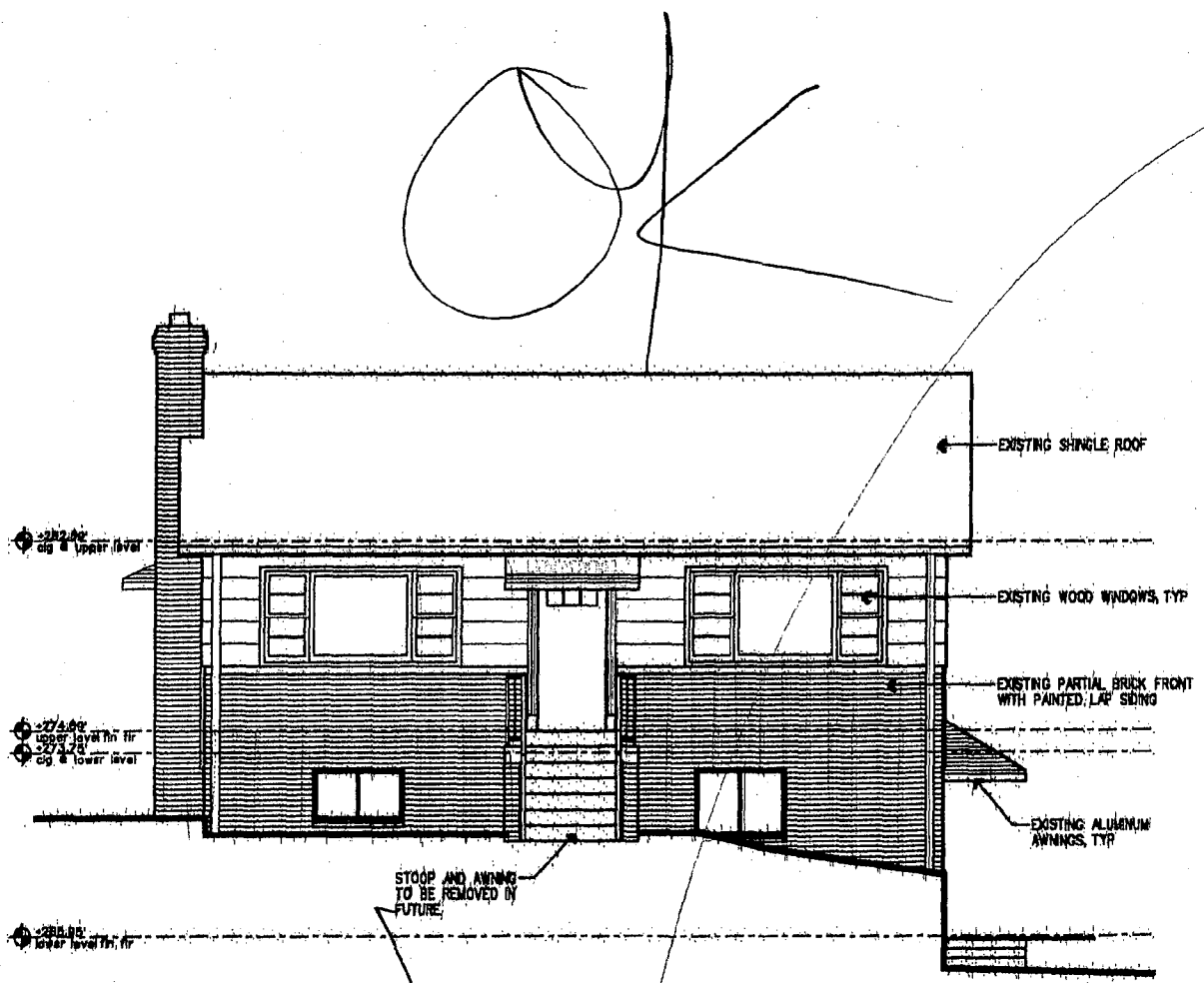


37/03-05QQ 34 Columbia Ave
Takoma Park Historic District



SK 04

DRAWING: Existing Southeast Elevation

DATE: 27 July, 2008

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

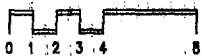
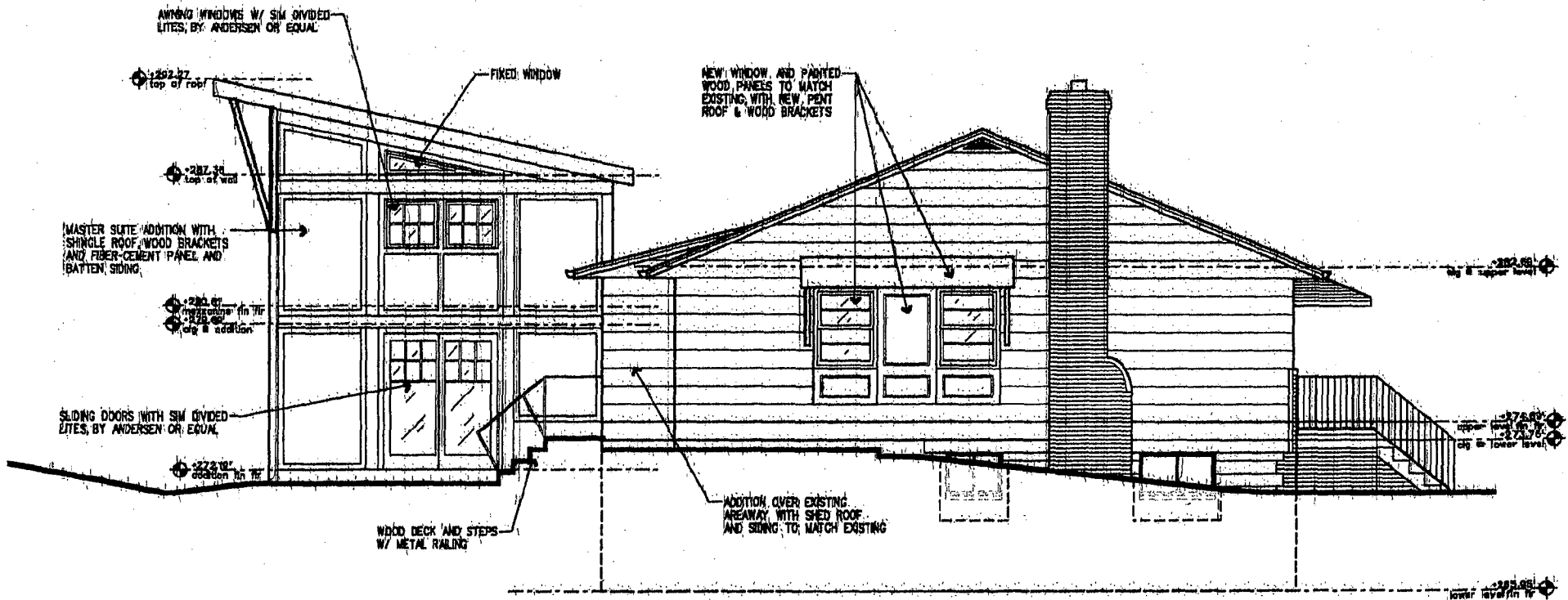
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20991 301.593.0099

(7)



<p>SK 11</p> <p>(6)</p>	<p>DRAWING: Proposed: Southwest Elevation</p> <p>DATE: 27 July 2008</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane Silver Spring MD 20901 301.593.0099</p>
--------------------------------	--	---	--



SK 12

DRAWING: Proposed Northwest Elevation

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

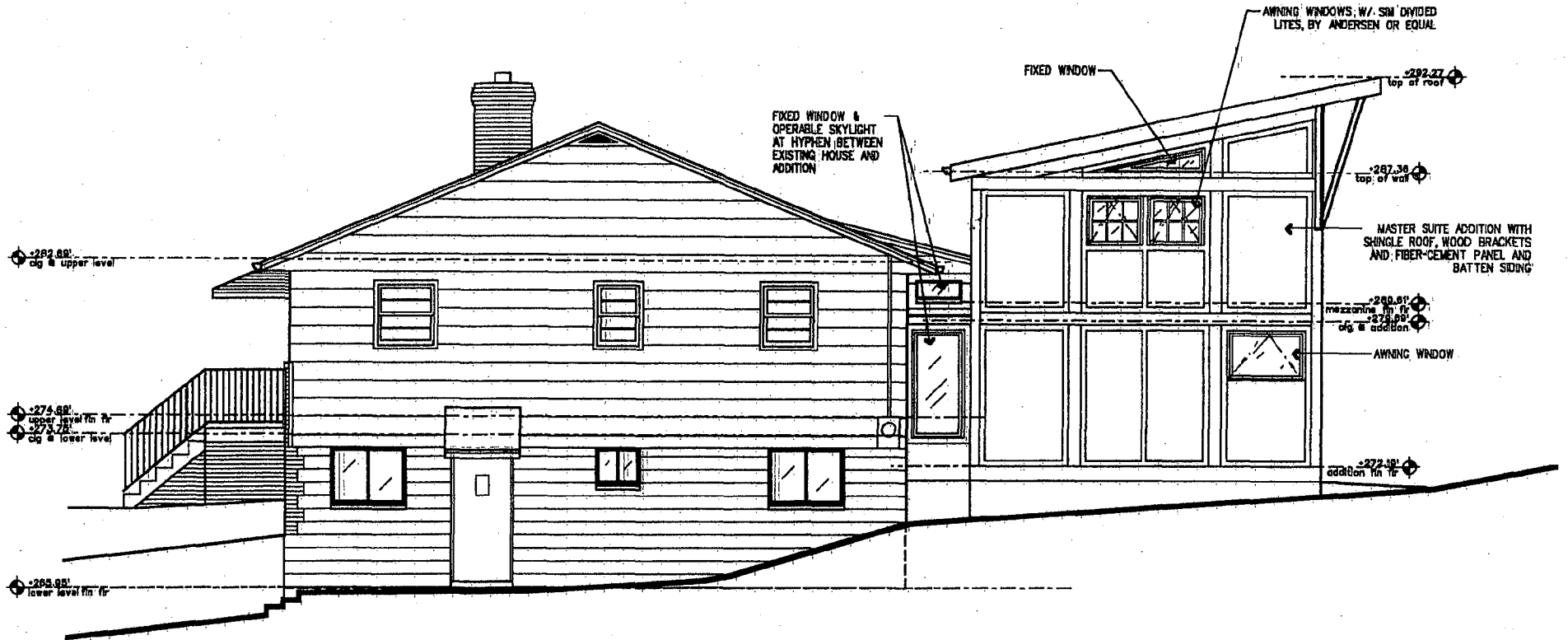
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lake Silver Spring MD 20904 301 593 0099



SK 13

13

DRAWING: Proposed Northeast Elevation

DATE: 27 July 2005

SCALE: 1/8"=1'-0"

ADDITIONS AND ALTERATIONS TO THE

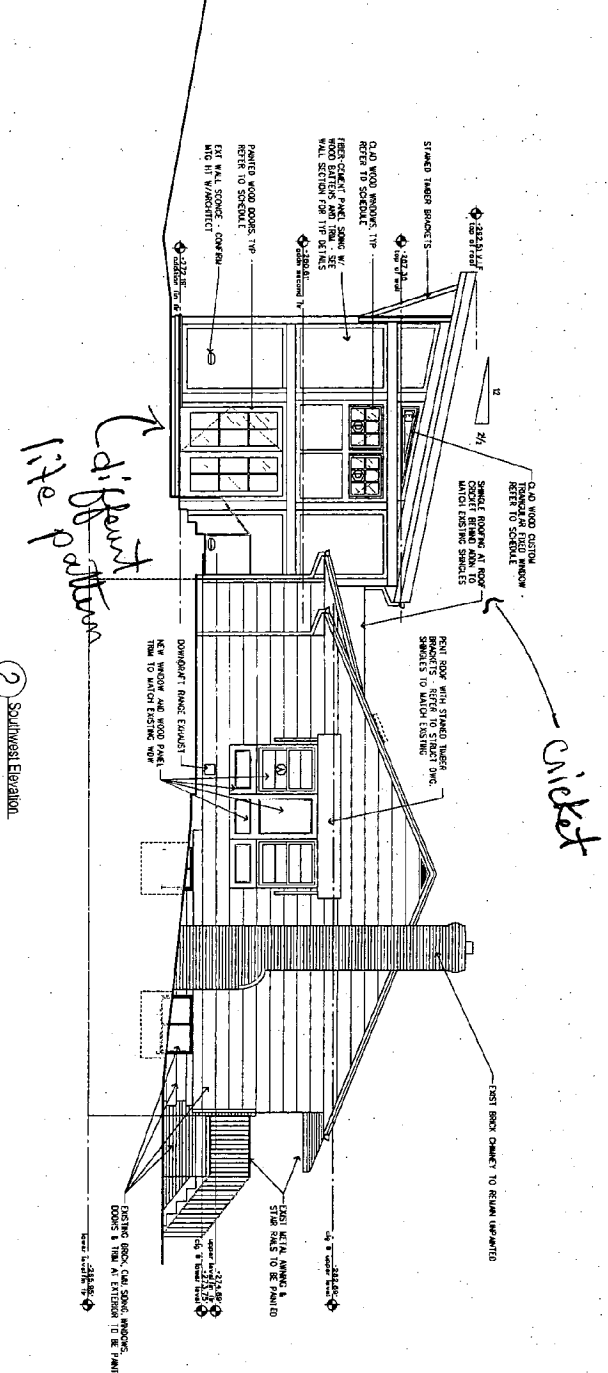
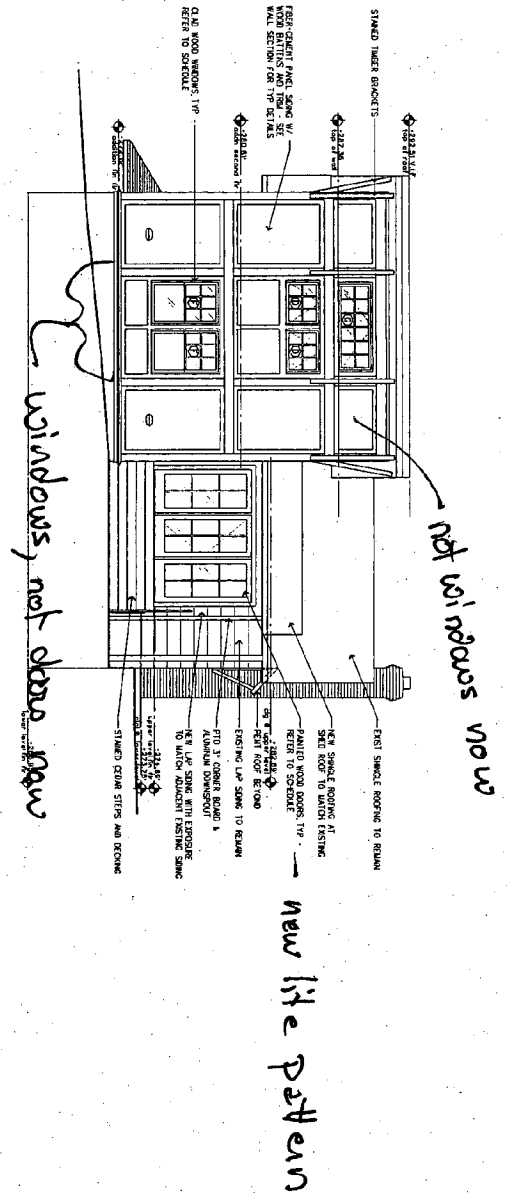
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

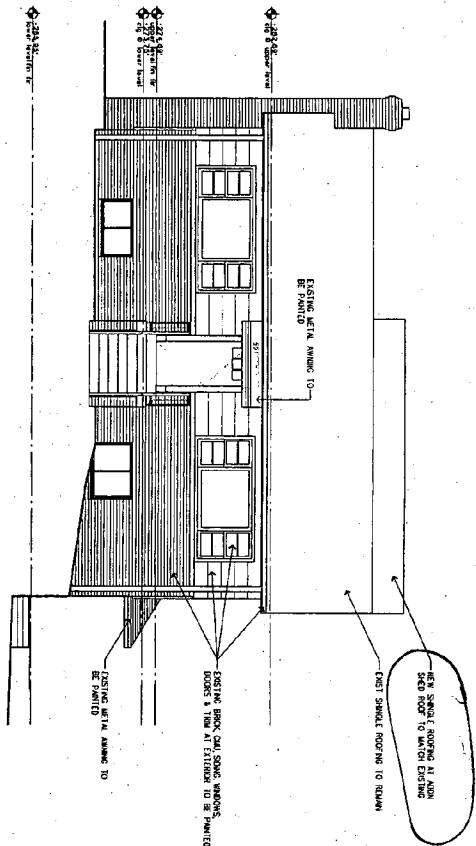
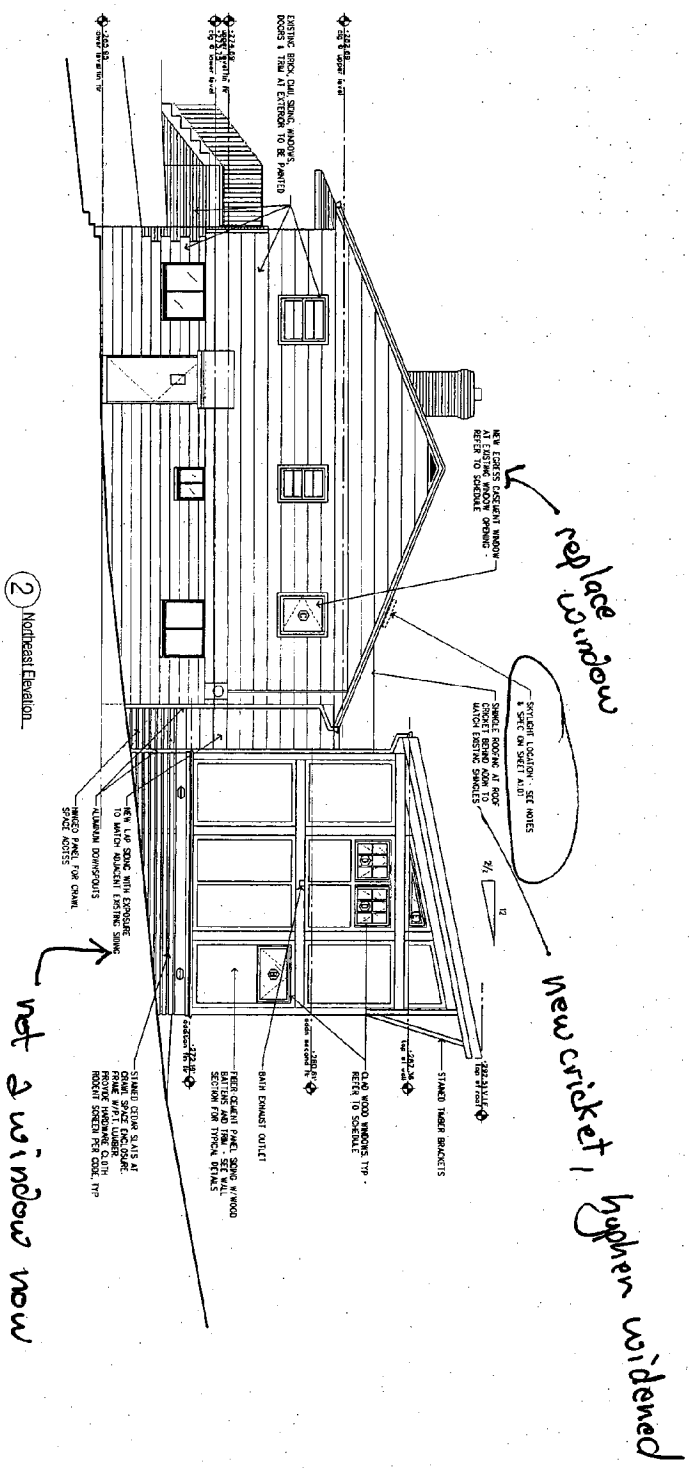
Shapiro



1 Northwest Elevation

2 Southwest Elevation

A2.02 SHEET	SCALE: 1/4" = 1'-0" DRAWING: Proposed Extensions - Option 2	ALTERATIONS AND ADDITION TO THE GROBERG RESIDENCE 34 COLUMBIA AVENUE TAKOMA PARK, MD 20912		ISSUE: SCHEMATIC PLANS 05/13/05 PROGRESS SET 07/14/05 PROGRESS SET 08/02/05 PROGRESS SET 12/06/05 PRICING & PERMIT SET 01/18/06 REVISED FOR PERMIT 01/25/06	STACY STUDIO 1796 Indian Lane Silver Spring MD 20901 301.593.0097
		PROJECT NO. 05-001			DATE: 01/25/06



② Northeast Elevation

① Southeast Elevation

PROJECT:
Groberg Residence -
Phase 1

SCALE: 1/4" = 1'-0"

SHEET:
A2.01

ALTERATIONS AND ADDITION TO THE

GROBERG RESIDENCE

34 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

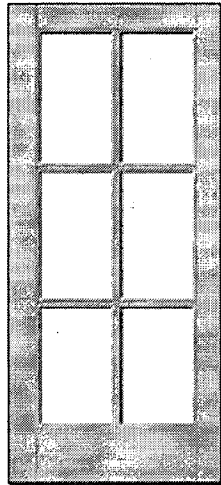
ISSUE:	DATE:
SCHEMATIC PLANS	05.13.05
PROGRESS SET	07.14.05
PROGRESS SET	11.07.05
PROGRESS SET	12.06.05
PRICING & PERMIT SET	01.16.06
REVISED FOR PERMIT	01.25.06

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301.572.0097

Your Door Specifications

Next Door



Design Available with Single Glazing - 1506 (S.G.)

Door Options

Glass Options:

Tempered Glass



General Information

- Door Name: ViewSaver Thermal French 7106
- Door Number: 7106
- Door Series: ViewSaver TDL
- Door Type: Exterior French & Sash
- Door Species: American Red Oak

Standard Features

- Panels: na
- Moulding: na
- Glass: 3/4" Insulated
- Caming: na

Standard Sizes*

- Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
- Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

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Find inspiration by viewing Simpson doors in homes just like yours.

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Search



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Dave & Lisa Groberg
34 Columbia Ave, Takoma Park

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

SUBJECT: Historic Area Work Permit Application #392075

Your Historic Area Work Permit application for a rear addition was **Approved with Conditions** by the Historic Preservation Commission at its August 17, 2005 meeting. Enclosed is a transmittal memorandum stating conditions of approval.

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.

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

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

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

SUBJECT: Historic Area Work Permit #392075

Stamped
2/9/06
TGT

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 applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

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: Dave & Lisa Groberg

Address: 34 Columbia Ave, Takoma Park

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



REGULATORY DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6310

DPS - #E

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
Daytime Phone No.: 301.593.0099

Tax Account No.: 01062496

Name of Property Owner: Dave + Liesl Groberg Daytime Phone No.: 301.891.6810

Address: 34 Columbia Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

Stacy Studio 9908 Indian Lane Silver Spg MD 20901

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: Columbia Avenue

Town/City: Takoma Park Nearest Cross Street: Poplar Avenue

Lot: 9 Block: 19 Subdivision: BF Gilbert's Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: Plat Book A, Plat 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 150,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Amy Stacy
Agent for Owner

7.27.05
Date

Approved: WITH CONDITIONS
Disapproved: _____
Signature: _____
Application/Permit No.: 392075 Date Filed: _____ Issued: _____

Signature: Julia O'Malley Date: 8/17/05

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

WRITTEN DESCRIPTION OF PROJECT

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

The house is a c. 1960's ranch with partial brick front, set amongst early 20th century frame homes. Due to the steep grade of the block and property, and to the curve of Columbia Avenue, the house sits high above the street and forward of its uphill neighbor.

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

Propose addition of rear 1/2 story addition, deck and steps down to stone patio. Add matching window and pent roof on SW elevation. Propose future front porch.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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 Marade Street, Rockville, (301) 278-1355.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	34 Columbia Ave, Takoma Park	Meeting Date:	8/17/2005
Applicant:	Dave & Lisa Groberg (Amy Stacy, Agent)	Report Date:	8/10/2005
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	8/3/2005
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-05QQ	Staff:	Tania Tully
PROPOSAL:	Rear Addition	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Ranch/rambler
DATE: 1960s

The house at 34 Columbia Avenue sits on a steep lot at a bend in the road. Due to the curving street the existing house sits forward of houses to the southwest. The house also sits approximately ## feet above the street level.

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)*. 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

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

Secretary of the Interior's Standards for Rehabilitation:

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSAL:

- Construct a rear 2-story modern addition with a crawl space and partial pier construction that is connected to the existing house by a hyphen. The addition will be sided with fiber cement panels and battens, have large wood brackets supporting a shed roof, and a combination of simulated divided light windows and sliding doors. A clerestory will contain single pane fixed and 6-pane divided light awning windows. (Circle 11)

- The existing areaway will be covered by the new addition and an existing side stoop and entry will be removed. The door will be changed into a window to match the existing. (Circles 8-9)
- Construct a rear small wood deck and steps with metal handrail down to a stone patio.
- Front porch concept – the applicants are proposing a 10’x30’ open front porch. A concept sketch is included on Circle 18.

Existing House:	1033SF	9.8%
Addition:	395 SF	3.7%
Total:	1428 SF	13.5%

STAFF DISCUSSION

As a non-contributing resource, the changes to 34 Columbia Avenue are reviewed for any effects to the context and setting of the Historic District and are afforded the most lenient level of review. With this in mind, the drawings on Circles 7-13, illustrate that the proposed addition is appropriate in scale and massing to the house and will not diminish the historic district. Because of the siting of the house on the lot the addition will have limited visibility from the public right-of-way. Although the new addition is slightly higher than the existing house it will still be lower than the adjacent 2-½ story contributing resources. The panel and batten design visually breaks up the massing. All of the proposed work items are consistent with applicable *Guidelines* and *Standards* and should be approved.

The proposed future front porch will help make the non-contributing resource more compatible with its neighbors and will tie in with the Craftsmanesque details on the rear addition. A few items for the applicant to consider regarding the front porch is its massing and construction and how that will integrate with the existing house and proposed addition. The transitions should be relatively seamless so that the changes do not draw attention away from surrounding historic properties. Staff recommends approving the front porch in concept with the applicants to return for a separate HAWP when the design has been refined.

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior’s Standards for Rehabilitation*.

and provided the conditions listed on Circle 1 are met;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 855 ROCKVILLE PIKE 3rd FLOOR ROCKVILLE MD 20850
 301/771-5310

DPS - #E

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
 Daytime Phone No.: 301.593.0099

Tax Account No.: 01062496

Name of Property Owner: Dave + Liesl Groberg Daytime Phone No.: 301.891.6816
 Address: 34 Columbia Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____
 Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

Stacy Studio 9908 Indian Lane Silver Spg MD 20901

LOCATION OF BUILDING/PREMISE
 House Number: 34 Street: Columbia Avenue
 Town/City: Takoma Park Nearest Cross Street: Poplar Avenue
 Lot: 9 Block: 19 Subdivision: BF Gilbert's Addition to Takoma Park
 Liber: _____ Folio: _____ Parcel: Plat Book A, Plat 2

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|---|---|---|--|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input checked="" 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 checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>stone patio</u> | | | | |

1B. Construction cost estimate: \$ 150,000

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 WMI 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Amy Stacy _____ 7.27.05 _____
Signature of owner or authorized agent Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 302125 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The house is a c. 1960's ranch with partial brick front, set amongst early 20th century frame homes. Due to the steep grade of the block and property, and to the curve of Columbia Avenue, the house sits high above the street and forward of its uphill neighbor.

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

Propose addition of rear 1/2 story addition, deck and steps down to stone patio. Add matching window and pent roof on SW elevation. Propose future front porch.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

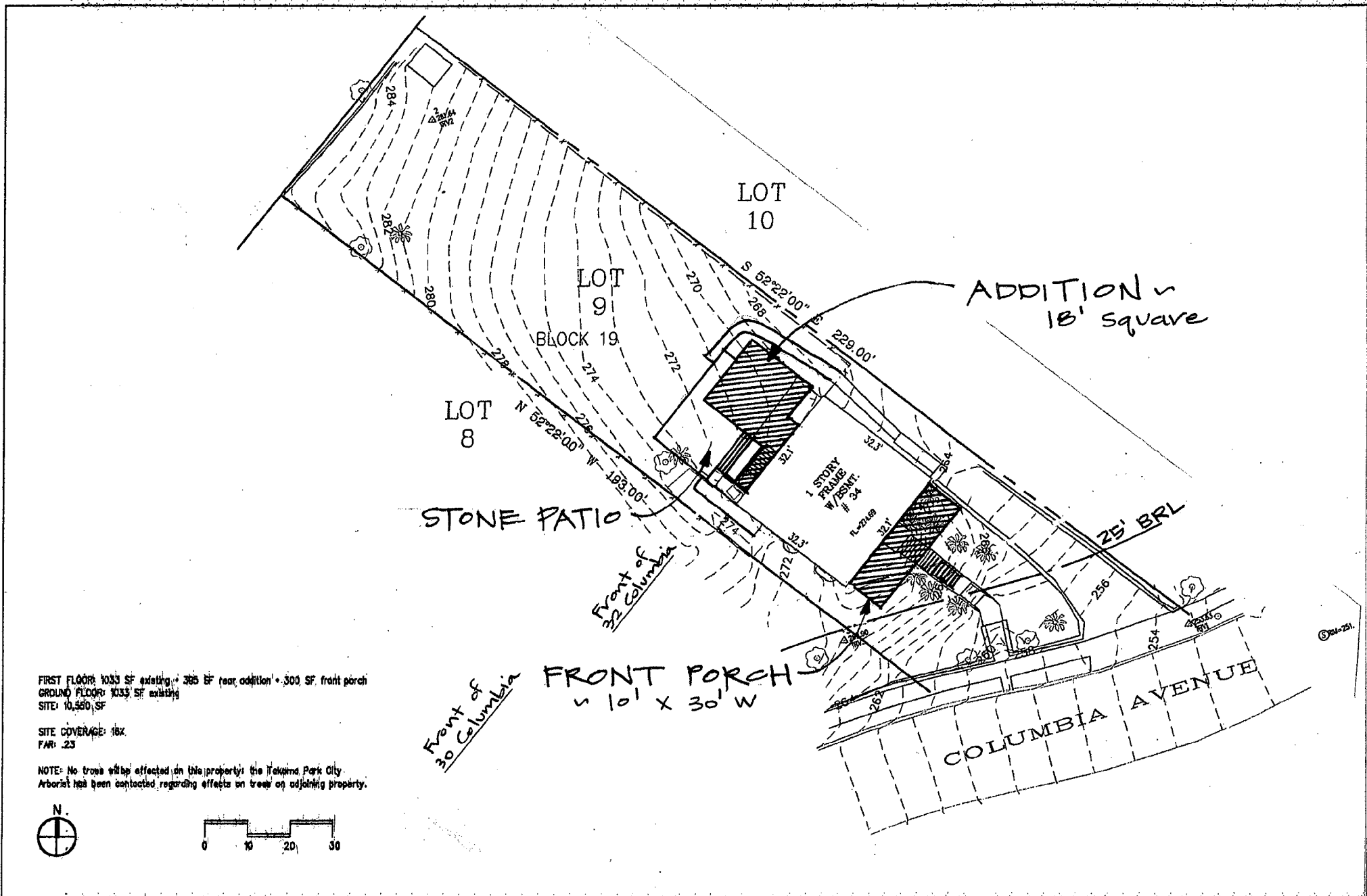
6. TREE SURVEY

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



FIRST FLOOR: 1033 SF existing + 365 SF rear addition + 300 SF front porch
 GROUND FLOOR: 1033 SF existing
 SITE: 10,580 SF

SITE COVERAGE: 18%
 FAR: .23

NOTE: No trees will be affected on this property; the Takoma Park City Arborist has been contacted regarding effects on trees on adjoining property.

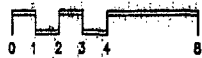
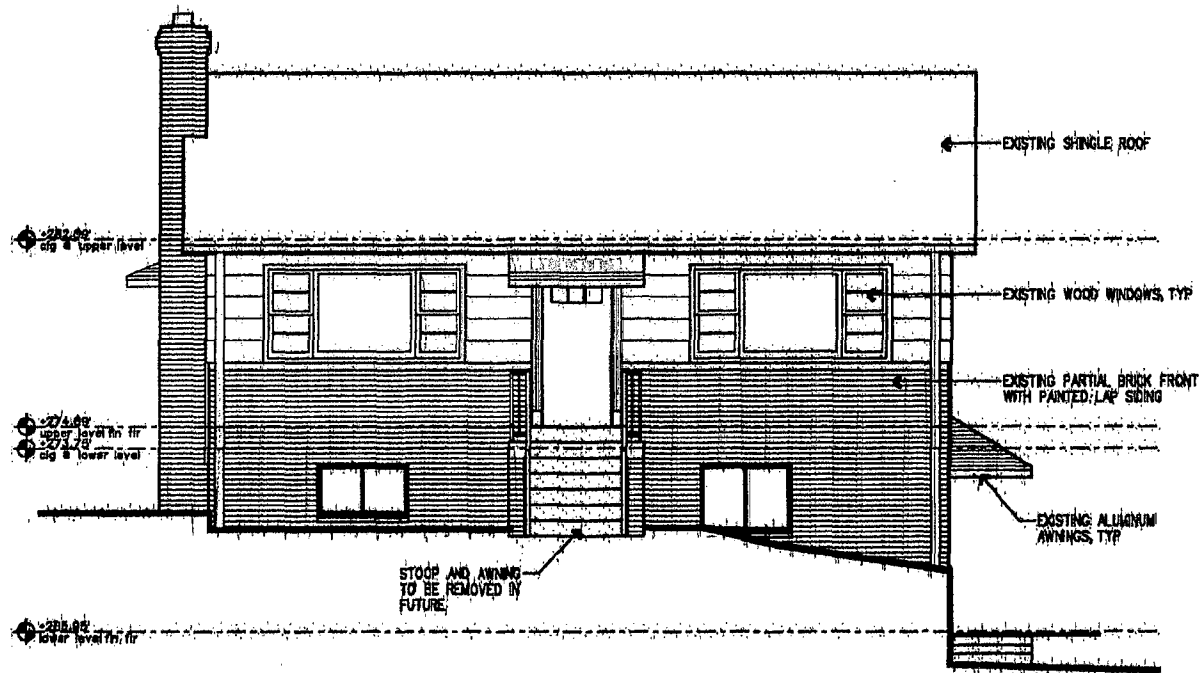


SK 01

DRAWING: Proposed Site Plan
 DATE: 27 July 2005
 SCALE: 1" = 30'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lake Silver Spring MD 20904 301 593.0099



SK 04

DRAWING: Existing Southeast Elevation

DATE: 27 July, 2006

SCALE: 1/8"=1'-0"

ADDITIONS AND ALTERATIONS TO THE

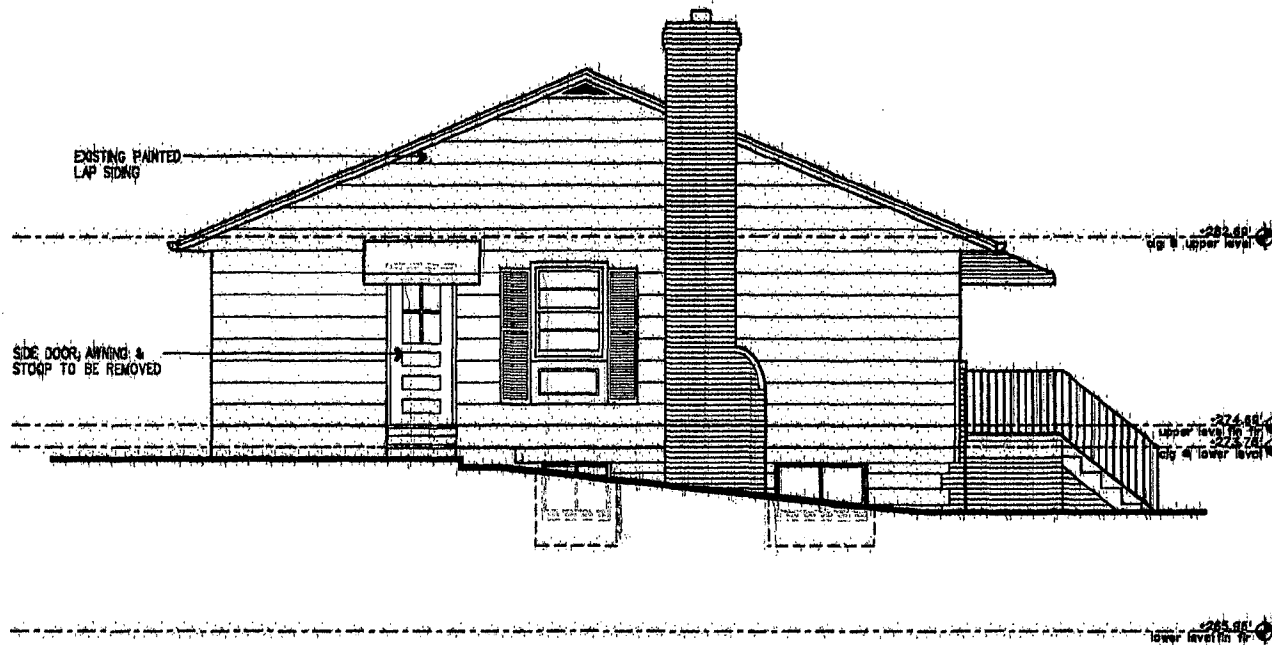
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

(4)



SK 05

DRAWING: Existing Southwest Elevation

DATE: 27 July 2005

SCALE: 1/8"=1'-0"

ADDITIONS AND ALTERATIONS TO THE

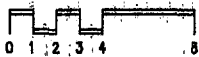
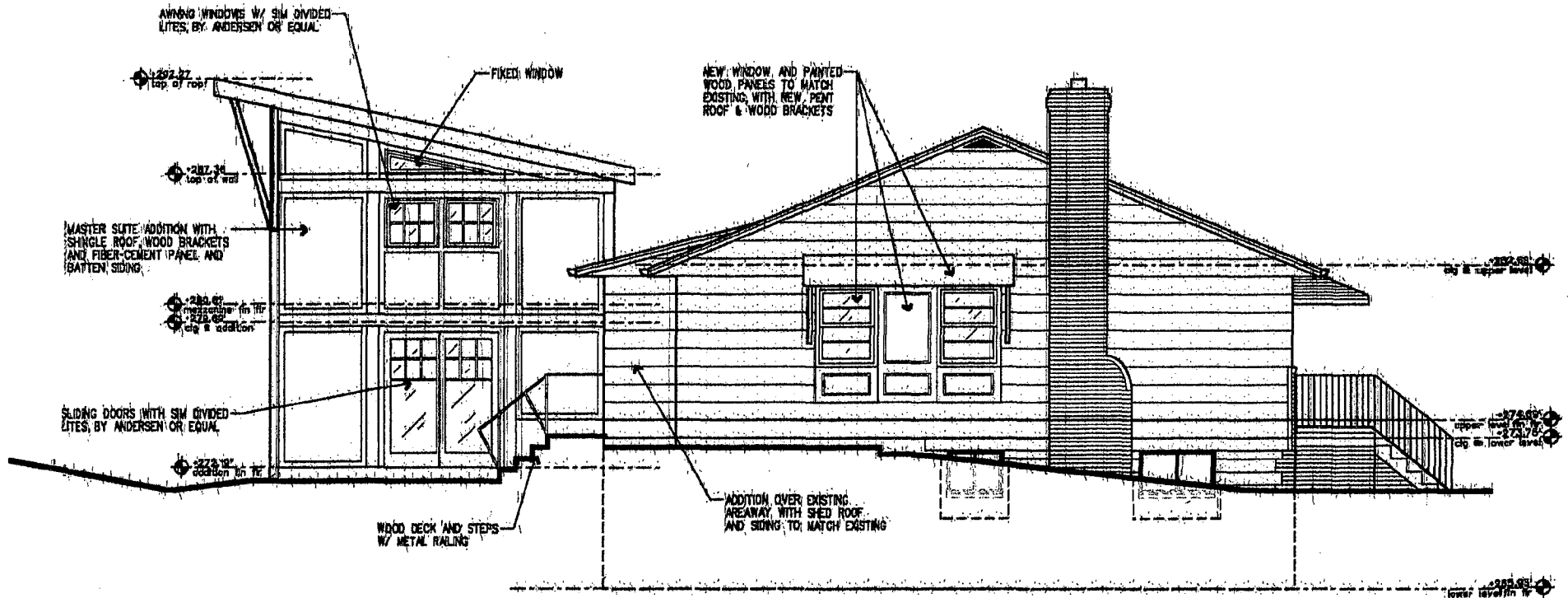
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

(A)



DRAWING: Proposed Southwest Elevation

ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

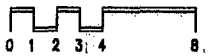
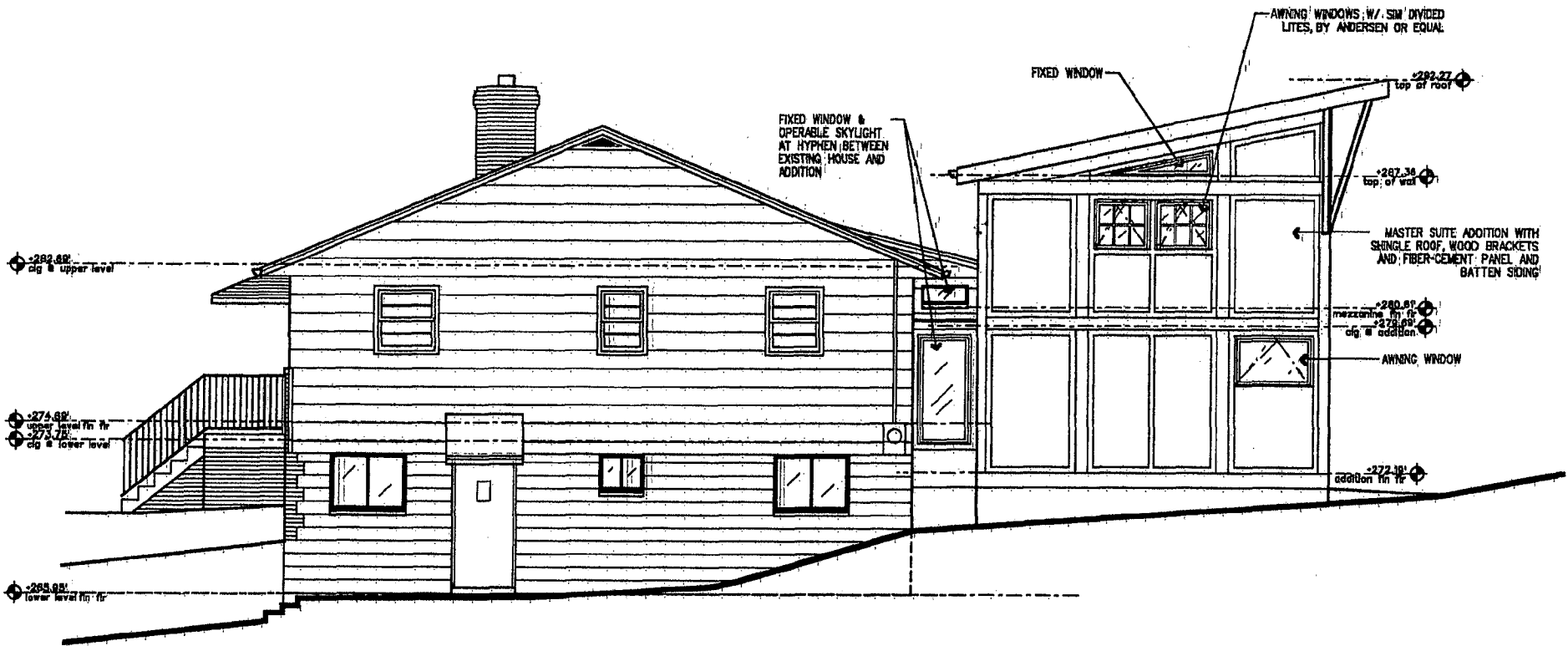
9908 Indian Lane Silver Spring MD 20901 801 593 0099

DATE: 27 July 2008

SCALE: 1/8" = 1'-0"

SK 11

6



SK 13

13

DRAWING: Proposed Northeast Elevation

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

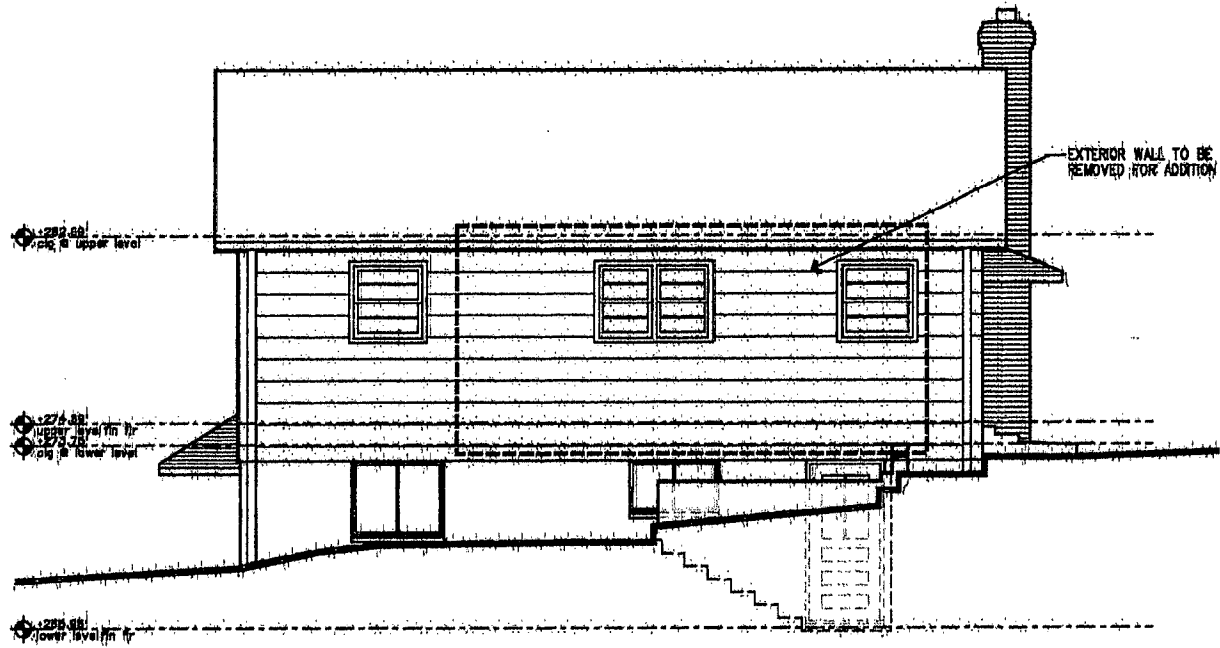
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

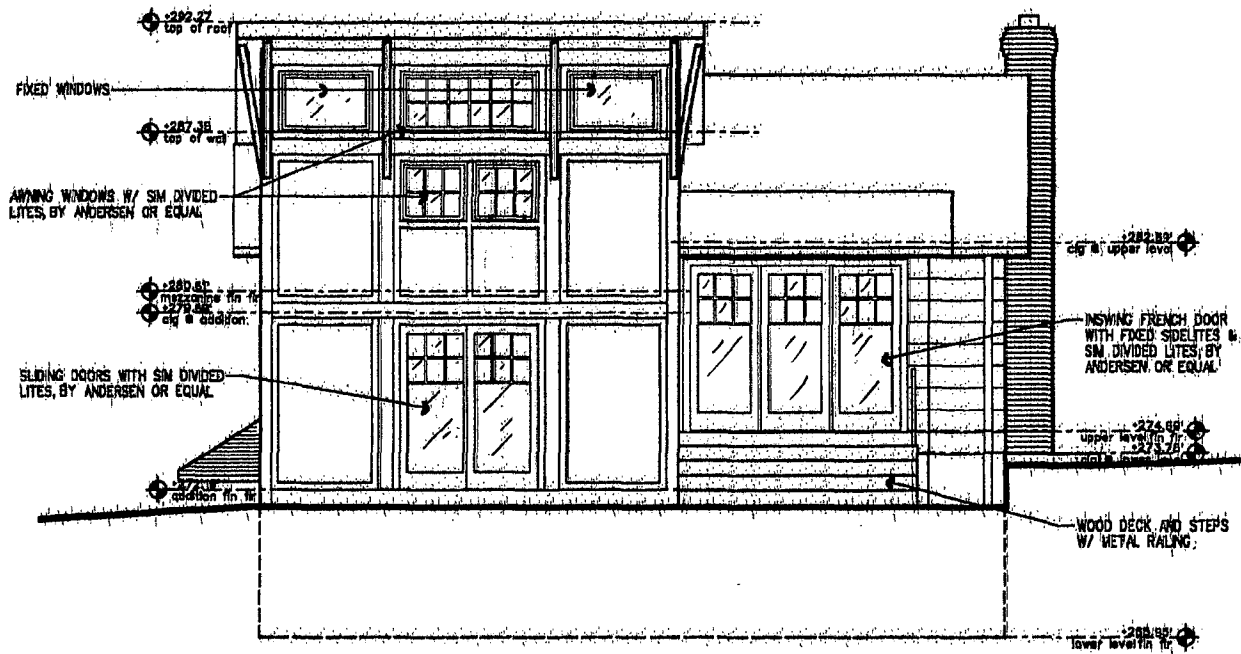
34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099



<p>SK 06</p>	<p>DRAWING: Existing Northwest Elevation</p> <p>DATE: 27 July 2005</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane Silver Spring MD 20901 301 593 0099</p>
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SK 12

DRAWING: Proposed Northwest Elevation

DATE: 27 July 2006

SCALE: 1/8" = 1'-0"

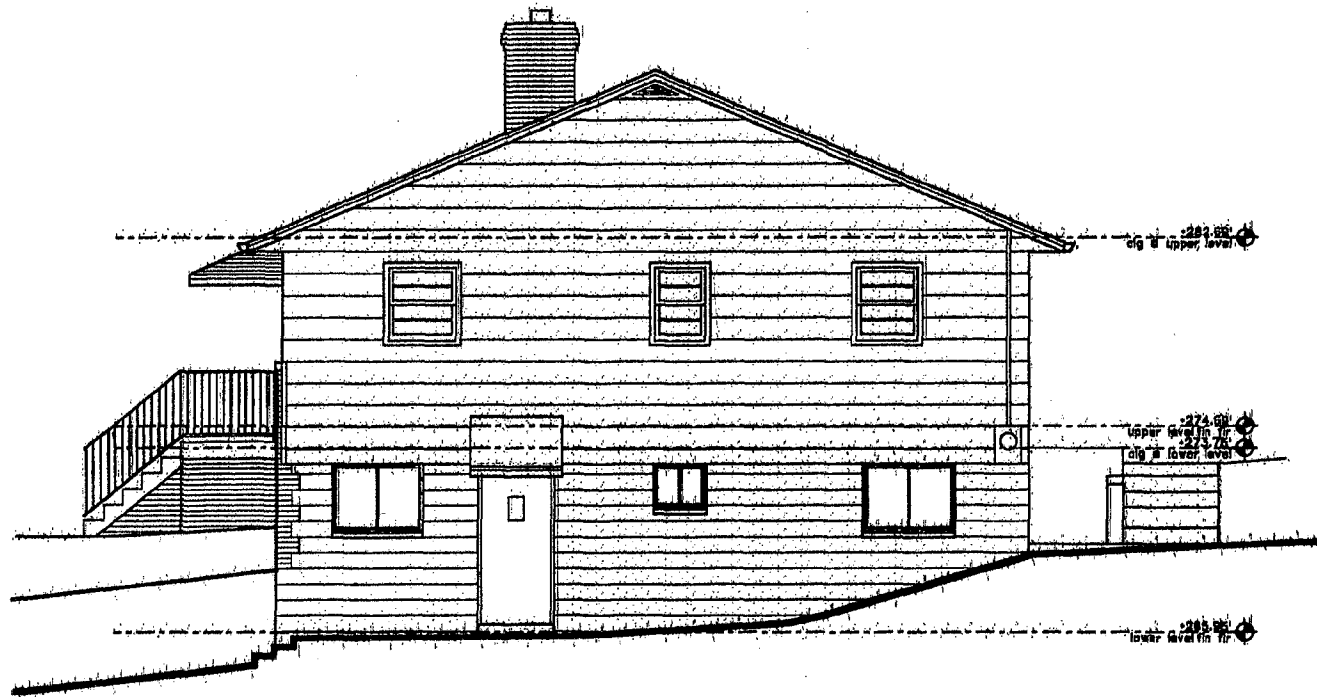
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lake Silver Spring MD 20901 301 593 0099



SK 07

DRAWING: Exterior Northeast Elevation

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

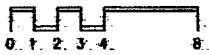
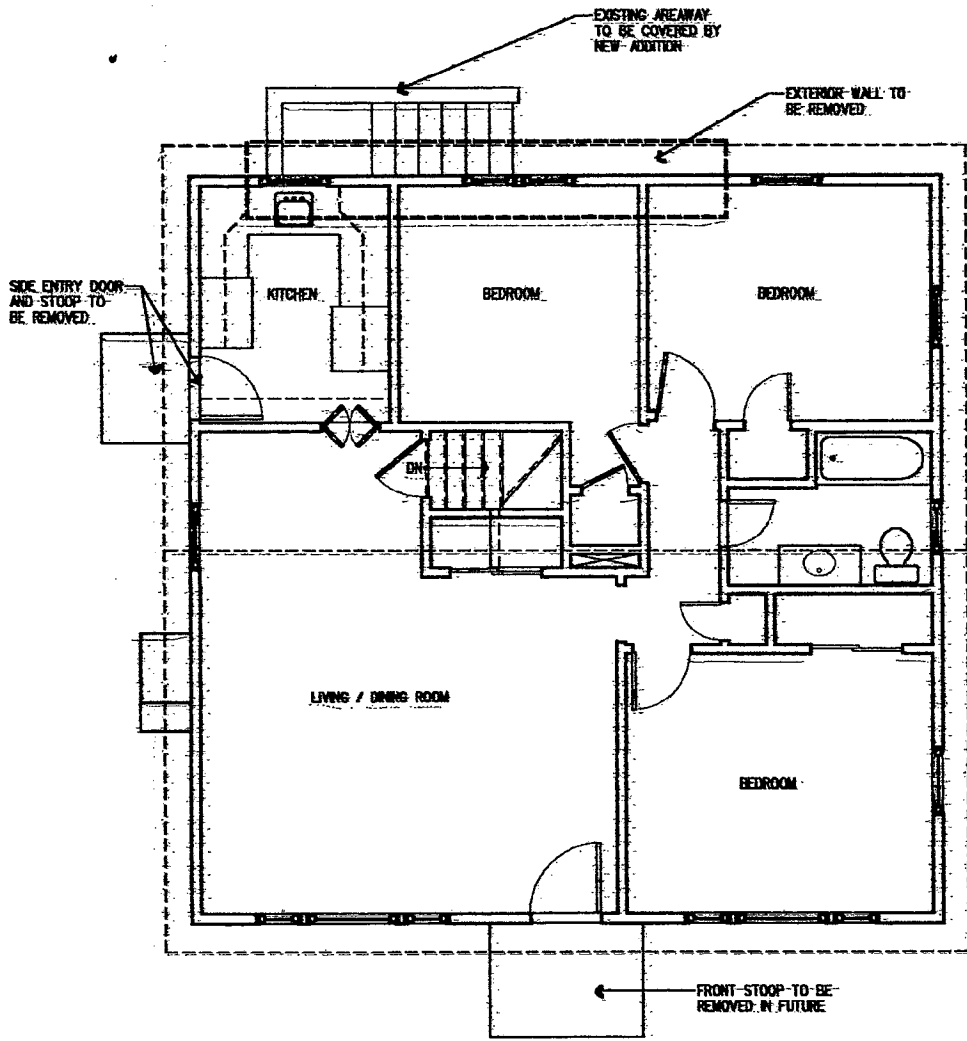
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

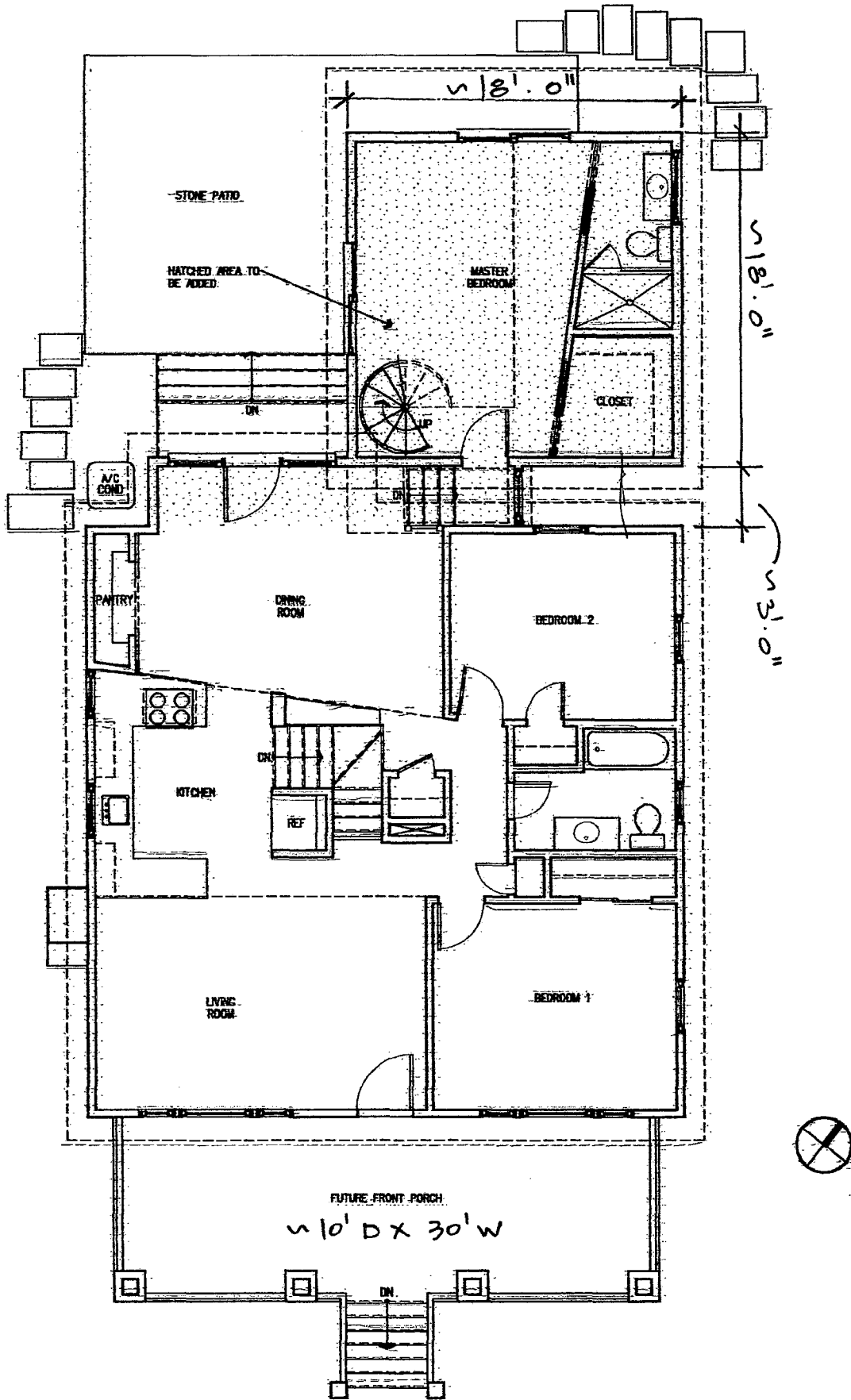
34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593-0099



<p>SK 02</p>	<p>DRAWING: Existing -First Floor-Plan-</p> <p>DATE: 27 July 2005</p> <p>SCALE: 1/8"=1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane - Silver Spring MD 20901 - 301 533-0999</p> <p style="text-align: right;">14</p>
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SK 08

DRAWING: Proposed First Floor Plan

DATE: 27 July 2005

SCALE: $1/8'' = 1'-0''$

ADDITIONS AND ALTERATIONS TO THE

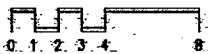
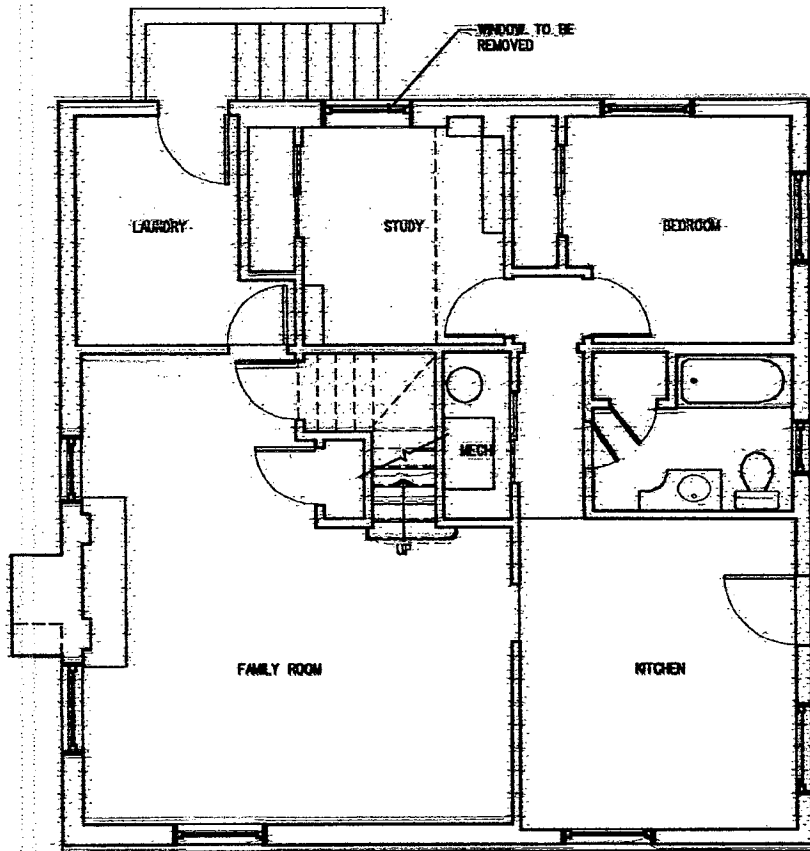
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

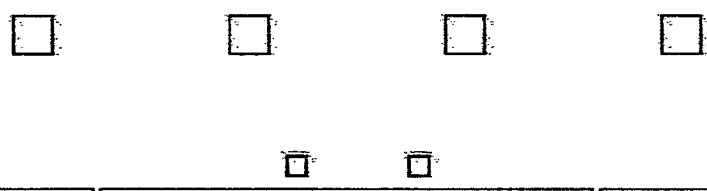
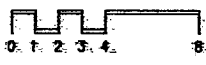
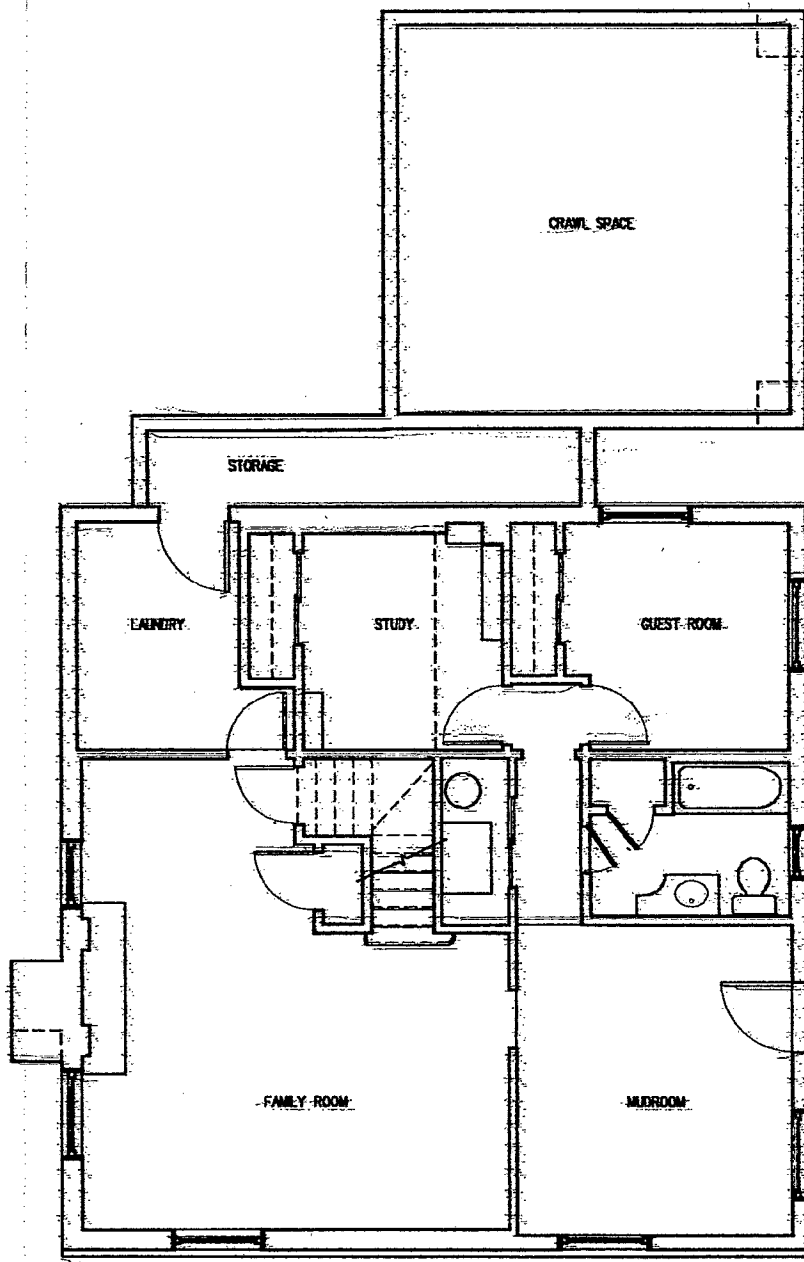
STACY STUDIO

9908 Indian Lane, Silver Spring MD 20901 301 593 0099

15



<p>SK 03</p>	<p>DRAWING: Existing Ground Floor Plan</p> <p>DATE: 27 July 2005</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane, Silver Spring MD 20901 301 593 0099</p> <p style="text-align: right;">16</p>
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17

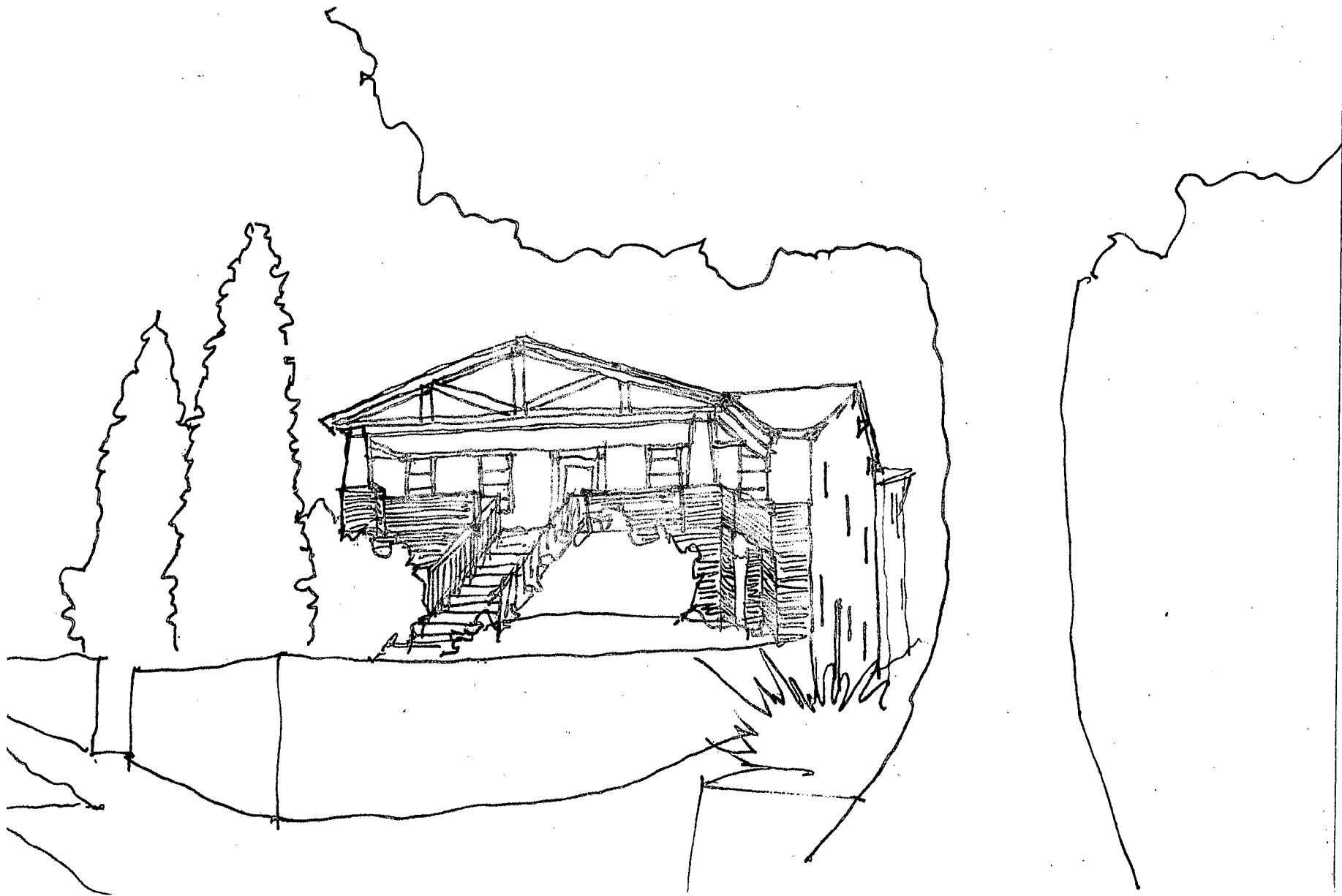
SK 09

DRAWING: Proposed Ground Floor Plan
 DATE: 27 July 2005
 SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lane, Silver Spring MD 20901 301-515-8999

Handwritten initials/signature



SK 10
(15)

DRAWING: Proposed Southeast Elevation
with Future Front Porch
DATE: 27 July 2005
SCALE: Not to Scale

ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO
9908 Indian Lane Silver Spring MD 20901 301 593-0099



Street (Southeast) Elevation



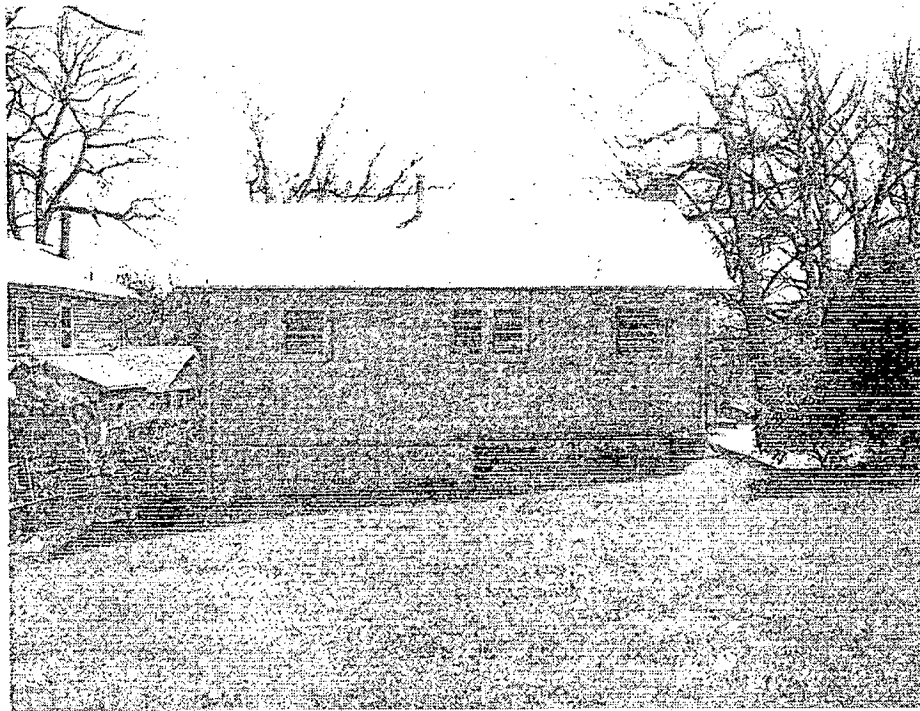
Side (Southwest) Elevation

GROBERO RESIDENCE

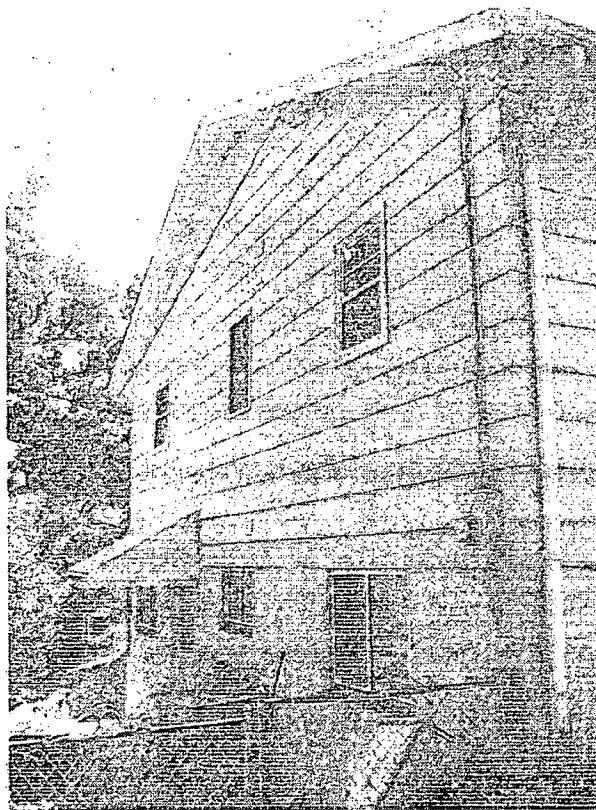
34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



Northwest Elevation



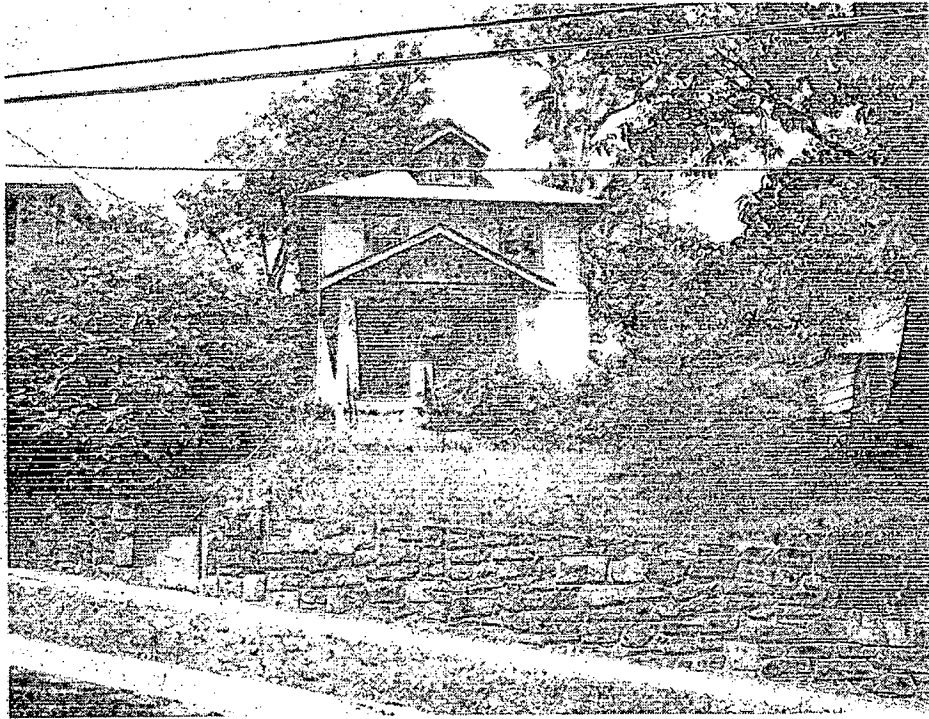
Northeast Elevation

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



32 Columbia Avenue



36 Columbia Avenue

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



33 Columbia Avenue



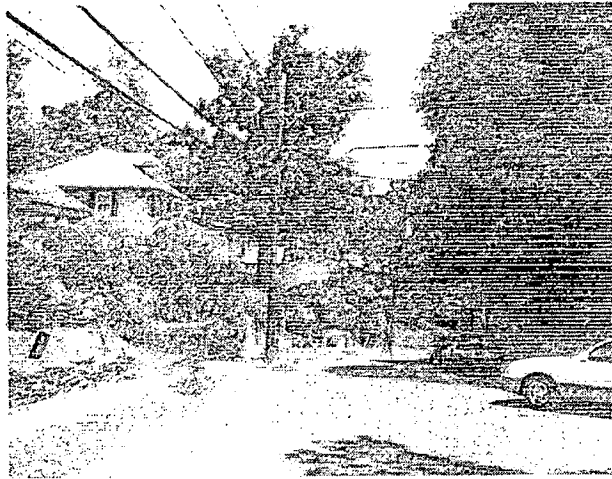
35 Columbia Avenue

GROBERG RESIDENCE

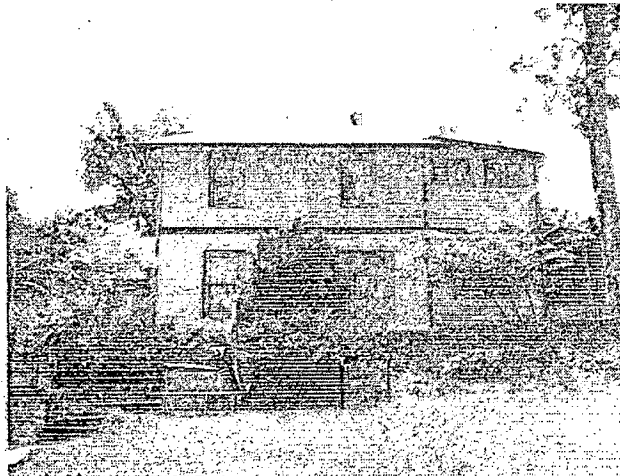
34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



View down Columbia Avenue to SW side of 34 Columbia



Side view of 32 Columbia from Rear Yard of 34 Columbia



View to Rear Yard of 36 Columbia from 34 Columbia

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901

**Property Owners Adjacent to and Confronting
34 Columbia Avenue, Takoma Park:**

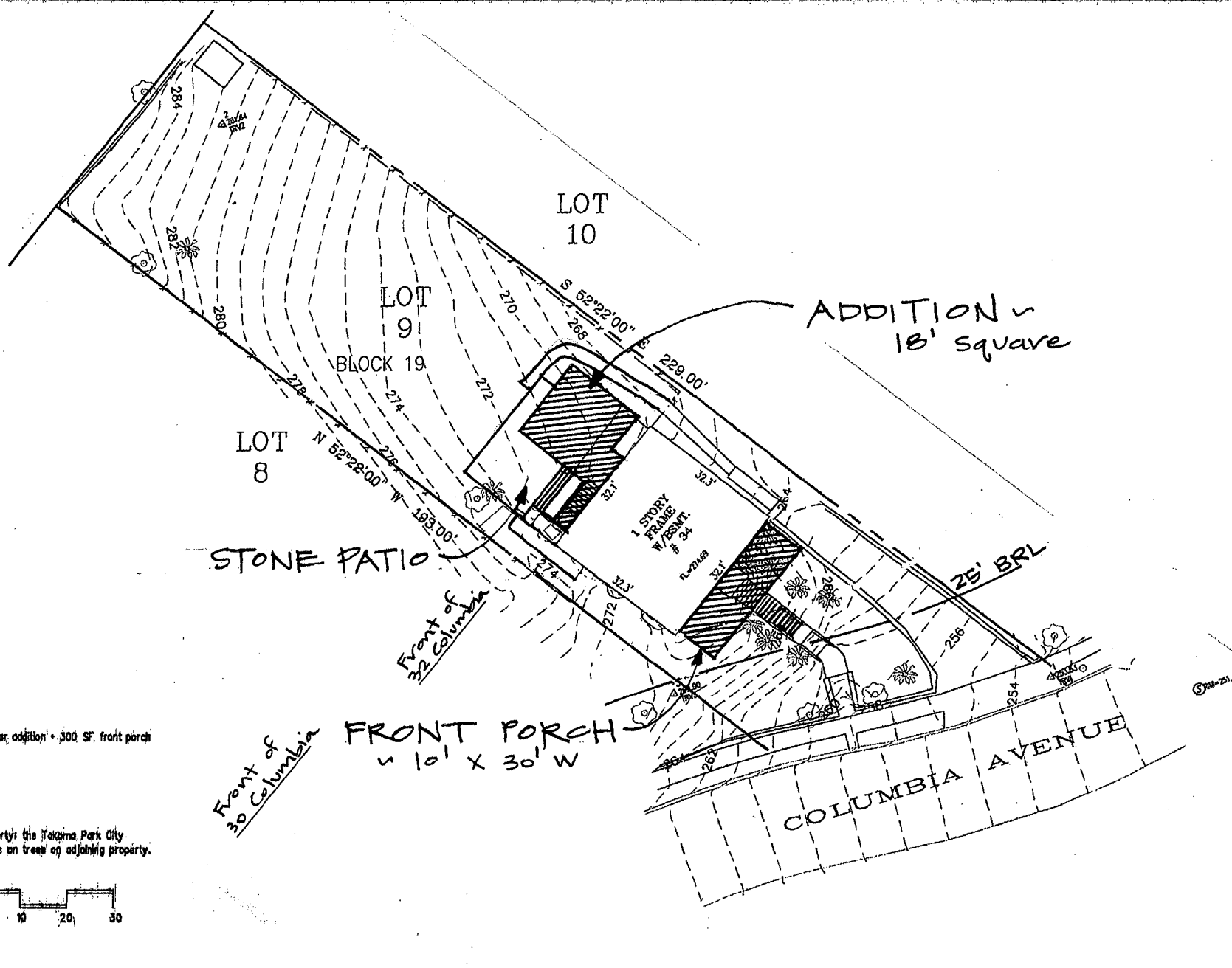
**Peter Alsberg and Janis Stovall
32 Columbia Avenue
Takoma Park, MD 20912**

**Elizabeth Hone and Stephen West
36 Columbia Avenue
Takoma Park, MD 20912**

**Anne Fothergill and Andrew Flack
33 Columbia Avenue
Takoma Park, MD 20912**

**Inan Phillips
35 Columbia Avenue
Takoma Park, MD 20912**

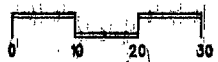
**Adam Bodner et al
7125 Carroll Avenue
Takoma Park, MD 20912**



FIRST FLOOR: 1033 SF existing + 365 SF rear addition + 300 SF front porch
 GROUND FLOOR: 1033 SF existing
 SITE: 10,580 SF

SITE COVERAGE: 16%
 FAR: .23

NOTE: No trees will be affected on this property; the Takoma Park City Arborist has been contacted regarding effects on trees on adjoining property.

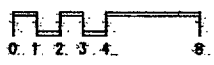
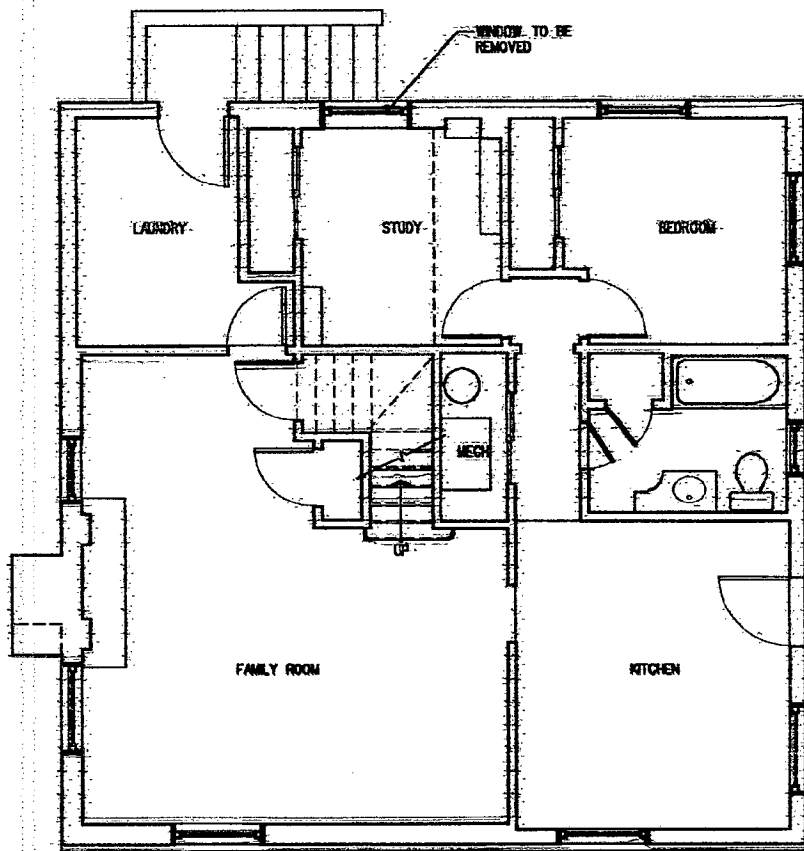


SK 01

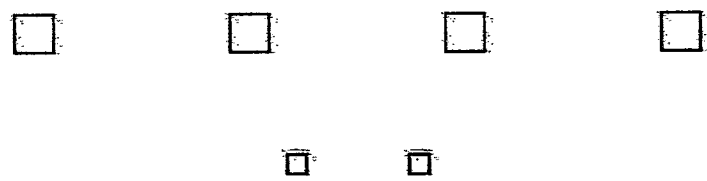
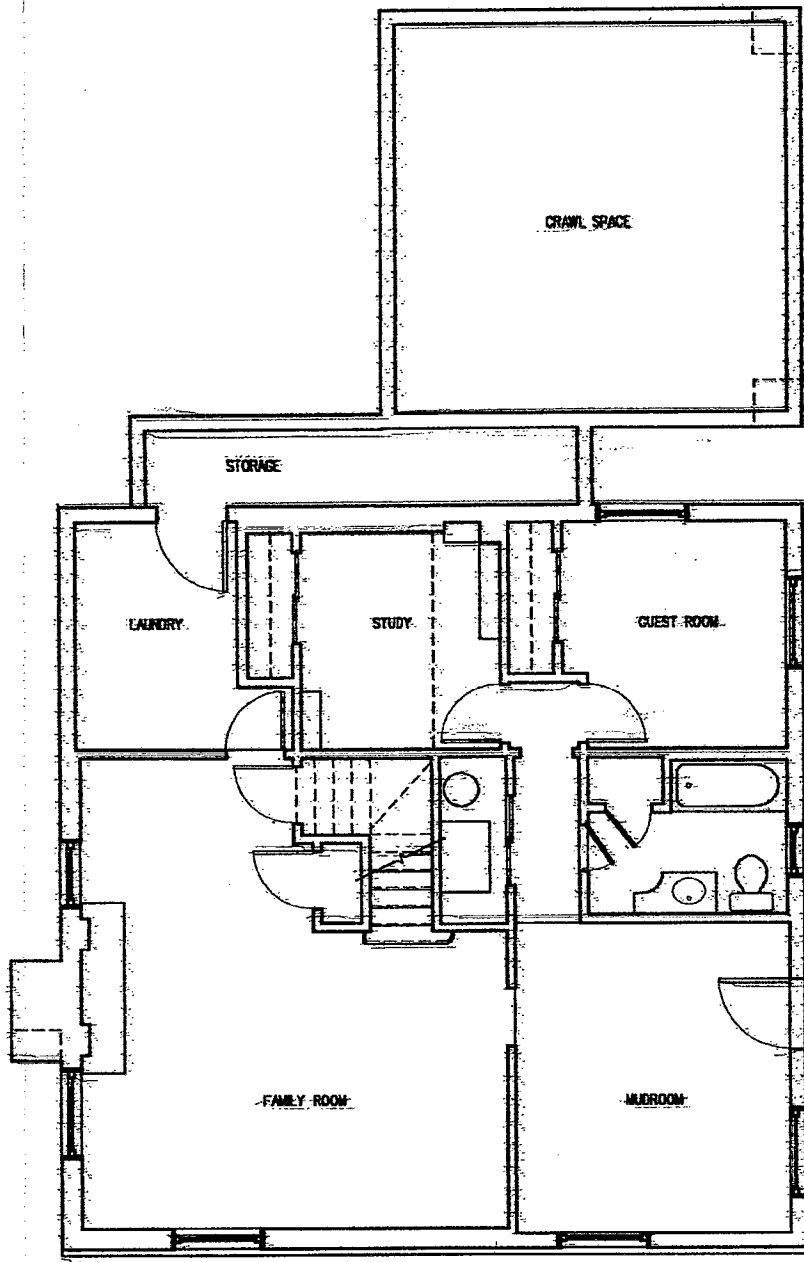
DRAWING: Proposed Site Plan
 DATE: 27 July 2005
 SCALE: 1" = 30'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301 593 0099



<p>SK 03</p>	<p>DRAWING: Existing Ground Floor Plan</p> <p>DATE: 27 July 2005</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane, Silver Spring MD 20901 301 593 0099</p>
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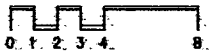
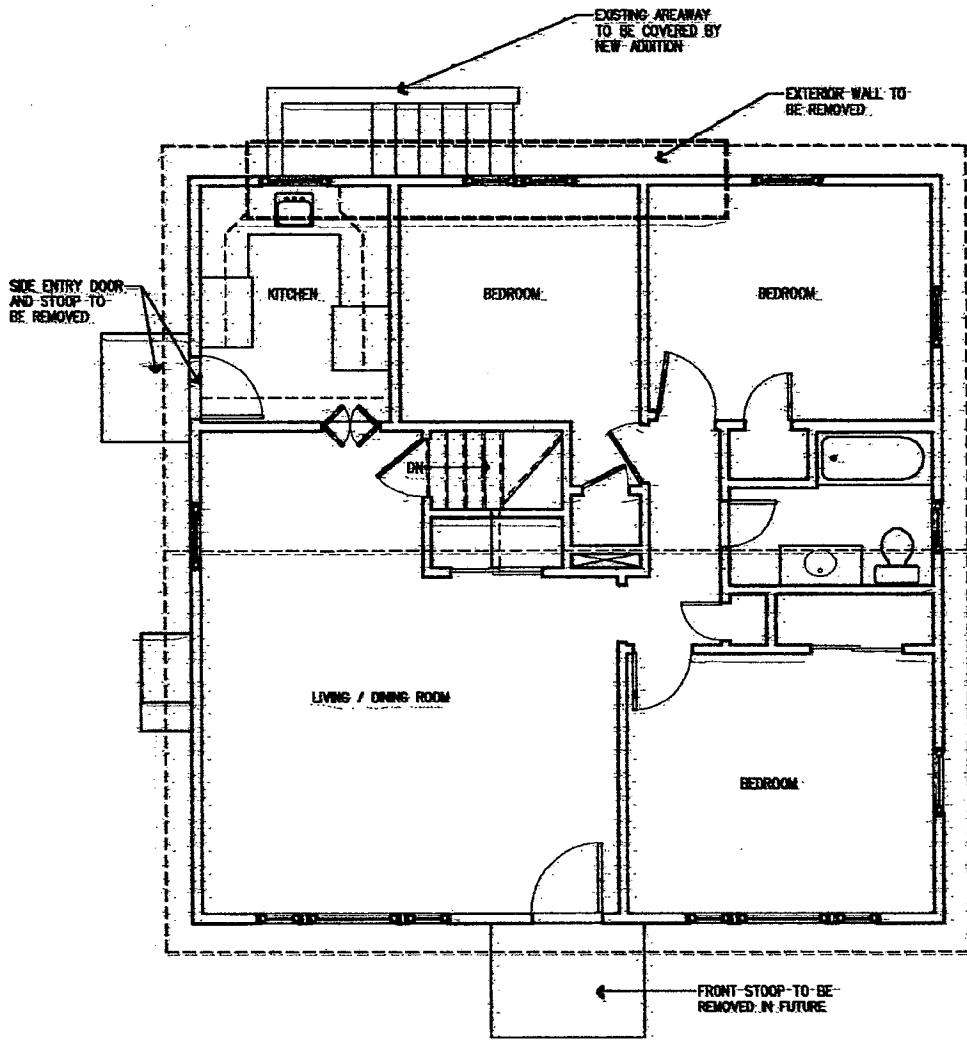


SK 09

DRAWING: Proposed Ground Floor Plan
 DATE: 27 July 2005
 SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301 593 0099

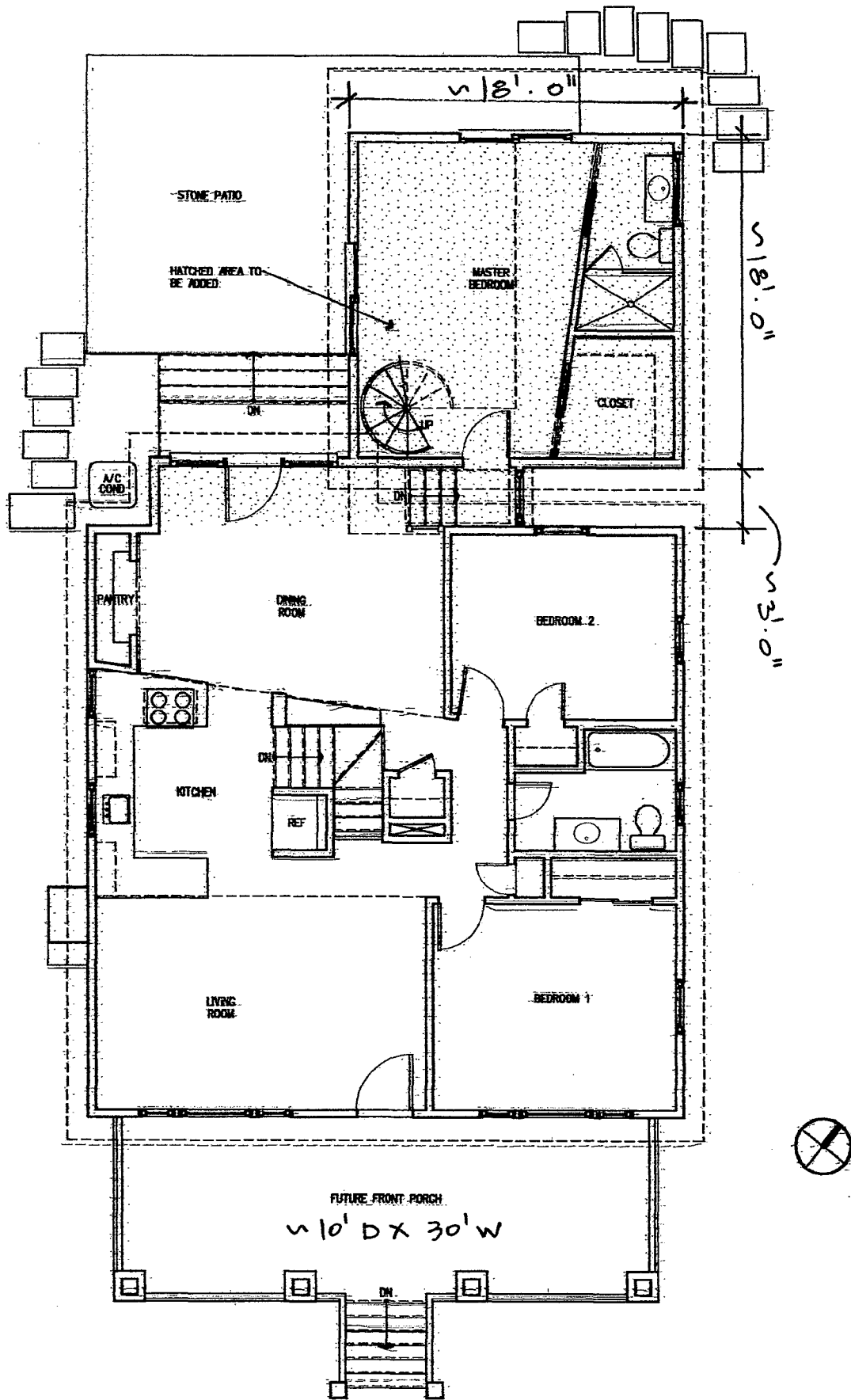


SK 02

DRAWING: Existing - First Floor Plan -
 DATE: 27 July 2005
 SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lane - Silver Spring MD 20901 301 593 0099



SK 08

DRAWING: Proposed First Floor Plan

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

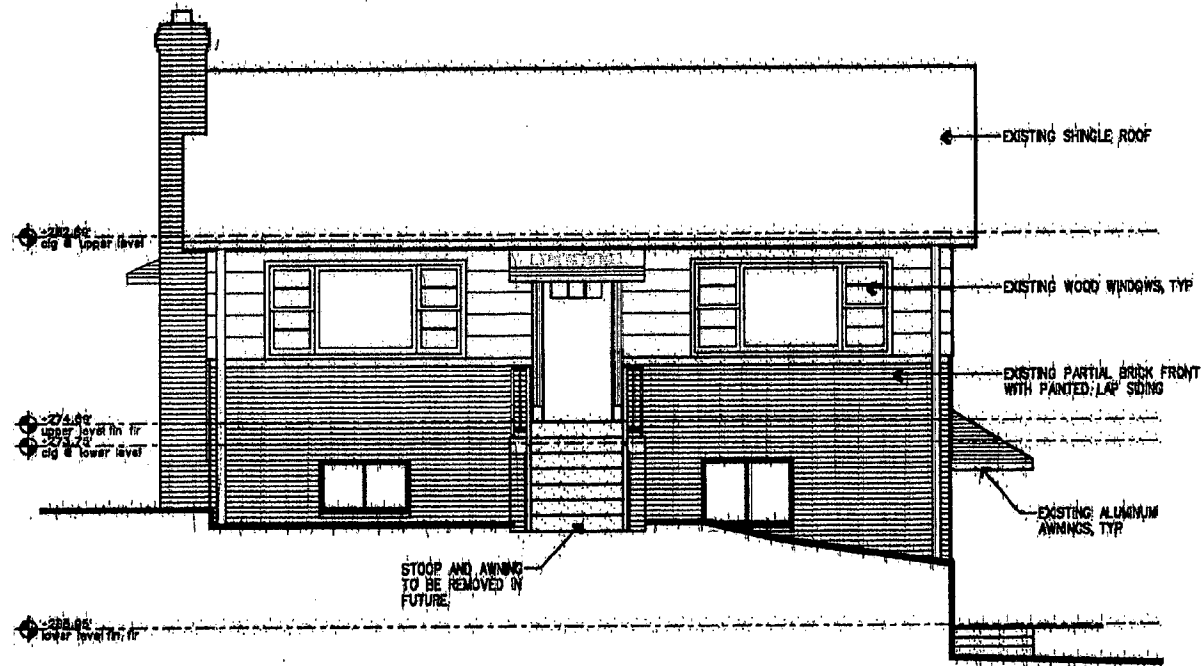
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

36 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane, Silver Spring MD 20901 301 593 0099



SK 04

DRAWING: Existing Southeast Elevation

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

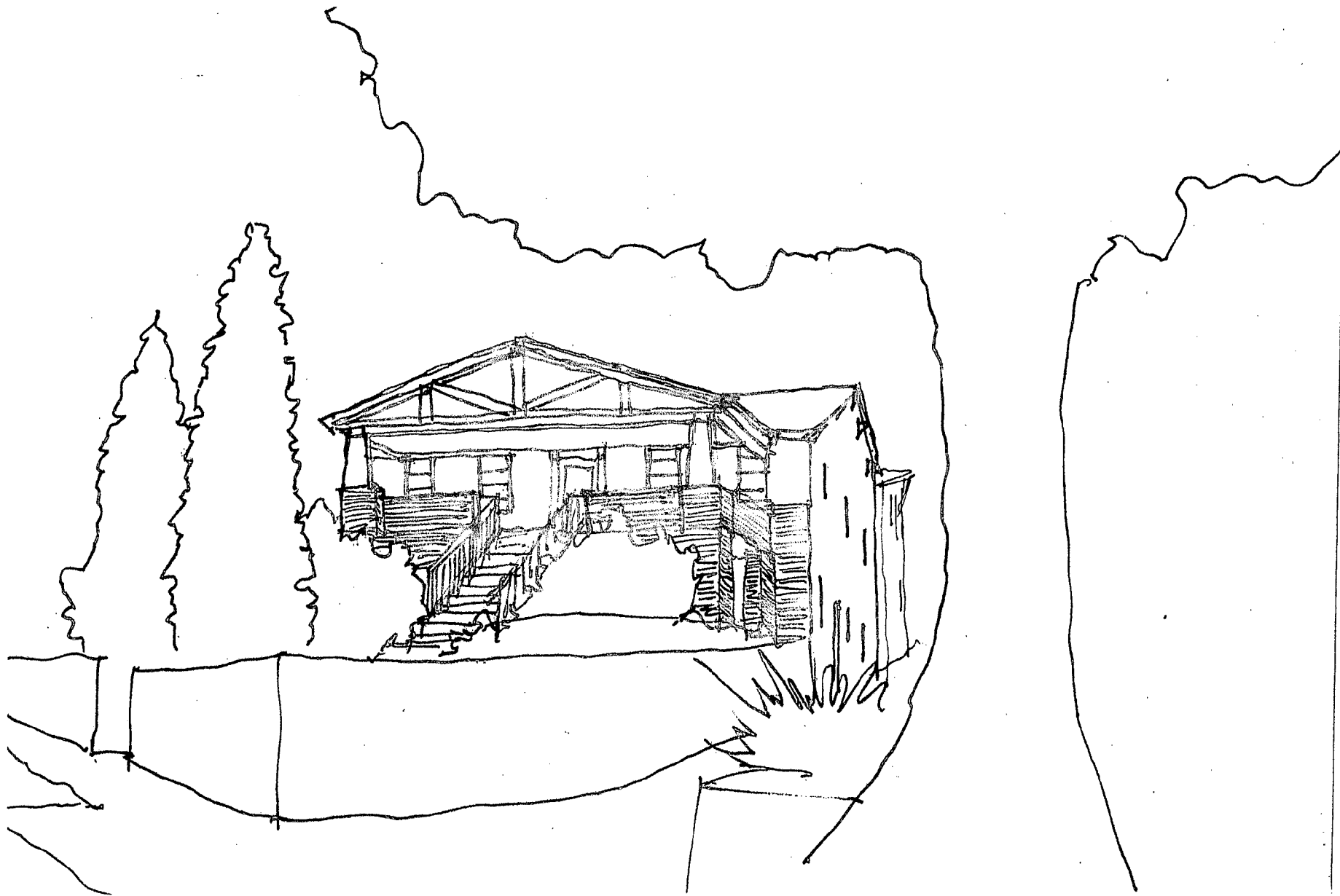
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20908 301 593 0099



SK 10

DRAWING: Proposed Southeast Elevation
with Future Front Porch

DATE: 27 July 2005

SCALE: Not to Scale

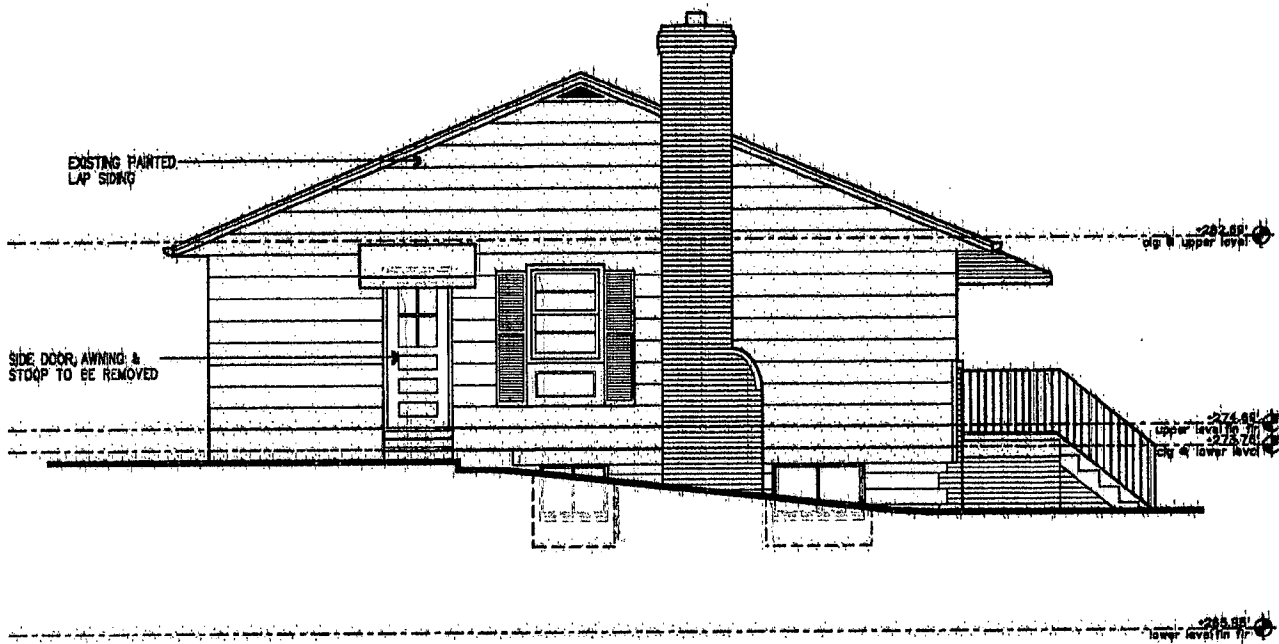
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593,0099



SK 05

DRAWING: Existing Southwest Elevation

DATE: 27 July 2008

SCALE: 1/8" = 1'-0"

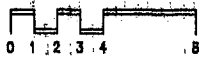
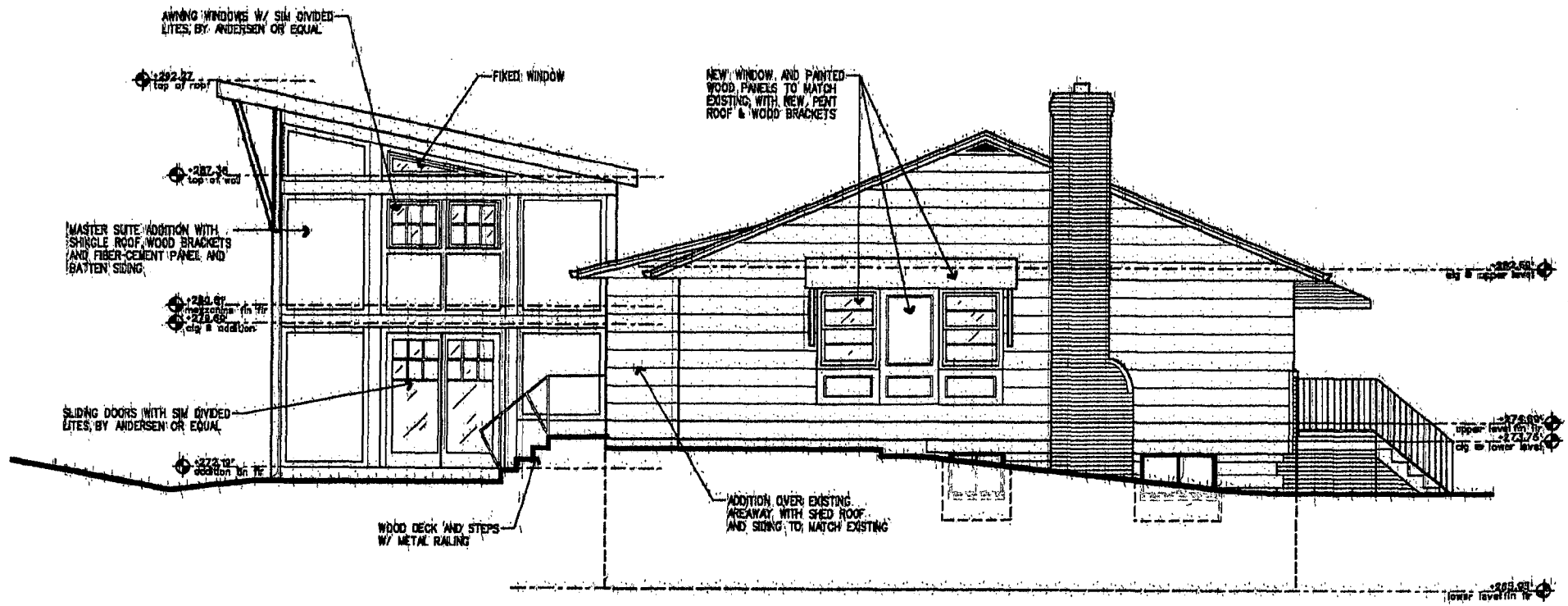
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099



DRAWING: Proposed Southwest Elevation

ADDITIONS AND ALTERATIONS TO THE

SK 11

DATE: 27 July 2008

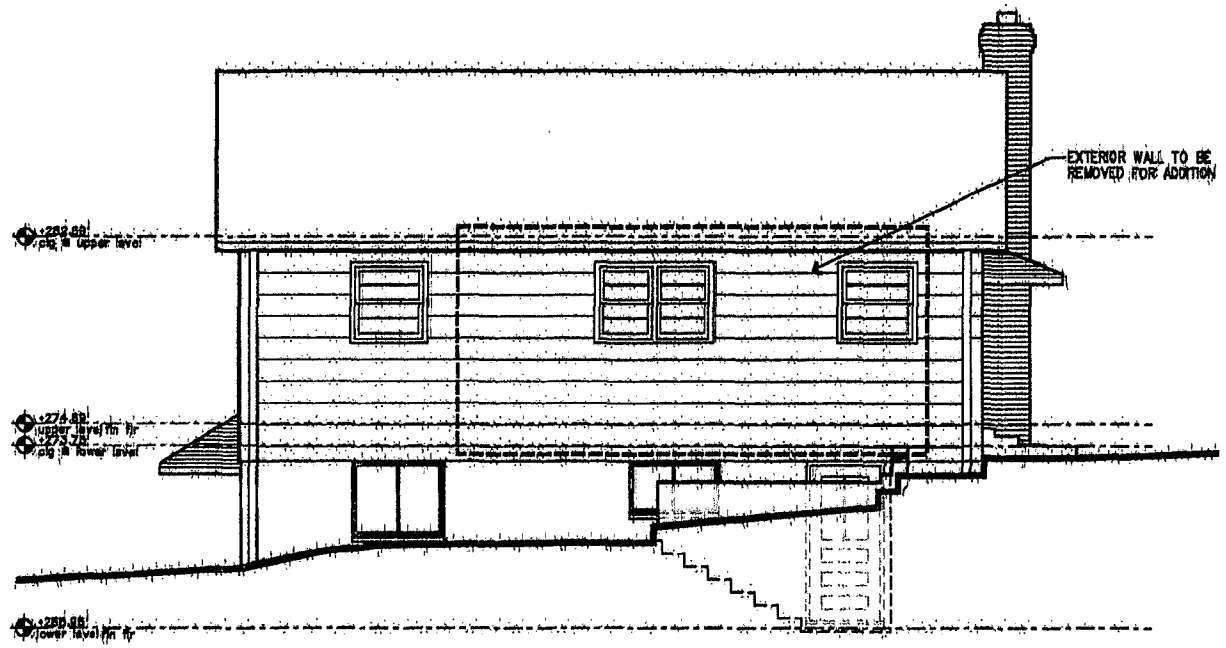
GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

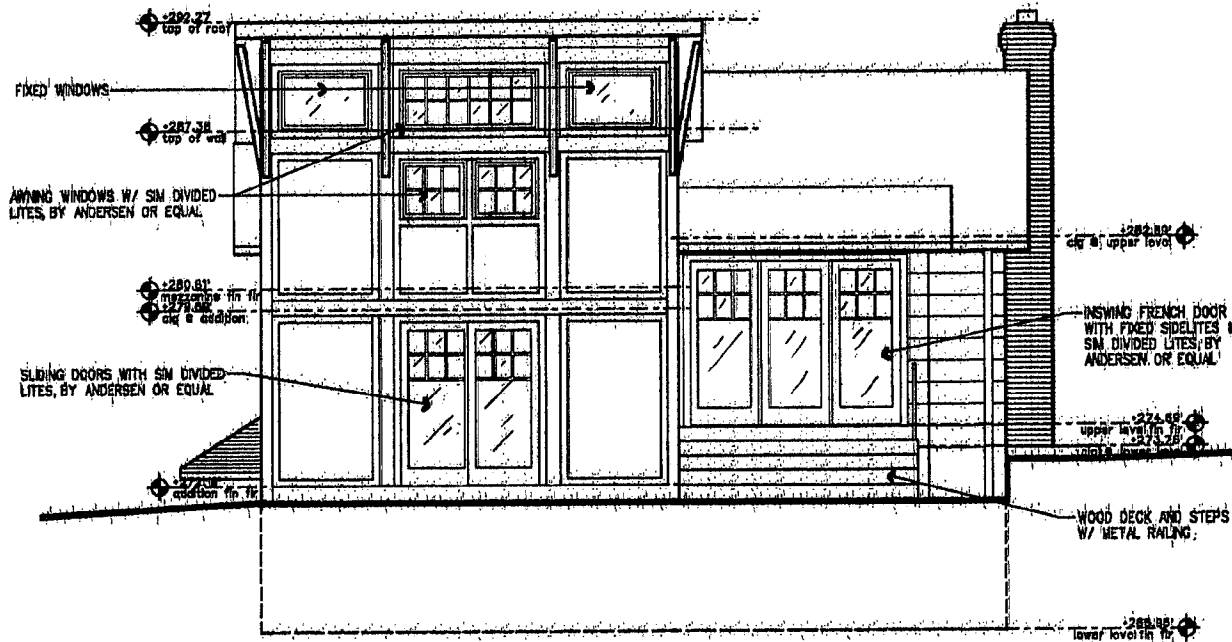
STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

SCALE: 1/8"=1'-0"



<p>SK 06</p>	<p>DRAWING: Existing Northwest Elevation</p> <p>DATE: 27 July 2006</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>ADDITIONS AND ALTERATIONS TO THE</p> <p>GROBERG RESIDENCE</p> <p>34 Columbia Avenue Takoma Park, Maryland 20912</p>	<p>STACY STUDIO</p> <p>9908 Indian Lane Silver Spring MD 20901 301 593 0099</p>
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SK 12

DRAWING: Proposed Northwest Elevation

DATE: 27 July 2006

SCALE: 1/8" = 1'-0"

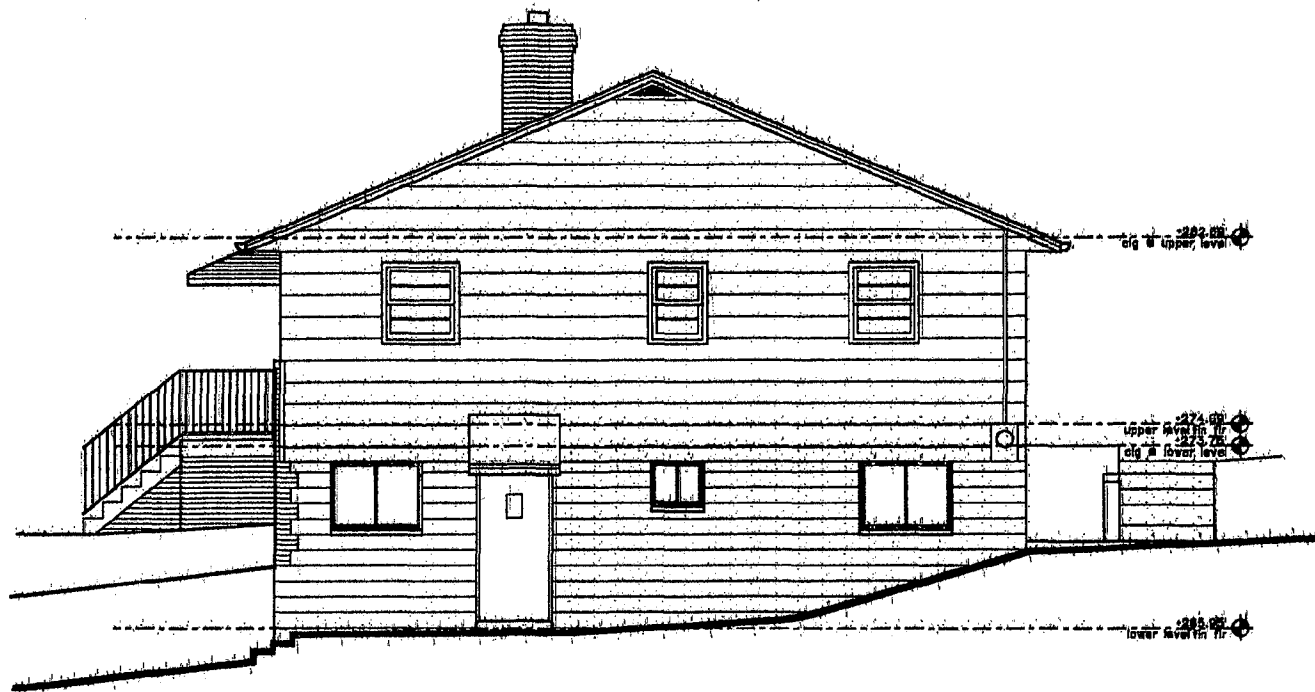
ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20904 301 593 0099

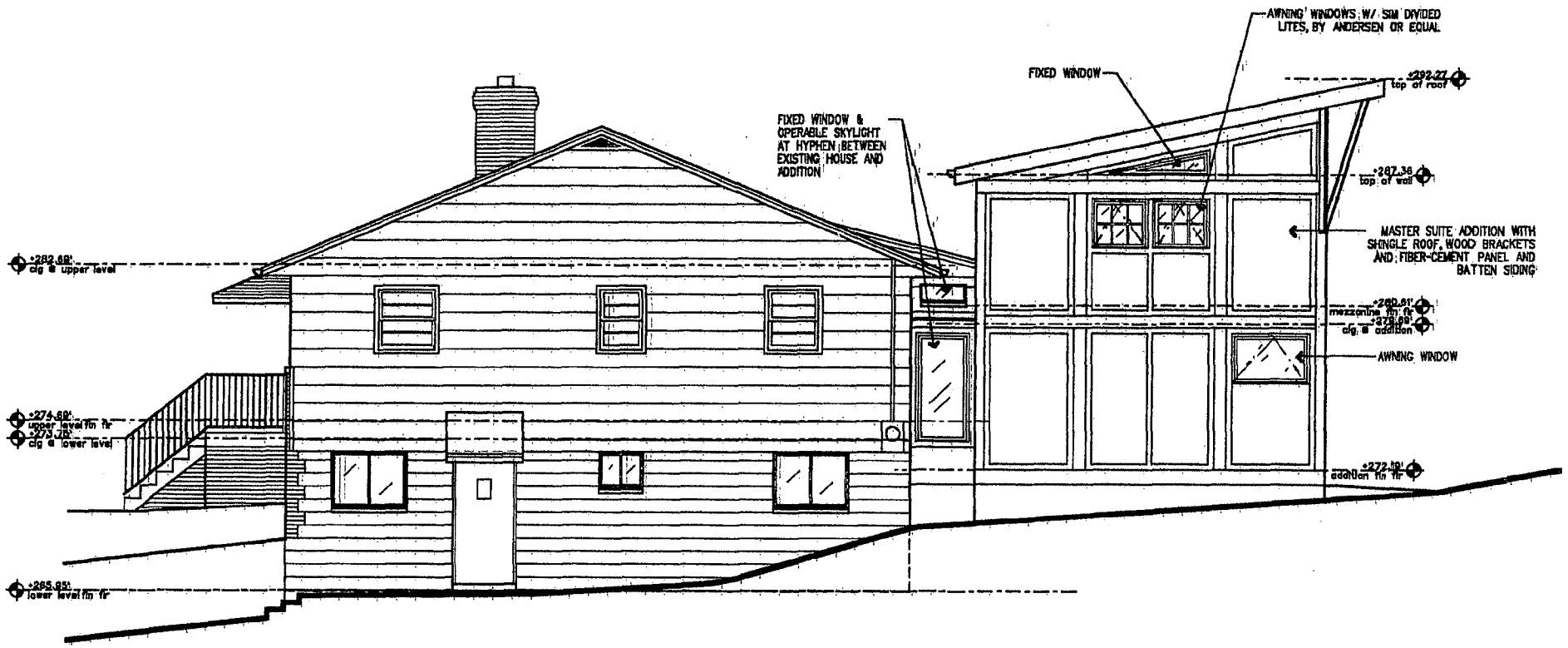


SK 07

DRAWING: Existing Northeast Elevation
 DATE: 27 July 2005
 SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE
GROBERG RESIDENCE
 34 Columbia Avenue
 Takoma Park, Maryland 20912

STACY STUDIO
 9908 Indian Lane Silver Spring MD 20901 301 593 0099



SK 13

DRAWING: Proposed Northeast Elevation

DATE: 27 July 2005

SCALE: 1/8" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, Maryland 20912

STACY STUDIO

9908 Indian Lane Silver Spring MD 20901 301 593 0099

**Property Owners Adjacent to and Confronting
34 Columbia Avenue, Takoma Park:**

**Peter Alsberg and Janis Stovall
32 Columbia Avenue
Takoma Park, MD 20912**

**Elizabeth Hone and Stephen West
36 Columbia Avenue
Takoma Park, MD 20912**

**Anne Fothergill and Andrew Flack
33 Columbia Avenue
Takoma Park, MD 20912**

**Inan Phillips
35 Columbia Avenue
Takoma Park, MD 20912**

**Adam Bodner et al
7125 Carroll Avenue
Takoma Park, MD 20912**



Street (Southeast) Elevation



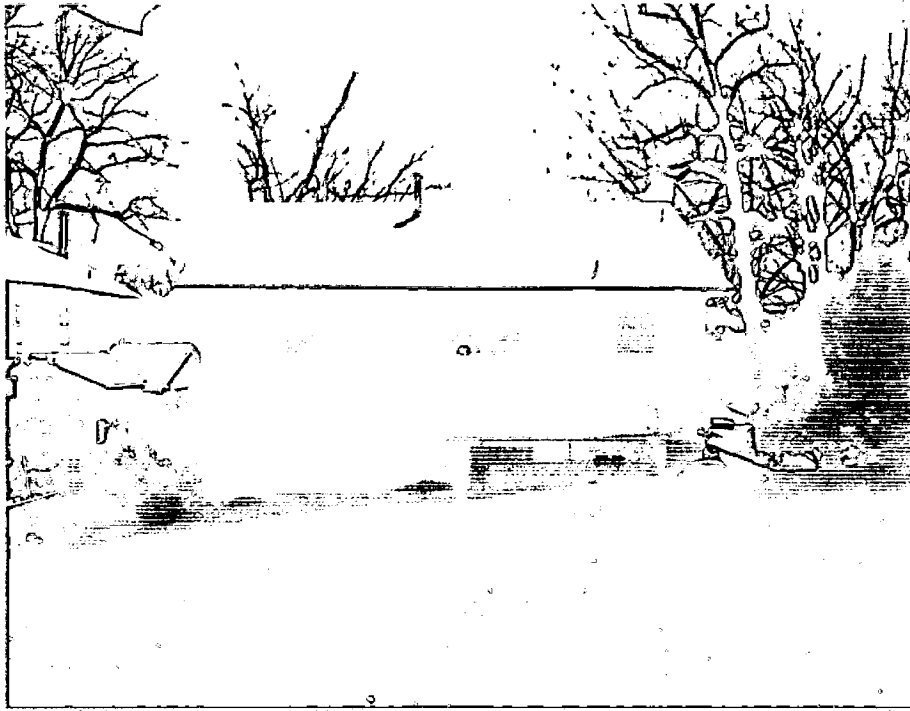
Side (Southwest) Elevation

GROBERG RESIDENCE

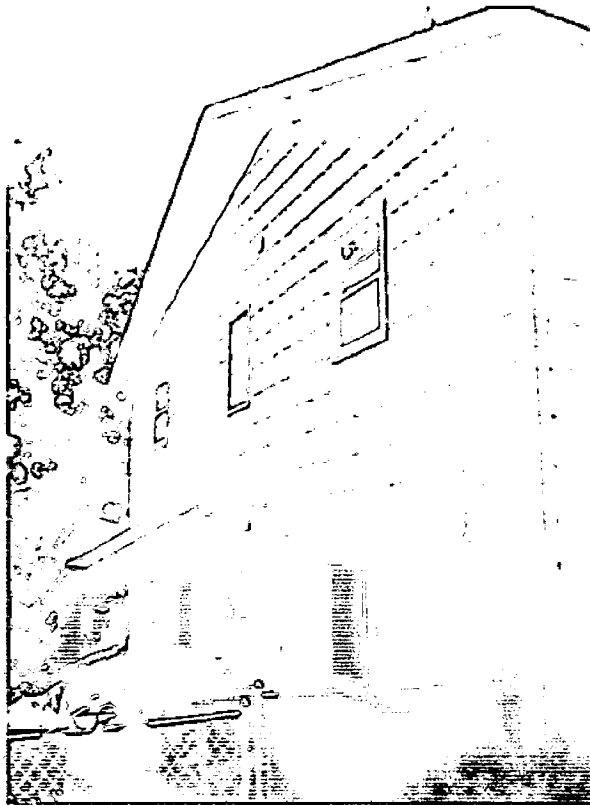
34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



Northwest Elevation.



Northeast Elevation.

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, MD 20912

STACY STUDIO

9908 Indian Lane
Silver Spring, MD 20901



33 Columbia Avenue



35 Columbia Avenue

GROBERG RESIDENCE

34 Columbia Avenue
Takoma Park, MD. 20912

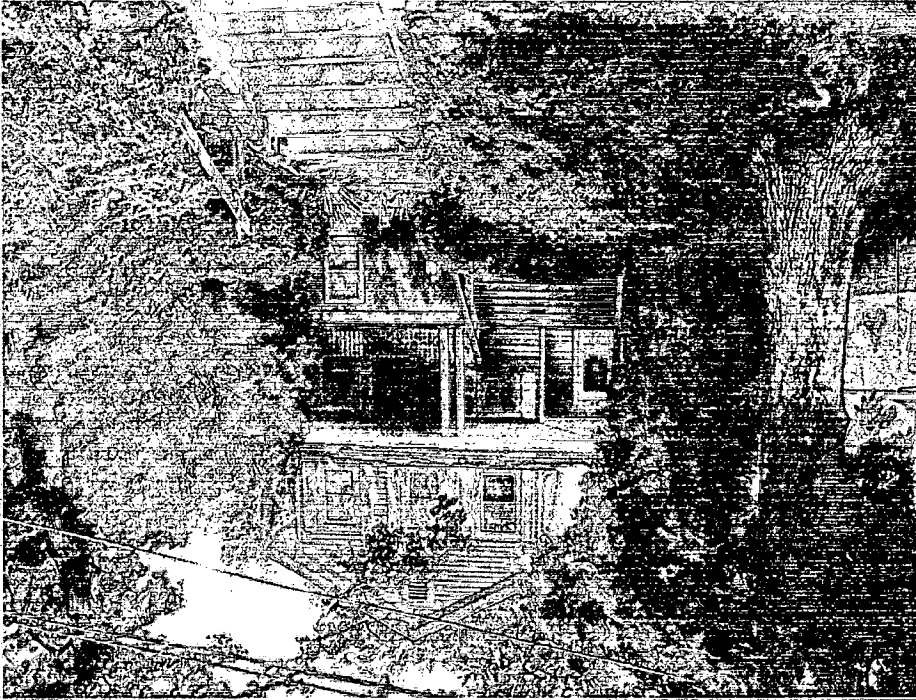
STACY STUDIO

9908 Indian Lane
Silver Spring, MD. 20901

STREV STUDIO
9908 Indian Lane
Silver Spring, MD 20901

ORRERO RESIDENCE
34 Columbia Avenue
Takoma Park, MD 20912

36 Columbia Avenue



32 Columbia Avenue

