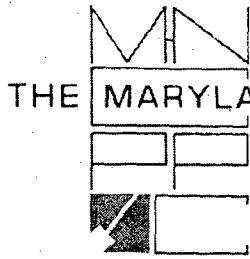


29/38-05B 8311 Comanche Court
MP Site #29/38, Glenmore




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

Date: October 27, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #399795, driveway alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) at its October 26, 2005 public hearing. This application was **APPROVED with condition**. The conditions of approval are:

- If the applicant desires to resurface the entire driveway in tar and chip, without increasing its footprint, staff may approve this revision to the approved HAWP.

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

Applicant: Nancy Everett and Mike Nannes

Address: 8311 Comanche Court, Bethesda; *Master Plan* Site # 29/38, **Glenmore**

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



DEPARTMENT OF PERMITTING SERVICES
 33 ROCKVILLE PIKE, 3RD FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - 815

HISTORIC PRESERVATION COMMISSION
 301/563-3400

AP 399795

APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

OCT 5 2005

Received

Contact Person: Nancy Everett
 Home Phone No. 301-767-0086

Tax Account No. 3084665
 Name of Property Owner: Nancy Everett/mike Nannes Home Phone No. 301-767-0086
 Address: 8311 Comanche Ct. Bethesda MD 20817
 Contractor: Pollard Construction Co / Viers Paving Phone No. 703-549-1545
 Contractor Registration No. _____

Agent for Owner: N/A Home Phone No. _____
 Address: 1500 Ring Street, Alexandria VA 22314

LOCATION OF BUILDING/PREMISE
 House Number: 8311 Street: Comanche Court
 Town/City: Bethesda Nearest Cross Street: Fenway Drive
 Lot: 18 Block: N/A Subdivision: Carderock Springs
 E/lot: _____ Folio: _____ Parcel: Plat 42

PART ONE: TYPE OF PERMIT ACTION AND USE

12. CHECK ALL APPLICABLE:
 New Construct Extension Alter/Renovate
 Move Install Visual Marker
 Demolition Repair Reversible
 13. Construction cost estimate: \$ 12,000
 14. Is this a revision of a previously approved active permit? See Permit # N/A

CHECK ALL APPLICABLE:
 AC Stair Screen Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Sewer Utility
 Fence/Wall (complete Section 4) Other: Driveway

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

24. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 25. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

34. Height: _____ feet _____ inches
 35. 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 file the foregoing application, that the application is correct, and that the construction will comply with all other applicable laws, codes, ordinances and regulations and request that you be a contractor for the issuance of this permit.

Nancy Everett
 Signature of Applicant

10/4/05
 Date

Approved: X W/CONDITION _____
 Signature: Jenna O'Malley Date: 10/27/05
 Application Permit Fee: _____ 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:

See Exhibit A - HPC Staff Report from
1997 HAWP + 2005 HAWP Applications

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

See Exhibit B

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
- 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 shade 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 abut 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.

EXHIBIT B
General Description of Project

1.b. Applicants seek permission to extend the paved driveway apron approximately 35 feet to address a steep slope which causes significant ruts and washing of gravel. The Glenmore driveway is a double-circular drive approximately 400 feet long (see attached site plan for further detail). There is a concrete apron at the base which (we believe) was required to be installed by the county prior to Applicants' ownership (approximately 10 feet), and two asphalt pads that preceded Applicants' ownership: one in front of the driveway and one in front of the front door. The remainder of the driveway has a gravel layer over deteriorated asphalt or tar and chip. It appears that at one point the entire driveway was paved (see photos) but in many places the underlying pavement has deteriorated and cracked through to soil underneath. The gravel cannot properly sit on the paved surface so it is constantly washing away. The dispersal is especially serious wherever there is any slope.

The steepest slope is at the base of the driveway adjacent to the existing concrete apron up to the divide in the driveway (see site plan and photos). After even a moderate rain, significant amounts of gravel wash into the street and deep ruts develop that make use of the driveway difficult and potentially dangerous. Applicants have tried pouring more gravel over this area and re-grading the ruts, but this band-aid approach is successful for only a few weeks before the grooves reappear and the gravel again washes away. Prior to the most recent regrading (shown in the photos and occurring only 5 days before the picture was taken) the driveway had deteriorated to the point that the electrical conduit underneath the driveway was exposed.

After discussing the issue with several contractors, the easiest fix is clearly to pave the entire driveway, and since the driveway appears to have been paved at one point, Applicants believe that this solution should be permitted. However, Applicants are sensitive to Commission Staff's preference for maintenance of the gravel drive, and for this HAWP are prepared to continue to use gravel over the substantial majority of the driveway, provided that only the steep slope area noted can be paved. This would be an asphalt extension of the existing concrete apron to the point of the divide, where the steep slope becomes somewhat more, although not completely, level. The area proposed to be paved represents less than 10% of the driveway. The surface would be gray, matching the gravel, rather than the off-white of the concrete pad. *The footprint of the driveway will not be altered.*

In addition to remediating this slope area, Applicants will dig out the other areas of washing and provide a better base than the deteriorating old asphalt, and will utilize gravel over the re-prepared surface. The two existing asphalt pads, which are the minimum needed for snow removal control, will remain and become better integrated or cut into the new gravel surface so that the transition from gravel to pavement is smoother. Presently there is a 2 - 2-1/2 inch level differential between the asphalt pads and the gravel.



newly filled
wash areas
on hill (area
to be
paved)

old paving
beneath
gravel



transition
from
gravel to
asphalt
pad
showing
grade
change +
old paving
beneath
grave!



slope
area to be paved with
gray asphalt

L
concrete
apron

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8311 Comanche Court, Bethesda	Meeting Date:	10/26/2005
Applicant:	Nancy Everett & Mike Nannes (Pollard Construction/Viers Paving, Agents)	Report Date:	10/19/2005
Resource:	<i>Master Plan Site #29/38 Glenmore</i>	Public Notice:	10/12/2005
Review:	HAWP	Tax Credit:	N/A
Case Number:	29/38-05B	Staff:	Michele Oaks
PROPOSAL:	Driveway alterations	RECOMMENDATION:	Approve with condition

STAFF RECOMMENDATION: Staff recommends that the Commission approves this HAWP application with the condition that:

- If the applicant desires to resurface the entire driveway in tar and chip, without increasing its footprint, staff could approve this revision to the approved HAWP.

PROJECT DESCRIPTION

SITE NAME: *Master Plan Site #29/38 Glenmore*
STYLE: Vernacular/ Italianate/ Colonial Revival
DATES: pre 1860 / mid 1860s / late 1930s
PERIOD OF SIGNIFICANCE: 1870-1955

ARCHITECTURAL DESCRIPTION:

This house is a classic example of the evolution of a simple Montgomery County vernacular dwelling. The original massing, built in the pre-1860s, is believed to have been a 1-1/2 story, two-bay dwelling detailed with an exterior-end chimney. This massing is currently encased in the existing two-story wing. The box staircase is the only visible feature that remains in the wing to date. The current main massing of the house was built in the mid-1860s, when Charles and Elizabeth Dodge purchased the property. This structure was originally built as a frame, two-story, Italianate, hipped-roof dwelling detailed with a denticulated cornice, a widow's walk and a full-width, hipped roofed, front porch ornamented with brackets. In 1879, John and Sarah Moore, the parents of Lilly Stone Moore, purchased the property and the Italianate house. Prior to 1910, the roof of the 1-1/2 story frame section was raised and joined to the Italianate section of the house. In 1937, the entire house underwent a major renovation to bring it to its current configuration. The Victorian, one-story, full-width, hipped roof, front porch was replaced by a pedimented, two-story Classical Revival portico detailed with two, colossal columns. Most of the windows in the two-story wing and five of the windows in the second story of the main block were replaced. The widow's walk and cornice detail work were removed from the house and the entire house was clad in a quarried stone veneer. The one-story wing was constructed at this time.

The environmental setting of the historic resource is 1.3 acres. The ten-acre setting at the time of Master Plan designation in 1993 was subdivided in 1994 into 13 lots. Houses now surround a stone retaining wall that encircles the elevated setting of the house, several very large trees, an out-of-period garage, and a greenhouse. Preservation of an appropriate setting for the house was the subject of considerable neighborhood controversy in Carderock Springs at the time of its designation and subdivision hearings.

HISTORIC CONTEXT:

Glenmore was built in 1864 by Charles Dodge and his wife Elizabeth Davidson Dodge. Dodge was a paymaster for the Army and in 1889 collector of customs for the District of Columbia. John and Sarah Moore purchased the house in 1879. Their daughter Lilly Moore Stone (1861 - 1960) lived there for most of her life.

Lilly Moore Stone was a civic leader who founded the Montgomery County Historical Society and a businesswoman who operated the dormant Stoneyhurst Stone Quarries. The house itself is sheathed in Stoneyhurst stone, a granite-like mica schist known for its color, versatility, and durability.

The house was in Lilly Moore Stone's family from 1879, when purchased by her father, John D. W. Moore, until 1993, when sold by a granddaughter. Lilly lived here in her early life as a child, newlywed and young mother, and then came back, after residing in the house at Stoneyhurst (#29/41), to live at Glenmore as a widow and businesswoman. In 1937, she updated the Italianate style house, built c1864-1870, adding stone sheathing from her quarry, constructing a classical front portico and adding a west wing.

After the death of her husband, Frank Pelham Stone, in 1921, followed by a disastrous barn fire, Lilly, in her early sixties, turned to a career in stone quarrying. Under Stone's direction over the next 30 years, Stoneyhurst stone gained a reputation as an excellent building material and was used in buildings and structures throughout the metro region, including the Washington Cathedral's Chapel of Aramthea and the National Zoo's birdhouse.

Lilly Moore Stone (1861- 1960) is a significant local figure who was active in many civic and fraternal organizations. A founding member of the Hermon Presbyterian Church, Stone served as organist for 50 years. She was regent, chaplain and charter member of the local chapter of the Daughters of the American Revolution. With her keen interest in local history, she hosted a meeting at Glenmore in 1944 and organized a group of people to found the Montgomery County Historical Society.

BACKGROUND

Owners have been excellent stewards of this property. To date they have complete the following rehabilitation work to the house to restore it to its former glory:

- Meticulous rehabilitation of 16 original wood windows on the house
- Replacement of 10 non-original sashes with Pella Architect Series sashes (HPC approved 5/11/05)
- Rebuilt stone walls connected to foundation
- New gutters throughout
- Greenhouse Rehabilitation
- Stripping and refinishing original Italianate front doors, and restoring frame around door
- New shutters milled to match existing exactly
- Restoration of columns - the bases were rotted and needed to be replaced

- Radon remediation
- New furnace, air conditioning and hot water heater
- Full electrical upgrade
- Refinishing of cast-iron tubs
- Repair extensive termite damage; add support beams to maintain stability
- Complete interior restoration - plaster work, refinishing of huge pine double-doors, woodwork, update/remodel 3 baths (keeping original tile and fixtures wherever possible), kitchen remodel
- Stabilize deterioration of basement foundation (re-mortaring, sealing, re-plastering, etc.)
- Address recurring mold in basement
- Driveway-stabilization - there is crushed gravel on top of asphalt.
- Planted about 66 trees and over 250 shrubs, with most of the work done by owner.

APPLICABLE GUIDELINES:

Proposed alterations to individual *Master Plan* Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-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:

- The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
- 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; or
- 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

The applicable *Secretary of the Interior's Standards for Rehabilitation* are:

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.

PROPOSAL:

The homeowners seek permission to extend the paved driveway apron approximately 35 feet to address a steep slope in their current driveway application.

The current Glenmore driveway is a double-circular drive approximately 400 feet long (see attached site plan on circle 9). There is a concrete apron "curb cut" which was required by the County during the subdivision process, and two asphalt pads that preceded the current applicants ownership: one in front of the garage and one in front of the front door of the house. The remainder of the current driveway has a gravel layer over deteriorated asphalt or tar and chip. It appears that at one point the entire driveway was paved but in many places the underlying pavement has deteriorated and cracked through to soil underneath.

STAFF DISCUSSION:

At a minimum the applicants are requesting that the Commission approve a 35' asphalt extension to the current driveway apron to address the erosion problem they are currently having with the existing gravel/asphalt driveway. This extension was a compromise that the owners are seeking noting they are very sensitive to the concerns the Commission has regarding changes to gravel surfaces on a historic property to an impermeable surface such as asphalt.

Staff would suggest, however, that there is physical evidence that this driveway was originally paved, and a mix of asphalt pads with gravel does give an inconsistent visual appearance to this very elegant estate. A mix of surfacing materials is a concern. The current look is very awkward and staff would like to see a more cohesive solution to this problem. We would recommend that based on the evidence that the driveway was at one time entirely paved the Commission approve the current application as submitted with the condition that if the applicant desires to resurface the entire driveway in tar and chip (without increasing its footprint) staff could approve this revision to the approved HAWP.

STAFF RECOMMENDATION:

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings 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.



PERMITTING SERVICES
355 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - 66

HISTORIC PRESERVATION COMMISSION
301/563-3400

AP 399995

APPLICATION FOR HISTORIC AREA WORK PERMIT

Dept. of Permitting Services

OCT 5 2005

Received

Contact Person: Nancy Everett

Daytime Phone No.: 301-767-0086

Tax Account No.: 3084665

Name of Property Owner: Nancy Everett/mike Nannes Phone No.: 301-767-0086

Address: 8311 Comanche Ct. Bethesda MD 20817

Contractor: Pollard Construction Co / Viers Paving Phone No.: 703-549-1545

Contractor Registration No.:

Agent for Owner: N/A Daytime Phone No.:

Address: 1500 King Street, Alexandria VA 22314

LOCATION OF BUILDING/PREMISE

House Number: 8311 Street: Comanche Court

Town/City: Bethesda Nearest Cross Street: Fenway Drive

Lot: 18 Block: N/A Subdivision: Carderock Spring

Lot: 18 Block: N/A Subdivision: Carderock Spring
Parcel: Plat 42

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Whittle/Plan
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Smoke Family
- Fence/Wall (complete Section 4)
- Other: Driveway

1B. Construction cost estimate: \$ 12,000

1C. If this is a revision of a previous, approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Nancy Everett
Signature of owner or authorized agent

10/4/05
Date

Approved: _____ In Charge, Historic Preservation Commission

Disapproved: _____ Signature _____ Date: _____

Application Permit No. _____ Date Filed _____ Date Issued _____

1-11-601-95

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

**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:

See Exhibit A - HPC Staff Report from
1997 HAWP + 2005 HAWP Applications

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

see Exhibit B

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;
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(6)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Nancy Everett/Mike Nannes 8311 Comanche Court Bethesda MD 20817	N/A
Adjacent and confronting Property Owners mailing addresses	
Jeff and Peggy May 8318 Comanche Ct. Bethesda MD 20817	Samir Jain & Jie Wang 8303 Comanche Ct. Bethesda MD 20817
John & Catherine Clark 8316 Comanche Ct. Bethesda MD 20817	Ky & Almuta Ewing 8317 Comanche Ct. Bethesda MD 20817
Jack & Lisa Lauroesch 8314 Comanche Court Bethesda MD 20817	Rob Steinwertzel & Sara Strong 8305 Comanche Court Bethesda MD 20817
Chris & Sara Lynch 8312 Comanche Ct. Bethesda MD 20817	

g addresses: noticing table

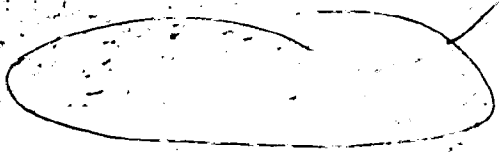
EXHIBIT B
General Description of Project

1.b. Applicants seek permission to extend the paved driveway apron approximately 35 feet to address a steep slope which causes significant ruts and washing of gravel. The Glenmore driveway is a double-circular drive approximately 400 feet long (see attached site plan for further detail). There is a concrete apron at the base which (we believe) was required to be installed by the county prior to Applicants' ownership (approximately 10 feet), and two asphalt pads that preceded Applicants' ownership: one in front of the driveway and one in front of the front door. The remainder of the driveway has a gravel layer over deteriorated asphalt or tar and chip. It appears that at one point the entire driveway was paved (see photos) but in many places the underlying pavement has deteriorated and cracked through to soil underneath. The gravel cannot properly sit on the paved surface so it is constantly washing away. The dispersal is especially serious wherever there is any slope.

The steepest slope is at the base of the driveway adjacent to the existing concrete apron up to the divide in the driveway (see site plan and photos). After even a moderate rain, significant amounts of gravel wash into the street and deep ruts develop that make use of the driveway difficult and potentially dangerous. Applicants have tried pouring more gravel over this area and re-grading the ruts, but this band-aid approach is successful for only a few weeks before the grooves reappear and the gravel again washes away. Prior to the most recent regrading (shown in the photos and occurring only 5 days before the picture was taken) the driveway had deteriorated to the point that the electrical conduit underneath the driveway was exposed.

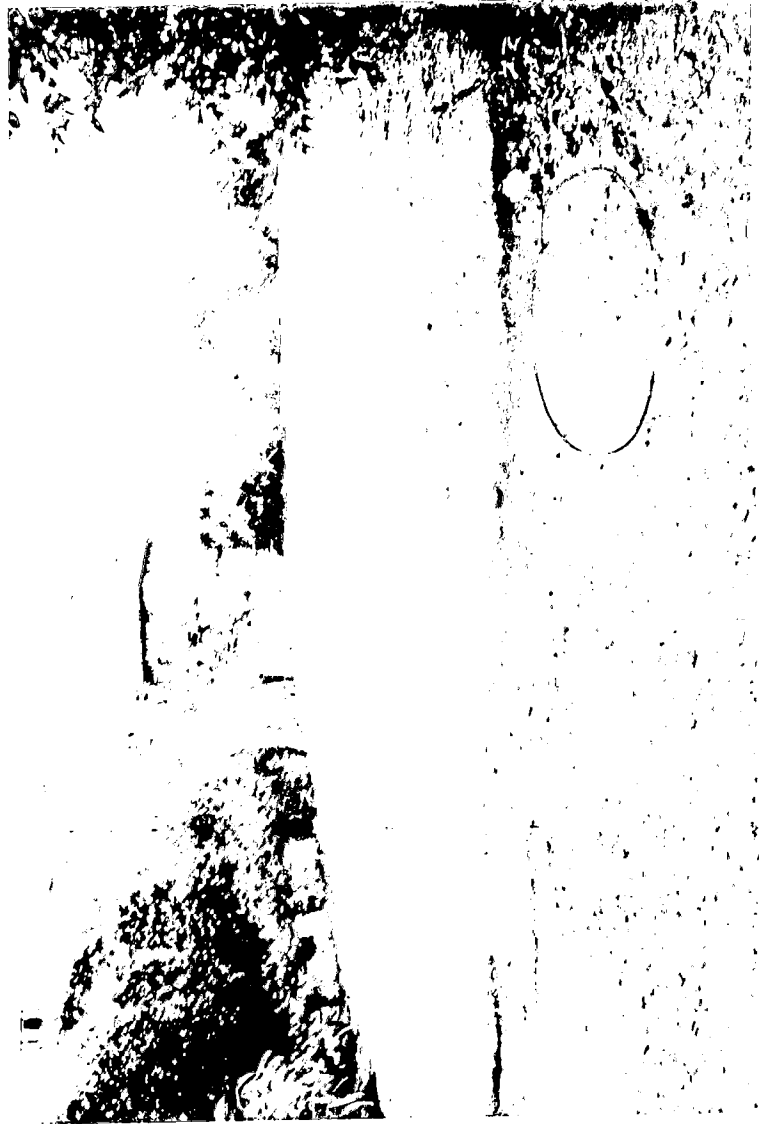
After discussing the issue with several contractors, the easiest fix is clearly to pave the entire driveway, and since the driveway appears to have been paved at one point, Applicants believe that this solution should be permitted. However, Applicants are sensitive to Commission Staff's preference for maintenance of the gravel drive, and for this HAWP are prepared to continue to use gravel over the substantial majority of the driveway, provided that only the steep slope area noted can be paved. This would be an asphalt extension of the existing concrete apron to the point of the divide, where the steep slope becomes somewhat more, although not completely, level. The area proposed to be paved represents less than 10% of the driveway. The surface would be gray, matching the gravel, rather than the off-white of the concrete pad. *The footprint of the driveway will not be altered.*

In addition to remediating this slope area, Applicants will dig out the other areas of washing and provide a better base than the deteriorating old asphalt, and will utilize gravel over the re-prepared surface. The two existing asphalt pads, which are the minimum needed for snow removal control, will remain and become better integrated or cut into the new gravel surface so that the transition from gravel to pavement is smoother. Presently there is a 2 - 2-1/2 inch level differential between the asphalt pads and the gravel.



newly filled
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slope
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gray asphalt

L
concrete
apron