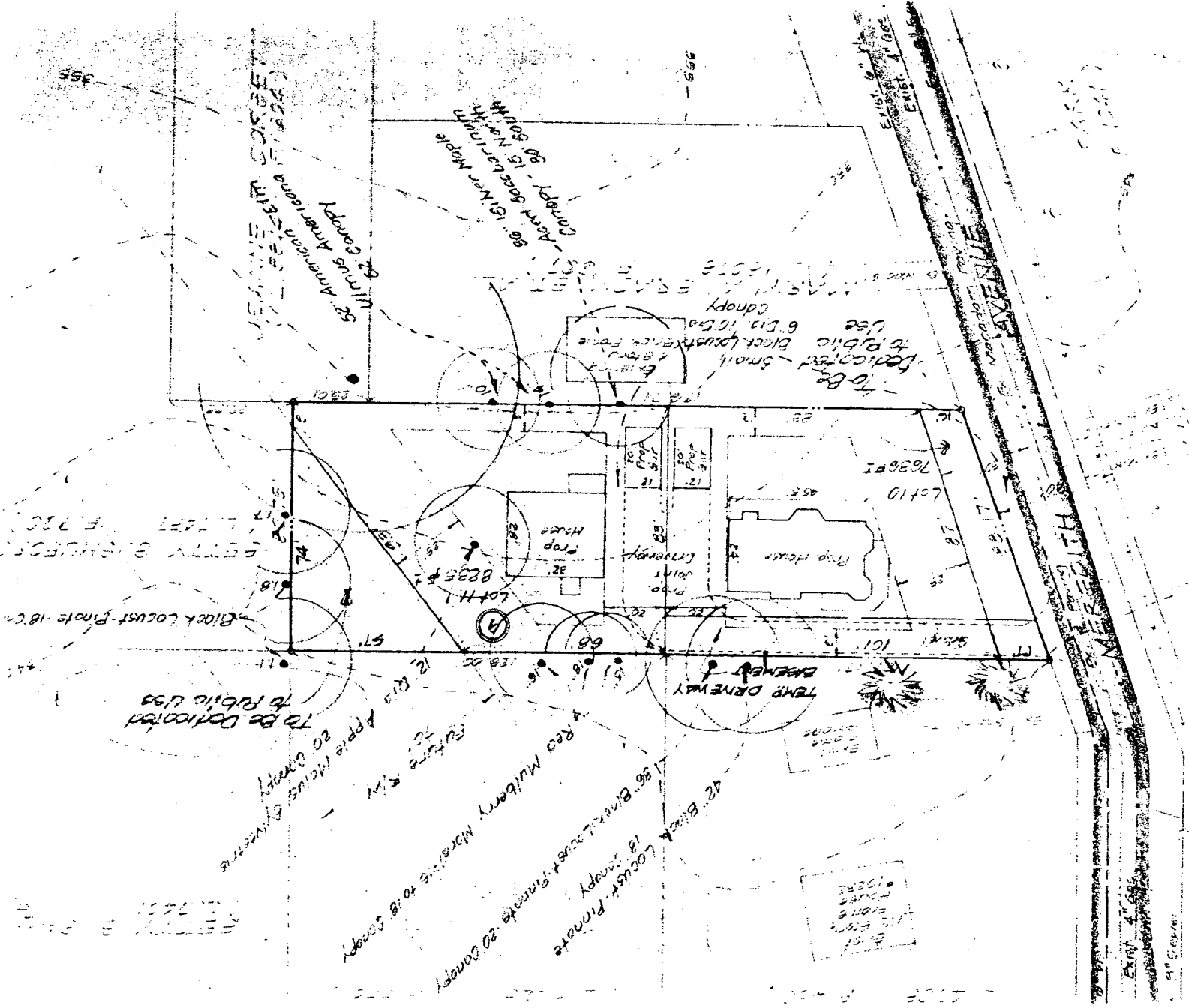
THIS IS NOT A SURVEY.
 Property dimensions depicted hereon compiled and computed from land record data.

Revised 3-26-90, Change House & Lots Sizes.
 Added Trees

1-89263

PRELIMINARY PLAN OF SUBDIVISION
 LOTS 10 & 11 BLOCK 7
 CAPITOL VIEW PARK
 Wheaton Election District
 Montgomery County, Maryland

DESIGNED BY	SCALE: 1" = 30'	DATE: Aug. 1980	PHONE: 422-608
COOP			
DRAWN BY	Light, Elliott, & Associates		
LINC	ENGINEERS PLANNERS SURVEYORS		
	8908 ADELPHI ROAD / ADELPHI MARYLAND 20783		



HOME LOCATION SURVEY
LOT 12... BLOCK 1...

UNRECORDED PLAT OF CAPITAL VIEW PARK

Rollins -
Red brick 8x4 lin
left side just
over road

WISCONSIN COUNTY MARYLAND

PLAT BOOK..... PLATE ~~137~~

427-767
~~911-1688~~

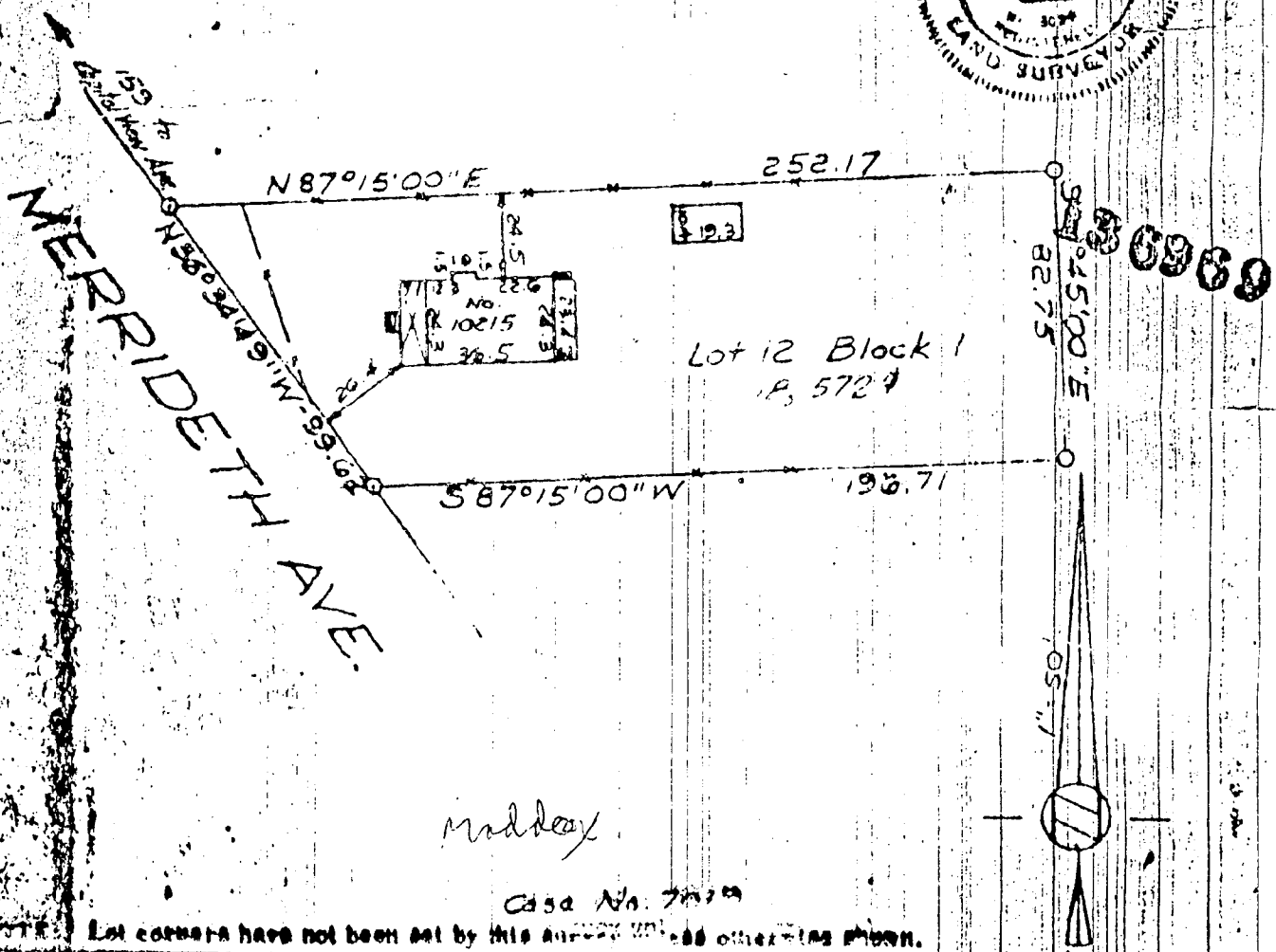
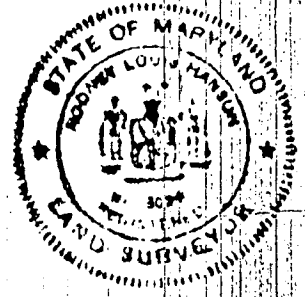


HANSON & ASSOCIATES

LAND SURVEYORS
LAND PLANNING CONSULTANTS
189 GUTHRIE NATIONAL AIRPORT LANE
BETHESDA, MD. PHONE 487-7670

I hereby certify that the location of the existing improvements shown hereon is correct as made by a transit-
tape survey dated JUNE 22, 1964, and that there are no encroachments either way across property lines,
unless otherwise shown.

Robney L. Hanson
ROBNEY L. HANSON
Registered Land Surveyor, Md. No. 3084



Madley

Case No. 7037

Lot corners have not been set by this survey unless otherwise shown.



Montgomery County Government

MEMORANDUM

TO: John Moran, Chairman
Capitol View Park Local Advisory Panel

FROM: Laura McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

DATE: September 6, 1990

SUBJECT: Historic Area Work Permit Application - Preliminary Consultation
New construction of two homes w/ Detached Garages

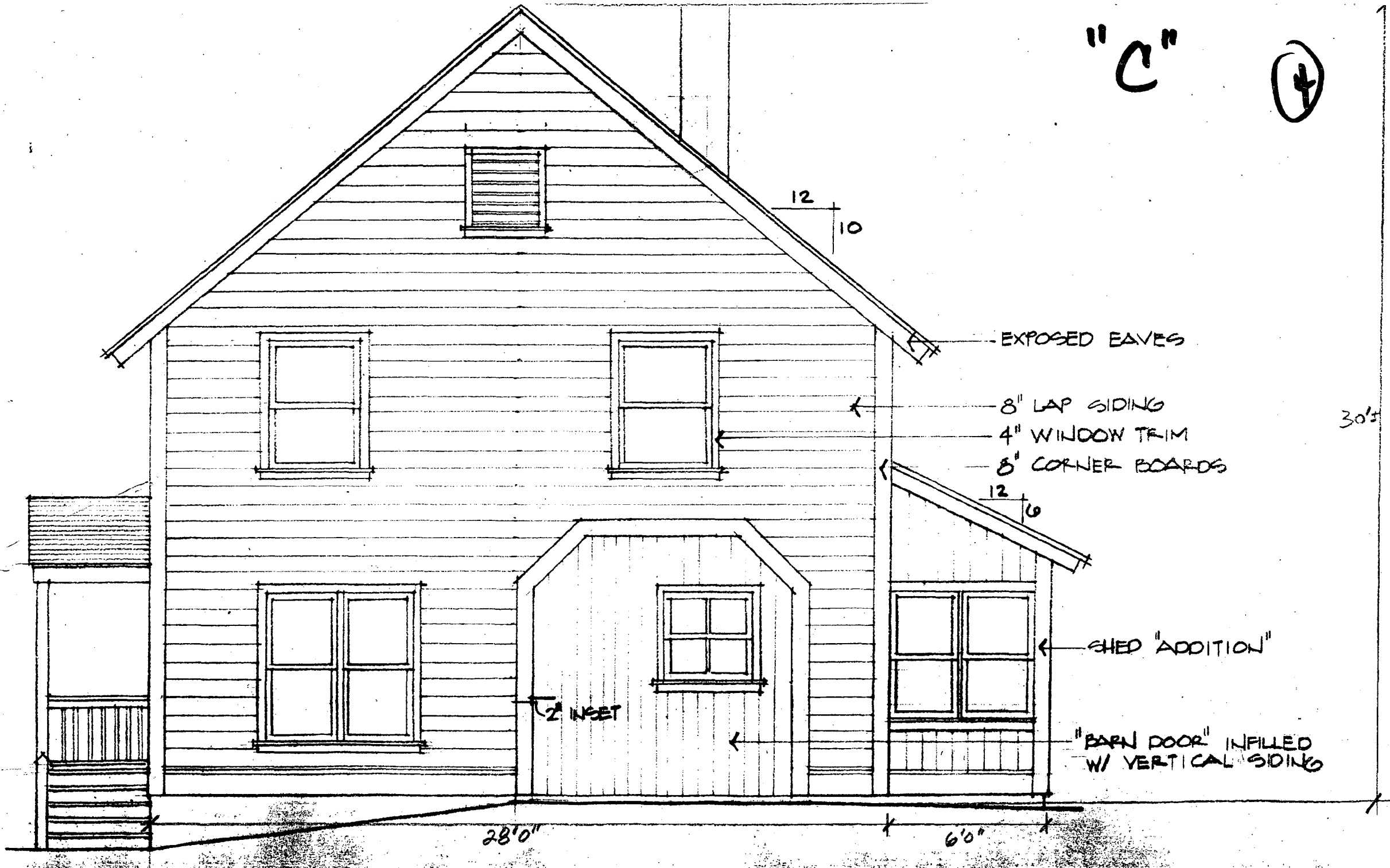
The attached application by Cary Hoobler for an Historic Area Work Permit at lots 10 & 11, Meredith Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than September 18, 1990, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for Sept. 26, 1990.

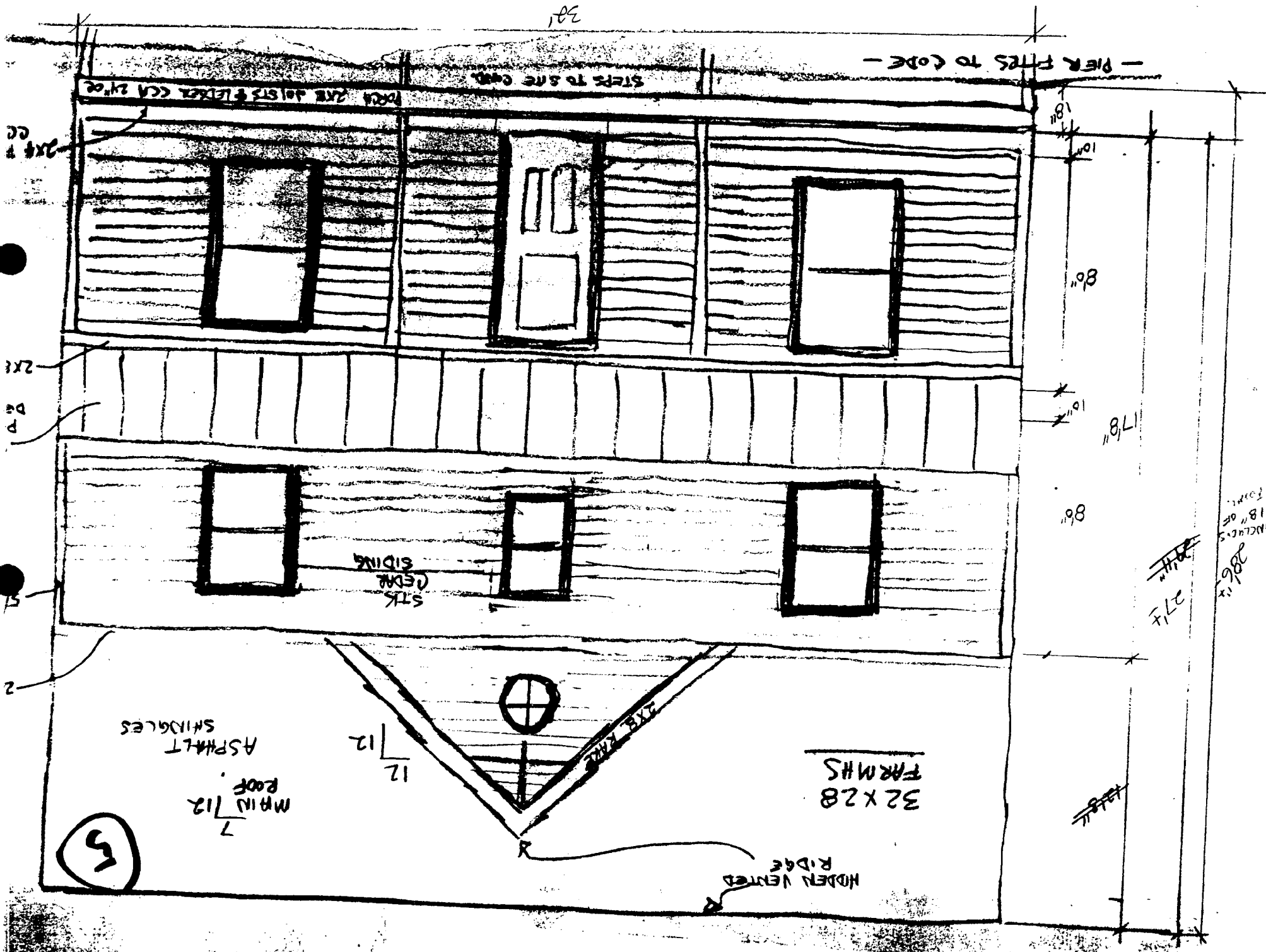
** Although only a preliminary consultation, any comments from the LAP are always welcome!*

JBC:av
1549E
1/90

"C"

(4)





5

7
MAILED ROOF
12

ASPHALT SHINGLES

HIDDEN VENTED RIDGE

32 X 28 FRMHS

2x8 RAFTERS

12 / 12

STS GEDR SIDING

27' x 27' x 18" OR FORM 18" OR 286"

86"

178"

86"

10" x 18"

- PIER FTGS TO CODE -

STPS TO SNE CAB.

2x4 JOISTS & LEDGER CCA 24" OC

32'



MEMORANDUM

Sept 12

From: J. Cooper Date: 1/31/90

To: C. Hoobler Date Out Initials

Re: Subdivision in C.V.P.

- For your information
- For your approval
- For your signature
- Prepare reply for signature of _____
- For your comments
- Please handle
- Recommend we discuss
- As requested
- Please file

Comments:

1. Possibility of deferring rear house to front house by making appear as a carriage house or some similar secondary structure
2. Full tree survey not necessary at this time, but will be required for bldg. permit
3. Possibility of a separate garage for front house, and maybe an attached garage for rear house



MEMORANDUM

From: _____ Date: _____

To:	Date Out	Initials
_____	_____	_____
_____	_____	_____
_____	_____	_____

Re: _____

- | | |
|--|---|
| <input type="checkbox"/> For your information | <input type="checkbox"/> For your comments |
| <input type="checkbox"/> For your approval | <input type="checkbox"/> Please handle |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Recommend we discuss |
| <input type="checkbox"/> Prepare reply for signature | <input type="checkbox"/> As requested |
| of _____ | <input type="checkbox"/> Please file |

Comments:

4. The front house should orient to Meredith in a similar manner to adjacent existing houses

5. Possibility of limiting front lot footprint to no more than approx. 28' x 32'; and height to no more than 2 stories.

6. Driveway should be gravel and narrow as possible