

31/7-95D 10216 Capitol View Ave.
(Capitol View Park Historic Dist)

John Dove

10216 Capitol View, Phoenix

HPC #317-95D HPC #18/9/95

1953



1948



Talk to someone in Plan
Review section @
DFP-

Also, site may be
flood-prone. Can they
rebuild ?

Sue -

Please notice:

1. Applicant
2. Agent & Confronting
Property Owners
3. LAP - David Clough
9809 Capital View Menus
S.S., Md. 20910



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

August 24, 1995

Mr. John Dove
3925 Decatur Avenue
Kensington, Maryland 20895

Dear Mr. Dove:

Enclosed is the Decision and Opinion of the Historic Preservation Commission with regard to your Historic Area Work Permit application (retroactive) for demolition at 10216 Capitol View Avenue, ca. 1917-1935, in the Capitol View Park Historic District.

At the Commission's meeting of August 9, 1995, the Commission voted to deny your application. You were informed that if you wished to appeal the Commission's decision, you could do so within 30 days of the date of the decision (August 22, 1995). This information is stated in the last paragraph of the Decision. In addition, I am enclosing a copy of the County Ordinance. The Department of Environmental Protection has been informed that your HAWP application was denied.

If you have any questions, please call me at 495-4570.

Sincerely,



Patricia Parker
Historic Preservation
Planner

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-495-4570

Case no.: 31/7-95D

Received: July 15, 1995

Public Appearance: August 9, 1995

Before the Montgomery County Historic Preservation Commission

Application of John Dove
10216 Capitol View Avenue, Silver Spring

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicant's proposal to demolish (retroactive).

Commission Motion: At the August 9, 1995 meeting of the Historic Preservation Commission, Commissioner Clemmer presented a motion to deny demolition at 10216 Capitol View Avenue. Commissioner Lanigan seconded the motion. Commissioners Jordan, Booth, Kousoulas, Clemmer, Lanigan and Trumble voted in favor of the motion. The motion was passed 6-0. Commissioners Bienefeld, Randall and Soderberg were absent.

**SUMMARY OF APPLICATION AND BACKGROUND OF 10216
CAPITOL VIEW AVENUE**

The following terms are defined in Section 24A-2 of the Montgomery County

Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County".

"Permit" An historic area work permit issued by the director authorizing work on an historic resource located within an historic district.

On July 15, 1995, John Dove applied for a Historic Area Work Permit (HAWP), retroactively, to demolish a building, ca.1917-1935, at 10216 Capitol View Avenue in the Capitol View Park Historic District. At the time of the application, the building had already been demolished and such work was not reviewed by the Historic Preservation Commission (HPC) prior to initiation of the project.

A statement of historic and architectural significance of the Capitol View Park Historic District, as incorporated in the Master Plan Amendment adopted July 14, 1982, is as follows:

Capitol View Park is one of a few 19th century Montgomery County communities which developed when the Metropolitan Branch of the B&O Railroad was built through the county in the 1870's, an event which was to have significant impact on the development of the county. Since its founding in 1887, Capitol View Park has developed at

a leisurely pace, a few homes at a time, until now, with its approximately 220 homes, it represents the history of suburban development in Montgomery County for the last century.

The boundaries of this community are still clearly those which circumscribed it in its original 1887 plat (see map): the B&O Railroad on the SW with much green buffer area still intact along it; the boundary line with Carroll Knolls to the east to which there are no through roads and which also boasts many acres of wooded buffer zone; and Homewood to the north, which begins with Edgewood Road and to which there is still only one through street. This isolation has allowed Capitol View Park to develop slowly and uniquely even though surrounded by urban sprawl. Represented within this small area are fine examples of every architectural style of the past 100 years: Georgian revival, Queen Anne, Victorian cottage, stick style, and bungalows of every description from the earlier years which blend in with the more recent Cape Cod's, brick colonials and split levels, and ultra modern contemporary dwellings.

EVIDENCE IN THE RECORD

Copies of the applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on August 1, 1995.

HPC staffperson Patricia Parker presented 35mm slides of the property and testified that the application was for demolition of a resource, ca. 1917-1935 in the Capitol View Park Historic District. The house was already demolished.

The staff recommended that demolition of the house be found inconsistent with the purposes of Chapter 24A, which asserts as a public benefit the protection of the historic and architectural character of historic houses and designated neighborhoods.

John Dove, the applicant, testified before the Commission. He testified that he received a notice from the county that his house was unsuitable for habitation. He then hired a contractor, Franklin A. Hume, and was told that the responsibility for securing a building permit for such work would be borne by the contractor. Therefore, the applicant did not apply for any permits to raze the structure.

Commissioner Clemmer asked the applicant whether he felt that it was standard practice of this contractor not to secure required permits prior to commencement of construction activity. The applicant stated that he did not know.

Then Commissioner Clemmer requested clarification on this issue from the County Attorney. Loretta Shapero, representing the County Attorney's Office, stated that she would research the subject and later report to the Commission.

Commissioner Lanigan informed the applicant that the notice that he received was an initial notification and was not cause to demolish the structure. In fact, the notice clearly indicated two options. One option was to repair the roof, cut the weeds, mow the grass, remove debris and to restore utility connections. The other option, if the applicant, chose not to make such repairs, was to demolish the structure. Further, that she could not approve an application for demolition based on her experience in restoration and based upon the required repairs listed by DHCD.

The Staff Report indicated that the applicant had already demolished the structure without staff or HPC notification. Therefore, the severity of deterioration could not be determined.

Commissioner Trumble stated that he did not feel that the applicant intentionally violated the Ordinance. The applicant had relied upon his contractor to secure all necessary permits. However, Commissioner Trumble informed the applicant that should he choose to rebuild on this property, the new house would have to meet guidelines established for the Historic District. Further, the applicant should not be permitted to build at any greater size, mass or scale than that which he removed, as recommended by Historic Preservation staff.

Commissioner Trumble then requested information from Loretta Shapero as to whether denial of the HAWP would affect the applicant's option to rebuild. Loretta Shapero stated that the action of the applicant was a violation of the Historic Area Work Permit requirement but she did not feel that denial injured the applicant's ability to rebuild.

Commissioner Trumble then requested that the applicant, with the assistance of HPC's Staff, research the size of the footprint of the demolished structure.

Staff stated that the house was a one and one-half story bungalow. This information and subsequent research should serve as a guide to the applicant on any HAWP application submissions to rebuild in the future.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #6 are applicable in this case:

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.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Based on this, the Commission finds that:

1. As proposed in the HAWP application, the demolition of the structure is not consistent with the preservation and enhancement of the architectural and historic character of the Capitol View Historic District.

2. Approval of the proposed Historic Area Work Permit application would substantially alter the appearance of the historic resource located within the Capitol View Park Historic District and the Historic District as a whole.

3. No evidence was presented which demonstrated that the majority of the structure or that certain exterior features at 10216 Capitol View Avenue are in an extreme state of deterioration and are beyond reasonable repair.

CONCLUSION

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code and by the Secretary of the Interior's Standards for Rehabilitation.

Having heard and carefully considered all of the testimony and exhibits contained in the record, and based on this evidence and on the Commission's findings, required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, it is the decision of the Montgomery County Historic Preservation Commission that the application of John Dove to demolish a house at 10216 Capitol View Avenue in the Capitol View Park Historic District be DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Walter Booth, Chairperson
Montgomery County Historic
Preservation Commission

August 22, 1995

Date

John Doe

p. HP563

Cap. v. w. Ok.

Parcel N882

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884

* 844 →

Acc# 00995387

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PLANNING INFORMATION SYSTEM (PLIN)
 ACCOUNT [00995387]

O-W-N-E-R-S---N-A-M-E--- -N-O-----S-T-R-E-E-T-----TYPE-----ZIP--PRCL-S-I-Z-E
 JOHN A DOVE 10216 CAPITOL VIEW AVE [910] [][10625]
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DWELL ----L-E-G-A-L---D-E-S-C-R-I-P-T-I-O-N----- EXMT-STOR-
 [1] [CAPITOL VIEW PARK] [000] [0]

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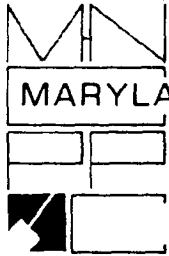
AZC	LOT	BLK	MAP	PRCL	DIST	SUB	OWNERS	MAILING ADDRESS
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: August 10, 1995

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit

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

 Approved X Denied
 Approved with Conditions: _____


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

Applicant: John Dove

Address: 3925 Decatur Avenue, Kensington, Md. 20895

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

Property Address: 10216 Capitol View Avenue
Silver Spring, Md. 20910



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

DATE: August 10, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10216 Capitol View Avenue	Meeting Date: 08/09/95
Resource: Capitol View Park Historic District	HAWP: Alteration
Case Number: 31/7-95D(RETROACTIVE)	Tax Credit: No
Public Notice: 07/26/95	Report Date: 08/02/95
Applicant: John Dove	Staff: Patricia Parker
PROPOSAL: Demolish house	RECOMMEND: Denial

BACKGROUND:

On May 24, 1995, staff was notified by the applicant that in 1994 he demolished a structure at 10216 Capitol View Avenue, a circa 1917-1935 resource within the Capitol View Park Historic District after he received a pre-condemnation notice from the Code Enforcement Division of DHCD, Montgomery County.

A permit was not issued by the Department of Environmental Protection (DEP) for this work and no Historic Area Work Permit (HAWP) was requested or received.

Therefore, the applicant is now filing a retroactive HAWP for the demolition. The HPC's policy has been to review retroactive HAWPs with the same level of scrutiny as a non-retroactive HAWP, even though the work was completed before application for the HAWP was filed.

STAFF DISCUSSION:

Staff has included as a part of this report, a copy of the DHCD letter received by the applicant. The applicant was offered two options: (1) to repair the structure or (2) to demolish the structure.

HPC staff is unable to render an opinion as to whether the structure was irreparable because the applicant took action without initiation of any required permits - from DEP or from the HPC - and the structure is impossible to inspect as it is gone. However, the DHCD notice includes an itemization of the deficient work and this provides a sense of the condition of the structure. The structure required roof repair, lawn maintenance and reconnection of utilities.

With the information provided, staff concludes that these violations were reparable and that the house was not appropriate for demolition. The DHCD letter makes no reference to specific structural deficiencies. Staff recommends that the HPC **not approve** this retroactive proposal to demolish the structure.

Since this HAWP is filed retroactively, the historic fabric is irretrievable. No structure exists; therefore, the remaining issue is the impact of this and future proposals upon the Capitol View Park Historic District. A substantial alteration to the district has occurred. Total reconstruction of a replica of what was torn down would not constitute a preservation solution, in staff's opinion.

In consideration of future HAWPs for this property, staff would recommend that the HPC consider the structure and the historic district as a whole. The applicant may choose to rebuild. If the HPC were to consider a proposal for new construction - issues of size, scale and massing would need to be addressed adequately. Also, the HPC has had weighty discussions concerning tree preservation within this district - so the issue of tree preservation and maintaining the rural character of the district would also become a part of this discussion. In order to repair the damage which has occurred to the fabric of the historic district, staff feels that the applicant **should not be permitted to build at any greater size, mass or scale than that which he removed.**

STAFF RECOMMENDATION

Therefore, staff recommends that the Commission find the proposal **inconsistent** with the purposes of Chapter 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and with the Secretary of the Interior's Standards for Rehabilitation #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.

**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:

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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

May 25, 1995

MEMORANDUM

TO: Files
FROM: Clare
SUBJECT: 10216 Capitol View Avenue

On May 24, I received a phone call from John Dove who owns the property at 10216 Capitol View Avenue which is in the Capitol View Park Historic District (#3 1/7). His family had the house on this lot torn down last year after receiving notice from the county that it was unsuitable for habitation.

According to a message I received from Mary Quattro on the same date, no building permit to demolish was issued for the above address.



Montgomery County Government

August 26, 1993

John A. Dove
~~709 Pacer Circle~~
~~Wellington, FL 33414~~

Survey Number: C-93-3943
Location: 10216 Capitol View Avenue
Date of Inspection: June 10, 1993
Inspected by: Steven E. Borkoski
Owner: John A. Dove
Occupant: Vacant

PRE-CONDEMNATION NOTICE

Dear Mr. Dove:

An inspection of your dwelling was conducted as referenced above. Attached to this notice is Addendum "A" which is a listing of the three deficient condition(s) that is a violation(s) of Chapter 26 of the Montgomery County Code, known as the Housing and Building Standards. Due to the seriousness of this violation(s) you must immediately begin corrective actions or face condemnation of the dwelling.

Section 26-12(a) of the Montgomery County Code 1984, as amended, requires the condemnation of dwellings that are severely damaged, decayed, dilapidated, vermin-infested or which lack adequate sanitation facilities (indoor plumbing). In order to avoid condemnation you must have all repairs completed or at least well underway by September 28, 1993.

Failure to correct the violation(s) by the deadline will result in immediate condemnation of the dwelling. In the event that you desire to vacate the dwelling as an alternative to making the required correction(s), be advised that this department offers a number of ways to assist the relocation of occupants of condemned houses. You may have the occupants contact John Lewis at 217-3750 for assistance in obtaining priority placement with the Montgomery County Housing Opportunities Commission. He can provide a referral letter and all necessary application forms for the occupants. Enforcement action be withheld provided the occupants are fully cooperating with our relocation housing assistance. In the event that this dwelling becomes vacant, all conditions must be corrected before it is reoccupied.

Failure to comply with this notice will result in enforcement action by this office. The penalty provisions of the housing code includes the imposition of Civil Fines Ranging from \$25 to \$250 per violation. In addition, each day a violation continues to exist, constitutes a separate offense and is ~~subject~~ to additional fines.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850

6

John A. Dove
August 26, 1993
Page 2 of 2

The requirements of this notice may be appealed immediately. Prior to utilizing this administrative appeal procedure, you are urged to avail yourself of a discussion of concerns with our staff. It has been our experience that many concerns and misunderstandings can be resolved or clarified through such discussions.

Should you wish to appeal the results of this notice, you must file, within ten (10) days, a petition requesting a hearing before the Housing Board of Review. The petition must clearly state the grounds for the appeal. In addition, a \$10.00 (ten dollar) hearing fee, made payable to Montgomery County Housing Board of Review, Department of Housing and Community Development, 51 Monroe Street, Room 905, Rockville, Maryland 20850.

Please contact me as soon as you have decided to either correct all violations or voluntarily vacate the house. If you have any questions concerning this notice, contact me at 217-3750.

Sincerely,



Steven E. Borkoski
Inspector II

SEB:mmr:3274r

cc: John Dove
3925 Decatur Avenue
Kensington, MD 20910

CERTIFIED
PT7

ADDENDUM "A"
LIST OF VIOLATIONS

10216 Capitol View Avenue

August 26, 1993

1. Repair the hole in the roof so as to prevent weather elements and animals from entering this structure. All repair work must adequately secure the replacement roofing material. Montgomery County Code 1984, Section 26-8(a).
2. Maintain your lawn so that grass or weeds do not grow to a height exceeding 12 inches. Failure to cut your grass or weeds on a regular basis will result in a civil fine issued without further notice for a period of 1 year beyond the deadline in this notice if this violation is observed again. Montgomery County Code 1984, Section 26-10(g).
3. Restore the disconnected water, gas and electrical utilities. These utilities are required to be connected at all times and cannot be shut off or discontinued for any occupied dwelling except for such temporary interruption that is necessary while actual repairs or alterations are made during temporary emergencies. If a rental dwelling unit is not equipped with a separate meter for a utility, the owner must make sufficient utility payments to prevent the utility from being disconnected. If the utility meter is in the name of the tenant and the tenant has not paid overdue utility bills that caused the current disconnection, then the tenant must make immediate payment to the utility and have the utility restored or the dwelling will be condemned and ordered vacated by this department. Montgomery County Code 1984, Section 26-10(j), 26-12(a, b, & c).

INSPECTOR'S NOTE

It has been reported to this office that the interior is deteriorated, possibly beyond repair. Either repair the structure or raze it.

SEB:mmr:3274r(3)



Catherine Edwards
10212 Capitol View Ave.
Silver Spring, Md. 20910

Beth Shyford
10220 Capitol View Ave.
Silver Spring, Md. 20910

August Zinsser
10217 Capitol View Ave.
Silver Spring, Md. 20910

Phyllis Book
10116 Meadow Neck Cr.
Silver Spring, Md. 20910

May 25, 1995

MEMORANDUM

TO: Files
FROM: Clare
SUBJECT: 10216 Capitol View Avenue

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According to a message I received from Mary Quattro on the same date, no building permit to demolish was issued for the above address.



Montgomery County Government

August 26, 1993

John A. Dove
~~109 Pacer Circle~~
~~Wellington, FL 33414~~

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Inspected by: Steven E. Borkoski
Owner: John A. Dove
Occupant: Vacant

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Failure to correct the violation(s) by the deadline will result in immediate condemnation of the dwelling. In the event that you desire to vacate the dwelling as an alternative to making the required correction(s), be advised that this department offers a number of ways to assist the relocation of occupants of condemned houses. You may have the occupants contact John Lewis at 217-3750 for assistance in obtaining priority placement with the Montgomery County Housing Opportunities Commission. He can provide a referral letter and all necessary application forms for the occupants. Enforcement action be withheld provided the occupants are fully cooperating with our relocation housing assistance. In the event that this dwelling becomes vacant, all conditions must be corrected before it is reoccupied.

Failure to comply with this notice will result in enforcement action by this office. The penalty provisions of the housing code includes the imposition of Civil Fines Ranging from \$25 to \$250 per violation. In addition, each day a violation continues to exist, constitutes a separate offense and is subject to additional fines.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850
Multi-Family: 301/217-3725, Single-Family: 301/217-3750


John A. Dove
August 26, 1993
Page 2 of 2

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Sincerely,


Steven E. Borkoski
Inspector II

SEB:mmr:3274r

cc: John Dove
3925 Decatur Avenue
Kensington, MD 20910

CERTIFIED
PT7

ADDENDUM "A"
LIST OF VIOLATIONS

10216 Capitol View Avenue

August 26, 1993

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2. Maintain your lawn so that grass or weeds do not grow to a height exceeding 12 inches. Failure to cut your grass or weeds on a regular basis will result in a civil fine issued without further notice for a period of 1 year beyond the deadline in this notice if this violation is observed again. Montgomery County Code 1984, Section 26-10(g).
3. Restore the disconnected water, gas and electrical utilities. These utilities are required to be connected at all times and cannot be shut off or discontinued for any occupied dwelling except for such temporary interruption that is necessary while actual repairs or alterations are made during temporary emergencies. If a rental dwelling unit is not equipped with a separate meter for a utility, the owner must make sufficient utility payments to prevent the utility from being disconnected. If the utility meter is in the name of the tenant and the tenant has not paid overdue utility bills that caused the current disconnection, then the tenant must make immediate payment to the utility and have the utility restored or the dwelling will be condemned and ordered vacated by this department. Montgomery County Code 1984, Section 26-10(j), 26-12(a, b, & c).

INSPECTOR'S NOTE

It has been reported to this office that the interior is deteriorated, possibly beyond repair. Either repair the structure or raze it.

SEB:mmr:3274r(3)



J. Dove
3925 Decatur Ave.
Ken. Md. 20895

Fold at the center of envelope to
right of the return address

CERTIFIED

Z 222 277 741

MAIL



UNITED STATES
POSTAL SERVICE

0000



20850

U.S. POSTAGE
PAID
KENSINGTON, MD
20895
JUL 17 1995
AMOUNT

\$2.75

00065296-08

Department of Environmental Protection
Division of Development Services & Regulation
250 Hungerford Drive, Rockville, Md,
20850

RETURN RECEIPT
REQUESTED



Rona Dove

10216 Capital view



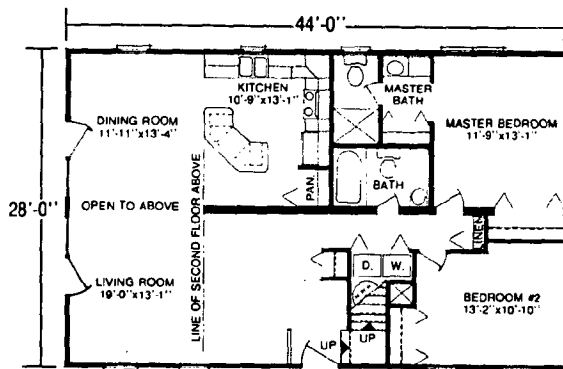
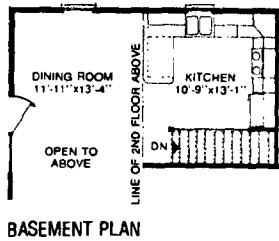
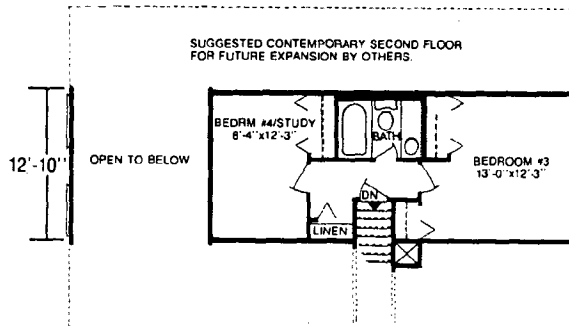
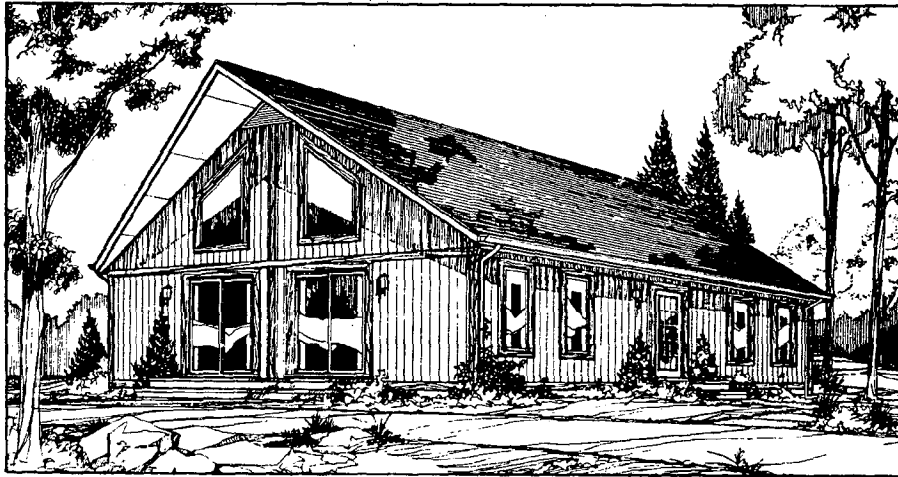
5/24/95

I gave her the HAWP
Info. sheet + said let's
do retroactive Damro. first.

NORTH AMERICAN HOUSING

CAPE COD III

CONTEMPORARY 4428



NOTE: OPT. BATH. SAME AS TRADITIONAL PLAN

4428 = 1232 S.F.

CRAWL SPACE PLAN

ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

REV. 3-1-87

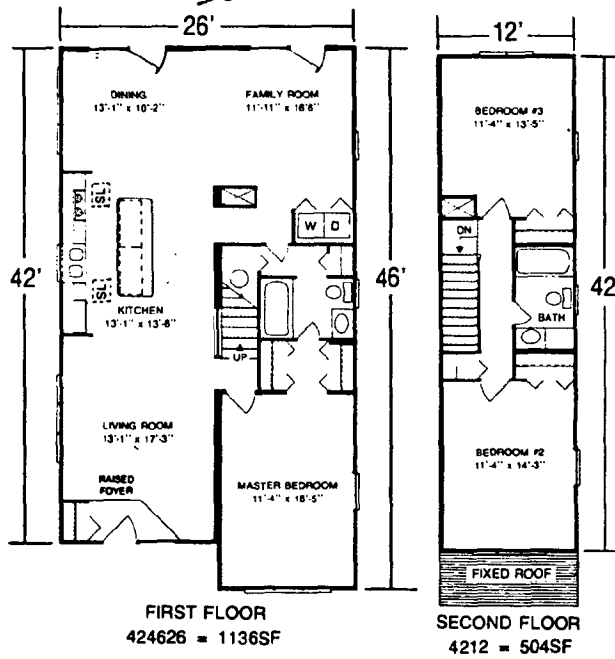
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p.o. box 145 • point of rocks, maryland 21777
(301) 948-8500 • (301) 694-9100 • (301) 442-1410

NORTH AMERICAN HOUSING

SUNDOWNER

**CONTEMPORARY
424626**



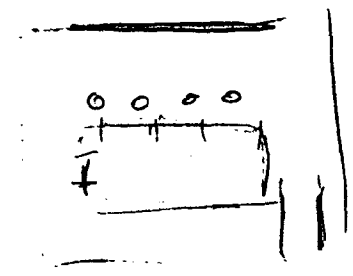
FIRST FLOOR
424626 = 1136SF

SECOND FLOOR
4212 = 504SF

 **PLAN II**

 **ALTERNATE BASEMENT**

**NOTE: CATHEDRAL CEILING
IN LIVING/DINING
AND KITCHEN**



ALL FLOOR PLANS AND ROOM SIZES ARE APPROXIMATE

REV. 3-1-87

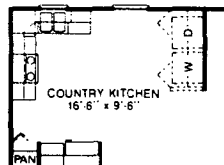
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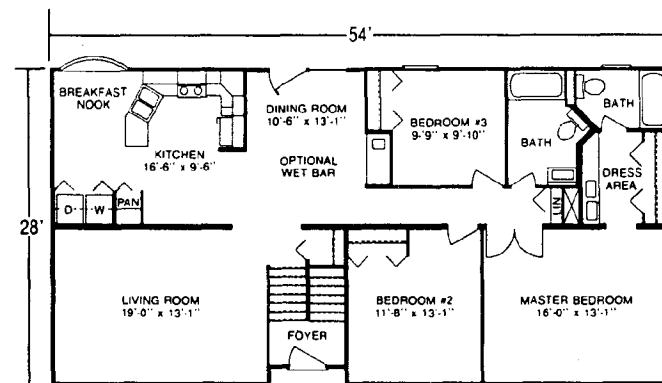
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NEWPORT

SPLIT FOYER 5428



ALTERNATE KITCHEN



• 5428 = 1512 S.F.

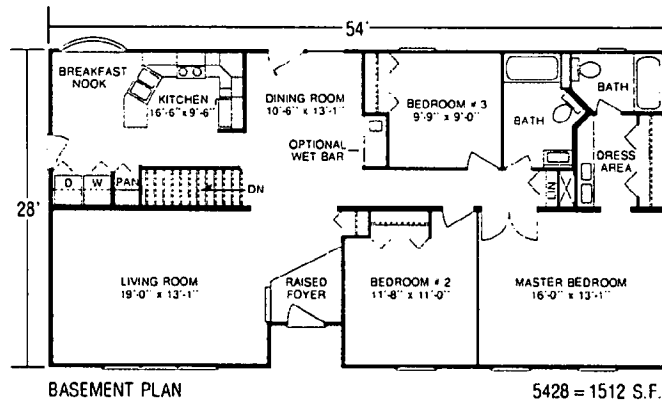
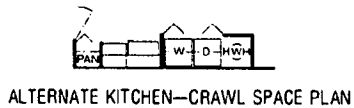
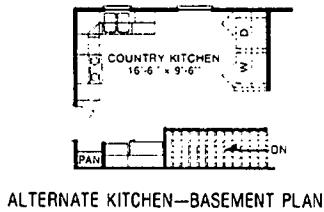
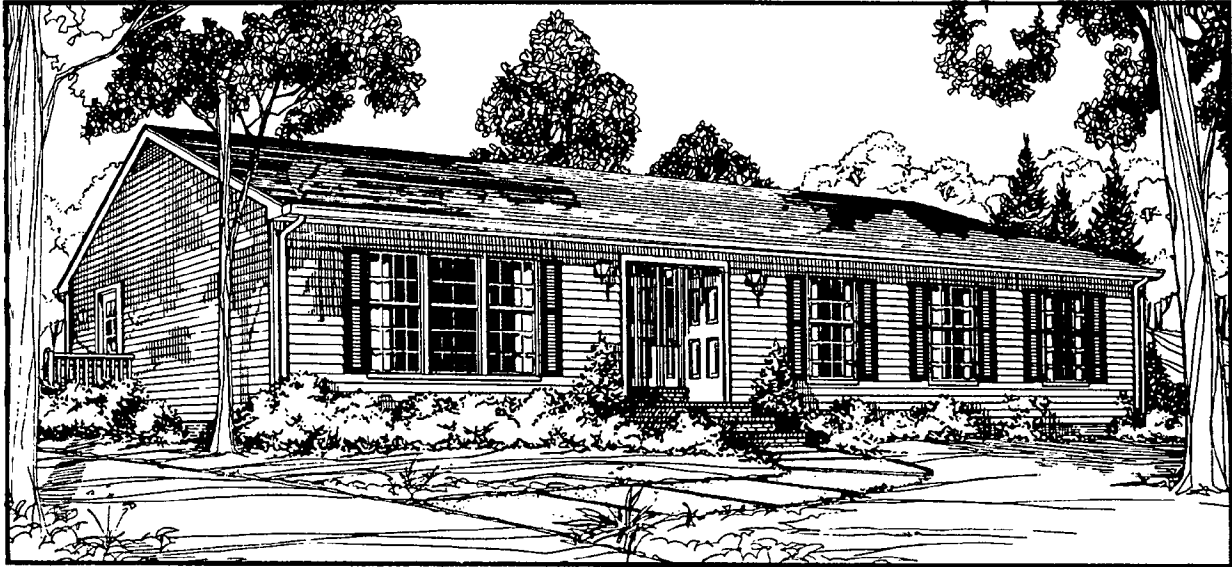
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RAMBLER
5428



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