

10930 MORTGAGE AVE. HAWAII 3013-084 ■
GARRETT PART



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 01/10/08

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #473109 - Shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the January 9, 2008 meeting.

The condition of approval is:

1. The applicant will apply for and receive approval from the Town of Garrett Park .

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Patrick Keating
Address: 10930 Montrose Avenue, Garrett Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAT
Daytime Phone No.: 301 370 4287

Tax Account No.: _____
Name of Property Owner: PATRICK KEATING Daytime Phone No.: 301 370 4281
Address: 10930 MONTROSE AVE GARRETT PARK MD 20896
Street Number City State Zip Code
Contractor: SELF BUILT Phone No.: _____
Contractor Registration No.: 3526
Agent for Owner: SELF Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10930 MONTROSE AVE Street: _____
Town/City: GARRETT PARK MD Nearest Cross Street: WAVERLY
Lot: 10 Block: 99 Subdivision: TOWN OF GARRETT PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1200
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.

Patrick Keating
Signature of owner or authorized agent

12-04-07
Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1-10-08
Application/Permit No.: 473109 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:

THE SHED WILL HAVE NO FOUNDATION SO
IMPACT TO TREE WILL BE MINIMAL. THE
SHED WILL GO BEHIND ~~SHED~~ GARAGE AND WILL
HAVE SHED ROOF SO IT WILL NOT BE VISIBLE
FOR NEIGHBORS. WE WILL USE SAME MATERIALS
AS GARAGE (ADJACENT) SAME QUALITY

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

MY FAMILY NEED STORAGE FOR BIKES AND
BALLS. THE GARAGE IS BIG ENOUGH FOR
ONE CAR AND THERE IS NO ROOM FOR
KID AND DAD STUFF. I AONT SEE ANY
VISUAL RELATIVE EFFECT OF SHED

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

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, (301/279-1355).

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.



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Signature of owner or authorized agent

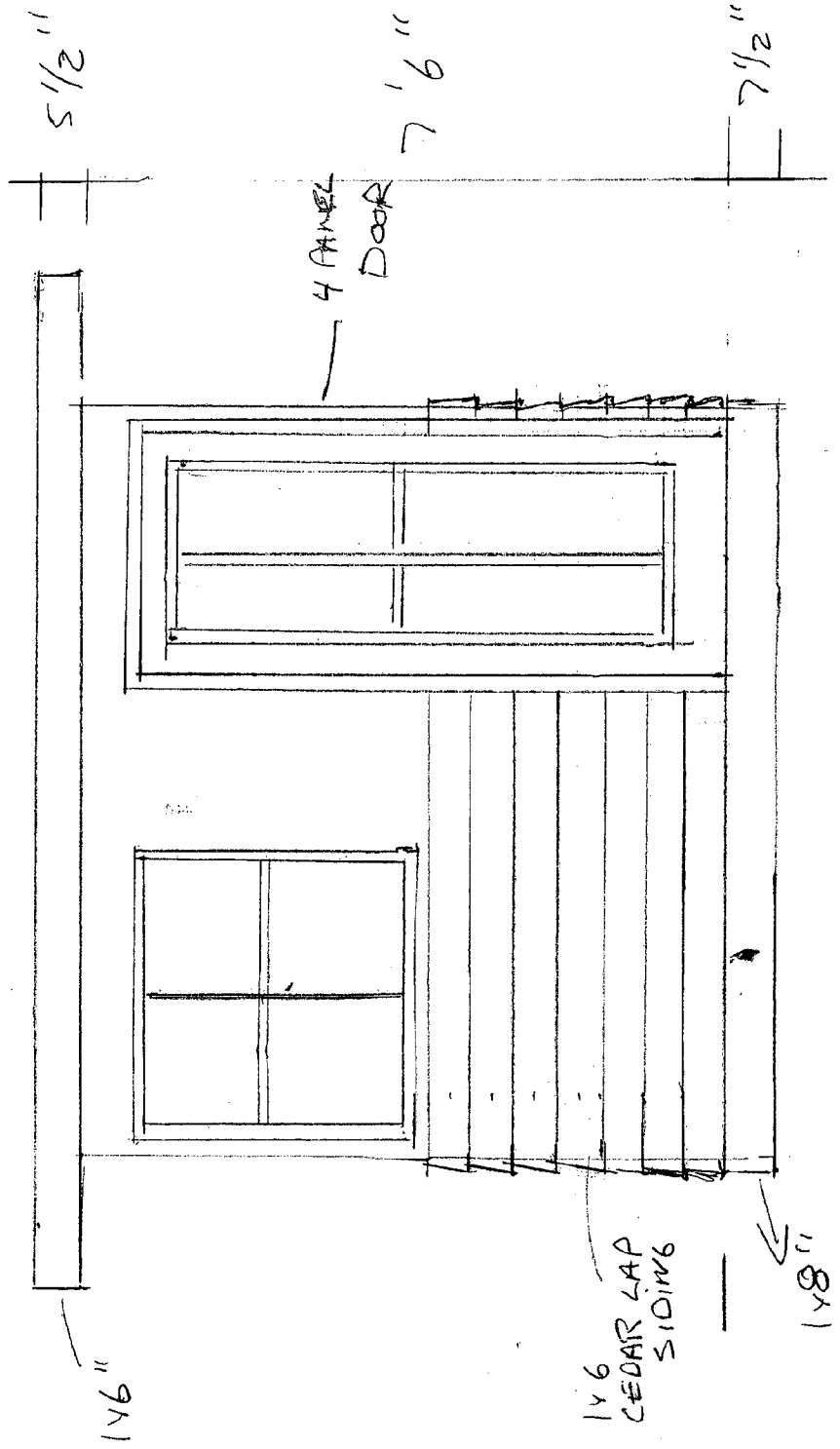
12-04-07
Date

Approved: with one condition For Chairperson, Historic Preservation Commission

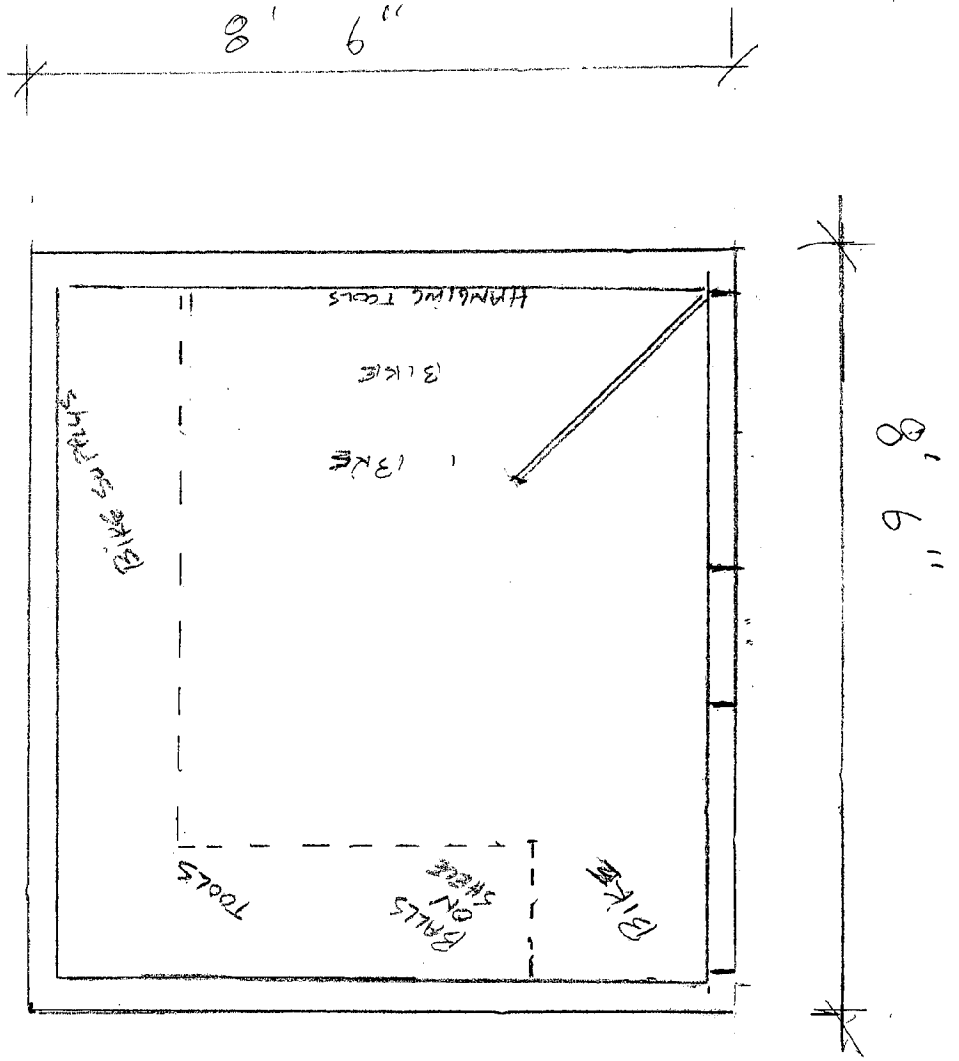
Disapproved: _____ Signature: _____ Date: 11-10-08

Application/Permit No.: 473109 Date Filed: _____ Date Issued: _____

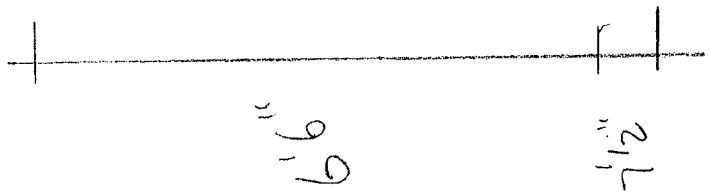
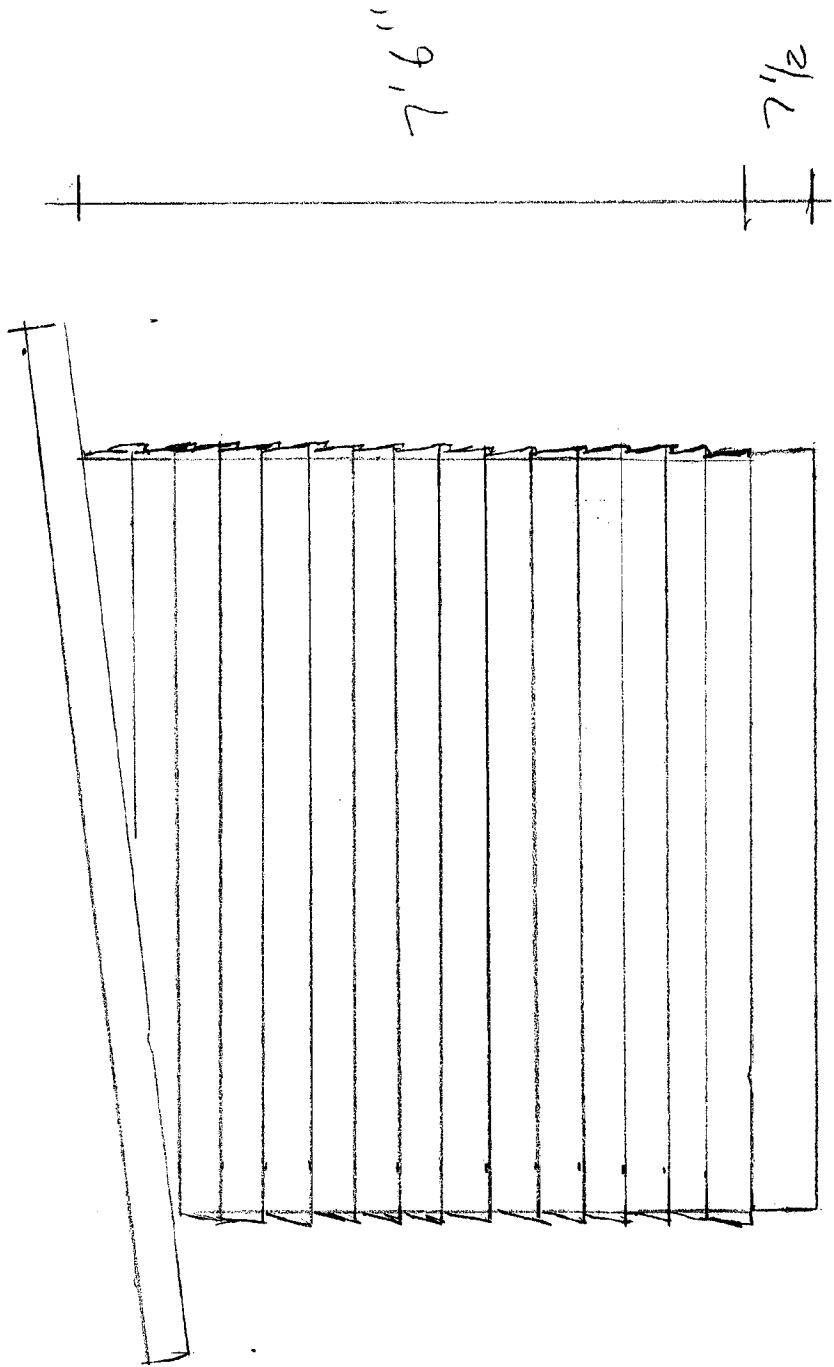
FRONT



PLAN VIEW



SIDE VIEW



GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2005.
- 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED MARCH, 2005.
- 4) TOTAL LOT AREA: LOT 10 = 11,308.54 SQ. FT. (0.26 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP HQ 121, LOT 10, BLOCK 99, GARRETT PARK.
- 6) PROPERTY SHOWN ON MSSC 200' SHEET 214 NW 05.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2B.
- 8) FLOOD ZONE N/A (TOWN OF GARRETT PARK).
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM STRUCTURES AND CONNECTED TO PUBLIC STORM DRAIN SYSTEM.

SITE / ZONING DATA

GROSS SITE AREA: 11,308.54 SQ. FT.
PROPOSED DEDICATION: 0 SQ. FT.
NET TRACT AREA: 11,308.54 SQ. FT.

R-90 OVERLAY ZONE

	MINIMUM REQUIRED	PROVIDED
		LOT 10
MINIMUM LOT AREA	9,000 SQ. FT.	11,308.54 SQ. FT.
MINIMUM LOT WIDTH AT B.R.L.	75.0' FEET	50 FEET (1)
MAXIMUM LOT COVERAGE/ MAXIMUM BUILDABLE AREA	MAX. LOT COVERAGE = 20% (2,261.71 SQ. FT.)	2,129 S.F. 1,787.71 S.F.
SETBACK FROM STREET R/W (PER E.B.L. SURVEY)	30 FEET OR ESTABLISHED (EST. = 48.5 FEET)	48.7 FEET
SETBACK FROM OTHER LOT LINES	SIDES: 10' EA. (< 60'-WIDE LOT) REAR: 25' FOR LOTS OVER 90' IN DEPTH	10 FT EACH 25 FEET

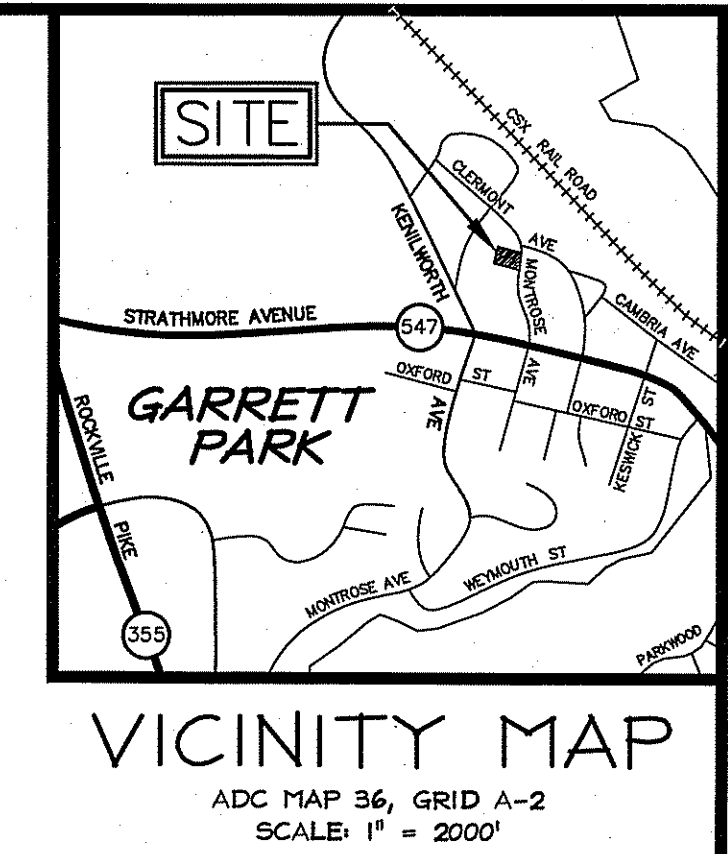
- (1) FIFTY (50) FOOT-WIDE LOT WAS CREATED DECEMBER 29, 1889 BY PLAT BOOK A PLAT 24.
- THE TOWN OF GARRETT PARK PERMITS A MAXIMUM LOT COVERAGE OF 18%. IF AN ACCESSORY BUILDING (I.E. GARAGE) IS PROPOSED, ALLOWABLE LOT COVERAGE MAY BE INCREASED TO 20%

ZONING DATA

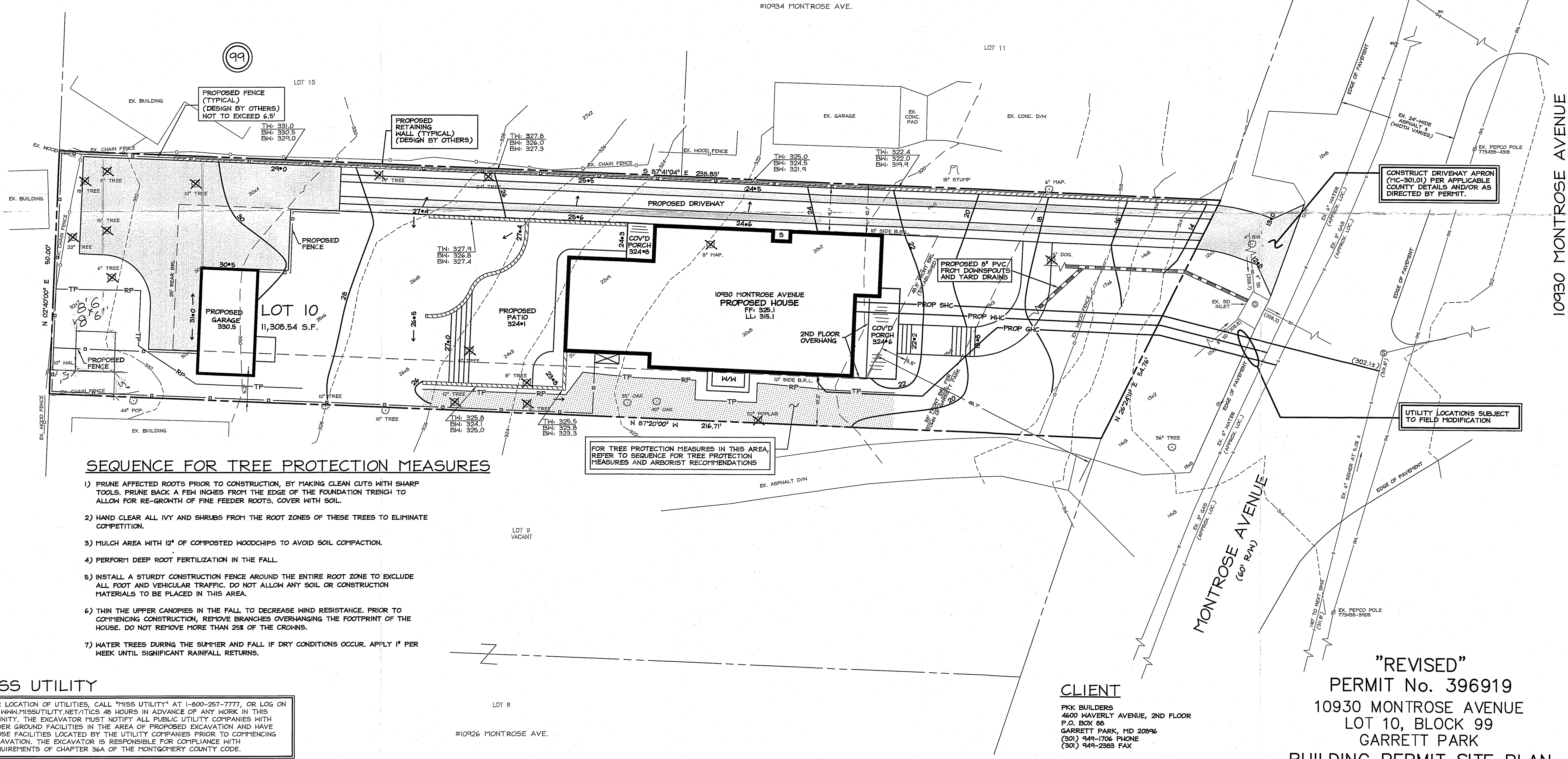
- ZONING: R-90 (OVERLAY ZONE)
MIN. LOT AREA = 9,000 SQ FT
MIN. LOT WIDTH AT R/W = 25 FT
MIN. LOT WIDTH AT B.R.L. = 75 FT
FRONT B.R.L. = 48.5 FT (ESTABLISHED)
REAR B.R.L. = 25 FT
SIDE B.R.L. = 10 FT MIN. EACH SIDE
- VERIFY BUILDING HEIGHT IN ACCORDANCE WITH SECTION 59-C-1.327 OF ZONING ORDINANCE.
MEAN HEIGHT OF BUILDING FROM FIRST FLOOR = 25.83 FT (PER ARCHITECT)
FIRST FLOOR ELEVATION 325.10 FT
MEAN HEIGHT OF BUILDING 25.83 FT
ELEVATION @ MEAN HEIGHT OF BUILDING 350.93 FT
AVERAGE ELEVATION ALONG FRONT OF HOUSE = 322.0 FT
HEIGHT OF BUILDING = 350.93 - 322.0 = 28.93 FEET
ALLOWABLE HEIGHT OF BUILDING = 35 FEET
PROPOSED HEIGHT OF BUILDING = 28.93 FEET
- VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 59-C-18.1B(4) OF THE ZONING ORDINANCE.
ALLOWABLE LOT COVERAGE 20% OF TOTAL LOT AREA
LOT 10 = 11,308.54 SQUARE FEET (PER PLAT)
11,308.54 * 0.20 = 2,260.90 SQUARE FEET
ALLOWABLE AREA TO BE COVERED BY BUILDINGS
(INCL. ACCESSORY BUILDINGS) = 2,260.90 SQUARE FEET
TOTAL AREA COVERED BY BUILDINGS = 2,129 SQUARE FEET

LEGEND

- EXISTING CONTOUR LINES
- EXISTING SPOT GRADE
- PROPOSED CONTOUR LINES
- PROPOSED SPOT GRADE
- TREE PROTECTION FENCE / ROOT PRUNING TRENCH
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED FENCE



DATE	PROJECT	REVISION	BY
04/2005 <td>ENGINEERING <td></td> <td>JAR</td> </td>	ENGINEERING <td></td> <td>JAR</td>		JAR
05-049 <td>ILLUSTRATION <td></td> <td>JAR</td> </td>	ILLUSTRATION <td></td> <td>JAR</td>		JAR
	REVISED PER LATEST FOUNDATION PLAN <td></td> <td>JAR</td>		JAR
	REVISED PER LATEST ARCHITECTURALS <td></td> <td>JAR</td>		JAR
	REVISED PER LATEST ARCHITECTURALS <td></td> <td>JAR</td>		JAR
	REVISED PER LANDSCAPE PLAN <td></td> <td>JAR</td>		JAR
	REVISED PERMIT SET <td></td> <td>JAR</td>		JAR
	REVISED FOR NEW PORCH <td></td> <td>JAR</td>		JAR



SEQUENCE FOR TREE PROTECTION MEASURES

- 1) PRUNE AFFECTED ROOTS PRIOR TO CONSTRUCTION, BY MAKING CLEAN CUTS WITH SHARP TOOLS. PRUNE BACK A FEW INCHES FROM THE EDGE OF THE FOUNDATION TRENCH TO ALLOW FOR RE-GROWTH OF FINE FEEDER ROOTS. COVER WITH SOIL.
- 2) HAND CLEAR ALL IVY AND SHRUBS FROM THE ROOT ZONES OF THESE TREES TO ELIMINATE COMPETITION.
- 3) MULCH AREA WITH 12" OF COMPOSTED WOODCHIPS TO AVOID SOIL COMPACTION.
- 4) PERFORM DEEP ROOT FERTILIZATION IN THE FALL.
- 5) INSTALL A STURDY CONSTRUCTION FENCE AROUND THE ENTIRE ROOT ZONE TO EXCLUDE ALL FOOT AND VEHICULAR TRAFFIC. DO NOT ALLOW ANY SOIL OR CONSTRUCTION MATERIALS TO BE PLACED IN THIS AREA.
- 6) THIN THE UPPER CANOPIES IN THE FALL TO DECREASE WIND RESISTANCE. PRIOR TO COMMENCING CONSTRUCTION, REMOVE BRANCHES OVERHANGING THE FOOTPRINT OF THE HOUSE. DO NOT REMOVE MORE THAN 25% OF THE CROWNS.
- 7) WATER TREES DURING THE SUMMER AND FALL IF DRY CONDITIONS OCCUR. APPLY 1" PER WEEK UNTIL SIGNIFICANT RAINFALL RETURNS.

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

CLIENT
PKK BUILDERS
4600 WAVERLY AVENUE, 2ND FLOOR
P.O. BOX 88
GARRETT PARK, MD 20886
(301) 949-1706 PHONE
(301) 949-2363 FAX

"REVISED"
PERMIT No. 396919
10930 MONTROSE AVENUE
LOT 10, BLOCK 99
GARRETT PARK
BUILDING PERMIT SITE PLAN

10930 MONTROSE AVENUE
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ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
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CAS ENGINEERING
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108 West Ridgeway Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

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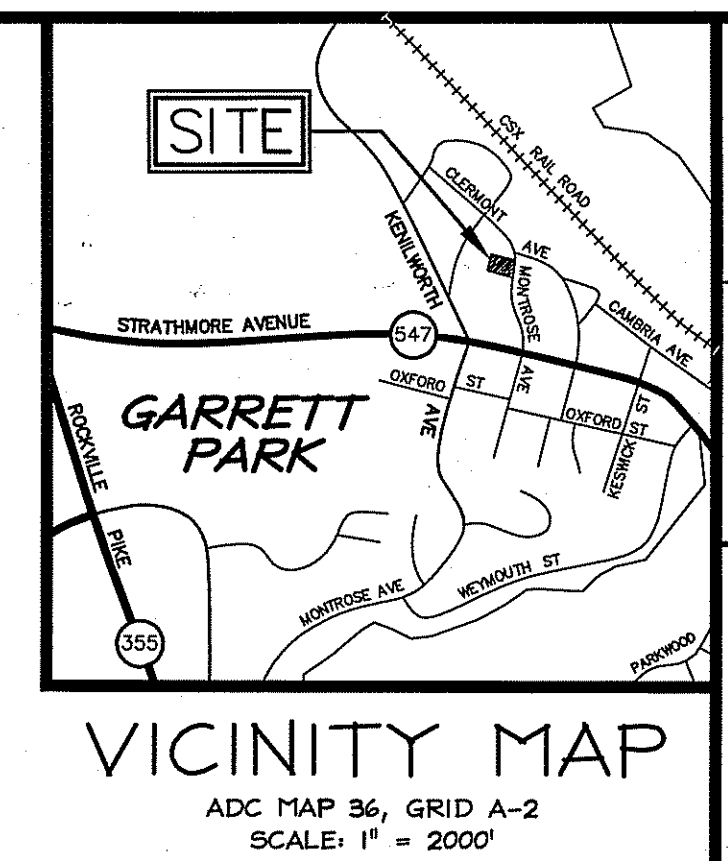
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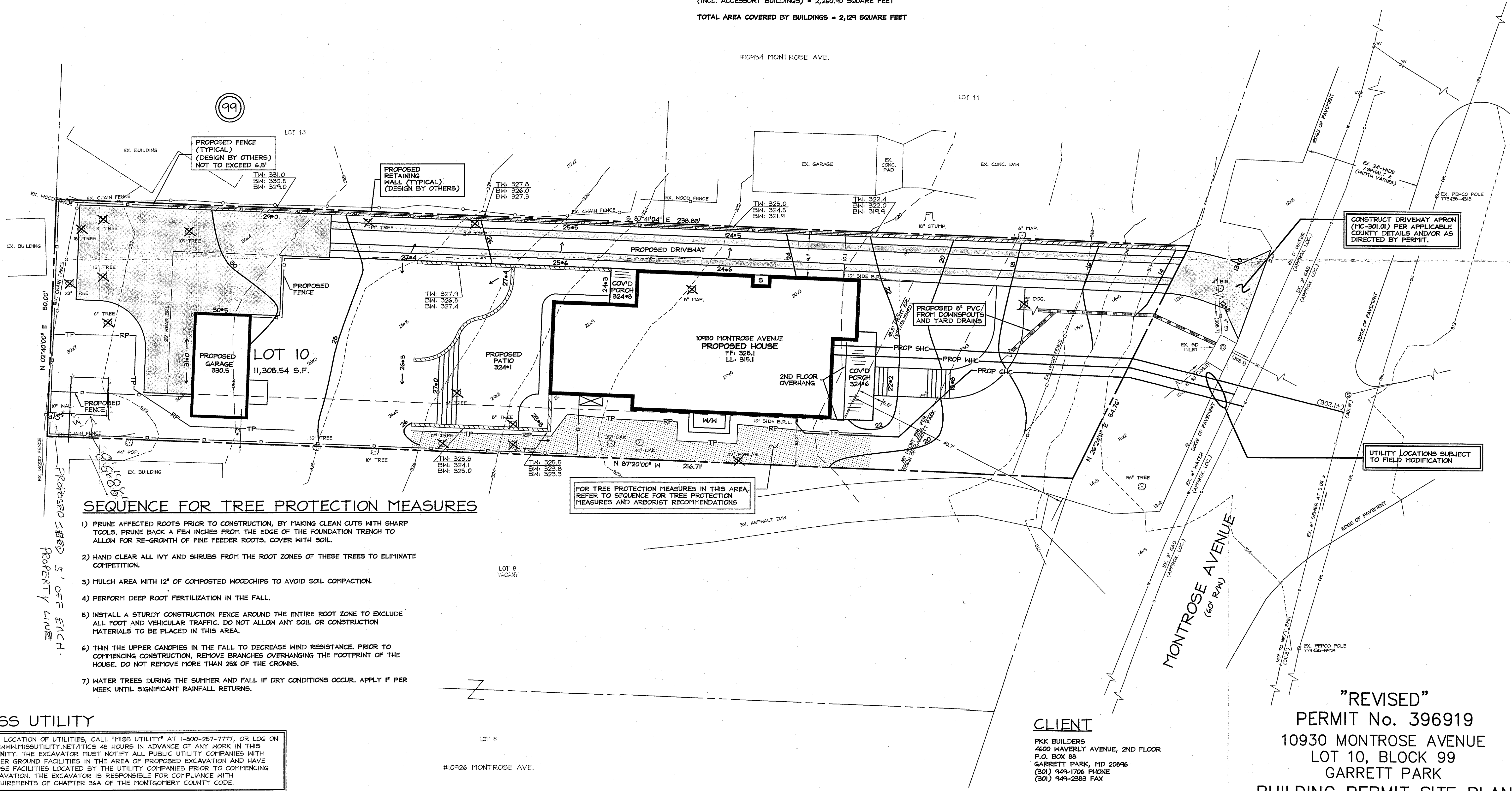
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LEGEND

- 310 ---
--- 320 ---
--- 290 ---
--- 22 ---
--- TP --- RP ---
 - 6" MAP.
 - 6" MAP.
 -
- EXISTING CONTOUR LINES
EXISTING SPOT GRADE
PROPOSED CONTOUR LINES
PROPOSED SPOT GRADE
TREE PROTECTION FENCE / ROOT PRUNING TRENCH
EXISTING TREE
EXISTING TREE TO BE REMOVED
PROPOSED FENCE



DATE	BY	REVISION
09/24/05	JAR	REVISED PER LATEST FOUNDATION PLAN
08/03/05	JAR	PERMIT SET
09/15/05	JAR	REVISED PER LATEST ARCHITECTURALS
10/11/05	JAR	REVISED PER LATEST ARCHITECTURALS
11/17/05	JAR	REVISED PER LANDSCAPE PLAN
1/11/06	JAR	REVISED PERMIT SET
03/27/06	JAR	REVISED FOR NEW PORCH



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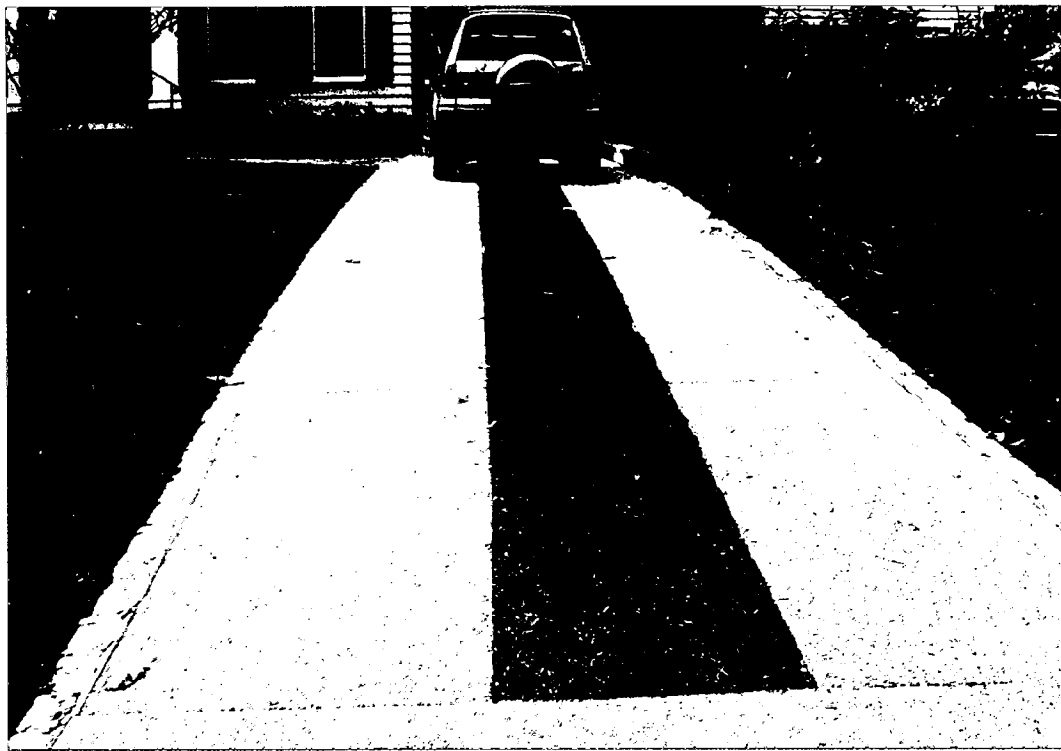
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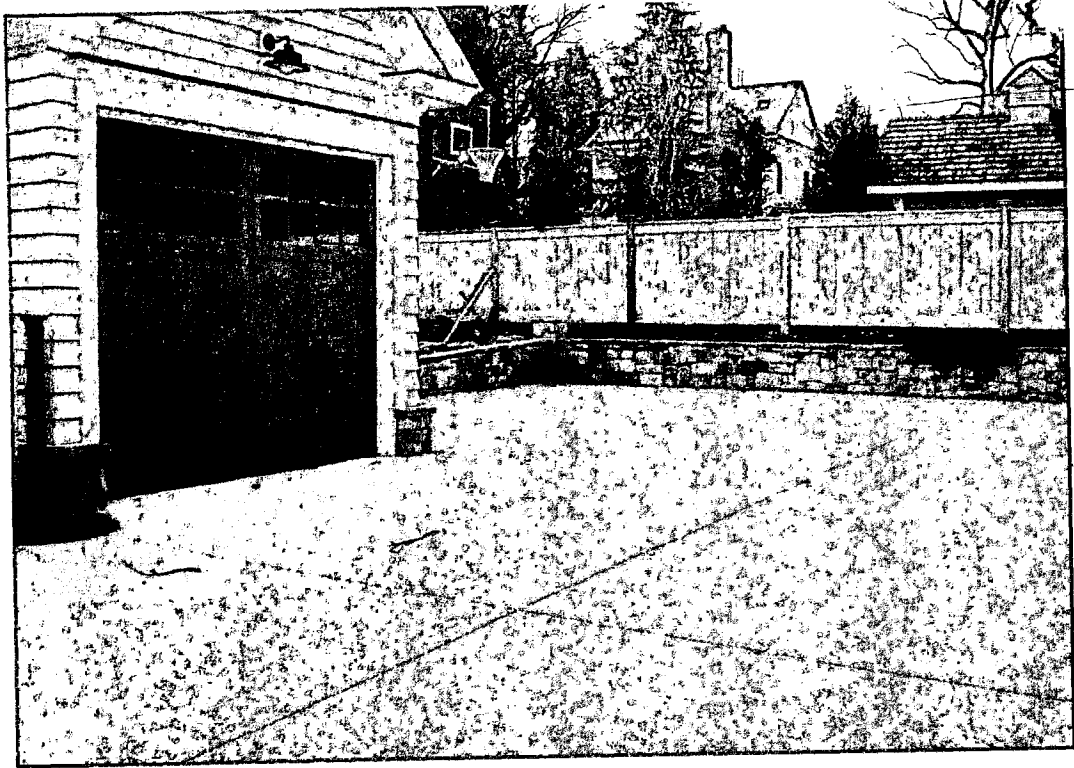
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A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgelye Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

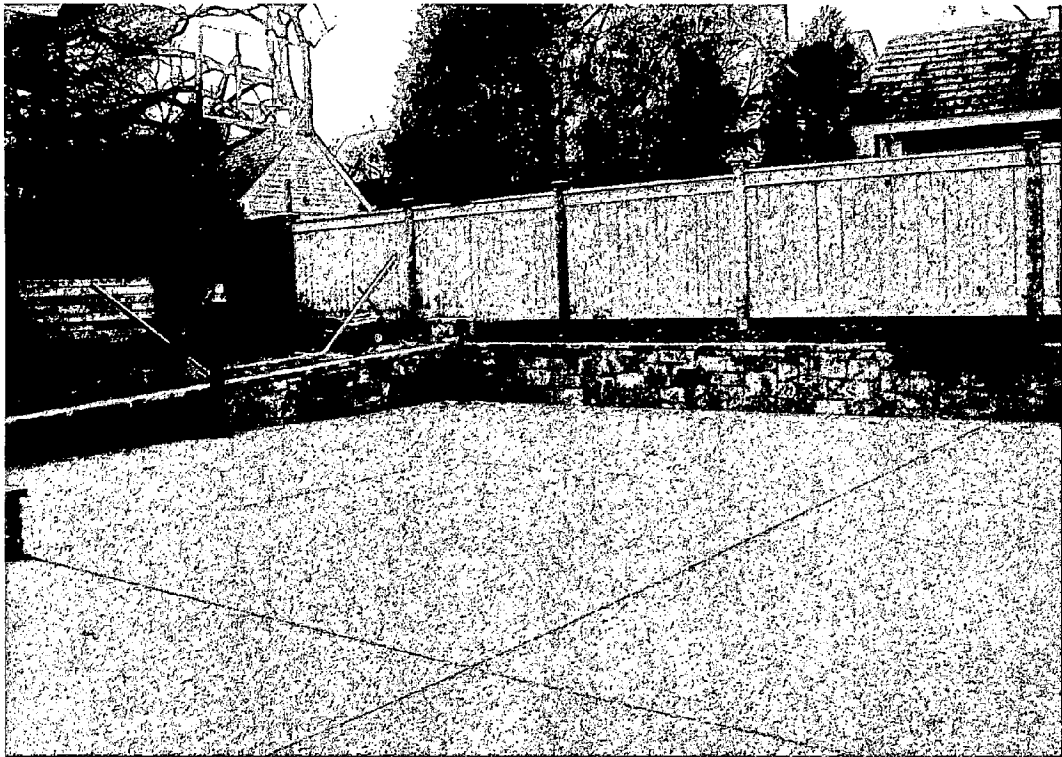


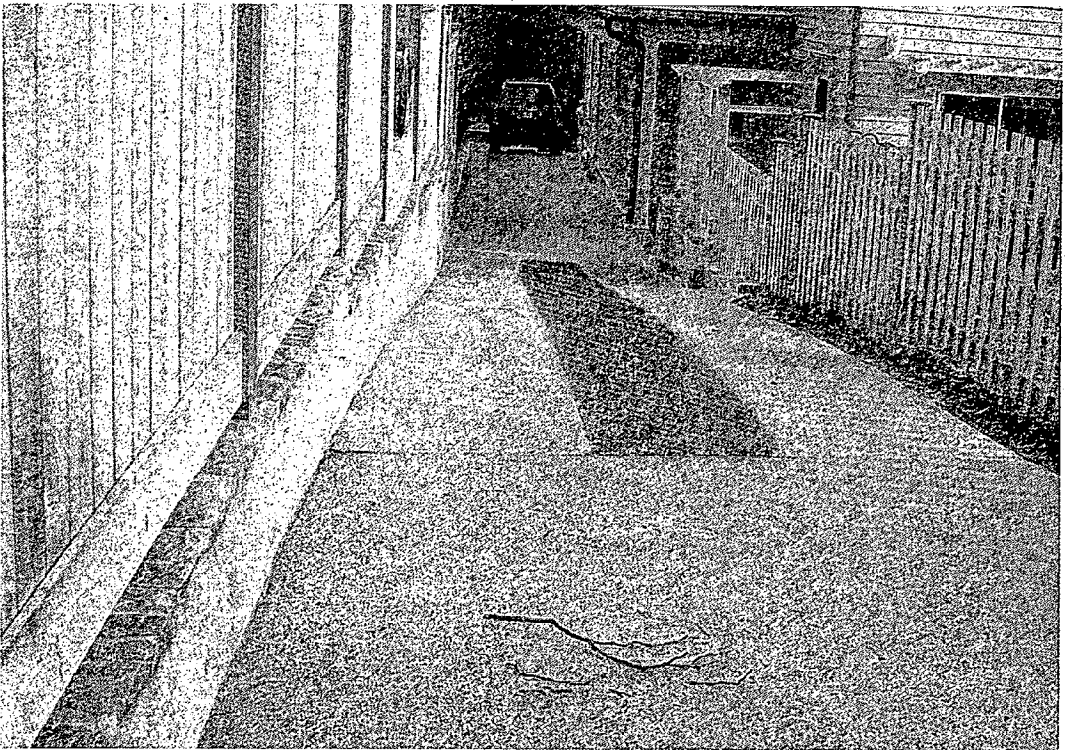
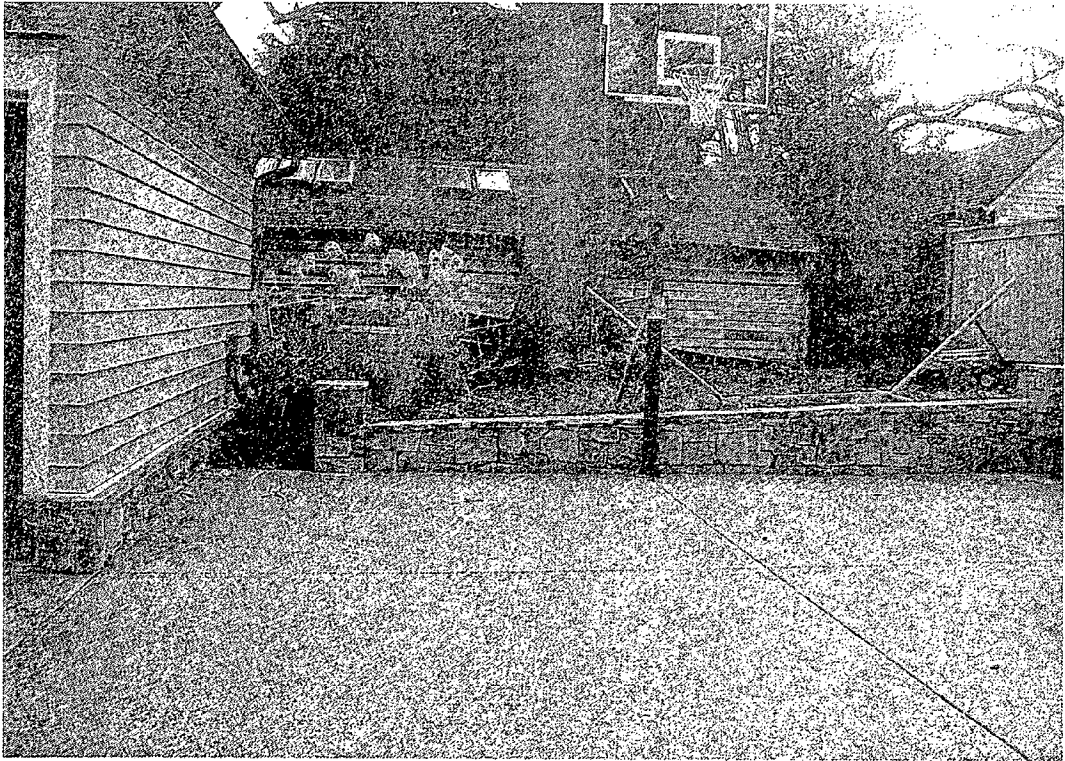












EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10930 Montrose Avenue, Garrett Park	Meeting Date:	01/09/2008
Resource:	Non-Contributing Resource Garrett Park Historic District	Report Date:	01/02/2008
Applicant:	Patrick Keating	Public Notice:	12/26/2007
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-08A	Staff:	Anne Fothergill
Proposal:	Shed installation		

STAFF RECOMMENDATION

- Approval**
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
DATE: 2006

PROPOSAL

The applicants are proposing to install a 8'6" x 9'8" x 7'6" tall wood shed with a wood 4-panel door at the far rear left side of their property behind the existing garage.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A:

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAT
Daytime Phone No.: 301 370 4287

Tax Account No.:
Name of Property Owner: PATRICK KEATING Daytime Phone No.: 301 370 4281
Address: 10930 MONTROSE AVE GARRETT PARK MD 20896
Street Number PO. Box 88 City Street Zip Code
Contractor: BELF BUILT Phone No.:
Contractor Registration No.: 3586
Agent for Owner: SELF Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10930 MONTROSE AVE Street:
Town/City: GARRETT PARK MD Nearest Cross Street: WAVERLY
Lot: 10 Block: 99 Subdivision: TOWN OF GARRETT PARK
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 1200
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.

Signature of owner or authorized agent

Date 12-04-07

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 473109 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:

THE SHED WILL HAVE NO FOUNDATION SO
IMPACT TO TREE WILL BE MINIMAL. THE
SHED WILL GO BEHIND EXISTING GARAGE AND WILL
HAVE SHED ROOF SO IT WILL NOT BE VISIBLE
FOR NEIGHBORS. WE WILL USE SAME MATERIALS
AS GARAGE (ADJACENT) SAME QUALITY

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

MY FAMILY NEED STORAGE FOR BIKES AND
BALLS. THE GARAGE IS BIG ENOUGH FOR
ONE CAR AND THERE IS NO ROOM FOR
KID AND DAD STUFF. I DONT SEE ANY
VISUAL NEGATIVE EFFECT OF SHED

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

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, (301/279-1355).

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.

GENERAL NOTES

- 1) WATER CATCHMENT - 1
- 2) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 3) CONSTRUCTION OF NEW SIDEWALK TO BE PROVIDED BY CONTRACTOR.
- 4) TOTAL LOT AREA: LOT 10 - 11,500 SQ. FT. (26.8 ACRES)
- 5) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 6) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 7) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 8) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 9) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 10) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 11) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.
- 12) EXISTING SIDEWALK TO BE RECONSTRUCTED BY CONTRACTOR.

SITE / ZONING DATA

R-90 OVERLAY ZONE

REQUIRED SETBACK	PROPOSED LOT DIMENSIONS
FRONT SETBACK - 10 FT.	FRONT SETBACK - 10 FT.
REAR SETBACK - 10 FT.	REAR SETBACK - 10 FT.
SIDE SETBACK - 5 FT.	SIDE SETBACK - 5 FT.
HEIGHT - 35 FT.	HEIGHT - 35 FT.
AREA - 11,500 SQ. FT.	AREA - 11,500 SQ. FT.

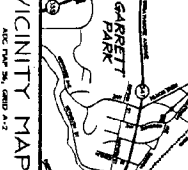
ZONING DATA

- 1) ZONING: R-90 (OVERLAY ZONE)
- 2) MINIMUM LOT AREA: 10,000 SQ. FT.
- 3) MINIMUM LOT WIDTH: 40 FT.
- 4) MINIMUM FRONT YARD SETBACK: 10 FT.
- 5) MINIMUM REAR YARD SETBACK: 10 FT.
- 6) MINIMUM SIDE YARD SETBACK: 5 FT.
- 7) MAXIMUM BUILDING HEIGHT: 35 FT.
- 8) MINIMUM OPEN SPACE: 20% OF LOT AREA
- 9) MAXIMUM COVERAGE: 40% OF LOT AREA
- 10) MINIMUM LOT AREA: 10,000 SQ. FT.
- 11) MINIMUM LOT WIDTH: 40 FT.
- 12) MINIMUM FRONT YARD SETBACK: 10 FT.
- 13) MINIMUM REAR YARD SETBACK: 10 FT.
- 14) MINIMUM SIDE YARD SETBACK: 5 FT.
- 15) MAXIMUM BUILDING HEIGHT: 35 FT.
- 16) MINIMUM OPEN SPACE: 20% OF LOT AREA
- 17) MAXIMUM COVERAGE: 40% OF LOT AREA

LEGEND

- - - - - EXISTING LOT LINES
- - - - - EXISTING SPOT GARAGE
- - - - - PROPOSED SPOT GARAGE
- - - - - EXISTING PROPOSED CONTAINER LINES
- - - - - EXISTING PROPOSED TREE
- - - - - EXISTING TREE
- - - - - EXISTING TREE TO BE REMOVED
- - - - - PROPOSED FENCE

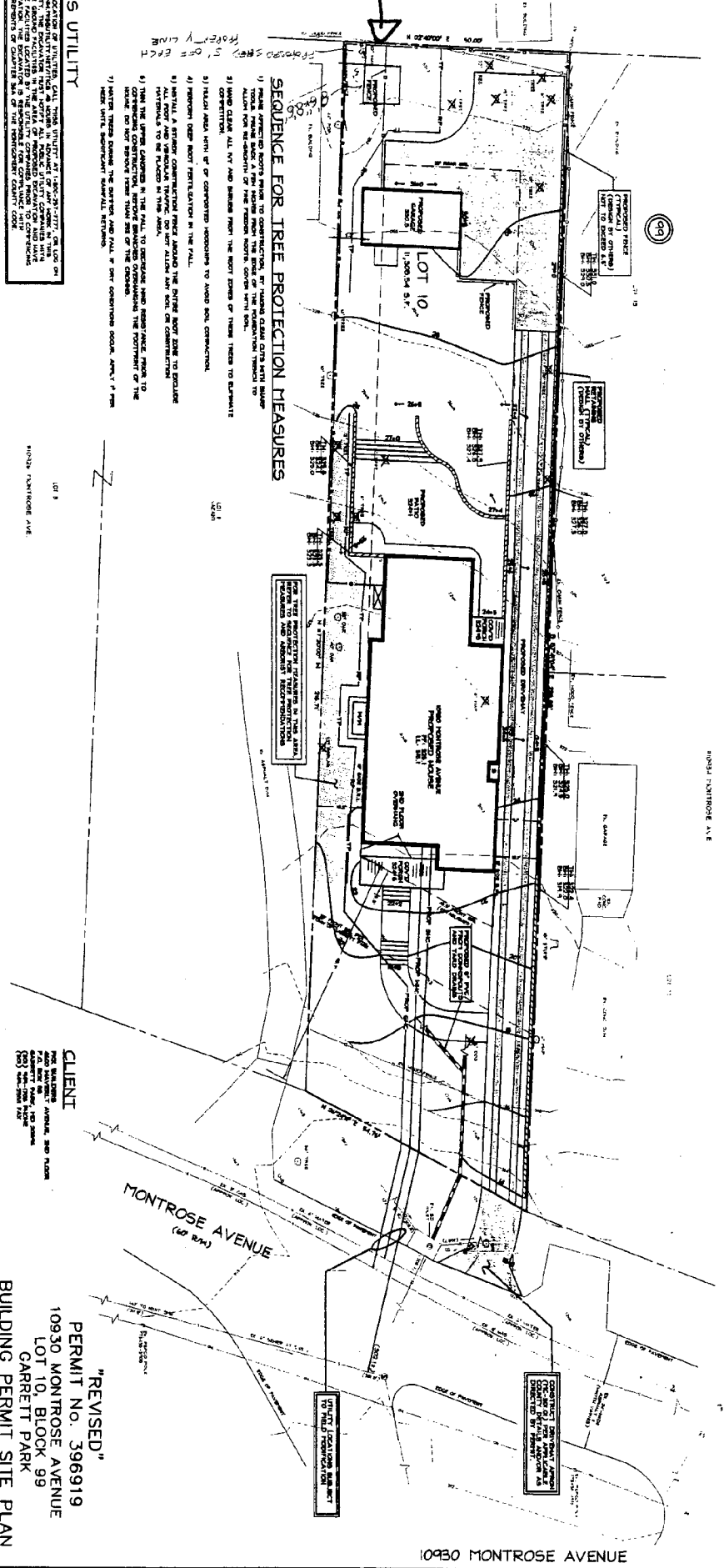
VICINITY MAP



DATE	BY	REVISION
05/24/09	JAR	REVISED PER LATEST FOUNDATION PLAN
05/24/09	JAR	PERMIT SET
05/24/09	JAR	REVISED PER LATEST ARCHITECTURALS
05/24/09	JAR	REVISED PER LATEST ARCHITECTURALS
05/24/09	JAR	REVISED PER LATEST LANDSCAPE PLAN

PROJECT	DATE
05-049	04/2005
CLIENT	DATE
PNK	JAR

PROPOSED SHED



SEQUENCE FOR TREE PROTECTION MEASURES

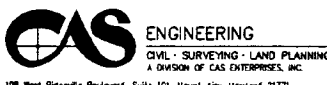
- 1) REMOVE EXISTING SIDEWALK FROM THE END OF THE REMOVAL TRAIL TO THE END OF THE SIDEWALK TO BE RECONSTRUCTED.
- 2) REMOVE EXISTING DRIVEWAY FROM THE END OF THE REMOVAL TRAIL TO THE END OF THE DRIVEWAY TO BE RECONSTRUCTED.
- 3) REMOVE EXISTING DRIVE FROM THE END OF THE REMOVAL TRAIL TO THE END OF THE DRIVE TO BE RECONSTRUCTED.
- 4) REMOVE EXISTING SIDEWALK FROM THE END OF THE REMOVAL TRAIL TO THE END OF THE SIDEWALK TO BE RECONSTRUCTED.
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- 9) REMOVE EXISTING DRIVE FROM THE END OF THE REMOVAL TRAIL TO THE END OF THE DRIVE TO BE RECONSTRUCTED.

MISS UTILITY

FOR LOCATION OF MISS UTILITY, CALL THE UTILITY AT 1-800-227-7777. ON LOT 99, THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 10. THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 99. THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 10. THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 99. THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 10. THE LOCATION OF THE UTILITY IS IDENTICAL TO THE LOCATION OF THE UTILITY ON LOT 99.

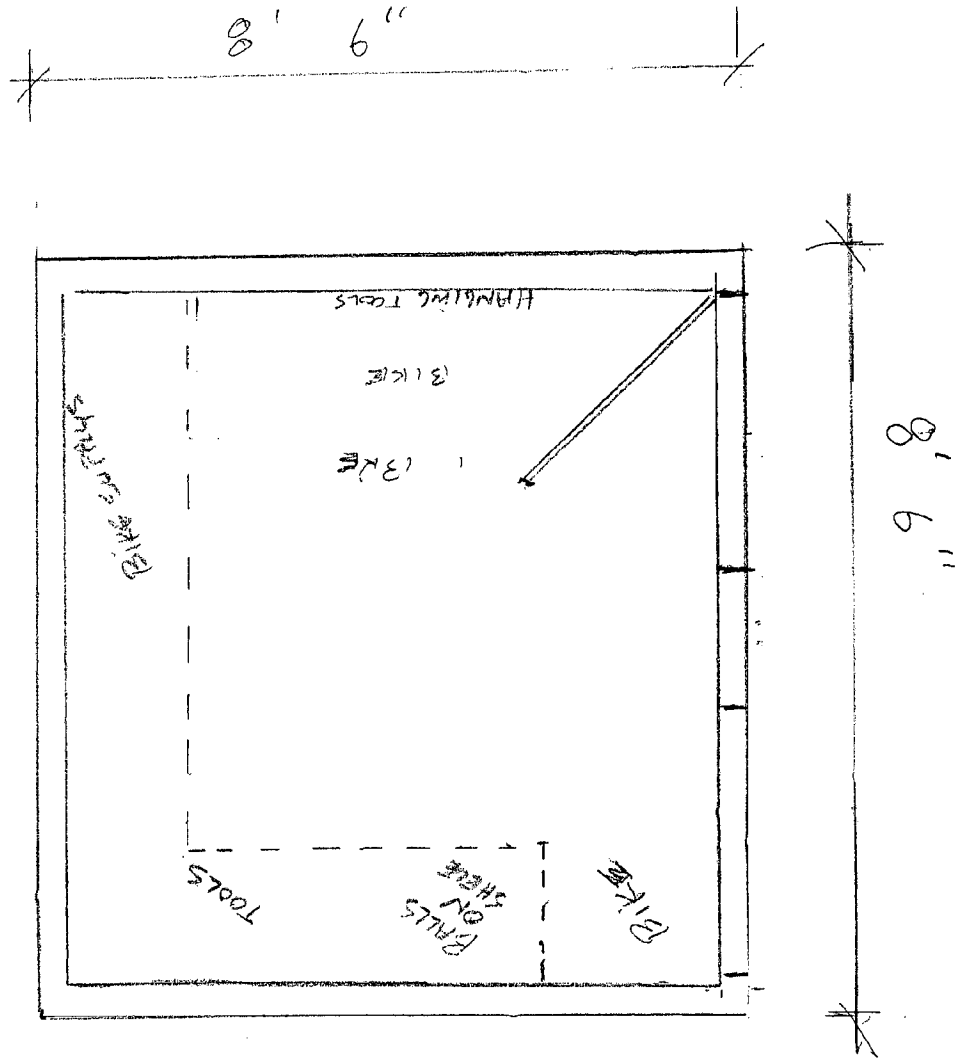
CLIENT
THE BUILDERS GROUP
10930 MONTROSE AVENUE, 3RD FLOOR
GARRETT PARK, MD 20884
(301) 261-2000 FAX
(301) 261-2000

"REVISED"
PERMIT No. 396919
10930 MONTROSE AVENUE
LOT 10, BLOCK 99
GARRETT PARK
BUILDING PERMIT SITE PLAN

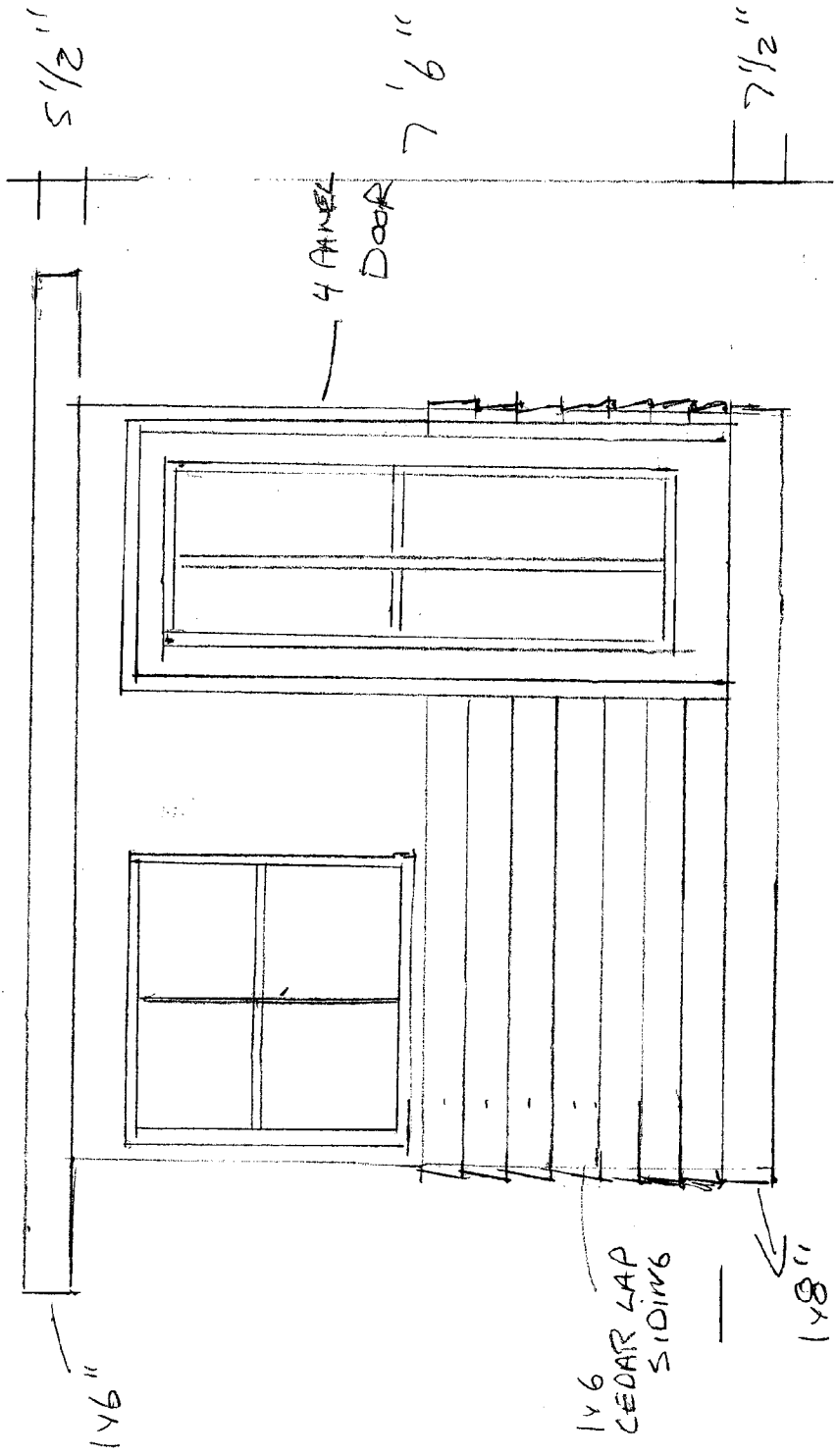


LOT 10, BLOCK 99
GARRETT PARK
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

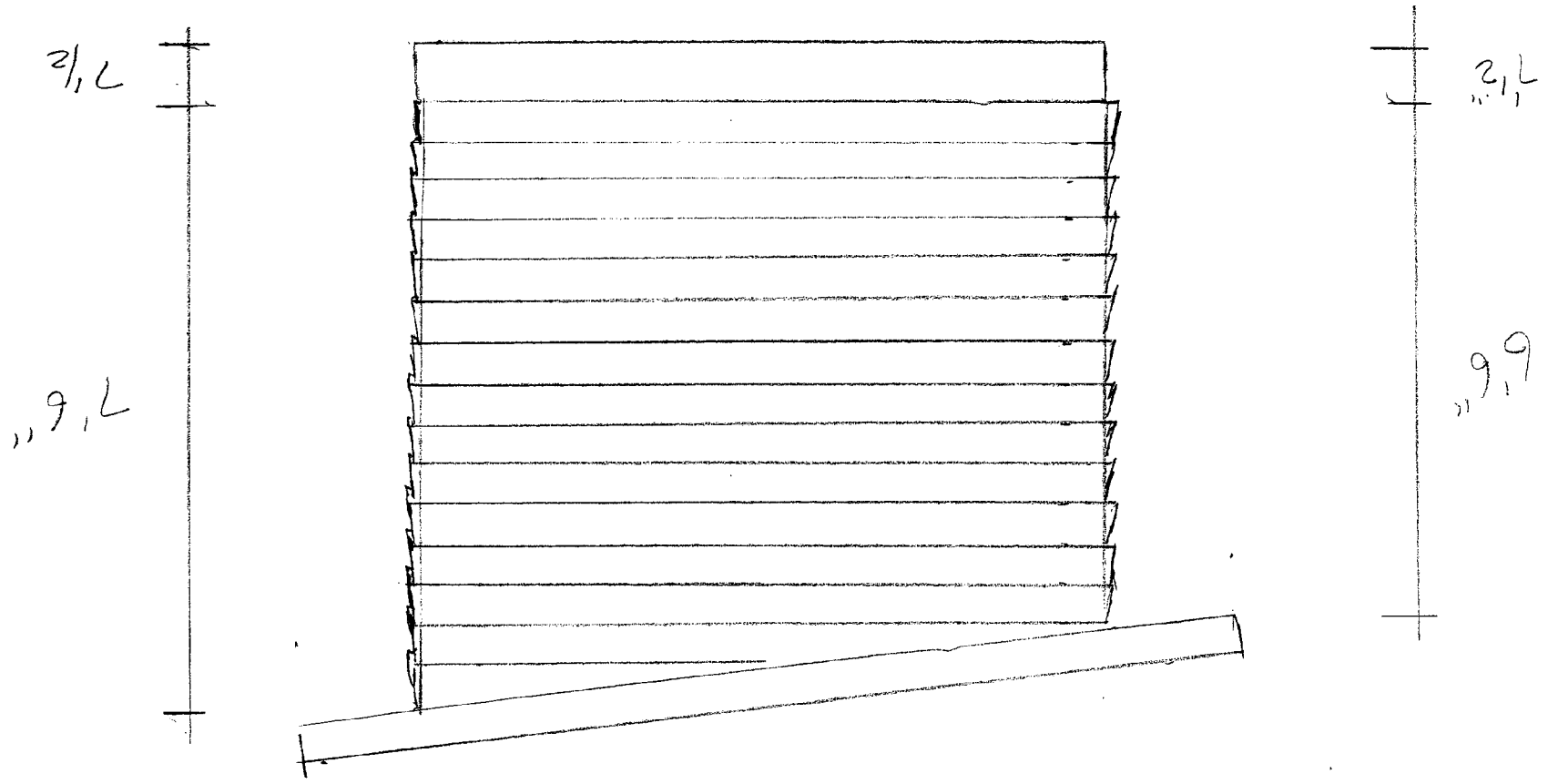
PLAN VIEW



FRONT



②



SIDE VIEW

