

15130 Barnesville Road, Boyds  
# 18/08-07B (Boyd's Historic District)

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	15130 & 15134 Barnesville Road, Boyds	<b>Meeting Date:</b>	10/10/2007
<b>Resource:</b>	Contributing Resource <b>Boys Master Plan Historic District #18/08</b>	<b>Report Date:</b>	10/03/2007
<b>Applicant:</b>	Bill Dzyak	<b>Public Notice:</b>	9/29/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	18/008-07B	<b>Staff:</b>	Joshua Silver
<b>PROPOSAL:</b>	Removal of tree and outbuilding		

**STAFF RECOMMENDATION:**

Staff is recommending the Commission **approve** this HAWP application.

**HISTORIC CONTEXT**

Boys, a well-preserved and cohesive rural village in western Montgomery County, is representative of post-Civil War development and growth generated by the coming of the railroad to the area in the last quarter of the 19th century. It illustrates the impact of social and technical change on the area's agricultural community over the past century. It also reflects the early role of black citizens in rural parts of the County.

There are three general areas within the historic district of Boys: the commercial area north of the railroad along Barnesville Road, the Victorian village streetscape along Clopper and upper White Ground Road, and the folk architecture of the freed black community farther south along White Ground Road.

Boys was originally settled in 1753 on a tract of land named *Resurvey of Gum Spring*. The area was primarily farmed as a tobacco plantation, and the first residents were brought as slaves to the area. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation. They built several of the houses and community buildings that stand along the southern section of White Ground Road.

Colonel James A. Boyd, a well-traveled Scottish contractor and stone mason who participated in the building of the Metropolitan Branch of the B&O Railroad, established the village of Boys. In 1873, Boyd purchased 1100 acres of land on both sides of the newly-laid railroad track and built some of the first dwellings in Boys to house railroad workmen. He then built his own residence as a progressive farming operation called *Bonnie Brae*, with several tenant houses and a dairy. His innovative dairy barn was a model of efficiency. An engine on the clean concrete floor shelled corn, cut hay, sawed wood, and pumped water to feed the cows and cool the milk before shipment on the railroad.

In a broad sense, the railroad had a major impact on Montgomery County's agricultural industry. Fertilizers brought in by rail, for example, was said to triple farm yields. New and revolutionary farming ideas soon caught on, and Montgomery County entered a golden age of agriculture in the last quarter of the 19th century. Hoyles Mill, at 15100 Barnesville Road, is one of only a handful of frame grist mills surviving in the County.

Boys thrived because of its agricultural activities and its proximity to the railroad. By 1879, the village had a population of 100. In addition, the railroad brought summer residents to the Boys area to enjoy the rural

setting away from the heat and congestion of the city.

**PROPOSAL:**

The applicant is proposing to remove an existing 1,365 square foot, (non-historic) corrugated metal outbuilding from the property. The applicant is also proposing to remove one Pitch-Pine tree from the northeast corner of the property. Both projects are being proposed in order to accommodate the Planning Board's Preliminary Plan approval for the proposed construction of a medical office building and retail space at the subject property.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Boyds Master Plan Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

**Montgomery County Code; Chapter 24A**

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 a historic site or historic resource within a historic district; or

***Secretary of the Interior's Standards for Rehabilitation:***

1. A property shall be used for its historic purpose or be placed in a new use that required minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**STAFF DISCUSSION**

The proposed removal of the non-historic outbuilding and tree will have no impact on environmental setting of the property or historic district. *Staff is recommending approval for both the removal of the outbuilding and tree.*



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
301-771-6170

DPS-#8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Bill Dzyak  
Daytime Phone No.: 301-942-4900

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: WILLIAM R. DZYAK Daytime Phone No.: 301-942-4900  
Address: 20612 BOYDS TOP RIDGE DRIVE 20841  
Street Number City Street Zip Code  
Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 15130 Street: BARNSVILLE ROAD  
Town/City: BOYDS Nearest Cross Street: RT 121 / CLARKSBURG ROAD  
Lot: 1 Block: \_\_\_\_\_ Subdivision: DZYAK PROPERTY  
Liber: 6259 Folio: 233 Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

- AC  Slab  Room Addition  Porch  Deck  Shed / BUTLER BUILDING  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: PITCH PINE TREE

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

[Signature] \_\_\_\_\_ Date: 8-23-07  
Signature of owner or authorized agent Date

Approved: 463908 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 1400 SQUARE FOOT BUTLER BUILDING OF NO HISTORIC  
VALUE TO BE REMOVED IN PREPARATION FOR CONSTRUCTION  
OF MEDICAL OFFICE BUILDING AS PER APPROVAL OF  
PLANNING BOARD  
PRELIMINARY PLAN FILE NUMBER 1-05067

② REMOVAL OF PITCH PINE TREE AT NORTH EAST CORNER OF  
PROPERTY IN PREPARATION FOR CONSTRUCTION OF PROPOSED  
RETAIL SPACE AS APPROVED BY PLANNING BOARD FILE # 1-05067

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

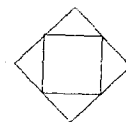
Site Plan

ADDRESSES OF ADJACENT AND CONFRONTING OWNERS

JANIE NICHOLSON  
15140 BARNSVILLE ROAD  
BOYDS, MD. 20841

NATIONAL SOLVENTS CO.  
PARCEL 106  
L. 6024 F183  
ZONED C1

TAMARA HILDERBRAND  
15131 BARNSVILLE ROAD  
BOYDS, MD. 20841



Shade portion to indicate North.

Applicant: \_\_\_\_\_

# Existing Conditions

## GENERAL NOTES

- 1) WATER CATEGORY - 6 OTHER CATEGORY - 4
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2004
- 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2004
- 4) TOTAL LOT AREA: LOT 1 = 54,702 SQ. FT. (1.26 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP DUAG.
- 6) PROPERTY SHOWN ON NSDC 2007 SHEET 227 104 8.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOLS SURVEY MAP No. 02, SOIL TYPE(S) 140 & 16C.
- 8) FLOOD ZONE 10 PER FEMA FIRM MAPS, COMMUNITY PANEL NUMBER SH041 0008 C.
- 9) SITE IS LOCATED IN THE LITTLE ROCKA CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
  - WATER & SEWER - VIA PRIVATE WELL & SEPTIC
  - ELECTRIC - PEPCO
  - TELEPHONE - VERIZON
  - GAS - HARRINGTON GAS

## LEGEND

EXISTING FEATURES	
ST. DRAIN WITH MANHOLE	PROF. WATER-TO-SEWER CONNECTION
SEWER LINE WITH CLEANOUT	PROF. SEWER-TO-SEWER CONNECTION
SEWER MANHOLE AND INVERT	PROF. GAS-TO-GAS CONNECTION
WATER LINE WITH VALVE	PROF. ELECTRIC-TO-ELECTRIC CONNECTION
GAS LINE WITH VALVE	PROF. CONDUIT WITH ELEVATION
OVERHEAD UTILITY WITH HOLE	PROF. STORM ELEVATION
UNDERGROUND UTILITY LINE	PROF. RETAINING WALL
THO. AND TEN-FOOT CONTOURS	PROF. 4" AND 6" PVC PIPE
SPOT ELEVATION	PROF. DOWNSPUT AND FLOPPY (LIFTS OF DISTURBANCE (L.O.D.))
CHAIN LINE OR WIRE FENCE	STABILIZED CONSTRUCTION DISTANCE (S.C.D.)
NO. WOOD PILES	PROF. SUPER SILT FENCE
PROF. TEST LOCATIONS	PROF. CONSTRUCTION FENCE
	PROF. SILT FENCE
	PROPOSED EARTH DIKE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN INLET PROTECTION
	DI. EXCHANGE DIVIDE
	PROF. DRAINAGE DIVIDE

## SEQUENCE OF CONSTRUCTION

- 1) PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE CHIEF INSPECTOR, AND THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (PEPDS) SEDIMENT CONTROL INSPECTOR, 340-777-6200 (48 HOURS NOTICE).
- 2) THE LIFTS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION OR OTHER LAND DISTURBING ACTIVITIES.
- 3) CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES
- 4) INSTALL SEDIMENT CONTROL DEVICES, WITH THE EXCEPTION OF THE EARTH DIKE AND CLEAN WATER COVERED PIPE.
- 5) INSTALL CONSTRUCTION FENCING TO PREVENT DISTURBANCE TO THE RESERVE SEPTIC FIELD AREA.
- 6) ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE PEPDS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRASSING, OR GRADING.
- 7) CONSTRUCT RETAINING WALL AT THE REAR OF THE PROPERTY.
- 8) INSTALL STORM DRAIN INLET AT PVC DRAIN PIPE, CONCRETE HEADWALL AND TRENCH DRAIN - INSTALL AT-GRADE INLET PROTECTION AROUND INLET AND TRENCH DRAIN
- 9) INSTALL BASE COURSE FOR DRIVEWAY, PARKING LOT, SIDEWALKS, CONSTRUCT MEDICAL OFFICE AND RETAIL BUILDING, ETC.
- 10) PAVE DRIVEWAY, INSTALL/CONSTRUCT INFILTRATION TRENCH AND CONCRETE HEADWALL
- 11) PERMANENTLY STABILIZE ALL REMAINING AREAS.
- 12) ONCE THE DRAINAGE AREA IS STABILIZED, THE STORM DRAIN SYSTEM MUST BE FLUSHED AND INTERFERING PIPES REMOVED, AND THE CONSTRUCTION OR UNLOADING OF ANY PERMANENT PIPES.
- 13) OBTAIN WRITTEN APPROVAL FROM PEPDS INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.

## SEPTIC DESIGN CHART

Test	Av. Depth of Test (in.)	Test Site	Av. Depth of Test (in.)	Test Site	Av. Depth of Test (in.)	Test Site	Av. Depth of Test (in.)
A	20	4 & 15	J	7	4.5 & 15	-	-

Lowest Existing Elevation	Ground Surface Elevation	Septic Tank In. at Inlet	Septic Tank In. at Outlet	Inlet Trench Depth	Outlet Trench Depth	S.F. of Inlet Spore	In. of Inlet Spore	Trench Spacing
103.2	102.5	102.8	102.5	25.3	116.4	4	7.842	102.3

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

## RELATED REQUIRED PERMITS

To be completed by the applicant and signed on the first sheet of the ALL STABILIZED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PLAN.

TYPE OF PERMIT	REQD	NOT REQD	PERMIT NO.	EXPIRATION DATE	WORK RESTRICTION DATES
VEDPS (Watershed District)	X				
WATERSHEDS/MILANDS	X				
a. Corps of Engineers	X				
b. MDC	X				
c. MDC Water Quality Certification	X				
MDC Dam Safety	X				
N.P.D.C.S. NOTICE OF INTENT	X	N/A	N/A		GATE FILED
DIVERS (Private Land)	X				

## TOPSOIL NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STABILIZATION AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION. SPECIFICATIONS ARE SHOWN ON SHEET TWO.

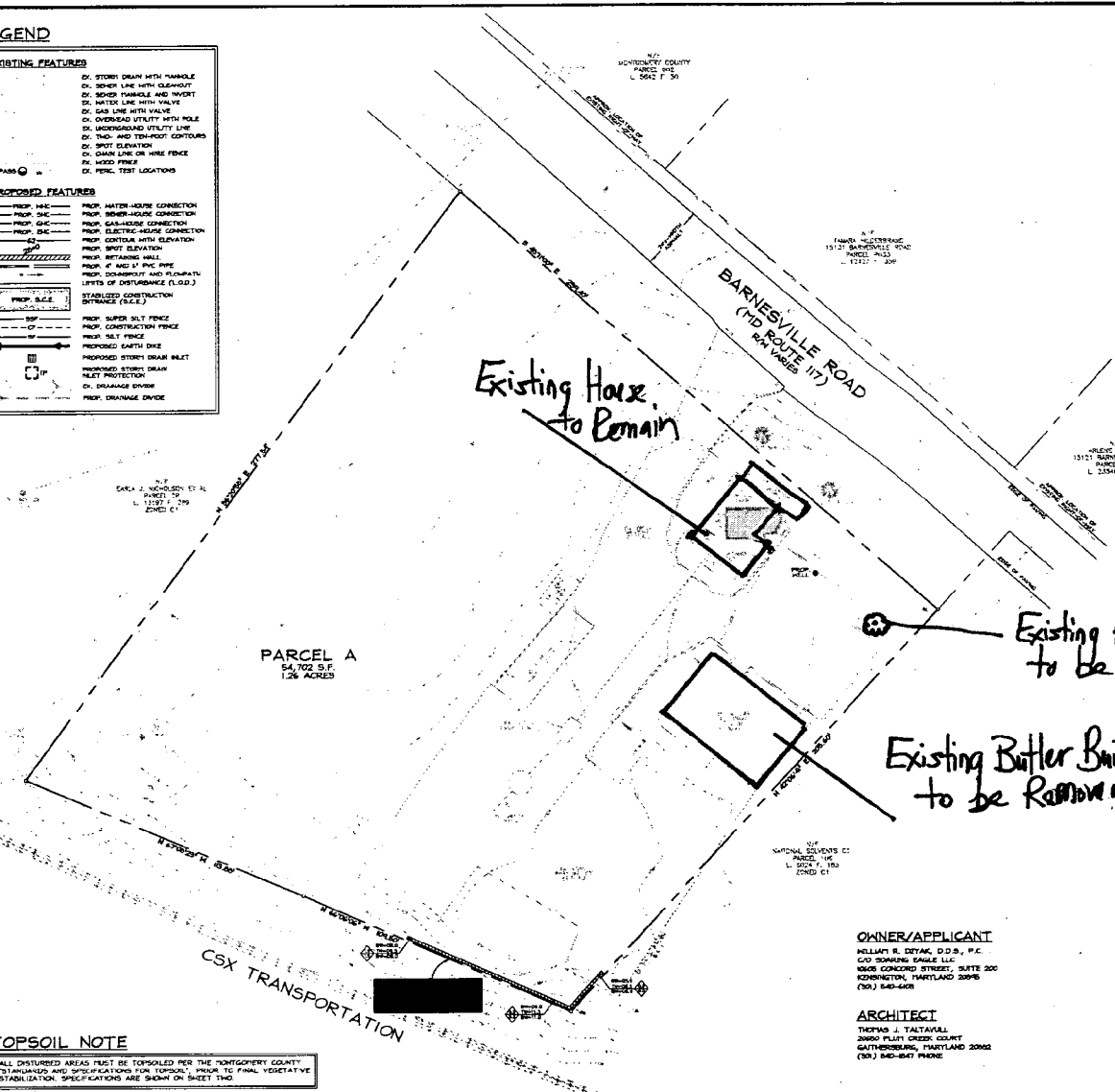
## MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-251-7177, OR LOG ON TO WWW.PUBLICUTILITYNOTICE.COM IN ADVANCE OF ANY WORK. IN THIS VICINITY, THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH THEIR OWNED FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COORDINATING WITH REQUIREMENTS OF CHAPTER 34A OF THE MONTGOMERY COUNTY CODE.

GRAPHIC SCALE  
1" = 100'

DATE	07/2007
PROJECT	04-091
DESIGNER	JMO
ENGINEER	JMO
SCALE	1" = 20'
APPROVAL	CAS

VICINITY MAP  
ADC MAP #1, GRID M-4  
SCALE: 1" = 2000'



OWNER/APPLICANT  
WILLIAM R. DEYAK, D.D.S., P.C.  
C/O DEYAKS BANGS LLC  
6005 CONCORD STREET, SUITE 200  
KENSINGTON, MARYLAND 20896  
(301) 540-6400

ARCHITECT  
THOMAS J. TALTAVALL  
2080 FULLER CREEK COURT  
GAITHERSBURG, MARYLAND 20878  
(301) 540-6447 PHONE

15130 BARNESVILLE ROAD  
PARCEL A, BOYDS FARM ESTATES  
BUILDING PERMIT, SEDIMENT CONTROL,  
AND STORMWATER MANAGEMENT PLAN  
PERMIT NO. -

MONTGOMERY COUNTY  
DEPARTMENT OF  
PERMITTING SERVICES  
APPROVED FOR:

STORMWATER MANAGEMENT:	
REVIEWED	DATE
APPROVED	DATE
SIN. FILE NO.	
SEDIMENT CONTROL TECHNICAL REQUIREMENTS:	
REVIEWED	DATE
APPROVED	DATE
SIN. FILE NO.	
ADMINISTRATIVE REQUIREMENTS:	
REVIEWED	DATE
SEDIMENT CONTROL PERMIT NUMBER	
NOTE: MDCMS APPROVAL DOES NOT NEGATE THE NEED OF A MDCMS ACCESS PERMIT.	

BOYDS FARM ESTATES  
BARNESVILLE ROAD PROJECT  
MONTGOMERY COUNTY, MARYLAND  
BUILDING PERMIT, SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN

CAS ENGINEERING  
CIVIL - SURVEYING - LAND PLANNING  
A DIVISION OF CAS ENGINEERS, INC.  
150 West Roosevelt Blvd., Suite 101, Rockville, MD 20850  
DC Metro (301) 507-5507 FAX (301) 507-5502  
N. VA. (504) 507-5507 FAX (504) 507-5502

# PROPOSED FUTURE CONSTRUCTION

## GENERAL NOTES

1. WATER CATEGORY - 5 BOWER CATEGORY - 5
2. BOUNDARY INFORMATION BASED ON A BOUNDARY SURVEY PERFORMED BY CAS ENGINEERING DATED JUNE, 2004.
3. FINISH FOOT COORDINATE DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2004.
4. TOTAL LOT AREA PROPOSED LOT 1 = 62,658 S.F. (1.436 ACRES) PARCELS 55 & 107 = 26,382 S.F. (778 PLAT) PARCELS 56 = 34,809 S.F. (787 PLAT)
5. PROPERTY SHOWN ON TAX MAP BU 62, PARCELS 107 & 108, BOYD/DS.
6. PROPERTY SHOWN ON HISC 2007 SHEET 227 N4 S4.
7. PROPERTY SHOWN ON PORTSMOUTH COUNTY SOILS SURVEY MAP No. 12, SOIL TYPE(S) = M2 & M8.
8. FLOOD ZONE "C" PER H.U.D. FIRST FLOOR, COFFINRY PANEL No. 2400R 0300 C.
9. SITE IS LOCATED IN THE LITTLE HOESIA CREEK WATERSHED.
10. LOCAL UTILITIES INCLUDE: WATER & SEWER - PRIVATE ELECTRIC - VERDON GAS - N/A
11. ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 60 FEET OF THE PROPERTY HAVE BEEN MARKED HEREON.
12. THE EXISTING SEPTIC SHALL BE UNCHANGED, SUPPLIED BY A LICENSED SCRAWNER, AND BACKFILLED.

## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF DISTURBANCE (L.O.D.)
- EXISTING STREET SLOPED @ 2%
- DC TREE
- DC SPECIES TREE
- PROPOSED R/W DEDICATION (40' FROM CENTERLINE OF ROAD)
- SOIL BOUNDARY
- PROPOSED ASPHALT PARKING LOT
- WATER TABLE PROXIMITY
- SEPTIC TREAT TANK

## PARKING SPACE CALCULATIONS

- PROPOSED LOTS:**  
 RETAIL (2,000 S.F.)  
 DENTAL OFFICE (2,000 S.F.)  
 PROFESSIONAL OFFICE (1,540 S.F.)
- PARKING REQUIRED:**  
 5 SPACES / 1,000 S.F. (RETAIL)  
 5 SPACES / 1,000 S.F. (DENTAL OFFICE)  
 2.5 SPACES / 1,000 S.F. (PROFESSIONAL OFFICE)
- CALCULATED PARKING:**  
 (2,000 / 1,000) x 5 = 10 SPACES (RETAIL)  
 (2,000 / 1,000) x 5 = 10 SPACES (DENTAL OFFICE)  
 (1,540 / 1,000) x 2.5 = 4 SPACES (PROFESSIONAL OFFICE)
- HANDICAP PARKING:**  
 1 SPACE/25 SPACES = 1 SPACE REQUIRED
- SPACES PROVIDED:**  
 26 TOTAL SPACES PROVIDED  
 24 (8' x 12') PARKING SPACES, INCLUDING 3 HANDICAP SPACES  
 4 (7' x 27') PARALLEL PARKING SPACES

## PERC. TESTING RESULTS

TEST DATE	DATE (MM/DD)	TEST DEPTH (FT)	COEFFICIENT
PERC. 1A	20	8" @ 8"	
PERC. 1B	14	58" @ 24"	
PERC. 1C	8	27"	NT @ 2.8 G.P.D., 4.8 G.P.D.
PERC. 1D	21	8" @ 8"	
PERC. 1E	FAIL	0"	NT @ 2.5 G.P.D., ROCK 0.6-4.75'
PERC. 1F	8	33" @ 14"	
PERC. 1G	FAIL	8" @ 8"	NT @ 2.7 G.P.D., ROCK 0.8-14.5'
PERC. 1H	14	23" @ 8"	
PERC. 1I	NT	23" @ 8"	NT @ 2.8 G.P.D.
PERC. 1J	7	23" @ 8"	
PERC. 1K	24	8" @ 8"	NT @ 48" @ 8" @ 8"

\* INDICATES PARKING PERC. TESTS

## MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT (800) 281-7771, OR LOG ON TO [WWW.MISSUTILITY.NET](http://WWW.MISSUTILITY.NET) 48 HOURS IN ADVANCE OF ANY WORK. IN THIS STATE, PUBLIC UTILITIES ARE REQUIRED TO PROVIDE ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE LOCATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE PORTSMOUTH COUNTY CODE.

## SEPTIC DESIGN CHART

Test	Time (Min)	Depth (In)	Test Date	Test Time (Min)	Depth (In)	Test Date	Test Time (Min)	Depth (In)	Test Date	Test Time (Min)	Depth (In)	Test Date	Test Time (Min)	Depth (In)	Test Date	Test Time (Min)	Depth (In)	Test Date		
D	21	8.4	D	14	16.8	A	20	4.8	A	20	4.8	A	20	4.8	A	20	4.8	A	20	4.8
F	9	13.2	F	7	48.8	C	24	7.2	C	24	7.2	C	24	7.2	C	24	7.2	C	24	7.2

## TREE DATA

Tree No.	Species	D.B.H. (Inches)	Condition	Comments
4	HEMPLOCK MILLION	80	POOR	DEAD OFF PROPERTY
42	PITCH PINE	80	FAIR	SOME DEADWOOD
46	SILVER PAMPLE	16.1	POOR	HAZARD, V-CROTCH, NEAR
4	MORNING SPRUCE	27	FAIR	SOME HAZARD LINES
5	MORNING SPRUCE	25	FAIR	SOME HAZARD LINES
6	BLACK LOCUST	29	POOR	HAZARD, DYING, SPLIT
47	CUCUMBER TREE	36	FAIR	OFF PROPERTY
10	AFRICAN ELM	82	FAIR	OFF PROPERTY

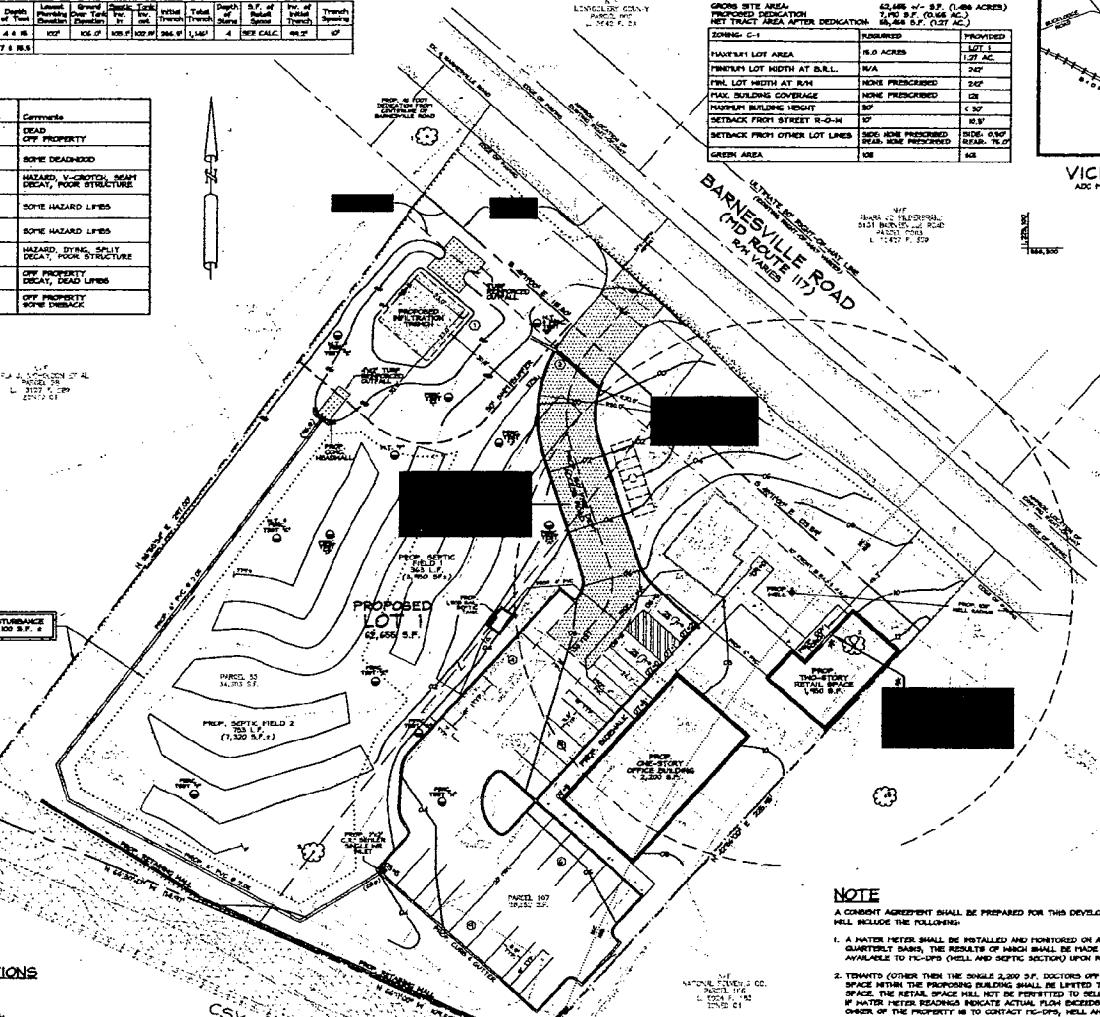
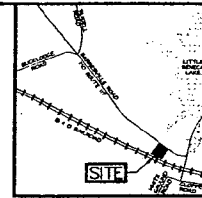
\* INDICATES SPECIES TREES

## SEPTIC FLOW CALCULATIONS (G.P.D.)

- PROPOSED USE & DESIGN PARAMETERS:**  
 RETAIL (2,000 S.F.) / USE 0.08 GPD/SF (DAILY FLOW)  
 DENTAL SURGONS OFFICE (2,000 S.F.) / USE 300 GALLONS PER DAY (DAILY FLOW)  
 PROFESSIONAL OFFICE (1,540 S.F.) / USE 0.08 GPD/SF (DAILY FLOW)
- CALCULATED DAILY FLOW (RETAIL SPACE):**  
 TOTAL AREA OF RETAIL SPACE: 1,960 S.F.  
 1,960 S.F. x 0.08 GPD/SF = 156.8 G.P.D.
- CALCULATED DAILY FLOW (PROFESSIONAL OFFICE SPACE):**  
 TOTAL AREA OF PROFESSIONAL OFFICE SPACE: 1,540 S.F.  
 1,540 S.F. x 0.08 GPD/SF = 123.2 G.P.D.
- CALCULATED DAILY FLOW (TOTAL SURGONS OFFICE):**  
 TOTAL DAILY FLOW FOR DENTAL SURGONS OFFICE: 380 G.P.D.
- TOTAL DESIGN SEPTIC FLOW:**  
 380 G.P.D. (DENTAL SURGONS OFFICE) + 173.2 G.P.D. (RETAIL) + 123.2 G.P.D. (OFFICE)  
 676.4 G.P.D. @ 47.5 G.P.D. @ 12 G.P.D. = 648.8 G.P.D.

## ZONING STANDARDS

GROUP SITE AREA	PROPOSED DEVELOPMENT	NET TRACT AREA AFTER DEDICATION	62,658 S.F. (1.436 ACRES)
ZONING: G-1	RESUBMITTED	PROVIDED	
MINIMUM LOT AREA	N/A	1,000 S.F.	
MINIMUM LOT WIDTH AT B.L.L.	N/A	20'	
MINIMUM LOT WIDTH AT R/W	NONE PRESCRIBED	24'	
MAX. BUILDING COVERAGE	NONE PRESCRIBED	0%	
MAXIMUM BUILDING HEIGHT	8'	8'	
SETBACK FROM STREET R-O-W	5'	5'	
SETBACK FROM OTHER LOT LINES	5'	5'	
GREEN AREA	0%	10%	



## NOTE

1. A CONSENT AGREEMENT SHALL BE PREPARED FOR THIS DEVELOPMENT WHICH SHALL INCLUDE THE FOLLOWING:  
 A. A WATER METER SHALL BE INSTALLED AND MONITORED ON A QUARTERLY BASIS. THE RESULTS OF WHICH SHALL BE MADE AVAILABLE TO THE CITY ENGINEER AND SEPTIC SECTION UPON REQUEST.
2. TRENCHES OTHER THAN THE SINGLE 3,000 S.F. SECTION OFFICE SPACE UTILIZING SPACE WITHIN THE PROPOSED BUILDING SHALL BE LIMITED TO GENERAL RETAIL OFFICE. THE RETAIL SPACE SHALL NOT BE PERMITTED TO SELL FOOD OR BEVERAGES. IF WATER METER READINGS INDICATE ACTUAL FLOW EXCEEDS DESIGN FLOW, THE OWNER OF THE PROPERTY IS TO CONTACT THE CITY ENGINEER, WELL AND SEPTIC.
3. THE PROPOSED WELL SHALL BE DRILLED PRIOR TO RECORD PLAT APPROVAL.

PROPOSED LOT 1  
 15130 & 15134 BARNESVILLE RD  
 PARCELS 55 & 107  
 DZYAK PROPERTY  
 PRELIMINARY PLAN # 1-05067

OWNER/APPLICANT  
 HILLARY R. DZYAK, D.D.S., P.C.  
 1808 GORDON STREET, SUITE 200  
 PORTSMOUTH, HANCOCK COUNTY, OHIO 44130  
 (513) 544-4003

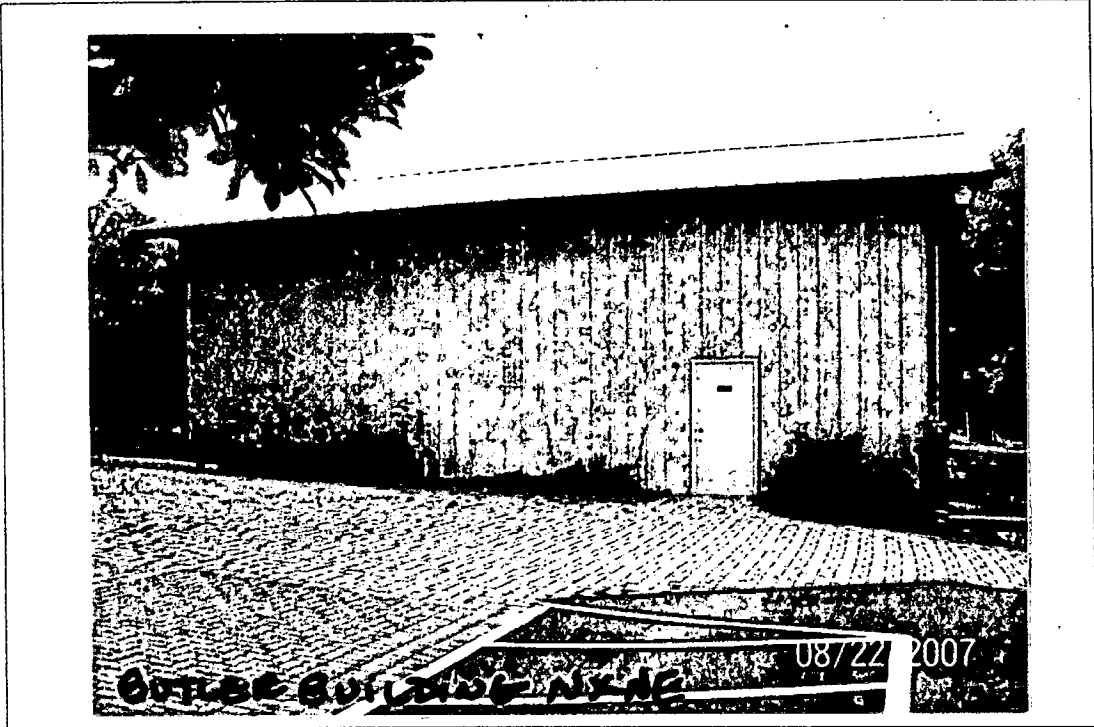
DATE: 01/2005  
 PROJECT: 04-091  
 DRAWING: 01/2005  
 DESIGNER: JWW  
 CHECKER: JWW  
 SCALE: 1" = 20'  
 SHEET: 1 OF 1

PROPOSED LOT 1  
 15130 & 15134 BARNESVILLE ROAD  
 L. 6254 F. 233  
**DZYAK PROPERTY**  
 BARNESVILLE (CITY) ELECTION DISTRICT  
 PORTSMOUTH COUNTY, OHIO  
**PRELIMINARY PLAN # 1-05067**

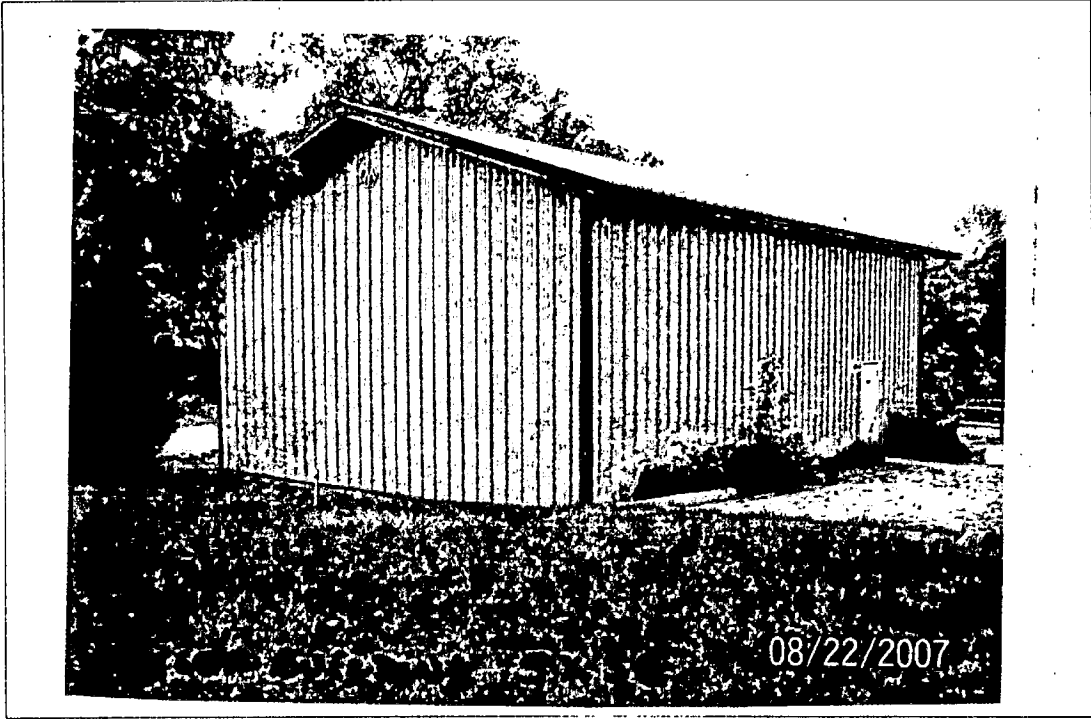
CAS ENGINEERING AND PLANNING  
 CIVIL, SURVEYING AND PLANNING  
 100 West Barnhart Road, Suite 101, Newark, OH 43055  
 (614) 881-1000 FAX (614) 881-1001



Existing Property Condition Photographs (duplicate as needed)

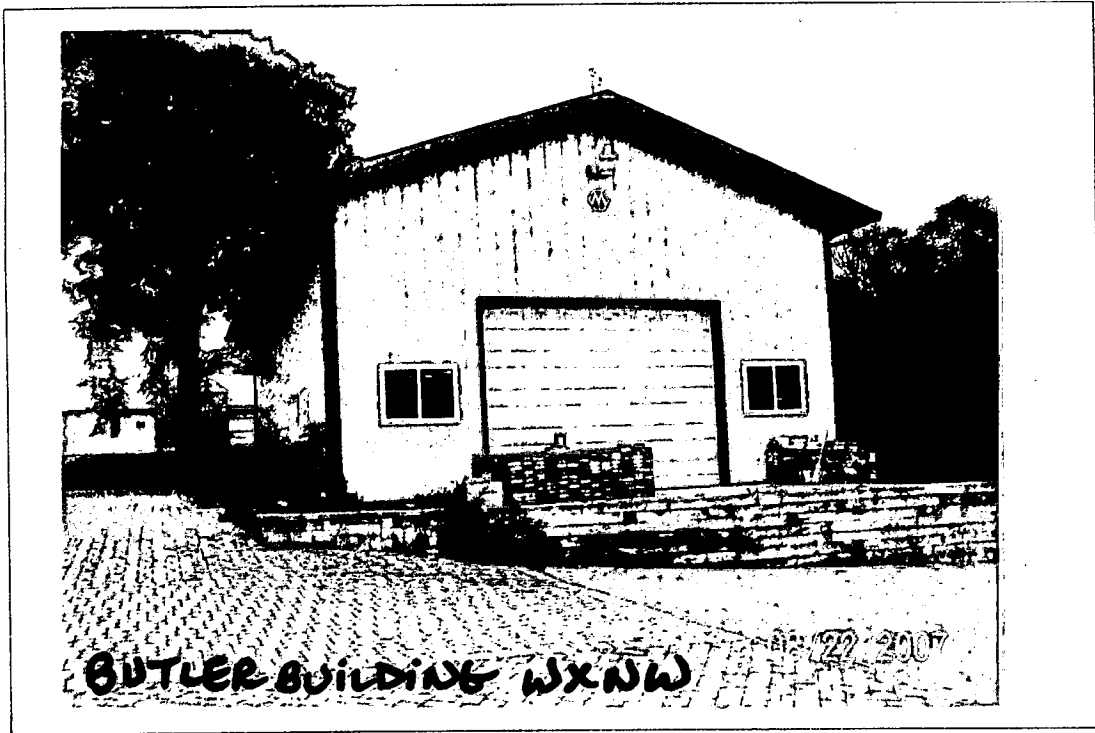


Detail: BUTLER BUILDING NORTH BY NORTHEAST

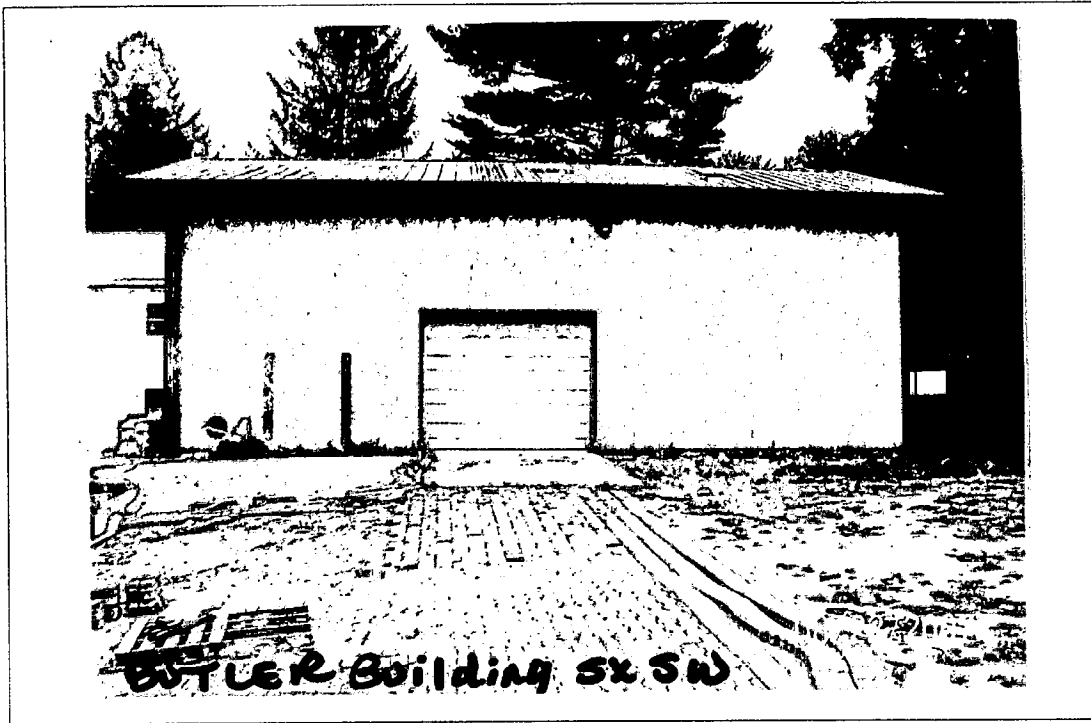


Detail: BUTLER BUILDING SOUTH BY SOUTHEAST

Existing Property Condition Photographs (duplicate as needed)



Detail: BUTLER BUILDING WEST BY NORTHWEST



Detail: BUTLER BUILDING SOUTH BY SOUTHWEST

Existing Property Condition Photographs (duplicate as needed)



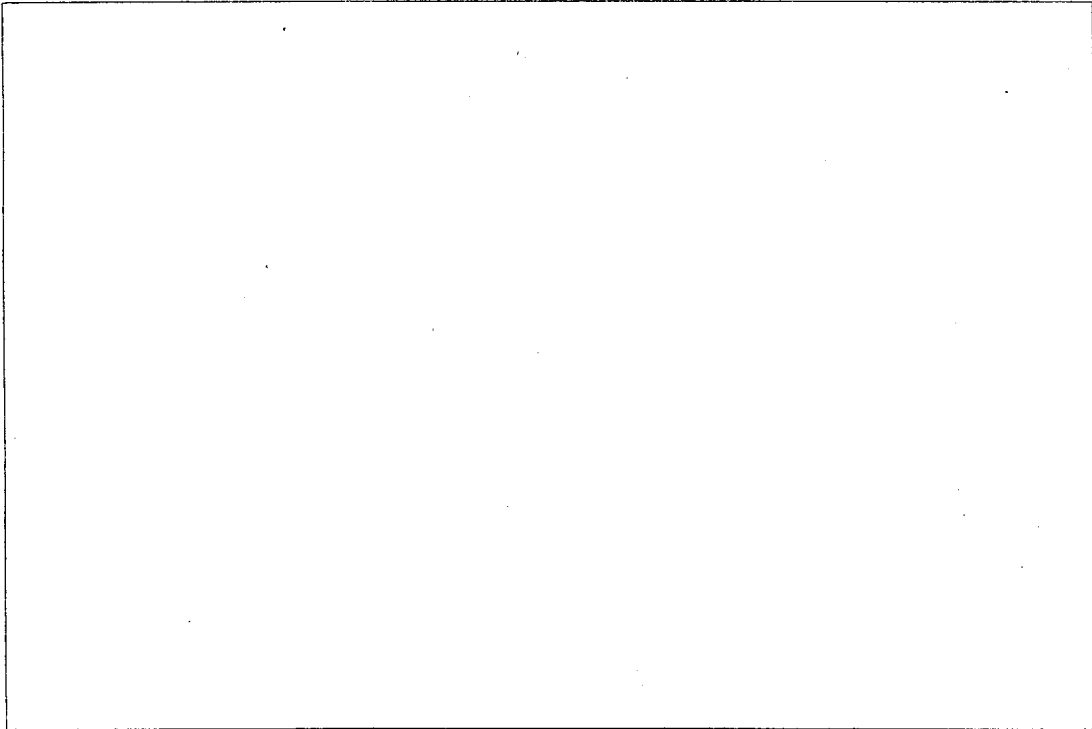
Detail: PITCH PINE TREE



Detail: PITCH PINE TREE

Applicant: Bill DZYAK

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: PITCH PINE TREE

Applicant: Bill DZYAK



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: October 11, 2007

**MEMORANDUM**

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JBS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #463908, Removal of tree and outbuilding

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the October 10, 2007 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: William Dzyak

Address: 15130 & 15134 Barnesville Road, Boyds

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





JF

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Bill Dzyak  
Daytime Phone No.: 301-942-4900

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: WILLIAM R. DZYAK Daytime Phone No.: 301-942-4900  
Address: 20612 BOYDS TOP RIDGE DRIVE 20841  
Street Number City Street Zip Code  
Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 15130 Street: BARNSVILLE ROAD  
Town/City: BOYDS Nearest Cross Street: RT 121 / CLARKSBURG ROAD  
Lot: 1 Block: \_\_\_\_\_ Subdivision: DZYAK PROPERTY  
Liber: 6259 Folio: 233 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed / BUTLER BUILDING  
 Move  Install  Wreck/Raze REMOVE  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: PITCH PINE TREE

1B. Construction cost estimate: \$ \_\_\_\_\_  
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.

[Signature] \_\_\_\_\_ 8-23-07  
Signature of owner or authorized agent Date

Approved: 463908 ✓ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10/2/07  
Application/Permit No.: \_\_\_\_\_ 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 1400 SQUARE FOOT BUTLER BUILDING OF NO HISTORIC  
VALUE TO BE REMOVED IN PREPARATION FOR CONSTRUCTION  
OF MEDICAL OFFICE BUILDING AS PER APPROVAL OF  
PLANNING BOARD  
PRELIMINARY PLAN FILE NUMBER 1-05067

② REMOVAL OF PITCH PINE TREE AT NORTH EAST CORNER OF  
PROPERTY IN PREPARATION FOR CONSTRUCTION OF PROPOSED  
RETAIL SPACE AS APPROVED BY PLANNING BOARD FILE # 1-05067

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

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**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

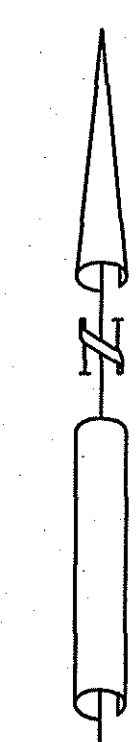
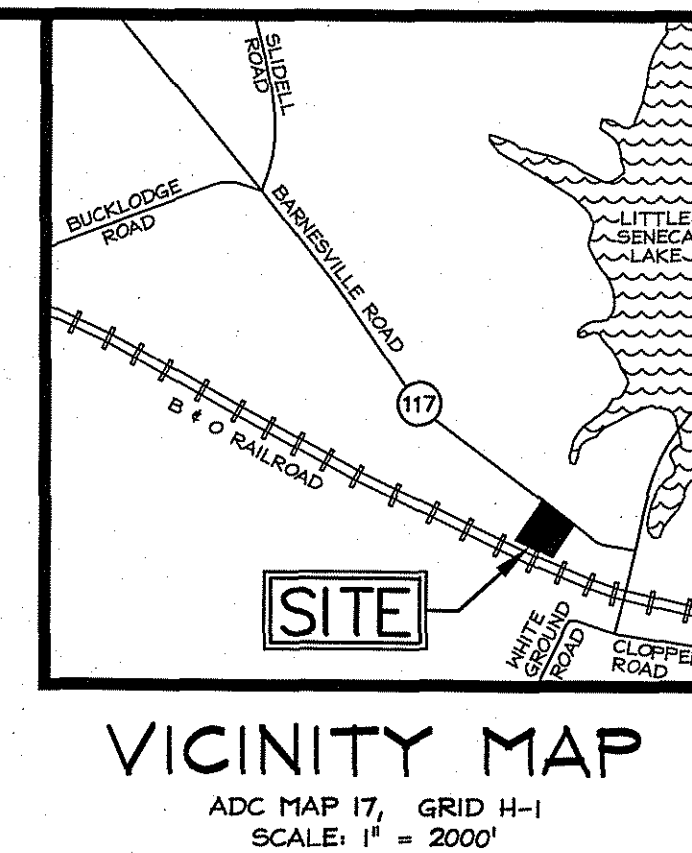
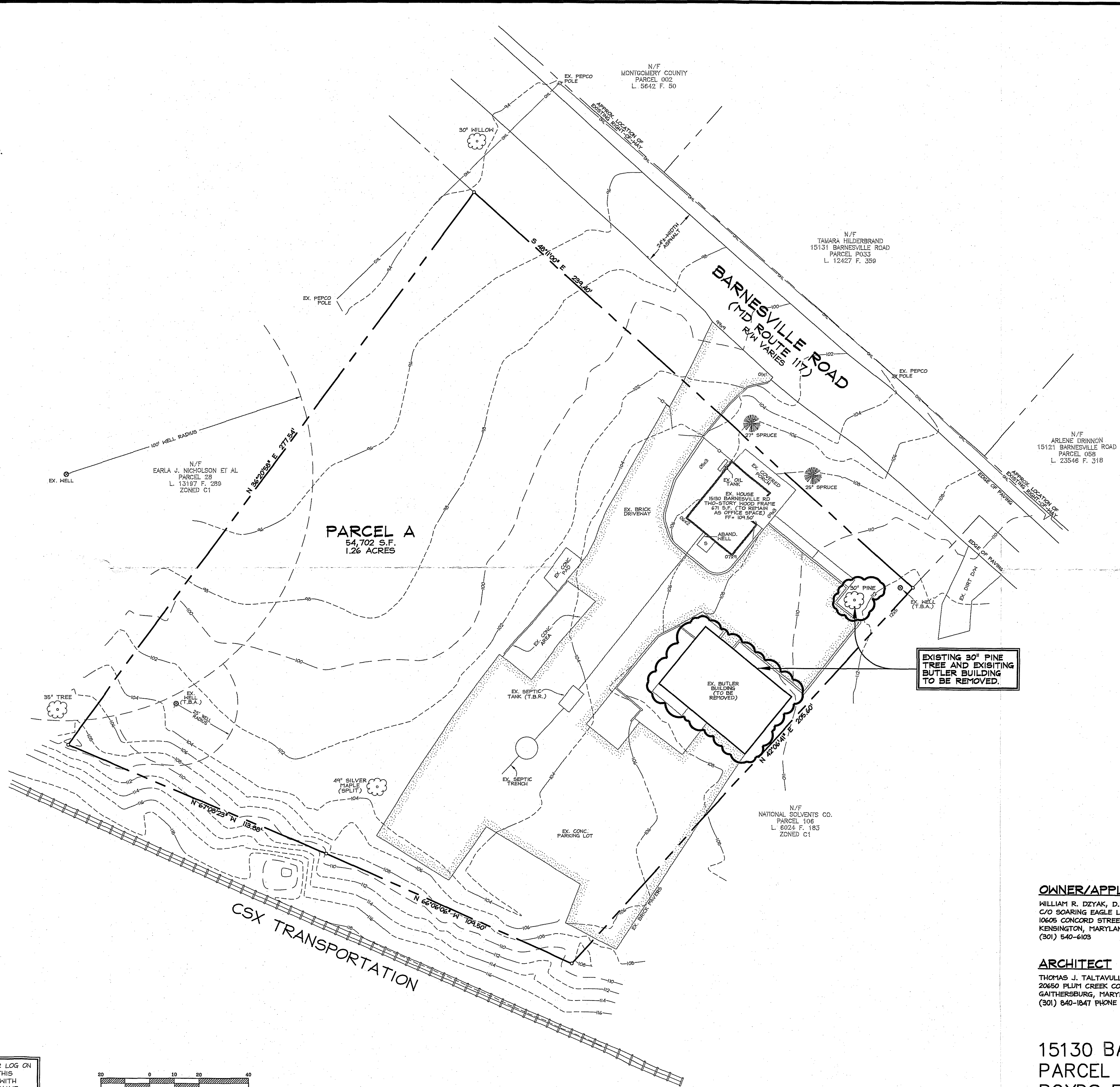
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**GENERAL NOTES**

- 1) WATER CATEGORY - 6 SEWER CATEGORY - 6
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2004.
- 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2004.
- 4) TOTAL LOT AREA: LOT 1 = 54,702 SQ. FT. (1.26 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP DU62.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 227 NW 15.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 12.
- 8) FLOOD ZONE "C" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 240049 00503 C.
- 9) SITE IS LOCATED IN THE LITTLE SENECA CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:  
 WATER & SEWER - N/A (PRIVATE WELL & SEPTIC)  
 ELECTRIC - PEPCO  
 TELEPHONE - VERIZON  
 GAS - WASHINGTON GAS

**LEGEND**

EXISTING FEATURES	
	EX. STORM DRAIN WITH MANHOLE
	EX. SEWER LINE WITH CLEANOUT
	EX. SEWER MANHOLE AND INVERT
	EX. WATER LINE WITH VALVE
	EX. GAS LINE WITH VALVE
	EX. OVERHEAD UTILITY WITH POLE
	EX. UNDERGROUND UTILITY LINE
	EX. TWO- AND TEN-FOOT CONTOURS
	EX. SPOT ELEVATION
	EX. CHAIN LINK OR WIRE FENCE
	EX. WOOD FENCE



DATE	10/2007
PROJECT	04-091
REVISION	TO J. SILVER AT M-NEPCO - HISTORIC PRESERVATION FOR APPROVAL STAMP
BY	JMO
DATE	10/12/07
ILLUSTRATION	JMO
SCALE	1" = 20'
APPROVAL	CAS

BOYDS FARM ESTATES	
PARCEL A	
LIBER 6254, FOLIO 233	
BARNESVILLE (11TH) ELECTION DISTRICT	
MONTGOMERY COUNTY, MARYLAND	
DEMOLITION PLAN	

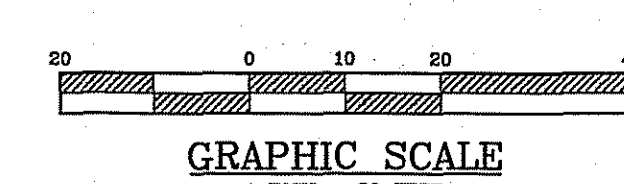
APPROVED	
Montgomery County	
Historic Preservation Commission	
<i>Conrad H. Allen, 10/23/07</i>	

**OWNER/APPLICANT**  
 WILLIAM R. DZYAK, D.D.S., P.C.  
 C/O SOARING EAGLE LLC  
 10605 CONCORD STREET, SUITE 200  
 KENSINGTON, MARYLAND 20895  
 (301) 540-6103

**ARCHITECT**  
 THOMAS J. TALTAVULL  
 20650 PLUM CREEK COURT  
 GAITHERSBURG, MARYLAND 20882  
 (301) 840-1847 PHONE

**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 108 West Ridgeway Blvd., Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 607-8051 FAX (301) 607-8045

**MISS UTILITY**  
 FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITICS 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

**OWNER/APPLICANT**  
 WILLIAM R. DZYAK, D.D.S., P.C.  
 C/O SOARING EAGLE LLC  
 10605 CONCORD STREET, SUITE 200  
 KENSINGTON, MARYLAND 20895  
 (301) 540-6103

**ARCHITECT**  
 THOMAS J. TALTAVULL  
 20650 PLUM CREEK COURT  
 GAITHERSBURG, MARYLAND 20882  
 (301) 840-1847 PHONE

15130 BARNESVILLE ROAD  
 PARCEL A  
 BOYDS FARM ESTATES  
 DEMOLITION PLAN

N:\Year 2004\04091\_3540\01207.dwg 10/12/2007 1:57:55 PM EDT







**ENGINEERING**

A Division of CAS Enterprises, Inc.

108 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771  
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

October 12, 2007

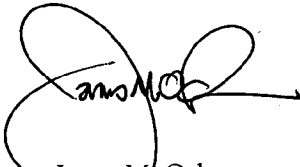
Mr. Joshua Silver  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910  
301-563-3400 *phone*  
301-563-3412 *fax*

Re: **MNCPPC File No. 1-05067**  
**Parcel A, Boyds Farm Estates**  
**Dzyak Property**  
**15130 Barnesville Road**

Dear Joshua,

Per our phone discussion, please find included in this package four (4) copies of our Demolition Plan for the above referenced project. Feel free to call with any questions or concerns.

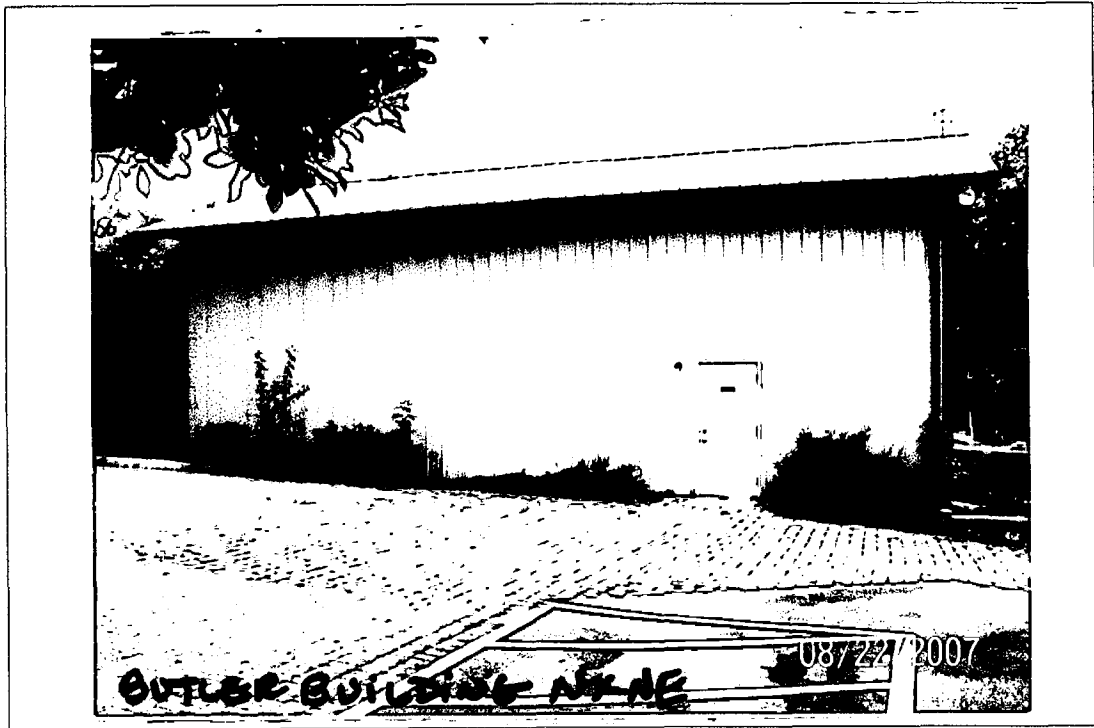
Sincerely,



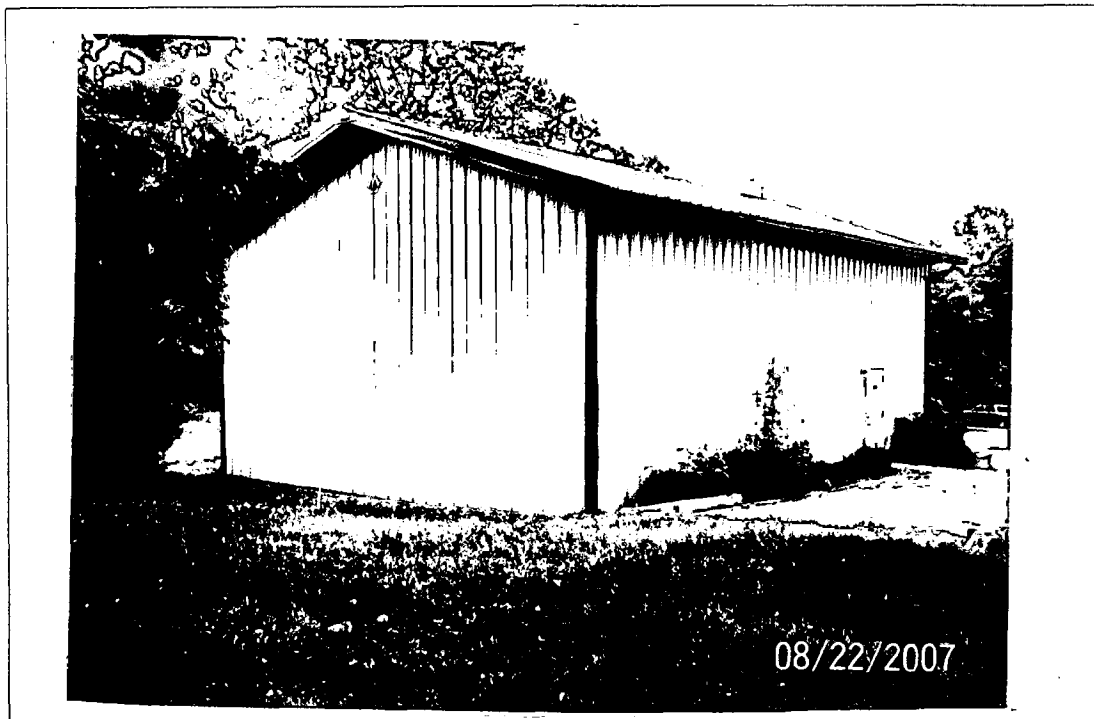
James M. Ochs  
*Senior Designer*

cc: File 04-091

Existing Property Condition Photographs (duplicate as needed)



Detail: BUTLER BUILDING NORTH BY NORTHEAST

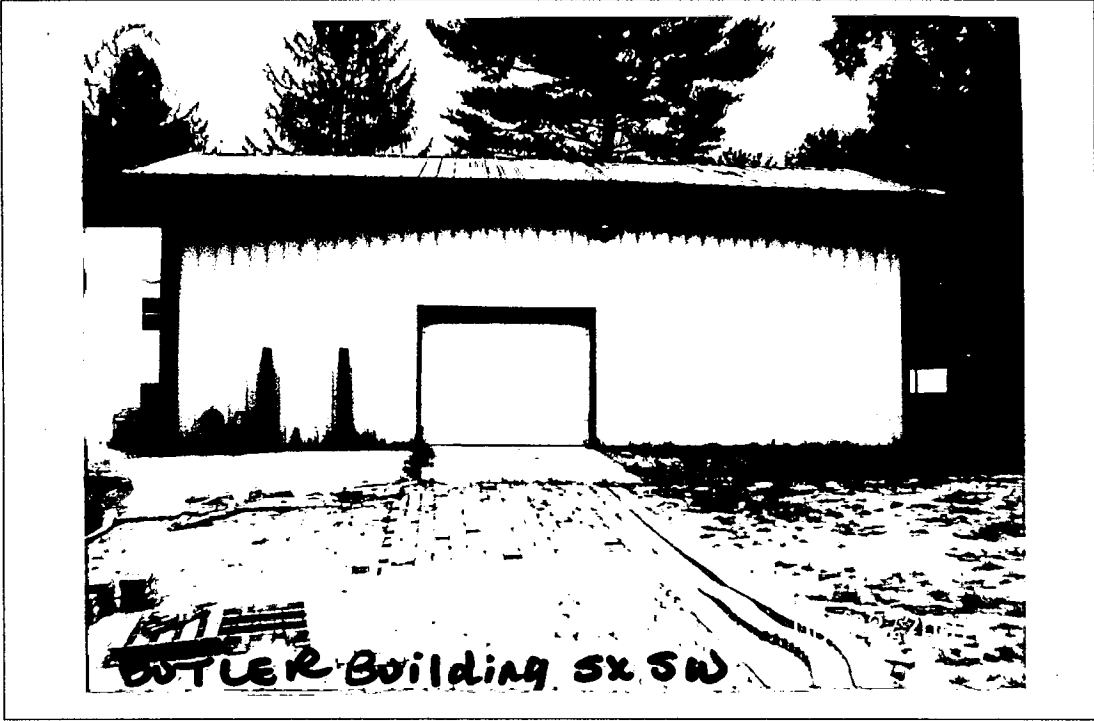


Detail: BUTLER BUILDING SOUTH BY SOUTHEAST

Existing Property Condition Photographs (duplicate as needed)



Detail: BUTLER BUILDING WEST BY NORTHWEST



Detail: BUTLER BUILDING SOUTH BY SOUTHWEST

Existing Property Condition Photographs (duplicate as needed)



Detail: PINE TREE

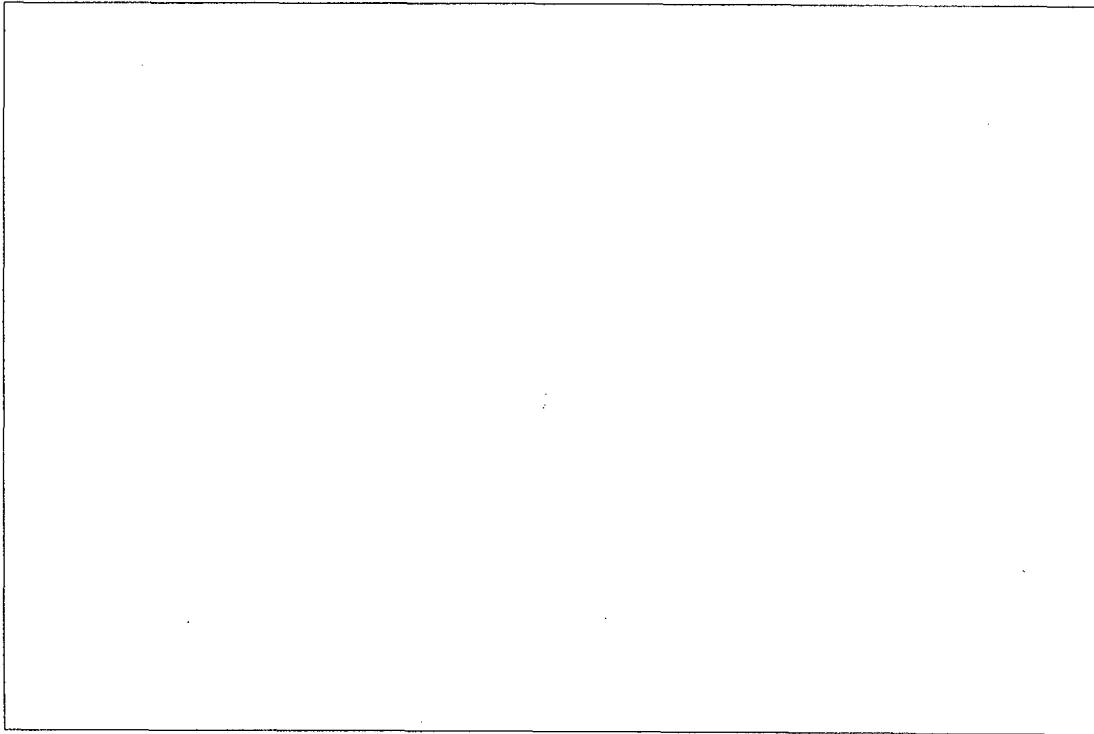


Detail: PINE TREE

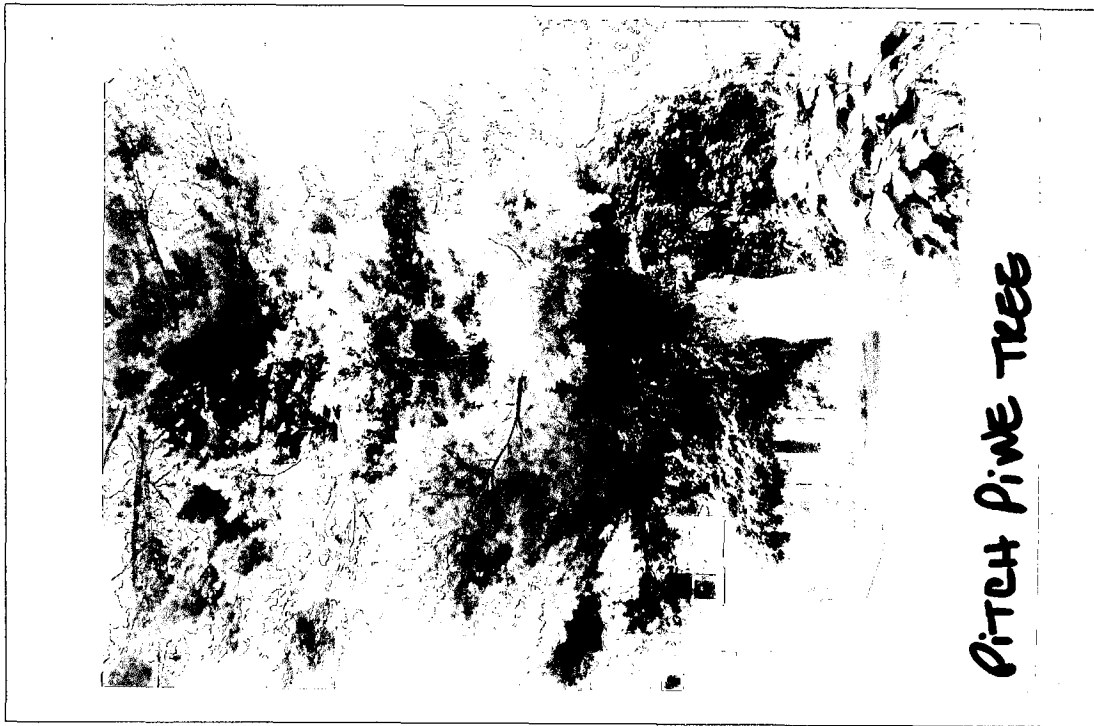
Applicant: BILL DZYAK

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: PITCH PINE TREE

Applicant: Bill DZYAK

Page: \_\_\_