



37/03-05GGG 7113 Holly Ave *REVISION*  
Takoma Park Historic District

**Manarolla, Kevin**

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Tuesday, July 31, 2007 3:25 PM  
**To:** Manarolla, Kevin; Faye-Ann Schott  
**Subject:** Fwd: Response to Request for Information

>>> Daryl Braithwaite 9/26/2006 2:52:54 PM >>>  
Hello Margo,

The City Manager forwarded your recent email to me. I had not received any emails from you over the past several weeks.

You indicated in your email to Barb that you wanted tree assessment information related to grading at 7113 Holly Avenue. I have pulled our file for that address and have found a tree removal permit from 2/15/06 for removal of a 29 inch diameter white oak tree. I do not have any additional information related to tree protection, assessment or grading.

Feel free to contact me with additional questions, either through email or phone - 301-891-7615. You may also contact the new City arborist, Todd Bolton at (301) 891-7612 or [ToddB@takomagov.org](mailto:ToddB@takomagov.org).

Regards,  
Daryl Braithwaite

**Manarolla, Kevin**

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Tuesday, July 31, 2007 3:26 PM  
**To:** Manarolla, Kevin; Faye-Ann Schott  
**Subject:** Fwd: FW: 7113 Holly Avenue

>>> "Bordynowski, Greg" <GBordynowski@klingsubbins.com> 3/13/2007 10:04:56 AM >>>  
Todd,

Here is the fence elevation at the back yard we plan to build.

Greg

---

**From:** Bordynowski, Greg  
**Sent:** Friday, February 23, 2007 4:43 PM  
**To:** 'Tania.Tully@mncppc-mc.org'  
**Subject:** 7113 Holly Avenue

Tanya,

I have taken some precise measurements of the grades at the side of our house. It appears that we would only need to continue the wall for 2 panels where it would align with the grade. From there we would follow the grade with the fence panels

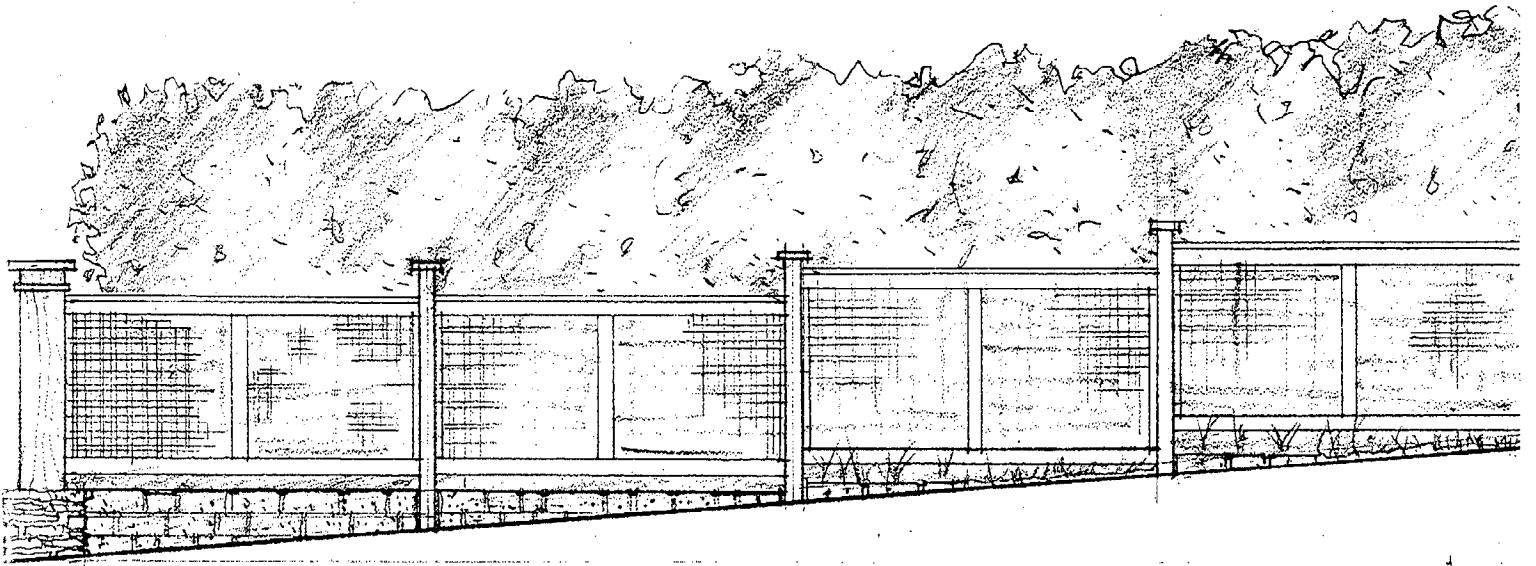
Attached is the drawing we promised to show the side line.

Let me know your comments.

Thank you,

Greg

**Greg Bordynowski, AIA**



2-19-2007

7113 HOLLY AVENUE

FENCE PROJECT

## Manarolla, Kevin

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Tuesday, July 31, 2007 3:27 PM  
**To:** Manarolla, Kevin; Faye-Ann Schott  
**Subject:** Fwd: 7113 Holly Ave fence

>>> "Bordynowski, Greg" <GBordynowski@klingstubbins.com> 3/19/2007 6:00:45 PM >>>  
Todd,

I did a quick calculation for the fence. 20 fence post holes at 8" x 12" = 13.4 sq. ft., 16' of garden wall (no footer) at 8" wide = 10.72 for a total disturbed are of 24.12 sq. ft. We discussed your concern about the Euanymous (sp?) did not realize it was an invasive species. We are considering the possibility, over time, of replacement with more appropriate native planting.

Let me know if you need anything else.

Sincerely,

**Greg Bordynowski**, AIA

**Manarolla, Kevin**

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**From:** Todd Bolton [ToddB@takomagov.org]

**Sent:** Tuesday, July 31, 2007 3:27 PM

**To:** Fothergill, Anne; Manarolla, Kevin

**Subject:** Fwd: 7113 Holly Avenue

>>> "Bordynowski, Greg" <GBordynowski@klingsubbins.com> 3/30/2007 5:21:17 PM >>>

Todd,

Based on our conversation more than 2 weeks ago in which you explained that no tree protection plan is required for projects which disturb less than 50 square feet; we understand that we do not need a tree protection plan. As per my last email to you we will be disturbing less than 50 square feet.

Thanks for your help,

Sincerely,

Greg

7/31/2007

## Manarolla, Kevin

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Tuesday, July 31, 2007 3:28 PM  
**To:** Fothergill, Anne; Manarolla, Kevin  
**Subject:** Fwd: Re: 7113 Holly Avenue

>>> Todd Bolton 4/2/2007 8:38:24 AM >>>  
Greg,

This project does not need a permit, but please be very careful where you locate the top most post. The post closest to Holly, as the drawing shows it, is real close to a large tree. Perhaps you should do some exploratory digging to determine whether you will need to cut a large root before you get set on the exact location.

Todd

>>> "Bordynowski, Greg" <GBordynowski@klingstubbins.com> 3/30/2007 5:21 PM >>>  
Todd,

Based on our conversation more than 2 weeks ago in which you explained that no tree protection plan is required for projects which disturb less than 50 square feet; we understand that we do not need a tree protection plan. As per my last email to you we will be disturbing less than 50 square feet.

Thanks for your help,

Sincerely,

Greg

## Manarolla, Kevin

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Tuesday, July 31, 2007 3:28 PM  
**To:** Fothergill, Anne; Manarolla, Kevin  
**Subject:** Fwd: RE: 7113 Holly Avenue

>>> "Bordynowski, Greg" <GBordynowski@klingsubbins.com> 4/2/2007 9:15:59 AM >>>  
Todd,

As I mentioned, we are building the fence ourselves, not using ANY heavy equipment and moving the holes to work with the tree roots. Believe me, nothing is more important to us than the health and welfare of our trees; they were one of the main reasons we bought the house.

Note that the large corner post is mostly built out above ground. I did it this way so that there is some float in the location of the hole compared to the final edges of the post. The finished post can actually sit asymmetrically compared to the part in the ground, giving the flexibility you mention.

Since we are hand digging the holes, we can carefully go around any nearby roots. I do not plan on cutting any and if there is an issue, I plan to call you before proceeding.

Thanks very much for your assistance.

Sincerely,

Greg Bordynowski

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**From:** Todd Bolton [mailto:ToddB@takomagov.org]  
**Sent:** Monday, April 02, 2007 8:38 AM  
**To:** Bordynowski, Greg  
**Cc:** greg.bordynowski@verizon.net  
**Subject:** Re: 7113 Holly Avenue

Greg,

This project does not need a permit, but please be very careful where you locate the top most post. The post closest to Holly, as the drawing shows it, is real close to a large tree. Perhaps you should do some exploratory digging to determine whether you will need to cut a large root before you get set on the exact location.

Todd

>>> "Bordynowski, Greg" <GBordynowski@klingsubbins.com> 3/30/2007 5:21 PM >>>  
Todd,

Based on our conversation more than 2 weeks ago in which you explained that no tree protection plan is required for projects which disturb less than 50 square feet; we understand that we do not need a tree protection plan. As per my last email to you we will be disturbing less than 50 square feet.

Thanks for your help,

Sincerely,

7/31/2007



Greg

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Monday, March 12, 2007 9:48 AM  
**To:** 'Greg Bordynowski'  
**Subject:** RE: lowered fence

Greg -

I took the illustration to the Commission and it meets the conditions set at the 10/11/06 HPC meeting.

-Tania

Tania Georgiou Tully  
Senior Planner  
Montgomery County Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400

-----Original Message-----

**From:** Greg Bordynowski [mailto:Greg.Bordynowski@verizon.net]  
**Sent:** Wednesday, February 28, 2007 8:04 AM  
**To:** Tully, Tania  
**Subject:** FW: lowered fence

Tania,

Here are the fence pictures showing the lowered panel

Greg

STAFF ITEM

**Tully, Tania**

---

**From:** Bordynowski, Greg [GBordynowski@klingstubbins.com]  
**Sent:** Friday, February 23, 2007 4:43 PM  
**To:** Tully, Tania  
**Subject:** 7113 Holly Avenue

Tanya,

I have taken some precise measurements of the grades at the side of our house. It appears that we would only need to continue the wall for 2 panels where it would align with the grade. From there we would follow the grade with the fence panels

Attached is the drawing we promised to show the side line.

Let me know your comments.

Thank you,

Greg

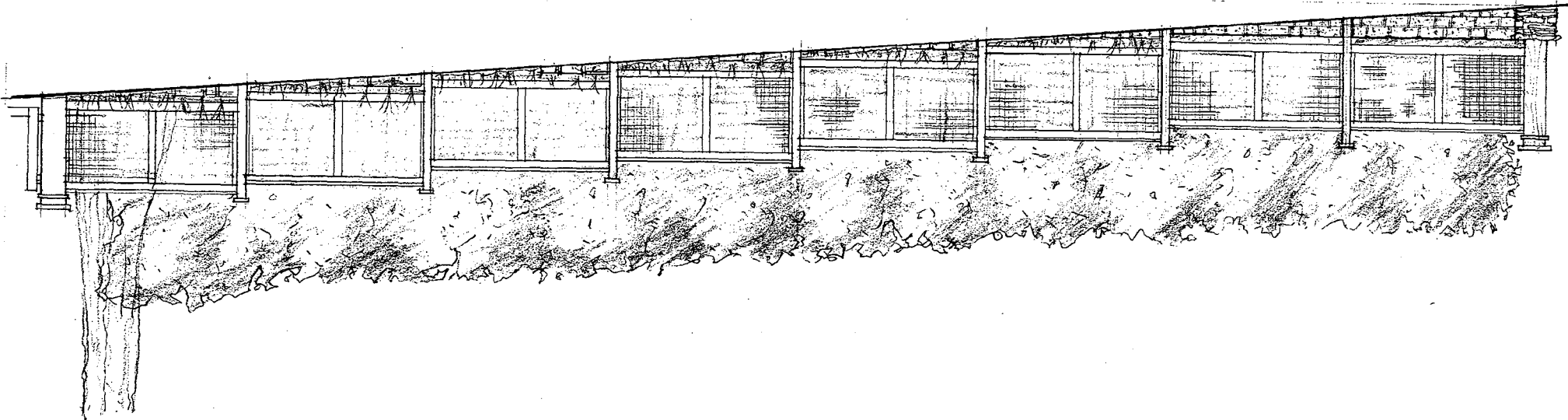
**Greg Bordynowski, AIA**

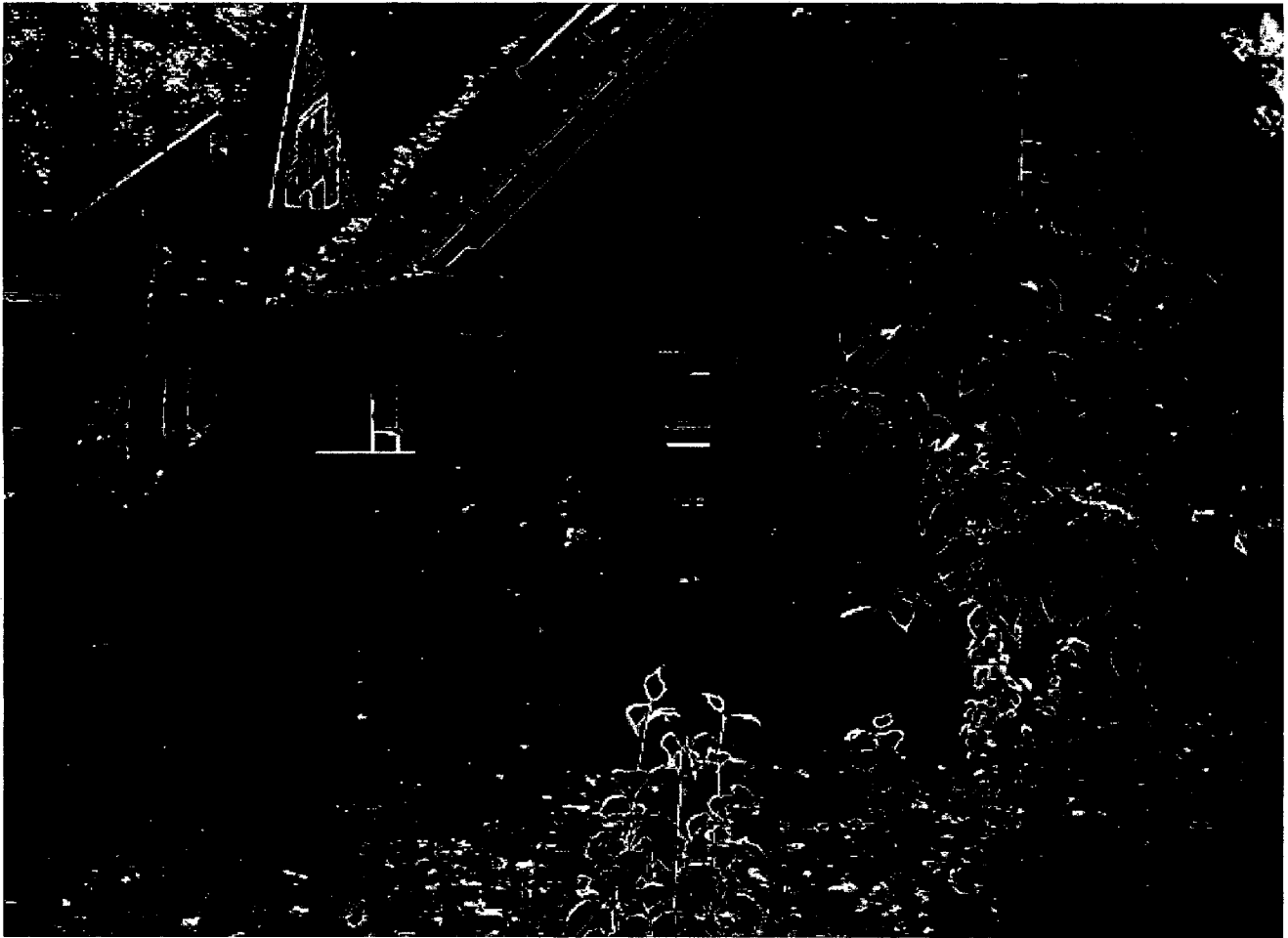
OK to approve



		FENCE PROJECT	7113 HOLLY AVENUE
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2-15-2007





FILE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: October 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner <sup>TGT</sup>  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #433354 retaining wall, revision to #398157

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve with Conditions at the October 11, 2006 meeting.

1. *The retaining wall is approved only for the rear property line and for a small section that may turn the corner.*
2. *The fence (not including the retaining wall) must be lowered to the height approved by the HPC in October 2005.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Greg Bordinowski & T. Moyer

Address: 7113 Holly Ave, Takoma 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: Greg Bordinowski  
Daytime Phone No.: 202 393-6445

Tax Account No.: 01058871  
Name of Property Owner: GREG BORDYNOWSKI Daytime Phone No.: \_\_\_\_\_  
Address: 1113 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: - Phone No.: 301 385-2860  
Contractor Registration No.: -  
Agent for Owner: - Daytime Phone No.: -

### LOCATION OF BUILDING/PREMISE

House Number: 1113 Street: HOLLY AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE  
Lot: 15 Block: 7 Subdivision: 25  
Liber: 18547 Folio: 205 Parcel: P/O Lot 15

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GARDEN WALL  
1B. Construction cost estimate: \$ ~~1500~~ 750.00  
1C. If this is a revision of a previously approved active permit, see Permit # 424010 / HAWP# 398157

### 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 6 feet 6 inches Fence + Retaining WALL  
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] Signature of owner or authorized agent 8/21/06 Date

Approved:  WITH CONDITIONS For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10/11/06  
Application/Permit No.: 433354 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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: Greg Bordinowski

Daytime Phone No.: 202 393-6445

Tax Account No.: 01058871

Name of Property Owner: Greg Bordinowski Daytime Phone No.: \_\_\_\_\_

Address: 7113 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: 301 385-2860

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7113 Street: HOLLY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: 15 Block: 7 Subdivision: 25

Liber: 18547 Folio: 205 Parcel: P10 Lot 15

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |   |                                    |  |   |                               |                               |
|---|----------------------------------|---|---|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C  | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                                | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family                        |                               |                               |
| <input checked="" type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    |  | <input checked="" type="checkbox"/> Other: <u>GARDEN WALL</u> |                               |                               |

1B. Construction cost estimate: \$ ~~750.00~~ 750.00

1C. If this is a revision of a previously approved active permit, see Permit # 424010 / HAWP# 398157

**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 6 feet 6 inches Fence + Retaining WALL

- 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.

Gregory M. Bordinowski  
Signature of owner or authorized agent  
Date: 8/21/06

Approved: WITH CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/11/06

Application/Permit No.: 433354 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:

18" MAX HEIGHT RETAINING WALL UNDER  
FENCE

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

VAST IMPROVEMENT. REINFORCES THE PRIVATE SPACE  
OF THE GARDEN AS DIRECTED IN THE HISTORIC PRESERVATION  
REAR  
GUIDELINES. ELIMINATES RUN-OFF PROBLEM WHICH STRAINS  
CITY SEWERS. HELPS REDUCE NEIGHBOR'S FLOODING BASEMENT

**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.

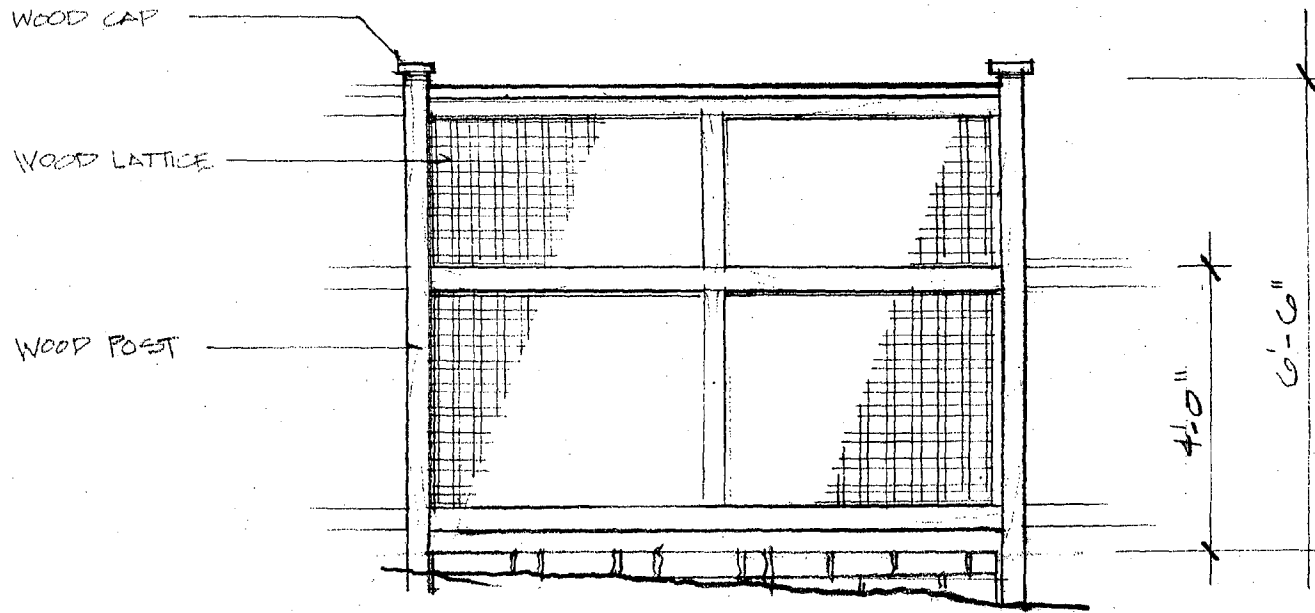
**6. TREE SURVEY**

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.

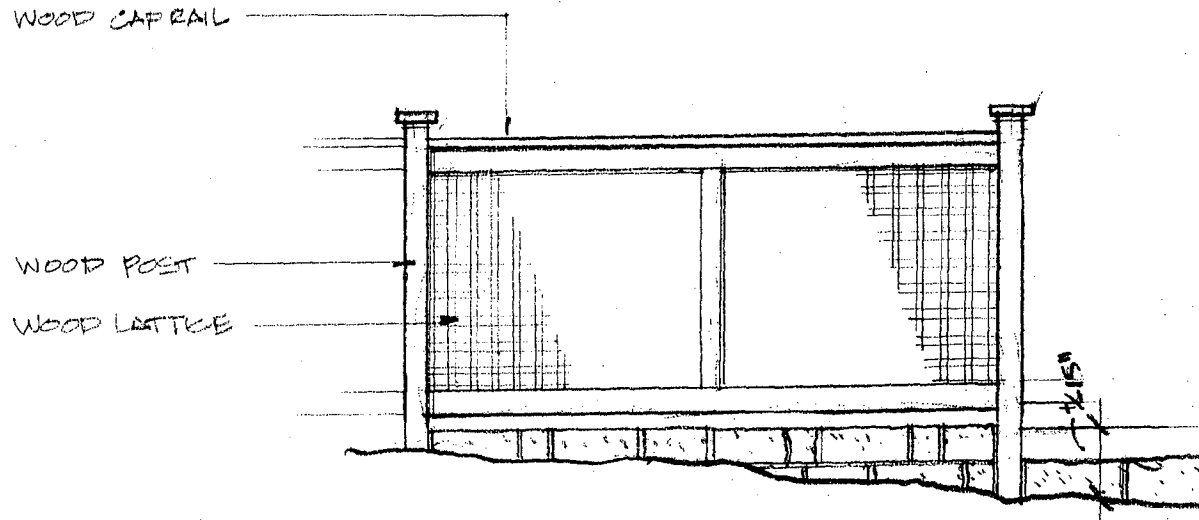
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.



ELEVATION @ REAR/SIDE



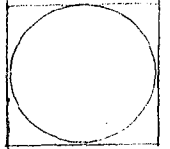
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*James Gully* 10/12/06

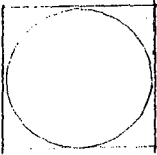
G.B. 2006

7113 HOLLY AVENUE  
 TAKOMA PARK, MD 20912

FENCE PROJECT

Rev 9.15.04





Rev 9-15-04

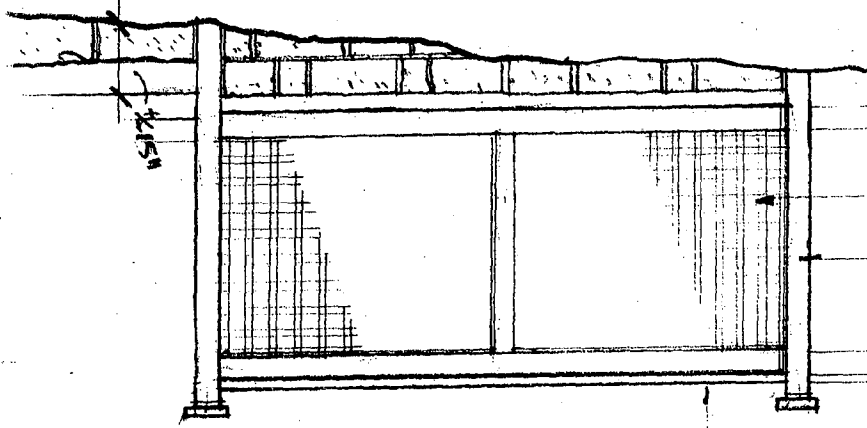
FENCE PROJECT

TALONIA PARK, MD 20912

713 HOLLY AVENUE

6-8-2004

*James H. Kelly*  
10/12/04

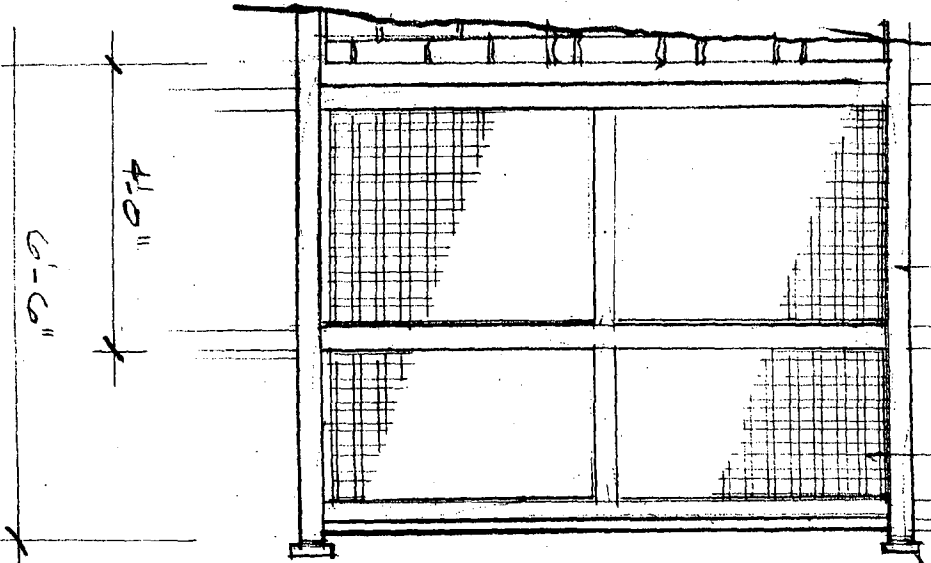


WOOD LATTICE

WOOD POST

WOOD CAP BAL

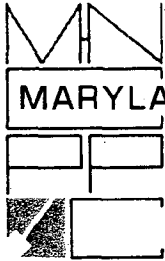
ELEVATION @ REAR/SIDE



WOOD POST

WOOD LATTICE

WOOD CAP



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

**FAX TRANSMITTAL SHEET**

**Historic Preservation Office  
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Margo Kable FAX NUMBER: 301 585 5405  
FROM: Tania Tully  
DATE: 1/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: \_\_\_\_\_

**NOTE:**

Front of House ~~front~~ front plane of house  
~~and~~ is the solid part of the house.  
Porches are considered to be beyond  
the front plane of the house.  
The side yard begins at the front  
plane of the house.

- ① Caroline
- ② Warren

4+ O mally assumed  
 Approve - work w/ staff to insure height is lowered.

ILB

**RETROACTIVE REVISION  
 HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7113 Holly Ave, Takoma Park      **Meeting Date:** 10/11/2006  
**Resource:** Contributing Resource  
 Takoma Park Historic District      **Report Date:** 10/4/2006  
**Applicant:** Greg Bordinowski & T. Moyer      **Public Notice:** 9/27/2006  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 37/03-05GGG REVISION      **Staff:** Tania Tully

**PROPOSAL:** Revision to approved fence proposal

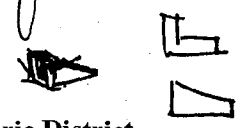
**RECOMMENDATION:** Approve

Caroline - wall fence should return

1 neighbor in support.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c1910-20s  
 lower last section so that it is no more than 48" high



The subject property is a narrow .172-acre corner lot that slopes somewhat steeply from front to back along Tulip Avenue. There is an existing evergreen hedge along the street and rear property line. There are a number of mature trees in the yard. The house is 2 1/2 stories with a walkout basement due to the slope.

**PROPOSAL:**

only - does not include Tulip Ave.

Construct a low retaining wall along the rear property line for the approved fence to sit upon. The height will vary according to topography, but will be no higher than 18" at any point.

**APPLICABLE GUIDELINES:**

Not HPC Concern

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). Additional guidance to consider is in the Approved and Adopted Takoma Park Master Plan (December 2000) and the City of Takoma Park Façade Ordinances. The pertinent information in these documents is outlined below.

Neighbor Concerns

height - too high  
 loc. - right up to curb  
 wall - solid block

stormwater -  
 no tree protection plan  
 not req. 1 yr ago

## ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

### ***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 of to the achievement of the purposes of this chapter.

### **STAFF DISCUSSION**

The fence was approved at the October 12, 2005 HPC Meeting with the following conditions:

1. The fence will have an open design.
2. The fence along Tulip Avenue will be no greater than 4' in height.
3. The fence along the rear property line will be no greater than 4' in height for any portion that is adjacent to the side front yard of 103 Tulip Avenue.
4. The new fence design will be provided to and approved by Staff.

Around February of this year a temporary wire fence was installed while the applicant designed the fence. In April an inspector was called to the site to determine the status of the fence since the temporary fencing was still in place. June 12, 2006 HPC Staff stamped the site plan and fence design (Circles 6 & 7). In August another inspector visited the site to verify the fence height and location. The inspector ultimately determined that the fence height was in compliance, but there was a portion of the tall section of fence that extended beyond the front plane of the house on Tulip, and that there was a retaining wall under the fence that might also need a HAWP. The inspector instructed the applicant to lower the portion of the fence not in compliance with Condition #3 and called HPC staff to determine what action was needed regarding the

retaining wall.

This application is the request for approval of the low retaining wall. It can be seen in the photo on Circle 19 and in the drawings on Circles 9 & 10. The retaining wall does not impair the character of the district and Staff recommends approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans



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: Greg Borynowski  
Daytime Phone No.: 202 393-6445

Tax Account No.: 01058871  
Name of Property Owner: GREG BORDYNOWSKI Daytime Phone No.: \_\_\_\_\_  
Address: 7113 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: 301 385-2860  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7113 Street: HOLLY AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE  
Lot: 15 Block: 7 Subdivision: 25  
Liber: 18547 Folio: 205 Parcel: P/O Lot 15

**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/Plaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GARDEN WALL  
1B. Construction cost estimate: \$ ~~750.00~~ 750.00  
1C. If this is a revision of a previously approved active permit, see Permit # 424010 / HAWP# 398157

**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 6 feet 6 inches Fence + Retaining WALL  
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.

Gregory M. Borynowski 8/21/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 433354 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

(4)



**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:

18" MAX HEIGHT RETAINING WALL UNDER  
FENCE

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

VAST IMPROVEMENT. REINFORCES THE PRIVATE SPACE  
OF THE GARDEN AS DIRECTED IN THE HISTORIC PRESERVATION  
GUIDELINES. ELIMINATES RUN-OFF PROBLEM WHICH STRAINS  
CITY SEWERS. HELPS REDUCE NEIGHBOR'S FLOODING BASEMENT

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.

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

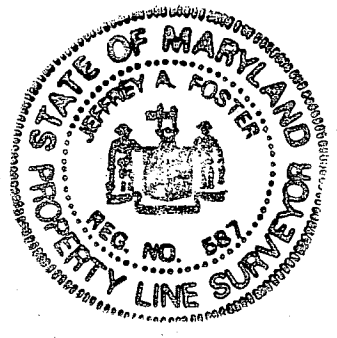
- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

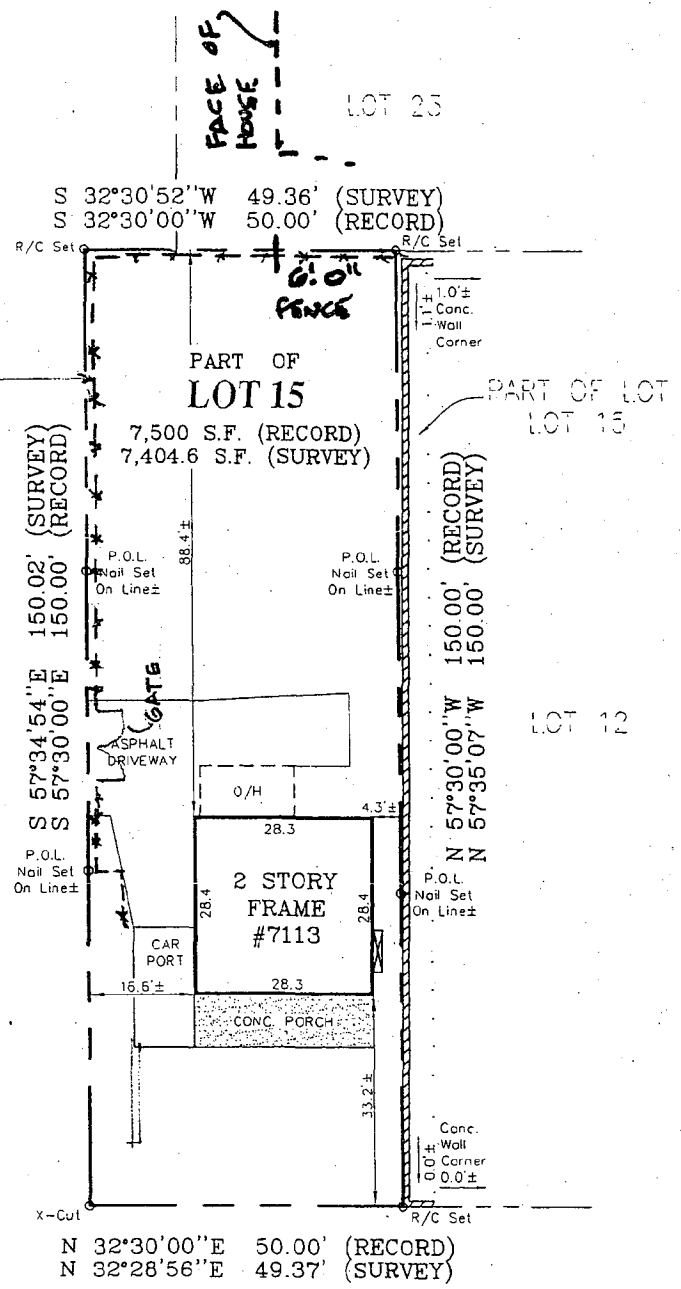
APPROVED CSC DATE 12-6  
ZONING CLASS R-60 PAGE 209 (NO)

FILE NO. OF APPROVED CASE 41/Jan

APPROVED  
Montgomery County  
Historic Preservation Commission  
*James H. Hill 12/12/06*




TULIP AVENUE  
(30' WIDE R/W PER PLAT)



PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

HOLLY AVENUE  
(40' WIDE R/W PER PLAT)

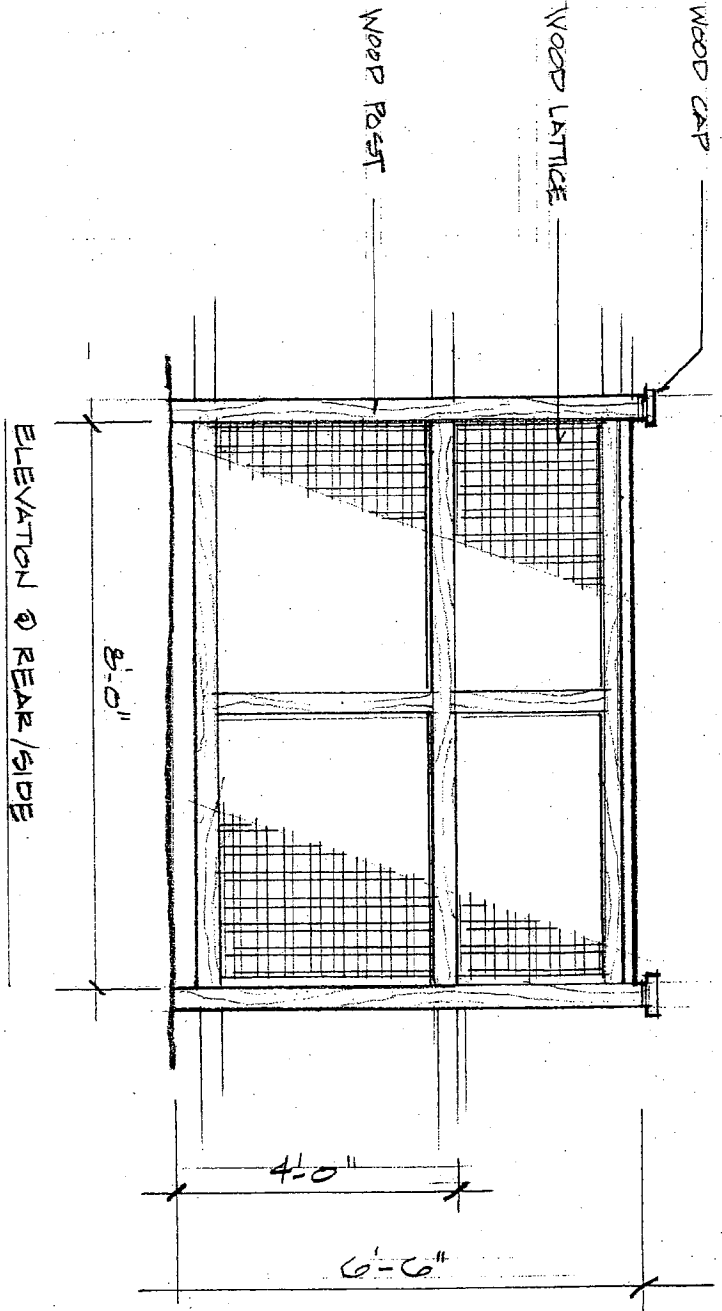
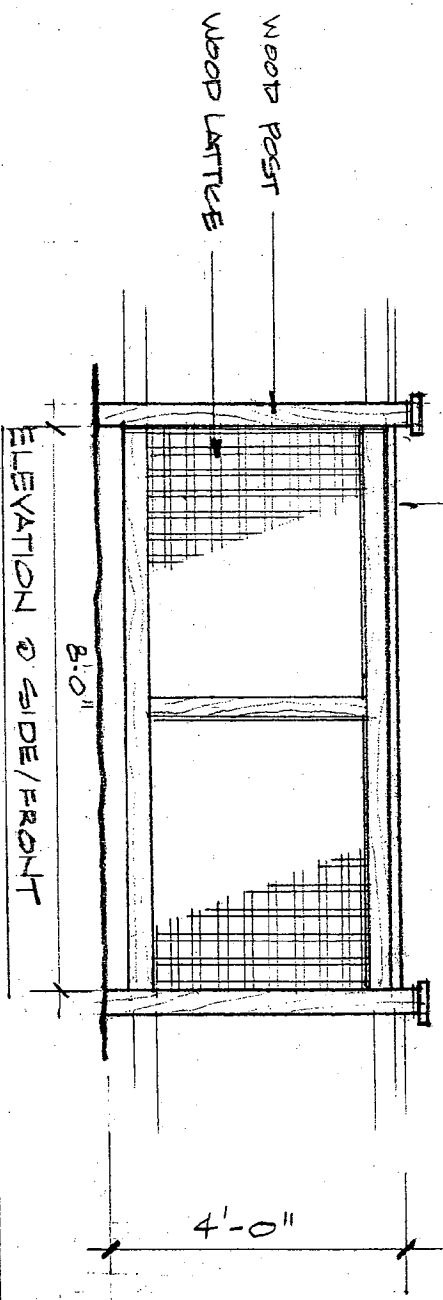
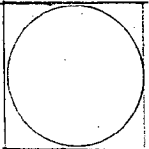
All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286		
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeremy A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>	PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 30'	
	PLAT NO.	3			WALL CHECK:	DRAWN BY: A.L.W.
	LIBER	18868	FOLIO	379	HSE. LOC.: 5-15-06	JOB NO.: 01-0398
					PROP. CORS.: 5-23-06	

6.8.2006

7113 HOLLY AVENUE  
TAKOMA PARK, MD 20912

FENCE PROJECT



APPROVED

Madonna County  
 Planning and Zoning Commission

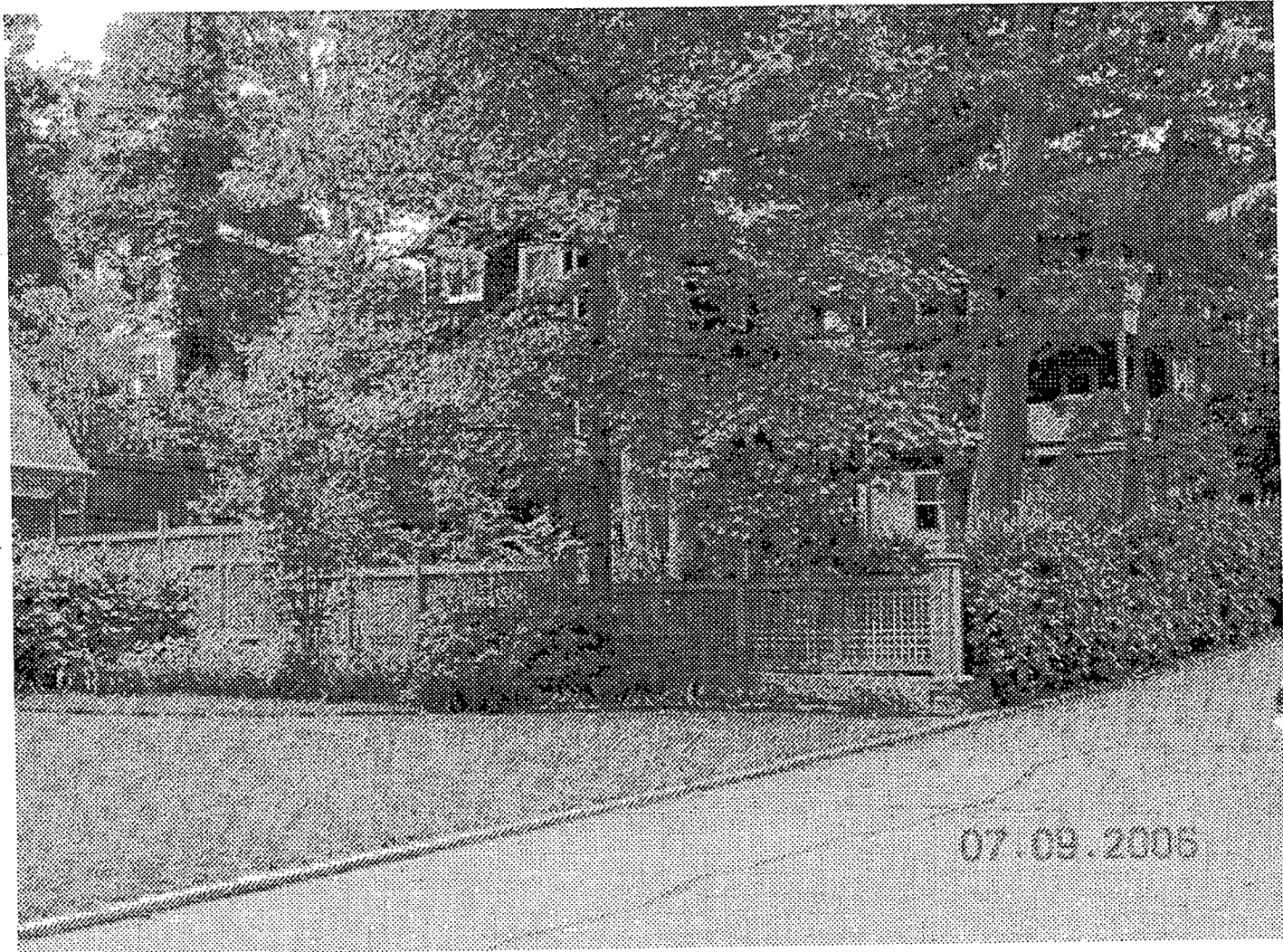
*Janet Kelly*

PROPERTY OF PERMITTING SERVICES

ED \_\_\_\_\_ DATE \_\_\_\_\_

CLASS \_\_\_\_\_ PAGE \_\_\_\_\_

IF APPEALS CASE \_\_\_\_\_

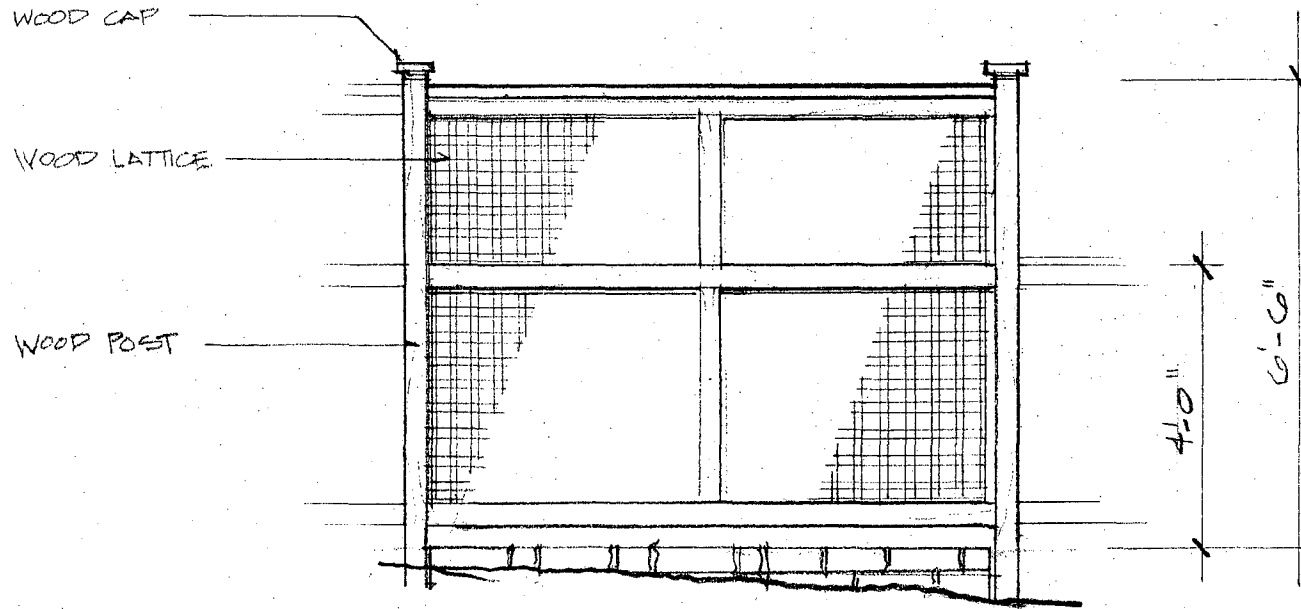


**FENCE AND RETAINING WALL AT REAR PROPERTY LINE**

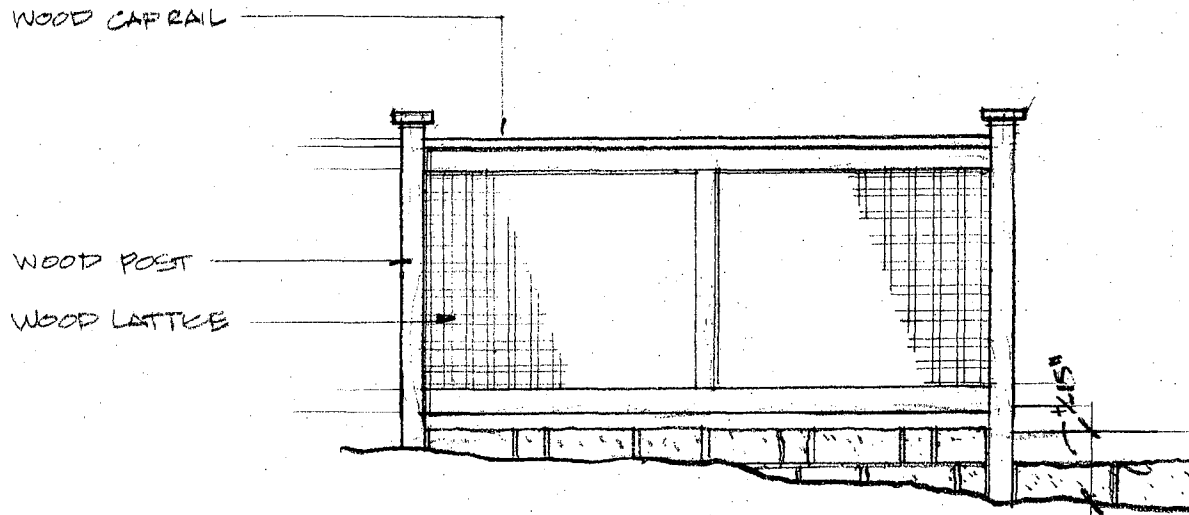
**7 1 1 3  
HOLLY  
AVENUE**

Revision to HAWP #398157

(8)



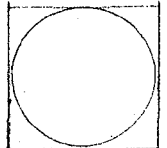
ELEVATION @ REAR/SIDE



7113 HOLLY AVENUE  
TAKOMA PARK, MD 20912

FENCE PROJECT

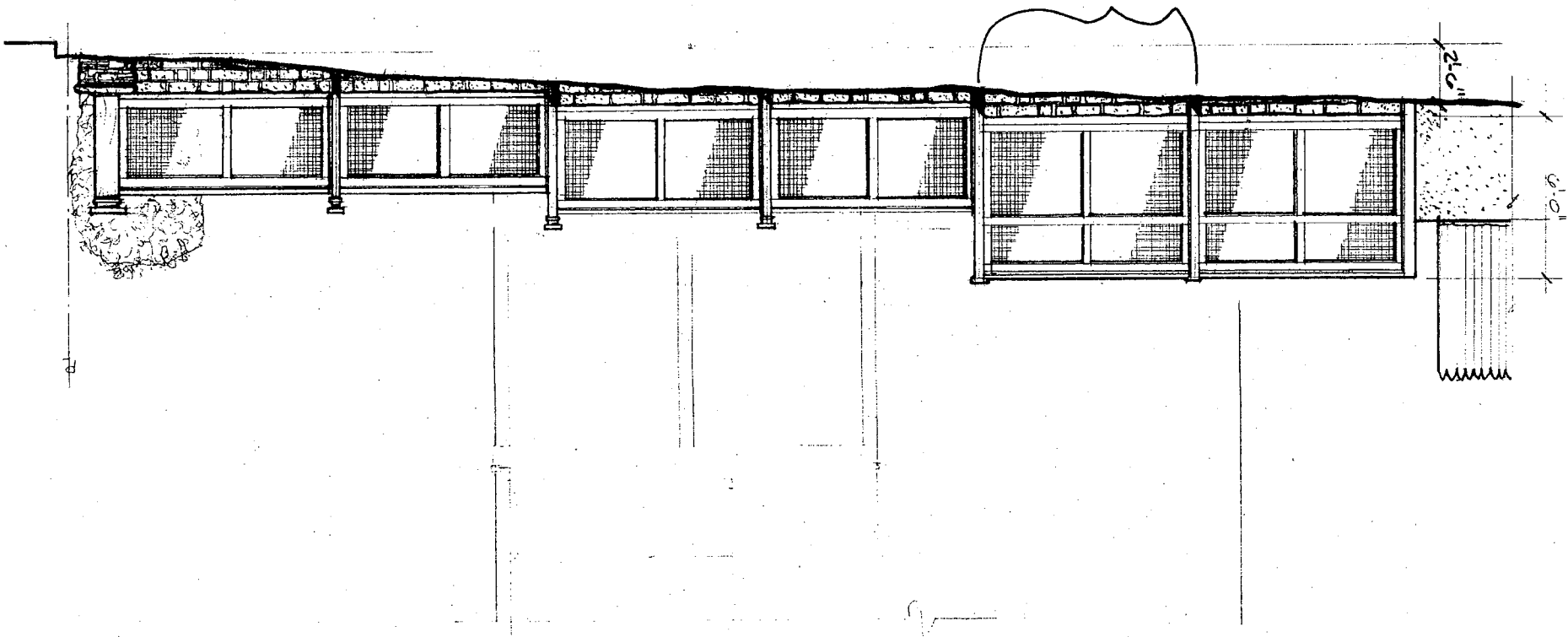
Rev 9-15-04



(9) 6-8-2006

			FENCE PROJECT	7113 HOLLY AVENUE	
--	--	--	---------------	-------------------	--

Panel that needs to be lowered





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

FENCE  
PERMIT

Issue Date: 6/12/2006

Permit No: 424010  
Expires: 6/13/2007  
X Ref.  
Rev. No:  
ID: AC778675

THIS IS TO CERTIFY THAT:

GREGORY M ET AL BORDYNOWSKI  
7113 HOLLY AVE  
TAKOMA PARK MD 209124225

HAS PERMISSION TO:

CONSTRUCT

FENCE

4 Feet 0 Inches in height

PROPERTY LINE N OWNERS LAND Y RIGHT OF WAY N

PERMIT CONDITIONS:

PREMISE ADDRESS:

7113 HOLLY AVE  
TAKOMA PARK MD 20912-

LOT P15  
LIBER  
FOLIO  
PERMIT FEE: \$41.80

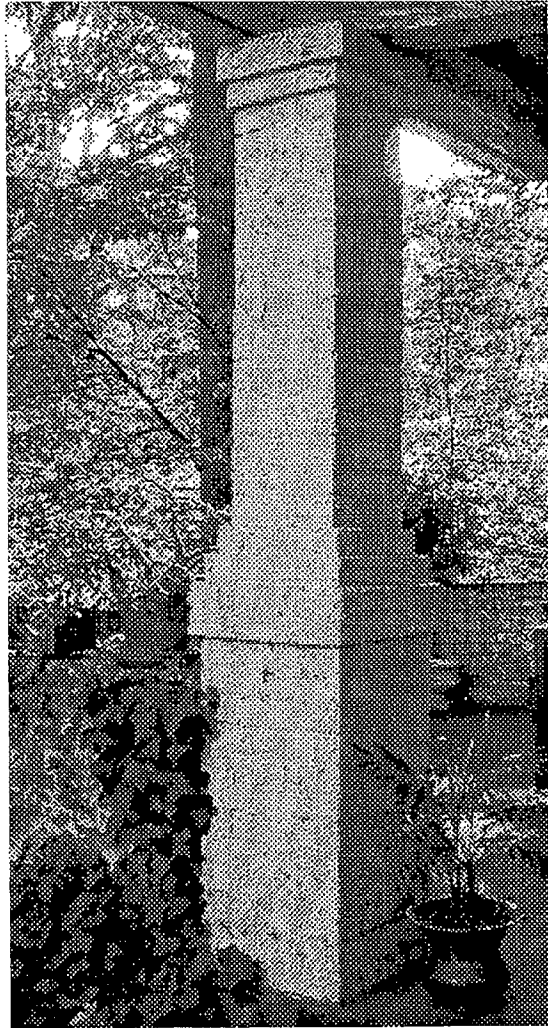
BLOCK 7  
ELECTION DISTRICT  
TAX ACCOUNT NO.:  
SUBDIVISION

ZONE R60  
PLATE

GRID  
PARCEL  
PS NUMBER

**MUST BE POSTED ON JOB SITE**

Director, Department of Permitting Services



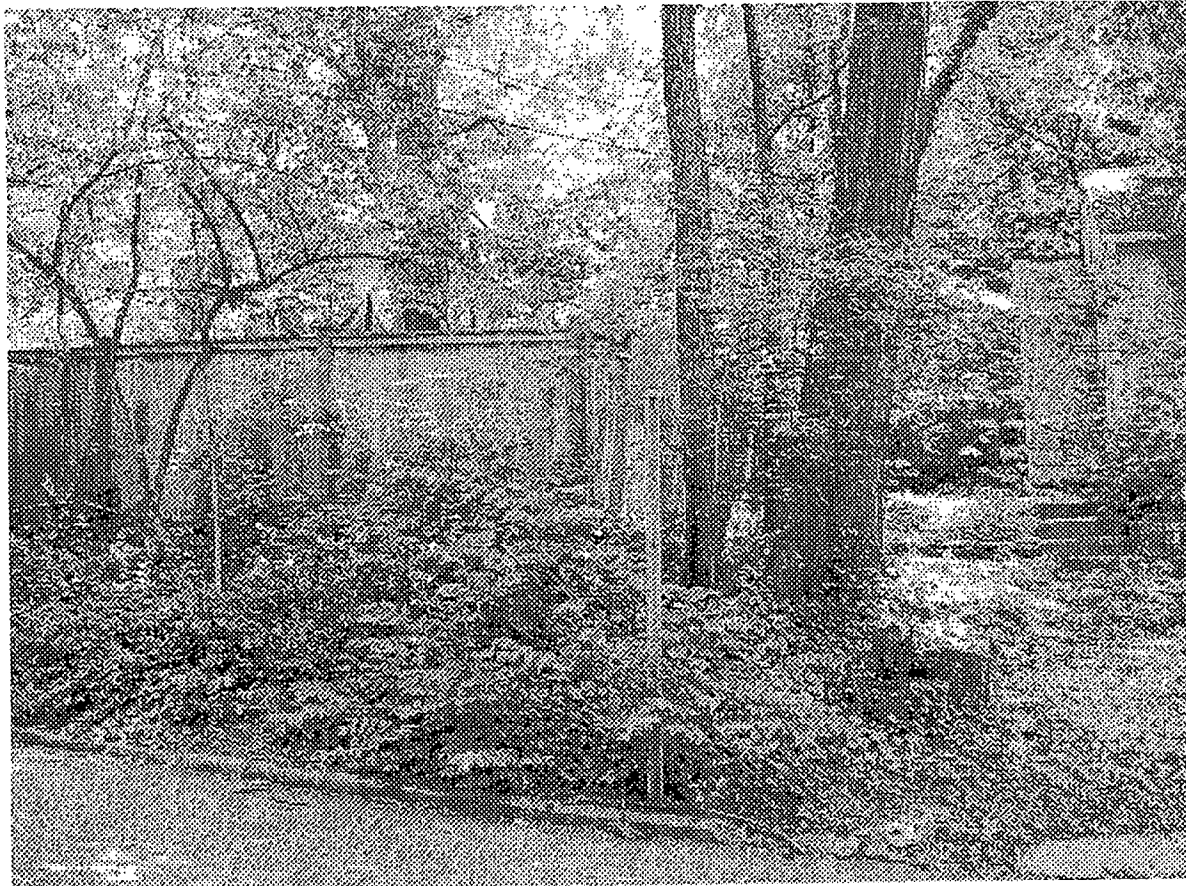
**PORCH COLUMN AT 7113, HISTORIC GATE ON CEDAR SHOWING COLUMNS  
ARCHITECTURAL COLUMNS TRANSLATED TO FENCE DESIGN**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

(12)



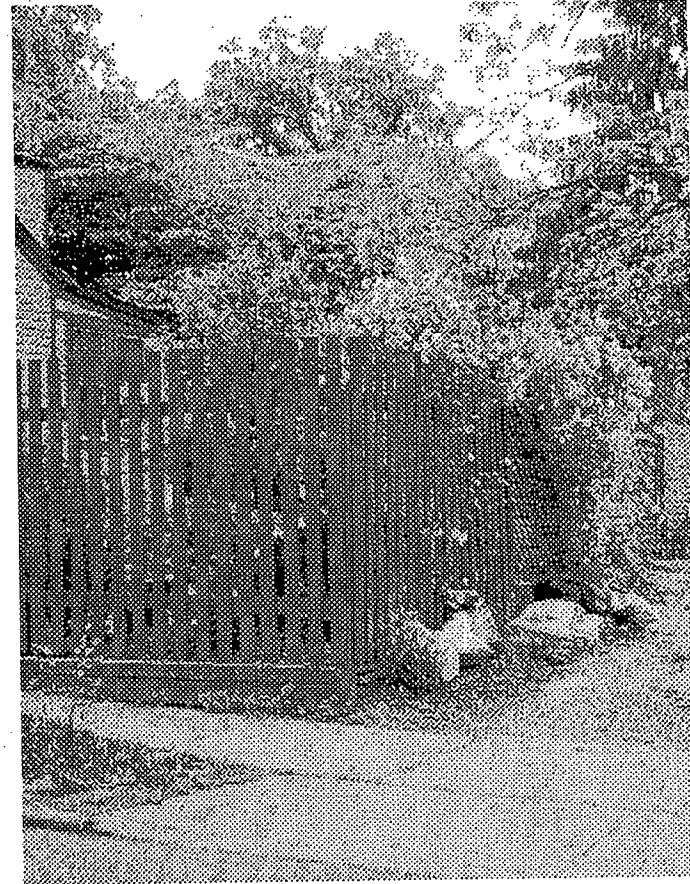


**6'-6" TALL FENCE AT THE CORNER OF TULIP AND CEDAR PROJECTING  
BEYOND FACE OF ADJACENT HOUSE**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

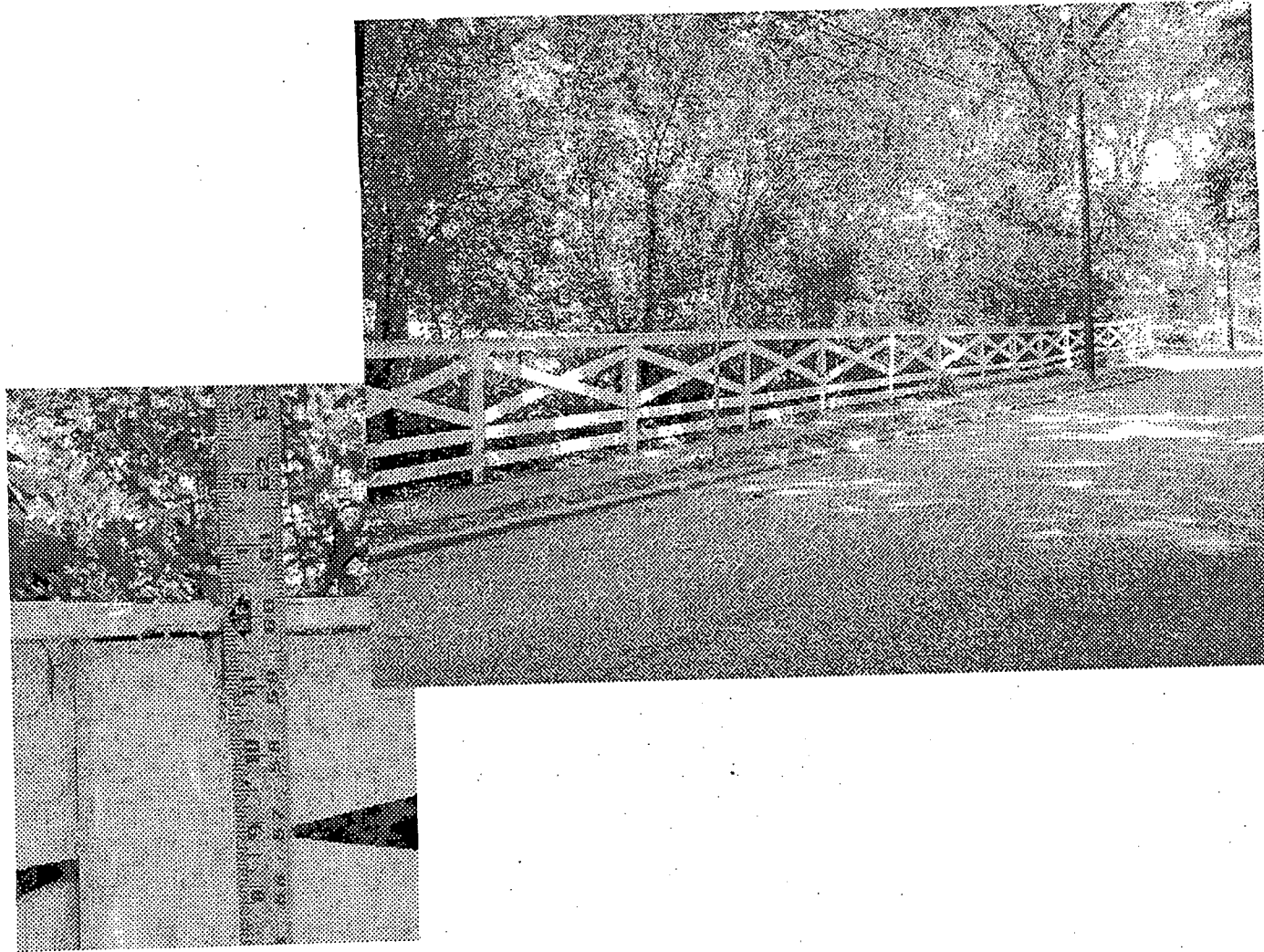
(W)



**7'-0" TALL FENCE AT THE CORNER OF TULIP AND MAPLE WITH  
1'-0" WOOD RETAINING WALL UNDERNEATH**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157



**5'-0" TALL HISTORIC FENCE AT THE CORNER OF TULIP AND CEDAR**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

7113 HOLLY AVENUE

Adjoining and confronting property and owners

PEGUES, JUTTA C  
7108 HOLLY AVE  
TAKOMA PARK MD 20912-4226

DAMICO, DONNA  
7110 HOLLY AVE  
TAKOMA PARK MD 20912-4226

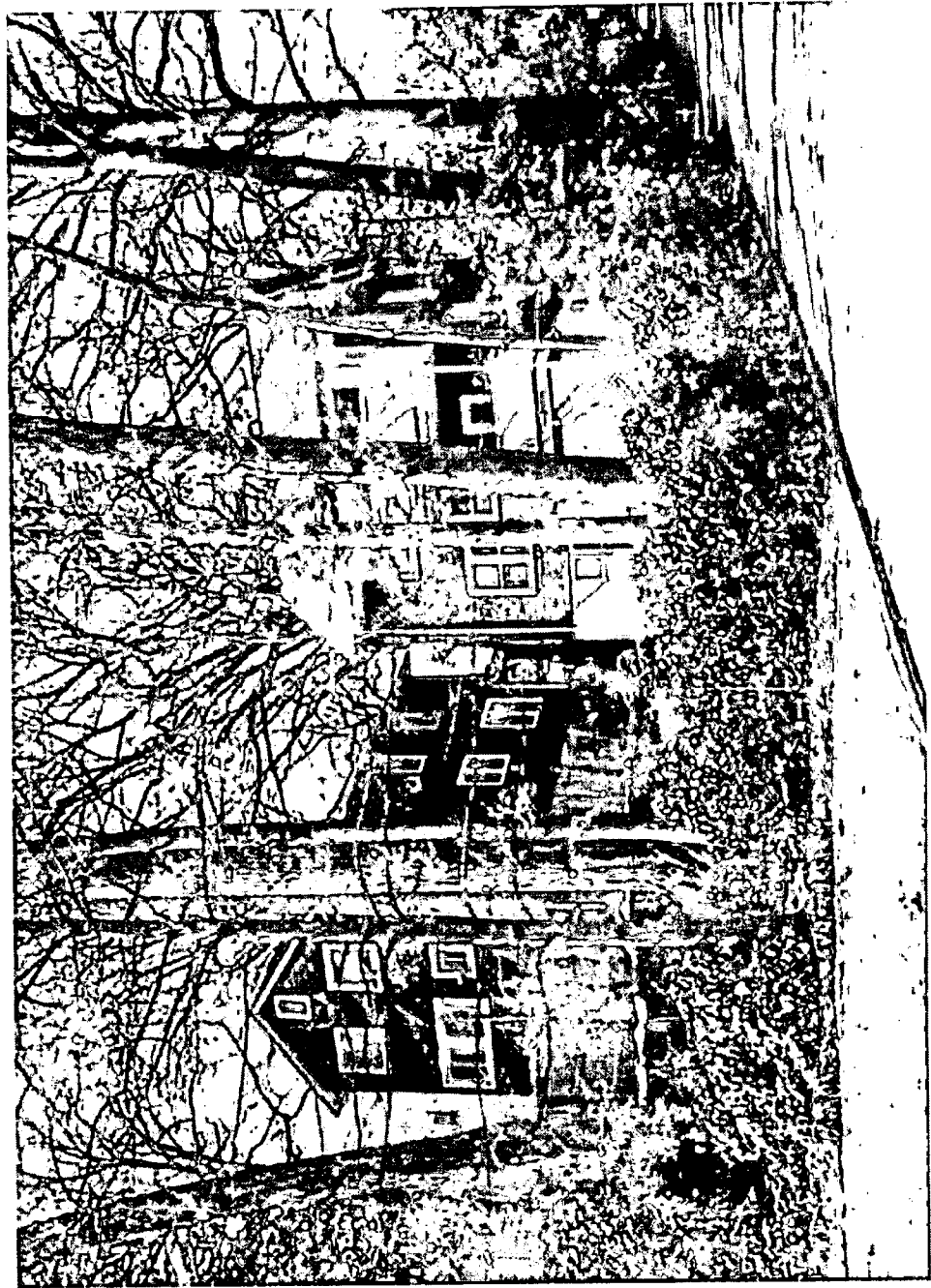
KOVAR, PETER A &  
PAULA M KOWALCZUK  
7112 HOLLY AVE  
TAKOMA PARK MD 20912

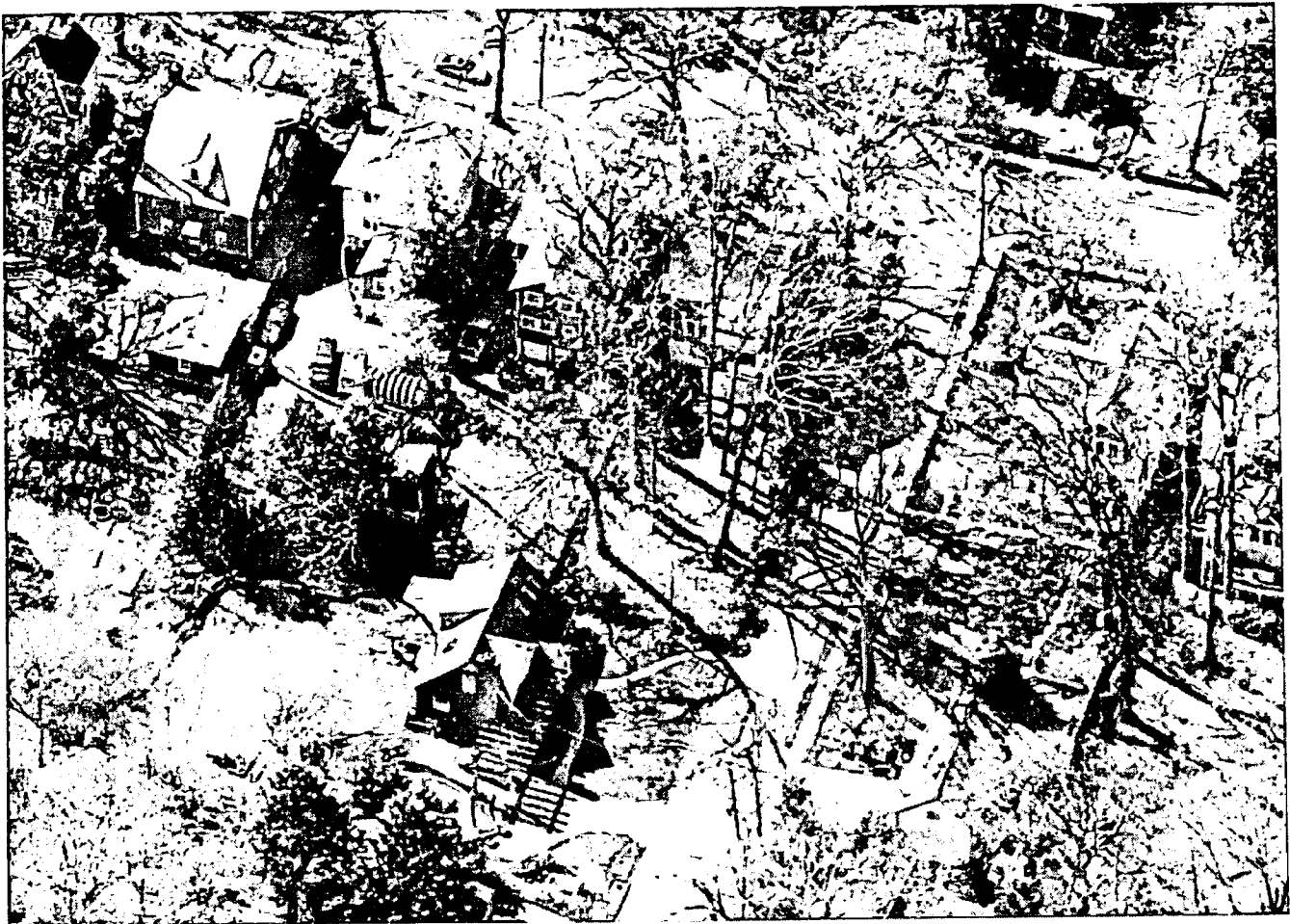
MORRIS, LEWIS & LOUISE R JUNG  
7201 HOLLY AVE  
TAKOMA PARK MD 20912

GUARD, KEVIN & L  
7111 HOLLY AVENUE  
TAKOMA PARK MD 20912

BOEDECKER, RAY &  
ANNE KELLEHER  
7200 HOLLY AVE  
TAKOMA PARK MD 20912

RICE, RICHARD E &  
MARGO L KABEL  
103 TULIP AVE  
TAKOMA PARK MD 20912





NOTES MADE 10/2/06

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

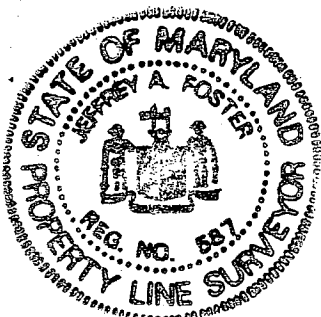
Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

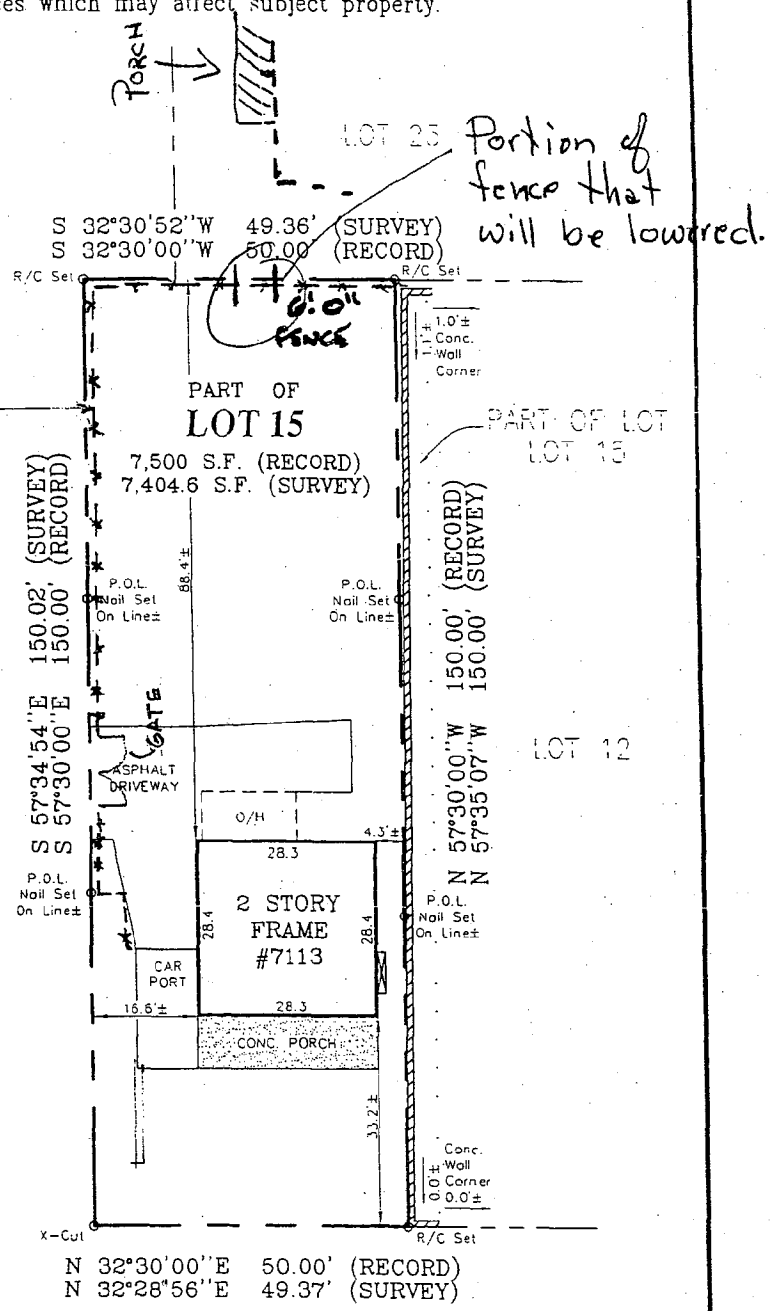
MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED CSE DATE 10-12-06  
ZONING CLASS R-60 PAGE 209 (of 200)  
APPEAL CASE 4/fero


APPROVED  
Montgomery County



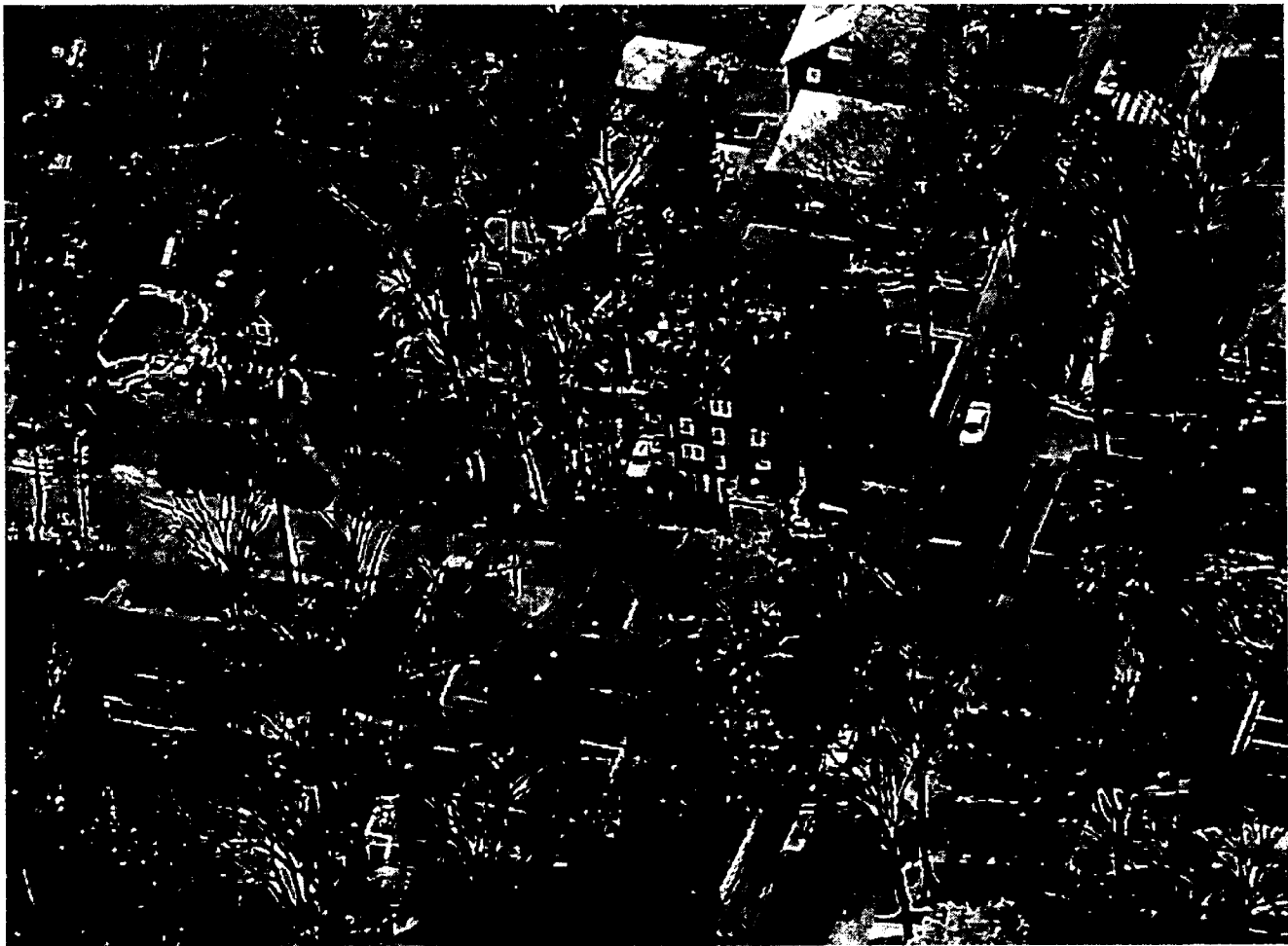
PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND



All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES	 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>		PLAT BK. A		DATE OF LOCATIONS SCALE: 1" = 30' DRAWN BY: A.L.W.
		PLAT NO. 3		
		LIBER 18868	WALL CHECK: HSE. LOC.: 5-15-06 PROP. CORS.: 5-23-06	JOB NO.: 01-0398
		FOLIO 379		

20





**Tully, Tania**

---

**From:** Bordynowski, Greg [GBordynowski@kling.us]  
**Sent:** Monday, August 14, 2006 5:26 PM  
**To:** Tully, Tania  
**Subject:** 7113 Holly Avenue fence

Hi Tania,

Thank you for getting back to me so soon. As I mentioned, here is a picture of the fence. We ended up building it ourselves because we were concerned that a contractor would not be as careful with the trees, or be as conscious of the details. We are not quite finished yet, as you can see, we have not even cut the posts down yet. Even in it's unfinished state, we have been getting a lot of compliments on it and we really love it too.

I am meeting with permitting services soon and I will let you know where we are after that.

Sincerely,

Greg Bordynowski

This message and any attachments is intended for the named addressee(s) only and may contain information that is privileged and/or confidential. If you receive this message in error, please delete it and immediately notify the sender. Any copying, dissemination or disclosure, either whole or partial, by a person who is not the named addressee is prohibited. We use virus scanning software but disclaim any liability for viruses or other devices which remain in this message or any attachments.

**MC Department of Permitting Services**

255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166  
(240)777-6300 Fax (240)777-6262

**Receipt**

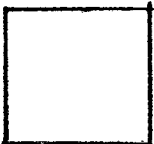
**Report Date** 06/12/2006 10:58 AM

**Submitted By**

Page 1

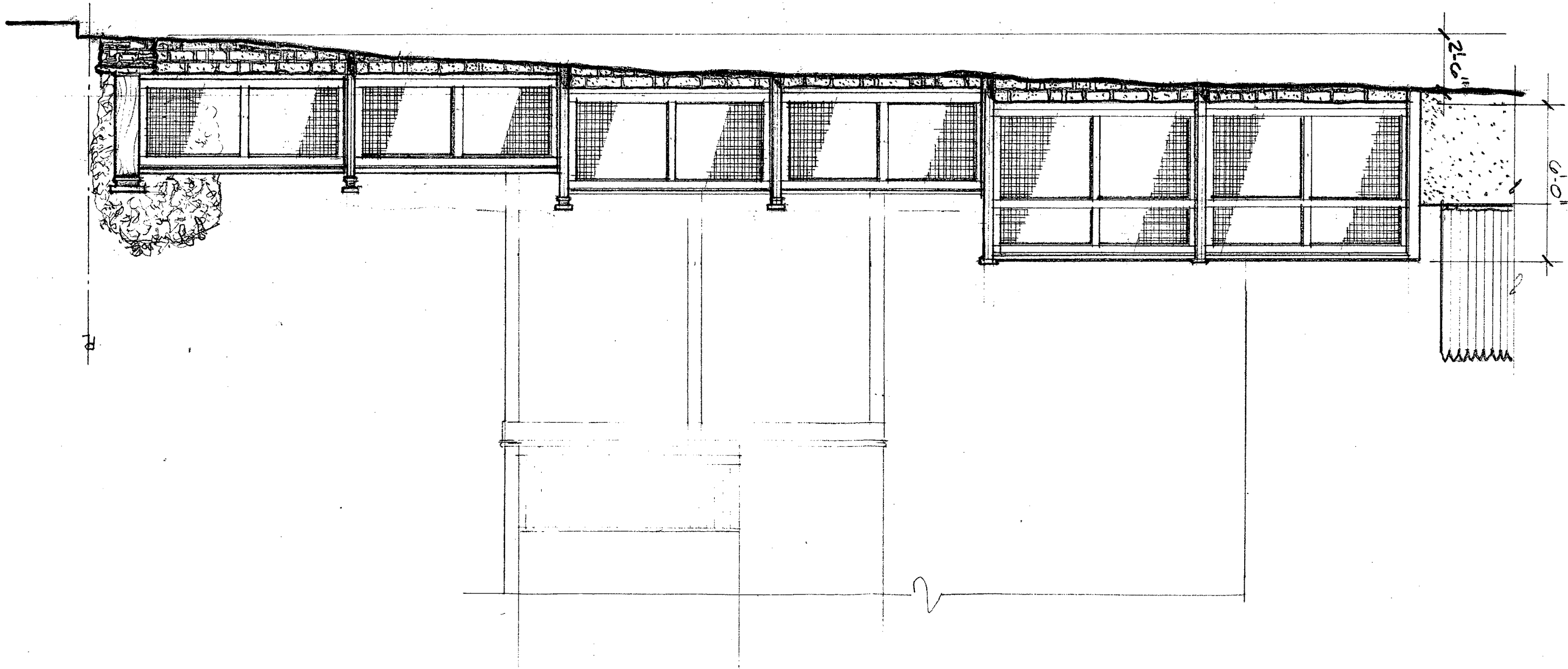
<b>Trn #</b>	671867	<b>Trn Date</b>	06/12/2006 10:57	<b>Template Type</b>	BLDG	<b>A/P #</b>	424010
<b>Customer</b>	GREGORY M ET AL BORDYNOWSKI			<b>Cash Payment</b>			
<b>Address</b>	7113 HOLLY AVE			<b>Check #</b>	0886		41.80
	TAKOMA PARK MD 209124225						

<b>Fees Item</b>	<b>Dest Budget #</b>	<b>Amount</b>
AUTOMATION FEE	751010001/D524-0155	3.80
FENCE PERMIT FEE	754010001L216-0148	38.00
	<b>Total Amount</b>	41.80
	<b>Amount Paid</b>	41.80
	<b>Total Amount Due</b>	0.00



FENCE PROJECT

7113 HOLLY AVENUE





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: Greg Bordinowski  
Daytime Phone No.: 202 393-6445

Tax Account No.: 01058871  
Name of Property Owner: GREG BORDYNOWSKI Daytime Phone No.: \_\_\_\_\_  
Address: 7113 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: 301 385-2860  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7113 Street: HOLLY AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE  
Lot: 15 Block: 7 Subdivision: 25  
Liber: 18547 Folio: 205 Parcel: p10 Lot 15

### 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/Reze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GARDEN WALL  
1B. Construction cost estimate: \$ ~~1500~~ \$750.00  
1C. If this is a revision of a previously approved active permit, see Permit # 424010 / HAWP# 398157

### 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 6 feet 6 inches Fence + Retaining WALL  
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] 8/21/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 433354 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:

18" MAX HEIGHT RETAINING WALL UNDER  
FENCE

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

VAST IMPROVEMENT. REINFORCES THE PRIVATE SPACE  
OF THE GARDEN AS DIRECTED IN THE HISTORIC PRESERVATION  
GUIDELINES. ELIMINATES RUN-OFF PROBLEM WHICH STRAINS  
CITY SEWER. HELPS REDUCE NEIGHBOR'S FLOODING BASEMENT

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**

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- 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.

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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.

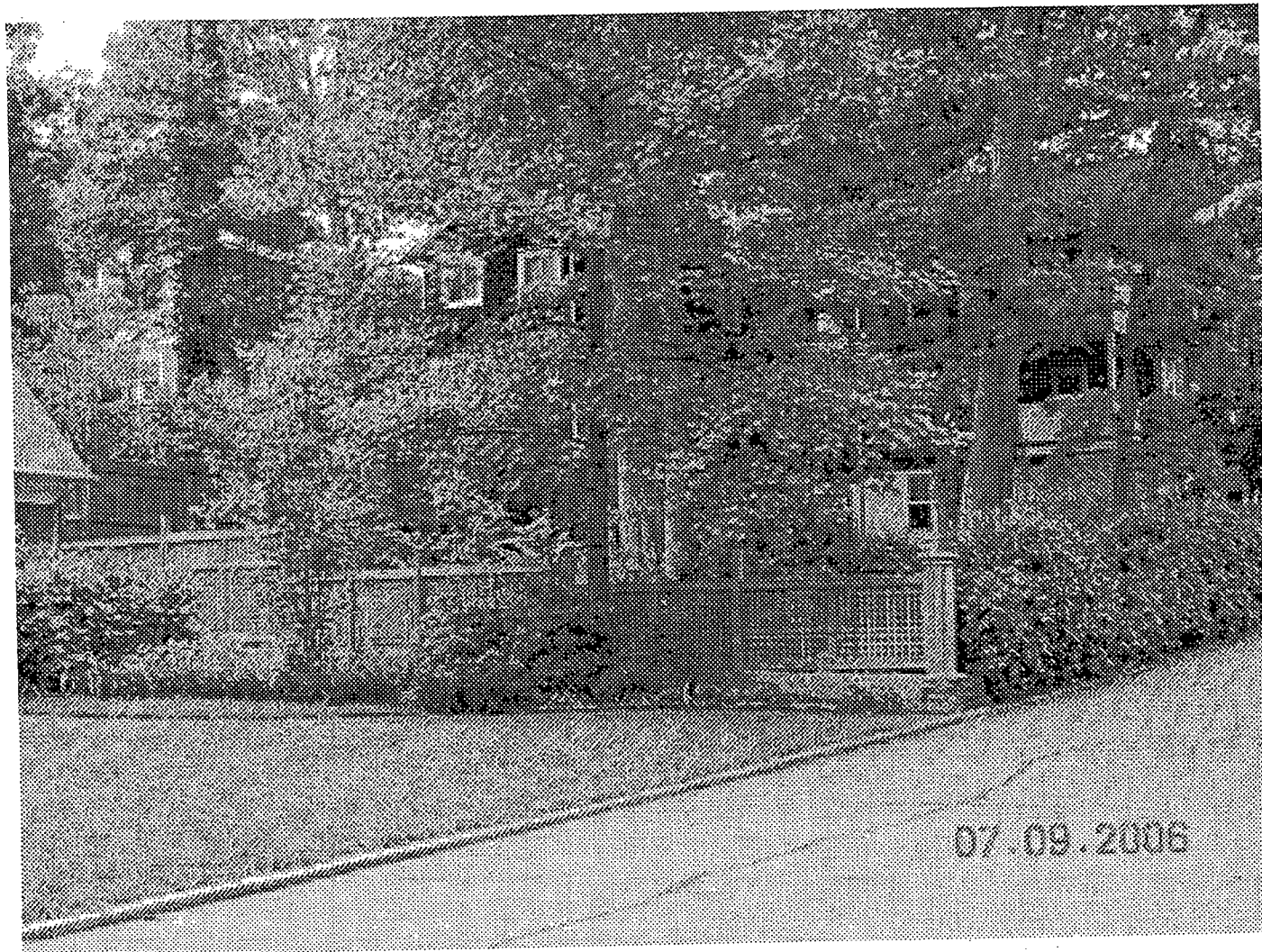
6. **TREE SURVEY**

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).

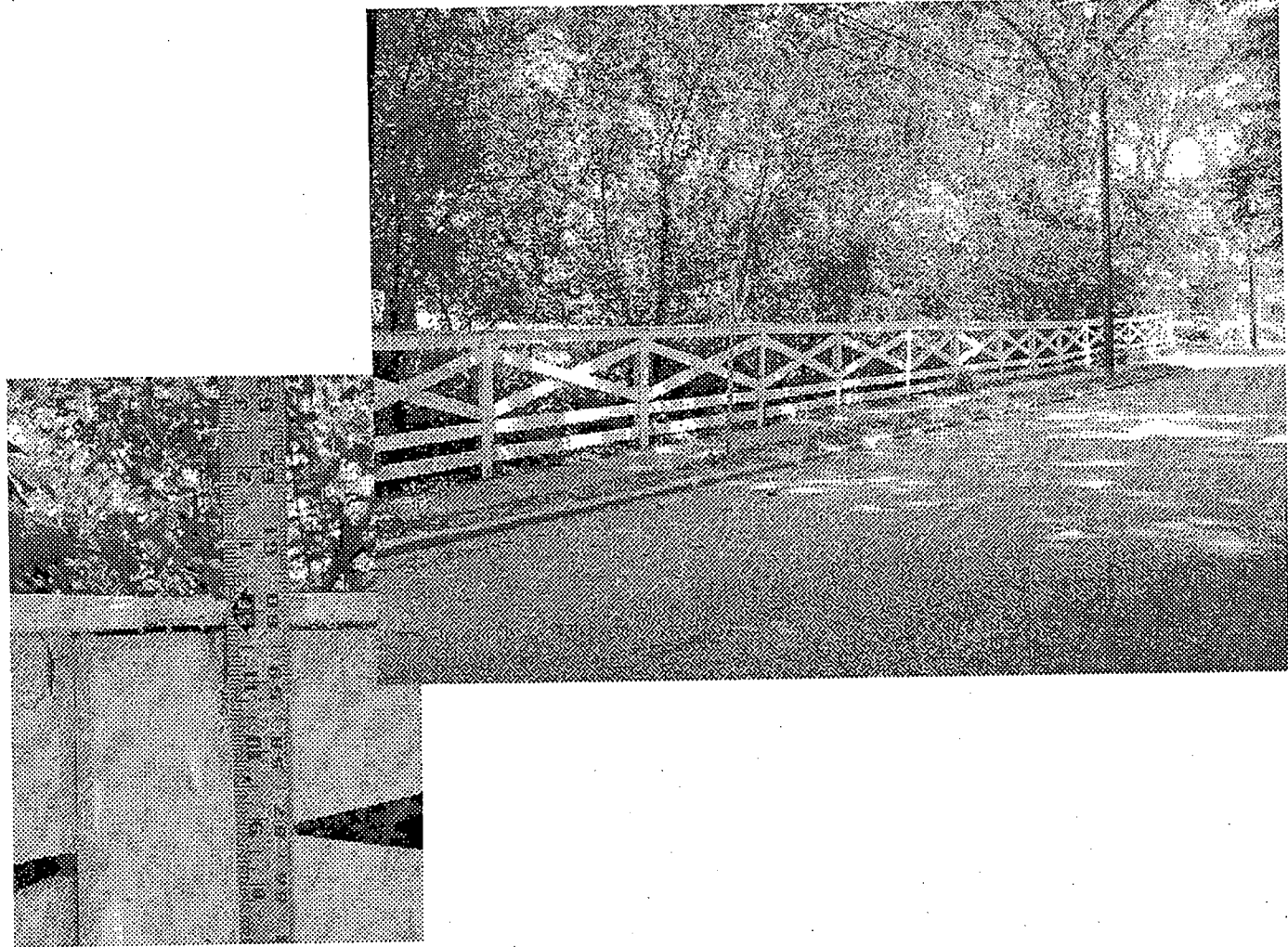
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**FENCE AND RETAINING WALL AT REAR PROPERTY LINE**

**7 1 1 3  
H O L L Y  
A V E N U E**

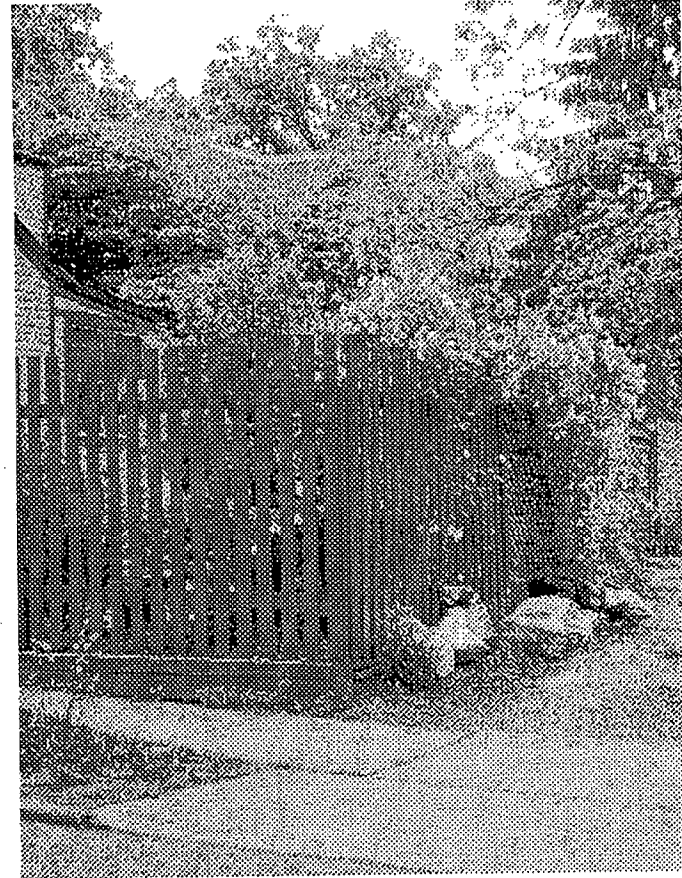
Revision to HAWP #398157



**5'-0" TALL HISTORIC FENCE AT THE CORNER OF TULIP AND CEDAR**

**7 1 1 3  
HOLLY  
AVENUE**

Revision to HAWP #398157

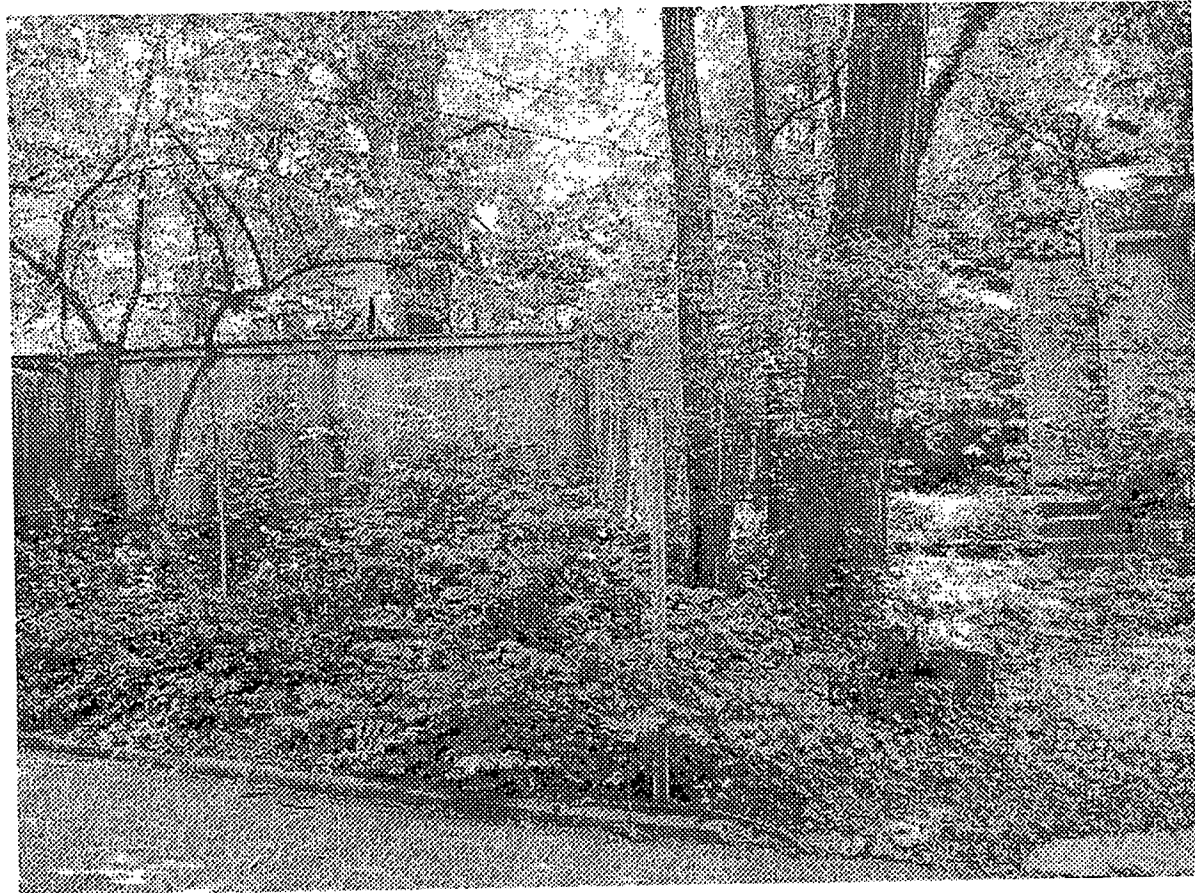


**7'-0" TALL FENCE AT THE CORNER OF TULIP AND MAPLE WITH  
1'-0" WOOD RETAINING WALL UNDERNEATH**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

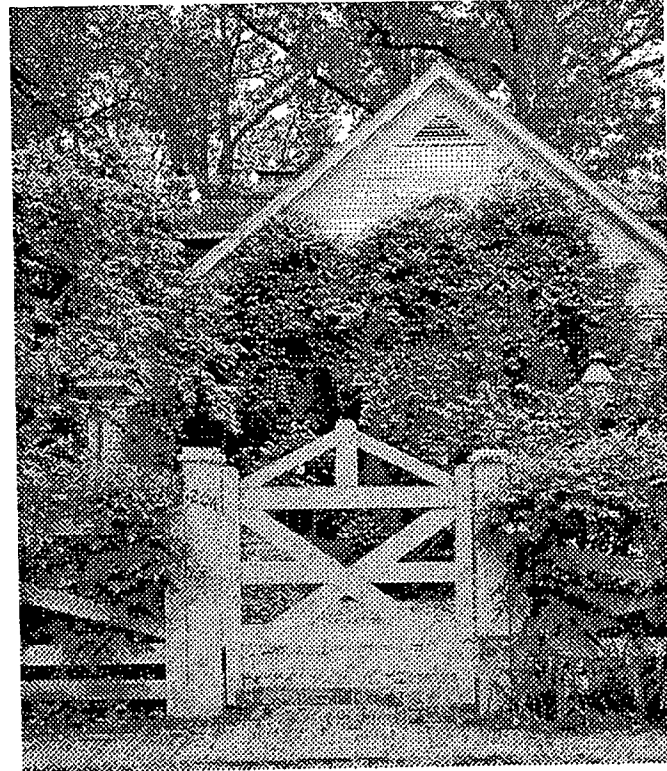
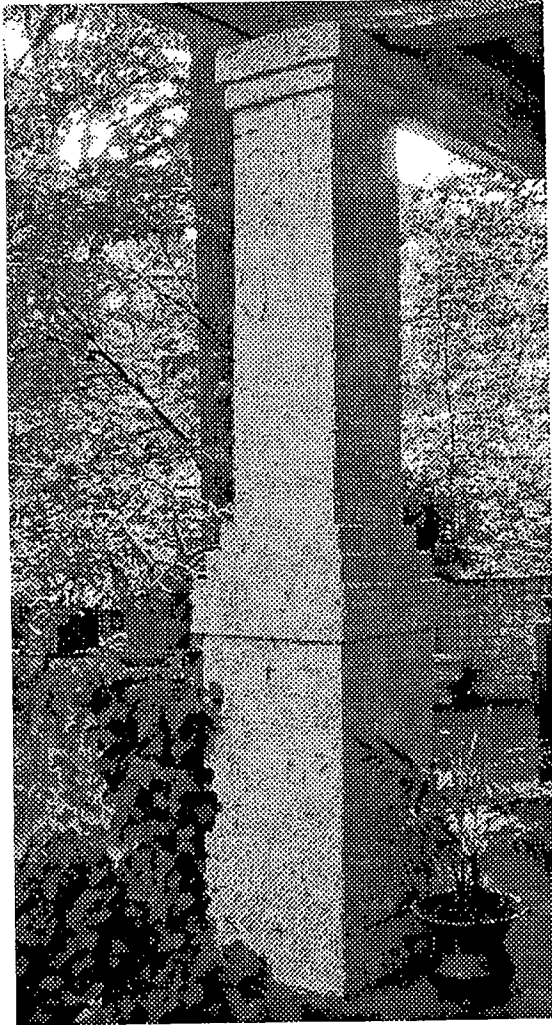




**6'-6" TALL FENCE AT THE CORNER OF TULIP AND CEDAR PROJECTING  
BEYOND FACE OF ADJACENT HOUSE**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157



**PORCH COLUMN AT 7113, HISTORIC GATE ON CEDAR SHOWING COLUMNS  
ARCHITECTURAL COLUMNS TRANSLATED TO FENCE DESIGN**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

7113 HOLLY AVENUE

**Adjoining and confronting property and owners**

PEGUES, JUTTA C  
7108 HOLLY AVE  
TAKOMA PARK MD 20912-4226

DAMICO, DONNA  
7110 HOLLY AVE  
TAKOMA PARK MD 20912-4226

KOVAR, PETER A &  
PAULA M KOWALCZUK  
7112 HOLLY AVE  
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG  
7201 HOLLY AVE  
TAKOMA PARK MD 20912

GUARD, KEVIN & L  
7111 HOLLY AVENUE  
TAKOMA PARK MD 20912

BOEDECKER, RAY &  
ANNE KELLEHER  
7200 HOLLY AVE  
TAKOMA PARK MD 20912

RICE, RICHARD E &  
MARGO L KABEL  
103 TULIP AVE  
TAKOMA PARK MD 20912



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

FENCE  
PERMIT

Issue Date: 6/12/2006

Permit No: 424010  
Expires: 6/13/2007  
X Ref.  
Rev. No:  
ID: AC778675

THIS IS TO CERTIFY THAT:

GREGORY M ET AL BORDYNOWSKI  
7113 HOLLY AVE  
TAKOMA PARK MD 209124225

HAS PERMISSION TO:

CONSTRUCT

FENCE

4 Feet 0 Inches in height

PROPERTY LINE N OWNERS LAND Y RIGHT OF WAY N

PERMIT CONDITIONS:

PREMISE ADDRESS:

7113 HOLLY AVE  
TAKOMA PARK MD 20912-

LOT P15  
LIBER  
FOLIO  
PERMIT FEE: \$41.80

BLOCK 7  
ELECTION DISTRICT  
TAX ACCOUNT NO.:  
SUBDIVISION

ZONE R60  
PLATE

GRID  
PARCEL  
PS NUMBER

**MUST BE POSTED ON JOB SITE**

Director, Department of Permitting Services

**MC Department of Permitting Services**

255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166  
(240)777-6300 Fax (240)777-6262

**Receipt**

**Report Date** 06/12/2006 10:58 AM **Submitted By** Page 1

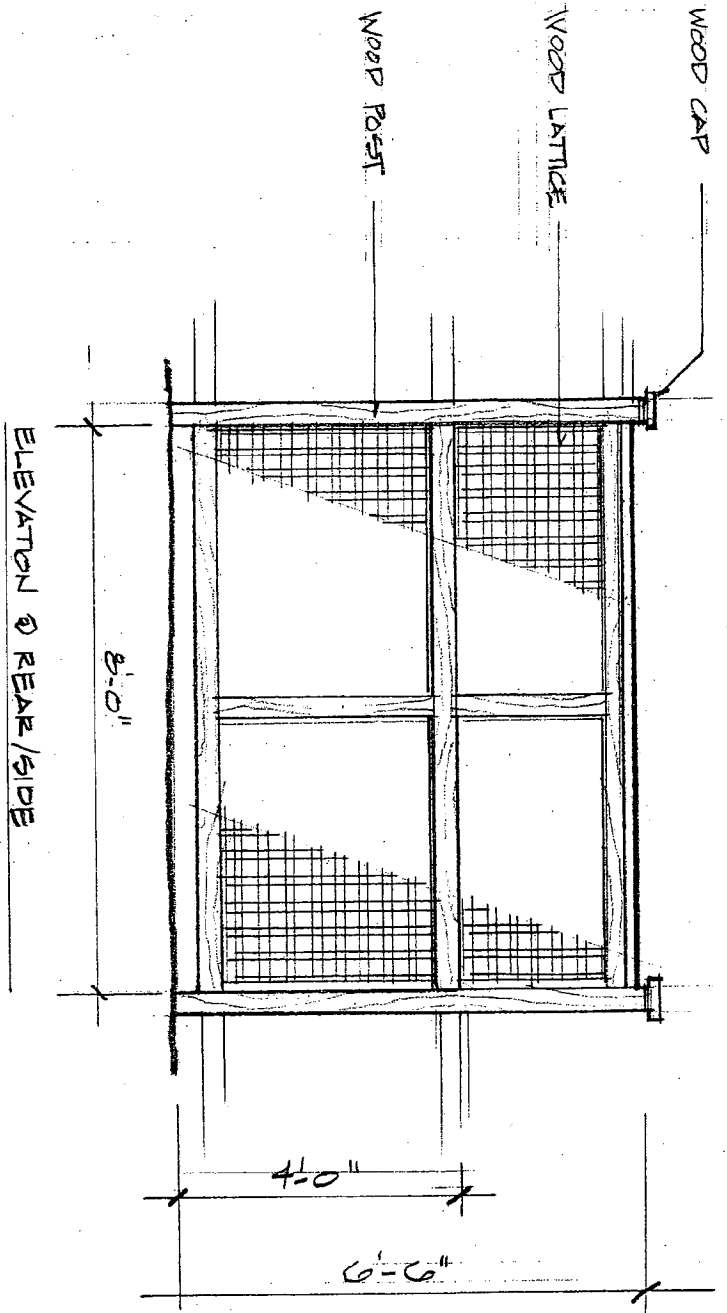
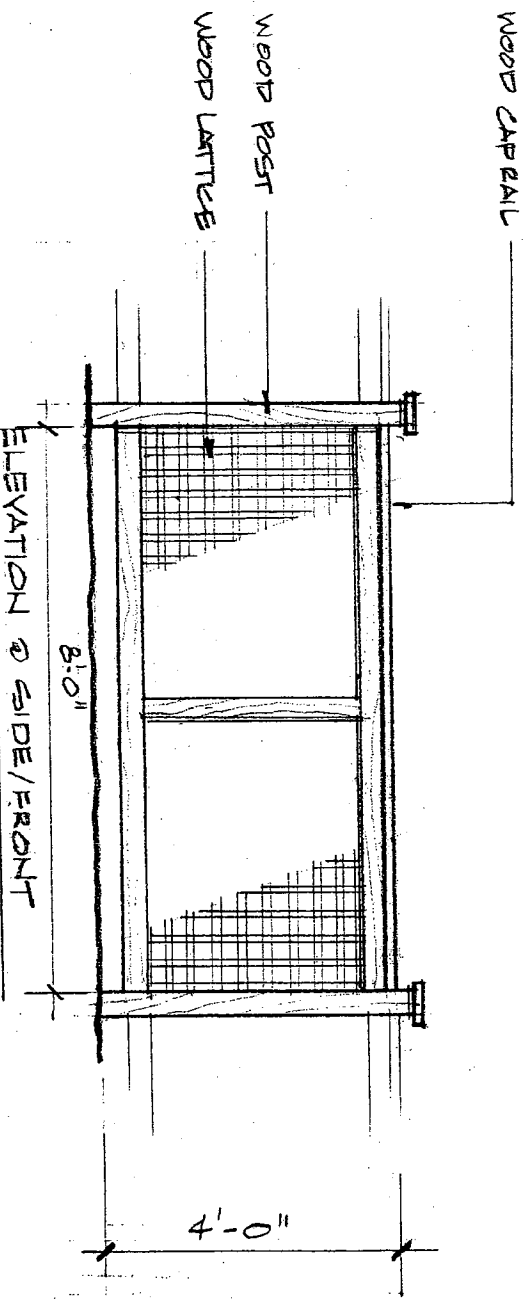
**Trn #** 671867 **Trn Date** 06/12/2006 10:57 **Template Type** BLDG **A/P #** 424010  
**Customer** GREGORY M ET AL BORDYNOWSKI  
**Address** 7113 HOLLY AVE **Cash Payment**  
**Check #** 0886 **41.80**  
TAKOMA PARK MD 209124225

<b>Fees Item</b>	<b>Dest Budget #</b>	<b>Amount</b>
AUTOMATION FEE	751010001/D524-0155	3.80
FENCE PERMIT FEE	754010001L216-0148	38.00
	<b>Total Amount</b>	<b>41.80</b>
	<b>Amount Paid</b>	<b>41.80</b>
	<b>Total Amount Due</b>	<b>0.00</b>

6-8-2006

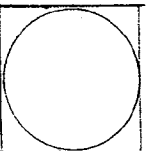
7113 HOLLY AVENUE  
TAKOMA PARK, MD 20912

FENCE PROJECT



APPROVED  
 MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
*[Signature]*

COMMUNITY  
 DEPARTMENT OF PERMITTING SERVICES  
 ID \_\_\_\_\_ DATE \_\_\_\_\_  
 CLASS \_\_\_\_\_ PAGE \_\_\_\_\_  
 APPEALS CASE \_\_\_\_\_



The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED CSC DATE 8-12-06  
ZONING CLASS R-60 PAGE 209 11/01


PROPERTY APPRAISAL CASE 4/1/06

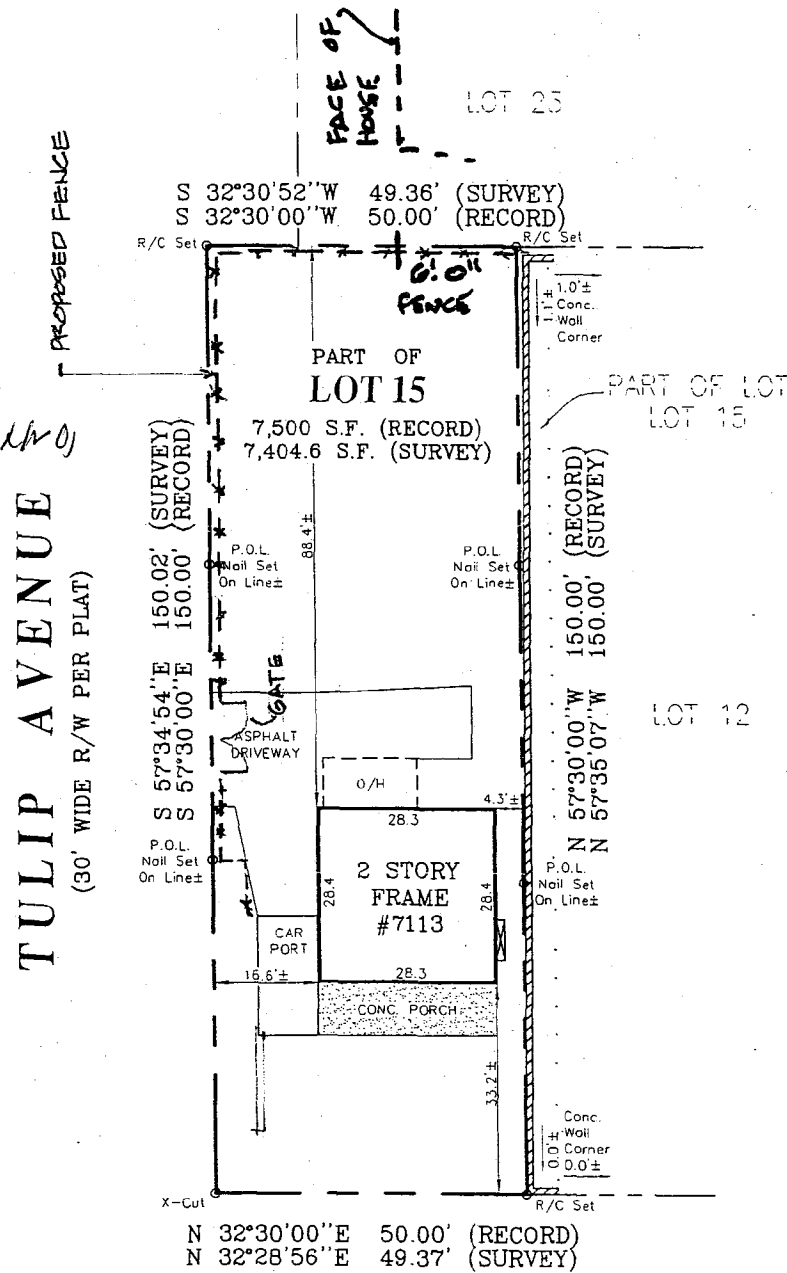
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Janet Hall*



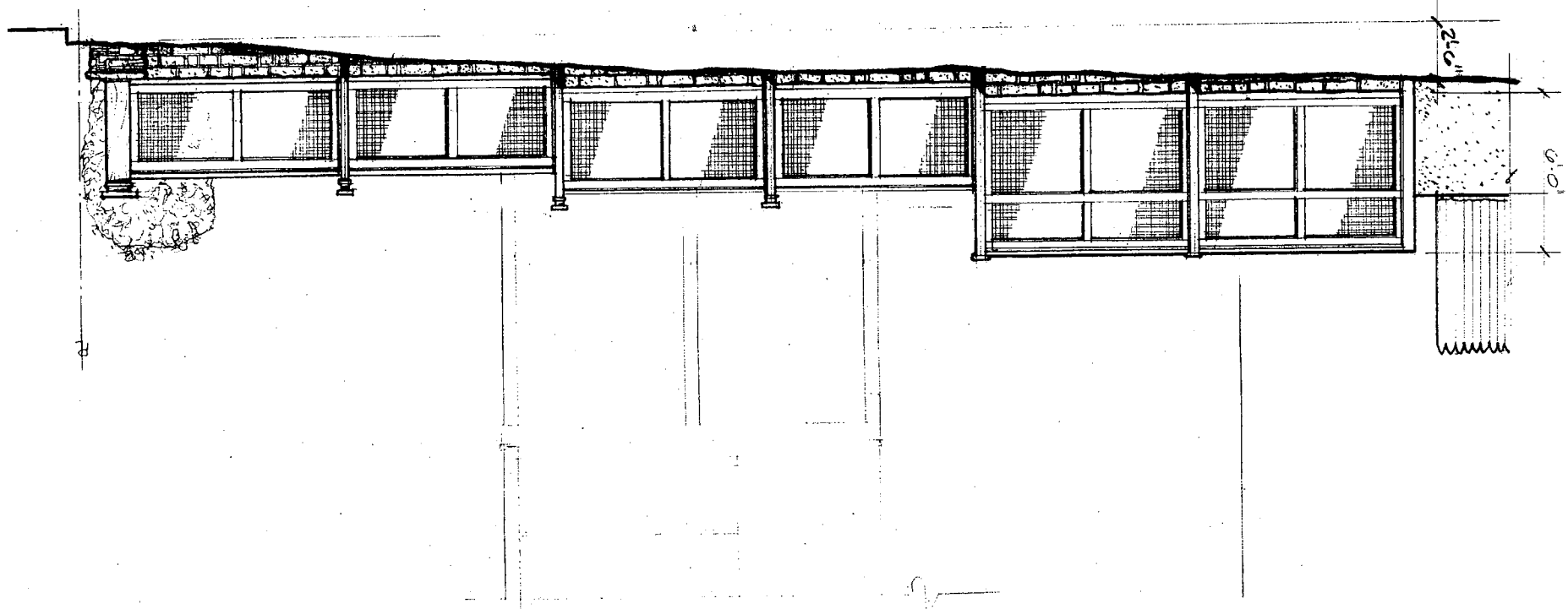
PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286		
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>	PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 30'	
	PLAT NO.	3		WALL CHECK:	DRAWN BY: A.L.W.	
	LIBER	18868	FOLIO	379	HSE. LOC.: 5-15-06	JOB NO.: 01-0398
					PROP. CORS.: 5-23-06	



		FENCE PROJECT	7113 HOLLY AVENUE	
--	--	---------------	-------------------	--



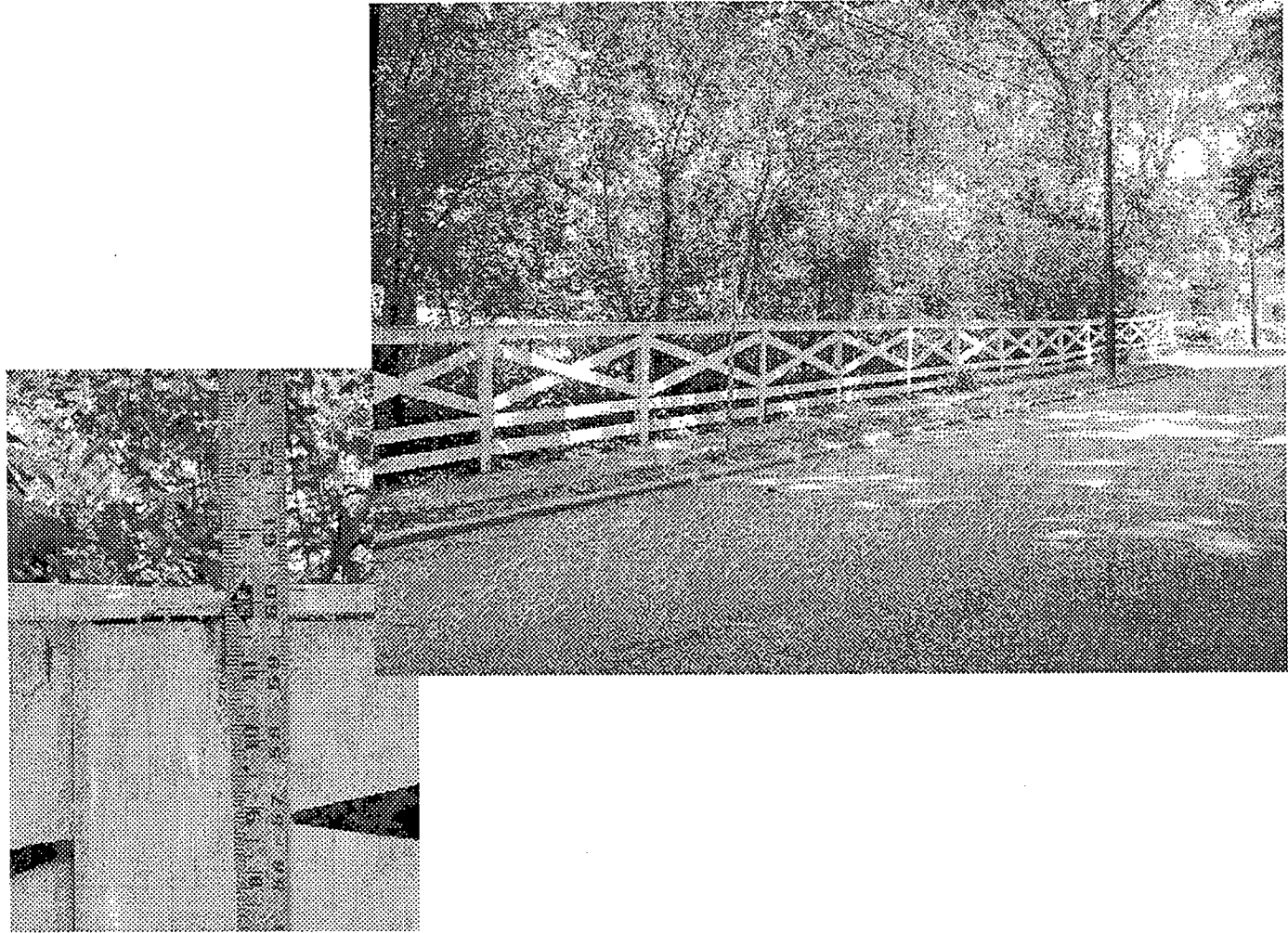




**FENCE AND RETAINING WALL AT REAR PROPERTY LINE**

**7 1 1 3  
HOLLY  
AVENUE**

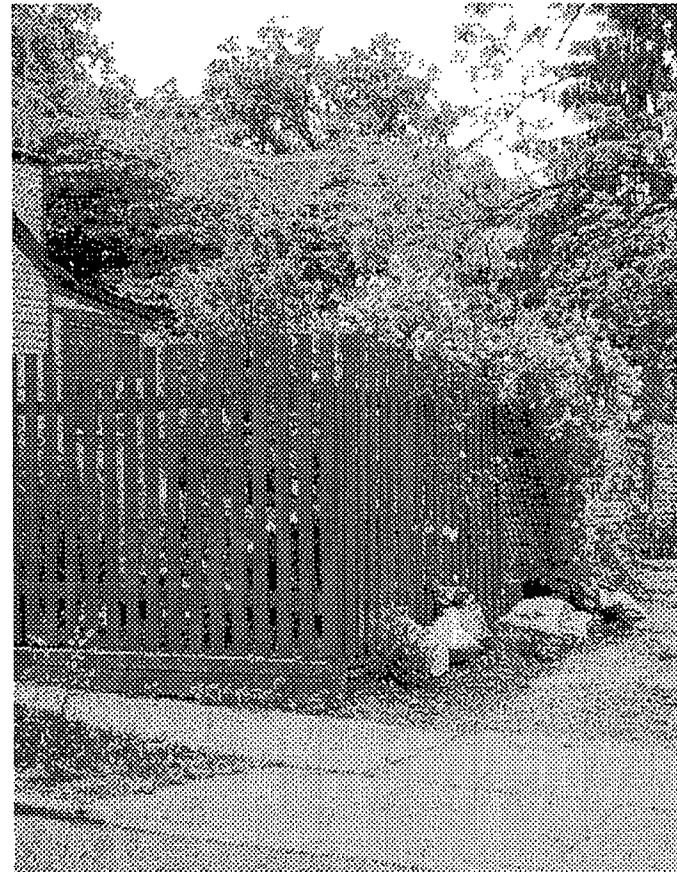
Revision to HAWP #398157



**5'-0" TALL HISTORIC FENCE AT THE CORNER OF TULIP AND CEDAR**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157



**7'-0" TALL FENCE AT THE CORNER OF TULIP AND MAPLE WITH  
1'-0" WOOD RETAINING WALL UNDERNEATH**

**7 1 1 3  
H O L L Y  
A V E N U E**

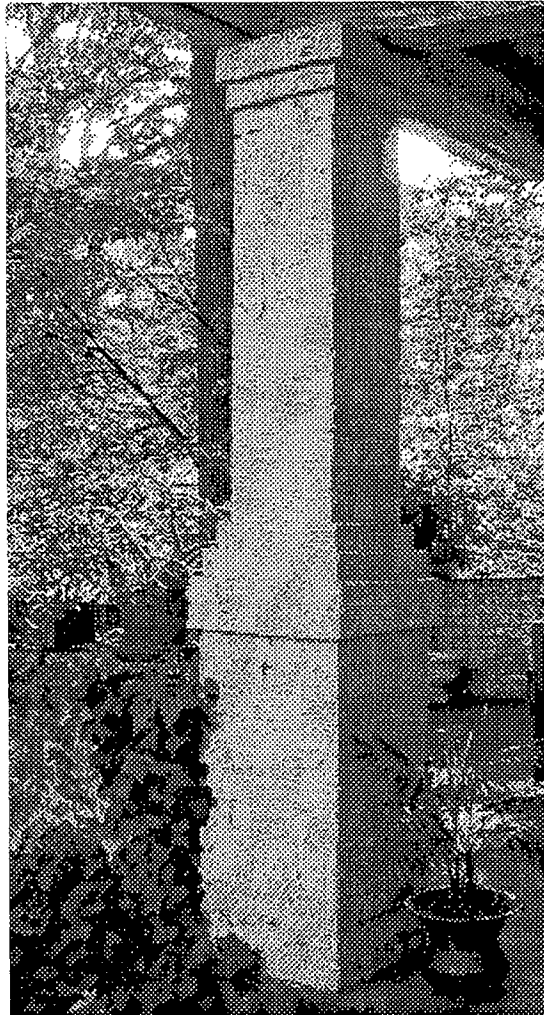
Revision to HAWP #398157



**6'-6" TALL FENCE AT THE CORNER OF TULIP AND CEDAR PROJECTING  
BEYOND FACE OF ADJACENT HOUSE**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157



**PORCH COLUMN AT 7113, HISTORIC GATE ON CEDAR SHOWING COLUMNS  
ARCHITECTURAL COLUMNS TRANSLATED TO FENCE DESIGN**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

7113 HOLLY AVENUE

**Adjoining and confronting property and owners**

PEGUES, JUTTA C  
7108 HOLLY AVE  
TAKOMA PARK MD 20912-4226

DAMICO, DONNA  
7110 HOLLY AVE  
TAKOMA PARK MD 20912-4226

KOVAR, PETER A &  
PAULA M KOWALCZUK  
7112 HOLLY AVE  
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG  
7201 HOLLY AVE  
TAKOMA PARK MD 20912

GUARD, KEVIN & L  
7111 HOLLY AVENUE  
TAKOMA PARK MD 20912

BOEDECKER, RAY &  
ANNE KELLEHER  
7200 HOLLY AVE  
TAKOMA PARK MD 20912

RICE, RICHARD E &  
MARGO L KABEL  
103 TULIP AVE  
TAKOMA PARK MD 20912



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

FENCE  
PERMIT

Issue Date: 6/12/2006

Permit No: 424010  
Expires: 6/13/2007  
X Ref.  
Rev. No:  
ID: AC778675

THIS IS TO CERTIFY THAT:

GREGORY M ET AL BORDYNOWSKI  
7113 HOLLY AVE  
TAKOMA PARK MD 209124225

HAS PERMISSION TO: CONSTRUCT FENCE  
4 Feet 0 Inches in height  
PROPERTY LINE N OWNERS LAND Y RIGHT OF WAY N

PERMIT CONDITIONS:

PREMISE ADDRESS: 7113 HOLLY AVE  
TAKOMA PARK MD 20912-

LOT P15 BLOCK 7 ZONE R60 GRID  
LIBER ELECTION DISTRICT PLATE PARCEL  
FOLIO TAX ACCOUNT NO.: PS NUMBER  
PERMIT FEE: \$41.80 SUBDIVISION

**MUST BE POSTED ON JOB SITE**

Director, Department of Permitting Services

**MC Department of Permitting Services**

255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166  
(240)777-6300 Fax (240)777-6262

**Receipt**

**Report Date** 06/12/2006 10:58 AM

**Submitted By**

Page 1

**Trn #** 671867 **Trn Date** 06/12/2006 10:57 **Template Type** BLDG **A/P #** 424010  
**Customer** GREGORY M ET AL BORDYNOWSKI  
**Address** 7113 HOLLY AVE **Cash Payment**  
**Check #** 0886 41.80  
TAKOMA PARK MD 209124225

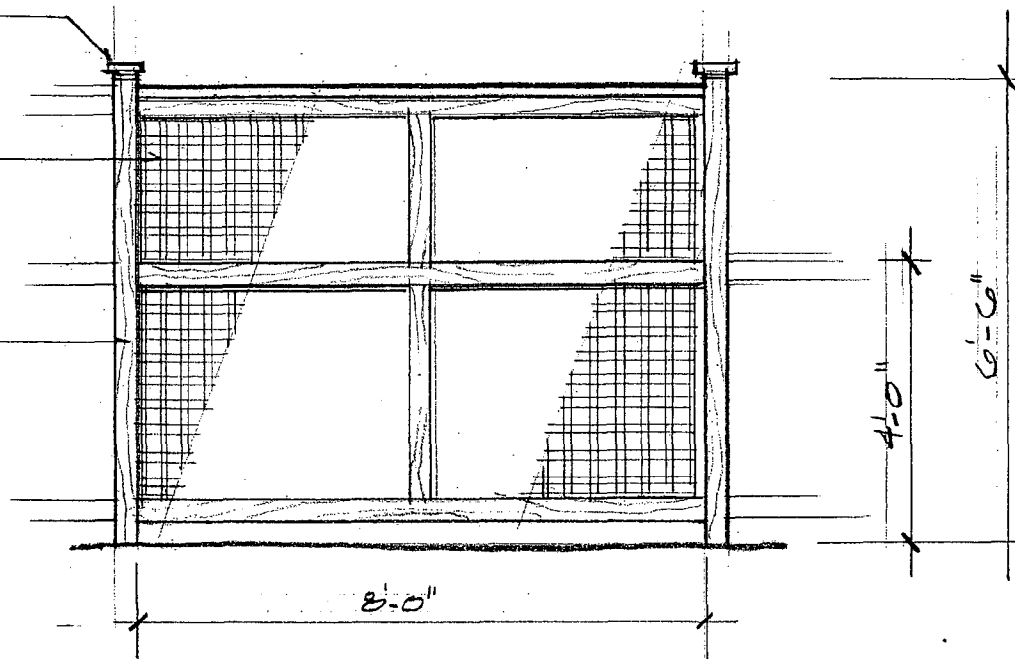
Fees Item	Dest Budget #	Amount
AUTOMATION FEE	751010001/D524-0155	3.80
FENCE PERMIT FEE	754010001L216-0148	38.00
	<b>Total Amount</b>	41.80
	<b>Amount Paid</b>	41.80
	<b>Total Amount Due</b>	0.00



WOOD CAP

WOOD LATTICE

WOOD POST

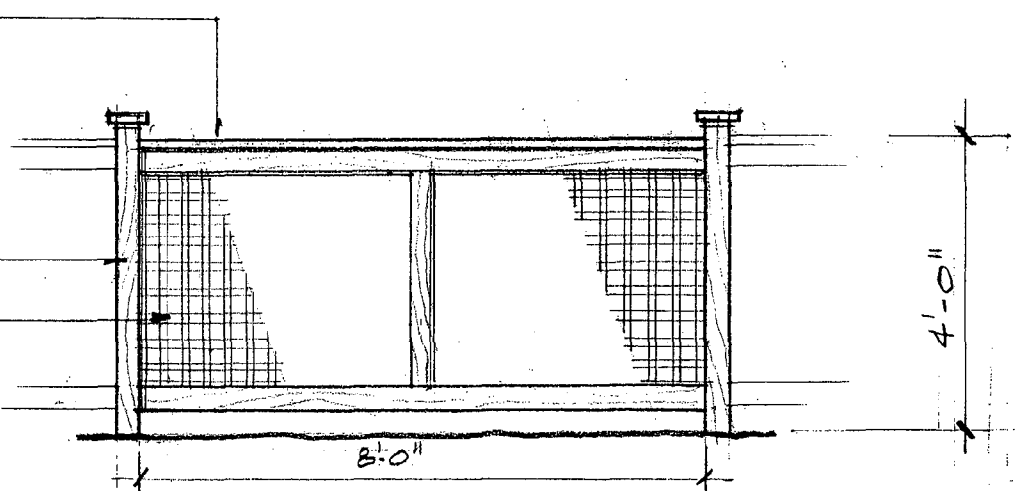


ELEVATION @ REAR/SIDE

WOOD CAPRAIL

WOOD POST

WOOD LATTICE



ELEVATION @ SIDE/FRONT

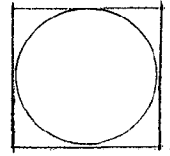
COUNTY OF PERMITTING SERVICES  
 DATE \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 CLASS \_\_\_\_\_  
 IF APPEALS CASE \_\_\_\_\_

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 6/12/08

G.B.2006

7113 HOLLY AVENUE  
 TAKOMA PARK, MD 20912

FENCE PROJECT



The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

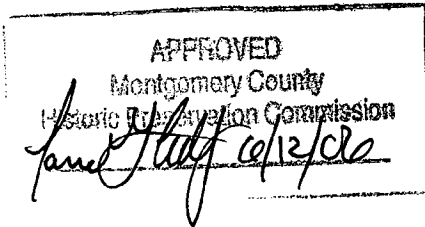
Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

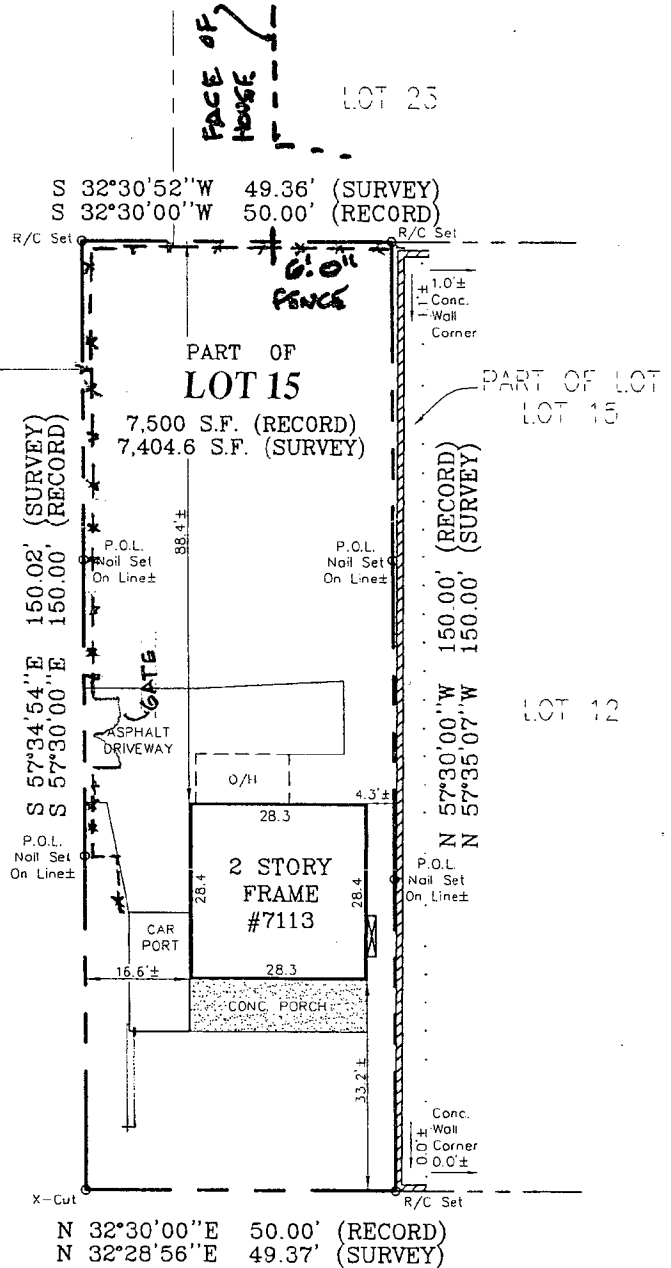
APPROVED CSC DATE 12-6  
ZONING CLASS R-60 PAGE 209

RECORD OF APPROVAL CASE 4/Janer



PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

TULIP AVENUE  
(30' WIDE R/W PER PLAT)

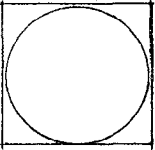


N 32°30'00"E 50.00' (RECORD)  
N 32°28'56"E 49.37' (SURVEY)

HOLLY AVENUE  
(40' WIDE R/W PER PLAT)

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>	PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 30'
	PLAT NO.	3		WALL CHECK:	DRAWN BY: A.L.W.
	LIBER	18868	FOLIO	379	HSE. LOC.: 5-15-06
				PROP. CORS.: 5-23-06	

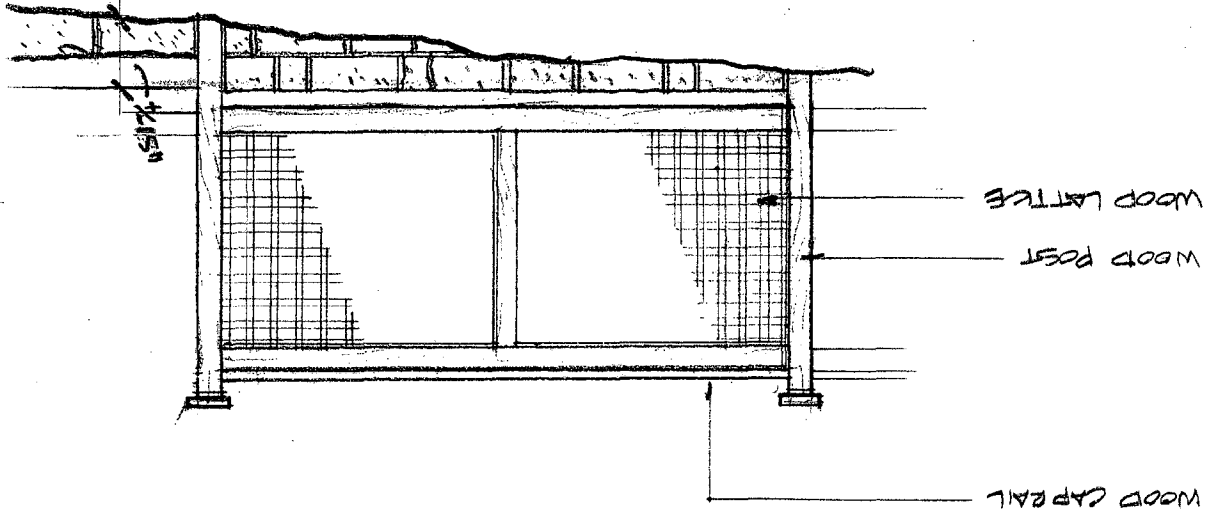


REV 9.15.06

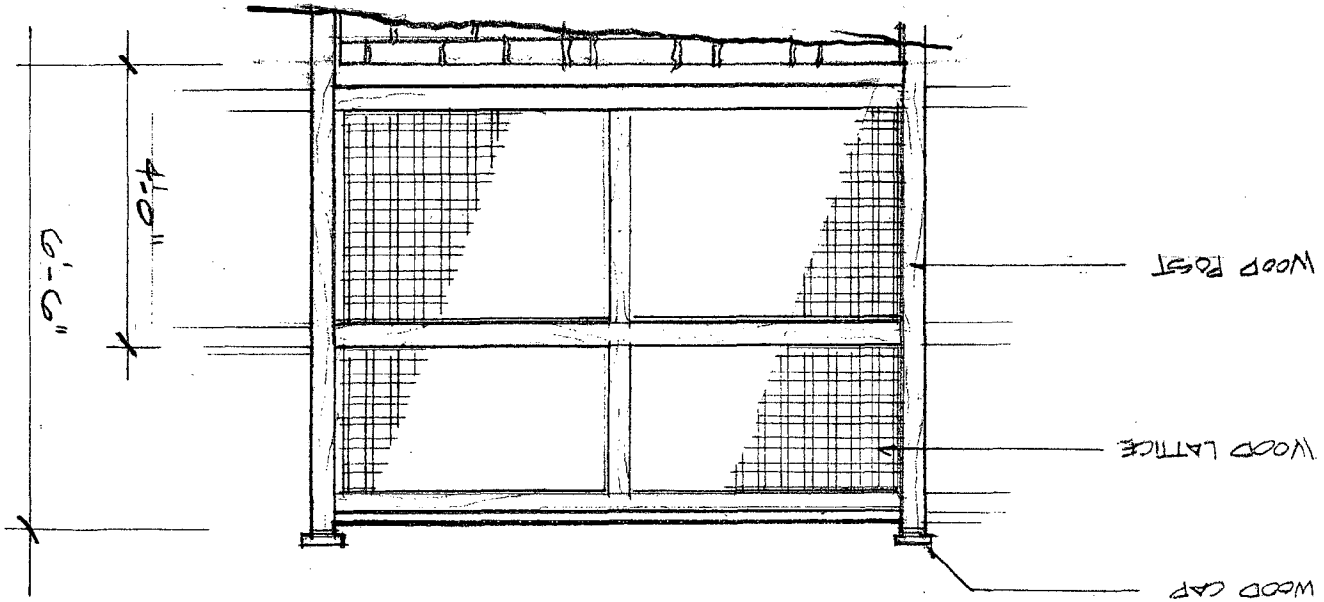
FENCE PROJECT

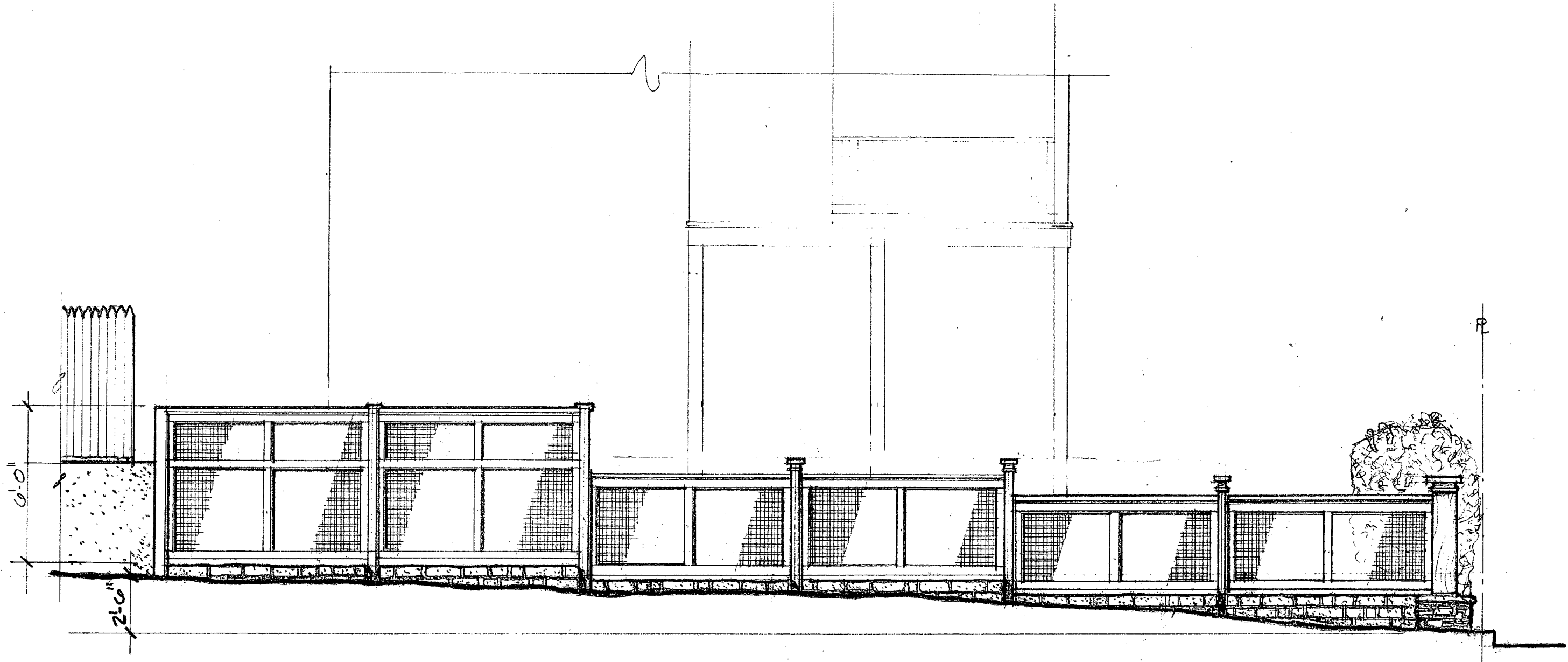
7113 HOLLY AVENUE  
TAKOMA PARK, MD 20912

D-8-2006



ELEVATION @ REAR/SIDE





7113 HOLLY AVENUE

FENCE PROJECT



**Tully, Tania**

Revision #6 uk  
10/11 ~~9/13~~

**From:** Bordynowski, Greg [GBordynowski@kling.us]  
**Sent:** Monday, August 14, 2006 5:26 PM  
**To:** Tully, Tania  
**Subject:** 7113 Holly Avenue fence

Hi Tania,

Thank you for getting back to me so soon. As I mentioned, here is a picture of the fence. We ended up building it ourselves because we were concerned that a contractor would not be as careful with the trees, or be as conscious of the details. We are not quite finished yet, as you can see, we have not even cut the posts down yet. Even in it's unfinished state, we have been getting a lot of compliments on it and we really love it too.

I am meeting with permitting services soon and I will let you know where we are after that.

Sincerely,

Greg Bordynowski

This message and any attachments is intended for the named addressee(s) only and may contain information that is privileged and/or confidential. If you receive this message in error, please delete it and immediately notify the sender. Any copying, dissemination or disclosure, either whole or partial, by a person who is not the named addressee is prohibited. We use virus scanning software but disclaim any liability for viruses or other devices which remain in this message or any attachments.



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:

On, August 11, 2006 the recipient of this NOTICE, Gregory M. Bordynowski et. al.

7113 Holly Avenue Takoma Park, Maryland 20912
Street Address City, State, Zip

is notified that a violation of Montgomery County Code, Section: 24-A-6(a) & 59-A-3.1 Building and Historic area work permit

exists at: 7113 Holly Avenue Takoma Park, Maryland 20912-4225 236124
Location Case #

The violation is described as: 1.) Violation of historic area work permit 398157 and fence permit 424010. Construction not in compliance with Historic Area Work permit and Building permit 2.) Reduce the height of the fence in the rear yard to 4 feet in height until it is perpendicular with the front of the house at 103 Tulip Avenue

The following corrective action(s) must be performed immediately as directed:

- 1.) Comply with the site plan you submitted with fence permit application 424010 or removed the fence in the rear yard. You may request a modification of the permit, by contacting and completing an application from the Department of Permitting Services. For information call 240-777-6240.
2.)

An inspection fee of \$ is required in addition to any application fee(s).

Compliance Time: (15) FIFTEEN Calendar days

Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations.

This Notice of Violation may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Avenue, Room 217, Rockville, Maryland 20850, telephone 240-777-6600.

ISSUED BY: James C. Martin August 11, 2006
Printed Name Signature Date

Phone No. 301-370-0042

RECEIVED BY:
Printed Name Signature Date

Phone No. Sent by Registered Mail/Return Receipt On:

RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION

## Tully, Tania

---

**Subject:** Jim Martin  
**Entry Type:** Phone call

**Start:** Mon 8/14/2006 9:51 AM  
**End:** Mon 8/14/2006 9:51 AM  
**Duration:** 0 hours

**Categories:** Violation  
**Responded:** -1

zoning office  
7113 Holly Ave  
fence permit - fence height violation  
301-370-0042  
#398157

4' til side of hse, then 6.5'  
4' fence is really 5'

\*\*\*\*\*

let msg

## Tully, Tania

---

**Subject:** Greg Bordonowski  
**Entry Type:** Phone call

**Start:** Mon 8/14/2006 9:47 AM  
**End:** Mon 8/14/2006 9:47 AM  
**Duration:** 0 hours

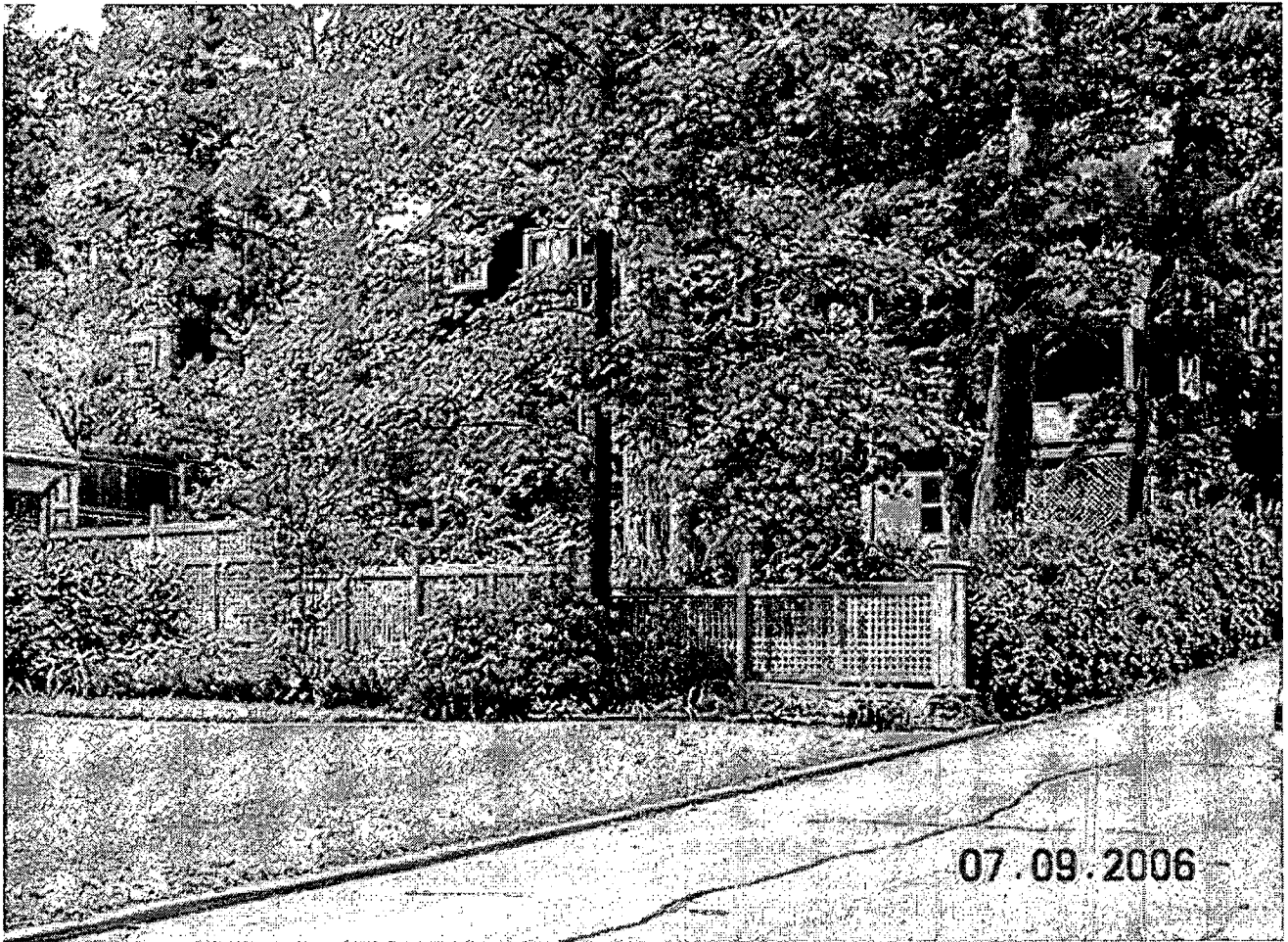
**Responded:** -1

Got a violation from the County -  
everyone loves it except for her (even her husband)  
301-385-2860

\*\*\*\*\*

He will send a picture of the fence to this point  
He spoke with Susan Scala-Demby on Friday and he is send a letter of explanation & requesting a meeting.  
I do not need to do anything. He'll keep me in the loop.





07.09.2006

## Tully, Tania

---

**From:** Greg Bordynowski [Greg.Bordynowski@verizon.net]  
**Sent:** Tuesday, April 25, 2006 9:34 PM  
**To:** Tully, Tania  
**Subject:** Re: Fence at 7113 Holly Avenue

Tania,

The tall plants are our plan. I have also been struggling with the proportion a 4' fence offers but I have had some ideas lately. I started a new job so I am trying to get some time to draw up a couple of ideas. I seem to remember that we could go higher once we are out of the front yard zone. That would be nice so we would not have to look at the rices air conditioning unit. We are at the point where we just want to be done with this and get these crazy people to leave us in peace

I will call after I have drawn something that I like.

Regards,

Greg

on 4/25/06 11:41 AM, Tully, Tania at Tania.Tully@mncppc-mc.org wrote:

Good morning Greg.

I believe that your wife spoke with Peter Hyrcek an inspector with DPS, regarding the temporary fence. It is my understanding that the fence is filling the gaps between the bushes and that you are in the process of getting a new survey.

As far as the height is concerned, there is nothing I can do at this point regarding the the conditional approval of your first submittal. You do have the option of making modifications and filing for a new HAWP to see if you can get a different decision. If that proposal is not approved at the height you desire, you have 30 days to appeal the decision to the Board of Appeals.

I am happy to advise you on the new fence design as approved in condition 4, or on a new submittal. It is up to you. Tall plants are also an option.

-Tania

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Greg Bordynowski [mailto:Greg.Bordynowski@verizon.net]  
**Sent:** Monday, April 24, 2006 9:33 PM

**To:** Tully, Tania  
**Subject:** Re: Fence at 7113 Holly Avenue

Hey Tania,

wow. We were worried, the rice's kids would come over and hurt himself so we fixed the wire fence that had been there when we moved in. This has been extremely trying, frankly I have never encountered such awful people in my entire life...Ask dick about the gate that was on our property that he removed without our permission.

I think there should be some way to have a higher fence at least between us and them...I am trying to not be as mean and miserable as they are but it is hard.

I hope you are well and we can talk soon about the fence thing.

Best,

Greg

on 4/13/06 4:09 PM, Tully, Tania at [Tania.Tully@mncppc-mc.org](mailto:Tania.Tully@mncppc-mc.org) wrote:

Greg-

Please give me a call to discuss your fence. I have received calls regarding the seemingly temporary fence that has been installed. I have a site visit in Takoma Park tomorrow afternoon and will drive by to see for myself, but I do need to speak with you regardless.

Thanks,  
Tania Tully

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

**Tully, Tania**

---

**From:** Kelly Thurman [kthurman05@yahoo.com]  
**Sent:** Wednesday, April 26, 2006 11:20 AM  
**To:** Tully, Tania  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Tania,

I have attached the sunroom pictures with casement windows. Please let me know if any questions.

Thanks

Kelly Thurman  
240-423-1870

-----Original Message-----

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Wednesday, April 19, 2006 3:47 PM  
**To:** Kelly Thurman  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Kelly -

In my opinion the casement windows will look more like an enclosed porch.

-Tania

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Kelly Thurman [mailto:kthurman05@yahoo.com]  
**Sent:** Monday, April 17, 2006 12:16 PM  
**To:** Tully, Tania  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Tania,

Beverly Haller does not like the cottage style option with no grids in the bottom sash. Sorry for the confusion but I wanted to just clarify the options.

1. Is the cottage style acceptable with grids at top and bottom?
2. If not, we will probably change to a casement twin window with grids on entire window as shown in one of the pictures you sent us.

Let me know which is acceptable.

Thanks again,

Kelly

-----Original Message-----

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Tuesday, April 11, 2006 2:30 PM  
**To:** Kelly Thurman  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

I could meet you at 1:00.

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Kelly Thurman [mailto:kthurman05@yahoo.com]  
**Sent:** Tuesday, April 11, 2006 2:20 PM  
**To:** Tully, Tania  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

I am available early afternoon between 12-2. Could that work?

Kelly

-----Original Message-----

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Tuesday, April 11, 2006 2:11 PM  
**To:** Kelly Thurman  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Kelly -

Are you available Thursday afternoon?

-Tania

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning

8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

-----Original Message-----

**From:** Kelly Thurman [mailto:kthurman05@yahoo.com]  
**Sent:** Tuesday, April 11, 2006 2:08 PM  
**To:** Tully, Tania  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Tania,

I just wanted to follow up and see if we can reschedule our meeting. Let me know when you are available. Thanks

Kelly Thurman

-----Original Message-----

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Thursday, March 30, 2006 10:45 AM  
**To:** Kelly Thurman  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Kelly-

I seem to have the flu, so I need to cancel our appointment tomorrow. I will get back to you next week with another time. Please apologize to Mrs. Haller on my behalf.

-Tania Tully

-----Original Message-----

**From:** Kelly Thurman [mailto:kthurman05@yahoo.com]  
**Sent:** Wed 3/29/2006 12:15 PM  
**To:** Tully, Tania  
**Cc:**  
**Subject:** RE: Haller - 30 hesketh Street, Chevy Chase MD

Hi Tania,

Friday is OK with me but only if we could meet at 11:00 instead of 10:00. Is that possible? I am happy to come to your office but I think it would be easier for you to visit our showroom where we have pictures and samples etc. I think we can find a solution quickly once we meet. Let me know if 11:00am is possible.

Hope you are feeling better.

Regards,

Kelly Thurman

240-423-1870

-----Original Message-----

From: Tully, Tania [<mailto:Tania.Tully@mncppc-mc.org>]  
Sent: Wednesday, March 29, 2006 9:37 AM  
To: Kelly Thurman  
Subject: RE: Haller - 30 hesketh Street, Chevy Chase MD

Good morning Kelly.

I and my family have been sick so I can't guarantee to actually keep the appointment, but let's try for Friday morning at 10:00. Would we meet at the showroom or at the Haller's?

-Tania Tully

Tania Georgiou Tully  
Historic Preservation Planner  
Montgomery County Department of Park and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 (fax)  
[www.mc-mncppc.org](http://www.mc-mncppc.org)

-----Original Message-----

From: Kelly Thurman [<mailto:kthurman05@yahoo.com>]  
Sent: Tuesday, March 28, 2006 6:43 PM  
To: Tully, Tania  
Subject: Haller - 30 hesketh Street, Chevy Chase MD  
Hi Tania,

I wanted to check to see when you would have time to meet to review the windows for the Haller job. I have a flexible schedule and can usually meet most days if I know in advance. Let me know when you are available. Thanks.

Regards,

Kelly Thurman  
Renewal by Andersen Windows  
240-423-1870

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.3.2/293 - Release Date: 3/26/2006

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.3.2/293 - Release Date: 3/26/2006

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.3.2/293 - Release Date:  
3/26/2006

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.3.2/293 - Release Date: 3/26/2006

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.0/304 - Release Date: 4/7/2006

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.0/304 - Release Date: 4/7/2006

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.0/304 - Release Date: 4/7/2006

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No virus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.0/304 - Release Date: 4/7/2006

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No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.1/310 - Release Date: 4/12/2006

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Internal Virus Database is out-of-date.  
Checked by AVG Free Edition.  
Version: 7.1.385 / Virus Database: 268.4.1/310 - Release Date: 4/12/2006



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No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.385 / Virus Database: 268.4.6/323 - Release Date: 4/24/2006

***RETROACTIVE REVISION***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7113 Holly Ave, Takoma Park	<b>Meeting Date:</b>	10/11/2006
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/4/2006
<b>Applicant:</b>	Greg Bordynowski & T. Moyer	<b>Public Notice:</b>	9/27/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-05GGG REVISION	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	Revision to approved fence proposal		
<b>RECOMMENDATION:</b>	Approve		

---

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Colonial Revival  
**DATE:** c1910-20s

The subject property is a narrow .172-acre corner lot that slopes somewhat steeply from front to back along Tulip Avenue. There is an existing evergreen hedge along the street and rear property line. There are a number of mature trees in the yard. The house is 2 ½ stories with a walkout basement due to the slope.

**PROPOSAL:**

Construct a low retaining wall along the rear property line for the approved fence to sit upon. The height will vary according to topography, but will be no higher than 18" at any point.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

### ***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.

### **STAFF DISCUSSION**

The fence was approved at the October 12, 2005 HPC Meeting with the following conditions:

1. The fence will have an open design.
2. The fence along Tulip Avenue will be no greater than 4' in height.
3. The fence along the rear property line will be no greater than 4' in height for any portion that is adjacent to the side front yard of 103 Tulip Avenue.
4. The new fence design will be provided to and approved by Staff.

Around February of this year a temporary wire fence was installed while the applicant designed the fence. In April an inspector was called to the site to determine the status of the fence since the temporary fencing was still in place. June 12, 2006 HPC Staff stamped the site plan and fence design (Circles 6 & 7). In August another inspector visited the site to verify the fence height and location. The inspector ultimately determined that the fence height was in compliance, but there was a portion of the tall section of fence that extended beyond the front plane of the house on Tulip, and that there was a retaining wall under the fence that might also need a HAWP. The inspector instructed the applicant to lower the portion of the fence not in compliance with Condition #3 and called HPC staff to determine what action was needed regarding the

retaining wall.

This application is the request for approval of the low retaining wall. It can be seen in the photo on Circle 19 and in the drawings on Circles 9 & 10. The retaining wall does not impair the character of the district and Staff recommends approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans



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: Greg Bordinowski

Daytime Phone No.: 202 393-6445

Tax Account No.: 01058871

Name of Property Owner: CREG BORDYNOWSKI Daytime Phone No.: \_\_\_\_\_

Address: 7113 HOLLY AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: 301 385-2860

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7113 Street: HOLLY AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE  
Lot: 15 Block: 7 Subdivision: 25  
Liber: 18547 Folio: 205 Parcel: P/O LOT 15

**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: GARDEN WALL  
1B. Construction cost estimate: \$ ~~750.00~~ 750.00  
1C. If this is a revision of a previously approved active permit, see Permit # 424010 / HAWP# 398157

**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 6 feet 6 inches Fence + Retaining WALL  
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.

Greg Bordinowski Signature of owner or authorized agent 8/21/06 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 433354 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:

18" MAX HEIGHT RETAINING WALL UNDER  
FENCE

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

VAST IMPROVEMENT. REINFORCED THE PRIVATE SPACE  
OF THE GARDEN AS DIRECTED IN THE HISTORIC PRESERVATION  
REAR  
GUIDELINES. ELIMINATES RUN-OFF PROBLEM WHICH STRAINS  
CITY SEWERS. HELPS REDUCE NEIGHBOR'S FLOODING BASEMENT

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.

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

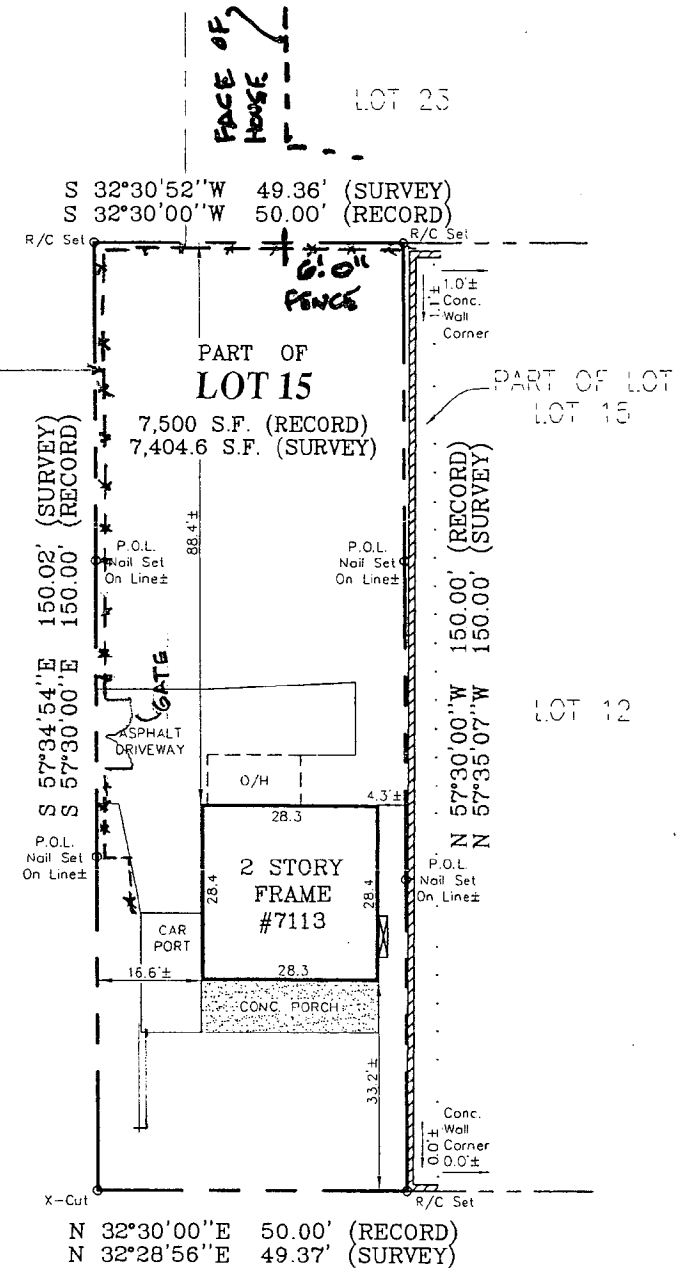
MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED CSC DATE 10-12-06  
ZONING CLASS R-60 PAGE 209 of 210  
PROPERTY OF APPEAL CASE 4/1/06


APPROVED  
Montgomery County  
Historic Preservation Commission  
*Jane Hilly* 10/12/06



PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND



All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

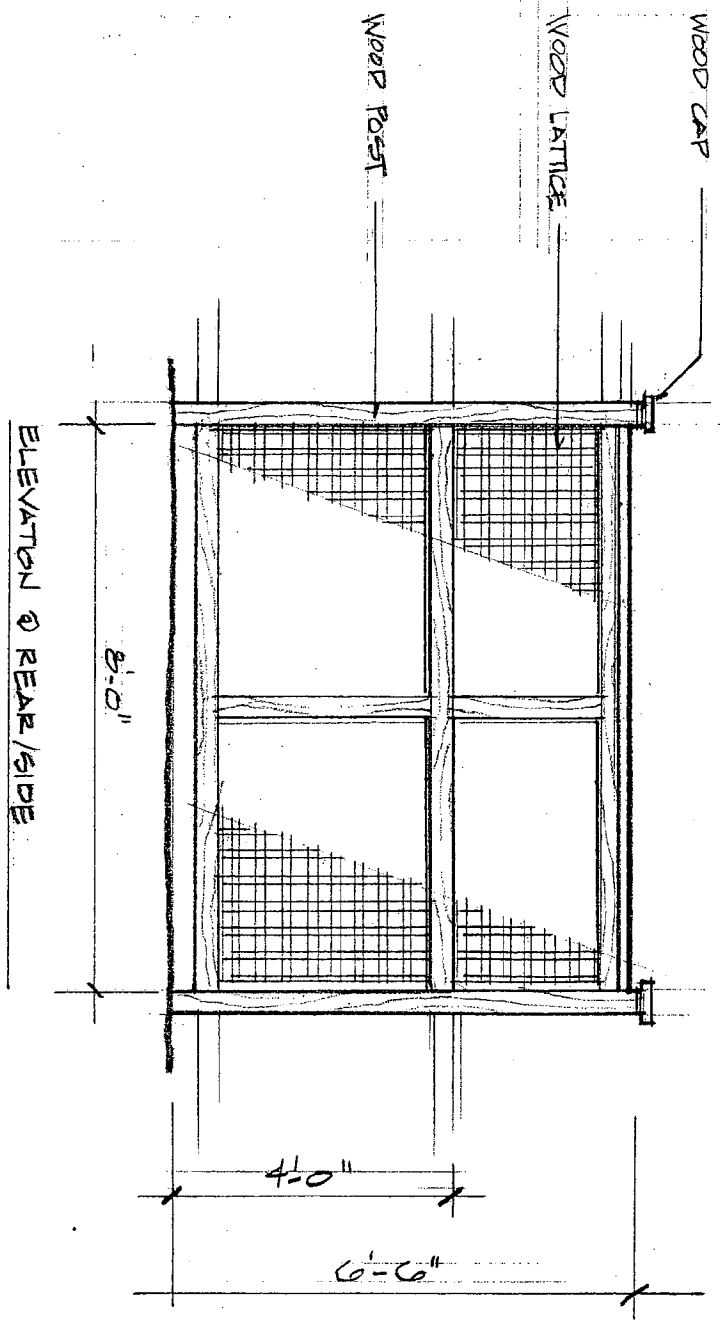
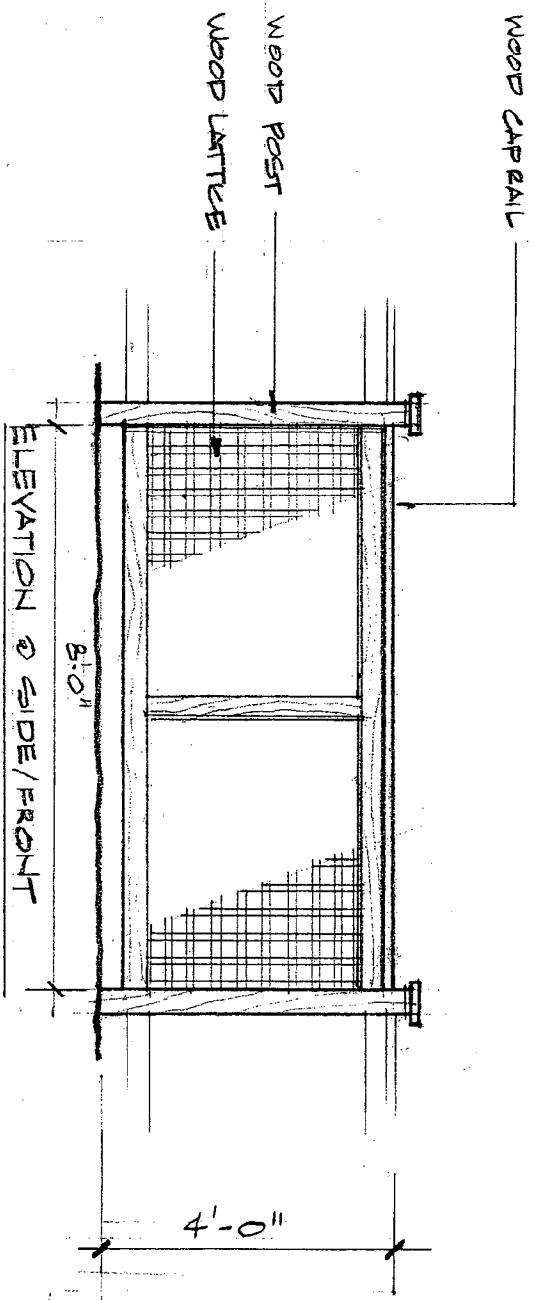
SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286			
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>		PLAT BK.	A		DATE OF LOCATIONS		SCALE:	1" = 30'
		PLAT NO.	3				WALL CHECK:	
		LIBER	18868		HSE. LOC.:	5-15-06		
FOLIO	379	PROP. CORS.:	5-23-06					

6

6.8.2006

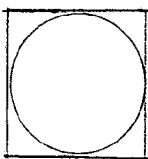
7113 HOLLY AVENUE  
TAKOMA PARK, MD 20912

FENCE PROJECT



APPROVED  
 Montgomery County  
 Department of Permitting Services  
*Jane O'Connell*

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 FILED \_\_\_\_\_ DATE \_\_\_\_\_  
 PROJECT CLASS \_\_\_\_\_ PAGE \_\_\_\_\_  
 IS AN APPEALS CASE \_\_\_\_\_





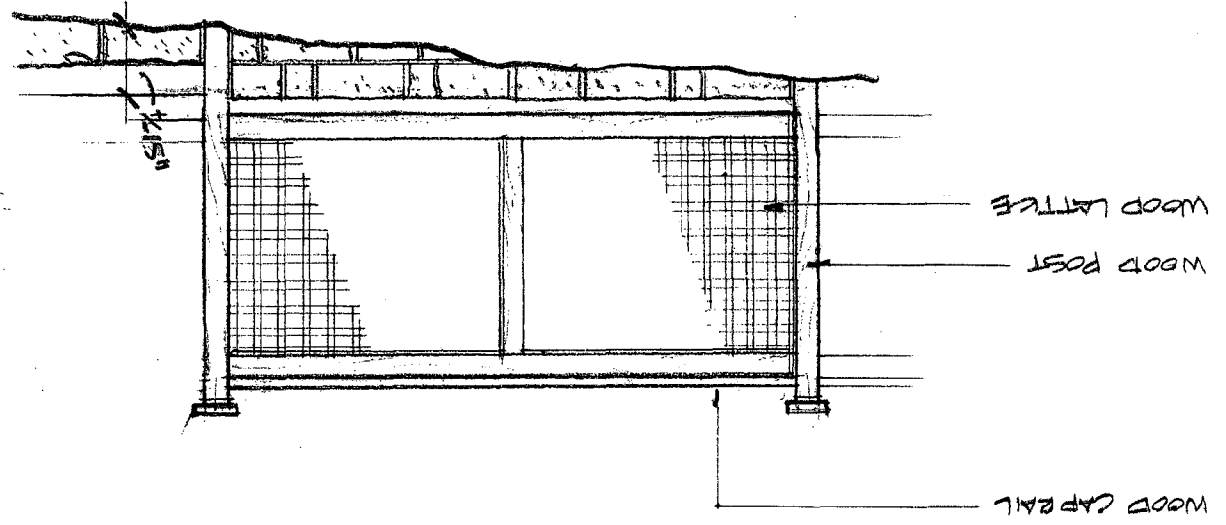
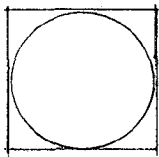


**FENCE AND RETAINING WALL AT REAR PROPERTY LINE**

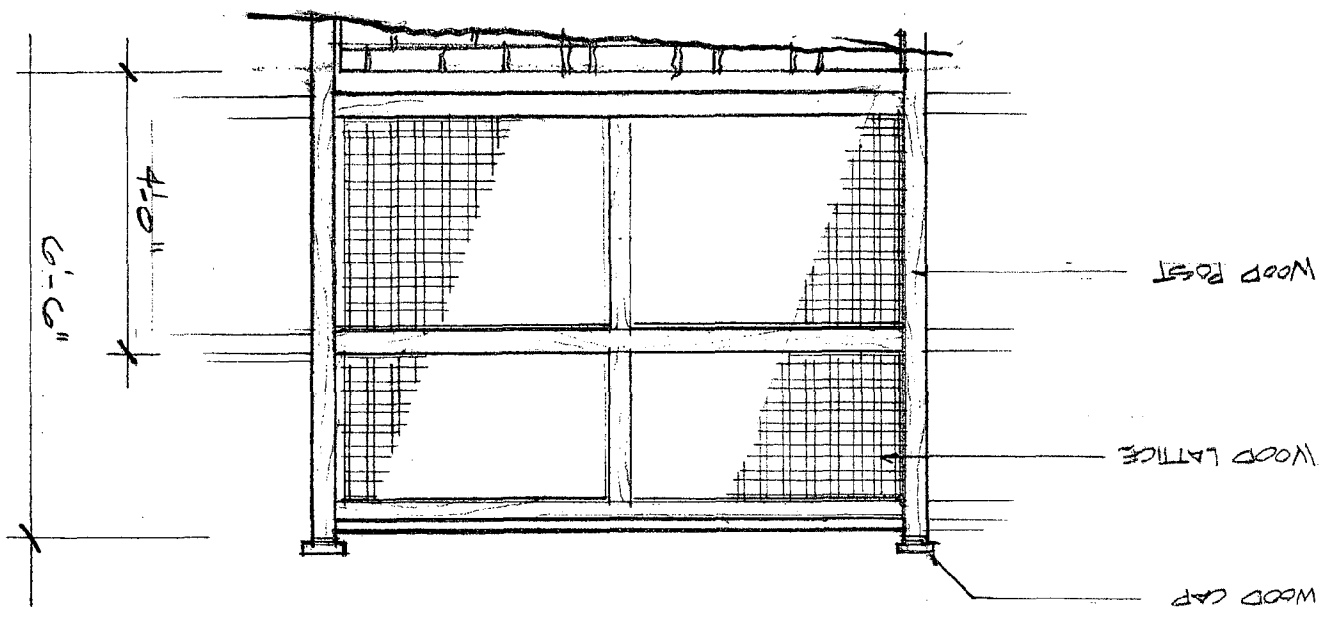
**7 1 1 3  
HOLLY  
AVENUE**

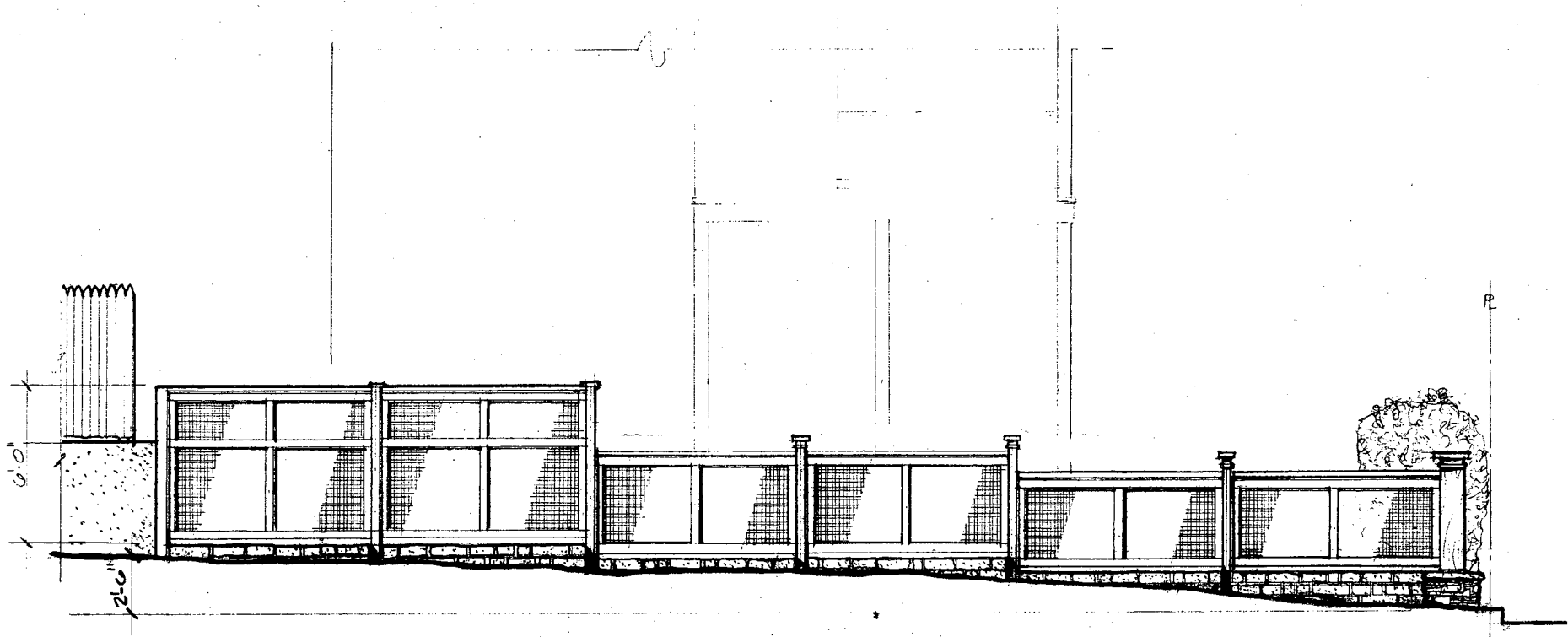
Revision to HAWP #398157

8/1



ELEVATION @ REAR/SIDE





	7113 HOLLY AVENUE	FENCE PROJECT		
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10



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

FENCE  
PERMIT

Issue Date: 6/12/2006

Permit No: 424010  
Expires: 6/13/2007  
X Ref.  
Rev. No:  
ID: AC778675

THIS IS TO CERTIFY THAT:

GREGORY M ET AL BORDYNOWSKI  
7113 HOLLY AVE  
TAKOMA PARK MD 209124225

HAS PERMISSION TO:

CONSTRUCT

FENCE

4 Feet 0 Inches in height

PROPERTY LINE N OWNERS LAND Y RIGHT OF WAY N

PERMIT CONDITIONS:

PREMISE ADDRESS:

7113 HOLLY AVE  
TAKOMA PARK MD 20912-

LOT P15  
LIBER  
FOLIO  
PERMIT FEE: \$41.80

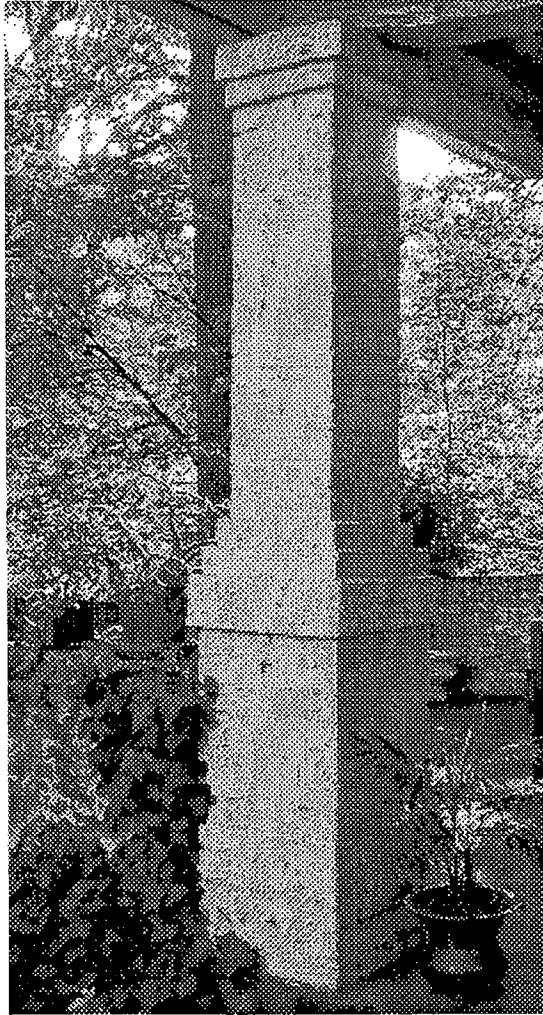
BLOCK 7  
ELECTION DISTRICT  
TAX ACCOUNT NO.:  
SUBDIVISION

ZONE R60  
PLATE

GRID  
PARCEL  
PS NUMBER

**MUST BE POSTED ON JOB SITE**

Director, Department of Permitting Services



**PORCH COLUMN AT 7113, HISTORIC GATE ON CEDAR SHOWING COLUMNS  
ARCHITECTURAL COLUMNS TRANSLATED TO FENCE DESIGN**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

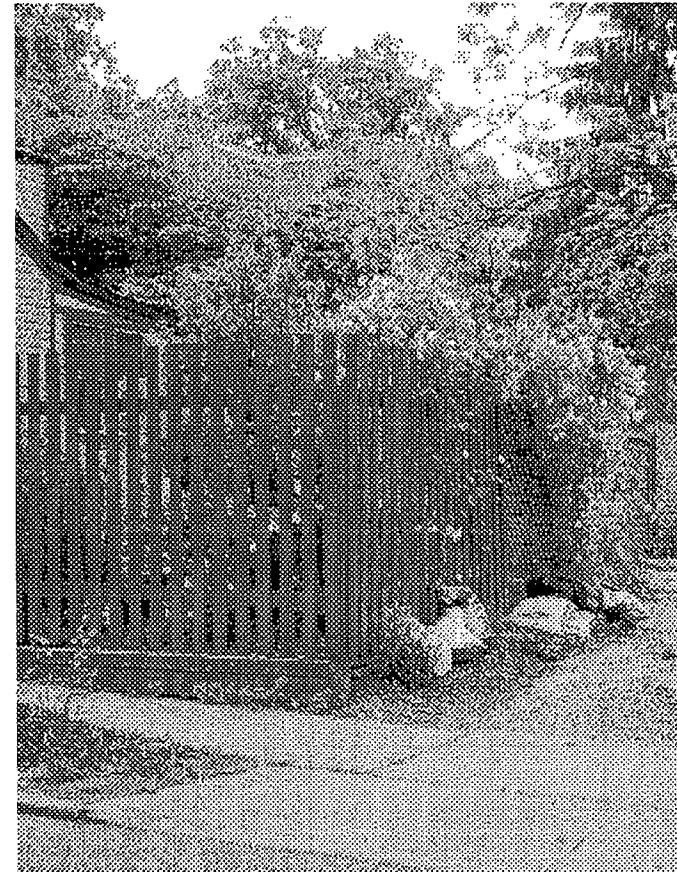
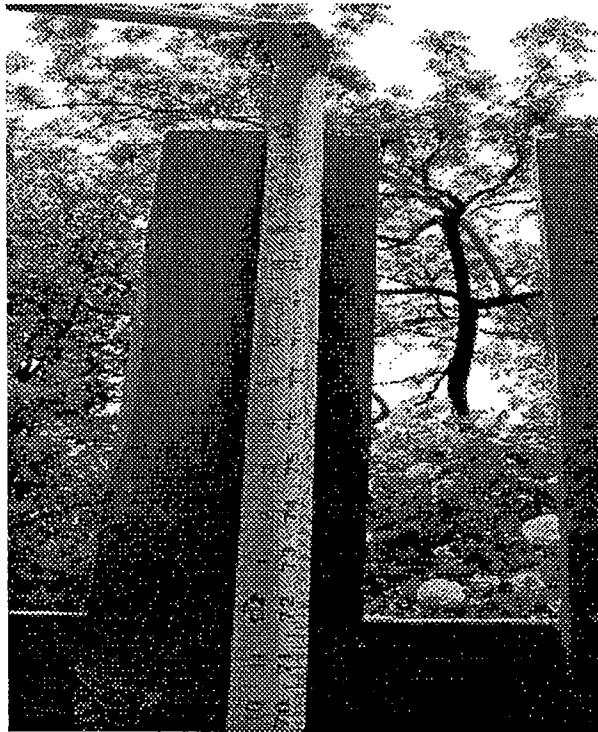


**6'-6" TALL FENCE AT THE CORNER OF TULIP AND CEDAR PROJECTING  
BEYOND FACE OF ADJACENT HOUSE**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157

13



**7'-0" TALL FENCE AT THE CORNER OF TULIP AND MAPLE WITH  
1'-0" WOOD RETAINING WALL UNDERNEATH**

**7 1 1 3  
H O L L Y  
A V E N U E**

Revision to HAWP #398157



**5'-0" TALL HISTORIC FENCE AT THE CORNER OF TULIP AND CEDAR**

**7 1 1 3  
HOLLY  
AVENUE**

Revision to HAWP #398157



**7113 HOLLY AVENUE**

**Adjoining and confronting property and owners**

PEGUES, JUTTA C  
7108 HOLLY AVE  
TAKOMA PARK MD 20912-4226

DAMICO, DONNA  
7110 HOLLY AVE  
TAKOMA PARK MD 20912-4226

KOVAR, PETER A &  
PAULA M KOWALCZUK  
7112 HOLLY AVE  
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG  
7201 HOLLY AVE  
TAKOMA PARK MD 20912

GUARD, KEVIN & L  
7111 HOLLY AVENUE  
TAKOMA PARK MD 20912

BOEDECKER, RAY &  
ANNE KELLEHER  
7200 HOLLY AVE  
TAKOMA PARK MD 20912

RICE, RICHARD E &  
MARGO L KABEL  
103 TULIP AVE  
TAKOMA PARK MD 20912





NOTES MADE 10/2/06

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

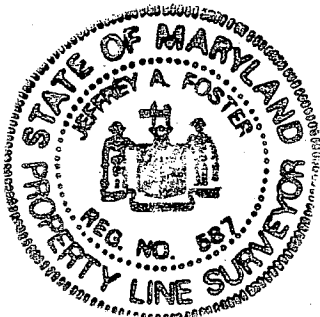
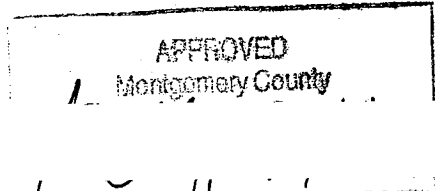
Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.  
X-Cut indicates X-Cut set.  
P.O.L. indicates hub or nail set along property line.

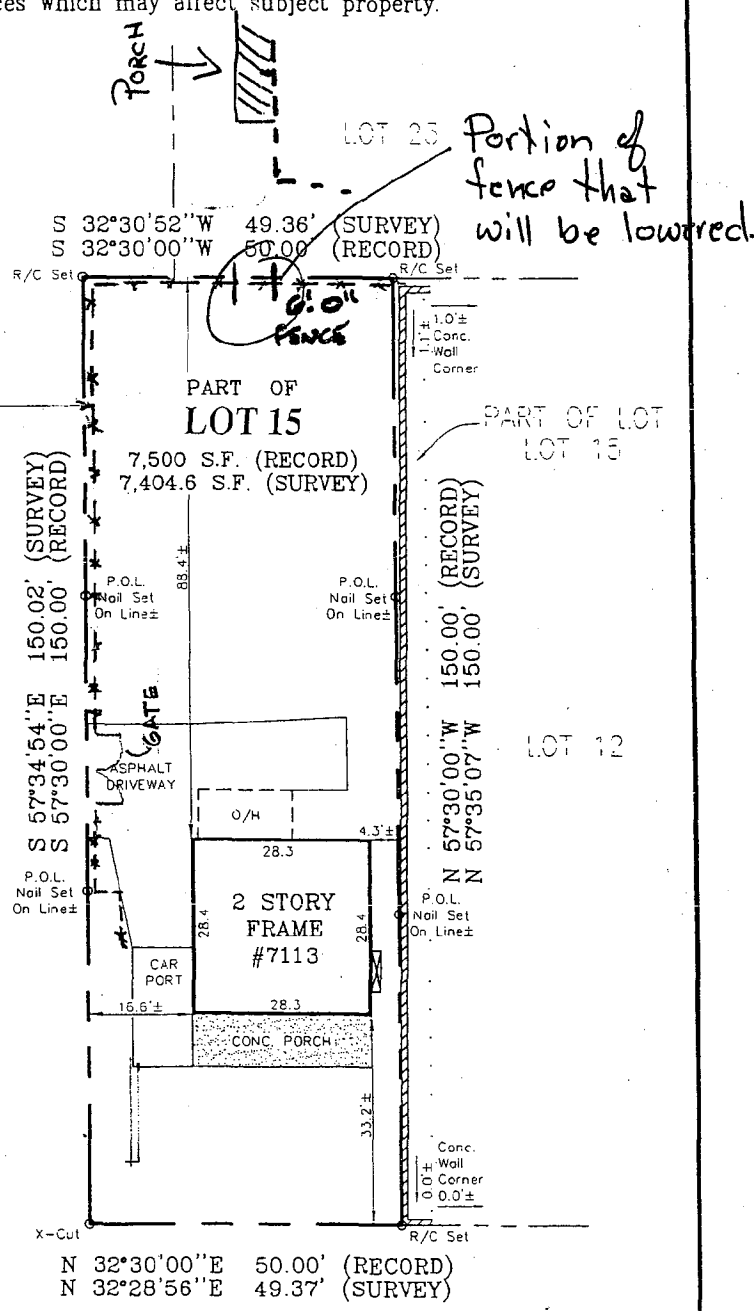
MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED CSE DATE 10-12-06  
ZONING CLASS R-60 PAGE 229 (of 4)

~~PROJECT APPROPRIATE CASE~~ 4/1/06



PLAT OF SURVEY  
PART of LOT 15, BLOCK 7  
B. F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND



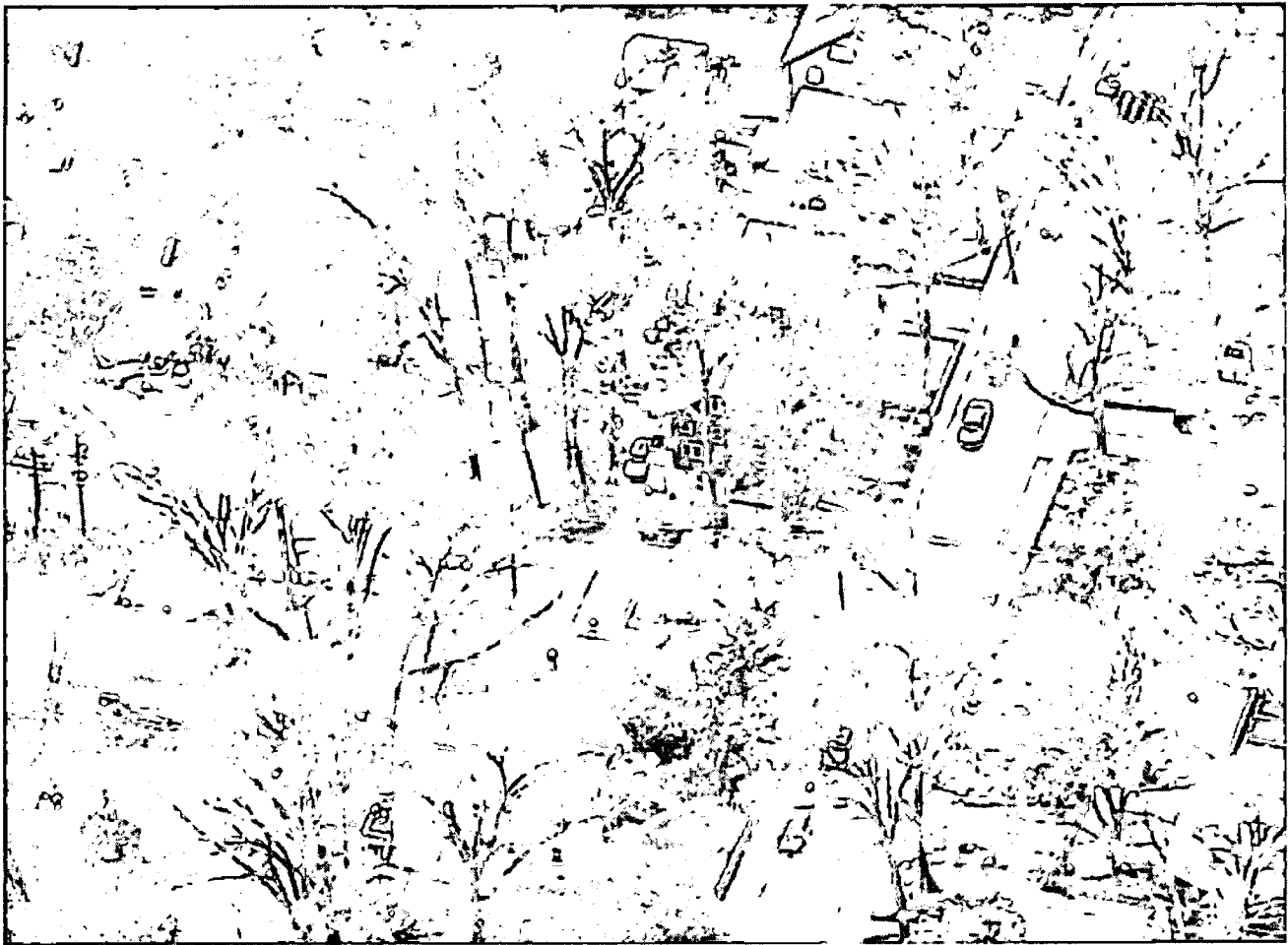
N 32°30'00"E 50.00' (RECORD)  
N 32°28'56"E 49.37' (SURVEY)

HOLLY AVENUE  
(40' WIDE R/W PER PLAT)

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286		
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>	PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 30'	
	PLAT NO.	3		WALL CHECK:	DRAWN BY: A.L.W.	
	LIBER	18868	HSE. LOC.:	5-15-06	JOB NO.:	01-0398
	FOLIO	379	PROP. CORS.:	5-23-06		

20



07.09.2006