

37/3-95M 7314 Piney Branch Rd
Takoma Park Historic District

37/3-95M

~~7010 Holly Ave~~

7314 Piney Branch Rd
Takoma Park

April 1995

37/3-95 M
7314 Piney Branch Rd
Takoua Park

April 1995



7314 Piney
Branch
Plymouth



7314 Piney
Branch
Phyys

OWNER - PHIPPS



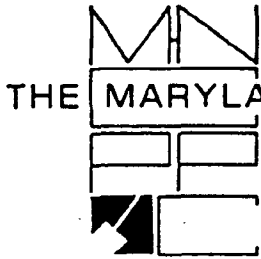
7314 PINEY BRANCH RD
TAKOMA PARK, MD



7314

Piney
Brook

Phylo



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

DATE: April 28, 1995

MEMORANDUM

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

FROM: Gwen Marcus, ^{DDX}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 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: Frances Phipps

Address: 7314 Piney Branch Road, Takoma Park

***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.



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

DATE: April 28, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{PPZ} 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!



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON KAREN WOOD, SIA
 DAYTIME TELEPHONE NO. (301) 299-1126

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER FRANCES PHIPPS DAYTIME TELEPHONE NO. ()
 ADDRESS 7210 HOLLY AVENUE TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR PHIPPS CONSTRUCTION TELEPHONE NO. (301) 588-4651
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER KAREN WOOD DAYTIME TELEPHONE NO. (301) 299-1126

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7314 STREET PINEY BRANCH ROAD
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET EASTERN AVE
PART OF
 LOT 9 10 BLOCK 11 SUBDIVISION SARAH BRASHEAR'S
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 5,800
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

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.

Karen M. Wood Signature of owner or authorized agent April 7, 1995 Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 4/28/95

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

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:

At rear of house, the two story wood screened porch are collapsing. The roof over the upper level was added post in the 40s ± and is not original to the house.

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

We propose a two story open deck using the existing masonry base. Our detailing is sympathetic to the Craftsman style of the house and in no way compromises the historical integrity of the property and environmental setting.

2. SITE PLAN

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

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

- 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.
- 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

- 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.
- 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

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

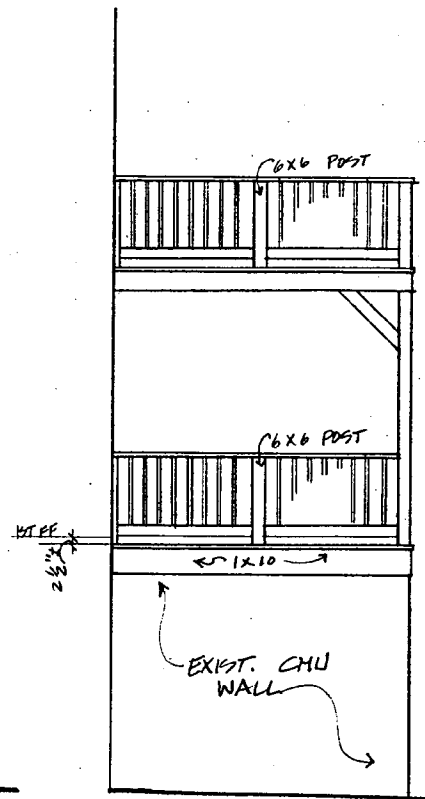
Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



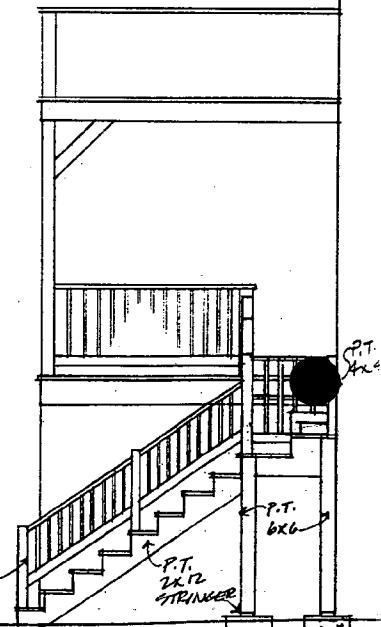
REAR ELEVATION 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 3/26/15 4/23/15

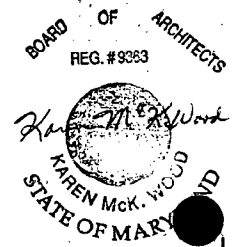


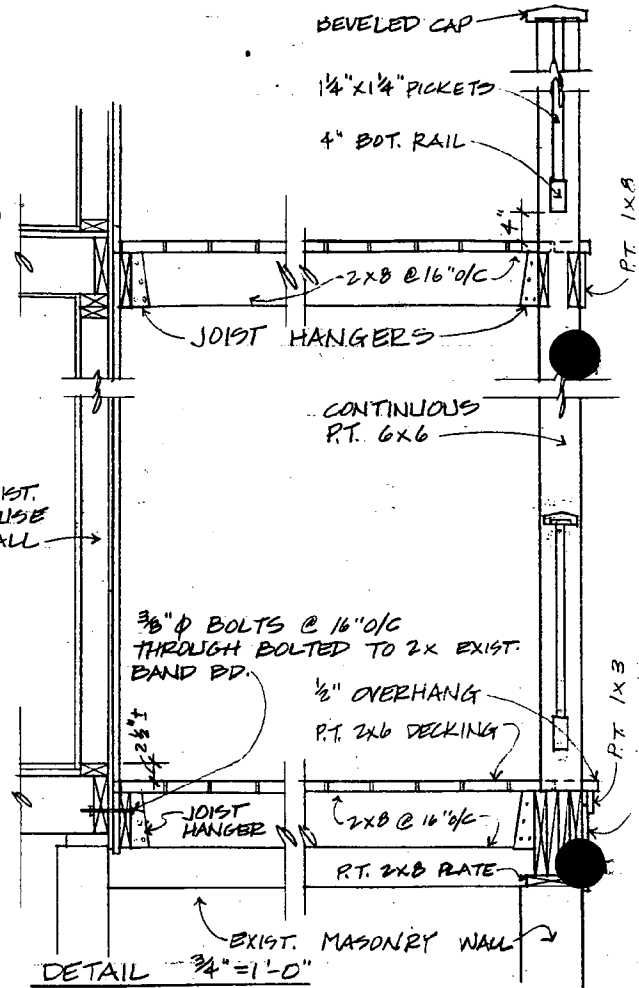
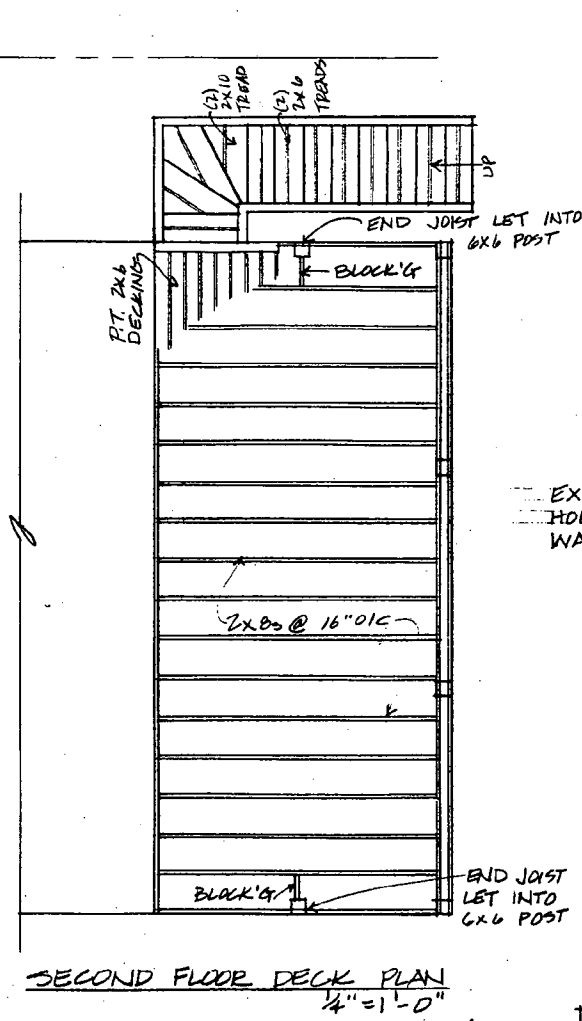
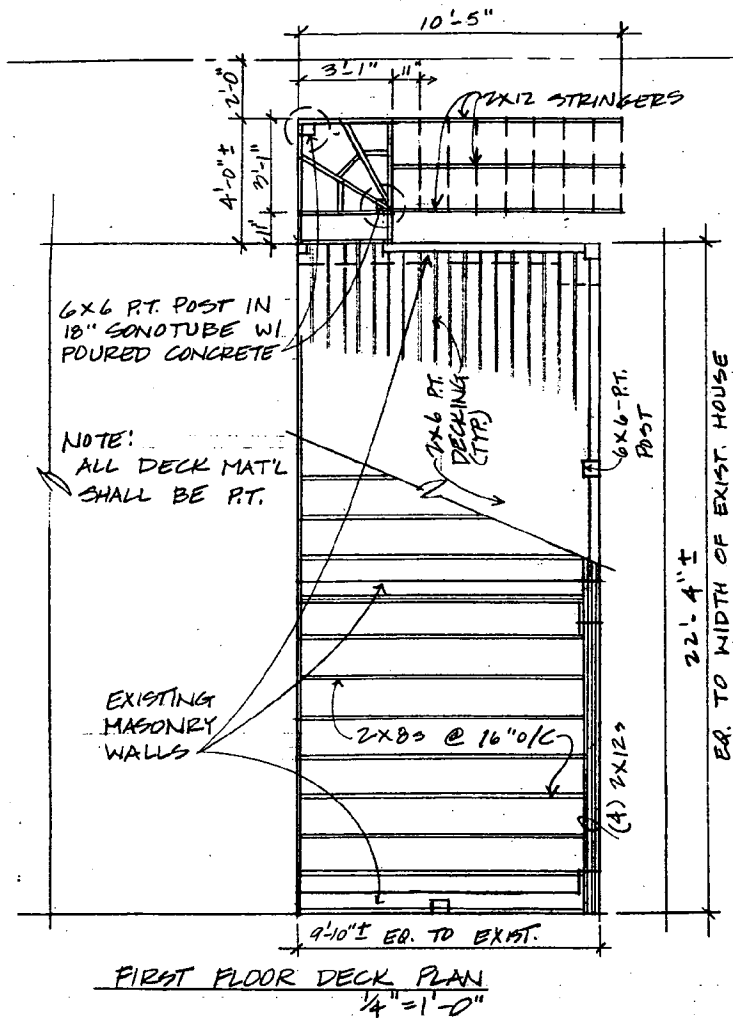
LEFT SIDE ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"

KANT-SAG ALUMINUM
POST BASE - PBA-66 OR EQ.
18" SONOTUBE W/ POUR. CON. 12"





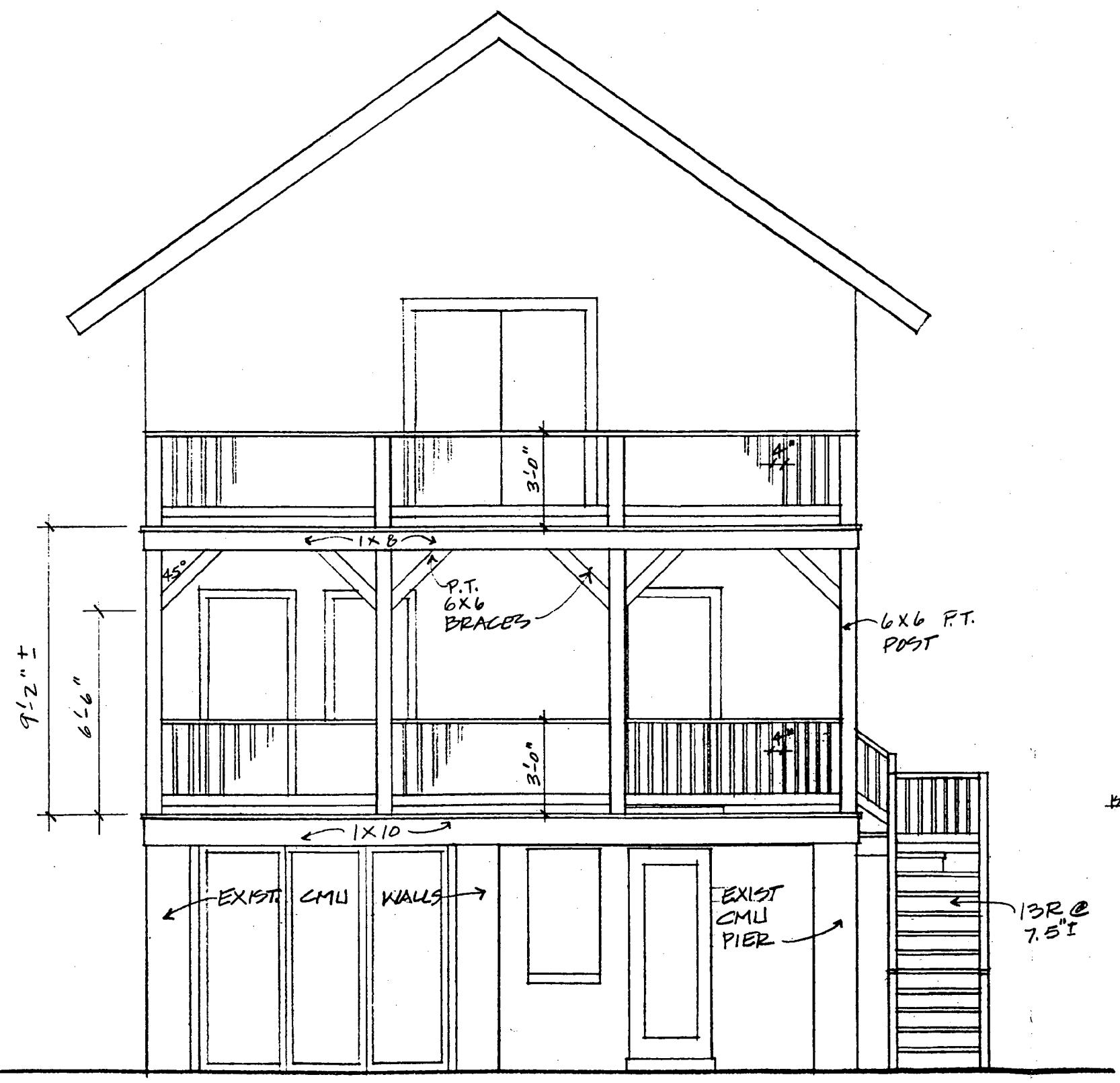
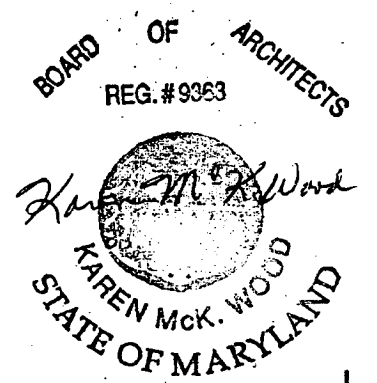
APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 4/28/95

BOARD OF ARCHITECTS
REG. # 10523

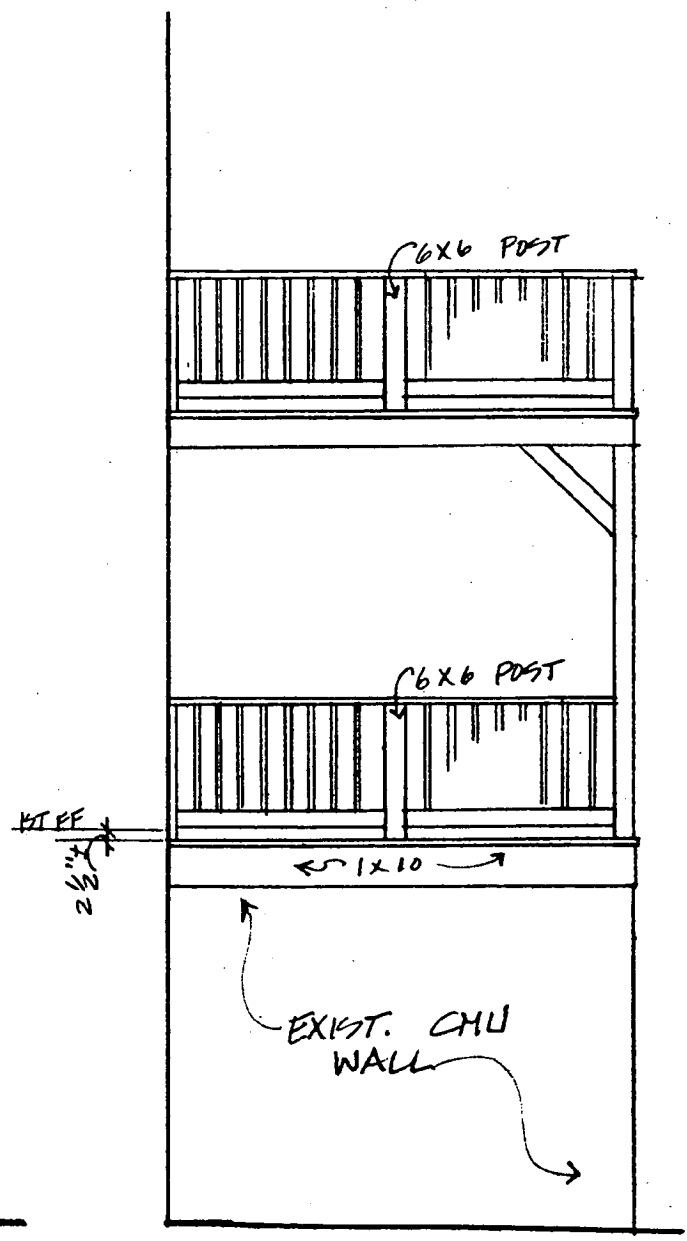
[Signature]
KAREN MCK. WOODAIA
STATE OF MARYLAND

REPLACE EXISTING TWO STORY COVERED PORCH WITH TWO STORY DECK FOR
7314 PINEY BRANCH ROAD
TAKOMA PARK, MARYLAND
SCALE: AS NOTED DATE: MARCH 30, 1995
KAREN MCK. WOODAIA (301) 299-1126

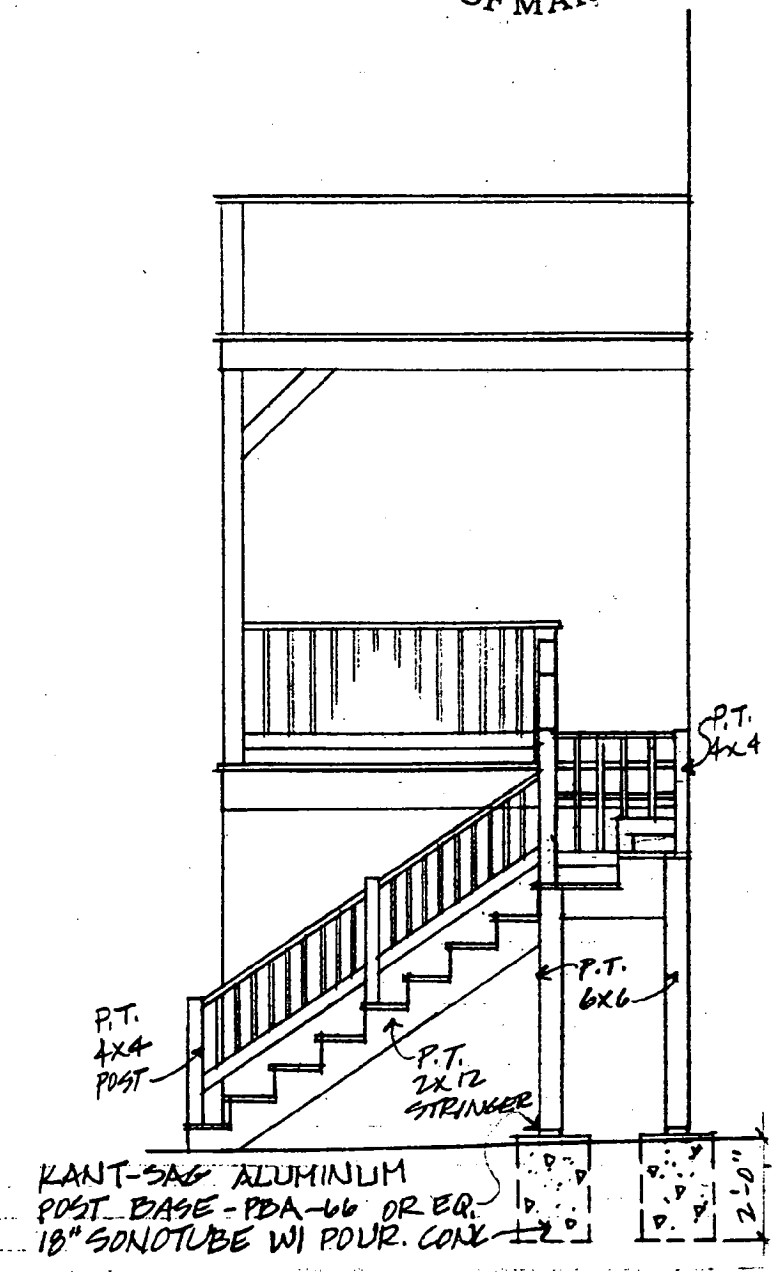


REAR ELEVATION $\frac{1}{4}'' = 1'-0''$

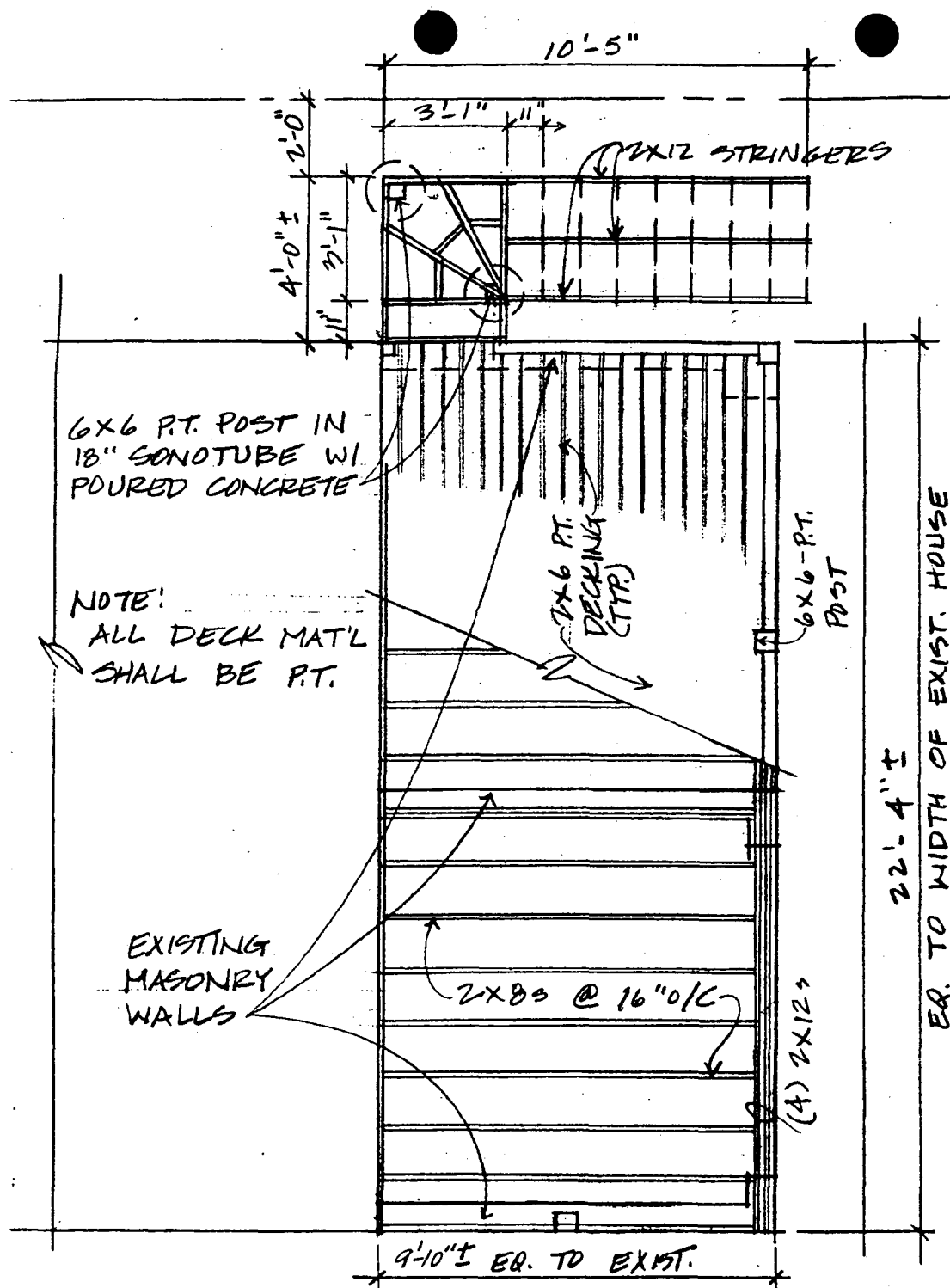
APPROVED
Montgomery County
Historic Preservation Commission



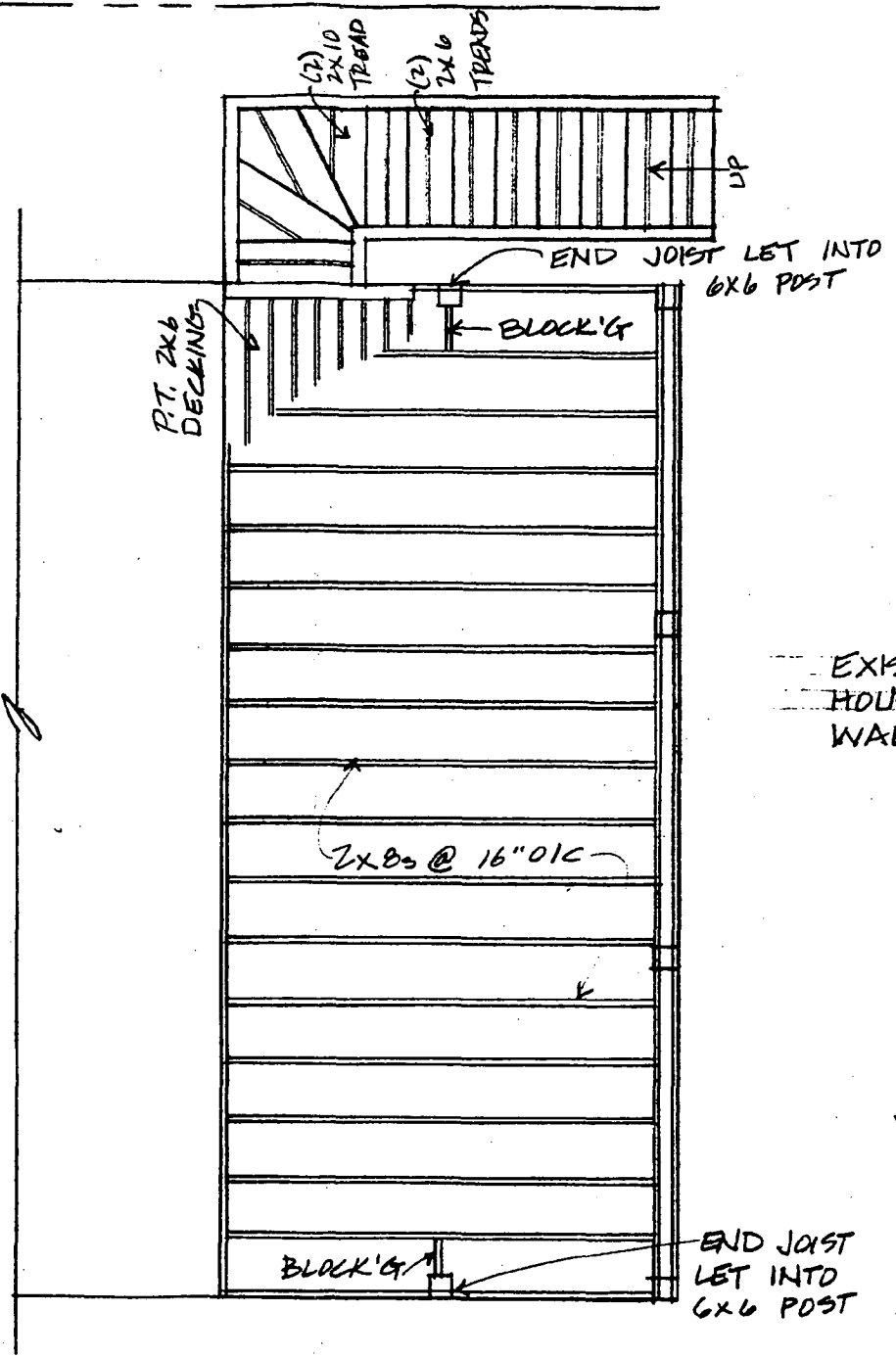
LEFT SIDE ELEVATION



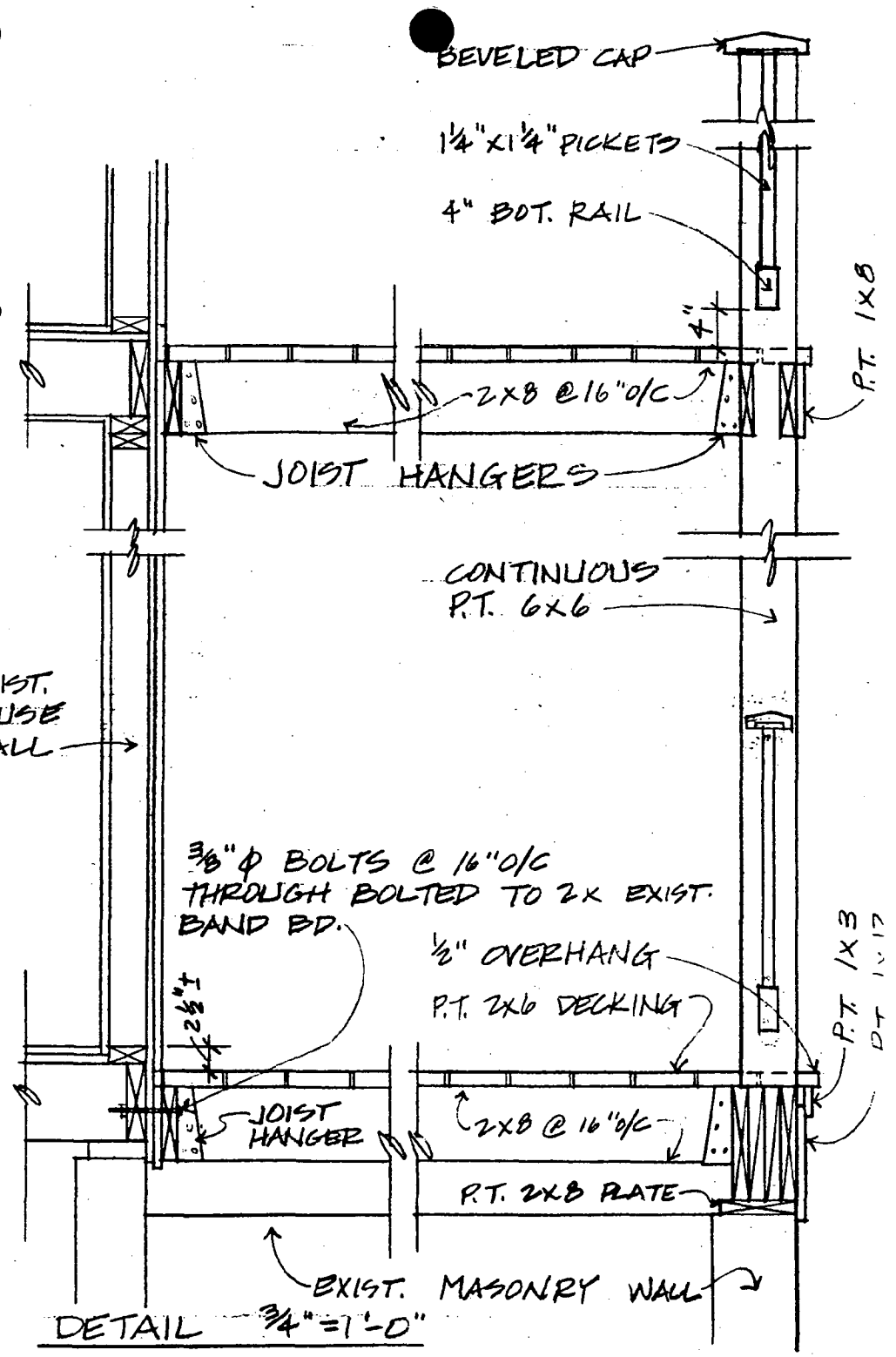
RIGHT SIDE ELEVATION



FIRST FLOOR DECK PLAN
1/4" = 1'-0"



SECOND FLOOR DECK PLAN
1/4" = 1'-0"



REPLACE EXISTING TWO STORY COVERED PORCH WITH TWO STORY DECK FOR 7314 PINEY BRANCH ROAD TAKOMA PARK, MARYLAND SCALE: AS NOTED DATE: MARCH 30, 1995 KAREN MCK. WOODRUA (301) 299-1126

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 4/28/95

BOARD OF ARCHITECTS
REG. # 20093
[Signature]
KAREN MCK. WOODRUA
STATE OF MARYLAND

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7314 Piney Branch Road Meeting Date: 4/26/95
Resource: Takoma Park Historic District Review: HAWP - RETROACTIVE
Case Number: 37/3-95M Tax Credit: No
Public Notice: 4/12/95 Report Date: 4/19/95
Applicant: Francis Phipps Staff: Robin D. Ziek
PROPOSAL: Remove 2-story rear porch **RECOMMEND:** APPROVAL
Construct new 2-story structure

BACKGROUND

RESOURCE: Takoma Park Historic District
STYLE: Craftsman - two-story
DATE: ca. 1920's
SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION

Owner is a contractor and is presently undertaking renovations at this property. As part of the planning for this project, the Owner hired an engineer to assess the condition of the house, and was told that "the 2nd floor porch is deflected and separated from the building." Owner was aware of the HAWP requirements in conjunction with a County building permit, and originally applied for the HAWP on that basis. **However, the Owner has informed staff that she has already removed the existing two-story porch because she did not need a County building permit to do that.** Staff has informed Owner about the need for a HAWP for any demolition work within the Historic District.

The project consists of removing a two-story open-air double porch at the rear of the house, and rebuilding a two-story porch/deck at the same location. The new porch will be somewhat simpler than the original structure. It will not be roofed at the 2nd floor level, and the 1st floor porch will not be screened in so that the number of vertical elements will be reduced to four.

GENERAL STAFF COMMENTS

While it is somewhat surprising that the Owner was not aware of the HAWP requirements for the demolition of the rear porch, the proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON KAREN WOOD, SIA
DAYTIME TELEPHONE NO. (301) 299-1126

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER FRANCES PHIPPS DAYTIME TELEPHONE NO. ()

ADDRESS 7210 HOLLY AVENUE TAKOMA PARK, MD 20912
CITY STATE ZIP CODE

CONTRACTOR PHIPPS CONSTRUCTION TELEPHONE NO. (301) 588-4651

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER KAREN WOOD DAYTIME TELEPHONE NO. (301) 299-1126

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7314 STREET PINEY BRANCH ROAD

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET EASTERN AVE
PART OF

LOT 9A10 BLOCK 11 SUBDIVISION SARA BRASHEAR'S

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 5,800

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

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Karen M. Wood
Signature of owner or authorized agent

April 7, 1995
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

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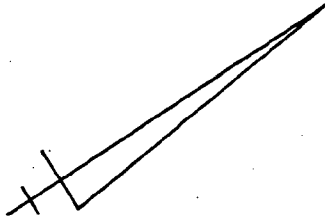
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6. TREE SURVEY

4

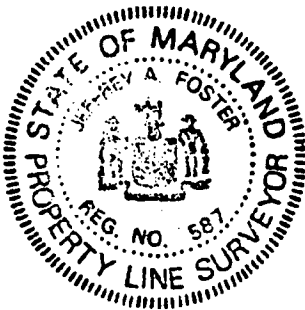
NOTE: This location for title purposes only - ~~not~~ to be used for determining property lines. Property Corner Markers NOT guaranteed by this location.



Notes:

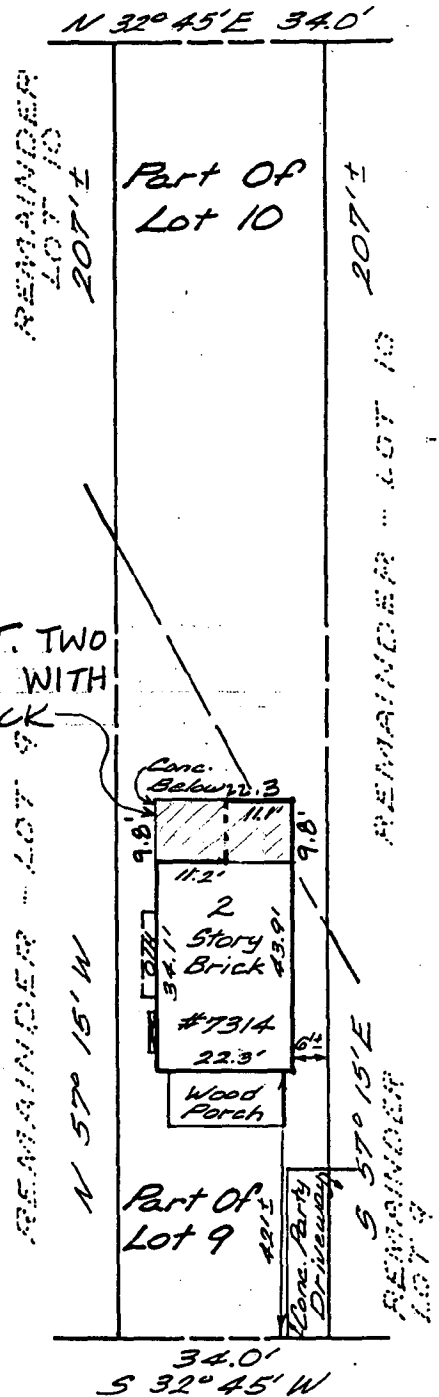
1. Flood Zone 'C' Per H.U.D.
Panel No. 0200C.

REPLACE EXIST. TWO
STORY PORCH WITH
TWO STORY DECK



LOCATION OF HOUSE
PART OF LOT 9 - BLOCK 11; B.F. GILBERT'S
SUBDIVISION AND
PART OF LOT 10 - BLOCK 11; SARAH E. BRASHEAR'S
SUBDIVISION

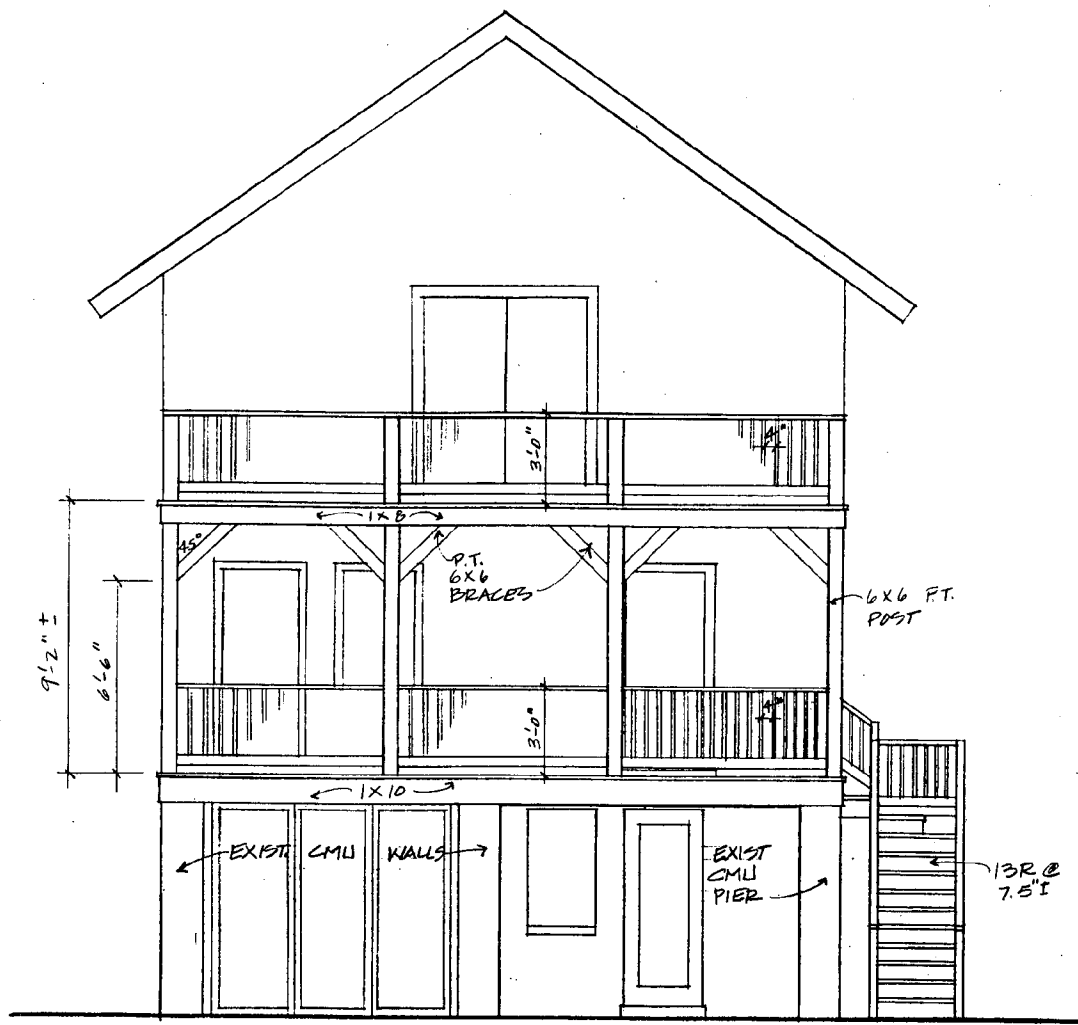
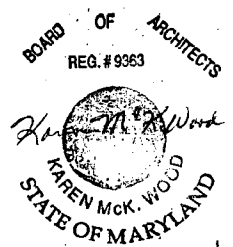
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



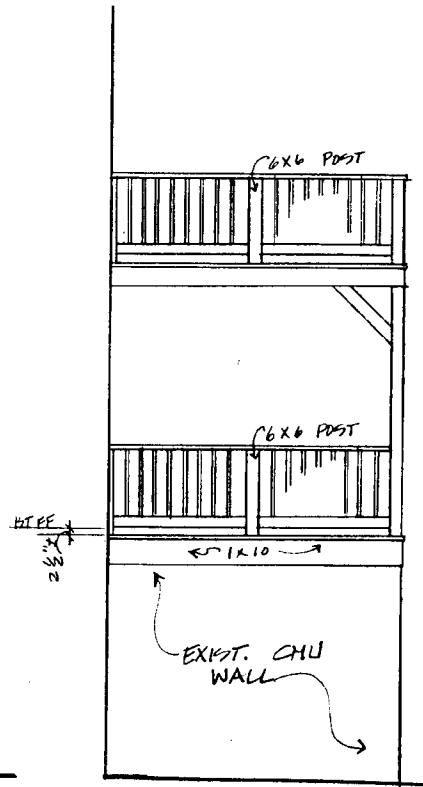
PINEY BRANCH ROAD
(CHESTNUT AVENUE)
(40' R/W)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

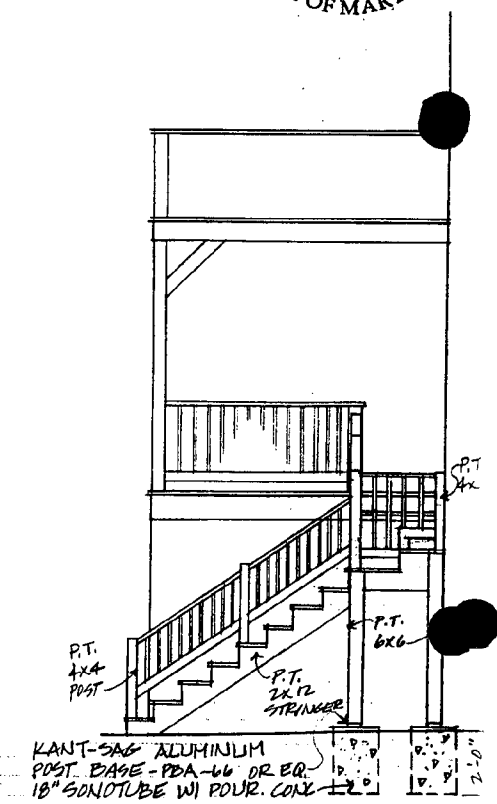
<p>SURVEYOR'S CERTIFICATE</p> <p>"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."</p> <p><i>Jeffrey A. Foster</i> PROP. LINE #587 REGISTERED SURVEYOR MARYLAND NO.</p>	<p>REFERENCES</p> <p>PLAT BK. A 1 B PLAT NO. 3 2</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301-948-5100</p> <p>(S)</p>
	<p>LIBER</p> <p>FOLIO</p>	



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

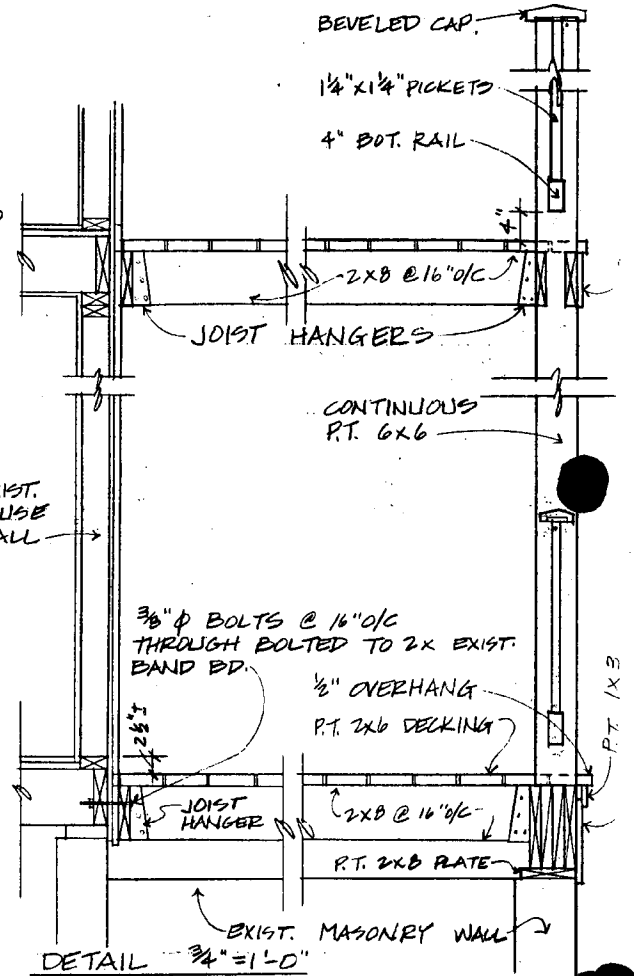
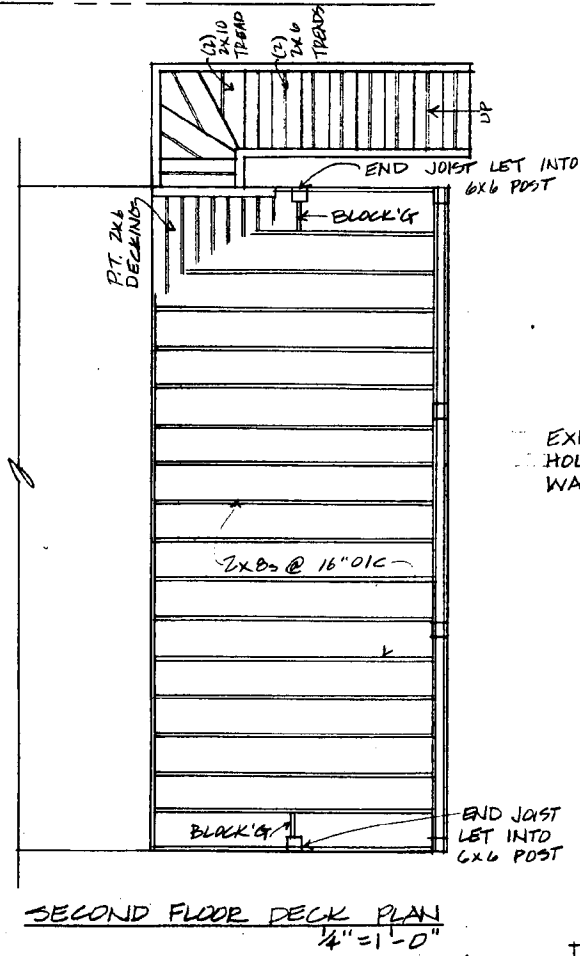
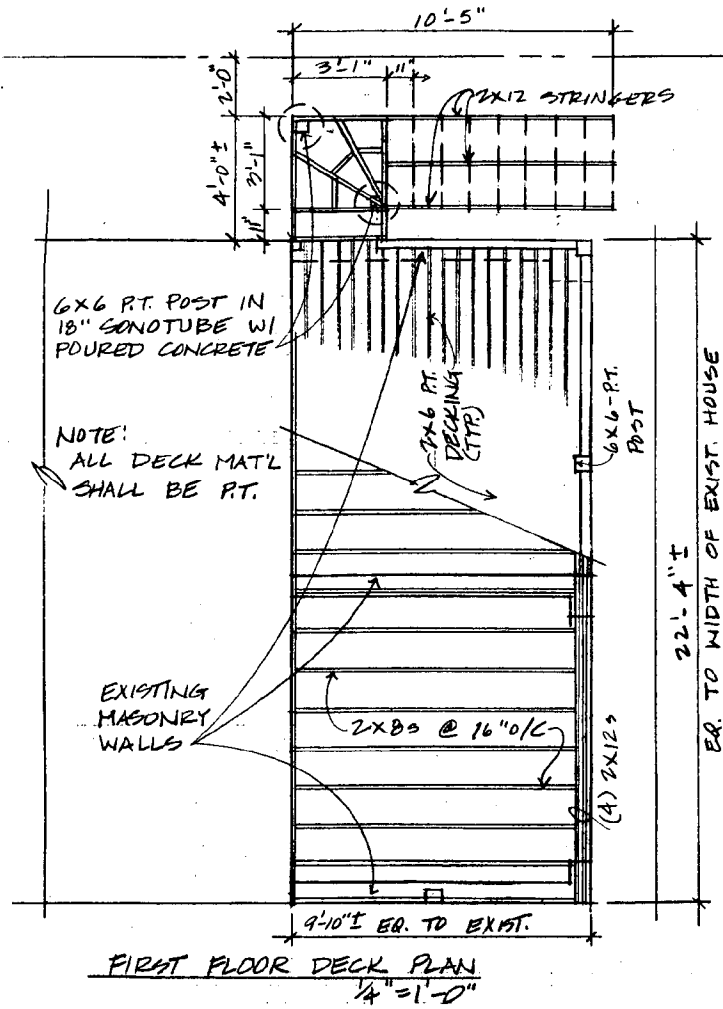


LEFT SIDE ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"

6



REPLACE EXISTING TWO STORY COVERED PORCH WITH TWO STORY DECK FOR
7314 PINEY BRANCH ROAD
TAKOMA PARK, MARYLAND
SCALE: AS NOTED DATE: MARCH 30, 1995
KAREN MCK. WOODR AIA (301) 299-1126

BOARD OF ARCHITECTS
REG. # 10000
KAREN MCK. WOODR
STATE OF MARYLAND

2



2014 10/15/14 10:00 AM
10/15/14 10:00 AM

8

APR 7 '95 14:47 FROM NEUBAUER-SOHN

TO 5856780

PAGE.002/002

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

For application for 7314 Piney Branch Road from Frances E. Phipps

Adjacent property owners:

Elliott Andalman
7316 Piney Branch Road
Takoma Park, Md., 20912

Anita Miller/ Michael lang
7312 Piney Branch Road
Takoma Park, Md., 20912

Rear property owner:

Dr. Catherine Bernard
7307 Baltimore Ave.
Takoma Park, Md., 20912

Across Piney Branch Rd. facing

Mr. and Mrs. H. Fulton
7315 Piney Branch Rd.
Takoma Park, Md., 20912

Attention : Sue Barbacher

9

April 17, 1995

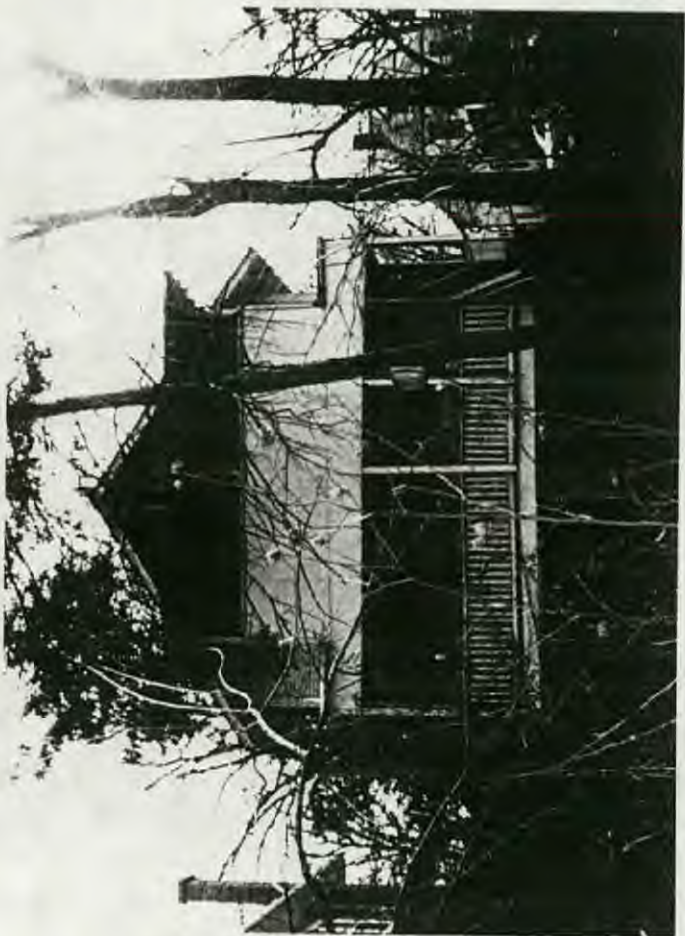
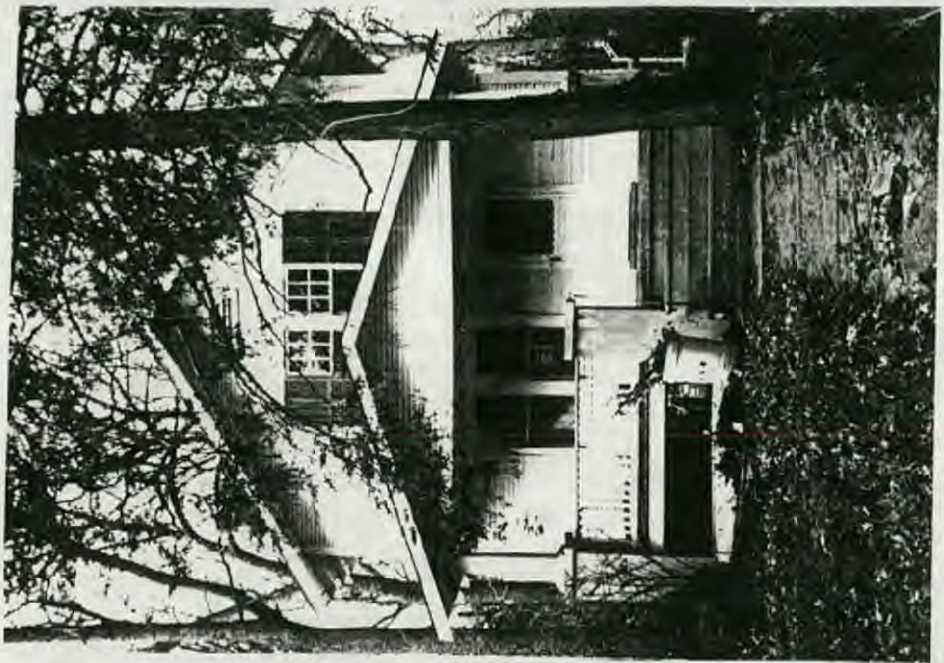
Dear Mrs. Ziek:

Enclosed are 2 views of rear porch + one of front of 7314 Piney Branch. We propose to replace the 2 story porch with a 2 story open porch in the same style + dimensions as on the 1st floor.

Also enclosed - a copy of the engineers' report done for the ~~State~~ Highway Administrator on 7314. The remark on the porch reads: "Deflected and separated from building" They refused to walk out on the porch.

Any questions, please call 585-6780,
Thanks for your help.

Many Thanks (10)
Frances Phizys



11

E T & A CONSULTING INC.

1751 Elton Rd. Suite 210 A Silver Spring, MD. 20903

***Project : Md. Rte. 320 (Piney Branch Road)
from MD. 410 to D.C. Line
Preconstruction Survey***

**7314 Piney Branch Road
Takoma Park, Maryland 20912**

(12)

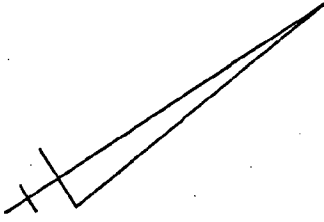
AB
T.F.P.

INTERIOR:

	Location	Remarks
IU#	2nd Floor:	
1	Hallway	Several cracks on walls and ceilings
2	Bedrooms All	Several cracks on walls and on ceilings P41, P42, P43, P44
3	Bathrooms	
4	Ceilings	as noted.
5	2 nd Floor Pod	P45, P46, P47, P48 Depleted and separated from Building
6		
7		
IG#	Garage:	N/A
1	Front Wall	
2	Side Wall 1	
3	Side Wall 2	
4	Rear Wall	
5	Garage Slab	
6	Visible Framing	
7		
8		

13

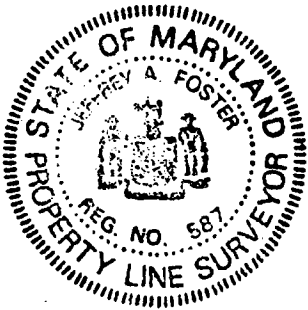
NOTE: This location for title purposes only to be used for determining property lines. Property Corner Markers NOT guaranteed by this location.



Notes:

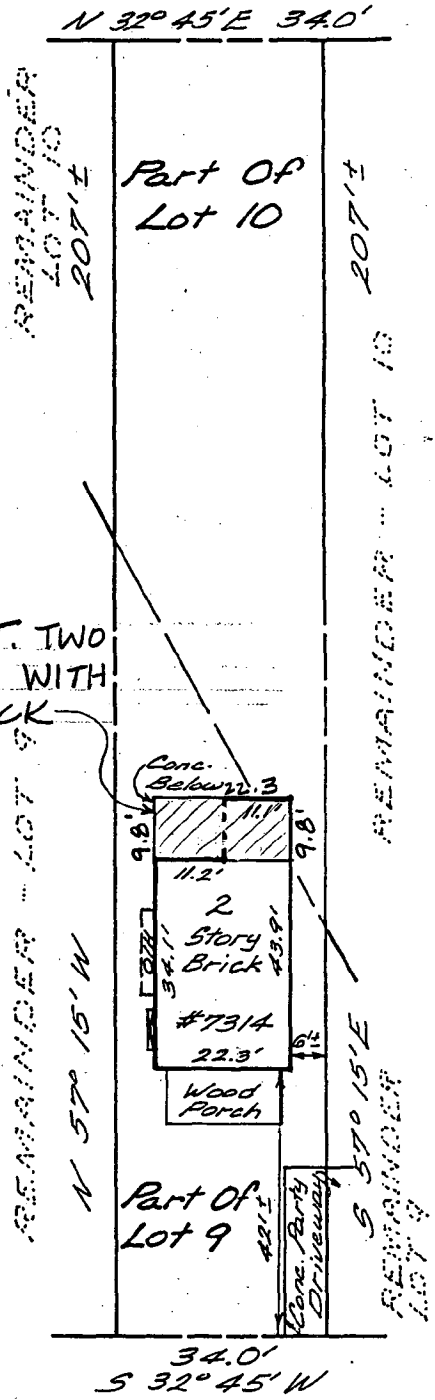
1. Flood Zone 'C' Per H.U.D. Panel No. 0200C.

REPLACE EXIST. TWO STORY PORCH WITH TWO STORY DECK



LOCATION OF HOUSE
PART OF LOT 9 - BLOCK 11; B.F. GILBERT'S SUBDIVISION AND
PART OF LOT 10 - BLOCK 11; SARAH E. BRASHEAR'S SUBDIVISION

TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



PINEY BRANCH ROAD
(CHESTNUT AVENUE)
(40' R/W)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p> <p>"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."</p> <p><i>Jeffrey A. Foster</i> PROP. LINE #587 REGISTERED SURVEYOR MARYLAND NO.</p>	<p>REFERENCES</p> <p>PLAT BK. A/B PLAT NO. 3 2</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301-948-5100</p>	
	<p>LIBER</p> <p>FOLIO</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 5-20-94</p> <p>PROP. CORS.:</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: K.W.</p> <p>JOB NO.: 94-1462</p>