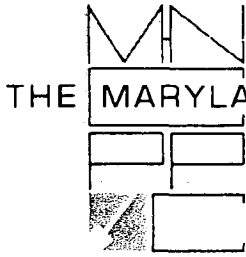


37/03-03II 7311 Piney Branch Rd
(Takoma Park Historic District)



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

Date: 9/24/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

DPS # 316973
HAWP # 37/03-03II

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

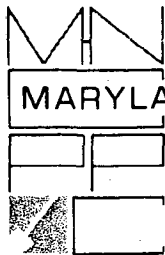
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



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

Date: 9/24/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 316973
HAWP # 37/03-03II

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

Approved

Approved with Conditions: _____

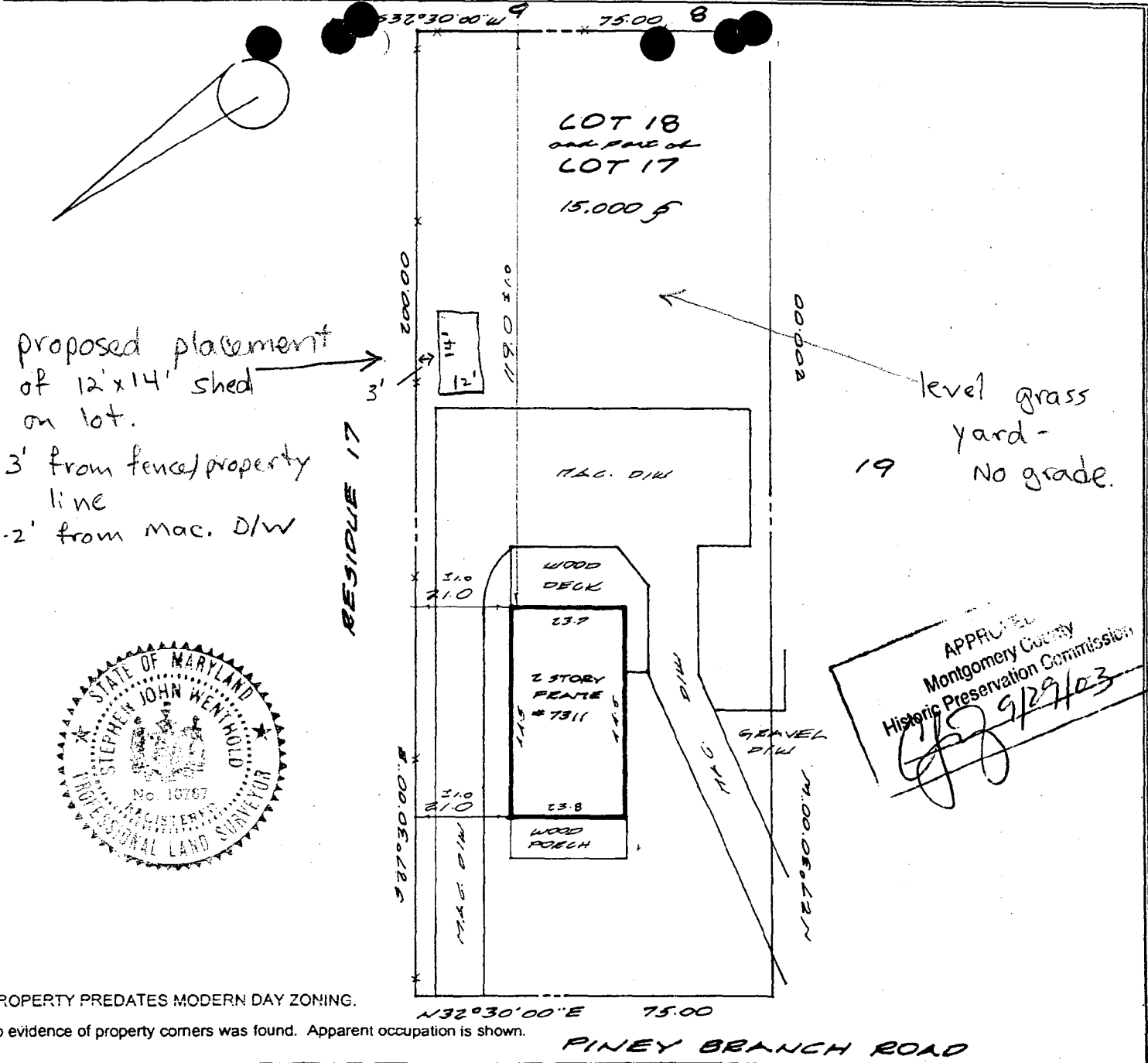
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Constance Meyer

Address: 7311 Piney Branch Rd, Takoma Park 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



APPROVED
 Montgomery County
 Historic Preservation Commission
 9/29/03

PROPERTY PREDATES MODERN DAY ZONING.

No evidence of property corners was found. Apparent occupation is shown.

PINEY BRANCH ROAD

Date: 06-23-99 Scale: 1"=30' Dm: B.B.
 Plat Book: A
 Plat No.: 3 NO TITLE REPORT FURNISHED
 Work Order: 99-3093
 Address: 7311 PINEY BRANCH ROAD
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen Wenthold

LOCATION DRAWING
 LOT 18 AND PART OF LOT 17
 BLOCK 12
 TAKOMA PARK

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400



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

DPS - #8

Spec Blanton

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK/LIGHT

Contact Person: Corry Mayer
Daytime Phone No.: 202 647-5076

Tax Account No.: 01071412

Name of Property Owner: Constance M-Mayer Daytime Phone No.: 301 585-4549

Address: 7311 Piney Branch Rd Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: Shed USA Phone No.: Home Depot

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7311 Street: Piney Branch Rd

Town/City: Takoma Park Nearest Cross Street: EASTERN AVE

Lot: 17-18 Block: 18001 Subdivision: 025

Liber: _____ Folio: 12 Parcel: District 13

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 3,000

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.

Constance M. Mayer
Signature of owner or authorized agent

August 13, 2003
Date

Approved: cf For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Juan C. Calabrese Date: 9/29/03
 Application/Permit No.: 316973 Date Filed: 8/26/03 Date Issued: _____

**THE FOLLOWING FORMS 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:

House & yard - NO real historic features
including House despite its age!

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

The project will provide a tidy & rain proof area
to put six bikes, a grill, a lawn mower & numerous
other tools & sports equipment which now must sit
on an open deck getting rusted & otherwise
destroyed.

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.

See picture Portsmouth - pine siding
peak roof w/ Black shingles -

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. *not available - nothing affected - will just sit at corner of yard near drive*
- 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).

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7311 Piney Branch Road	Meeting Date:	09/24/03
Applicant:	Constance Mayer	Report Date:	09/17/03
Resource:	Takoma Park Historic District	Public Notice:	09/10/03
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-03II	Staff:	Corri Jimenez
PROPOSAL:	Shed addition		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Foursquare
DATE: c. 1900-10

7311 Piney Branch Road is a contributing resource to the Takoma Park Historic District as a two-story Foursquare.

PROPOSAL

The applicant proposes to construct a 12' x 14' rear wooden shed on the lot, which will be 3' from the side property line. The gabled shed will be constructed of pine siding with an asphalt shingle roof and be situated on a pressure-treated, concrete block foundation. The shed will be painted to match the main house.

In regard to design, the applicant is asking for approval of two different options: the *Portsmouth* model of "Sheds USA", and "Backyard Billy's" Victorian playhouse (see Circles 8-13). The applicant is seeking approval for either of these structures, and will erect whichever of the two they can afford.

STAFF DISCUSSION

Staff approves of either of the two models the applicant is proposing because they are located in the rear and will not be visible from the public right-of-way as a non-contributing structure. In addition, no trees will be affected by the construction of this shed.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 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 the Secretary of the Interior's *Standards* #9 & 10:

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

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.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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

Spec Clinton

MTC

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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DIV. OF CASE WORK PERMIT

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Daytime Phone No.: 202 647-5076

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- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
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1B. Construction cost estimate: \$ 3,000

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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.

Constance M. Mayer
Signature of owner or authorized agent

August 13, 2003
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 316973 Date Filed: 8/26/03 Date Issued: _____

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peak roof w/ Black shingles

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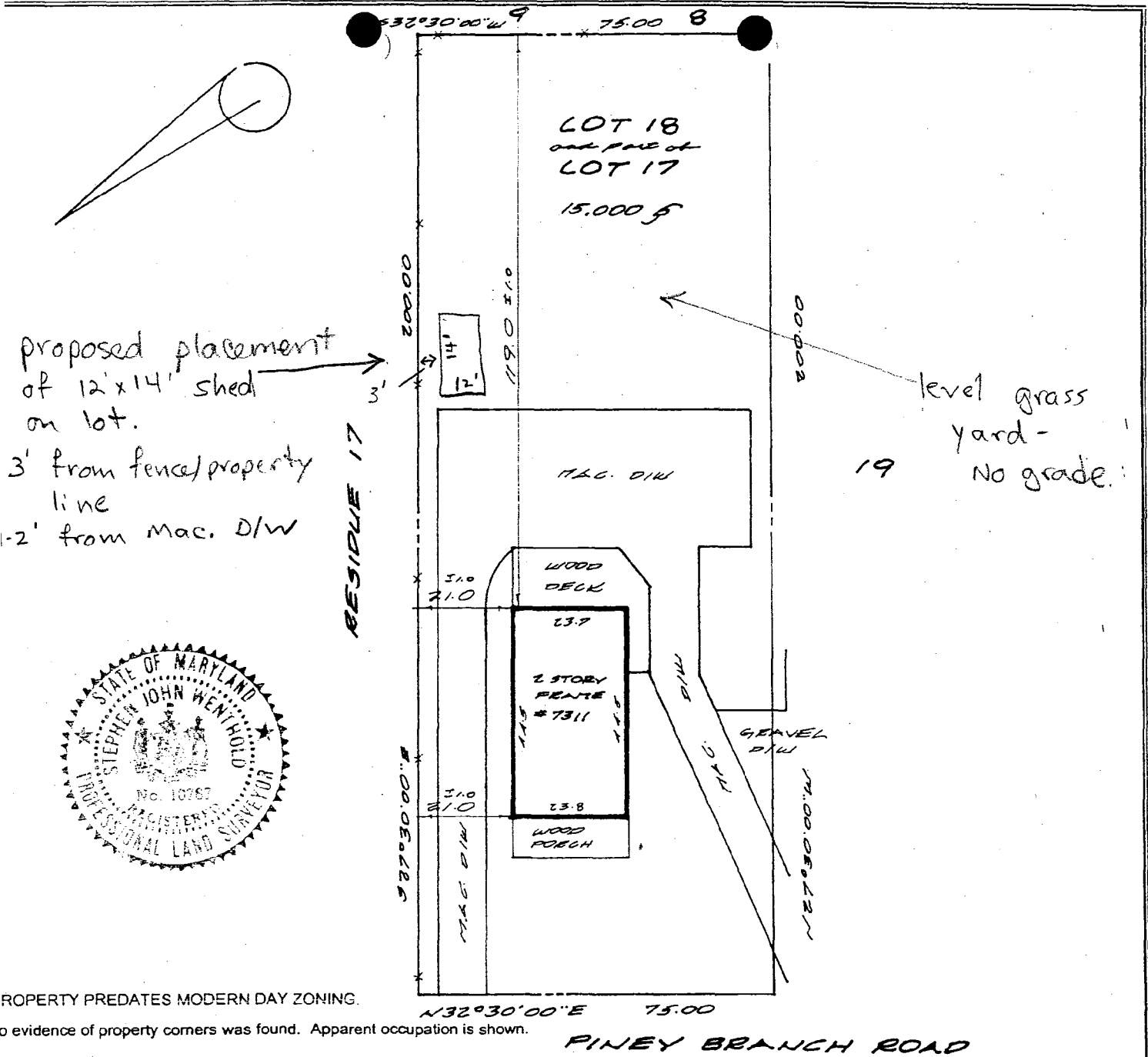
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proposed placement
of 12'x14' shed
on lot.
3' from fence/property
line
1-2' from Mac. D/W

level grass
yard -
No grade.



PROPERTY PREDATES MODERN DAY ZONING.

No evidence of property corners was found. Apparent occupation is shown.

PINEY BRANCH ROAD

Date: 06-23-99 Scale: 1"=30' Dm: B.B.
Plat Book: A
Plat No.: 3 NO TITLE REPORT FURNISHED
Work Order: 99-3093
Address: 7311 PINEY BRANCH ROAD
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold

LOCATION DRAWING
LOT 18 AND PART OF LOT 17
BLOCK 12
TAKOMA PARK

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-9400

Lot 18 and part of Lot 17

7311 Piney Branch Rd

Takoma Park, MD 20919

Contact: Conny Mayer

301-585-4549

Fence - property line

No pic available

FENCE / PROPERTY LINE

80'

Shed

14'

Flower Bed

14'

12'

2'

max. D/W

6

User: CMAYER
Host: INR2.STATE.IC.GOV
Class:
Job: CMAYER_IAIS-MON

Adjacent properties:

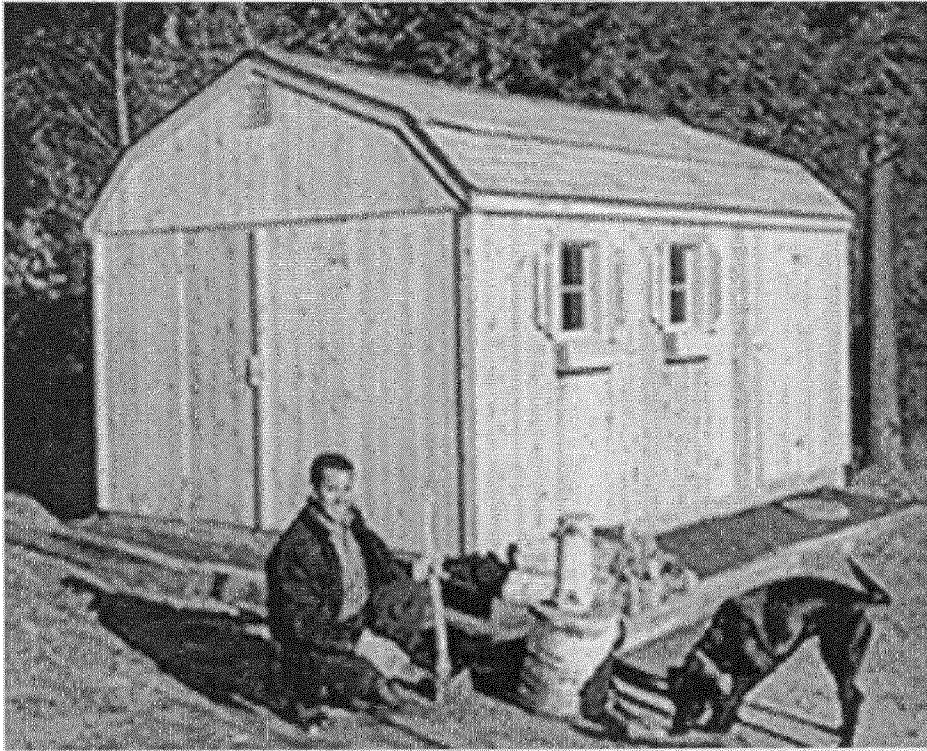
7309 Piney Branch Richard: Elisabeth
Takoma Park, MD Coppola
20912 301-564-3275

7315 Piney Branch Rd Harry: Kathleen
Takoma Park, MD Folton
20912 301-588-8222

across street (although they can't see
into our backyard)

7310 Piney Branch Rd Mr. & Mrs. ^{James} Gorda
Takoma Park, MD
20912 301-565-2773

Backyard Neighbor: 7202 Holly Ave Karen MacPherson
Takoma Park, MD Peter Hardin
20912 301-507-0325



Proposed Shed—The *Portsmouth*



DELIVERED To your home. **BUILT** On your site. **GUARANTEE**

HOME PRODUCTS COMPANY CAREERS CONTACT SUBCONTRACTOR

Select a style:

- VAL-U
- BOSTONIAN
- PORTSMOUTH
- NEWYORKER
- VINEYARD
- GAZEBO



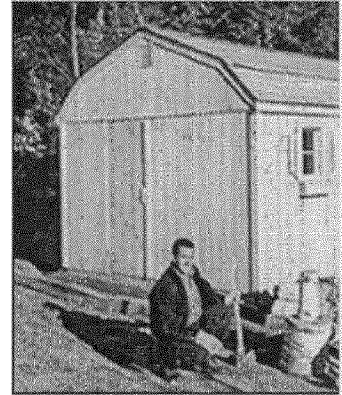
The Portsmouth

Get the Brochure How to Order Technical Downloads F

Serving: Rockville, MD 20850





Portsmouth Style Features

With a standard 40" double door (or optional 54", 66" or 78") on the end-wall, The Portsmouth model is ideal for storing larger equipment such as a riding lawn mower, ATV or dirt bike. The single door on the front wall allows for easy access to other stored items without having to crawl over your tractor!



10 x 16 Cedar Portsmouth with gambrel shingles

Standard Selections & Pricing for Your Shed

Sizes	Smart Panel II	Pine	Cedar	
				
8 x 12	\$1,999.99	\$2,099.99	\$2,439.99	\$
8 x 14	\$2,349.99	\$2,459.99	\$2,699.99	\$
8 x 16	\$2,589.99	\$2,799.99	\$3,049.99	\$
10 x 12	\$2,469.99	\$2,759.99	\$2,899.99	\$
10 x 14	\$2,859.99	\$3,049.99	\$3,299.99	\$
10 x 16	\$3,049.99	\$3,299.99	\$3,619.99	\$
12 x 12	\$2,819.99	\$3,049.99	\$3,299.99	\$
12 x 14	\$3,179.99	\$3,419.99	\$3,759.99	\$
12 x 16	\$3,409.99	\$3,649.99	\$4,059.99	\$
12 x 20	\$4,239.99	\$5,079.99	\$4,799.99	\$

Vinyl

- 100% maintenance free
- Variety of colors available
- Beautiful
- Long-term durability
- Preferred choice

Cedar

- Pleasant aroma naturally repels insects and resists rotting
- Ages beautifully
- Excellent base for stain and paint

9

- Very stable—resists warping and buckling

Pine

- Most popular material
- Withstands all types of weather
- Classic tongue-and-groove construction
- Affordably priced

Smart Panel II

- 30 year manufacturers warranty
- Durable and economical
- Pre-primed surface makes an excellent base for paint (All trim boards cor finished requiring paint or stain)
- Upgraded and improved (from texture T-111)

***Vinyl Colors**

White Cream Clay Tan Gray

Options & Upgrades for All Sheds

Note: Options and upgrades are an additional cost to the standard pricing.

Item	Price
PT floor joist	Included
4 x 4 PT Runners** (8x12, 10x12, 12x12)	\$35.00
4 x 4 PT Runners** (8x14, 8x16, 10x14, 10x16, 12x14, 12x16, 12x20))	\$59.00
2"x6' floor joists for 6' or 8' wide sheds <i>(2"x6" floor joists are standard on all 10' & 12' wide sheds)</i>	\$.92 sq ft
Pressure treated plywood floor	\$1.20 sq f
4' storage loft for 8' wide sheds	\$65.00
4' storage loft for 10' wide sheds	\$80.00
4' storage loft for 12' wide sheds <i>(loft storage space will vary with roof style, and 4' storage loft for 6' wide sheds is not available)</i>	\$95.00
8' shelf (All sheds except cedar model)	\$45.00
Enlarge Standard 40" Door to 54" Door	\$60.00
Enlarge Standard 40" Door to 66" Door	\$90.00
Enlarge Standard 40" Door to 78" Door	\$120.00
4' pressure-treated ramp	\$50.00
Vinyl shed window upgrade <i>(functional)</i>	\$49.00 ea
Window Screen	\$15.00 ea
Anchor Kit <i>(Hurricane clips & anchors)</i>	\$120.00

Note: 54" double doors not available on any 6' wide or 8x8 New Yorker. 66" & 78" double door not available on any of the following Bostonian sizes - 8X12, 10X12, or 12X12 due to space restrictions.

** Some town/county building codes may require customers to purchase an "Anchor kit and/pr 4x4 PT f meet town/county specific requirements/codes. Although Sheds USA builds one of the highest quality s available, some towns have very stringent building codes and Sheds USA cannot guarantee that all of these codes. Any additional cost necessary to meet code requirements will be the customer's responsi.

Product Warranty

10-YEAR Limited Warranty!

10

Sheds USA warrants the structural soundness of all its sheds for a period of 10 years from the date of delivery with proper maintenance. A detailed warranty and registration card will be sent by mail to all new customers.

Site Requirements

- **Clearance** Shed site must be located at least 3' from any fences, trees, etc. Please remove tree branches, brush or other obstacles 3' around perimeter of shed and 12' above ground.
- **Land Grade** Must be less than 6" slope from highest to lowest point with protruding rocks or stumps in the area.
- **Access** Shed is delivered in prefab panels; clear access to site is necessary. Stairs, narrow walkways, fences, gates, shrubs, carports, awnings, arbors may present difficulties and should be brought to the attention of Sheds USA prior to delivery.
- **Land Quality** Consider all factors when choosing your site, including proper drainage, firmness of earth, etc.
- **Permits** Responsibility of the homeowner. Please contact your local town or city soon after ordering your shed to determine any restrictions or setback requirements.
- **Shed Site** must be 150' or less from where a large tractor-trailer can park. Shed sites 150'-300' from truck parking area will incur a \$50.00 fee payable to the delivery crew. If your site is farther than 300' please contact our main office.

The above site requirements allow us to build a safe, sturdy shed for our customers. If any of these requirements are not met, your shed may not be built and a fee of \$150.00 will be charged for our crew to return and reconstruct your shed once conditions are met. If this occurs, delivery of your shed materials must be completed and placed on your property, in a location accessible to the final shed site to avoid a \$300.00 delivery fee. It is the customer's responsibility to cover the materials with a non-transparent waterproof material to prevent unnecessary weathering and discoloration. All fees are due at time of notification.

Delivery

- **Sheds USA** will acknowledge the receipt of your order by phone or by mail. Please provide a daytime phone number at time of purchase.
- **Delivery Schedule** will be established by Sheds USA. You will be contacted 1 to 2 weeks in advance.
- **Delivery Time** will fluctuate based on seasonal volume, weather conditions, etc.
- **Delivery Date** and installation date may differ.
- **Rescheduling** of the delivery/install date will only occur if Sheds USA is unable to do so by events out of our control (weather concerns, illness, mechanic, etc.). Sheds USA crews deliver/install several sheds per day; therefore the status of one customer's order affects many others. To provide the best service for all of our customers, once a delivery/install date has been agreed to and scheduled by the customer and Sheds USA, postponement or cancellation by the customer will result in a \$300.00 restocking fee.

Standard Features & Materials

Roof Styles



Peak

Extended
Peak

Gambrel

(12" front overhang)

Shingle Colors



Black

Brown

White

Roof (peak, extended peak or gambrel-6' wide sheds available in peak roof only)

- 7/16" OSB
- 2"x4" construction, 24" on center
- Self-sealing shingles with 25-year warranty available in black, brown or white/gray

Roof Heights

	Peak	Ext. Peak	Gambrel
6' wide	8' 0"	n/a	n/a
8' wide	8' 3"	8' 6"	9' 0"
10' wide	8' 11"	9' 2"	9' 5"
12' wide	9' 6"	9' 9"	9' 10"

Walls

- 2"x4" construction, 24" on center
- Smart Panel II: pre-primed siding (vertical, all trim boards come unfinished will require paint or stain)
- Pine: 6" tongue & groove (horizontal)
- Cedar: 6" or 8" tongue & groove (vertical)
- Wall height = 71"; Extended front gable, front wall = 75"
- Maintenance free vinyl siding applied over 1/2" plywood

Floor (Floor sizes are approximate. If the customer chooses to install a concrete base or foot they must first contact Sheds USA for exact outside floor measurements.)

- 5/8" OSB tongue and groove
- Pressure treated floor joists standard
- 2"x4" floor joist construction, 16" on center for 6' & 8' wide units
- *Optional* 2"x6" floor joist construction, 16" on center for 6' & 8' wide units
- 2"x6" floor joist construction, 16" on center for 10' & 12' wide units
- *Optional* pressure treated 5/8" plywood available
- Concrete block supports - 4 corners, front & back center of outside frame
- Pressure treated 4"x4" center beam on all 12" wide sheds
- *Optional* 4x4 PT Runners

If preparing your own foundation/footing, please call Sheds USA for exact outside dimensions.

Windows

- All windows come with flower boxes and shutters
- Wooden sheds come standard with functional windows
- Vinyl sheds come standard with non-functional windows (functional windows available as an option)

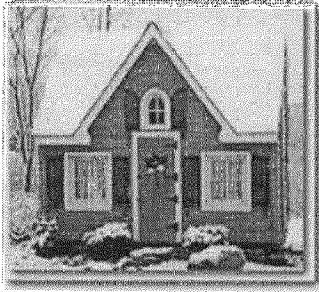
Doors

- 40" double door standard (6x6 sheds come with 26" single door standard)
- *Optional* 54", 66", & 78" doors available

Note: All shed dimensions are approximate and door and window locations cannot be changed.

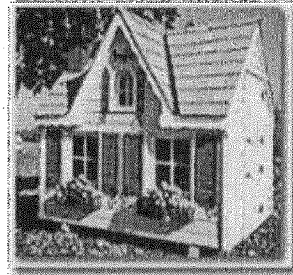
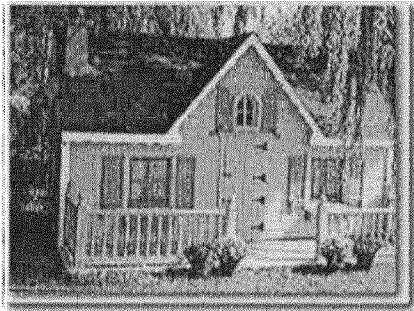


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Web site created & powered by J

13

Lot 18 and part of Lot 17.

7311 Piney Branch Rd

Takoma Park, MD 20919

Contact: Conny Mayer

301-585-4549

Fence - property line

FENCE / PROPERTY LINE

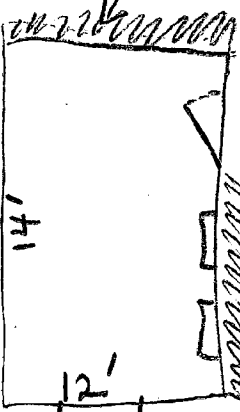
FENCE / PROPERTY LINE

No pic available

80'

Shed

Flower Bed



mac. DIW

User: CMAYER
Host: INR2.STATE.IC.GOV
Class:
Job: CMAYER_IAIS-MON

Adjacent properties:

7309 Piney Branch Richard & Elisabeth
Takoma Park, MD Coppola
20912 301-564-3275

7315 Piney Branch Rd Harry & Kathleen
Takoma Park, MD Folton
20912 301-588-8222

across street (although they can't see
into our backyard)

7310 Piney Branch Rd Mr. & Mrs. ^{James} Gordon
Takoma Park, MD
20912 301-565-2773

Backyard Neighbor: 7202 Holly Ave
Takoma Park, MD Karen MacPherson
20912 Peter Hardin
301 587-8325

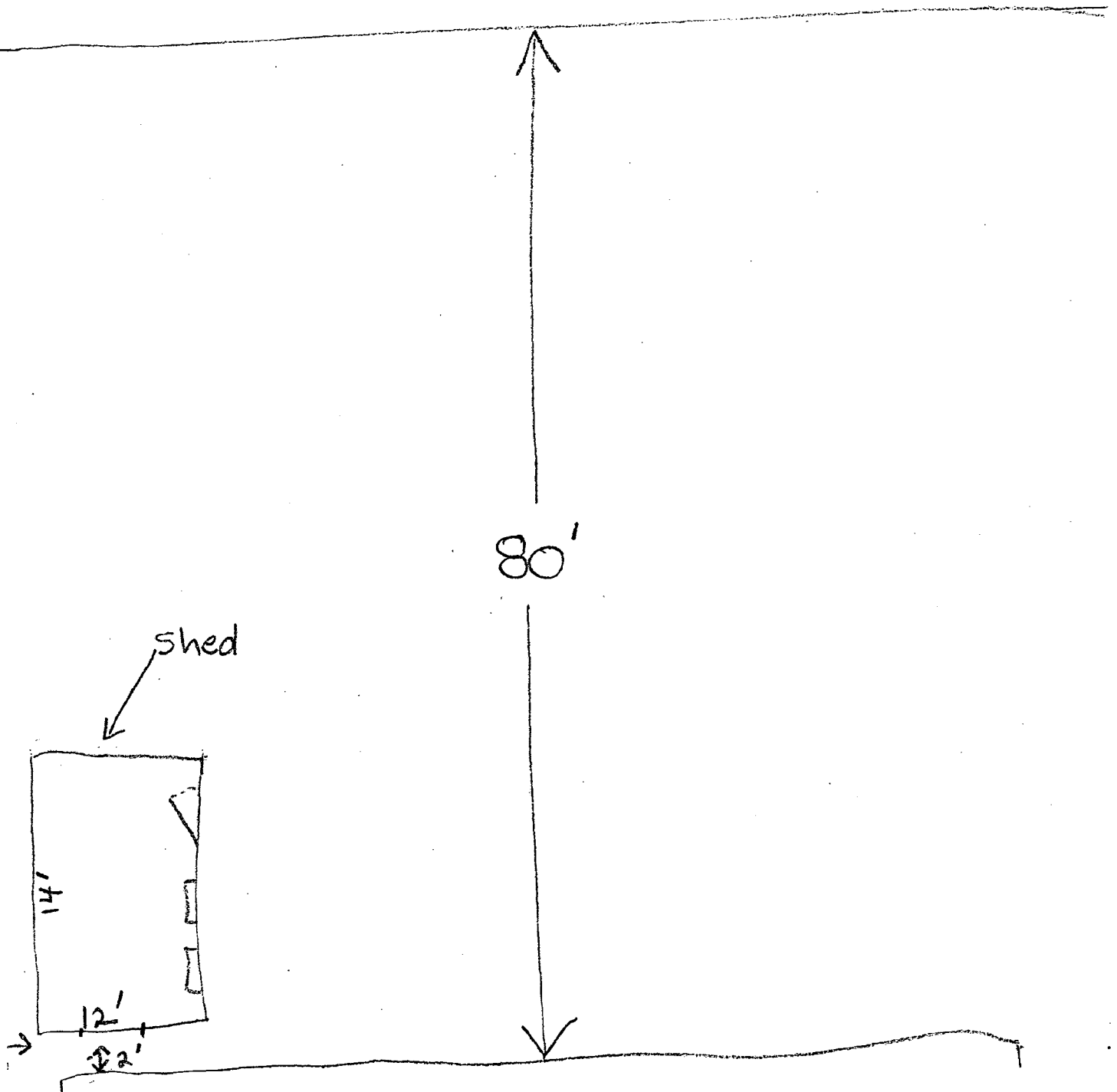
Lot 18 and part of Lot 17

7311 Piney Branch Rd

Takoma Park, MD 20919

Contact: Conny Mayer

301-585-4549



User: CMAYER
Host: INR2.STATE.IC.GOV
Class:
Job: CMAYER_IAIS-MON

Adjacent properties:

4309 Piney Branch Richard & Elisabeth
Takoma Park, MD Coppola
20912 301-564-3275

4315 Piney Branch Rd Harry & Kathleen
Takoma Park, MD Folton
20912 301-588-8222

across street (although they can't see
into our backyard)

4310 Piney Branch Rd Mr. & Mrs. ^{James} Gorda
Takoma Park, MD
20912 301-565-2773

Backyard Neighbor: 7202 Holly Ave Karen MacPherson
Takoma Park, MD Peter Hardin
20912

~~301-507-0325~~

User: CMAYER
Host: INR2.STATE.IC.GOV
Class:
Job: CMAYER_IAIS-MON

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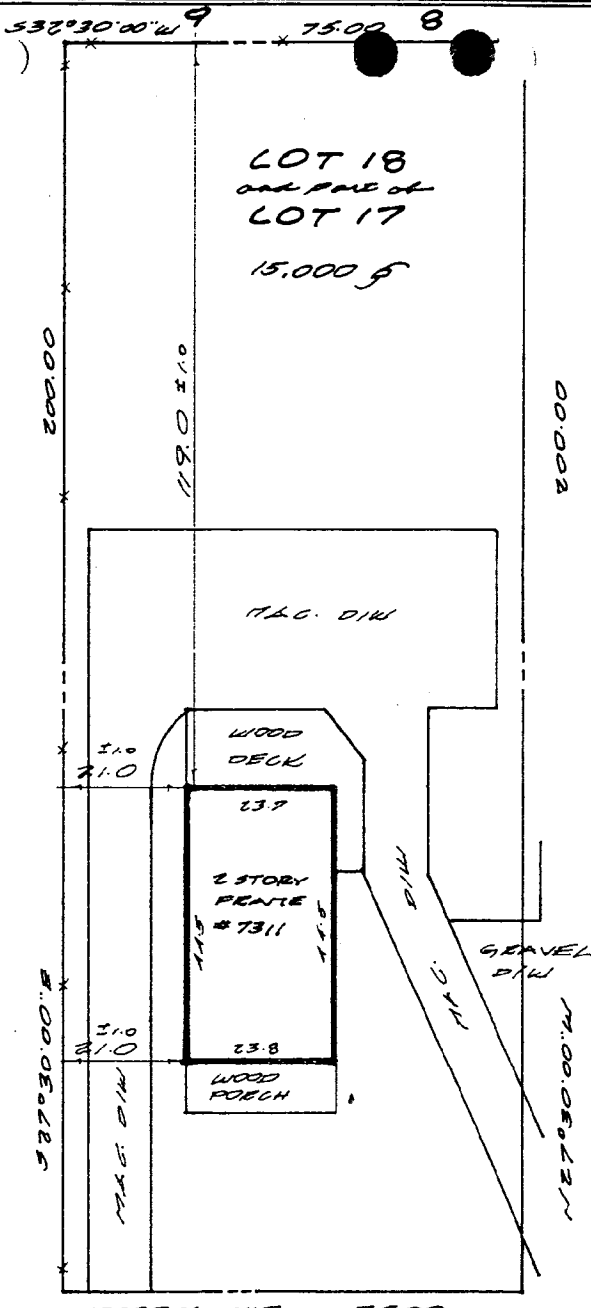
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20912 Peter Hardin
301-587-8325



RESIDUE 17



PROPERTY PREDATES MODERN DAY ZONING.

No evidence of property corners was found. Apparent occupation is shown.

N32°30'00"E 75.00

PINEY BRANCH ROAD

Date: 06-23-99 Scale: 1"=30' Dm: B.A.
 Plat Book: A
 Plat No.: 3 NO TITLE REPORT FURNISHED
 Work Order: 99-3093
 Address: 7311 PINEY BRANCH ROAD
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
LOT 18 AND PART OF LOT 17
BLOCK 12
TAKOMA PARK

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400