

#1-96038, Woodside HPC 1/10/96
Within L.A. #364, Woodside H.D.

#1-96038 Woodside
APC 1/17/96



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

December 27, 1995

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, January 10, 1996, in order to evaluate the proposed subdivision of Woodside (#1-96038), located within Locational Atlas Resource #36/4, the Woodside Historic District in Silver Spring, Maryland. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the resource, and make recommendations to the Planning Board regarding its environmental setting. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker
Historic Preservation Planner

Enclosure

cc: Dave Krowe - Macris, Hendricks and Glascock, P.A.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
January 10, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium
 - A. Jeffrey and Paula Simenauer, for new construction at 11210 Kenilworth Avenue, Garrett Park (HPC Case No. 30/13-96A) (Garrett Park Historic District)
 - B. Paul Cooksey, agent for owner (Hevia), for alterations at 7135 Carroll Avenue, Takoma Park (HPC Case No. 37/3-96A) (Takoma Park Historic District)
 - C. Clare McLane, agent for owner (Rini), for addition and deck at 7322 Baltimore Avenue, Takoma Park (HPC Case No. 37/3-96B) (Takoma Park Historic District)
 - D. Paul Schwengels and Donna Vivr, for alterations and window replacement at 7204 Maple Avenue, Takoma Park (HPC Case No. 37/3-96C) (Takoma Park Historic District)
 - E. John B. and D.A. Murphy, for stair rail at 3814 Washington Street, Kensington (HPC Case No. 31/6-96A) (Kensington Historic District)

(OVER)

III. PRELIMINARY CONSULTATIONS - 8:30 p.m.

- A. Doug Horsman, for new construction at Lot 3, North Street, Brookeville (Brookeville Historic District, #23/65)

IV. SUBDIVISION - 9:15 p.m.

- A. #1-96038, Woodside - This property lies within Locational Atlas Resource #36/4, Woodside Historic District.

V. MINUTES - 9:45 p.m.

- A. December 6, 1995

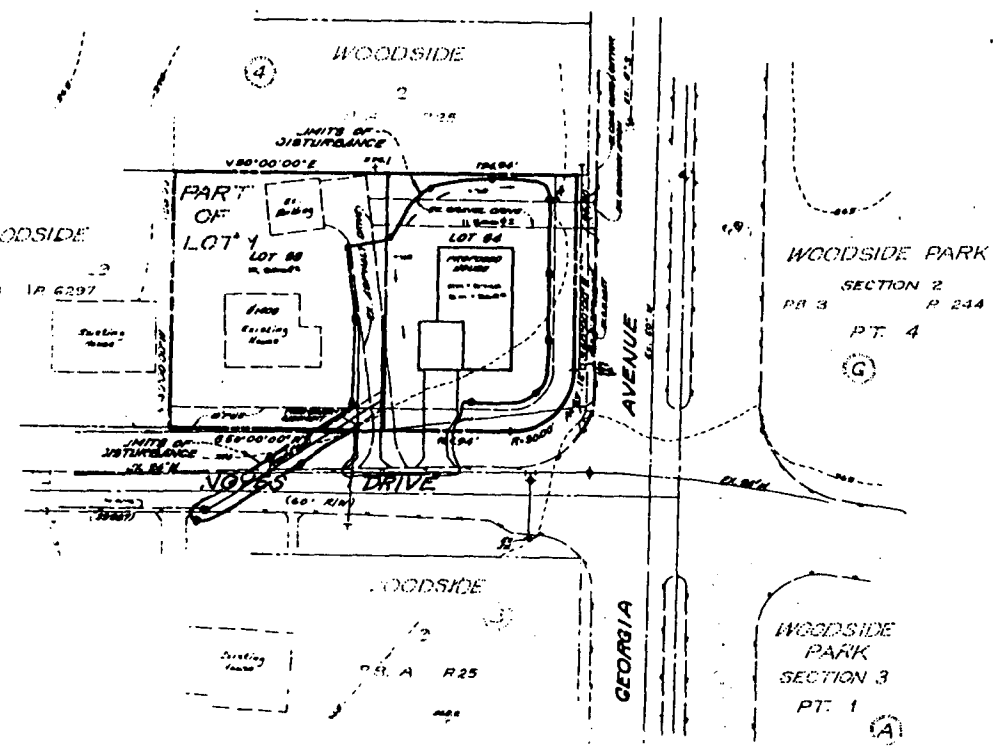
VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT



LOCALITY MAP
SCALE 1" = 200'



- Boundary from plan entitled Woodside... records of Montgomery County, Maryland...
- Topography from MDC&PC see scale top sheet M-241, 1" = 5' contour interval.
- Name: D-69
 Lot Size: 6,000' S.F. min.
 Sublots: 15' Front min.
 5' Min. Side min; Total 15' side
 15' Rear min.
- Meter and sewer category: S-1 & S-1, respectively.
- Area Tabulation: Site Area: 514 Sq. Ft.
 124,000' Flood Plain Area: 25,000' Sq. Ft.
 Net Site Area: 490' Sq. Ft.
- Number of lots proposed by this plan is two.
- Proposed land use is single family detached residential unit.
- This site is within the March Silver Spring Sector plan area.
- This site is within the Silver Spring/Thicket Park transportation policy area.
- This site is within the Sligo Creek Watershed (Class II).
- A natural resource inventory map/forest stand delineation plan has been approved by MDC&PC Environmental Planning Division. Reference No. 4-1981.
- Lot lines and lot areas are needed for informational purposes only and are subject to change upon final computations.
- Servicing utility companies are:
 - Water and Sewer: MDC
 - Electric: PEPCO
 - Telephone: Bell Atlantic
 - Natural Gas: Washington Gas

PROFESSOR'S CERTIFICATION
 I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.

October 12, 1995
 [Signature]
 Donald H. Rupp, III
 Professional Land Surveyor
 Md. Reg. No. 10712

1158 UTILITY
 1-800-361-7777
 UTILITY LOCATIONS
 1 HOUR SERVICE
 CONSTRUCTION

RE	BY	DATE	TIME

PREPARED FOR:
 Mr. Robert Callender
 100 Anne H. Chelley
 103 Hugo Drive
 Silver Spring, Maryland 20910

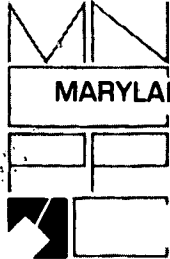
TAX MAP JP181 M.S.S.C. 2118N

PRELIMINARY SUBDIVISION PLAN
WOODSIDE
 PART OF LOT 4, BLK. 4
 L. 8051 F. 837
 15th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Designed	Drawn
DATE	CAL
Date	Scale
APPT. BY	1" = 100'

Maeris, Hendricks and Glascock, P.A.
 Engineers • Planners • Surveyors
 Suite 120
 9220 Wightman Road

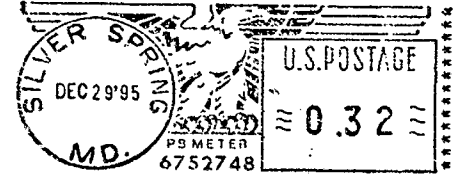
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

ATTEMPTED NOT KNOWN
RETURNED TO SENDER

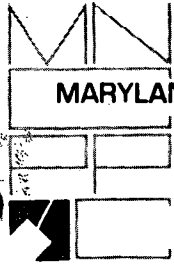
Ruth G. Edelman et al
1409 Noyes Drive
Silver Spring



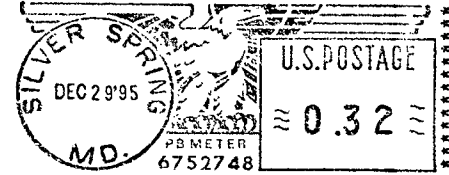
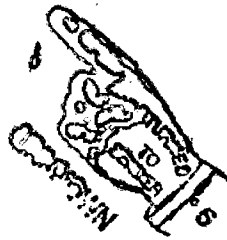
EDEL409 209102015 1N 01/05/96
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER



8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

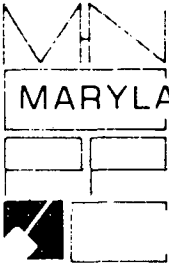


THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION



Aaron H. & F. Tramm
6915 Georgia Avenue
Silver Spring, Md. 20910

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



December 27, 1995

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, January 10, 1996, in order to evaluate the proposed subdivision of Woodside (#1-96038), located within Locational Atlas Resource #36/4, the Woodside Historic District in Silver Spring, Maryland. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the resource, and make recommendations to the Planning Board regarding its environmental setting. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

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Sincerely,

Patricia Parker
Historic Preservation Planner

Enclosure

cc: Dave Krowe - Macris, Hendricks and Glascock, P.A.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
January 10, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

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(OVER)

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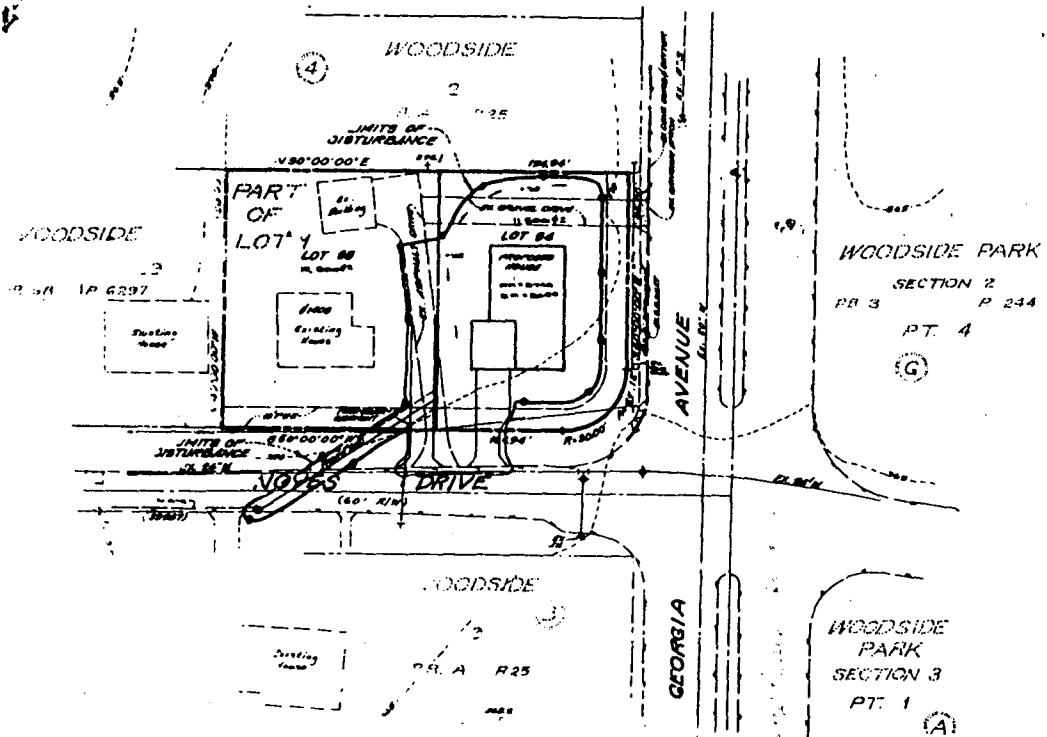
V. MINUTES - 9:45 p.m.

- A. December 6, 1995

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT



- Boundary from plat entitled Woodside Park, Blk. 4, Lots 1-4, recorded in Montgomery County, Maryland as Plat B A, showing and accepting dedication along Georgia Avenue.
- Topography from MDC/PC 200 scale top sheet M-343, 9' x 9' contour interval.
- Notes:
 - Lot Size: 2,000' S.F. min.
 - Setbacks: 25' Front min., 5' Side, rear side, Total 65' min., 20' Rear min.
- Water and sewer category: W-1 & S-1, respectively.
- Area Tabulation:
 - Site Area: 550 sq. ft.
 - 150' x 150' Plat A Final Area: 225,000 sq. ft.
 - Net Site Area: 550 sq. ft.
- Number of lots proposed by this plan to two.
- Proposed land use is single family detached residential unit.
- This site is within the North Silver Spring Sector plan area.
- This site is within the Silver Spring/Themas Pt. transportation policy area.
- This site is within the Sligo Creek Watershed/Cline Pt. area.
- A natural resources inventory supplement state delineated line has been approved by MDC/PC Environmental Planning Division. Reference No. 4-90047.
- Lot lines and lot areas are marked for informational purposes only and are subject to change upon final computation.
- Servicing utility companies are:
 - Water and Sewer: MDC
 - Electric: PSCD
 - Telephone: Bell Atlantic
 - Natural Gas: Washington Gas

GENERAL CONDITIONS

I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.

October 12, 1995

Richard H. Rupp
 Richard H. Rupp, III
 Professional Land Surveyor
 Md. Reg. No. 16712

1-800-257-1777
 1 HOUR BEFORE
 CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

PREPARED FOR:
 Mr. J. Max Robert Gullinger
 1400 Ave. H. Dulley
 1603 Maple Drive
 Silver Spring, Maryland 20910

TAX MAP JP181 W.S.S.C. 211M

PRELIMINARY SUBDIVISION PLAN

WOODSIDE

PART OF LOT 1, BLK. 4
 L. 8051 F. 937

18th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

Designed by: **Macris, Hendricks and Glascock, P.A.**
 Engineers • Planners • Surveyors

Date: _____
 Scale: _____
 SHEET NO. _____

9270 Washington Road
 Suite 120
 Silver Spring, Maryland 20910



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

January 22, 1996

approved by Planning Bd. 2/8/96

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning and Preservation

SUBJECT: Preliminary Plan #1-96038, Woodside

On January 17, 1996, the Historic Preservation Commission (HPC) met and reviewed a subdivision plan, Preliminary Plan #1-96038, Woodside. The proposed subdivision would be located within Locational Atlas Resource #36/4, the Woodside Historic District.

The HPC recommended Preliminary Plan #1-96038 for approval with the following conditions:

1. The new house on Lot 54 should be oriented to Noyes Drive. That is, the entrance door should face Noyes Drive.
2. Tree loss should be minimized. At the time of site plan review, a tree save/protection plan which also identifies and locates all trees on the property to be saved and all trees proposed for removal shall be submitted to HPC Staff.
3. All setbacks in existence for front yards and side yards should be maintained.

Two Commissioners recommended that a garage, if built on Lot 54, should be detached or not apparent from the public right-of-way. Three Commissioners did not find an attached garage to be problematic for this proposal. One Commissioner recommended that, if an attached garage were to be constructed, it should be secondary to the house; and one Commissioner had no comment. In general, all Commissioners were concerned about the amount of infill within the Locational Atlas Resource and would recommend that review of districts be accelerated to prevent further erosion of historic sites in Montgomery County.

Note: Staff is reminded that these comments are of an advisory nature because this proposal would be located within a Locational Atlas Resource and not within a Master Plan Site.

1403 Noyes Drive
Silver Spring, Maryland
20910

January 17, 1996

Mr. Walter Booth, Chairman
Montgomery County Historic
Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Booth and Members of the Commission:

My husband and I have lived at 1403 Noyes Drive in the Woodside District of Silver Spring for 23 years. We own our home jointly with my sister, Anne Holmead Dudley. The home was purchased by our parents, Neil and Frances Holmead, in 1945.

As you know, we are currently in the process of subdividing our property into two lots. We would like to comment on several aspects of the staff report which Patricia Parker so kindly furnished us. The staff has recommended confining use of impervious material to a single lane driveway. We would encourage you to give the builder enough flexibility to include an expanded area at the end of the driveway to serve a two car garage and to allow for parking or turning a car around. We request that you limit the single lane restriction to the driveway apron. In addition, we fear that limiting the use of impervious material so strictly would preclude a builder from including a patio area in his plans. We hope that you will find a balance that will allow the builder more flexibility in this regard.

We strongly urge you to reconsider the recommendation by staff to require that a garage be detached or not apparent from public right-of-way. Anyone who has had dig his way through mountains of snow to reach a detached garage, as we have in recent days, can attest to the fact that this is not the most desirable situation! A garage attached to the house is not only much more convenient in all kinds of weather, but it is safer as well. We have been assured by the engineers at Macris, Hendricks, and Glascock, who are handling our proposed subdivision, that an attached garage could easily be designed so that it would not detract from the appearance of the house as viewed from the public right-of-way. We have conducted a survey of Woodside to see what types of garages exist in the neighborhood. We included the homes bordered by Georgia Avenue, Spring Street, the railroad tracks, and 16th Street. Following are the results of our survey:

Total single family homes-----	220
Homes with no garage-----	132
Homes with carport-----	2
Homes with one car attached garage facing street-----	45
Homes with two car attached garage facing street-----	4
Homes with two car attached garage behind house-----	1
Homes with one car detached garage facing street-----	24
Homes with one car detached garage behind house-----	2
Homes with two car detached garage facing street-----	10

Total townhouses with two car attached garages facing street-----	27	
Total houses with garages-----	86	
Total houses with attached garages-----	50	58%
Total houses with detached garages-----	36	42%
Total houses whose attached garages face street-----	49	of 50 98%
Total houses whose detached garages face street-----	34	of 36 94%
Total new houses -----	42	
Total new houses with garages-----	25	
Total new houses with attached garages facing street---	22	88%
Total new houses with detached garages facing street----	3	12%

Two of the new houses with attached garages facing the street were built quite recently 1993. One is on Noyes Drive and the other is around the corner on Second Avenue. When these houses were built, the neighborhood was under the protective umbrella of the Historic Preservation Commission because it was being considered for designation as an historic district, even though a final decision in this regard was postponed. You apparently did not impose restrictions on the location of garages for these two homes. The attached garages in question are quite tasteful and unobtrusive as are all the attached garages in our neighborhood. We have no houses whose attached garages are dominant or unattractive as viewed from the street. Our statistics seem to indicate a preference for attached garages by the buyers of new homes.

We simply ask that you allow the builder the flexibility to build an attractive attached garage or a detached garage. We appreciate the opportunity to express our views on this matter and urge you to grant a larger degree of latitude to the builder. We feel that this can be accomplished without compromising the integrity of the proposed Woodside Historic District.

Sincerely,

Cornelia Holmead Oplinger

Cornelia Holmead Oplinger

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Woodside (within Locational Atlas
Resource #36/4, Woodside Historic District)

DATE: January 10, 1996

CASE NUMBER: #1-96038

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: 1403 Noyes Drive
Silver Spring, Md.

BACKGROUND:

This subdivision proposal is located within the Woodside Historic District, Locational Atlas Resource #36/4 and involves a proposed subdivision of .55 acres of land zoned R-60. Public water and sewer is available to the property. The lots would be approximately 12,800 (Lot 53) and 11,500 square feet (Lot 54). Lot 53 with an existing house would be located on Noyes Drive. The proposed lot, Lot 54, with house would be located at the intersection of Noyes Drive and Georgia Avenue. Existing setbacks would be maintained. An existing gravel drive off Georgia Avenue would be abandoned; an existing gravel driveway off Noyes Drive would be reconfigured within Lot 53; and a new gravel driveway would be constructed for the proposed house.

DISCUSSION:

This subdivision plan, within the Woodside Historic District, proposes the creation of two lots. The evaluation of this potential district has not been completed at this time. The district is a resource on the Locational Atlas.

Woodside is significant because it is an illustration of Montgomery County's history as a residential suburb of Washington, D.C. and for its collection of late 19th and early 20th century residences showing a variety of distinctive architectural characteristics of the period. Established in 1889, Woodside was among the County's earlier subdivisions. Bordering Washington and located on the Metropolitan Branch of the B&O Railroad, Woodside appealed to government workers seeking country-like homes in a park-like setting. The house at 1403 Noyes Drive is a large, two-story Victorian styled structure with a hipped roof and center gable. This was the Thompson house which was built sometime after 1893 (Staff included a copy of a photograph of this resource - See page 4 of this report).

The proposed subdivision would be located at the intersection of Noyes Drive and Georgia Avenue. The property adjacent to 1403 Noyes contains a house which fronts on Georgia Avenue. The important issue concerning this proposal is the orientation of the new house. Staff feels strongly that the house should be oriented to face Noyes Drive.

Garages in the immediate area are detached and properties enjoy a substantial setback. Staff feels that if a garage were to be built, that it should be detached or not apparent from the public

right-of-way.

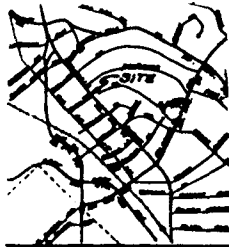
This lot, once subdivided, would be a buildable lot and staff feels that even though this proposal would increase density in an area with a large diversity of architectural styles, the subdivision from one lot to two for single-family house development should be approved. The proposal would be consistent with historic development patterns if the new house is oriented to Noyes Drive.

Staff does however feel that existing substantial setbacks should be maintained. Access, as proposed, off Noyes Drive, should be confined to a single lane driveway ingress and egress. Staff also feels that tree loss should be minimized.

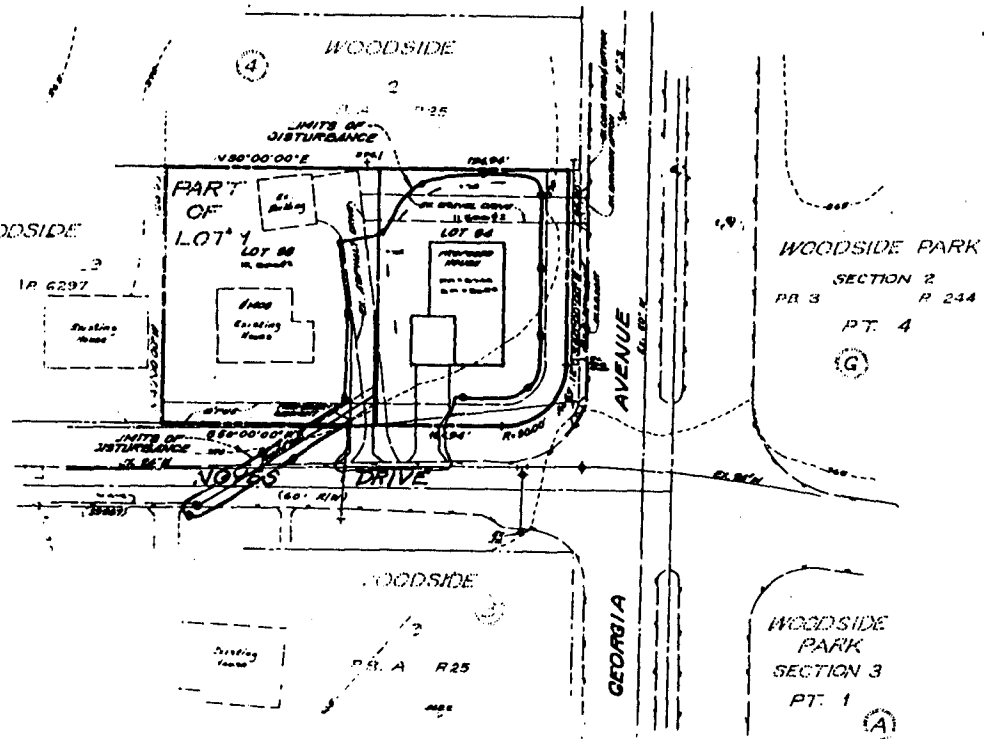
STAFF RECOMMENDATION:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o The new house on Lot 54 should be oriented to Noyes Drive.
- o Tree loss should be minimized.
- o Impervious material should be confined to a single lane driveway ingress and egress.
- o All setbacks in existence for front yards and side yards should be maintained.
- o A garage, if built, should be detached or not apparent from the public right-of-way.



REALITY MAP
SCALE 1" = 200'



- Boundary from plat entitled 'WOODSIDE PARK'...
- Topography from MDC&PC 200 scale topog sheet M-244, 6" x 12" contour interval.
- Name: 2-48
 Lot Size: 6,000' S.F. min.
 Sublots: 10' Front min.
 5' min. rear side, 5' min. side, 10' min. rear min.
- Water and sewer category: W-1 & S-1, respectively.
- Area Tabulation: Site Area . . . 56 sq. ft.
 120 sq. ft. Flood Plain Area . . . 64 sq. ft.
 Net Site Area . . . 92 sq. ft.
- Number of lots proposed by this plan is two.
- Proposed land use is single family detached residential and
- This site is within the North Silver Spring Center plan area.
- This site is within the Silver Spring/Takoma Park transportation policy area.
- This site is within the Sligo Creek Watershed (Class II).
- A natural resources inventory report/assessment stand delivery plan has been approved by MDC&PC Environmental Planning Division, Reference No. 4-70011.
- Lot lines and lot areas are noted for informational purposes only and are subject to change upon final computations.
- Servicing utility companies are:
 - Water and Sewer: M&C
 - Electric: PG&E
 - Telephone, Bell Atlantic
 - Natural Gas: Washington Gas

NECESSARY CERTIFICATIONS

I hereby certify that the boundary shown herein is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.

October 12, 1995

Robert E. Gilling
 Robert E. Gilling, III
 Professional Land Surveyor
 Md. Reg. No. 16713

ISS UTILITY
 1-800-257-7777
 UTILITY LOCATIONS
 1 HOUR BEFORE
 CONSTRUCTION

NO.	REVISION	DATE	BY

PREPARED FOR:
 Mr. J. Mark Robert Gilling
 1 Mt. Ave. E. Dulby
 1603 Noyes Drive
 Silver Spring, Maryland 20906

TAX MAP JP 121 W.S.S.C. E11111

PRELIMINARY SUBDIVISION PLAN
WOODSIDE
 PART OF LOT 1, BLK. 4
 L. 8091 F. 837
 19th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

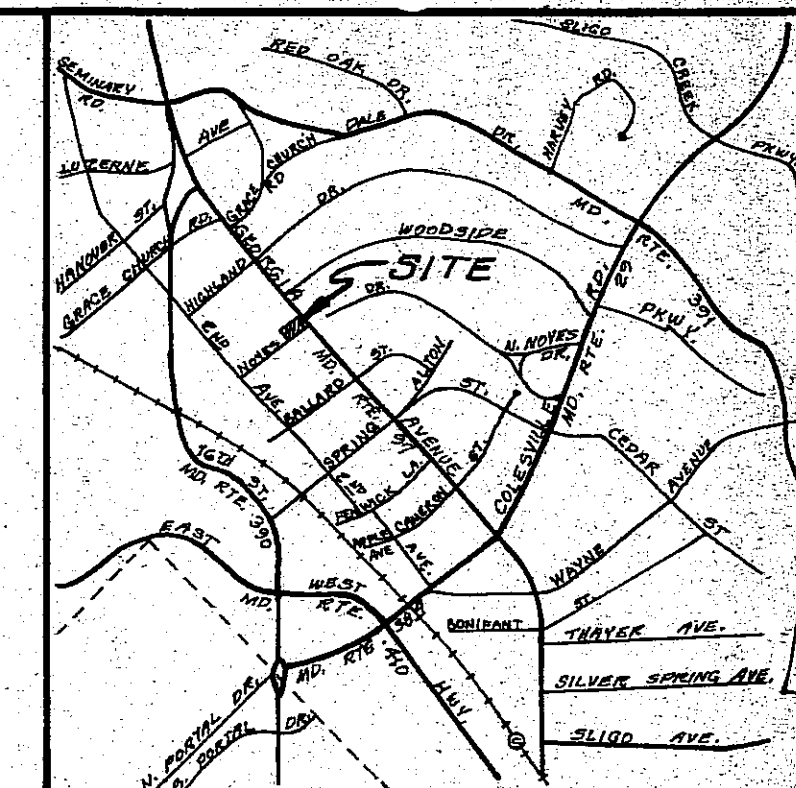
Engineers • Planners • Surveyors

Maeris, Hendricks and Glascock, P.A.
 Suite 120
 9220 Wigham Road

Designed	JAC	Drawn	CA
Date		Scale	



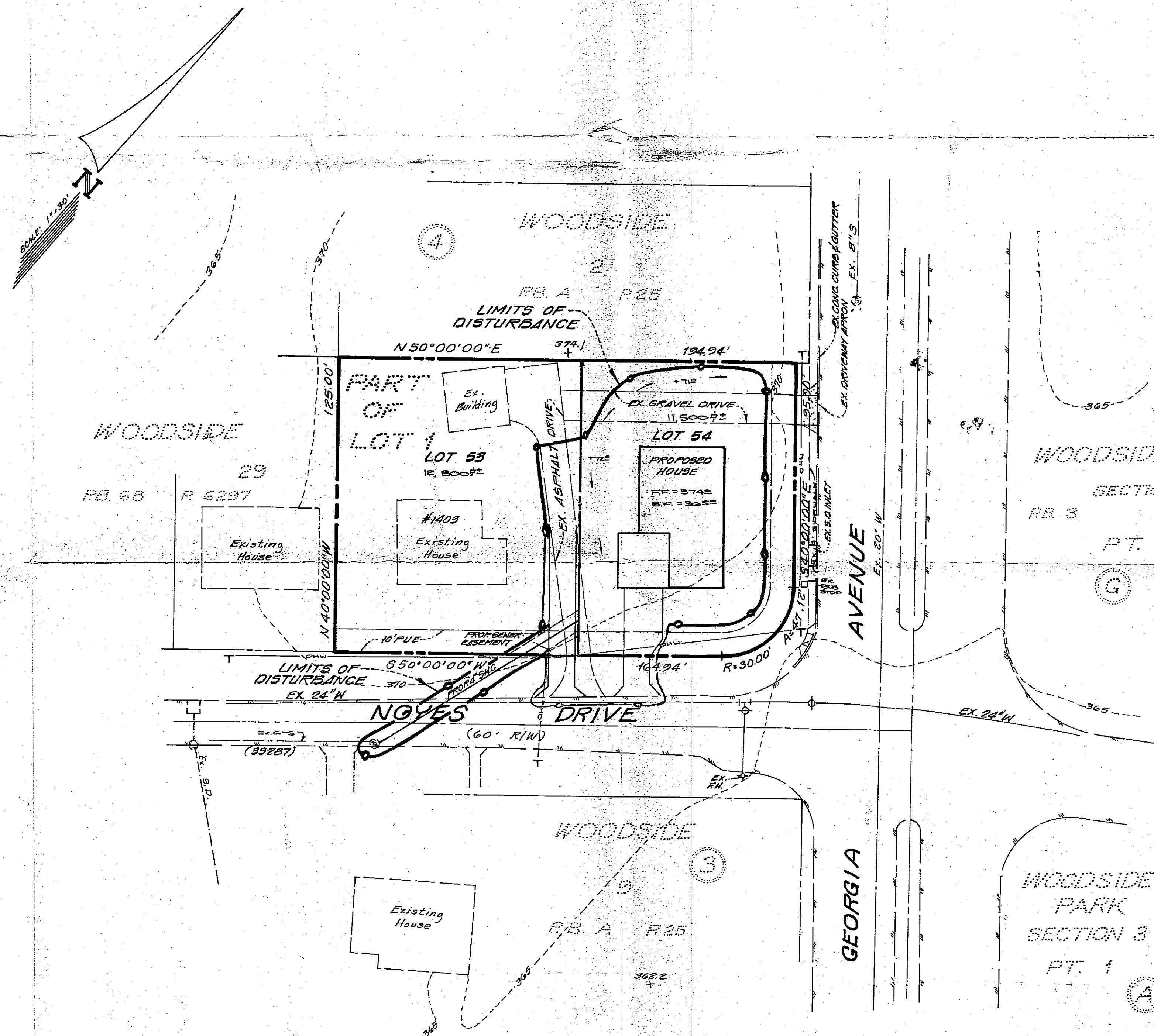
1403 Noyes Drive



VICINITY MAP
SCALE: 1" = 2,000'

NOTES

- Boundary from plat entitled Woodside recorded among the Land Records of Montgomery County, Maryland as Plat 25 in Plat Book R-25 and excepting dedication along Georgia Avenue.
- Topography from MNC&PC 200 scale topo sheet M-343, 5' foot contour interval.
- Zone: R-60
Lot Size: 6,000' S.F. min.
Setbacks: 25' Front min.
8' min. one side; Total 18' min.
20' Rear min.
- Water and sewer category: W-1 & S-1, respectively.
- Area Tabulation: Site Area .551 Ac.
100 year Flood Plain Area .00 Ac.
Net Site Area .551 Ac.
- Number of lots proposed by this plan is two.
- Proposed land use is single family detached residential units.
- This site is within the North Silver Spring Sector planning area.
- This site is within the Silver Spring/Takoma Park transportation policy area.
- This site is within the Sligo Creek Watershed (Class 1).
- A natural resources inventory map/forest stand delineation plan has been approved by MNC&PC Environmental Planning Division, Reference No. 4-96061.
- Lot lines and lot areas are scaled for informational purposes only and are subject to change upon final computations.
- Servicing utility companies are:
Water and Sewer: WSSC
Electric: PEPCO
Telephone: Bell Atlantic
Natural Gas: Washington Gas



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

October 12, 1995
Date

Douglas H. Riggs III
Professional Land Surveyor
Md. Reg. No. 10712

CALL "MISS UTILITY"
TELEPHONE 1-800-257-7777
FOR UTILITY LOCATIONS
AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION

NO.	DESCRIPTION	DATE	INIT.
REVISIONS			

PREPARED FOR:

Mr. & Mrs. Robert Oplinger
& Ms. Anne H. Dudley
1403 Noyes Drive
Silver Spring, Maryland 20910
(301) 589-1123

TAX MAP JP121

W.S.S.C. 211NW2

PRELIMINARY SUBDIVISION PLAN

WOODSIDE

PART OF LOT 1, BLK. 4
L. 8051 F. 837

13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

	Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors		Designed DAC	Drawn C.M.K.
	Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879		Date SEPT. 95	Scale 1"=30'
	(301)670-0840		Job No. 93-337	Sheet 1 of 1



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

December 27, 1995

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, January 10, 1996, in order to evaluate the proposed subdivision of Woodside (#1-96038), located within Locational Atlas Resource #36/4, the Woodside Historic District in Silver Spring, Maryland. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the resource, and make recommendations to the Planning Board regarding its environmental setting. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker
Historic Preservation Planner

Enclosure

cc: Dave Krowe - Macris, Hendricks and Glascock, P.A.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
January 10, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium
 - A. Jeffrey and Paula Simenauer, for new construction at 11210 Kenilworth Avenue, Garrett Park (HPC Case No. 30/13-96A) (Garrett Park Historic District)
 - B. Paul Cooksey, agent for owner (Hevia), for alterations at 7135 Carroll Avenue, Takoma Park (HPC Case No. 37/3-96A) (Takoma Park Historic District)
 - C. Clare McLane, agent for owner (Rini), for addition and deck at 7322 Baltimore Avenue, Takoma Park (HPC Case No. 37/3-96B) (Takoma Park Historic District)
 - D. Paul Schwengels and Donna Vivr, for alterations and window replacement at 7204 Maple Avenue, Takoma Park (HPC Case No. 37/3-96C) (Takoma Park Historic District)
 - E. John B. and D.A. Murphy, for stair rail at 3814 Washington Street, Kensington (HPC Case No. 31/6-96A) (Kensington Historic District)

(OVER)

III. PRELIMINARY CONSULTATIONS - 8:30 p.m.

- A. Doug Horsman, for new construction at Lot 3, North Street, Brookeville (Brookeville Historic District, #23/65)

IV. SUBDIVISION - 9:15 p.m.

- A. #1-96038, Woodside - This property lies within Locational Atlas Resource #36/4, Woodside Historic District.

V. MINUTES - 9:45 p.m.

- A. December 6, 1995

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT

Lot Pt.2, Block 4

Lot 25, Block 4

Lot 28, Block 4

✓ Arthur J. & S.P. Wilets
et al
7801 Rocton Avenue
Chevy Chase, MD 20815

✓ Michael A. Levine
8905 First Avenue
Silver Spring, MD 20910

✓ Ruth G. Edelman et al
1409 Noyes Drive
Silver Spring, MD 20910

Lot 29, Block 4

Lot Pt.3, Block 4

Lot, Pt.9,Pt.10, Block 3

✓ Milton A. & L.A. Dickhaut
1407 Noyes Drive
Silver Spring, MD 20910

✓ George C. & D.L. Swink
9008 Georgia Avenue
Silver Spring, MD 20910

Stephen & V.B. Liberatore
8922 Georgia Avenue
Silver Spring, MD 20910

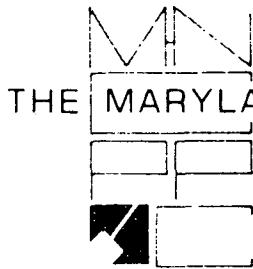
Lot Pt.1, Block A

Lot Pt.4, Block G

✓ Aaron H. & F. Traum
8915 Georgia Avenue
Silver Spring, MD 20910

✓ Summit Hill Congregation
Inc.
c/o Woodside Synagogue
512 Ellsworth Drive
Silver Spring, MD 20910

Post-It™ Fax Note	7671	Date	12.28.95	# of pages	1
To	✓ PAT PARKER	From	✓ DAVE CRAIG		
Co./Dept	HPC	Co.	MHG		
Phone #		Phone #			
Fax #	495-1307	Fax #			



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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
January 10, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
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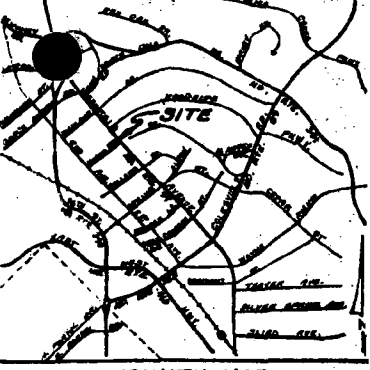
V. MINUTES - 9:45 p.m.

- A. December 6, 1995

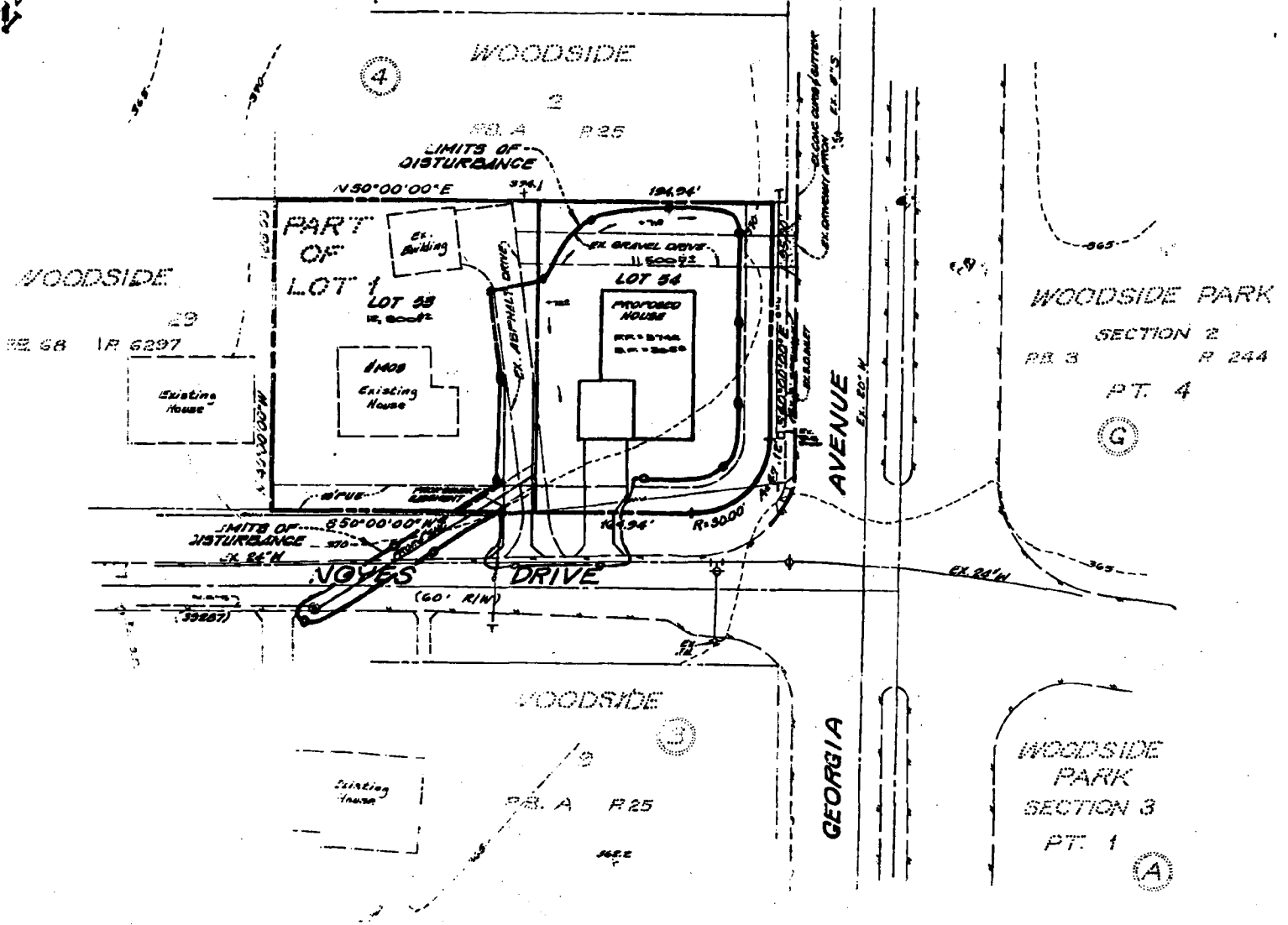
VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT



VICINITY MAP
SCALE: 1" = 200'



- NOTES**
- Boundary from plat entitled Woodside recorded among the Land Records of Montgomery County, Maryland as Plat 23 in Plate Book A, saving and excepting dedication along Georgia Avenue.
 - Topography from M&C&P&C 200 scale topo sheet M-343, 5' foot contour interval.
 - Zone: R-60
Lot Size: 6,000' S.F. min.
Setbacks: 25' Front min.
8' min. one side; Total 18' min.
20' Rear min.
 - Water and sewer category: W-1 & S-1, respectively.
 - Area Tabulation: Site Area - .55 Ac.
100 year Flood Plain Area - .08 Ac.
Net Site Area - .55 Ac.
 - Number of lots proposed by this plan is two.
 - Proposed land use is single family detached residential units.
 - This site is within the North Silver Spring Sector planning area.
 - This site is within the Silver Spring/Takoma Park transportation policy area.
 - This site is within the Sligo Creek Watershed (Class II).
 - A natural resources inventory map/forest stand delineation plan has been approved by M&C&P&C Environmental Planning Division, Reference No. 4-96061.
 - Lot lines and lot areas are scaled for informational purposes only and are subject to change upon final computations.
 - Servicing utility companies are:
- Water and Sewer: MSSC
- Electric: P&P&C
- Telephone: Bell Atlantic
- Natural Gas: Washington Gas

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date: October 12, 1985

 Douglas H. Riggs, III
 Professional Land Surveyor
 Md. Reg. No. 16712

CALL "MISS UTILITY"
 TELEPHONE 1-800-257-7777
 FOR UTILITY LOCATIONS
 AT LEAST 48 HOURS BEFORE
 BEGINNING CONSTRUCTION

NO.	DESCRIPTION	DATE	INIT.
REVISIONS			

PREPARED FOR:
 Mr. & Mrs. Robert Optinger
 & Ms. Anne H. Dudley
 1403 Noyes Drive
 Silver Spring, Maryland 20910
 (301) 589-1729

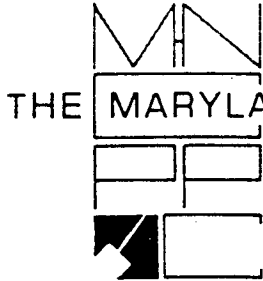
TAX MAP JP121 W.S.S.C. 211NWE

PRELIMINARY SUBDIVISION PLAN
WOODSIDE
 PART OF LOT 1, BLK. 4
 L. 8051 F. 837
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

	Macris, Hendricks and Glascock, P.A.		Designed DAC	Drawn C.M.A.
	Engineers • Planners • Surveyors		Date SEPT. 85	Scale 1" = 30'
	(301) 670-0840		Job No. 93-337	Sheet 1 of 1

Suite 120
9220 Wightman Road
Gaithersburg, Maryland
20878

Jan. 10 HPC.
mtg.



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

8

FROM: Development Review Division - M-NCPPC

NAME: WOODSIDE

FILE NO.: 1.96038

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of DEC. 4, 1995 (no meeting scheduled if blank).

New preliminary plan application with supporting material as appropriate

Supporting material for previously reviewed preliminary plan

Revised preliminary plan drawing

New pre-preliminary plan application

Comments due by 12.4.95

Adjacent Property is
separately worded out.

Thompson not listed as
part of recorded transactions.

1. Inexpensive material should
be minimized. e.g. photos,
etc.

2. less dominant