

37/3-93GG 7063 Carroll Avenue
Takoma Park Historic District

FAXED
12/14/93**City of Takoma Park, Maryland**OFFICE OF CITY ADMINISTRATOR
TELEPHONE (301) 270-1700
FAX (301) 270-87947500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

December 14, 1993

**Mr. Robert Hubbard
Hearing Examiner
Montgomery County Department
of Environmental Protection
250 Hungerford Drive
Rockville, MD 20850****SUBJECT: 7063 Carroll Avenue--Parking Waiver Application**

Dear Mr. Hubbard:

Please find enclosed a copy of Resolution 1993-106, adopted by the City Council of Takoma Park at their regularly scheduled Council meeting held December 13, 1993.

As you will note, the Council supports the above referenced parking waiver application, and recommends that the Department of Environmental Protection approve the application, with the conditions that are outlined in the enclosed resolution.

During their discussion of this matter, the Council noted their strong support of the applicant's proposal for a fine dining restaurant, and expressed concern that any requirements placed on the applicant not be overly burdensome such that the project would be endangered.

If you have any questions regarding this Resolution, please contact Lisa Schwartz, Community Planner, at 270-1700, ext. 228.

Sincerely,


Beverly K. Habada
City Administratorcc: City Council
Frank Calcara, Applicant
Sherry Nesbit, Architect

Introduced By: Councilmember Rubin

ADOPTED: December 13, 1993

Resolution No. 1993-106

**Resolution Recommending Approval, With Conditions,
of a Parking Waiver Application
for 7063 Carroll Avenue, Takoma Park**

WHEREAS, Mr. Frank Calcara has submitted an application for parking waivers to the Montgomery County Department of Environmental Protection for the property located at 7063 Carroll Avenue, Takoma Park; AND

WHEREAS, the applicant is seeking to develop the property as a fine dining restaurant and seeks the requested waivers in order to provide the required parking for the facility; AND

WHEREAS, this property is located in the City of Takoma Park and the application has therefore been referred to the City for review and comment; AND

WHEREAS, the application has been reviewed by City staff, which has recommended that the Council Approve the application With Conditions on the basis of analysis contained in the pertinent staff report dated December 3, 1993; AND

WHEREAS, the City has provided public notice and the Council has taken public comment on this matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND THAT, the City Council hereby Supports the parking waiver application and recommends that the Department of Environmental Protection Approve the application with the following Conditions of the applicant:

1. Require that the applicant successfully obtain a joint use driveway easement agreement with the Sickler property in order to ensure an adequate entranceway.
2. Remove landscaping strip along driveway and move proposed crape myrtle further back in parking lot in order to increase width of driveway.
3. Require that the applicant provide valet parking for the proposed restaurant in order to mitigate circulation problems.

4. Provide a mixed shrub ground cover planting bed in the 10 foot landscape strip at the front of the property. Increase proposed foundation plantings to enhance residential character.
5. Provide a 6 foot solid wood fence along the rear property line abutting the Takoma Towers property, to match the existing wood fence along the adjoining single family property.
6. Extend the perimeter landscaping along the east and west sides of the property to the rear property line.

BE IT FURTHER RESOLVED THAT the City Administrator is hereby directed to transmit a copy of this Resolution to the appropriate Montgomery County authorities.

ADOPTED THIS 13TH DAY OF DECEMBER, 1993.

7063carr.res

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

November 17, 1993

Mr. Albert Randall, Chair
Montgomery County Historic
Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7063 Carroll Avenue HAWP Application--November 17 Hearing

Dear Mr. Randall:

This letter concerns the Historic Area Work Permit for parking, lighting, and landscaping that is scheduled for a hearing before the Historic Preservation Commission on Wednesday, November 17.

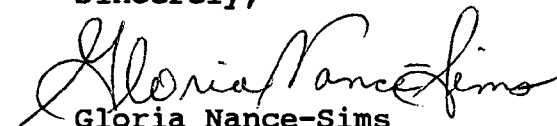
City staff has reviewed the application and finds that it is in accordance with the City's facade ordinance for Takoma Old Town. Staff recommends that the proposed bushes on the side adjoining the apartment building be of sufficient height to protect against glare from car headlights, and also that the City have the opportunity to review a landscape plan for the site. In the proposed parking layout, there is not an adequate buffer for the existing tree between spaces 8 and 9. The City Arborist recommends that in order to preserve this tree, there should be at least a 4 foot buffer on each side of the tree measuring from the centerline, which should be edged with timber or a precast tire stop.

City Code also requires that the solid waste storage area be screened from view. Although the City does not have jurisdiction over interior inspections for commercial properties, we recommend that the all openings at the ground level of the building be rodent-proof.

Regarding County staff's recommendation to reduce the parking on-site by three spaces, we have some concerns that providing this much additional off-site parking would not be feasible.

As stated in my earlier letter, the City will evaluate separately the applicant's request for parking waivers from the Montgomery County Department of Environmental Protection.

Sincerely,


Gloria Nance-Sims
Director, DHCD

cc: City Council
Frank Calcara, Applicant
Sherry Nesbit, Architect
John Reinhard, Montgomery County
Dept. of Environmental Protection
Beverly K. Habada

7063chp2.ltr

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

October 11, 1993

Mr. Albert Randall, Chair
Montgomery County Historic
Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7063 Carroll Avenue HAWP Application

Dear Mr. Randall:


We understand that the Historic Preservation Commission will be hearing an application for a Historic Area Work Permit for a proposed restaurant at 7063 Carroll Avenue on Wednesday, October 13. We have also recently learned that the applicant now wishes to expand the restaurant to the second floor of the building, which will result in the need for 25 parking spaces, 17 to be provided on-site and 8 to be provided off-site. We understand that the parking arrangements for the building are not addressed in the current HAWP application, but that they will be the subject of a future HAWP application, and that the applicant will also be seeking parking waivers from the Montgomery County Department of Environmental Protection. Nevertheless, I wish to register our concern about the parking at this point, and make it clear that our comments on the current application should not be interpreted to extend to the parking for the building, which we will evaluate separately.

We have reviewed the application for compliance with the City's facade ordinance and have determined that all of the proposed changes as indicated in the preliminary drawings comply with the ordinance.

Finally, our planning staff person will be on leave during the latter part of October. I therefore request that any action by the HPC on the parking for the site be delayed until at least mid-

November. We feel that the HPC's action on the application should be delayed until at least that time in any case, due to the need for proper notice and community discussion of the application.

Sincerely,


Gloria Nance-Sims
Director, DHCD

cc: City Council
Frank Calcara, Applicant
Sherry Nesbit, Architect
John Reinhard, Montgomery County Dept.
of Environmental Protection
Beverly K. Habada

7063chpc.1tr

City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

November 17, 1993

Mr. Albert Randall, Chair
Montgomery County Historic
Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

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Regarding County staff's recommendation to reduce the parking on-site by three spaces, we have some concerns that providing this much additional off-site parking would not be feasible.

As stated in my earlier letter, the City will evaluate separately the applicant's request for parking waivers from the Montgomery County Department of Environmental Protection.

Sincerely,


Gloria Nance-Sims
Director, DHCD

cc: City Council
Frank Calcara, Applicant
Sherry Nesbit, Architect
John Reinhard, Montgomery County
Dept. of Environmental Protection
Beverly K. Habada

7063chp2.1tr

November 16, 1993

Nancy Witherell
Historic Preservation Planner
The Maryland-National Capital
Park & Planning Commission

FAX: 301-495-1307

Dear Nancy:

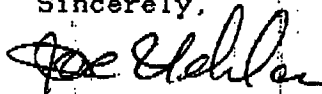
Thanks for sending me the information about the restaurant project on the Carroll Ave. property that abuts my property. I had no idea what was planned for that property prior to hearing from you. Unfortunately, I cannot make the hearing tomorrow night because my wife has to work late and we only have one car, and I need to take care of our six and seven year old sons.

I agree fully with your recommendations concerning raising the fence height, additional buffer plantings, and a larger buffer zone with fewer parking spaces in the rear. I really appreciate the effort you've made to make sure that the job has minimum impact on us. We are concerned about evening commotion (noise, exhaust fumes, etc.) coming from that rear parking lot.

Most importantly I am concerned about rodents. We've already had a serious rodent problem (rats) — one that we've been battling for several years. I believe that the rodents emanate from the property now being renovated into a restaurant, the old folks home, the apartment building, and the Sickler property. Our concern is that a restaurant will increase the rodent problem. I'd like to see the restaurant owners develop a plan to prevent the problem.

Please feel free to contact me with questions or comments, and let me know how the hearing goes. Thanks again.

Sincerely,



Joseph B. Uehlein
11 Pine Ave.
Takoma Park, Maryland
20912

Home Phone: 301-270-5597
Home FAX: 301-270-5599
Office Phone: 202-842-7817
Office FAX: 202-842-7838

Sherry E. Nesbit, Architect
9320 Ocala Street
Silver Spring, Maryland 20901
(301) 565-0128

November 22, 1993

to: Nancy Witherell
Historic Preservation Planner

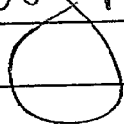
Re: Calcare Restaurant
Planting list per HWP permit (2 copies)

If you have any questions please let
me know.

Sincerely yours
Sherry Nesbit

cc:
Lia Swartz
Calcare

Snowy Kites -



6' bad

4' seats

exposed landscape

20'

gray asphalt
driveway

NOTE
ISSUED -
APPLICANT DED
NOT SUBMIT
ADD INFO



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Frank Calcara TELEPHONE NO. 202-544-5500
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR OWNER TELEPHONE NO. _____

PLANS PREPARED BY Sherry E. Nesbit CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301-565-0128
(Include Area Code)

REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE

House Number 7003 Street Carroll Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Tuley

Lot 1 Block 16 Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) 05 515 Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 8,000 - Parking lot Phase II

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. 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.

Sherry E. Nesbit

10.7.93

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 93/110711275 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: 7063 Carroll Avenue Meeting Date: 11/17/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93GG Tax Credit: No
Public Notice: 11/3/93 Report Date: 11/10/93
Applicant: Frank Calcara Staff: Nancy Witherell
PROPOSAL: Parking lot/lighting/
site alterations RECOMMEND: Approve with
condition

At its October 13, 1993, meeting, the HPC reviewed a proposal for exterior renovation and alteration to this property, a Four Square-style house designated a contributing resource in the Takoma Park Historic District. The building, zoned for commercial use, is intended for future use as a restaurant.

The applicant intends to expand the proposed restaurant to the second floor, which would require more parking than the 7 spaces already on the site. Currently, there are 4 gravel spaces in the front yard and 3 concrete spaces behind the building, at the end of a gravel/asphalt driveway. The applicant would need a total of 25 spaces and proposes to add 10 spaces in the rear yard (for a total of 17 spaces) and accommodate an additional 8 spaces off site. The side driveway must be 20' to be approved by the county zoning office without a waiver.

For property zoned C-1, there are no side yard set back requirements. A 20' rear yard setback is required because there is one residentially-zoned property adjoining the rear corner. Other adjacent properties are commercially zoned. The applicant is providing 4' side yard setbacks and a 20' rear yard setback. These areas would receive additional plantings, although the specific information is not included in the HAWP application.

The existing fence around the rear yard is 6' in height at the rear and 4' in height along the sides. The rear yard presently is filled with junk that would be cleared from the site. The applicant intends to retain the existing concrete and asphalt areas, filling in the remaining spaces with gravel.

The proposed lighting would be colonial-style in design and

commercial in height and lumens. The architect estimates that the light poles would be approximately 25'-30' in height. The light pole closest to the residential property would be approximately 35' in front of the rear property line.

STAFF DISCUSSION

As shown on the zoning map in the packet, the properties on either side of the applicant's property are not residential in nature. At the rear, the back 20' of the side property line of a residential (R-60) lot facing Pine Avenue abuts the applicant's property.

The staff's primary concern during this review has been the effect of this rear parking lot and the attendant lighting and traffic activity on the residential property facing Pine Avenue.

In the staff's judgment, the applicant has tried to mitigate these effects through design. For example, note the new light pole at the rear corners--the applicant proposes planting new trees behind the poles in order to screen the light from adjacent properties. And the lawn areas themselves are extended at the rear corners.

The staff would recommend two conditions and offer two suggestions. The first condition is that a planting scheme be presented for approval at the staff level. The plantings should provide a sufficient buffer at the rear corner adjacent to the residential lot to mitigate the effects of light and noise.

The second condition is that the HPC direct the applicant to find additional parking spaces off site so that the area behind the building can have a rear yard setback in excess of the minimum requirement. While the zoning code requires 20', which is what the applicant has provided, the staff believes the applicant should make a good faith effort to reduce the number of parking spaces on site, since the effects of the restaurant business will be felt most keenly at night, when a residential owner might expect the quiet enjoyment of his property.

The two suggestions are: 1) that the fence be raised to full allowable height (78") along the rear property line as part of a landscape buffer plan; and 2) that a lighting fixture more neutral in style be found.

STAFF RECOMMENDATION

The staff recommends that the proposed application be found generally acceptable, but only on the conditions that 1) a landscape buffer plan be submitted for approval by the staff; and 2) that the number of on-site parking spaces be reduced by approximately 3 so that a larger and more substantial planted buffer be provided to the residential neighbor.

The staff recommends that with these conditions, the application

be found to be compatible with the Takoma Park guidelines and consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with 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.

Montgomery
County
Government

Historic Preservation Commission

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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
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(Contract/Purchaser) (Include Area Code)
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CONTRACTOR owner CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
PLANS PREPARED BY Sherry E. Nesbit TELEPHONE NO. 301-565-0128
(Include Area Code)
REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE
House Number 7003 Street Carroll Ave
Town/City Takoma Park Election District _____
Nearest Cross Street Talip
Lot 16 Block 16 Subdivision _____
Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) 05 515 Circle One: A/C Slab Room Addition
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1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo
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2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 Septic 03 Other _____
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4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Sherry E. Nesbit 10.7.93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9310070075 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

4

Phase II - Parking
Part of House

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT ^{7063 Carroll Ave.}
^{"Contributing" type}
- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Phase II - for house see earlier HWP
Existing yard has 3 parking spaces in rear and four in front. Some trees (to remain) and over grown landscaping along existing fences; 6' high at rear + East side of property and 4' on west side. The property is border by G-1 except for 20'± of R-60, a single family house which is set towards Pine street away from rear yard.

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

Owner proposes to add additional parking (10 space (gravel) to meet zoning requirements for restaurant. Additional trees and plantings are planned for perimeter and front yard. No change to front parking only adding landscaping and new sign. Work will enhance the property and make it more attractive. Light fixtures to be "traditional pole" lights (see attached) set in so as to minimize glare to neighbors. However, there are no buildings close to parking except for apt. building at west side. (5)

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:

The new work will have gravel parking with new trees + bushes + light poles (6' high). A rear yard set back of 20' is maintained ~~and~~ all existing trees will be preserved.

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

The new landscaping will enhance + shield parking from neighbors. Combined with the existing fences the parking will be well shielded from neighbors.

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

Work has a low impact, as the ^{existing} residential neighbor house is located far from parking. In addition the tall and use of residential style light poles will limit light into west apartment which are located 10-12ft away from side yard property line.

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).

..ADJOINING PROPERTIES AND PROPERTIES THAT FACE
7063 CARROLL AVENUE, TAKOMA PARK, MD

✓ 7051 Carroll Avenue Lots 3-4-5 Lts 6-7 8 Gilbert & Wood
Montgomery County Revenue Authority
201 Maryland Avenue
Rockville, Maryland 20850

✓ 7057 Carroll Avenue 6 unit Building
Pinnick
7057 Carroll Avenue
Takoma Park, Md 20912

✓ 7060 Carroll Avenue L & E
Calcara / Sherman
8212 Old Georgetown Road
Bethesda, Md 20814

✓ 7071 Carroll Avenue Gilberts Add 6009/278
Sickler Andrew C & S L
5320 Ijamsville Road
Ijamsville, Maryland 21754

101 Park Avenue Hillcrest
Shapiro Ikene
101 Park Avenue
Takoma Park, Maryland 20912 301 270-3250

102 Park Ave Hillcrest 2637/384
Pedersen Emaanuel W & E et al
102 Park Avenue
Takoma Park, Md 20912 301- 270-4712

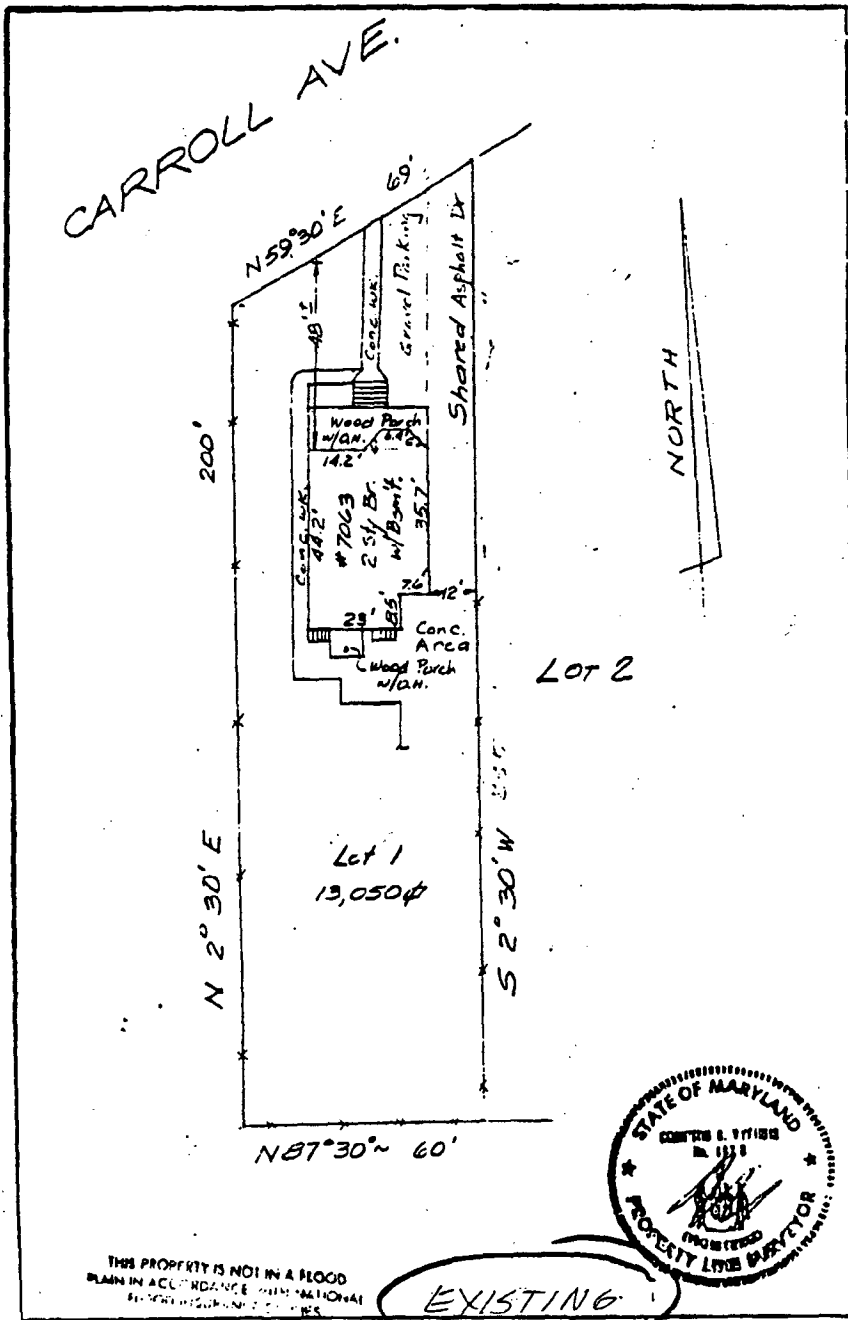
✓ 512 Tulip Avenue Lt 2 L & E Sub
Silberman Lawrence S
14118 Old Columbia Pike
Burtonsville, Maryland 20866 301 384-2811

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Silberman Lawrence S
14118 Old Columbia Pike
Burtonsville, Maryland 20866 301 384-2811

508 TULIP AVE
TERRY MADIS, TRISHA ZIARA, JULIE ZANDERSON
508 TULIP AVE, TAKOMA PARK, MD. 20912 (301) 270-1879
7054 CARROLL AVE. LOT 22
ELLIS G. DAVID, 1901 ILLINOIS AVE. NE.
ST. PETERSBURG, FL. 33703

Need RES 201/
owners or
Pine Ave -

Mr. Joseph B. Uehlein
11 Pine Ave
T.P., MD 20912



ENGINEERS
SURVEYORS
F. W. H. S.

VYFHUIS and ASSOCIATES
7501 Eastern Ave. S. of Spring, Maryland 20910



THIS PROPERTY IS NOT IN A FLOOD PLAIN IN ACCORDANCE WITH NATIONAL FLOOD INSURANCE PROGRAM REQUIREMENTS.

EXISTING

HOUSE LOCATION PLAT	LOT 1
7063 CARROLL AVENUE	BLOCK 16
B.F. GILBERT'S ADDITION TO	PLAT BK. A
"TAKOMA PARK"	PLAT NO. 2
MONTGOMERY COUNTY	SCALE 1" = 30'
	DATE 9-13-93

CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

8

CARROLL AVENUE

SIDEWALK

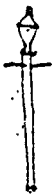
4 SPACE

DRIVEWAY

NOTE:

SEE PROPOSED SITE 10.2693
 PLAN FOR COMPLETE
 INFORMATION

LIGHT POLE

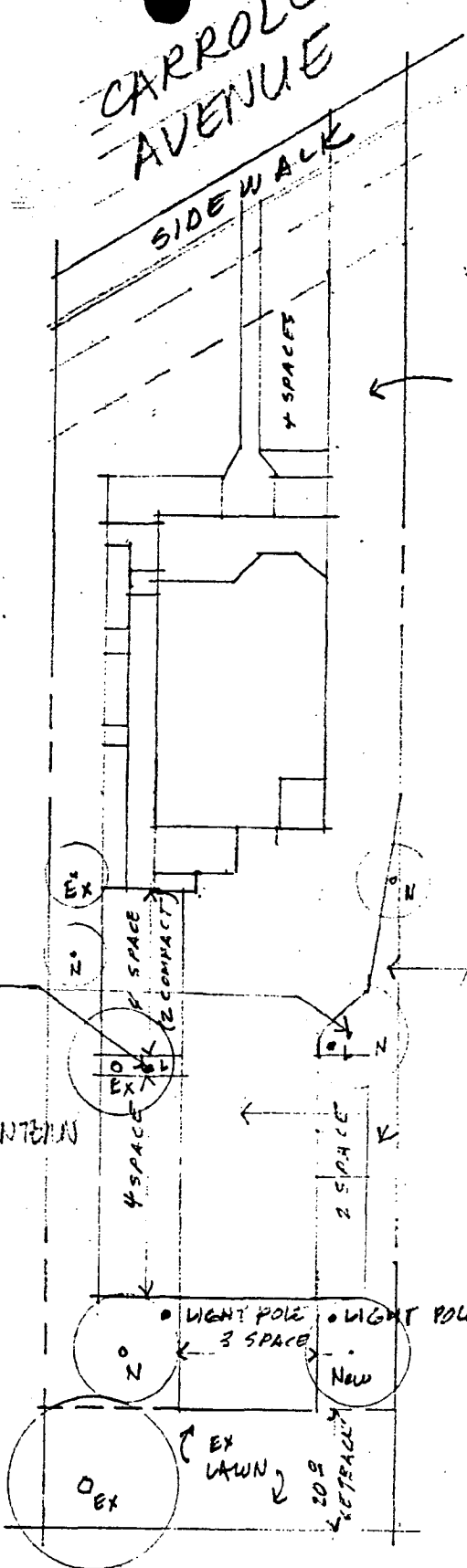


60' HT
 BLACK LANTERN
 W/ POLE

DETAIL

PLANTING BED AROUND
 PARKING PERIMETER, TYPICAL

PARKING: 25/1000
 1000 SQ. FT. PATRON
 25 REQ'D
 7 EXISTING
 10 PROPOSED
 8 OFF SITE



9

SHERRY NEBBIT
 ARCHITECT
 301-565-0128

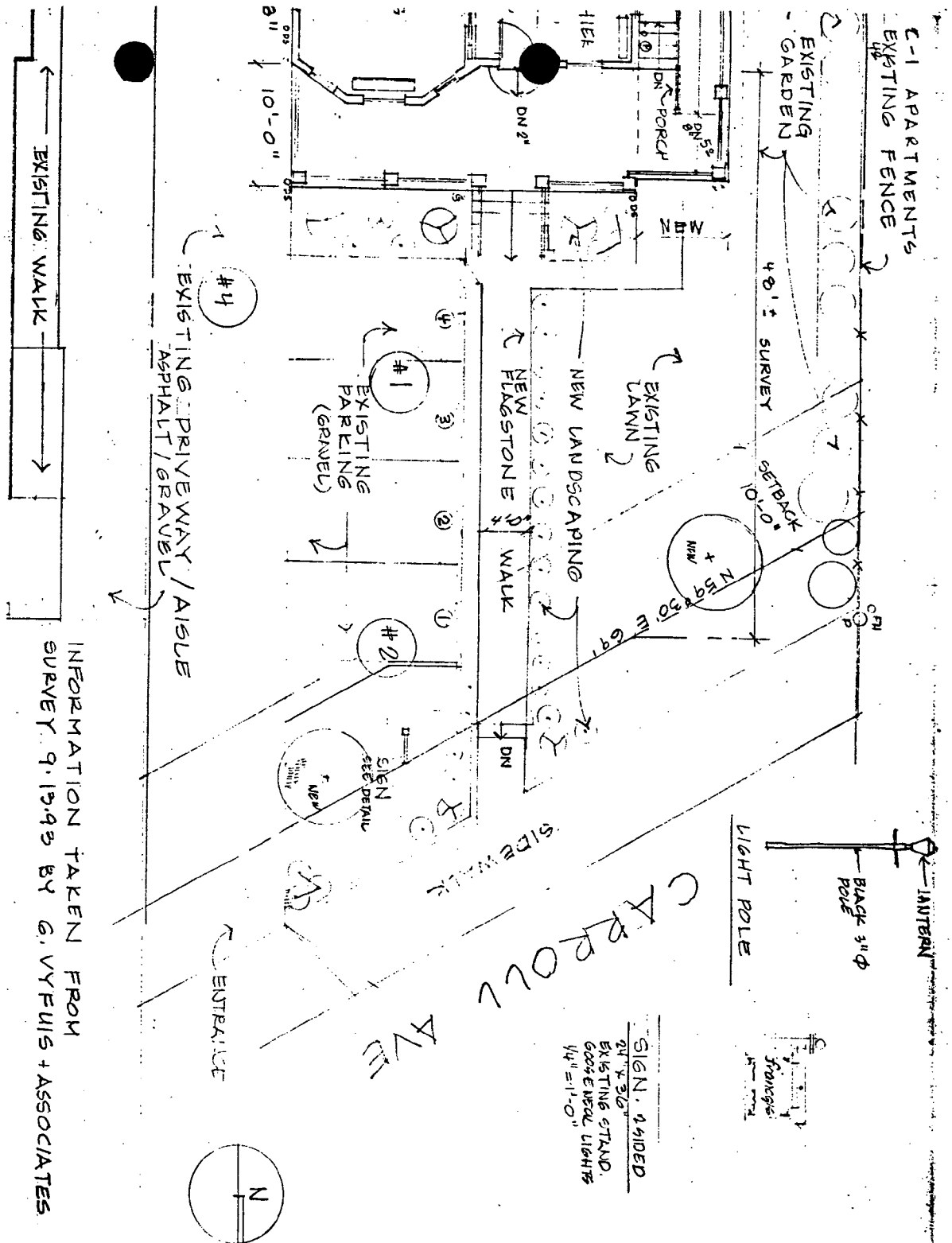
FRANK CALCORA
 7063 CARROLL AVE
 TAKOMA PARK, MD



ADDENDUM #1
 HWP
 DRN SN
 DATE 10.6.93
 SCALE 1:30'

XXXXXXXXXX

CITY OF ...



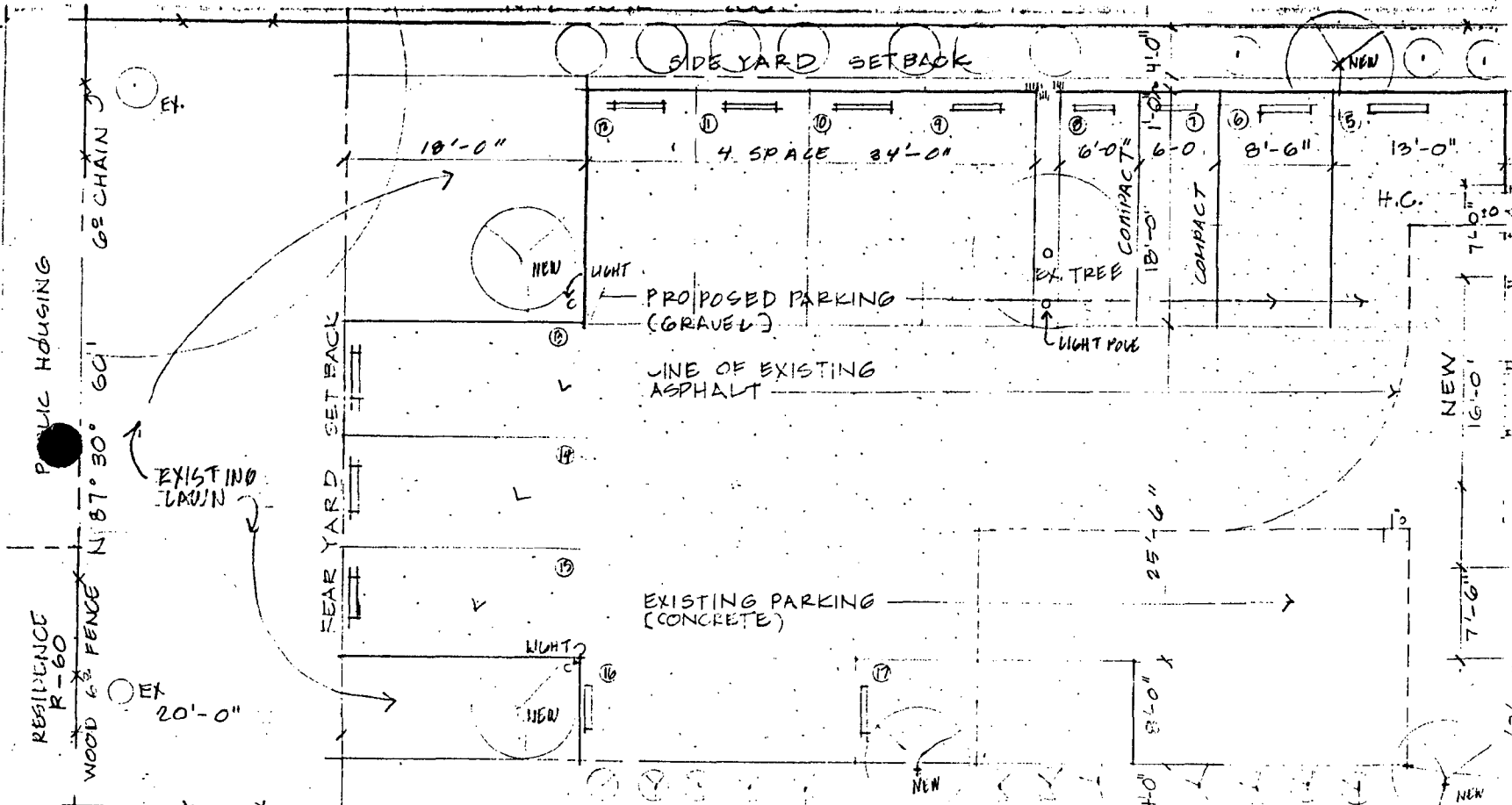
INFORMATION TAKEN FROM
 SURVEY 9.19.93 BY G. VYFUIS + ASSOCIATES

PROPOSED CONDITIONS

CALCARA
 7063 CARROLL AVE. TAKOMA PARK



21



S 2° 30' W 235'

EXISTING: 1232 sq ft
ADDITION: 184 sq ft

ZONING: C-1 USE: EXISTING RETAIL, PROPOSED: 40 PERSON RESTAURANT TYPE 'B'

PARKING 25/1000, NET PATRON 1000 sq ft = 25 SPACES; - EXISTING, IS PROPOSED, 8 OFF

HISTORIC DESIGNATION: CONTRIBUTING (1926?)

EXISTING SITE
1/8" = 1'-0" L.S.
(6590 REDUCTION)

*Colara
lighting*

ENERGY SAVING CHOICES

HIGH PRESSURE SODIUM

High pressure sodium (HPS) is a light source which reduces energy costs by producing more light for every watt of electricity used. You'd have to use a 150 watt incandescent bulb to equal the light output of one 50 watt HPS bulb. What's more, you'd use about 30 incandescent bulbs during the 24,000 hour rated life of one 50 watt HPS bulb. HPS produces light with a characteristic golden color.



Other HPS post lanterns are TC5404-31 on page 144 and TC5410-31 on page 146.

TC5460 HIGH PRESSURE SODIUM. Post lantern. Black cast aluminum. Cast eagle. White acrylic panels. Fits 3" post (order separately). 10½" sq., 23" ht. One 50w HPS E-17 bulb.

*25'-30' center
4000 lumen 1/5 foot. candle*

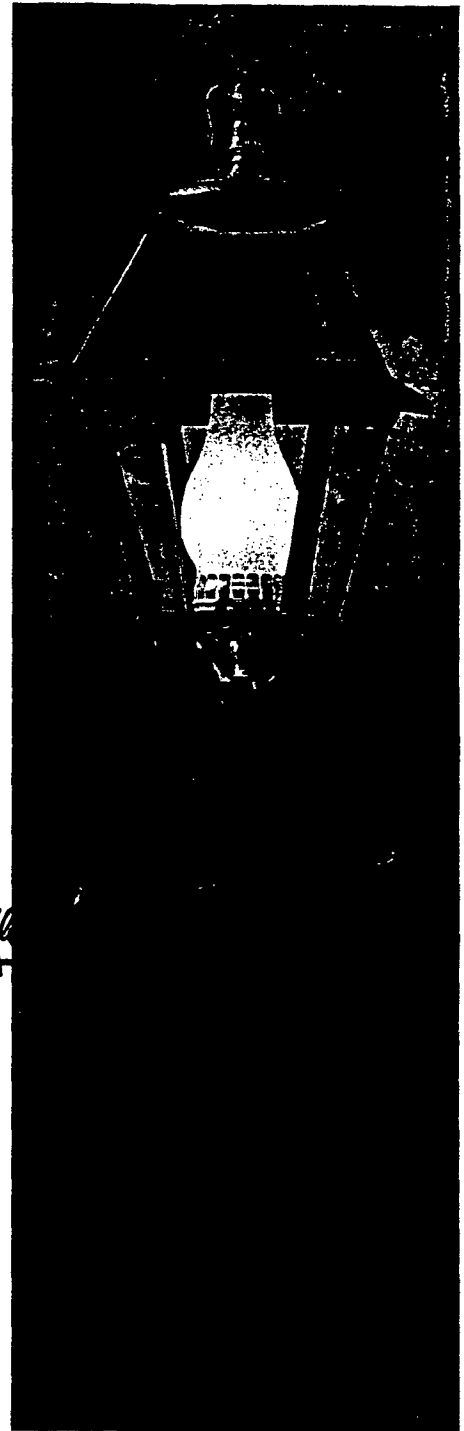
MERCURY VAPOR

Mercury vapor (MV) is another highly efficient light source which reduces energy costs by producing more light per watt of electricity used. It would take a 200 watt incandescent bulb to equal the light output of these lanterns with a 100 watt mercury vapor bulb. Also, you'd use about 30 incandescent bulbs during the 24,000 hour rated life of one 100w H-38 MV bulb. MV produces a characteristic cool white color.



TC5438 MERCURY VAPOR. Post lantern. Black cast aluminum. Cast eagle. White acrylic panels. Fits 3" post (order separately). 10½" sq., 23" ht. One 100w H-38 MV bulb.

For in-line installations of more than 9 HPS lanterns or 3 MV lanterns, capacitors must be used and are available on special order.



P5455 INCANDESCENT. Black cast aluminum post lantern. Frosted glass chimney. Clear glass panels lift out for easy relamping. Fits 3" post (order separately). 10½" sq., 22" ht. One bulb, 100w max.

Posts and other mounting accessories on page 153.

Medium base bulb

Cast aluminum, guaranteed rust-free

14



LOOKING AT HOUSE ON
PINE ST



LOOKING AT ^{REAR} LAWN OF
PUBLIC HOUSING

REAR YARD
SOUTH-EAST
(5)

REAR YARD
SOUTH - WEST

SCALE: 1/8" = 1'-0"

CALCARA RESTAURANT
7003 CARROLL AVE
TAYLOR PARK MD

SHERRY NESBIT ARCHITECT
KING-0123 DATES: HWP 9.22



VIEW LOOKING AT APARTMENT S
(PROPERTY TO THE WEST)

19

CALCARA RESTAURANT
7003 CARROLL AVE
TAKOMA PARK MD

SHERRY NESBIT
ARCHITECT
K1652124

SCALE: 1/8" = 1'-0"

DATES: HWP 9.22

(17)

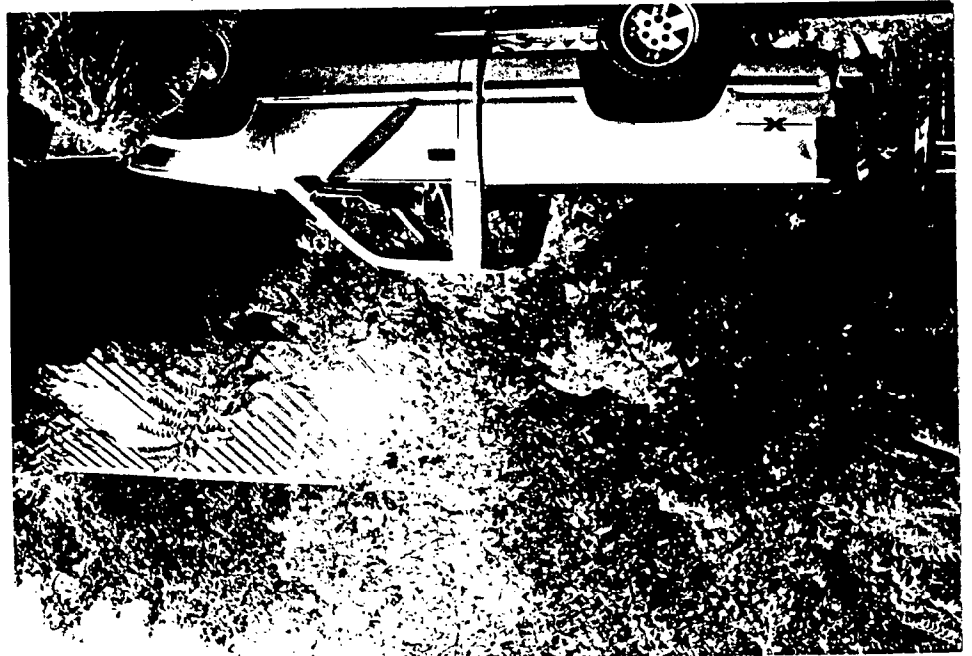
CALCARA RESTAURANT
7063 CARROLL AVE
TAYLOR PARK MAN

ARCHITECT
KASMINA

SHEPHERD NESSBIT
DATE: HOOP 9.22

SCALE: 1/8" = 1'-0"

VIEW OF SICKLEBURN PROPERTY TO EAST





VIEW LOOKING AT APARTMENT S
(PROPERTY TO THE WEST)

SCALE: 1/8" = 1'-0"

CALCARA RESTAURANT
7063 CARROLL AVE
TAKOMA PARK, MD

SHERRY NESBIT
ARCHITECT
565-0128

DATES: HWOP 9.22



VIEW OF SICKLER PROPERTY TO EAST

SCALE: 1/8" = 1'-0"

CALCARA RESTAURANT
7063 CARROLL AVE
TAKOMA PARK, MD

SHERRY NESBIT
ARCHITECT
565-0128

DATES: HWP 9.22



LOOKING AT HOUSE ON
PINE ST

REAR YARD
SOUTH-EAST



LOOKING AT ^{REAR} LAWN OF
PUBLIC HOUSING

REAR YARD
SOUTH - WEST

SCALE: 1/8" = 1'-0"

CALCARA RESTAURANT
7063 CARROUL AVE
TAKOMA PARK MD

SHERRY NESBIT
ARCHITECT
565-0128
DATES: HWP 9.22

CARROLL AVENUE

SIDEWALK

DRIVEWAY

NOTE:

SEE PROPOSED SITE 10.26.93
 PLAN FOR COMPLETE
 INFORMATION

PLANTING BED AROUND
 PARKING PERIMETER, TYPICAL

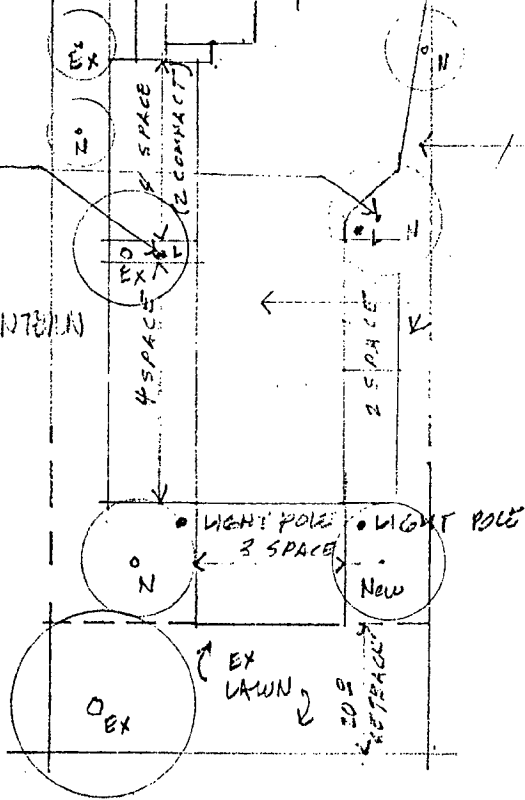
PARKING: 25/1000
 1000 SQ. FT. PATRON
 25 REQ'D
 7 EXISTING
 10 PROPOSED
 8 OFF SITE

LIGHT POLE



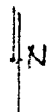
6' HT
 BLACK LANTERN
 W/ POLE

DETAIL



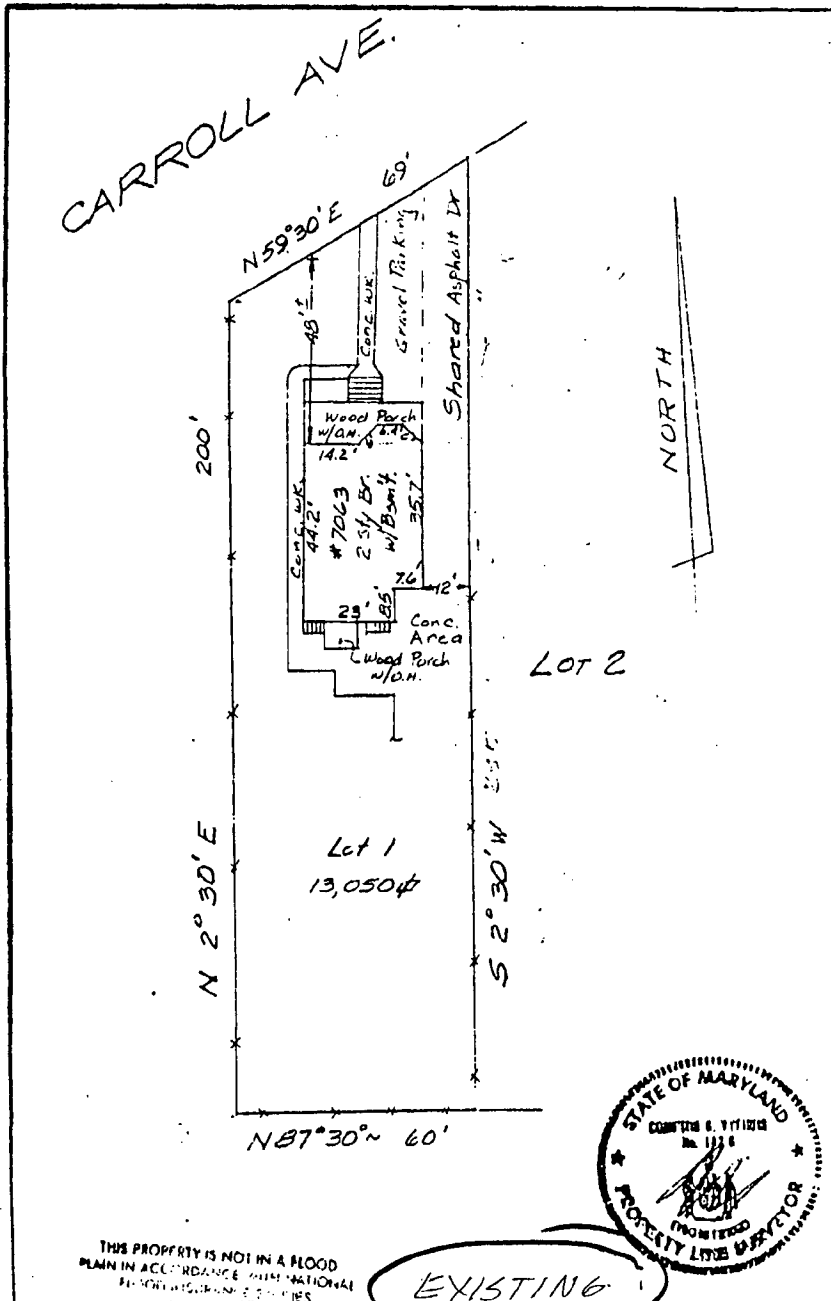
SHERRY NEBBIT
 ARCHITECT
 301-565-0128

FRANK CALCARA
 7003 CARROLL AVE
 TAYLOR PARK, MD



ADDENDUM #1
 HWP
 DRN SN
 DATE 10.6.93
 SCALE 1:30'

~~XXXXXXXXXX~~ SITE PLAN



ENGINEERS
SURVEYORS
F. W. H. S.

VYFHUIS and ASSOCIATES
7951 Eastern Ave. S. of Spring, Maryland 20810



THIS PROPERTY IS NOT IN A FLOOD PLAIN IN ACCORDANCE WITH NATIONAL FLOOD INSURANCE PROGRAMS

EXISTING

HOUSE LOCATION PLAT	LOT 1
7063 CARROLL AVENUE	BLOCK 16
"B.F. GILBERT'S ADDITION TO	PLAT BK. A
"TAKOMA PARK"	PLAT NO. 2
MONTGOMERY COUNTY	SCALE 1" = 30'
MARYLAND	DATE 9-13-93
CASE NO.	CHECKED BY
	DEPT. OF CALCULATIONS

CERTIFICATION: I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

Thomas J. Vyfhuis

Phase II - Parking
Part of House

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT ^{7063 Carroll Ave.}
^{"contributing" type}
- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Phase II - for house see earlier HWP
existing yard has 3 parking spaces in rear and four in front. Some trees (to remain) and over grown landscaping along existing fences; 6' high at rear + East side of property and 4' on west side. The property is border by G-1 except for 20'± of R-60, a single family house which is set towards Pine street away from rear yard.

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

Owner proposes to add additional parking (10 spaces) (gravel) to meet zoning requirements for restaurant. Additional trees and plantings are planned for perimeter and front yard. No change to front parking only adding landscaping and new sign. Work will enhance the property and make it more attractive. Light fixtures to be "traditional pole" lights (see attached) set in so as to minimize glare to neighbors. However, there are no buildings close to parking except for apt. building at west side.

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:

The new work will have gravel parking with new trees + bushes + light poles (6' high). A rear yard set back of 20' is maintained ~~and~~ all existing trees will be preserved.

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

The new landscaping will enhance + shield parking from neighbors. Combined with the existing fences the parking will be well shielded from neighbors.

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

Work has a low impact, as the ^{existing} residential neighbor house is located far from parking. In addition the tree / and use of residential style light poles will limit light into west apartment which are located 10-12ft away from side yard property line.

3. Project Plan:

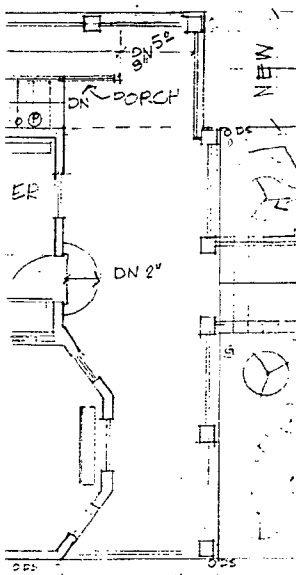
Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- 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).

2-1 APARTMENTS
EXISTING FENCE

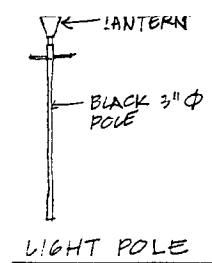
EXISTING GARDEN



48' ± SURVEY
SETBACK 10'-0"

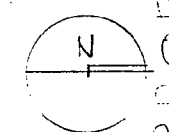
EXISTING LAWN
NEW LANDSCAPING
NEW FLAGSTONE WALK

EXISTING PARKING (GRAVEL)
EXISTING DRIVEWAY / AISLE
ASPHALT / GRAVEL

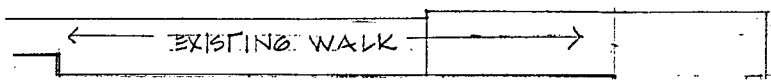


SIGN - 2 SIDED
24" x 36"
EXISTING STAND
GOOSENECK LIGHTS
1/4" = 1'-0"

SIDEWALK
CARROLL AVE
ENTRANCE

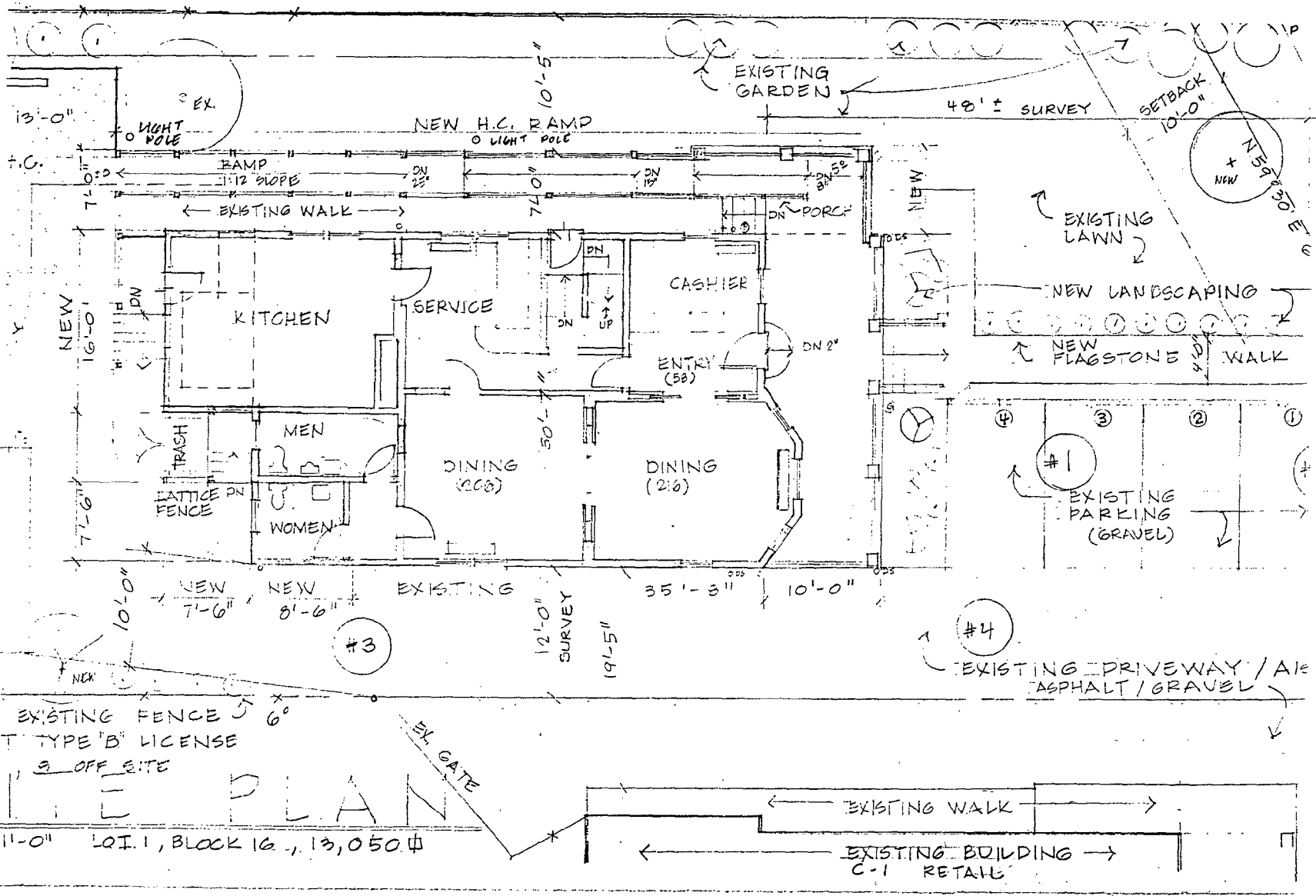


INFORMATION TAKEN FROM
SURVEY 9.13.93 BY G. V. YEUIS + ASSOCIATES



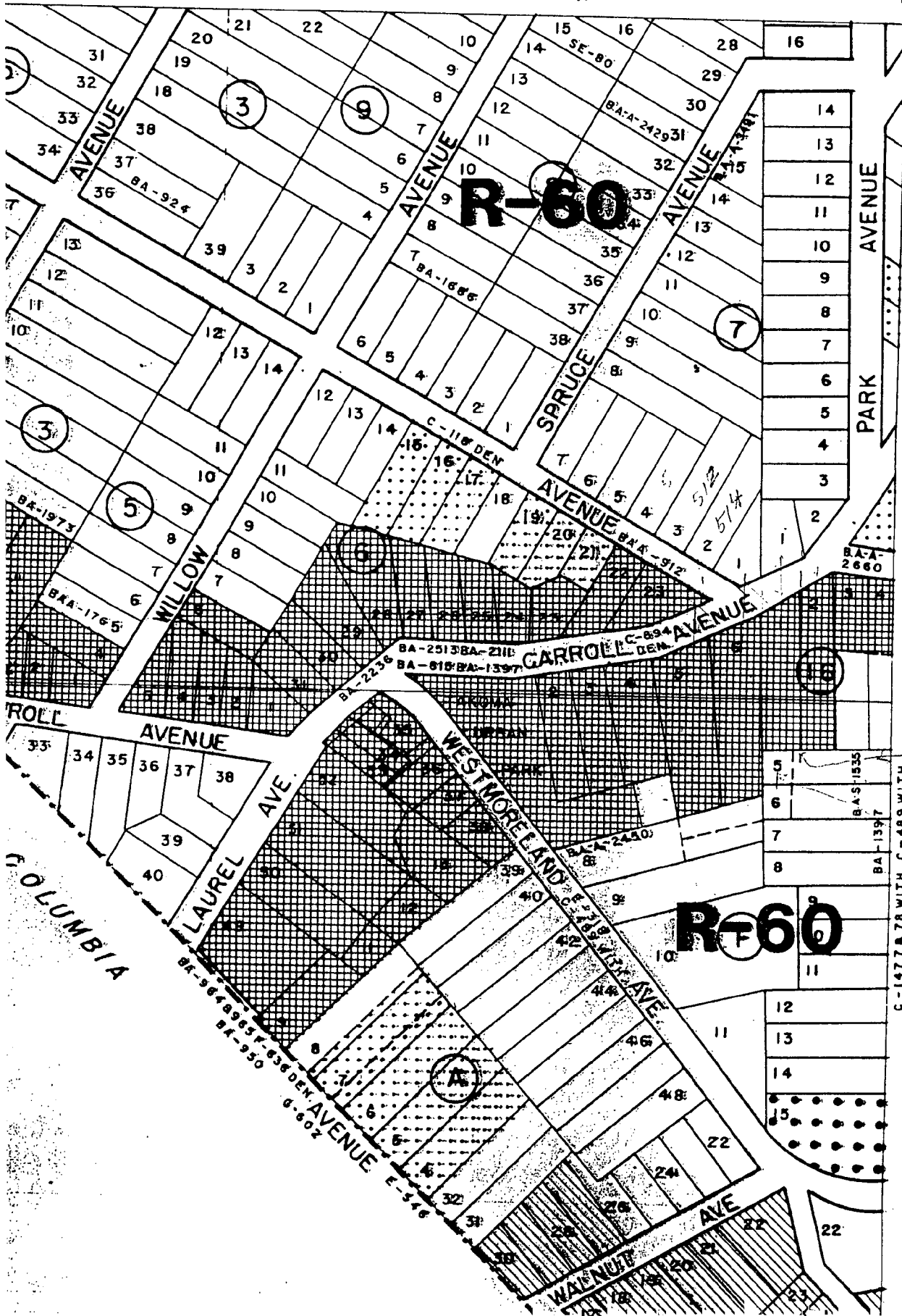
PROPOSED CONDITIONS

WALCARRA
7063 CARROLL AVE. TAKOMA PD



*Colcara
A zoning neighbors*

000
N 32,000



JOSEPH B. UCHLEIN
1051 CARROLL AVE
MONTGOMERY COUNTY
PARKERSBURG, WV 26102

1051 Carroll Ave
(ON CORNER)
MONTGOMERY
County
Revenue
Authority
201 N. Capitol
Parkville, MO
64080
part of

C-1477 B 78 WITH C-489 WITH

Colara Lighting

ENERGY SAVING CHOICES

HIGH PRESSURE SODIUM

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*25'-30' center
4800 lumen 1/5 foot. candle*

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*2x ~~4800~~ lumen
4800*

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P5455 INCANDESCENT. Black cast aluminum post lantern. Frosted glass chimney. Clear glass panels lift out for easy relamping. Fits 3" post (order separately). 10½" sq., 22" ht. One bulb, 100w max.

Posts and other mounting accessories on page 153.

Medium base bulb

Cast aluminum, guaranteed rust-free

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**