


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



Date: October 13, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit #398157

*Stamped
6/12/06*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with 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.

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

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

Applicant: Greg Bordynowski & T. Moyer

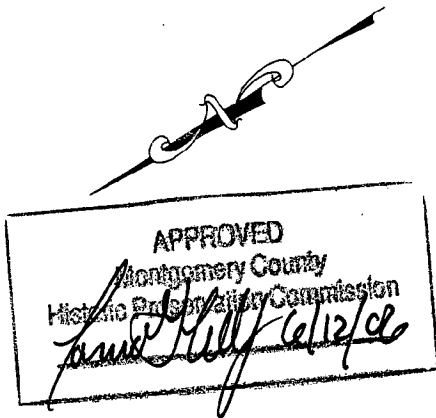
Address: 7113 Holly Ave, Takoma Park

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

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.

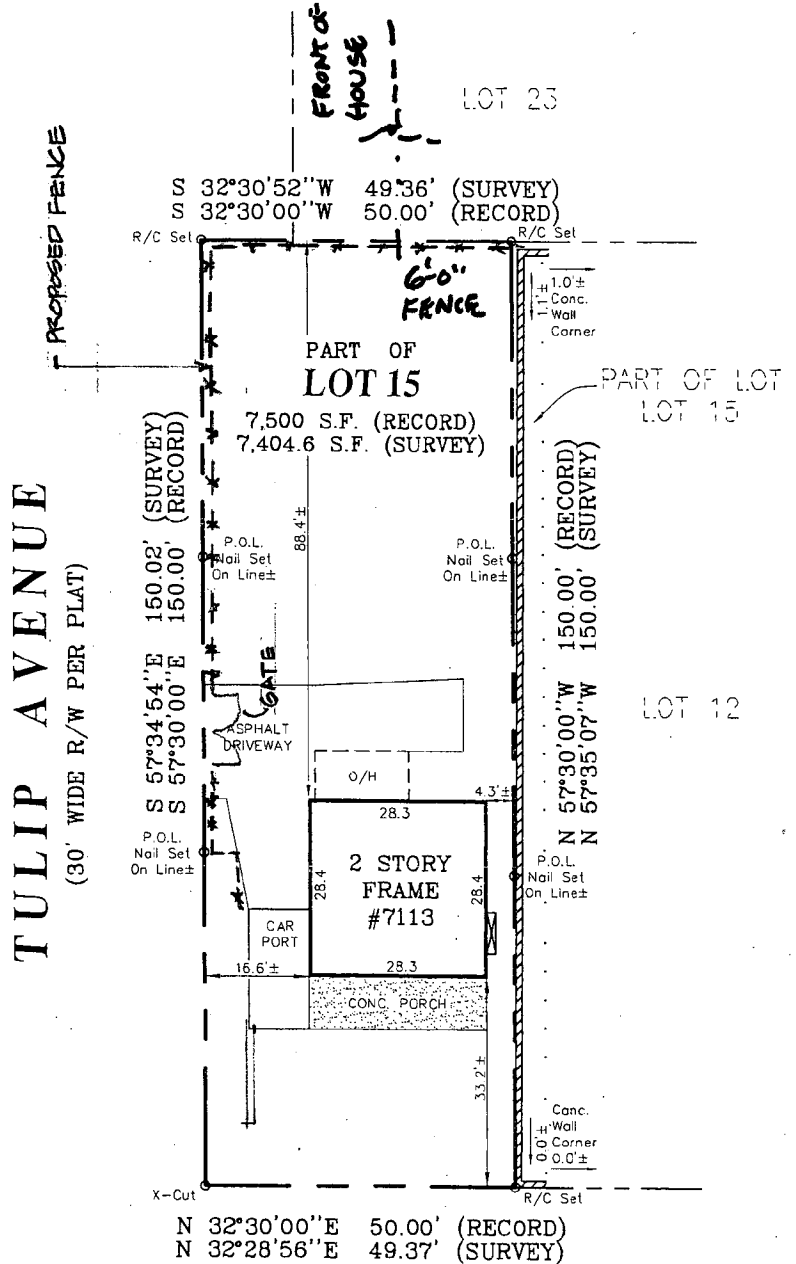
Notes:

- 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.



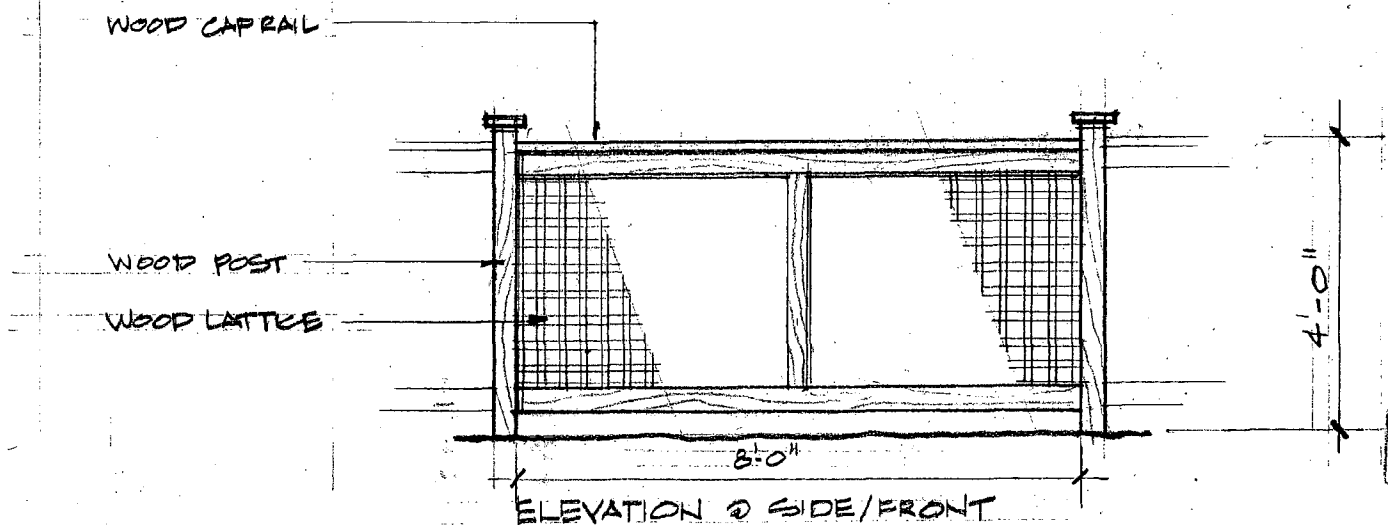
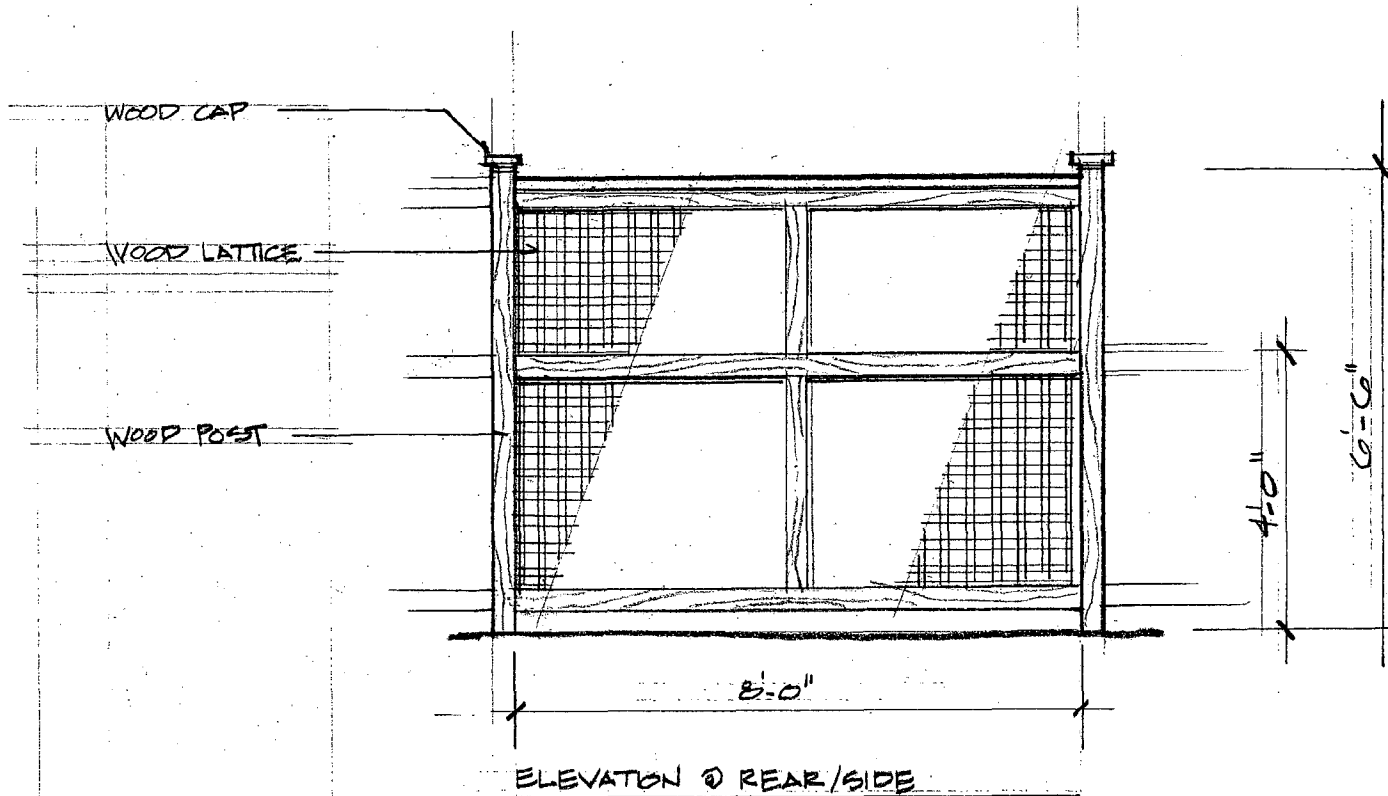
PLAT OF SURVEY
PART of LOT 15, BLOCK 7
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

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>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	PLAT BK.	A	LIBER 18868	DATE OF LOCATIONS	SCALE: 1" = 30'	
	PLAT NO.	3		FOLIO 379	WALL CHECK:	DRAWN BY: A.L.W.
				HSE. LOC.:	5-15-06	JOB NO.: 01-0398
				PROP. CORS.:	5-23-06	

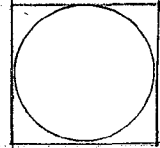


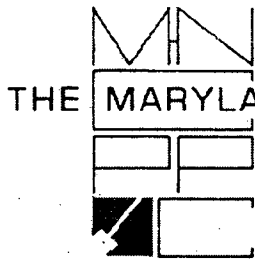
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 6/12/06

G.B. 2006

7113 HOLLY AVENUE
 TAKOMA PARK, MD 20912

FENCE PROJECT





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

Date: October 13, 2005

MEMORANDUM

TO: Greg Bordynowski & T. Moyer
7113 Holly Ave, Takoma Park

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #398157

Your Historic Area Work Permit application for New fence, tree removal, and retaining wall repair. was **Approved with Conditions** by the Historic Preservation Commission at its October 12, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

Dear Mr. Burdynowski:

The City of Takoma Park has granted preliminary permit approval for you to remove the 29 inch diameter at breast height (dbh) white oak tree from the back right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning March 8, 2005 and ending March 23, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant two 1 ½ inch caliper tree(s), or make a contribution of \$350.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

Brett Linkletter
City Arborist
301-891-7612

Enclosure

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 1 1/2 inch caliper trees:
Two

Signature

Date

OR

Tree Fund Contribution of:
\$350.00

Signature

Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

Brett Linkletter
Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 148 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Greg Burdynawski
 Daytime Phone No.: 202 373-6445

Tax Account No.: 01058871
 Name of Property Owner: G. Burdynawski / J. MOYER Daytime Phone No.: 202 393-6445
 Address: 7113 HOLLY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 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:

<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"/> Arch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Ware	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other:	<u>Repair</u>			

1B. Construction cost estimate: \$ 7,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches Fence (3'10" Retaining Wall Repair)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 9/20/05

Approved: 398157 with conditions
 for Chairperson of the Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 10/12/05
 Application/Permit No. _____ Date Filed _____ Date Issued _____

Dept. of Permitting Services
 Received
 SEP 20 2005

**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:

1. CONCRETE BLOCK & STUCCO RETAINING WALL (REPAIR)
2. NEW WOOD FENCE
3. TAKE DOWN TREE

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

- REPAIR RETAINING WALL - FIX DRAINAGE PROBLEM TO PREVENT HOLES
FENCE: REINFORCE PUBLIC/PRIVATE DOMAINS @ REAR YARD
TREE: LEANS OVER NEIGHBOR'S HOUSE

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 canopy 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).

Tully, Tania

From: Tully, Tania
Sent: Tuesday, April 25, 2006 11:31 AM
To: Wright, Gwen
Cc: Fothergill, Anne; Oaks, Michele; Thompson, Abigail
Subject: Improper fence at 7113 Holly Ave

Update -

Margo Kable has called several times about the folks at 7113 Holly putting up a chicken wire and metal-post fence along her property line. Pete H. from DPS went out to check on it yesterday and spoke with one of the property owners. The fence is up in places where there are gaps in the bushes. Apparently they are in the process of getting a survey, so Pete is giving them a bit of time for the survey, but told them that it has to come down.

I spoke with Margo Kable and gave her the update.

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

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

From: Tully, Tania
Sent: Tuesday, April 25, 2006 11:11 AM
To: Wright, Gwen
Cc: Fothergill, Anne; Oaks, Michele; Thompson, Abigail
Subject: Violation at 9715 Capitol View Avenue

Update -

Pete H. has issued a Stop Work order and Notice of Violation at 9715 Capitol View Ave for front addition and new front door.

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

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

From: Tully, Tania
Sent: Friday, April 21, 2006 2:06 PM
To: Reggie Jetter (E-mail); Robert Hubbard (E-mail); Susan Scala-Demby (E-mail)
Cc: Wright, Gwen; Fothergill, Anne; Oaks, Michele; Thompson, Abigail

Tully, Tania

From: Tully, Tania
Sent: Tuesday, April 25, 2006 11:42 AM
To: 'Greg Bordynowski'
Subject: RE: Fence at 7113 Holly Avenue

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

-----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,

4/25/2006

Greg

on 4/13/06 4:09 PM, Tully, Tania at 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

GREGORY M. BORDYNOWSKI ^{ALA} ARCHITECT

7113 Holly Avenue
Takoma Park, Maryland
20912

301.587 0382
301.385 2860 cell

greg.bordynowski@verizon.net

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7113 Holly Ave, Takoma Park **Meeting Date:** 10/12/2005
Applicant: Greg Bordynowski & T. Moyer **Report Date:** 10/5/2005
Resource: Contributing Resource **Public Notice:** 9/28/2005
Takoma Park Historic District **Tax Credit:** None
Review: HAWP **Staff:** Tania Tully
Case Number: 37/03-05GGG

① Caroline
 ② Jeff

PROPOSAL: New fence, tree removal, and retaining wall repair. **RECOMMENDATION:** Approve w/cond

PROJECT DESCRIPTION

① Speaker Margo Kabel + tree removal - fence keep all behind bushes

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular, Colonial Revival
DATE: 1910s-20s

also interior fence @ front side yard

The subject property is a narrow .172-acre corner lot that slopes fairly 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:

reduce to 4' open fence Open fence

- 1) Repair low retaining wall in front yard. Will face in stucco or stone. (Circle 7)
- 2) Construct 6.5' custom design wood privacy fence in rear yard. Gates will be located across the existing driveway and near the garage. (Circles 5, 6, 9)
- 3) Remove 29" white oak tree in rear yard that leans over neighbor's house. Applicant has complied with Takoma Park Tree Ordinance. (Circles 11, 13, 14)

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

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

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

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



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Greg Burdzywanski

Daytime Phone No. 202 393-6445

Tax Account No.

01059871

Name of Property Owner: G. Burdzywanski, J. MOYER

Daytime Phone No. 202 393-6445

Address: 7113 Holly Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor _____ Phone No. _____

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

Lot: 18547 Folio: 205 Parcel: P/O LOT 15

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Windshield
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Stair
- Fireplace
- Woodburning Stove
- Fence (with complete Section 4)
- Other: Remove

1B. Construction cost estimate: \$ 7,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

24. Type of sewage disposal: 01 WSSC 02 Septic 03 Other _____

25. Type of water supply: 01 WSSC 02 Well 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

26. Height: 6 feet 6 inches Fence (2'10" Retaining Wall Repair)

27. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 9/20/05

Approver: 398157 City Chairperson, Historic Preservation Commission

Disapprover: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Dept. of Permitting Services
Received
SEP 20 2005

(3)

**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:

1. CONCRETE BLOCK & STUCCO RETAINING WALL (REPAIR)
2. NEW WOOD FENCE
3. TAKE DOWN TREE

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

- REPAIR RETAINING WALL - FIX DRAINAGE PROBLEM TO PREVENT LEAKS
FENCE: REINFORCE PUBLIC/PRIVATE DOMAINS @ REAR YARD
TREE: LEANS OVER NEIGHBOR'S HOUSE

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.

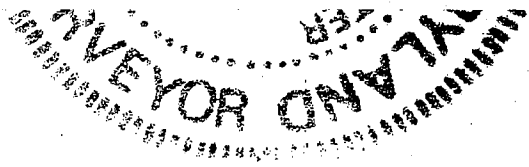
6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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.



TULIP AVENUE

(30' R/W)

EXISTING
2'-10" RETAINING WALL
TO BE REPAIRED

S 57°30'00"E



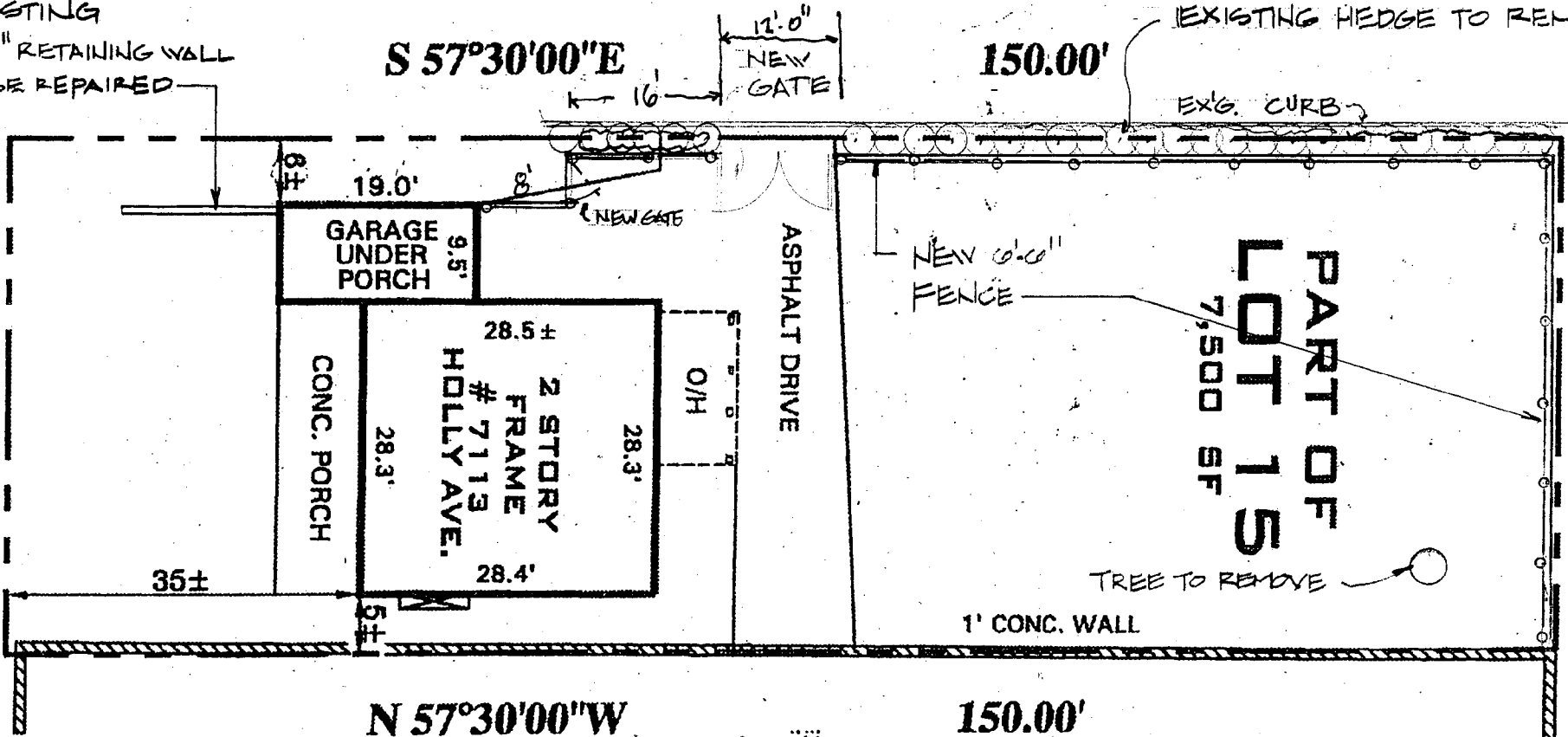
150.00'

EXISTING HEDGE TO REMAIN

EX'G. CURB

N 32°30'00"E

50.00'



GARAGE
UNDER
PORCH

CONC. PORCH

2 STORY
FRAME
7113
HOLLY AVE.

ASPHALT DRIVE

NEW 6'-0" FENCE

PART OF
LOT 15
7,500 SF

TREE TO REMOVE

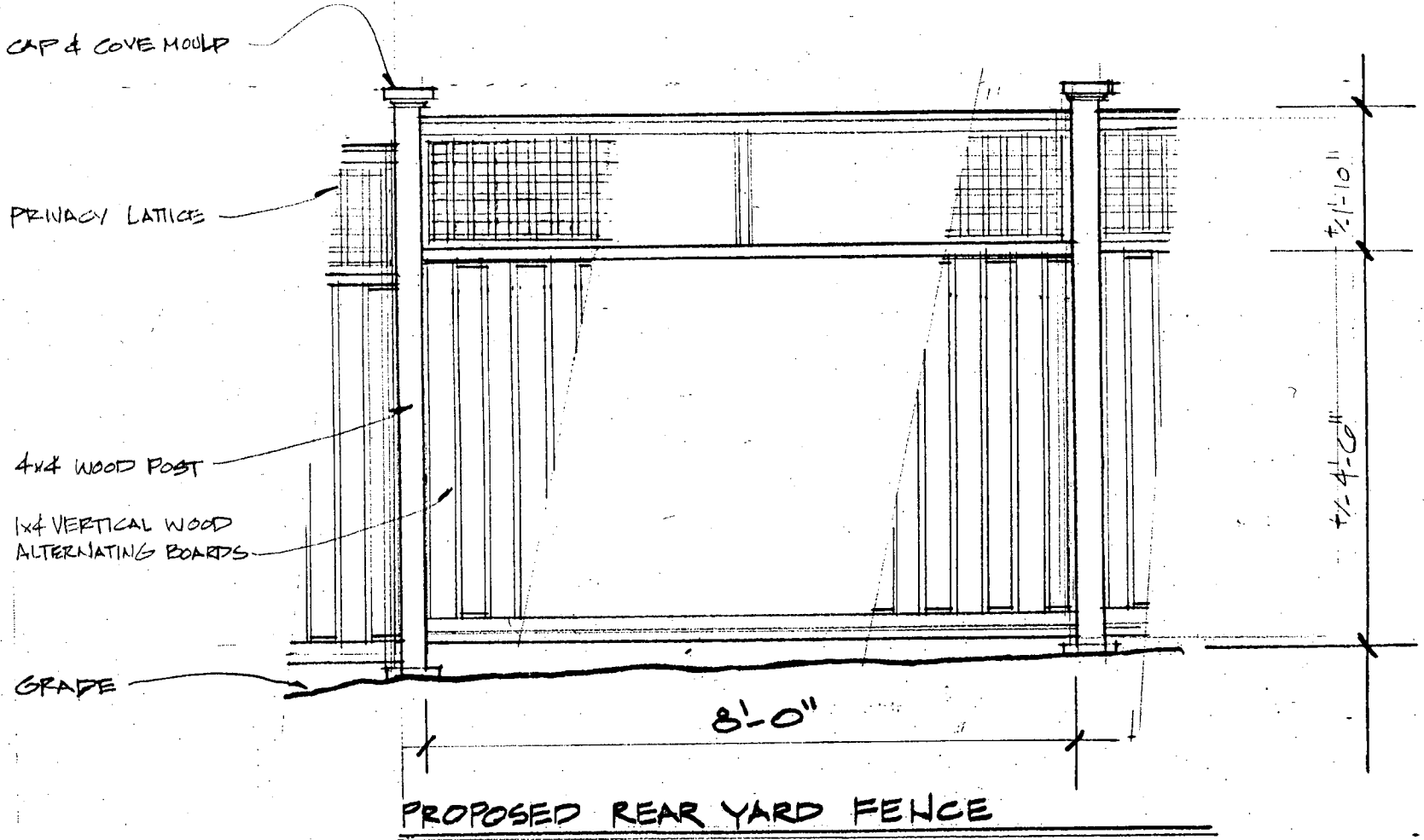
1' CONC. WALL

N 57°30'00"W

150.00'

REMAINDER OF
LOT 16

9.26.05



7113 HOLLY AVENUE

TAKOMA PARK, MD.

6

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



PARTIALLY FAILED RETAINING WALL TO REPAIR



EXISTING CONDITION

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



PROPOSED FENCE AND GATE

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912

6



Carol O'Shea Columbia



Cedar & Eastern



SIMILAR, SUCCESSFUL FENCES IN THE AREA

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



TREE TO BE REMOVED

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

Dear Mr. Burdynowski:

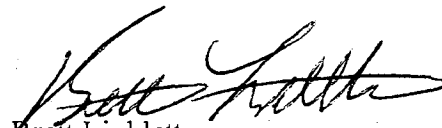
The City of Takoma Park has granted preliminary permit approval for you to remove the 29 inch diameter at breast height (dbh) white oak tree from the back right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning March 8, 2005 and ending March 23, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant two 1 ½ inch caliper tree(s), or make a contribution of \$350.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

4' open picket fence
approval


Brett Linkletter
City Arborist
301-891-7612

Enclosure

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordinowski
7113 Holly Avenue
Takoma Park, Maryland 20912

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 1 1/2 inch caliper trees:
Two

Signature

Date

Greg Bordinowski 9/20/05

OR

Tree Fund Contribution of:
\$350.00

Signature

Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

Brett Linkletter
Brett Linkletter
Certified Arborist

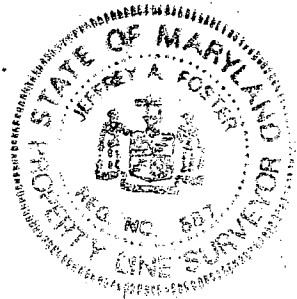
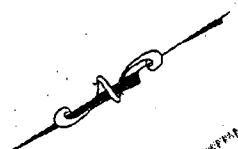
RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

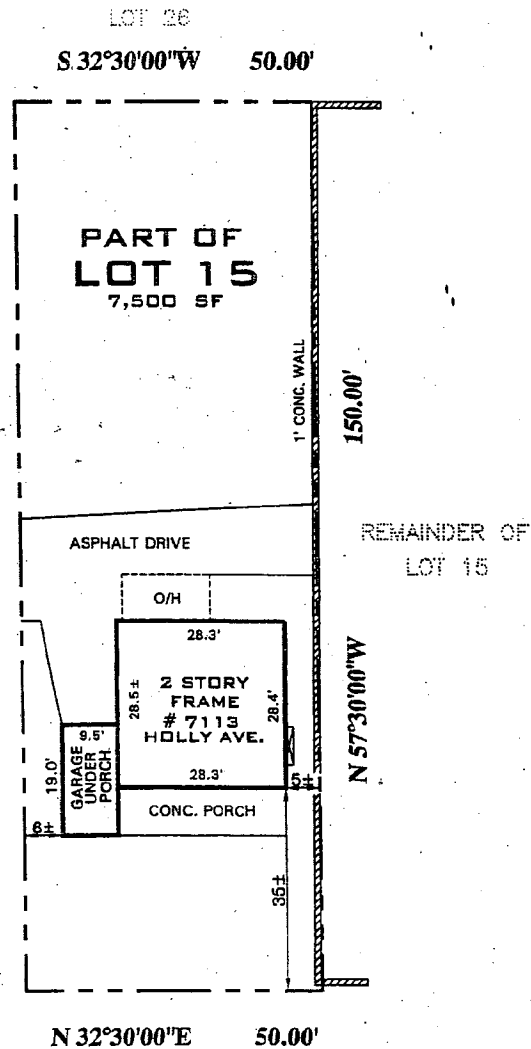
Notes

1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.




LOCATION DRAWING
PART OF LOT 15, BLOCK 7
B.F. GILBERTS' ADDITION
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

TULIP AVENUE
 (30' RW)



HOLLY AVENUE
 (40' RW)

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
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 60 PLAT NO. 5003	
LIBER 18547 FOLIO 205		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 02-07-2001	SCALE: 1"=30' DRAWN BY: F.A. JOB NO.: 2001-398

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

(15)

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

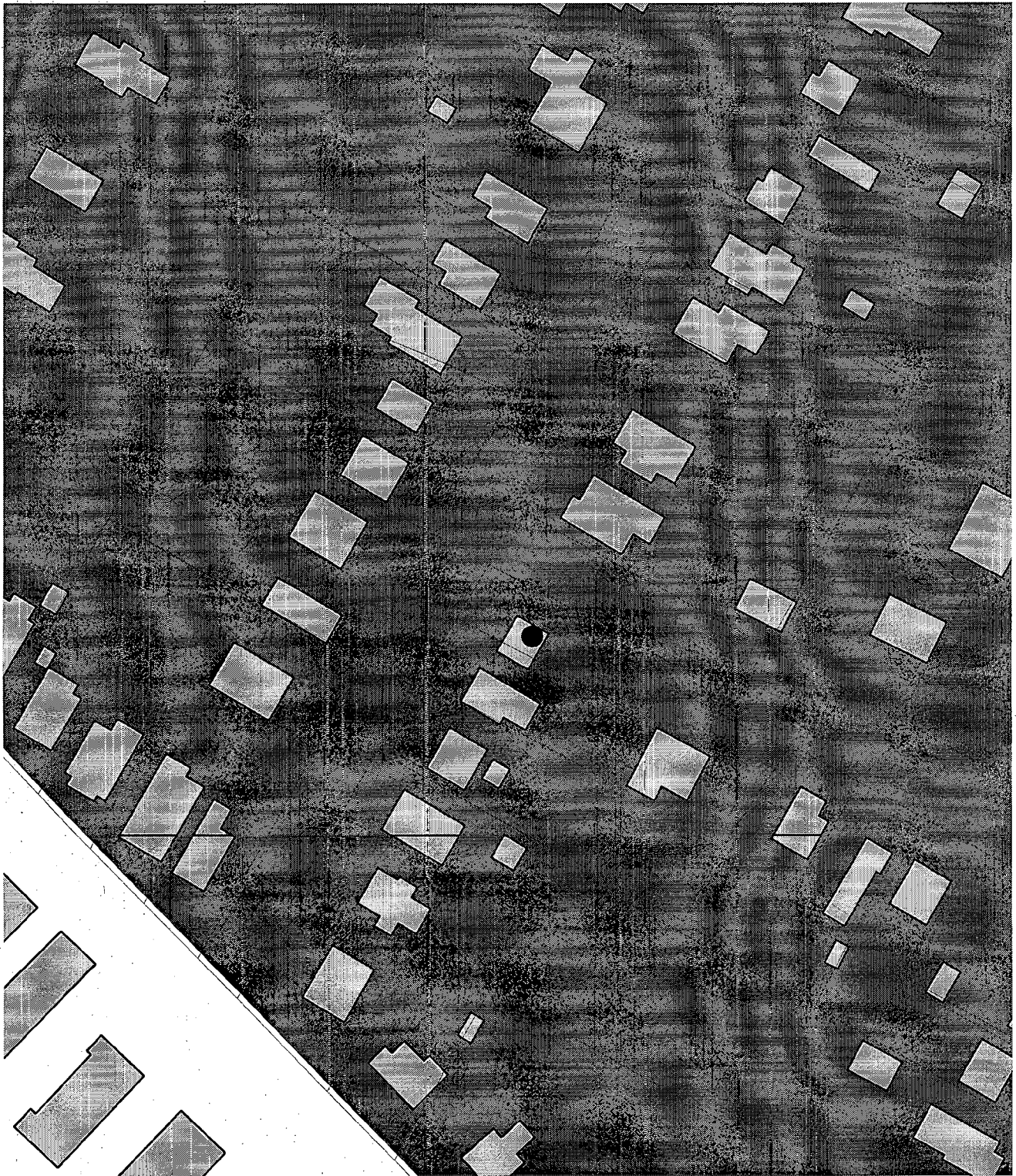
GUARD, KEVIN & L
7111 HOLLY AVENUE
TAKOMA PARK MD 20912

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

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

(7)

7113 HOLLY AVENUE



Notice:
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
 Copyright © 1998

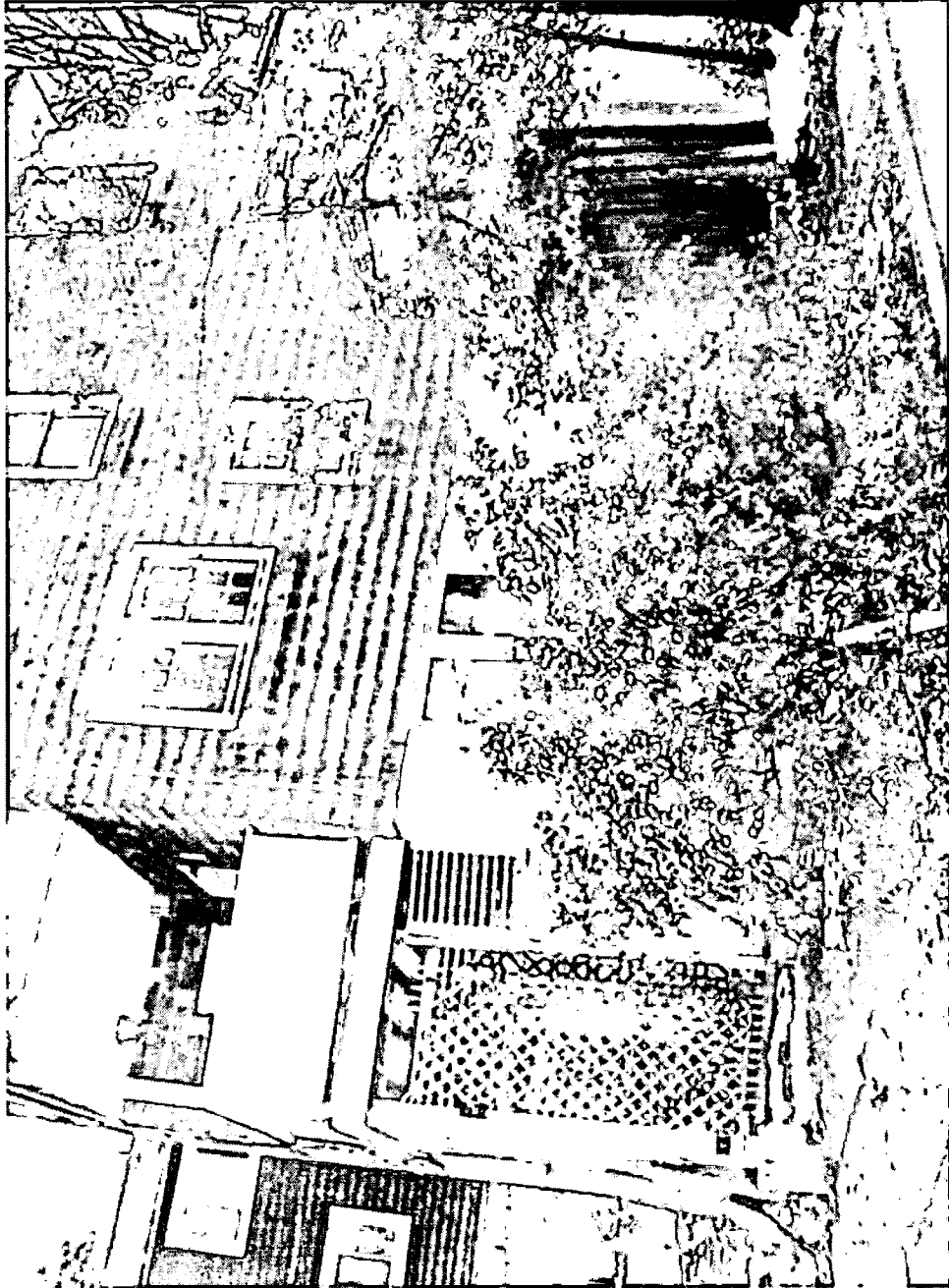
Casual User Application

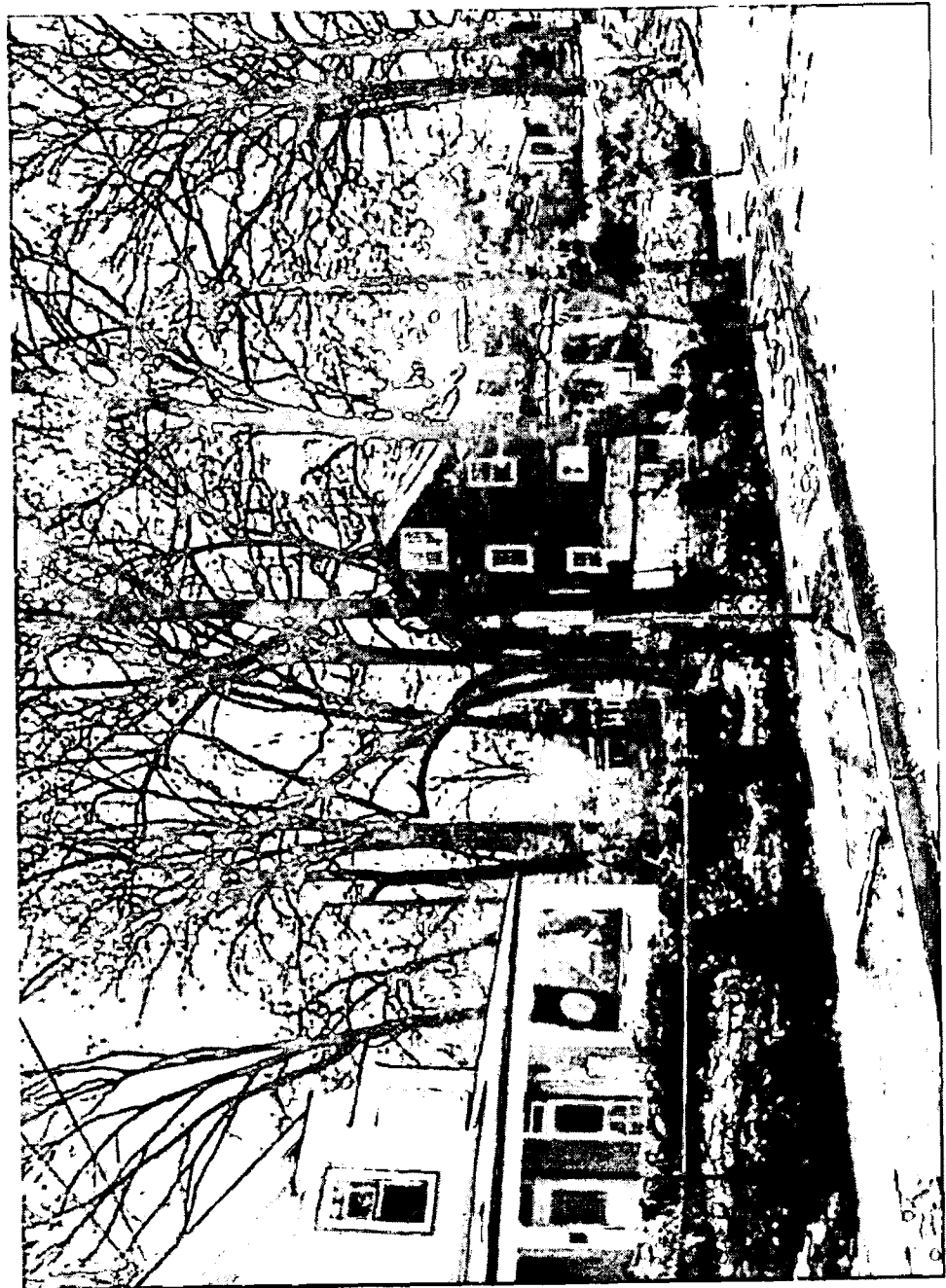
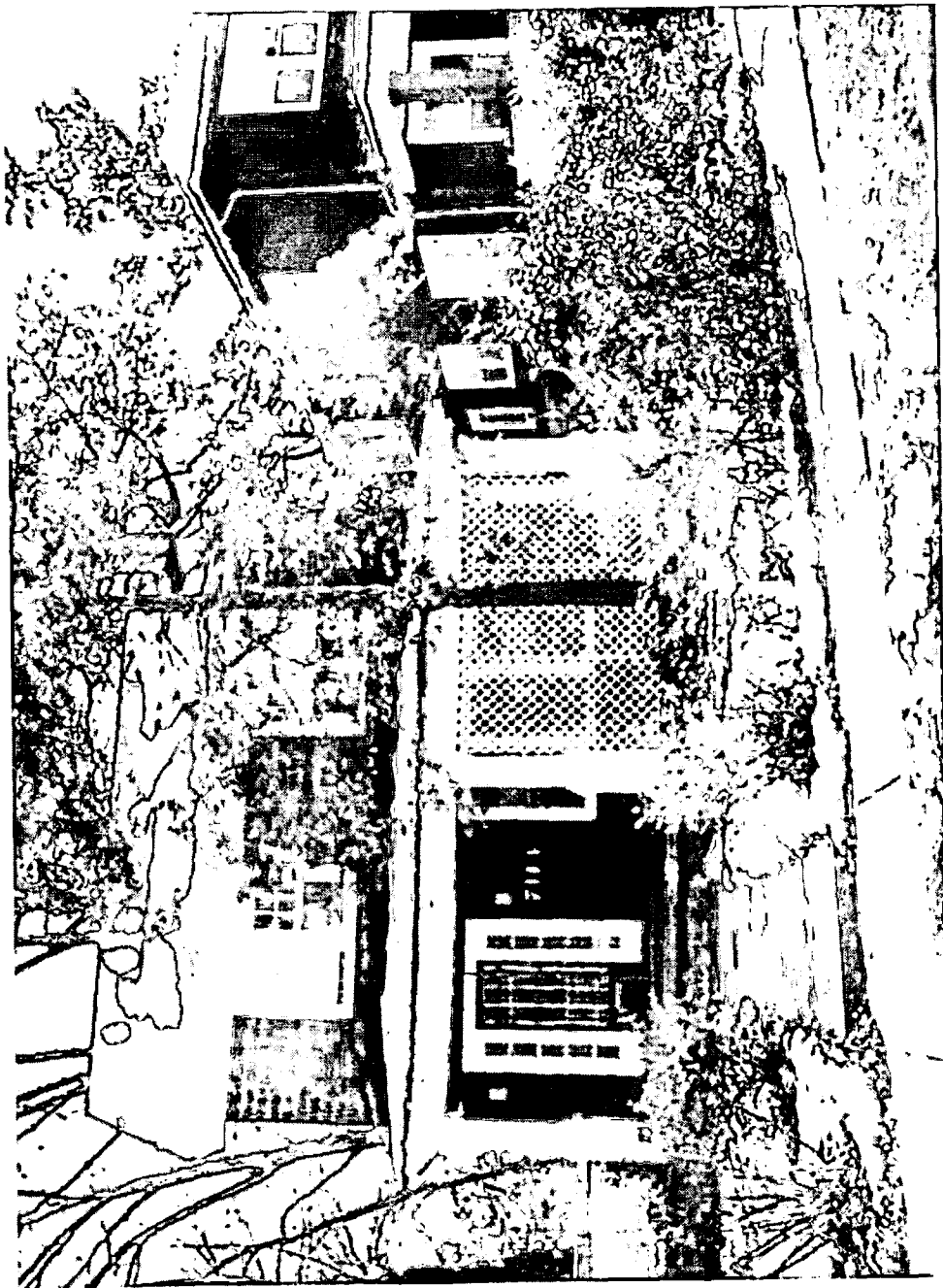


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



















PROPOSED FENCE AND GATE

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Greg Burdynawski
 Daytime Phone No.: 202 393-6445

Tax Account No.: 01059871

Name of Property Owner: G. Burdynawski / J. Moyer Daytime Phone No.: 202 393-6445
 Address: 7113 Holly Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
 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:
- | | | | | | | | | |
|---|--|--|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <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 checked="" type="checkbox"/> Wreck/Tear | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>Remove Trees</u> | | | |

1B. Construction cost estimate: \$ 7,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

Dept. of Permitting Services

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: _____

SEP 20 2005

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height 6 feet 6 inches Fence (2' to) 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

Received

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 Burdynawski Signature of owner or authorized agent
9/20/05 Date

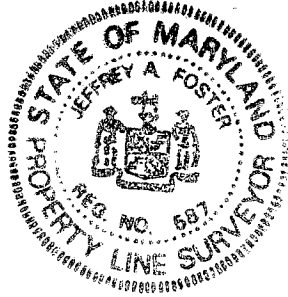
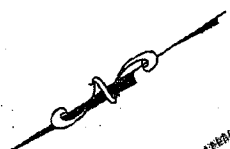
Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

CONSUMER INFORMATION NOTES:

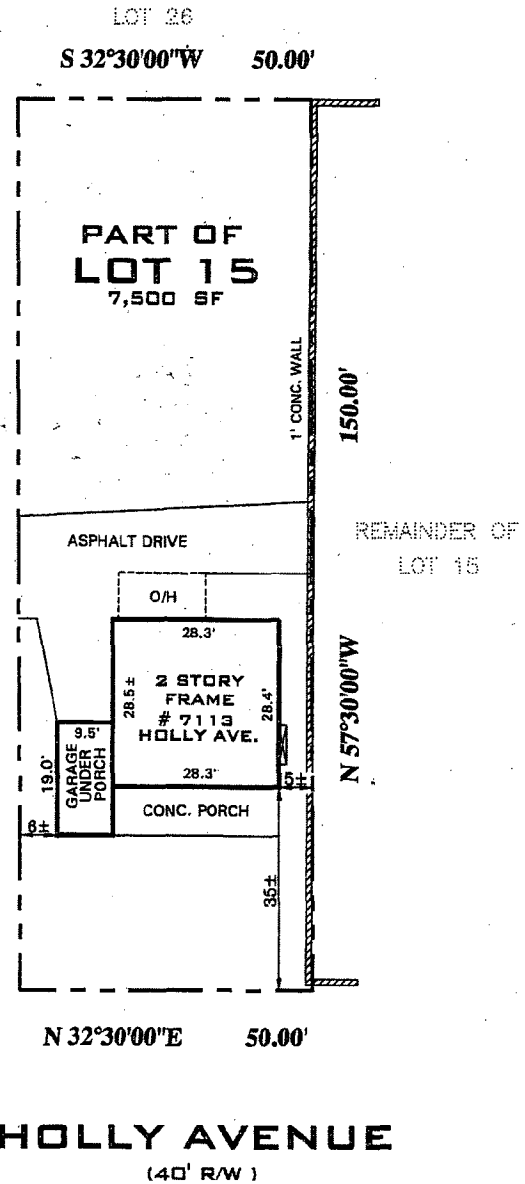
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.




TULIP AVENUE
(30' R/W)



LOCATION DRAWING
PART OF LOT 15, BLOCK 7
B.F.GILBERTS' ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

HOLLY AVENUE
(40' R/W)

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		
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	80		DATE OF LOCATIONS	SCALE:	1"=30'
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT NO.	5003		WALL CHECK:	DRAWN BY:	F.A.
LIBER	18547	FOLIO	205	HSE. LOC.:	02-07-2001	JOB NO.:	2001-398

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

CONSUMER INFORMATION NOTES:

to a consumer insofar as it is required by a lender or a title insurance company or its
 in contemplated transfer, financing or re-financing.

relied upon for the establishment or location of fences, garages, buildings, or other
 improvements.

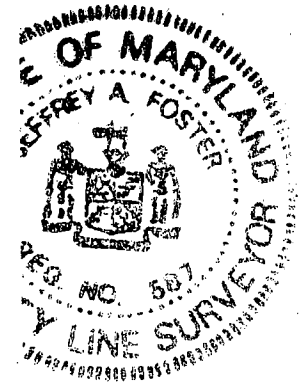
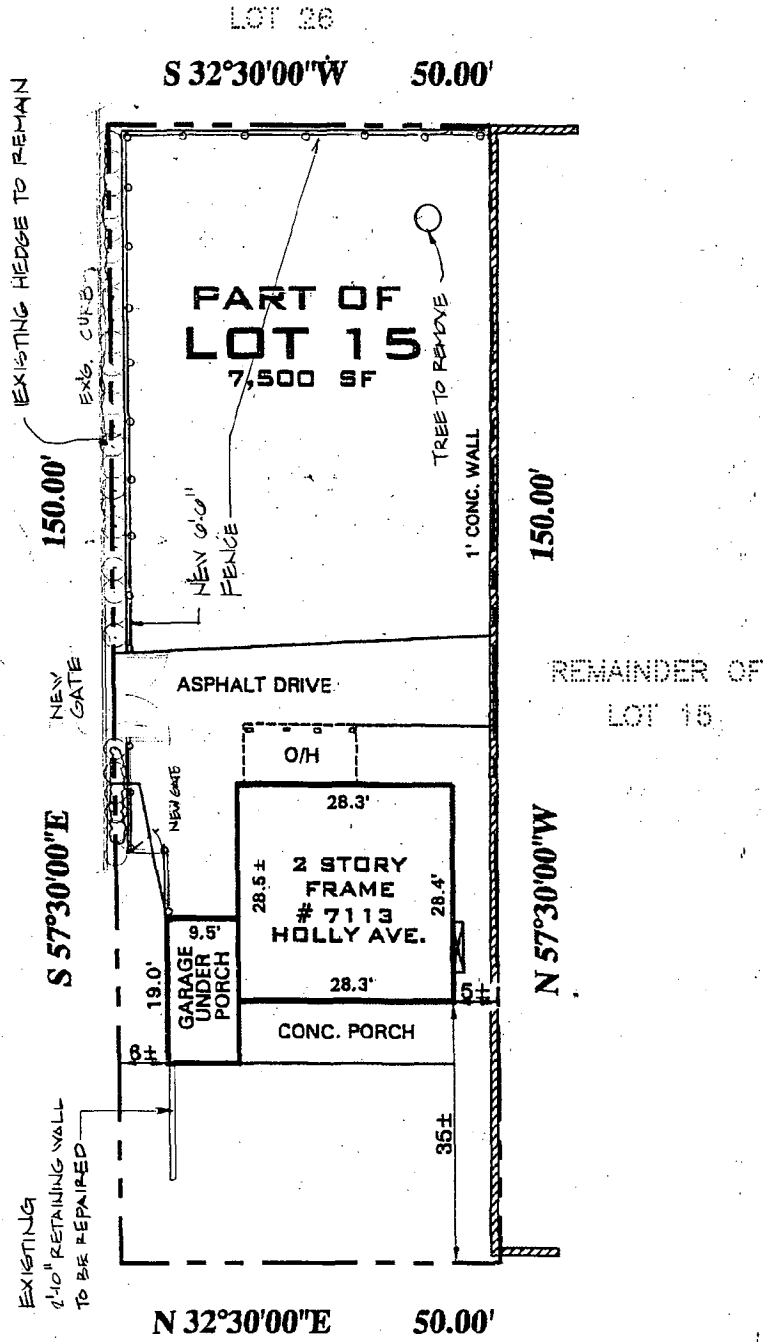
vide for the accurate identification of property boundary lines, but such identification
 or the transfer of title or securing financing or re-financing.

and Zone information is taken from available sources and is subject to interpretation of originator.

F.D. panel

shown to the
 in property
 The level of
 ing should be
 r than

TULIP AVENUE
 (30' R/W)



WING
 BLOCK 7
 ADDITION

HOLLY AVENUE
 (40' R/W)

CONSUMER INFORMATION NOTES:

to a consumer insofar as it is required by a lender or a title insurance company or its
with contemplated transfer, financing or re-financing.

e relied upon for the establishment or location of fences, garages, buildings, or other
rovements.

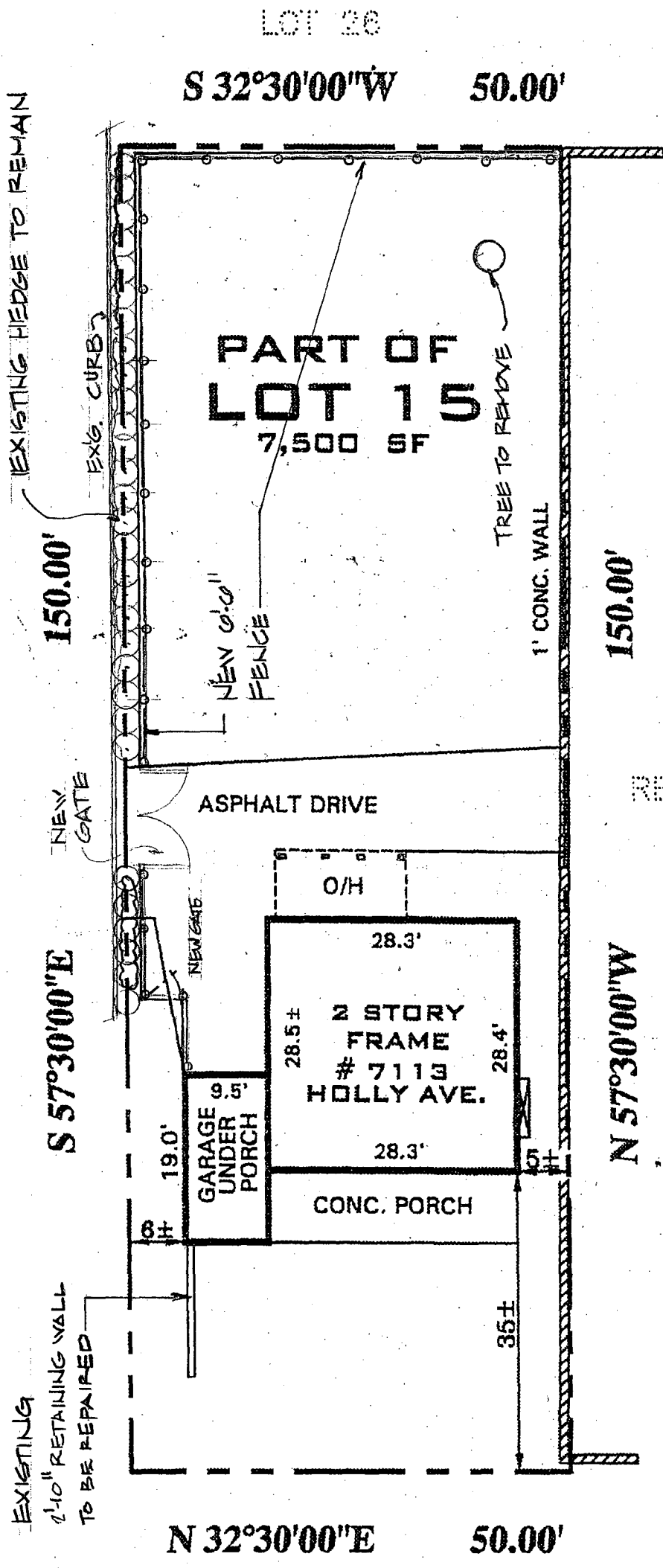
rovide for the accurate identification of property boundary lines, but such identification
for the transfer of title or securing financing or re-financing.

od Zone information is taken from available sources and is subject to interpretation of originator.

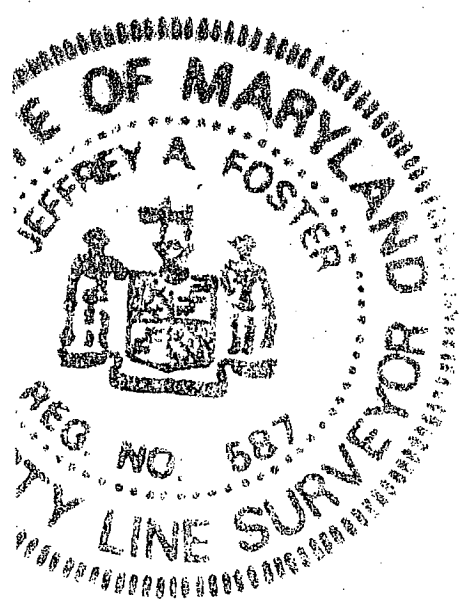
U.D. panel

shown to the
om property
The level of
ing should be
er than

TULIP AVENUE
(30' R/W)



REMAINDER OF
LOT 15



WING
BLOCK 7
ADDITION

HOLLY AVENUE
(40' R/W)

**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:

- 1. CONCRETE BLOCK & STUCCO RETAINING WALL (REPAIR)
- 2. NEW WOOD FENCE
- 3. TAKE DOWN TREE

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

- REPAIR RETAINING WALL - FIX DRAINAGE PROBLEM TO PREVENT HOUSE
- FENCE: REINFORCE PUBLIC/PRIVATE DOMAINS @ REAR YARD
- TREE: BRANCHES OVER NEIGHBOR'S HOUSE

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 canopy 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).

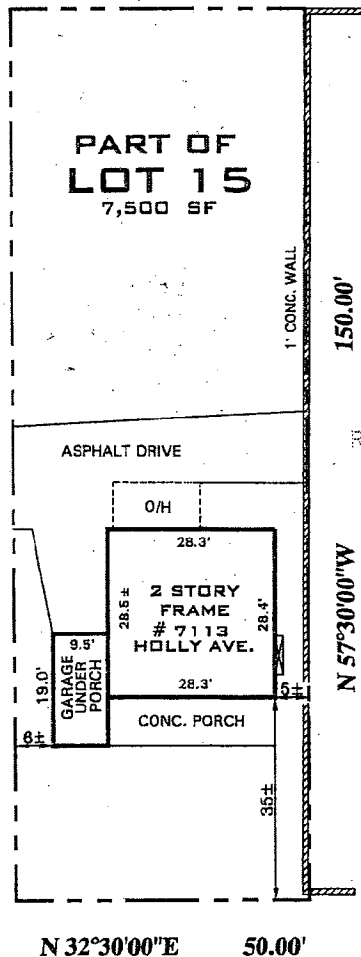
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

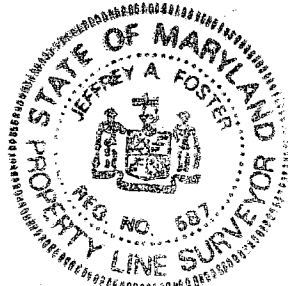
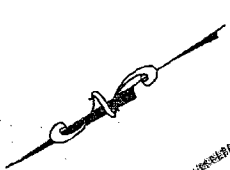
1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.

LOT 26
S 32°30'00"W 50.00'

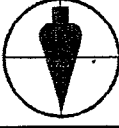
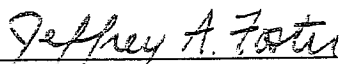


TULIP AVENUE
(30' R/W)

HOLLY AVENUE
(40' R/W)



LOCATION DRAWING
PART OF LOT 15, BLOCK 7
B.F.GILBERTS' ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

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			
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	60		DATE OF LOCATIONS	SCALE: 1"=30'	
		PLAT NO.	5003		WALL CHECK:	DRAWN BY: F.A.	
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		LIBER	18547	HSE. LOC.:	02-07-2001	JOB NO.:	2001-398
		FOLIO	205				

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

Dear Mr. Burdynowski:

The City of Takoma Park has granted preliminary permit approval for you to remove the 29 inch diameter at breast height (dbh) white oak tree from the back right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning March 8, 2005 and ending March 23, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant two 1 ½ inch caliper tree(s), or make a contribution of \$350.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Linkletter".

Brett Linkletter
City Arborist
301-891-7612

Enclosure

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



PROPOSED FENCE AND GATE

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



EXISTING CONDITION

7113 HOLLY AVENUE

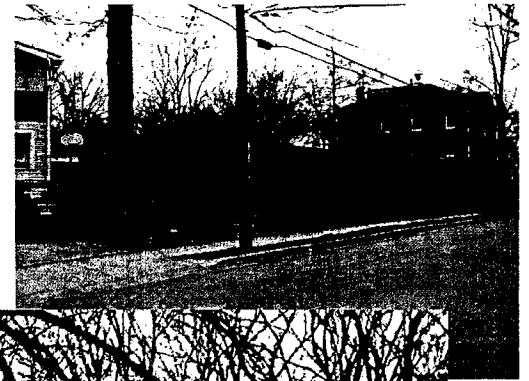
TAKOMA PARK, MD 20912



TREE TO BE REMOVED

7113 HOLLY AVENUE

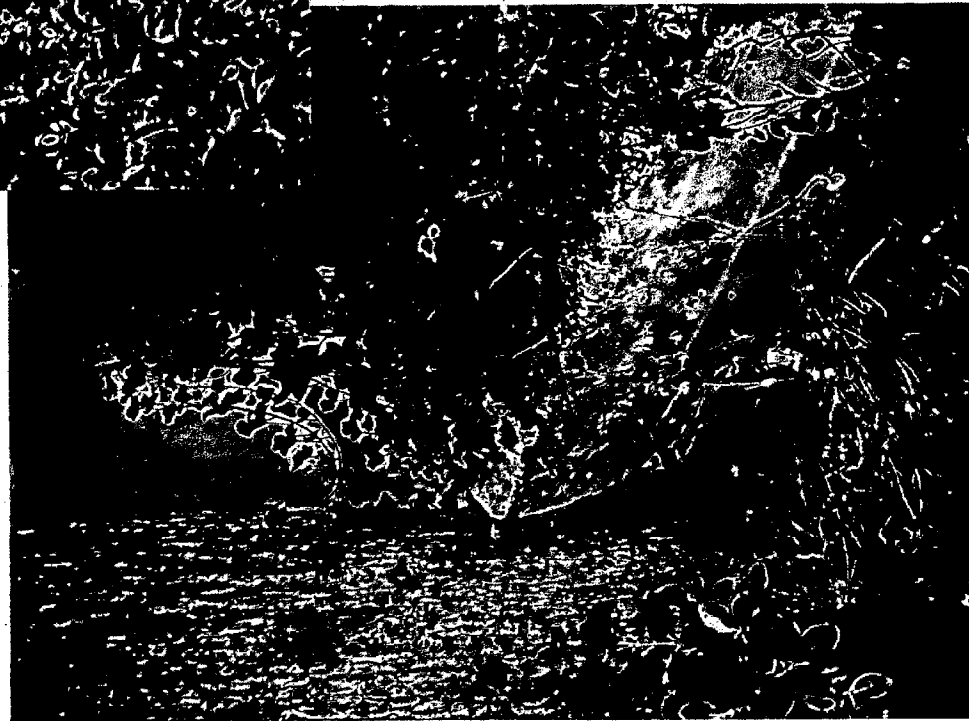
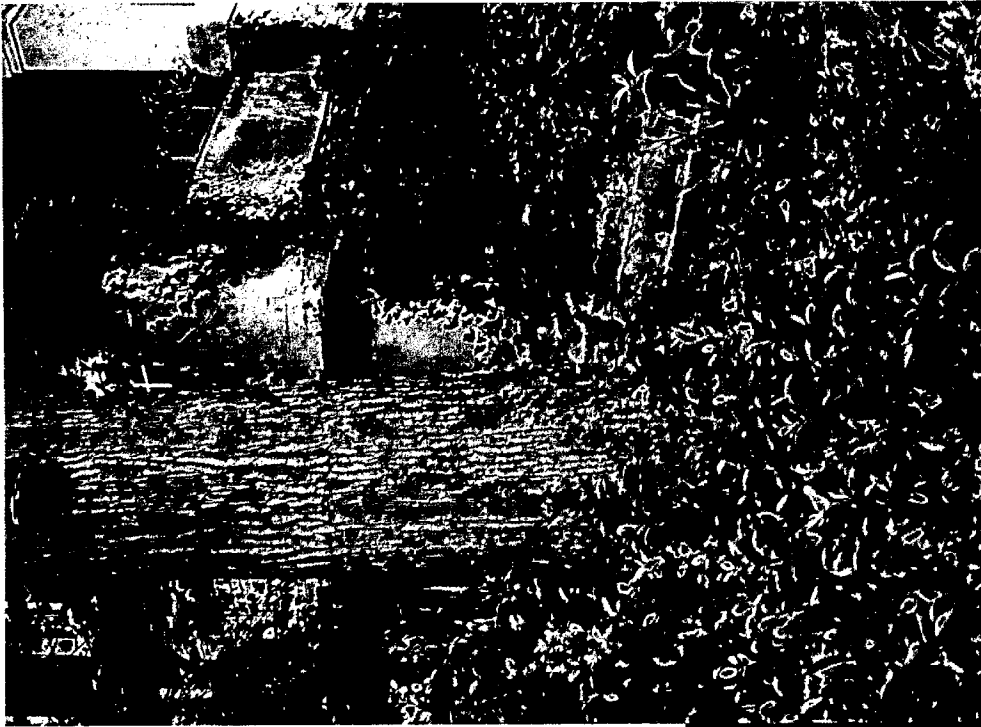
TAKOMA PARK, MD 20912



SIMILAR, SUCCESSFULL FENCES IN THE AREA

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



PARTIALLY FAILED RETAINING WALL TO REPAIR

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912

Dont Bother color.
copying this. He
will make 9
color copies &
bring on Tues.

CONSUMER INFORMATION NOTES:

to a consumer insofar as it is required by a lender or a title insurance company or its
with contemplated transfer, financing or re-financing.

be relied upon for the establishment or location of fences, garages, buildings, or other
improvements.

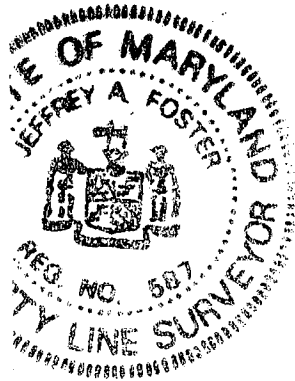
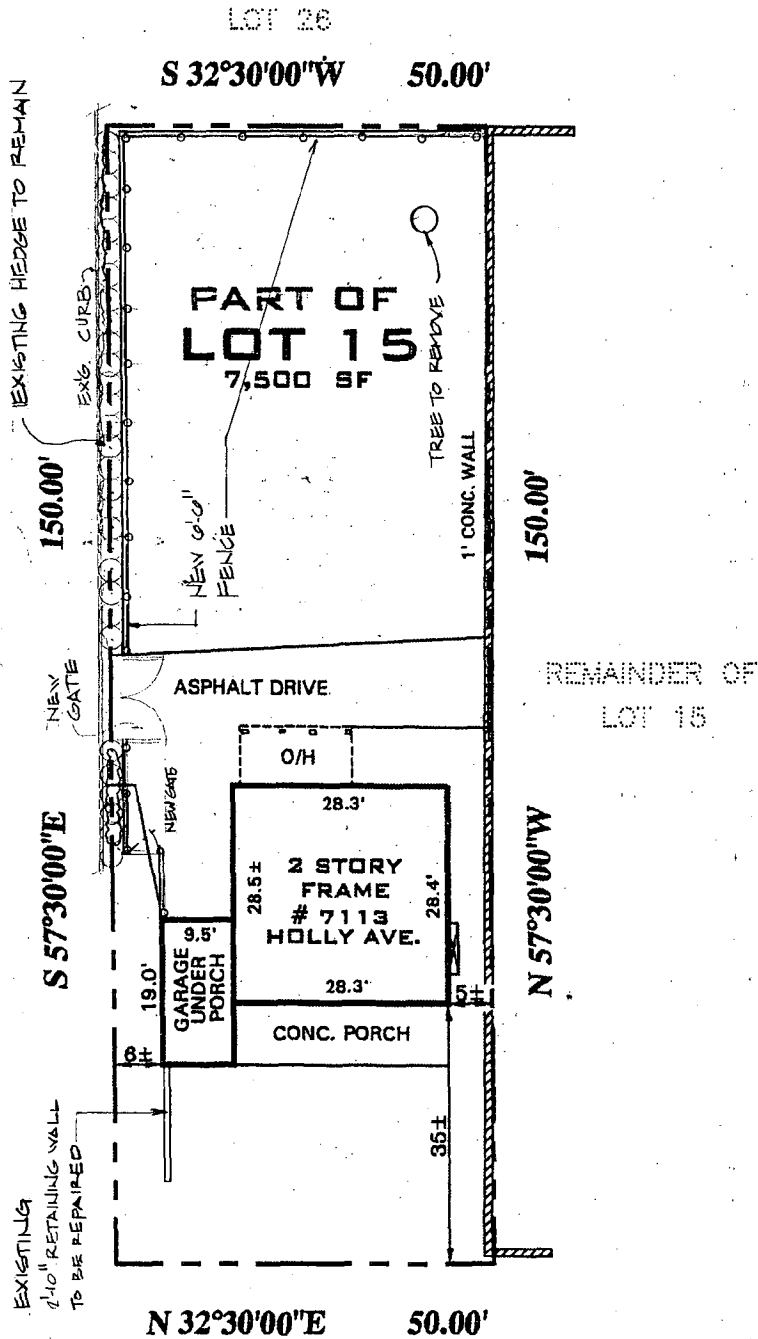
provide for the accurate identification of property boundary lines, but such identification
for the transfer of title or securing financing or re-financing.

od Zone information is taken from available sources and is subject to interpretation of originator.

U.D. panel

shown to the
om property
The level of
ing should be
er than

TULIP AVENUE
(30' RW)



(WING
i, BLOCK 7
ADDITION

HOLLY AVENUE
(40' RW)

CONSUMER INFORMATION NOTES:

to a consumer insofar as it is required by a lender or a title insurance company or its with contemplated transfer, financing or re-financing.

be relied upon for the establishment or location of fences, garages, buildings, or other improvements.

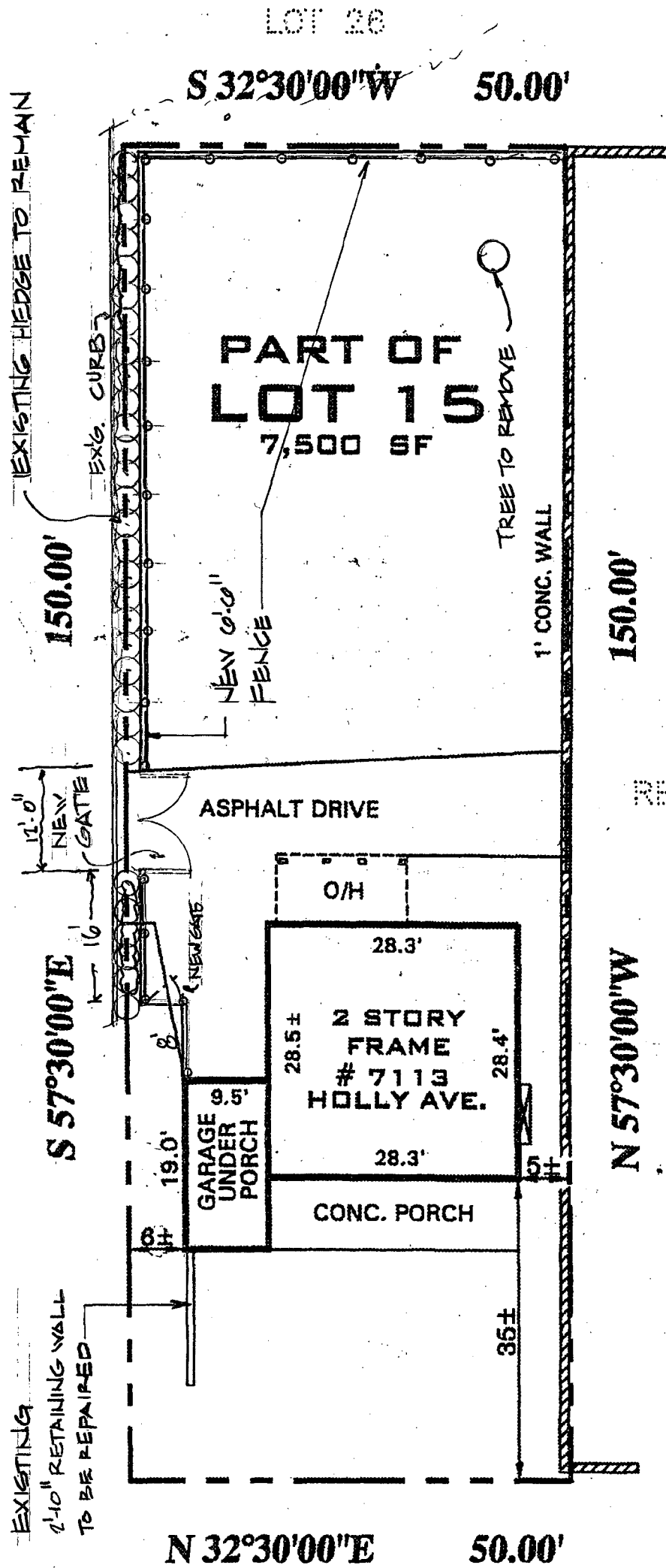
provide for the accurate identification of property boundary lines, but such identification for the transfer of title or securing financing or re-financing.

ood Zone information is taken from available sources and is subject to interpretation of originator.

I.U.D. panel

shown to the from property . The level of wing should be ter than t.

TULIP AVENUE
(30' R/W)



REMAINDER OF LOT 15



AWING
5, BLOCK 7
ADDITION

HOLLY AVENUE
(40' R/W)

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7113 Holly Ave, Takoma Park	Meeting Date:	10/12/2005
Applicant:	Greg Bordinowski & T. Moyer	Report Date:	10/5/2005
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	9/28/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05GGG	Staff:	Tania Tully
PROPOSAL:	New fence, tree removal, and retaining wall repair.	RECOMMENDATION:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Vernacular, Colonial Revival
DATE: 1910s-20s

The subject property is a narrow .172-acre corner lot that slopes fairly 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:

- 1) Repair low retaining wall in front yard. Will face in stucco or stone. (Circle 7)
- 2) Construct 6.5' custom design wood privacy fence in rear yard. Gates will be located across the existing driveway and near the garage. (Circles 5, 6, 9)
- 3) Remove 29" white oak tree in rear yard that leans over neighbor's house. Applicant has complied with Takoma Park Tree Ordinance. (Circles 11, 13, 14)

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 155 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 Burdynowski
 Daytime Phone No.: 202 393-6445

Tax Account No: 01059871
 Name of Property Owner: G. Burdynowski / J. MOYER Daytime Phone No.: 202 393-6445
 Address: 1113 HOLLY AVE TALOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1113 Street: HOLLY AVENUE
 Town/City: TALOMA 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:

<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 checked="" type="checkbox"/> Wind/Haze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>REMOVE</u>				

1B. Construction cost estimate: \$ 7,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

Received
 SEP 20 2005
 Dept. of Permitting Services

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 (2'10" Retaining Wall Repair)
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: _____ Date: 9/20/05

Approved: 398157 For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1. CONCRETE BLOCK & STUCCO RETAINING WALL (REPAIR)
2. NEW WOOD FENCE
3. TAKE DOWN TREE

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

- REPAIR RETAINING WALL - Fix Drainage problem to prevent water
FENCE: REINFORCE PUBLIC/Private DOMAINS @ rear yard
TREE: LEANS OVER NEIGHBOR'S HOUSE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

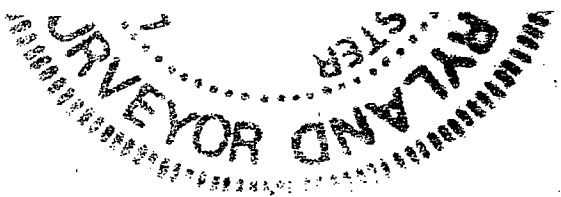
6. TREE SURVEY

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.



he
ly
be

TULIP AVENUE

(30' RW)

EXISTING
2'40" RETAINING WALL
TO BE REPAIRED

EXISTING HEDGE TO REMAIN

S 57°30'00"E

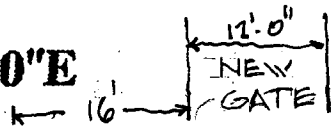
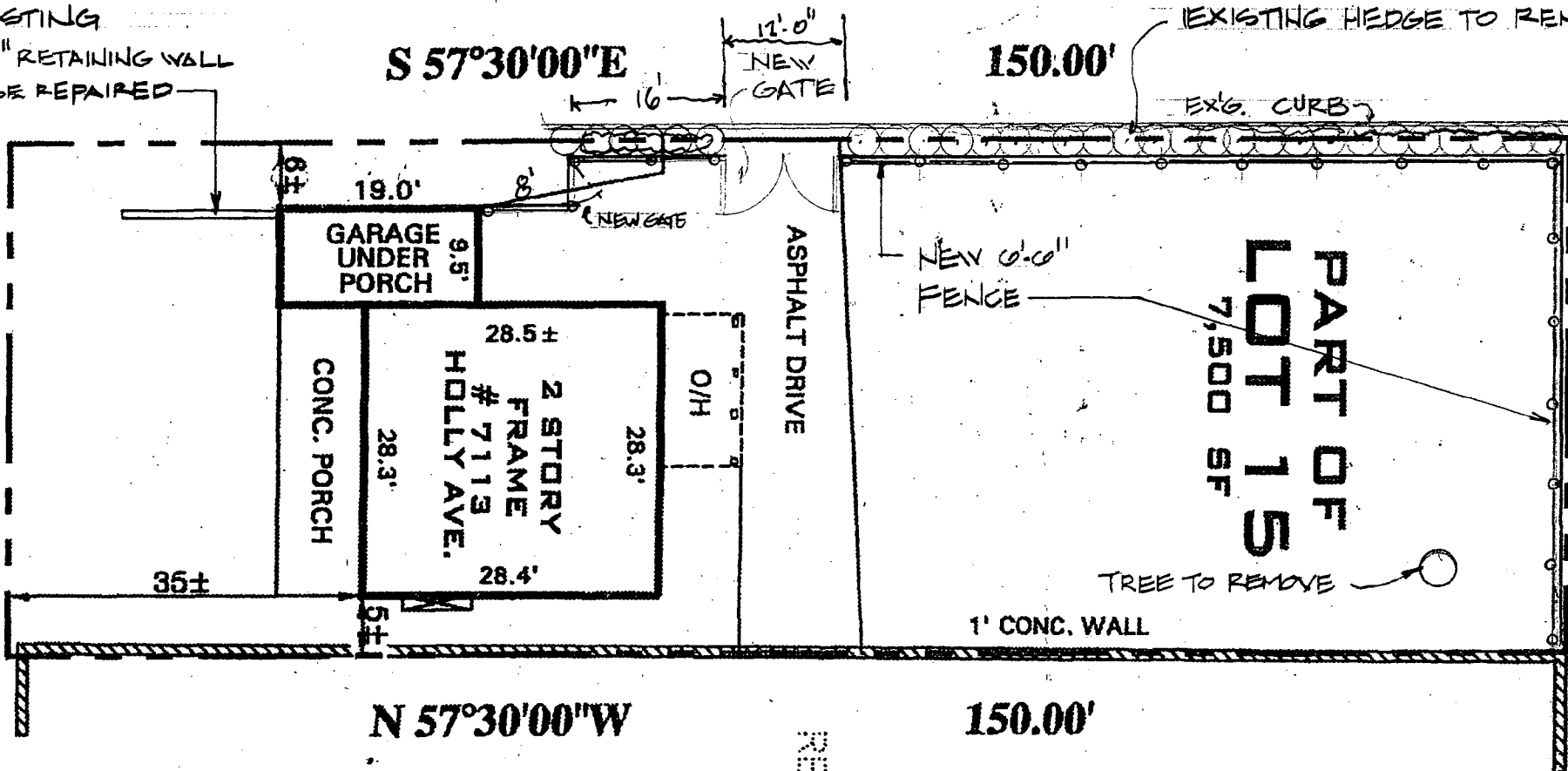
150.00'

N 32°30'00"E

50.00'

S 57°30'00"W

50.00'



EXG. CURB

GARAGE
UNDER
PORCH

ASPHALT DRIVE

PART OF
LOT 15
7,500 SF

CONC. PORCH

2 STORY
FRAME
7113
HOLLY AVE.

NEW 0'-0"
FENCE

TREE TO REMOVE

1' CONC. WALL

N 57°30'00"W

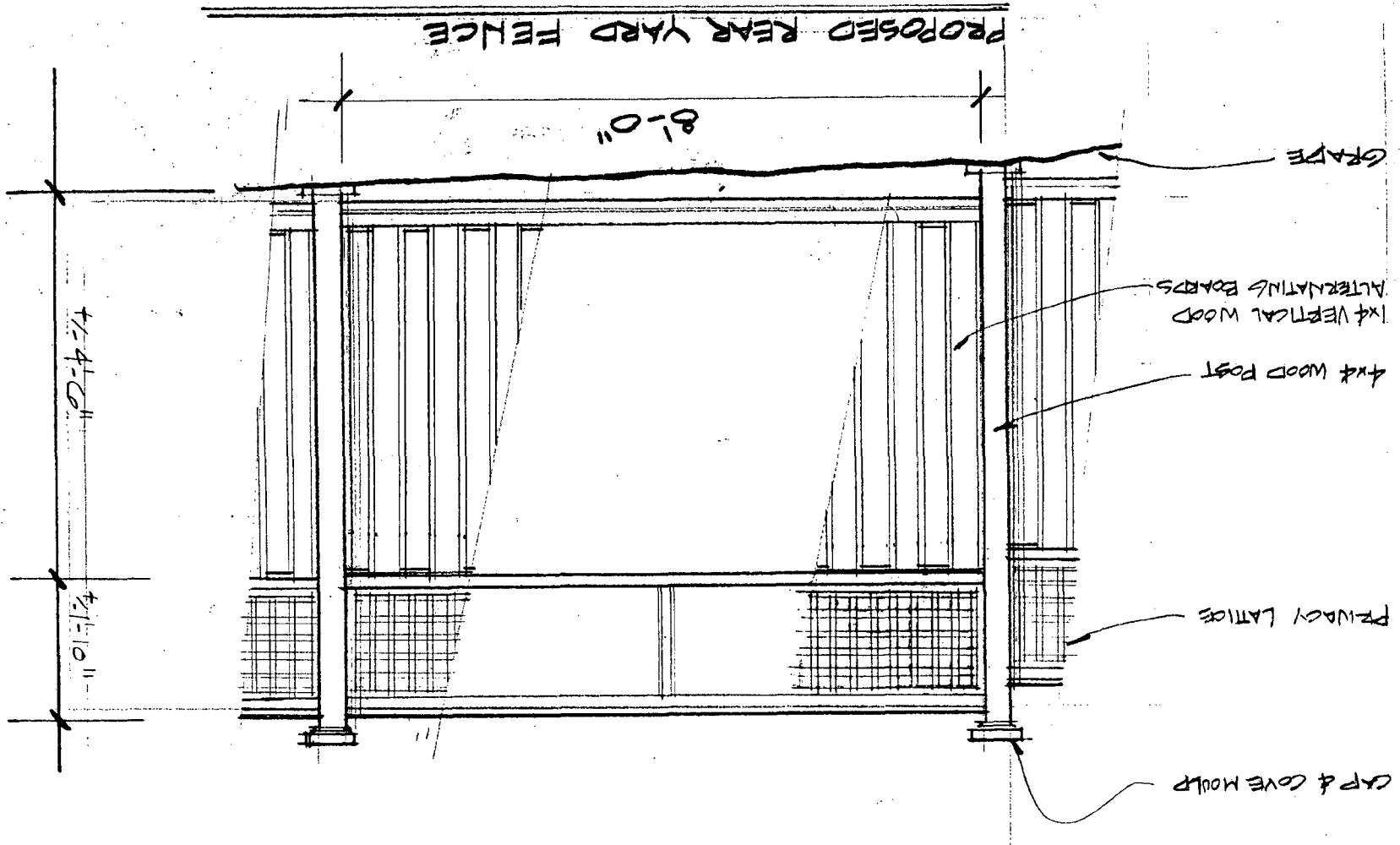
150.00'

REMAINDER OF
LOT 15

5

6

7113 HOLLY AVENUE
TAKOMA PARK, MD.



9.26.05

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



PARTIALLY FAILED RETAINING WALL TO REPAIR



EXISTING CONDITION

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912

(8)



PROPOSED FENCE AND GATE

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912

6



SIMILAR, SUCCESSFULL FENCES IN THE AREA

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



TREE TO BE REMOVED

7113 HOLLY AVENUE

TAKOMA PARK, MD 20912



City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

Greg Bordynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

Dear Mr. Burdynowski:

The City of Takoma Park has granted preliminary permit approval for you to remove the 29 inch diameter at breast height (dbh) white oak tree from the back right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning March 8, 2005 and ending March 23, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant two 1 ½ inch caliper tree(s), or make a contribution of \$350.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Linkletter".

Brett Linkletter
City Arborist
301-891-7612

Enclosure

(13)

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

March 8, 2005

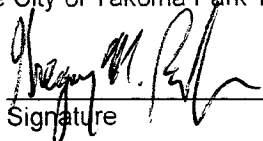
Greg Borynowski
7113 Holly Avenue
Takoma Park, Maryland 20912

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 1 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 1 1/2 inch caliper trees:
Two

 9/20/05
Signature Date

OR

Tree Fund Contribution of:
\$350.00

Signature Date

If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,


Brett Linkletter
Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

CONSUMER INFORMATION NOTES:

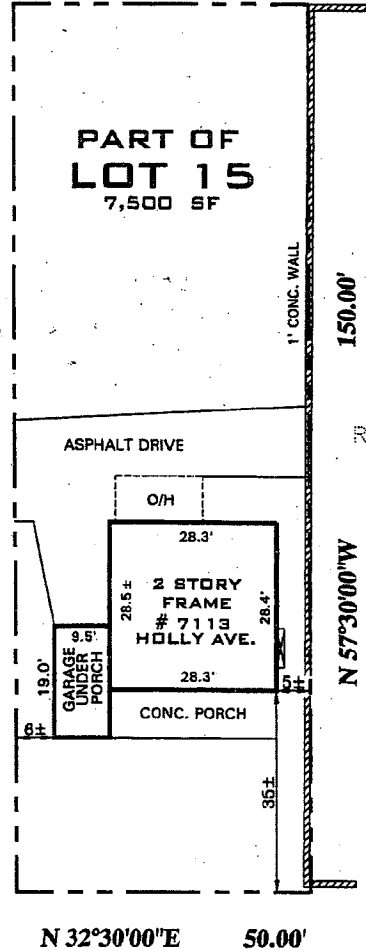
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.

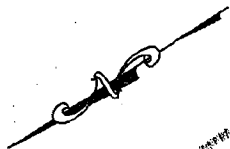
TULIP AVENUE
(30' R/W)

LOT 26
S 32°30'00"W 50.00'




REMAINDER OF LOT 15

HOLLY AVENUE
(40' R/W)



LOCATION DRAWING
PART OF LOT 15, BLOCK 7
B.F.GILBERTS' ADDITION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 60 PLAT NO. 5003		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 02-07-2001	SCALE: 1"=30' DRAWN BY: F.A. JOB NO.: 2001-398
JERRY A. FOSTER MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		LIBER 18547 FOLIO 205			

(15)

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