

29/41-06A 8314 SEVEN LOCKS RD

Stoneyhurst, 29/041



Stoneyhurst

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 22, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # driveway installation # 499845

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 November 15, 2006 meeting.

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

Applicant: Alban and E.M. Eger (Philip Perrino, Agent)

Address: 8314 Seven Locks Rd, Bethesda (Master Plan Site # 29/41, Stoneyhurst)

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.

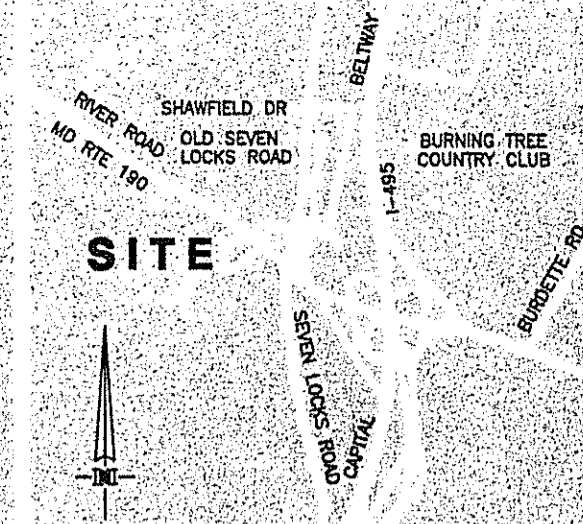


M. Eger Property
No. 120060490

The Applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.

- 3) Record plat(s) to reflect a Category II conservation easement over trees to be saved on proposed Lot 1. ✓
- 4) Record plat(s) to reflect common ingress/egress and utility easements over all shared driveways. ✓
- 5) Record plat(s) to reflect "denial of access" from Seven Locks Road. ✓
- 6) To ensure that the ridge heights of proposed houses will not exceed the first floor elevation of the historic resource, Stoneyhurst (#29/41) (the "Historic Resource"), the roof peak for the house on proposed Lot 2 shall not exceed elevation 207 feet, and the roof peak of the houses on proposed Lots 3 and 4 shall not exceed elevations 216 feet and 213 feet respectively.
- 7) Prior to submission of record plats, the Historic Preservation Commission ("HPC") must either reduce the environmental setting for the Historic Resource to the limits of proposed Lot 1, or issue an historic area work permit ("HAWP") for the construction of the proposed driveway and retaining wall (and any other disturbance that would require such a permit under Montgomery County Code Chapter 24A) within the environmental setting. If the HPC does not reduce the environmental setting or issue a HAWP, the record plat must reflect an alternate ingress/egress easement for the proposed lots that does not encroach upon the environmental setting. ✓
- 8) Prior to issuance of building permit, the Applicant shall comply with interior acoustical noise requirements, as follows:
 - a. Provide staff with an analysis of future traffic noise levels and certification from an acoustical engineer based on those projected levels, that the building shell for residential dwellings units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn ("Noise Report").
 - b. Provide a written commitment by the builder to construct in accordance with the acoustical design criteria as specified in the Noise Report. An acoustical engineer must approve any changes to the building shell construction that may affect acoustical performance in writing with a copy to M-NCPPC staff prior to implementation.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated May 19, 2006.

PLAT NO.



VICINITY MAP 1"=2000'

PLAT TOTALS	
NUMBER OF LOTS	4
AREA OF LOTS	2.44975 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	2.44975 Ac.

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC TELEPHONE COMPANY OF MARYLAND, WASHINGTON GAS LIGHT COMPANY AND TO EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AN EASEMENT, IN, ON AND OVER THE LAND HEREON DESCRIBED AS A TEN FOOT WIDE PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "U.E." WITH THE TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457; SAID TERMS AND PROVISIONS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) SUCH EXCLUSIVE RIGHTS AS ARE NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIRS OF SANITARY SEWERS AND/OR WATER MAINS AND THEIR APPURTENANCES WITHIN THE SEWER AND/OR WATER RIGHT OF WAYS/EASEMENTS SHOWN HEREON, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE GRANTOR(S), THEIR SUCCESSORS OR ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLINGS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS SHOWN HEREON.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

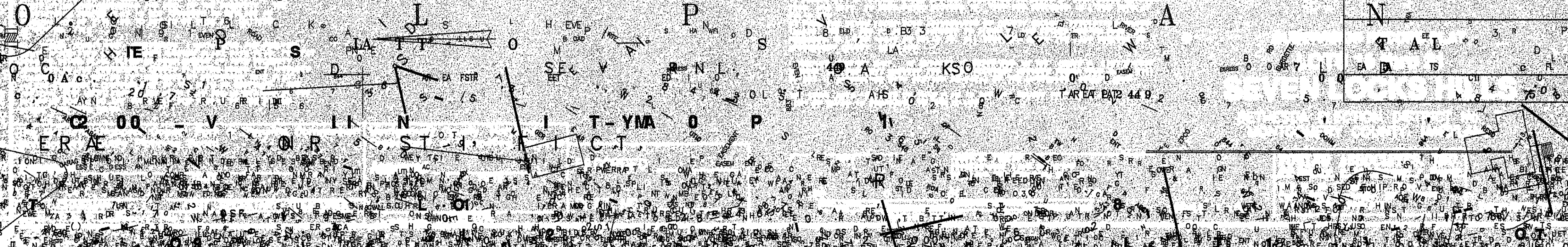
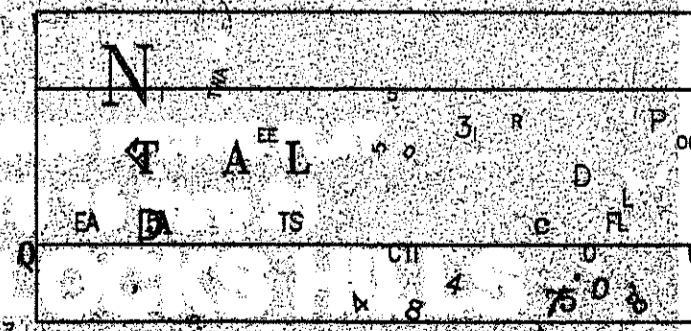
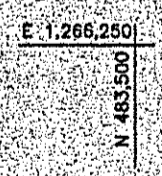
OWNER	WITNESS	DATE
OWNER	WITNESS	DATE
WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION:		
TRUSTEE	WITNESS	DATE
TRUSTEE	WITNESS	DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE FOLLOWING CONVEYANCES:

NOTES:

- PROPERTY IS ZONED R-200.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP GN-123.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 210-NW-08.
- THIS PLAT IS IN ACCORDANCE WITH THE APPROVED REVISED PRELIMINARY PLAN #1-06049 ENTITLED "PROPERTY OF ALBAN W. & ESTHER M. EGER."
- FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY





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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
755 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240-777-6370

DPS - #8

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Philip Perrine
Daytime Phone No.: 301/217-0478

Tax Account No.: 10-00851796
Name of Property Owner: Alban W. & EM. Eger Daytime Phone No.: 301/365-2993
Address: 831A Old Seven Locks Rd Bethesda, MD 20817
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 831A Old Seven Locks Street: Old Seven Locks Rd.
Town/City: Bethesda, MD Nearest Cross Street: River Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 1B786 Folio: 526 Parcel: P524

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 19,000

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 5 feet 0 inches wall
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] for Alban Eger Date: 10/27/06
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 11/22/06
Application/Permit No.: 439845 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:

see attachment

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

see attachment

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 driplines 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.**

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>Dr. Alban Eger 8314 Old Seven Locks Road Bethesda, MD 20817</p>	<p>Philip Perrine Perrine Planning & Zoning, Inc. 200-A Monroe Street, #330 Rockville, MD 20850</p>
Adjacent and confronting Property Owners mailing addresses	
<p>David C. Fegan et al 2249 Senseney Ln Falls Church VA 22043-3117</p> <p>P610</p>	<p>Maryland-National Capital Park & Planning Commission 8787 Georgia Ave Silver Spring, MD 20910</p> <p>P599, P640, P583</p>
<p>Baochun Li 8400 Old Seven Locks Rd Bethesda, MD 20817</p> <p>Lot 1, Blk 2 Stoneyhurst Center</p>	<p>Arvind & A. Panagariya 8402 Old Seven Locks Rd Bethesda, MD 20817</p> <p>Lot 2, Blk 2 Stoneyhurst Center</p>
<p>Yadollah D. Zanjani 8401 Seven Locks Rd Bethesda, MD 20817-2006</p> <p>Lot 6, Seven Locks Hills</p>	<p>Sunil K. & Ruma Sikka 8309 Old Seven Locks Rd Bethesda, MD 20817-2009</p> <p>P562</p>

Oct. 27. 2006 3:55PM

Adjacent and confronting Property Owners mailing addresses

<p>Montgomery County EOB 101 Monroe St Rockville, MD 20850</p> <p>P771, P688, P740</p>	<p>Riverhill Homeowners Assoc., Inc 7916 Quarry Ridge Way Bethesda, MD 20817-6955</p> <p>Parcel E, Stoneyhurst Center</p>
<p>Joseph B & M.A. Tockarszewsky 8023 Rising Ridge Rd Bethesda, MD 20817</p> <p>Lot 40, Blk 1 Stoneyhurst Center</p>	<p>Dickson R Loos et al Tr 8025 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 41, Blk 1 Stoneyhurst Center</p>
<p>Chao-Mino & M-H Chuo 8019 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 38, Blk 1 Stoneyhurst Center</p>	<p>Joseph M. Greedy et al Tr 8021 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 39, Blk 1 Stoneyhurst Center</p>
<p>Bahram Erfan, Trustee 8015 Rising Ridge Rd Silver Spring, MD 20817-6961</p> <p>Lot 36, Blk 1 Stoneyhurst Center</p>	<p>Melissa Longstreet et al 8017 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 37, Blk 2 Stoneyhurst Center</p>
<p>Mark Whitten 8009 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 34, Blk 1 Stoneyhurst Center</p>	<p>Maurice J. & L.E. Montaldi 8013 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 35, Blk 1 Stoneyhurst Center</p>
<p>Ahmad & Kia Ghamarian 8311 Old Seven Locks Rd Bethesda, MD 20817</p> <p>Lot 7, Seven Locks Hills</p>	<p>River Quarry Inc. C/o Michael T. Rose Land Inc. 13972 Baltimore Ave. Laurel, MD 20707-5086</p> <p>P630</p>

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 10 Account Number - 00851796

Owner Information

Owner Name: EGER, ALBAN W & E M Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8314 OLD SEVEN LOCKS ROAD Deed Reference: 1) /18786/ 526
BETHESDA MD 20817 2)

Location & Structure Information

Premises Address: 8314 SEVEN LOCKS RD Legal Description: SALEM ETC AND
BETHESDA 20817 ABANDONED ROAD 18447/32
2269/560

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
GN23		P524		1				2	

Special Tax Areas Town Ad Valorem Tax Class 42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	2,946 SF	57,335.00 SF	111
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value 'As Of	Phase-In Assessments	
			As Of	As Of
Land:	288,660	629,060	07/01/2006	07/01/2007
Improvements:	345,030	312,890		
Total:	633,690	941,950	839,196	941,950
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

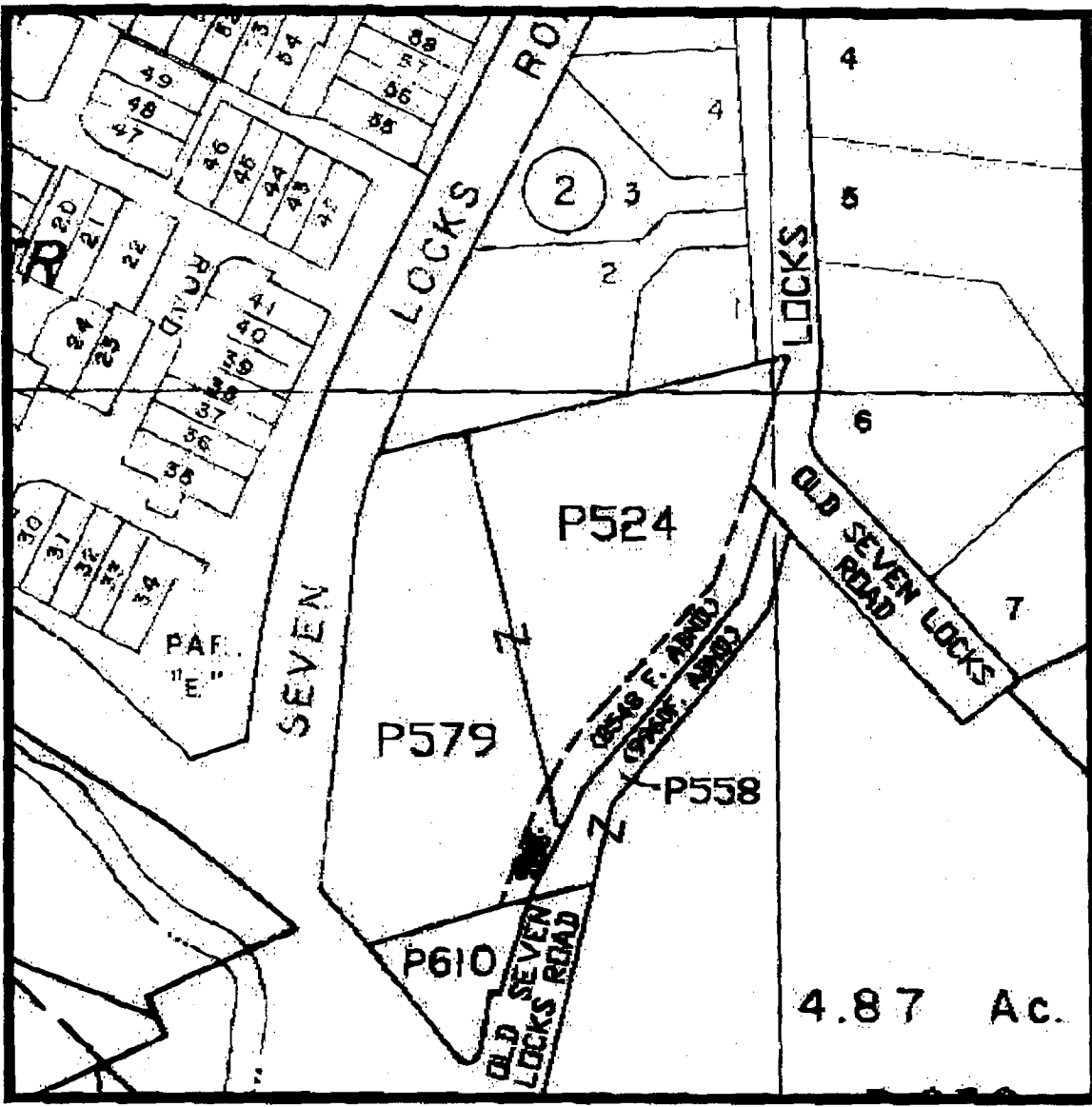
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
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District - 10 Account Number - 00851796



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



Stoneyhurst

1.) Written Description of Project

a.) Description of existing structure and environmental setting.

Stoneyhurst (historic site 29/041) is a stone house constructed by Samuel Brewer Magruder (1744-1818) in about 1767. Lilly Moore Stone, who owned the house for the first half of the 1900s, managed and operated the Stoneyhurst Quarries on River Road. It has been owned by the Eger family since 1956. Dr. Alban Eger has personally maintained the house and has improved the property with extensive stone retaining walls.

b.) General description of project and its effect on the historic resource.

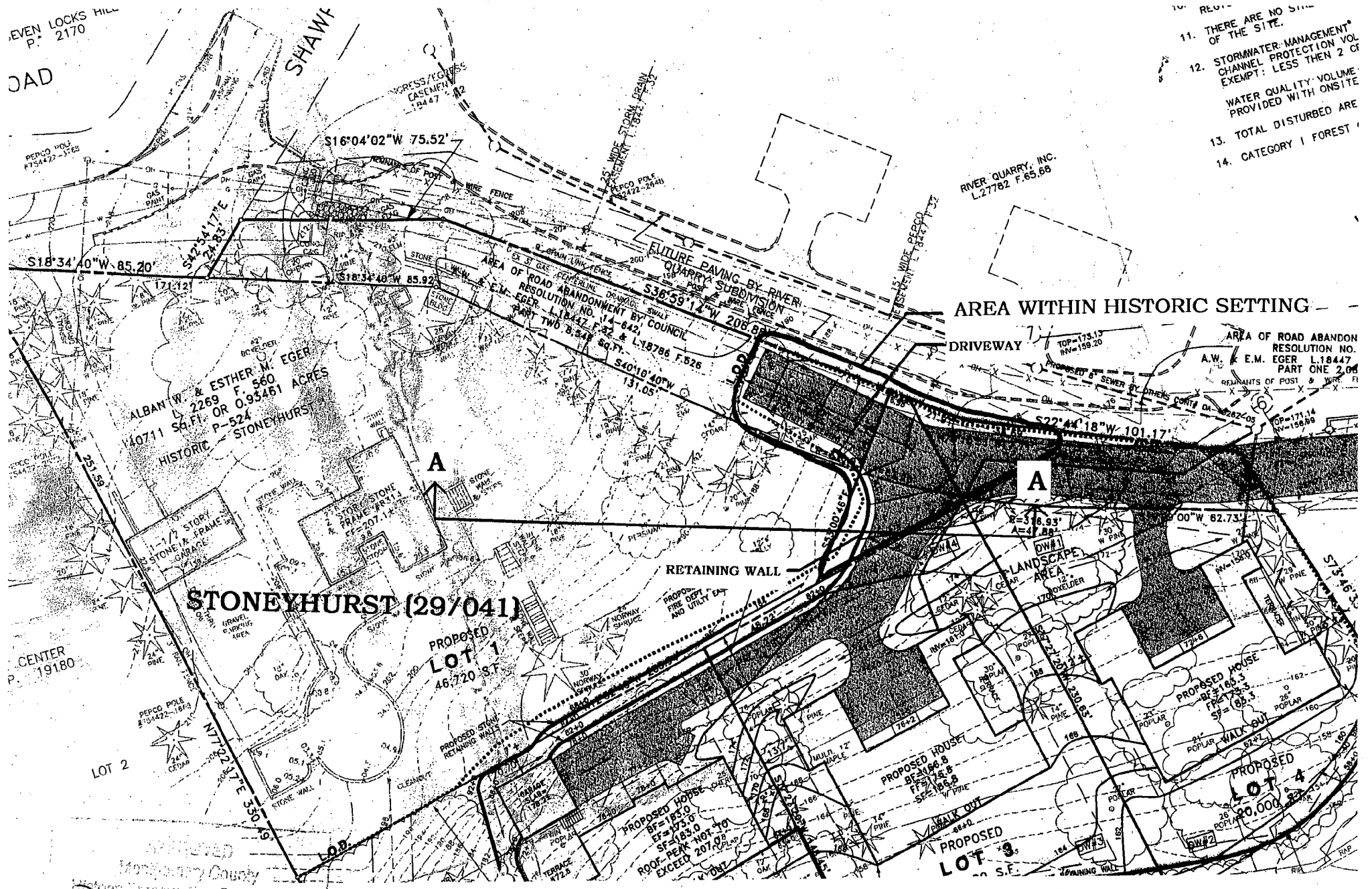
As a consequence of the Fire Marshall's requirements during the subdivision of the adjacent parcel P579, a driveway must be extended onto parcel P524; the Historic Setting, approximately 100 feet, necessitating construction of an approximately 50-foot long retaining wall, ranging from one foot to 5 feet high. The wall is located over 150 feet from the historic house. The driveway and retaining wall are located in the far southeast corner of parcel 524, approximately 23 feet below the first floor grade of the historic house, with existing trees intervening that screens the view of the wall. Since the grade falls away from the historic house the view will be of the higher side of the wall, not of the full five-foot height of the wall. This change in grade at the wall, along with the existing trees, will also screen the view of the driveway from the historic house.

EVEN LOCKS HILL
P. 2170

JAD

SHAW

- 11. THERE ARE NO SITES OF THE SITE.
- 12. STORMWATER MANAGEMENT CHANNEL PROTECTION VOL EXEMPT: LESS THEN 2 OF WATER QUALITY VOLUME PROVIDED WITH ONSITE
- 13. TOTAL DISTURBED ARE
- 14. CATEGORY I FOREST



STONEYHURST (29/041)

AREA WITHIN HISTORIC SETTING

DRIVEWAY

RETAINING WALL

A

PROPOSED LOT 1
46,720 S.F.

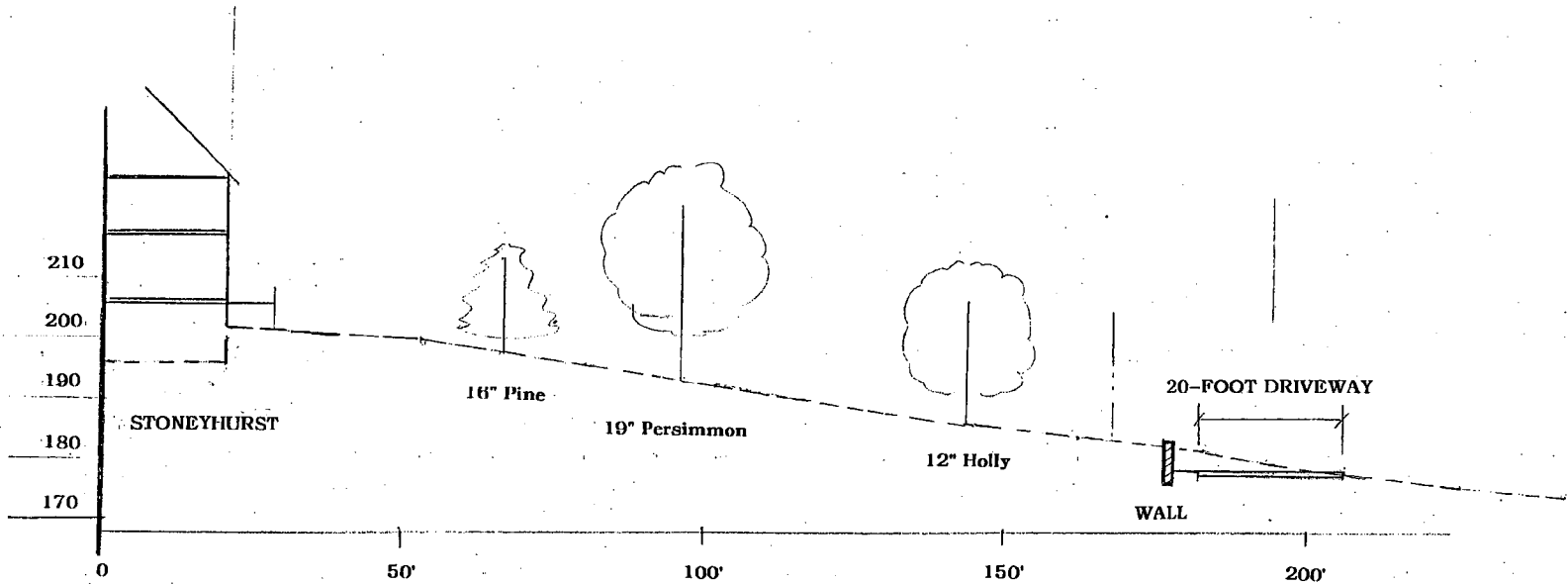
PROPOSED HOUSE
BF=186.3
FF=156.3
SF=186.3

PROPOSED HOUSE
BF=186.3
FF=156.3
SF=186.3

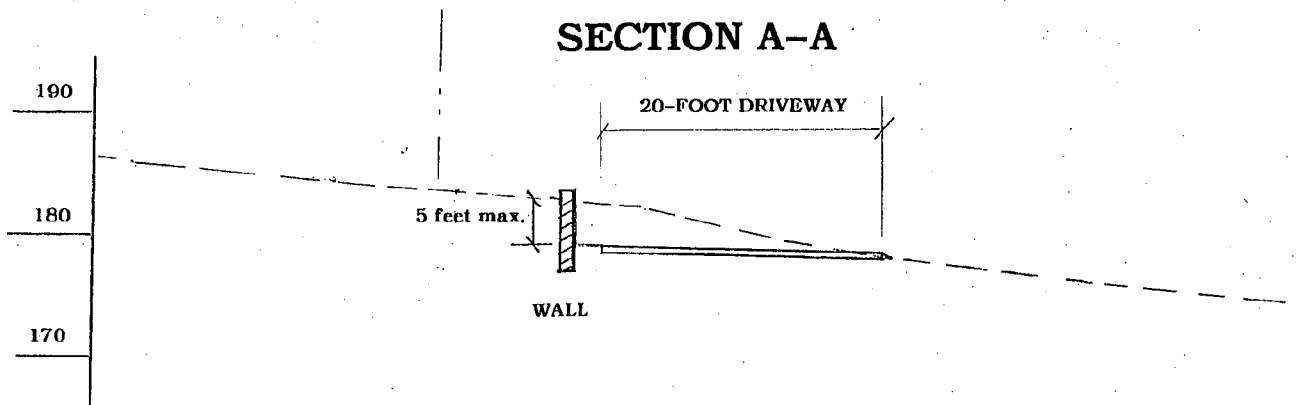
PROPOSED LOT 4
20,000 S.F.

PROPOSED LOT 3
20 S.F.

Approved
Montgomery County
Historic Preservation Commission
Michelle Davis
11/29/06



SECTION A-A



APPROVED
 Montgomery County
 Historic Preservation Commission
Michael [Signature]
 11/22/06



HISTORIC PRESERVATION COMMISSION

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County Executive

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Chairperson

Date: November 22, 2006

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FROM: Michele Oaks, Senior Planner (M)
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240/777-0270

DPS-#8

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Address: 831A Old Seven Locks Rd Bethesda MD 20817
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 831A Old Seven Locks Street: Old Seven Locks Rd.
Town/City: Bethesda, MD Nearest Cross Street: River Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 18786 Folio: 526 Parcel: P524

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 19,000

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[Signature] for Alban Eger Date: 10/27/06
Signature of owner or authorized agent Date

Approved: Disapproved: _____
Signature: [Signature] Date: 11/22/06
For Chairperson, Historic Preservation Commission

Application/Permit No.: 439845 Date Filed: _____ Date Issued: _____

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

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Oct. 27. 2006 3:55PM

Adjacent and confronting Property Owners mailing addresses

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Maryland Department of Assessments and Taxation
 MONTGOMERY COUNTY
 Real Property Data Search

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 Ground Rent

Account Identifier: District - 10 Account Number - 00851796

Owner Information

Owner Name: EGER, ALBAN W & E M Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 8314 OLD SEVEN LOCKS ROAD Deed Reference: 1) /18786/ 526
 BETHESDA MD 20817 2)

Location & Structure Information

Premises Address: 8314 SEVEN LOCKS RD Legal Description: SALEM ETC AND ABANDONED ROAD 18447/32 BETHESDA 20817 2269/560

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
GN23		P524		1				2	
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Stories		Basement		Type			Exterior		
2		YES		STANDARD UNIT			FRAME		

Value Information

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			As Of	As Of
Land:	288,660	01/01/2005	07/01/2006	07/01/2007
Improvements:	345,030	629,060	312,890	
Total:	633,690	941,950	839,196	941,950
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

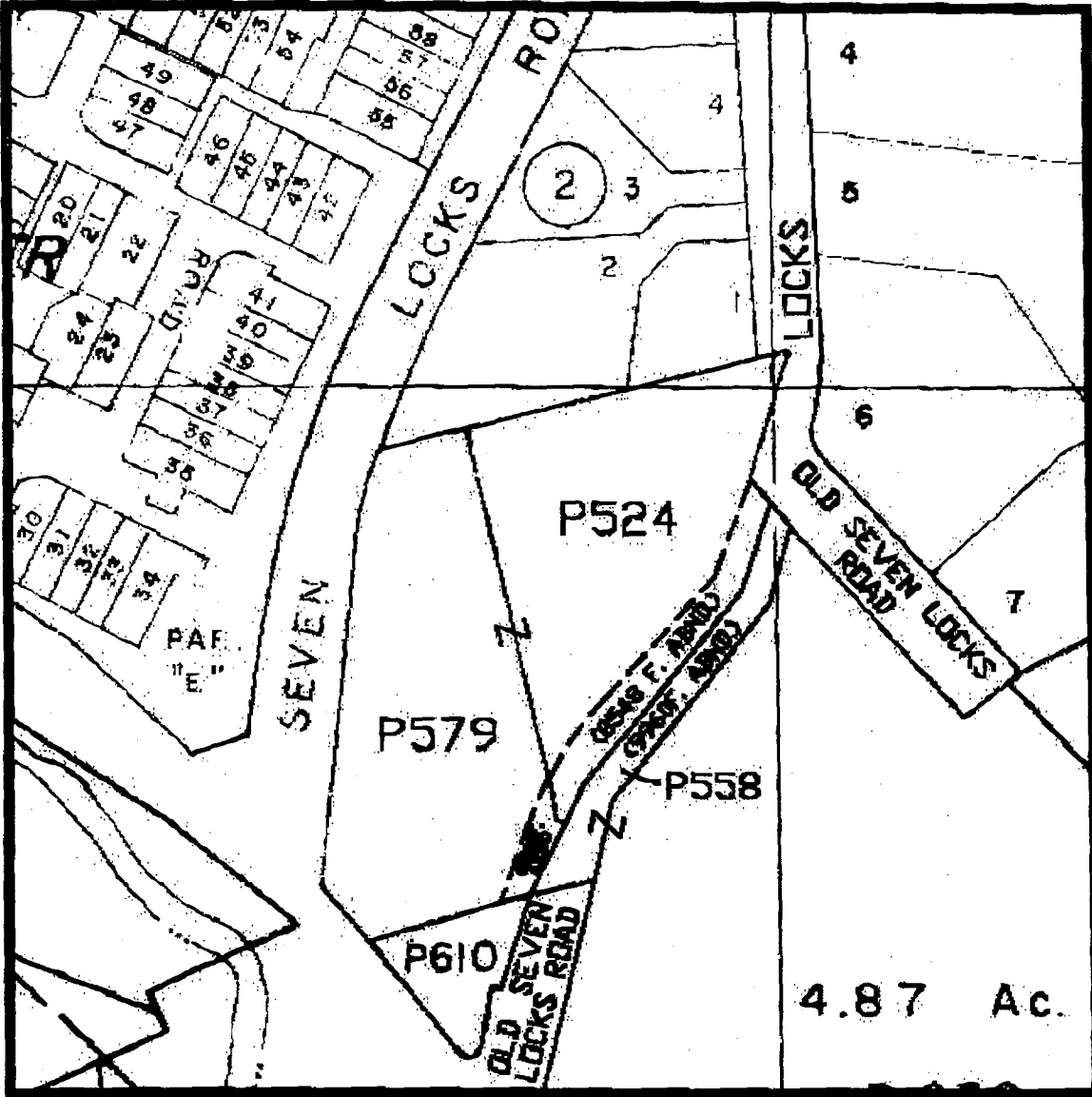
Tax Exempt: NO Special Tax Recapture:
 Exempt Class: *NONE*



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
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District - 10 Account Number - 00851796



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



Stoneyhurst

1.) Written Description of Project

a.) Description of existing structure and environmental setting.

Stoneyhurst (historic site 29/041) is a stone house constructed by Samuel Brewer Magruder (1744-1818) in about 1767. Lilly Moore Stone, who owned the house for the first half of the 1900s, managed and operated the Stoneyhurst Quarries on River Road. It has been owned by the Eger family since 1956. Dr. Alban Eger has personally maintained the house and has improved the property with extensive stone retaining walls.

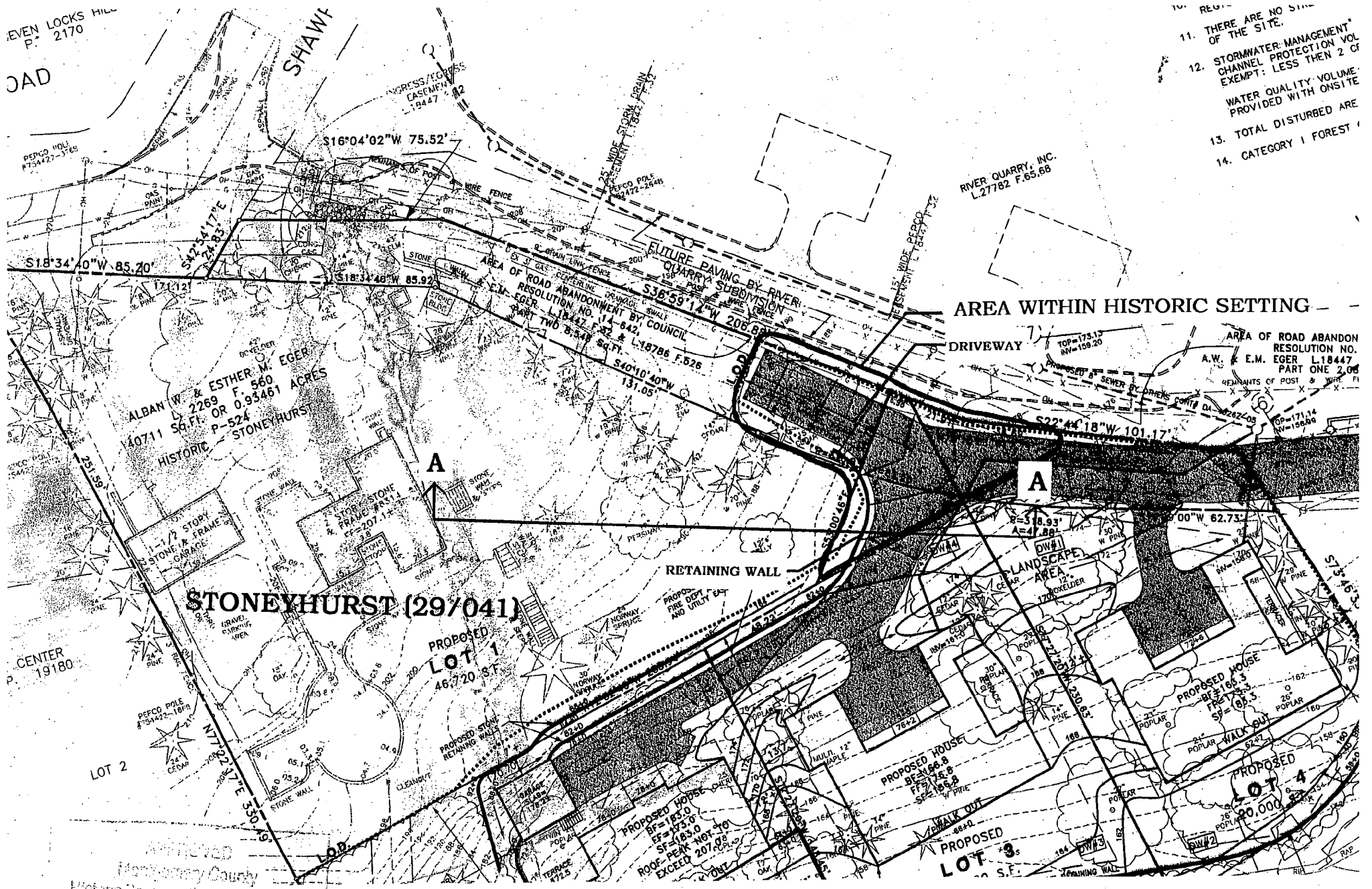
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EVEN LOCKS HILL
P. 2170

JAD

- 10. REG...
- 11. THERE ARE NO SITES OF THE SITE.
- 12. STORMWATER MANAGEMENT CHANNEL PROTECTION VOL EXEMPT; LESS THEN 2 OF WATER QUALITY VOLUME PROVIDED WITH ONSITE
- 13. TOTAL DISTURBED ARE
- 14. CATEGORY I FOREST

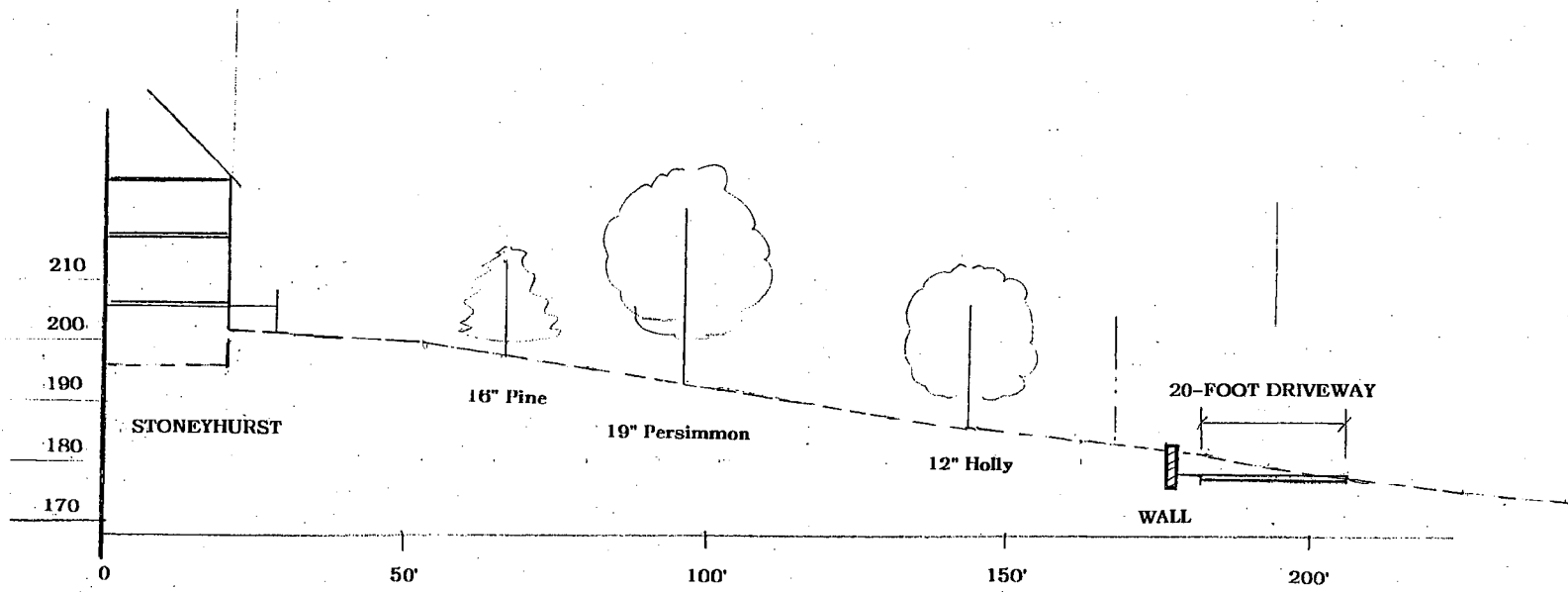


STONEYHURST (29/041)

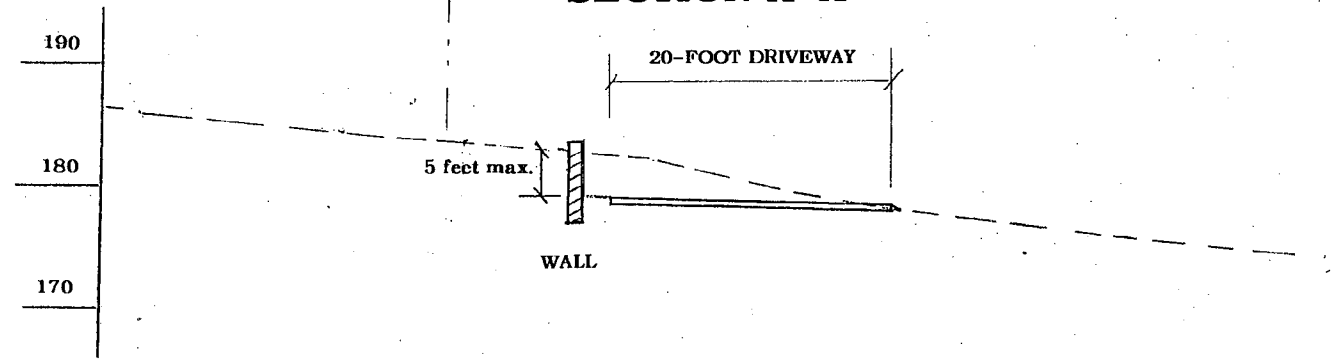
AREA WITHIN HISTORIC SETTING

CENTER 19180

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Adams
11/22/00



SECTION A-A



APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Davis
 11/22/06

Oaks, Michele

From: Mason, Rebecca [Rebecca.Mason@montgomerycountymd.gov]
Sent: Thursday, November 30, 2006 11:06 AM
To: Oaks, Michele
Subject: 8314 Seven Locks Road

Michele
The HAWP number assignment is 439845 for 8314 Seven Locks Road.

Rebecca Mason
Permit Technician III
Dept. of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
(240) 777 6292
(240) 777 6262 (Fax)
rebecca.mason@montgomerycountymd.gov

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8314 Old Seven Locks Road, Bethesda	Meeting Date:	11/15/06
Resource:	<i>Master Plan</i> Site #29/41 Stoneyhurst	Report Date:	11/08/06
Applicant:	Alban & E.M. Eger (Philip Perrine, Agent)	Public Notice:	11/01/06
Review:	HAWP	Tax Credit:	N/A
Case Number:	29/41-06A	Staff:	Michele Oaks
PROPOSAL:	Driveway Installation		

RECOMMENDATION: Approve

BACKGROUND

The applicants have an approved development plan for the adjacent property, which includes a portion of land within the environmental setting of the historic site.

Staff worked with the applicant to mitigate any negative impact to the historic resource or its vista during the development review process. The result were the following conditions which were part of the Planning Board's preliminary plan approval:

1. To ensure that the ridge heights of proposed houses will not exceed the first floor elevation of the historic resource, Stoneyhurst (#29/41)(the "Historic Resource"), the roof peak for the house on proposed Lot 2 shall not exceed elevation 207 feet and the roof peak of the houses on proposed Lots 3 and 4 shall not exceed elevations 216 feet and 213 feet respectively.
2. Prior to submission of record plats, the Historic Preservation Commission ("HPC") must either reduce the environmental setting for the Historic Resource to the limits of proposed Lot 1, or issue an historic area work permit ("HAWP") for the construction of the proposed driveway and retaining wall (and any other disturbance that would require such a permit under Montgomery County Code Chapter 24A) within the environmental setting. If the HPC does not reduce the environmental setting or issue a HAWP, the record plat must reflect an alternate ingress/egress easement for the proposed lots that does not encroach upon the environmental setting.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan* Site
DATE: 1767

The original section of the house is the western portion, which was probably a hall and parlor plan. The front facade was on the south side. The east wing is comprised of an early 1-1/2 story kitchen wing, which was raised, incorporated into the main block, and faced with stone on the front facade. In 1909, a major renovation of the house installed plumbing and heating systems. Additional renovations in the 1960s led

to window replacements and addition of dormer windows.

The property includes a historic stone springhouse with a steeply sloped pyramidal hip roof covered with cedar shakes. A stone garage, with a porte-cochere spanning the driveway, serves as a gateway to the house.

HISTORIC CONTEXT

Samuel Brewer Magruder (1744-1818) is believed to have built the original core of this stone residence in 1767. Magruder inherited the 316-acre property from his father Samuel Magruder III and became a lieutenant in the Revolutionary War. A stone adjacent to the west door is carved with this date and the initials of Magruder and his wife Rebecca. The property remained in the Magruder family until 1853.

The house is built of mica schist stone quarried nearby. The stone was used in the construction of the C&O Canal in the early 1800s. A century later, the stone became known as Stoneyhurst Stone and was used throughout the metropolitan area. Lilly Moore Stone, who owned the Stoneyhurst estate in the early 1900s, managed the Stoneyhurst Quarries on River Road, west of the house, and personally operating them for 30 years. Her nearby family home, **Glenmore**, is also a designated historic site (#29/38). Stoneyhurst has been owned by the Eger family since 1956.

PROPOSAL:

Applicants are proposing to:

1. Construct a small segment of a larger retaining wall and asphalt driveway program within the environmental setting boundaries of the historic site.
2. Remove a 15" DBH cedar tree from the subject property for the driveway installation.

APPLICABLE GUIDELINES:

Proposed alterations to Master Plan individually designated sites are reviewed by the Commission with the guidance from the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8(b)

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.

Secretary of 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 proportion, and massing to protect the integrity of

the property and its environment.

#10 New additions and adjacent 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.

STAFF DISCUSSION

The proposed driveway and retaining wall segment is located significantly down slope and at least 120' from the corner of the historic house. The existing historic site is currently heavily wooded, and the only impact to the trees on the historic site is the proposed removal of the 15" cedar. Additionally, the proposed driveway is being installed in the abandoned Old Seven Locks Road right-of way.

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

**PERRINE PLANNING &
ZONING, INC.**

200-A MONROE STREET, #330, ROCKVILLE, MD 20850
TELEPHONE: 301-217-0478 FAX: 301-424-8561

October 27, 2006

Michele Oaks, Senior Planner
CW – Historic Preservation
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Eger Property
Stoneyhurst (29-041)
Preliminary Plan #120060490

Dear Ms. Oaks:

Enclosed is a request for a Historic Area Work Permit (HAWP) to construct part of a driveway and a retaining wall within the Historic Setting of "Stoneyhurst" (29/041). Stoneyhurst is located on parcel P524, at 8314 Old Seven Locks Road, and is owned by the Egers, who also own the adjacent parcel P579. A preliminary plan was recently approved for parcel P579 dividing it into three lots. In the course of the review of the subdivision the Fire Marshall required a turnaround as part of the driveway system that serves the three lots. The driveway turnaround construction necessitates installation of a five-foot retaining wall to reduce the encroachment into the Historic Setting.

One of the conditions of the Planning Board's approval of the subdivision was to require either a HAWP to construct the wall and driveway or seek permission from the Historic Preservation Commission to exclude the area utilized for the driveway and wall. The Egers are, therefore, requesting a HAWP, and they are also, respectfully, requesting the HPC to consider reducing the Historic Setting by the amount utilized for approved lots #3 and #4, a total of approximately 2,800 square feet.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,



Philip E. Perrine, AICP

Enclosures

Cc: Mary Miller



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Philip Perrine
Daytime Phone No.: 301/217-0478

Tax Account No.: 10-00851796
Name of Property Owner: Alban W. & EM. Eger Daytime Phone No.: 301/365-2993
Address: 831A Old Seven Locks Rd Bethesda, MD 20817

Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 831A Old Seven Locks Street: Old Seven Locks Rd.
Town/City: Bethesda, MD Nearest Cross Street: River Road
Lot: Block: Subdivision:
Liber: 18786 Folio: 526 Parcel: P 524

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [checked] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed []
Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family []
Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [checked] Other: Drive way

1B. Construction cost estimate: \$ 19,000

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 5 feet 0 inches wall
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [checked] Entirely on land of owner [] On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 10/27/06

Approved: 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:

see attachment

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

see attachment

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

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Account Identifier: District - 10 Account Number - 00851796

Owner Information

Owner Name:	EGER, ALBAN W & E M	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8314 OLD SEVEN LOCKS ROAD BETHESDA MD 20817	Deed Reference:	1) /18786/ 526 2)

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Total:	633,690	941,950	839,196	941,950
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Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

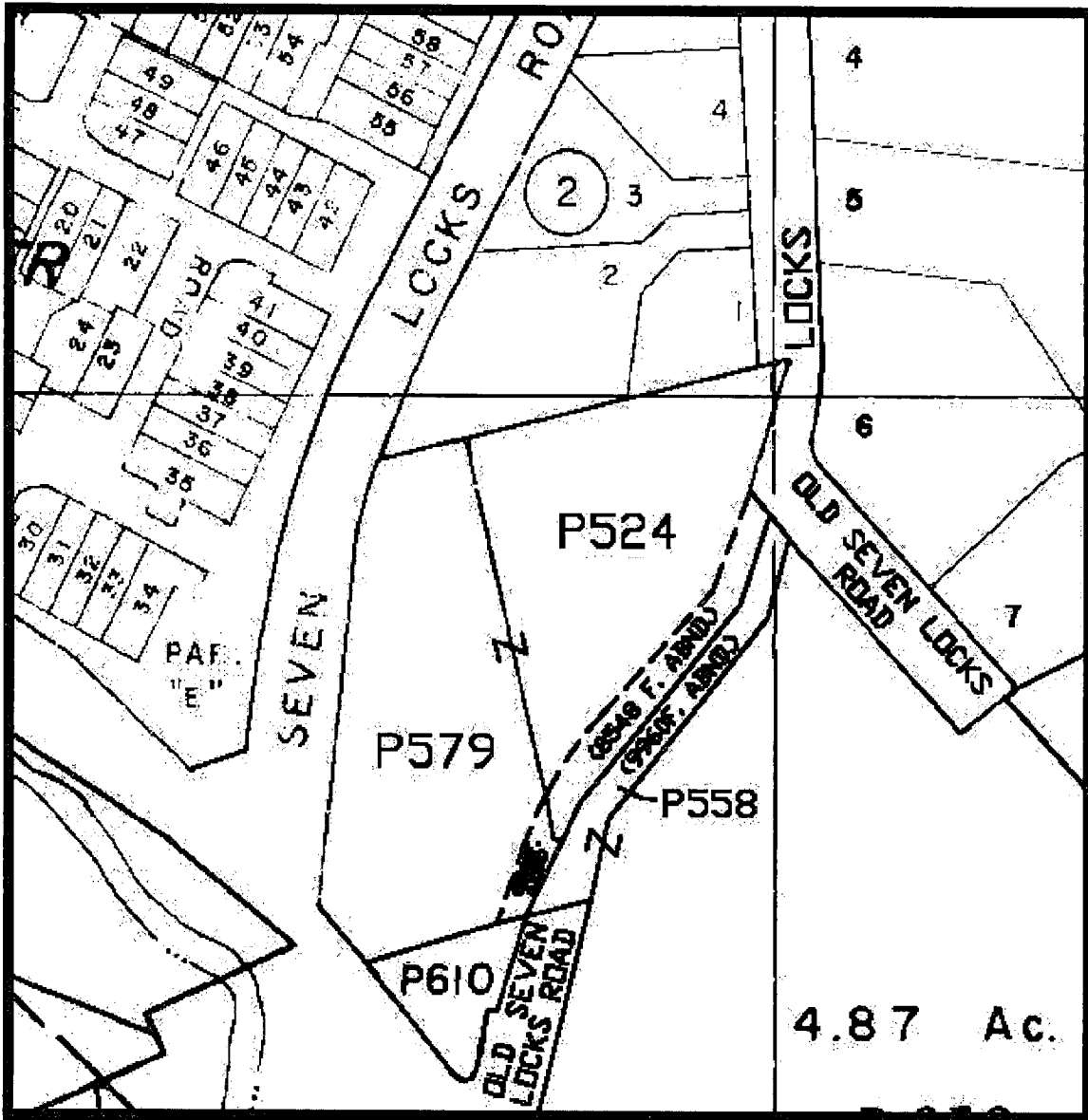
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

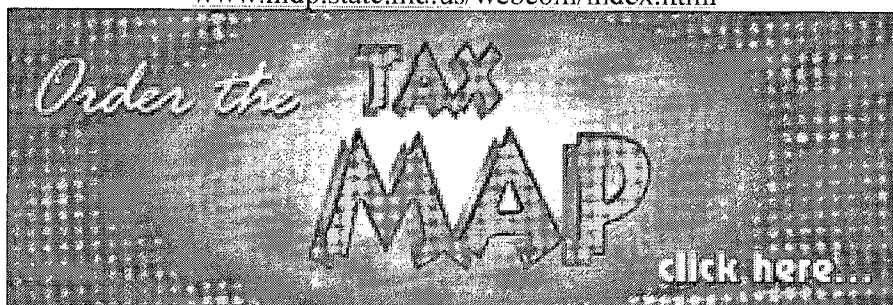
Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *



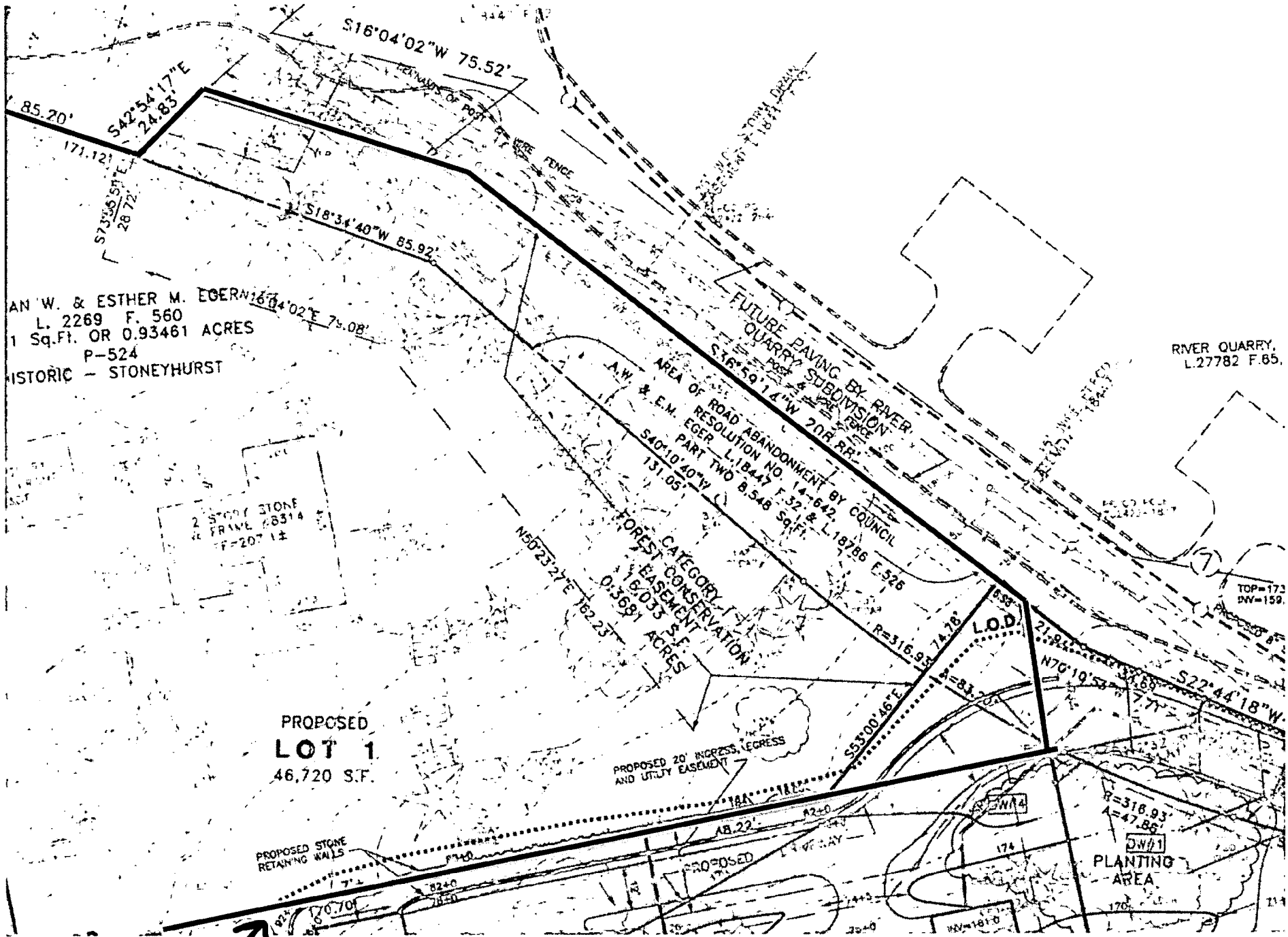
District - 10 Account Number - 00851796



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html







AN W. & ESTHER M. EGERN: 167
 L. 2269 F. 560
 1 Sq. Ft. OR 0.93461 ACRES
 P-524
 HISTORIC - STONEYHURST

2 STORY STONE
 FRAME #8314
 TF-207 1±

PROPOSED
LOT 1
 46,720 S.F.

PROPOSED 20' INGRESS, EGRESS
 AND UTILITY EASEMENT

FOREST CATEGORY -
 BASEMENT
 0.3691 ACRES
 18,033 S.F.

FUTURE PAVING BY RIVER
 QUARRY SUBDIVISION
 AREA OF ROAD ABANDONMENT BY COUNCIL
 RESOLUTION NO. 14-642
 PART TWO B.548 SQ. FT.

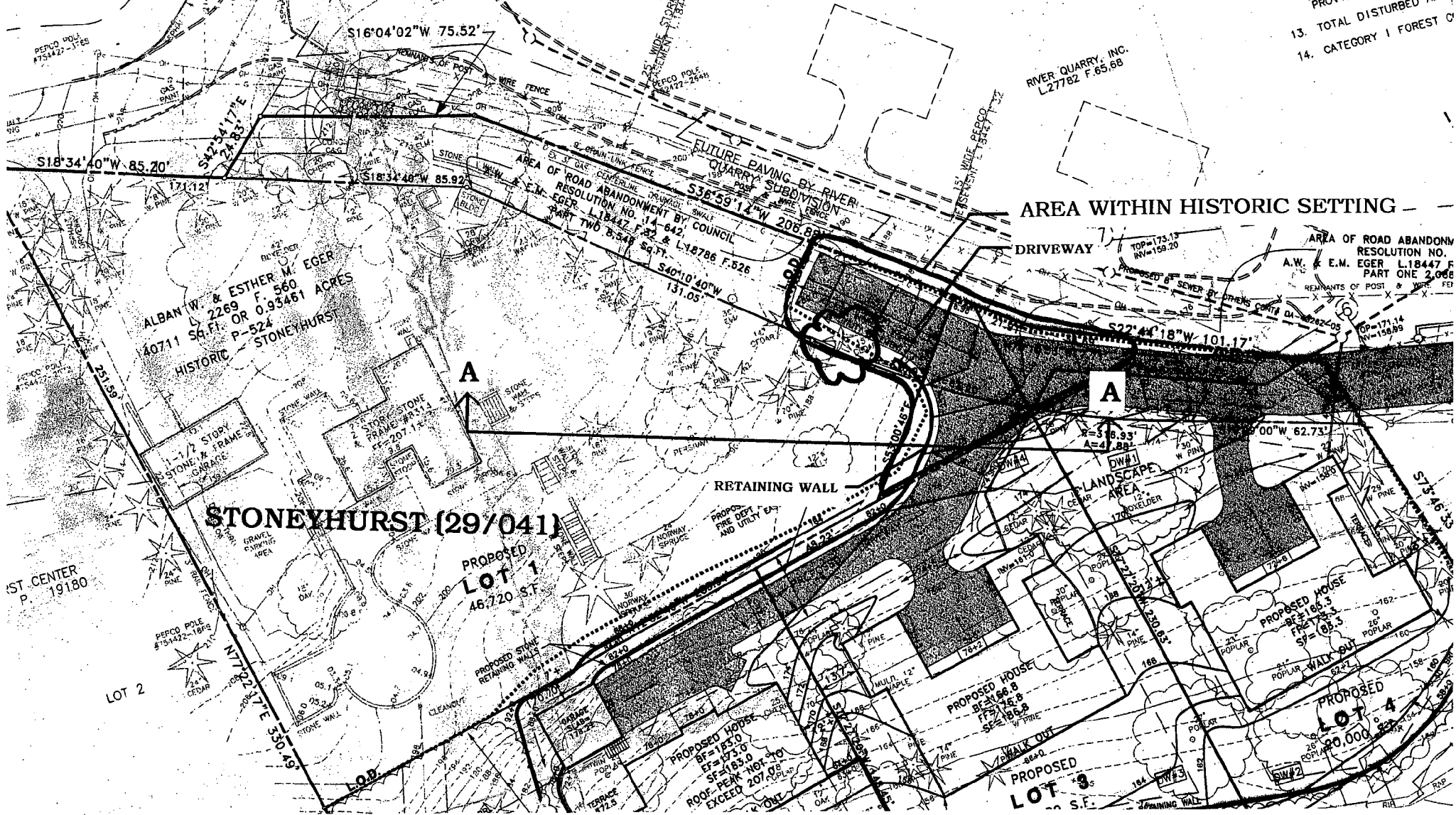
RIVER QUARRY,
 L. 27782 F. 65.

ENVIRONMENTAL SETTING BOUNDARY

SEVEN LOCKS HILL
P. 2170
ROAD


SHAWNEE

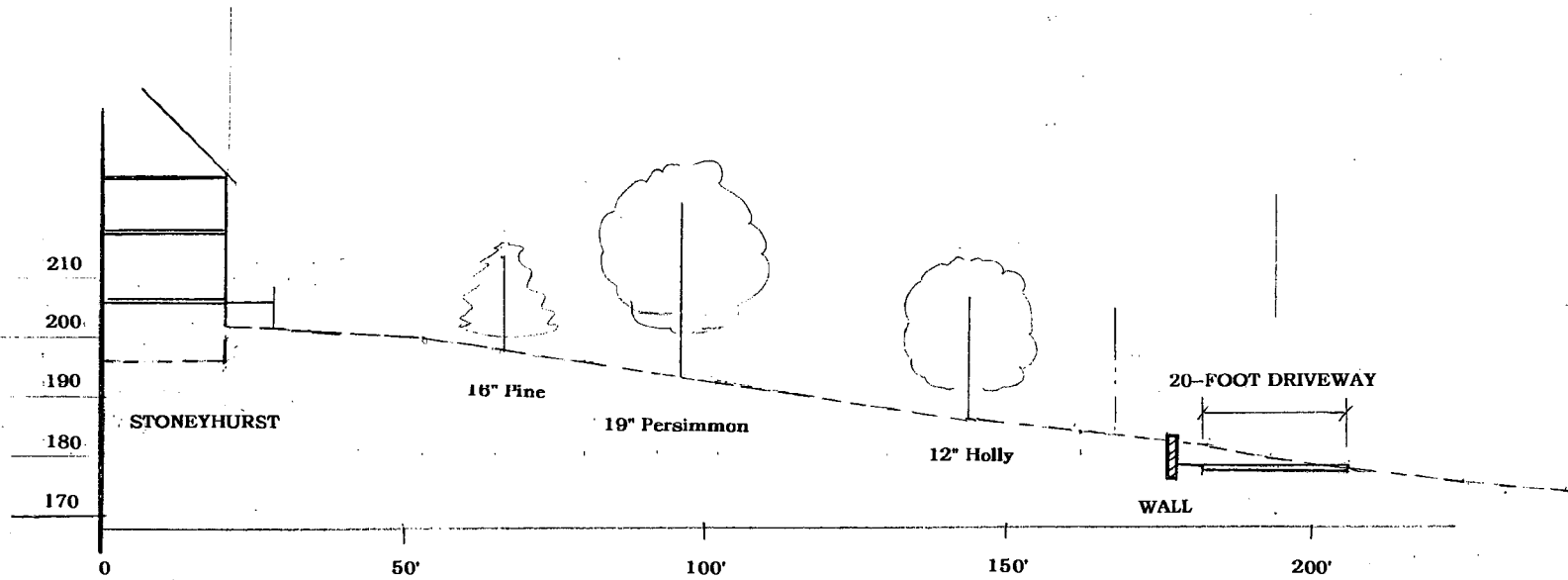
- 10. REGISL...
- 11. THERE ARE NO STREAMS OF THE SITE.
- 12. STORMWATER-MANAGEMENT CHANNEL PROTECTION VOLUME EXEMPT: LESS THEN 2 CF WATER QUALITY VOLUME: PROVIDED WITH ONSITE
- 13. TOTAL DISTURBED AREA
- 14. CATEGORY I FOREST C



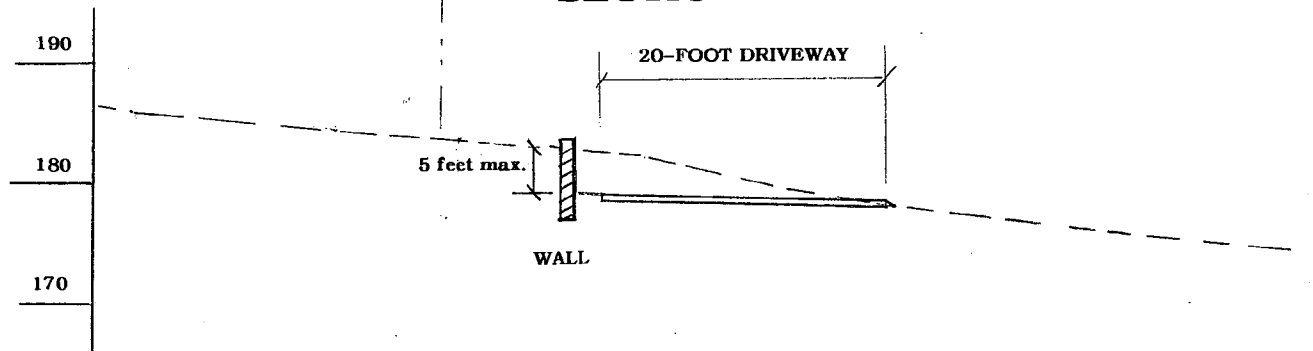
AREA WITHIN HISTORIC SETTING

STONEYHURST (29/041)

 - SUBJECT TREE TO BE REMOVED

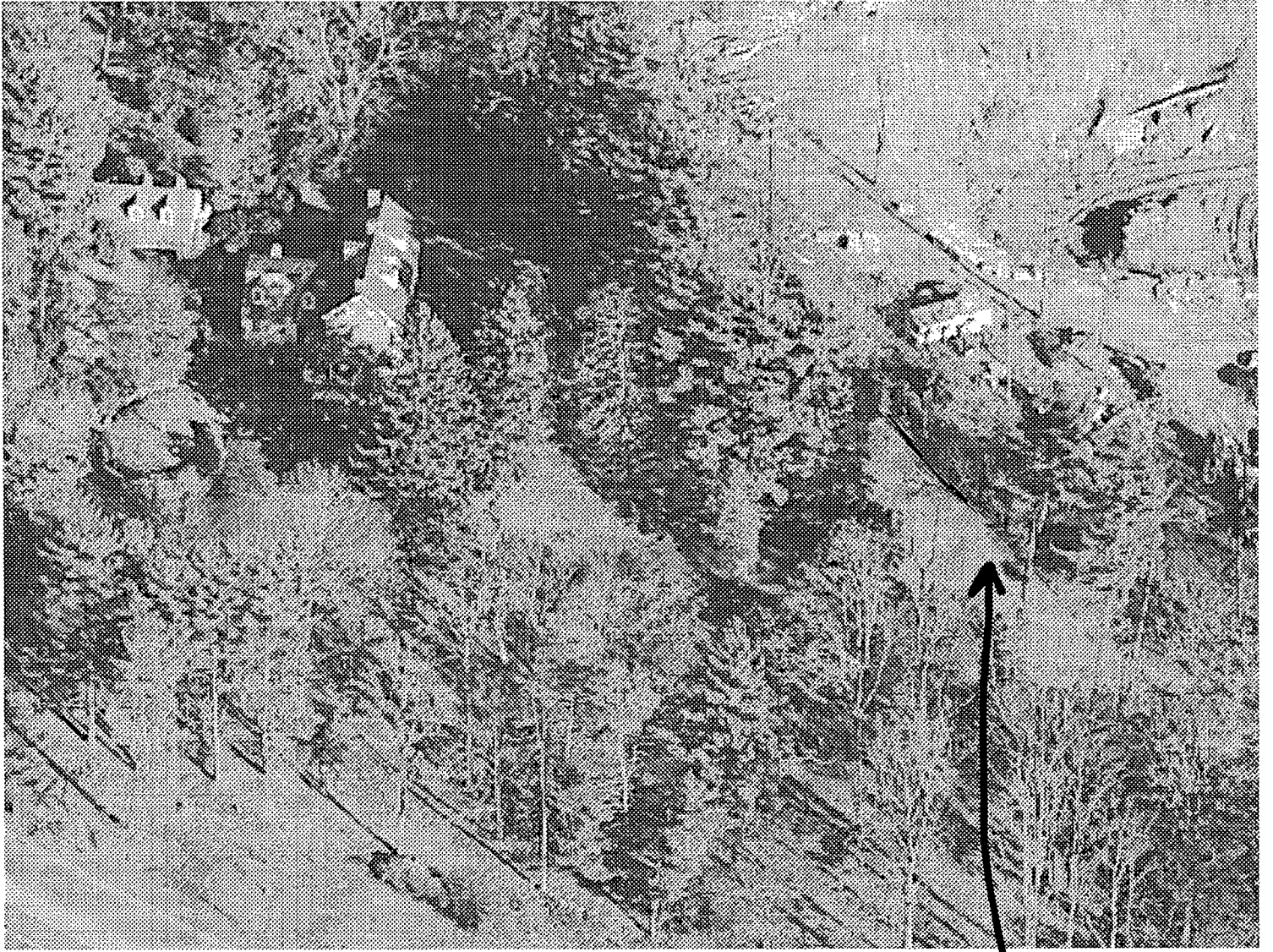


SECTION A-A





ABANDONED ROW







HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 22, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # driveway installation

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 November 15, 2006 meeting.

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

Applicant: Alban and E.M. Eger (Philip Perrine, Agent)

Address: 8314 Seven Locks Rd, Bethesda (*Master Plan Site # 29/41, Stoneyhurst*)

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.





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 22, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #, 434440, for driveway and shutter installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with a condition** at the October 25, 2006 meeting. The condition of approval was that:

The replacement shutters will be operable, paneled louvered shutters, as the submitted, historic photos illustrated. The central window's shutter will be hinged in the center. The final design and details will be submitted to staff for their review and approval, prior to installation.

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

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

Applicant: Robin Heller and David Deckelbaum (Fritz Gignoux, Agent)

Address: 19 Grafton Street, Chevy Chase (Chevy Chase Village Historic District)

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.



PERRINE PLANNING & ZONING, INC.

200-A MONROE STREET, #330, ROCKVILLE, MD 20850
TELEPHONE: 301-217-0478 FAX: 301-424-8561

October 27, 2006

Michele Oaks, Senior Planner
CW – Historic Preservation
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Eger Property
Stoneyhurst (29-041)
Preliminary Plan #120060490

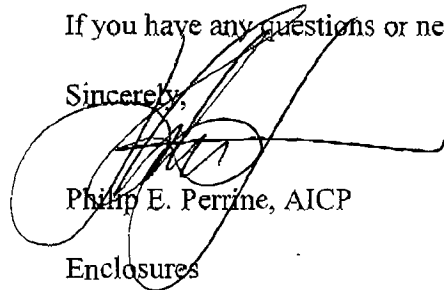
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Enclosed is a request for a Historic Area Work Permit (HAWP) to construct part of a driveway and a retaining wall within the Historic Setting of "Stoneyhurst" (29/041). Stoneyhurst is located on parcel P524, at 8314 Old Seven Locks Road, and is owned by the Egers, who also own the adjacent parcel P579. A preliminary plan was recently approved for parcel P579 dividing it into three lots. In the course of the review of the subdivision the Fire Marshall required a turnaround as part of the driveway system that serves the three lots. The driveway turnaround construction necessitates installation of a five-foot retaining wall to reduce the encroachment into the Historic Setting.

One of the conditions of the Planning Board's approval of the subdivision was to require either a HAWP to construct the wall and driveway or seek permission from the Historic Preservation Commission to exclude the area utilized for the driveway and wall. The Egers are, therefore, requesting a HAWP, and they are also, respectfully, requesting the HPC to consider reducing the Historic Setting by the amount utilized for approved lots #3 and #4, a total of approximately 2,800 square feet.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,



Philip E. Perrine, AICP

Enclosures

Cc: Mary Miller

FACSIMILE TRANSMISSION

PERRINE PL
ZO

200A Monroe St., #330, Rockville, MD 20850
Telephone: (301) 217-4700

FAX NUMBER: (301) 217-4700

*Copy, please give to
Michelle - #801*

TO: Michele Oaks
FROM: Phil Perrine
DATE: 10/27/06
SUBJECT: Stonyhurst HAWP

COMMENTS: Michele: Here's the application. I will add a cross-section of the wall and driveway, and its relationship to the house, and I'll mail the application in to you.

NUMBER OF PAGES IN THIS TRANSMISSION
INCLUDING THIS TRANSMITTAL LETTER 10

PLEASE CALL (301) 217-0478 IF PAGES WERE NOT RECEIVED OR ARE ILLEGIBLE.

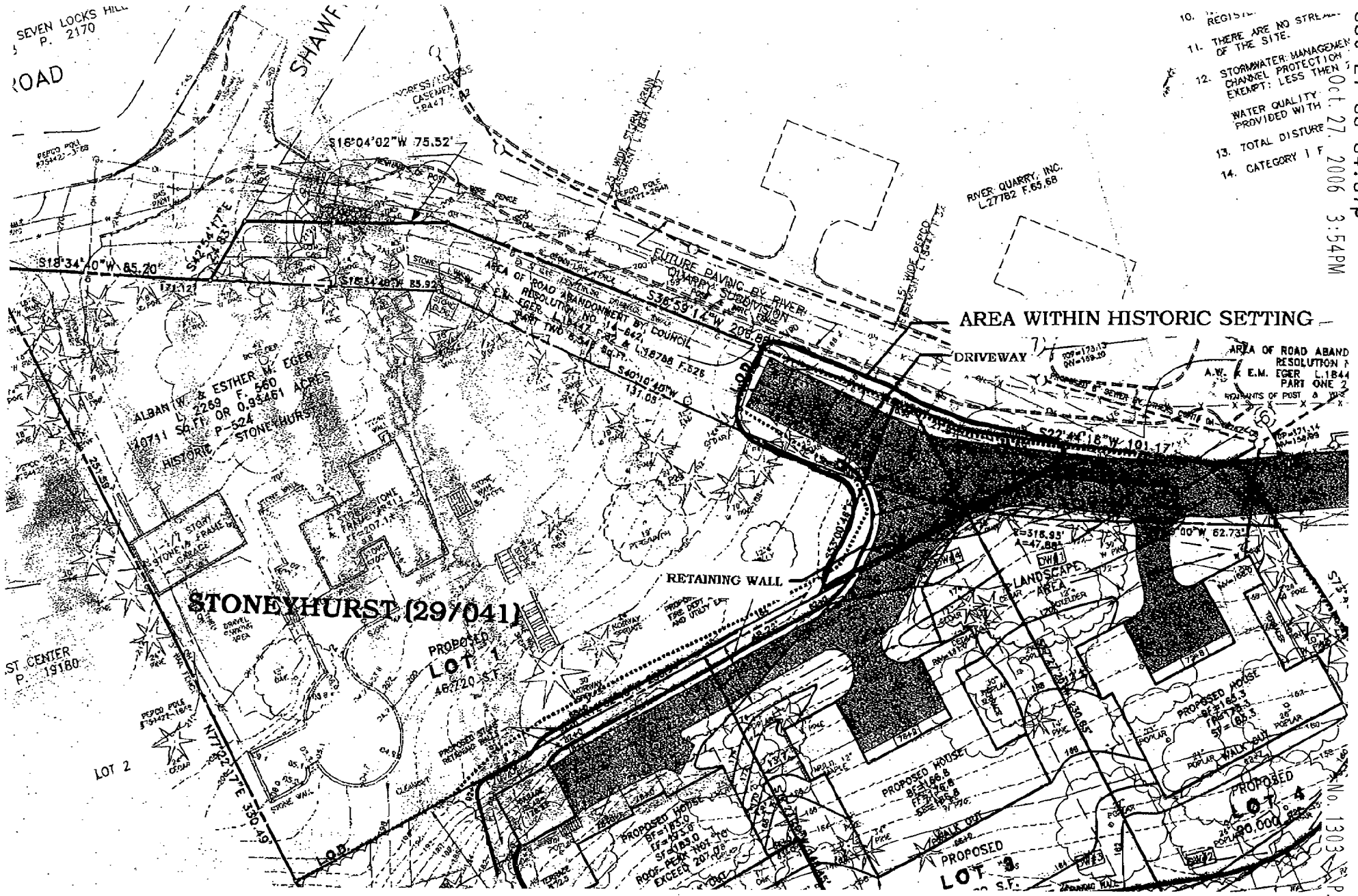
SEVEN LOCKS HILL
P. 2170
ROAD

SHAWNEE

10. REGISTERED
11. THERE ARE NO STREAMS OF THE SITE.
12. STORMWATER MANAGEMENT CHANNEL PROTECTION EXEMPT: LESS THAN 1" WATER QUALITY PROVIDED WITH
13. TOTAL DISTURBE
14. CATEGORY I F

Oct. 27, 2006 3:54PM

P. 6



AREA WITHIN HISTORIC SETTING

STONEYHURST (29/041)

PROPOSED LOT 1
48,720 S.F.

PROPOSED LOT 2
40,000 S.F.

No. 1303

PERRINE PLANNING & ZONING, INC.

200-A MONROE STREET, #330, ROCKVILLE, MD 20850
TELEPHONE: 301-217-0478 FAX: 301-424-8561

October 27, 2006

Michele Oaks, Senior Planner
CW - Historic Preservation
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Eger Property
Stoneyhurst (29-041)
Preliminary Plan #120060490

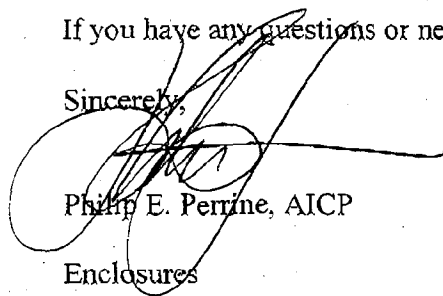
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If you have any questions or need additional information please do not hesitate to call.

Sincerely,



Philip E. Perrine, AICP

Enclosures

Cc: Mary Miller



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
755 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
780/777 0370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Philip Perrine
Daytime Phone No.: 301/217-0478

Tax Account No.: 10-00851796
Name of Property Owner: Alban W. & E.M. Eger Daytime Phone No.: 301/365-2993
Address: 831A Old Seven Locks Rd Bethesda, MD 20817
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 831A Old Seven Locks Street: Old Seven Locks Rd.
Town/City: Bethesda, MD Nearest Cross Street: River Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 18786 Folio: 526 Parcel: P 524

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 19,000

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 5 feet 0 inches wall
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] for Alban Eger 10/27/06
Signature of owner or authorized agent Date

Approved: _____ 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:

see attachment

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

see attachment

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.

Stoneyhurst

1.) Written Description of Project

a.) Description of existing structure and environmental setting.

Stoneyhurst (historic site 29/041) is a stone house constructed by Samuel Brewer Magruder (1744-1818) in about 1767. Lilly Moore Stone, who owned the house for the first half of the 1900s, managed and operated the Stoneyhurst Quarries on River Road. It has been owned by the Eger family since 1956. Dr. Alban Eger has personally maintained the house and has improved the property with extensive stone retaining walls.

b.) General description of project and its effect on the historic resource.

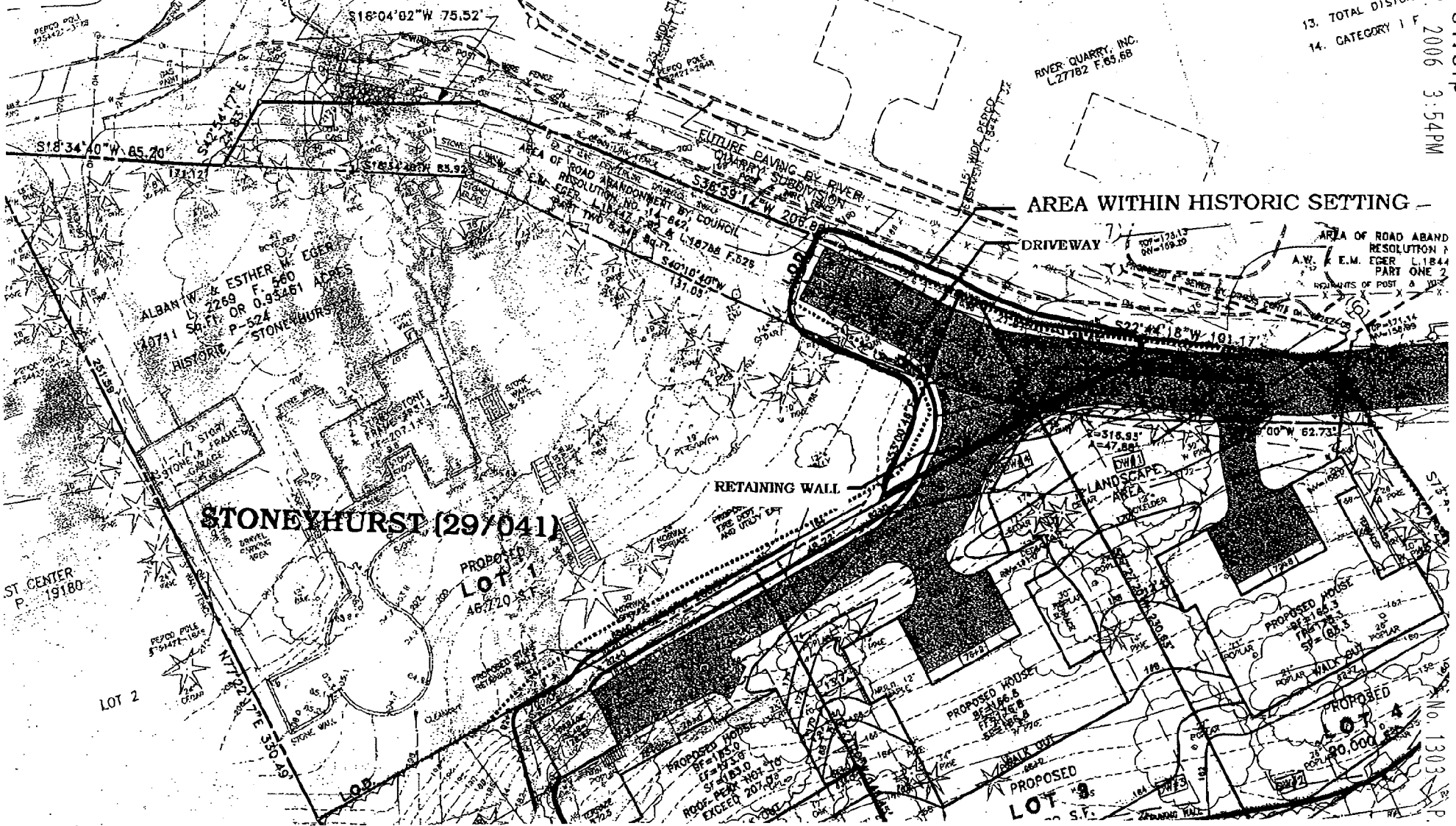
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SEVEN LOCKS HILL
P. 2170
ROAD

SHAW

- 10. REGISTERED
- 11. THERE ARE NO STREAMS OF THE SITE.
- 12. STORMWATER-MANAGEMENT CHANNEL PROTECTION EXEMPT; LESS THAN 5 WATER QUALITY PROVIDED WITH
- 13. TOTAL DISTURBANCE
- 14. CATEGORY I F

Oct 27 2006 3:54PM



RIVER QUARRY, INC.
L27782 F.65.68

AREA WITHIN HISTORIC SETTING

DRIVEWAY

AREA OF ROAD ABANDONMENT
RESOLUTION NO. 1844
A.W. & E.M. EGER PART ONE 2

STONEHURST (29/041)

PROPOSED LOT 1
46772.0 S.F.

RETAINING WALL

LANDSCAPE AREA

PROPOSED HOUSE
92,316.5 S.F.

PROPOSED HOUSE
92,316.5 S.F.

PROPOSED LOT 3
20,000 S.F.

ST. CENTER
P. 19180

LOT 2

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Dr. Alban Eger 8314 Old Seven Locks Road Bethesda, MD 20817	Philip Perrine Perrine Planning & Zoning, Inc. 200-A Monroe Street, #330 Rockville, MD 20850
Adjacent and confronting Property Owners mailing addresses	
David C. Fegan et al 2249 Senseney Ln Falls Church VA 22043-3117 P610	Maryland-National Capital Park & Planning Commission 8787 Georgia Ave Silver Spring, MD 20910 P599, P640, P583
Baochun Li 8400 Old Seven Locks Rd Bethesda, MD 20817 Lot 1, Blk 2 Stoneyhurst Center	Arvind & A. Panagariya 8402 Old Seven Locks Rd Bethesda, MD 20817 Lot 2, Blk 2 Stoneyhurst Center
Yadollah D. Zanjani 8401 Seven Locks Rd Bethesda, MD 20817-2006 Lot 6, Seven Locks Hills	Sunil K & Ruma Sikka 8309 Old Seven Locks Rd Bethesda, MD 20817-2009 P562

Adjacent and confronting Property Owners mailing addresses

<p>Montgomery County EOB 101 Monroe St Rockville, MD 20850</p> <p>P771, P688, P740</p>	<p>Riverhill Homeowners Assoc., Inc 7916 Quarry Ridge Way Bethesda, MD 20817-6955</p> <p>Parcel E, Stoneyhurst Center</p>
<p>Joseph B & M.A. Tockarshewsky 8023 Rising Ridge Rd Bethesda, MD 20817</p> <p>Lot 40, Blk 1 Stoneyhurst Center</p>	<p>Dickson R Loos et al Tr 8025 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 41, Blk 1 Stoneyhurst Center</p>
<p>Chao-Mino & M-H Chuo 8019 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 38, Blk 1 Stoneyhurst Center</p>	<p>Joseph M. Greedy et al Tr 8021 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 39, Blk 1 Stoneyhurst Center</p>
<p>Bahram Erfan, Trustee 8015 Rising Ridge Rd Silver Spring, MD 20817-6961</p> <p>Lot 36, Blk 1 Stoneyhurst Center</p>	<p>Melissa Longstreet et al 8017 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 37, Blk 2 Stoneyhurst Center</p>
<p>Mark Whitten 8009 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 34, Blk 1 Stoneyhurst Center</p>	<p>Maurice J. & L.E. Montaldi 8013 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 35, Blk 1 Stoneyhurst Center</p>
<p>Ahmad & Kia Ghamarian 8311 Old Seven Locks Rd Bethesda, MD 20817</p> <p>Lot 7, Seven Locks Hills</p>	<p>River Quarry Inc. C/o Michael T. Rose Land Inc. 13972 Baltimore Ave. Laurel, MD 20707-5086</p> <p>P630</p>

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 10 Account Number - 00851796

Owner Information

Owner Name:	EGER, ALBAN W & E M	Use:	RESIDENTIAL
Mailing Address:	8314 OLD SEVEN LOCKS ROAD BETHESDA MD 20817	Principal Residence:	YES
		Deed Reference:	1) /18786/ 526 2)

Location & Structure Information

Premises Address 8314 SEVEN LOCKS RD BETHESDA 20817	Legal Description SALEM ETC AND ABANDONED ROAD 18447/32 2269/560
---	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GN23		P524		1				2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	42
-------------------	---------------------------	----

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	2,946 SF	57,335.00 SF	111

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Phase-In Assessments		
		Value As Of	As Of	As Of
		01/01/2005	07/01/2006	07/01/2007
Land:	288,660	629,060		
Improvements:	345,030	312,890		
Total:	633,690	941,950	839,196	941,950
Preferential Land:	0	0	0	0


Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

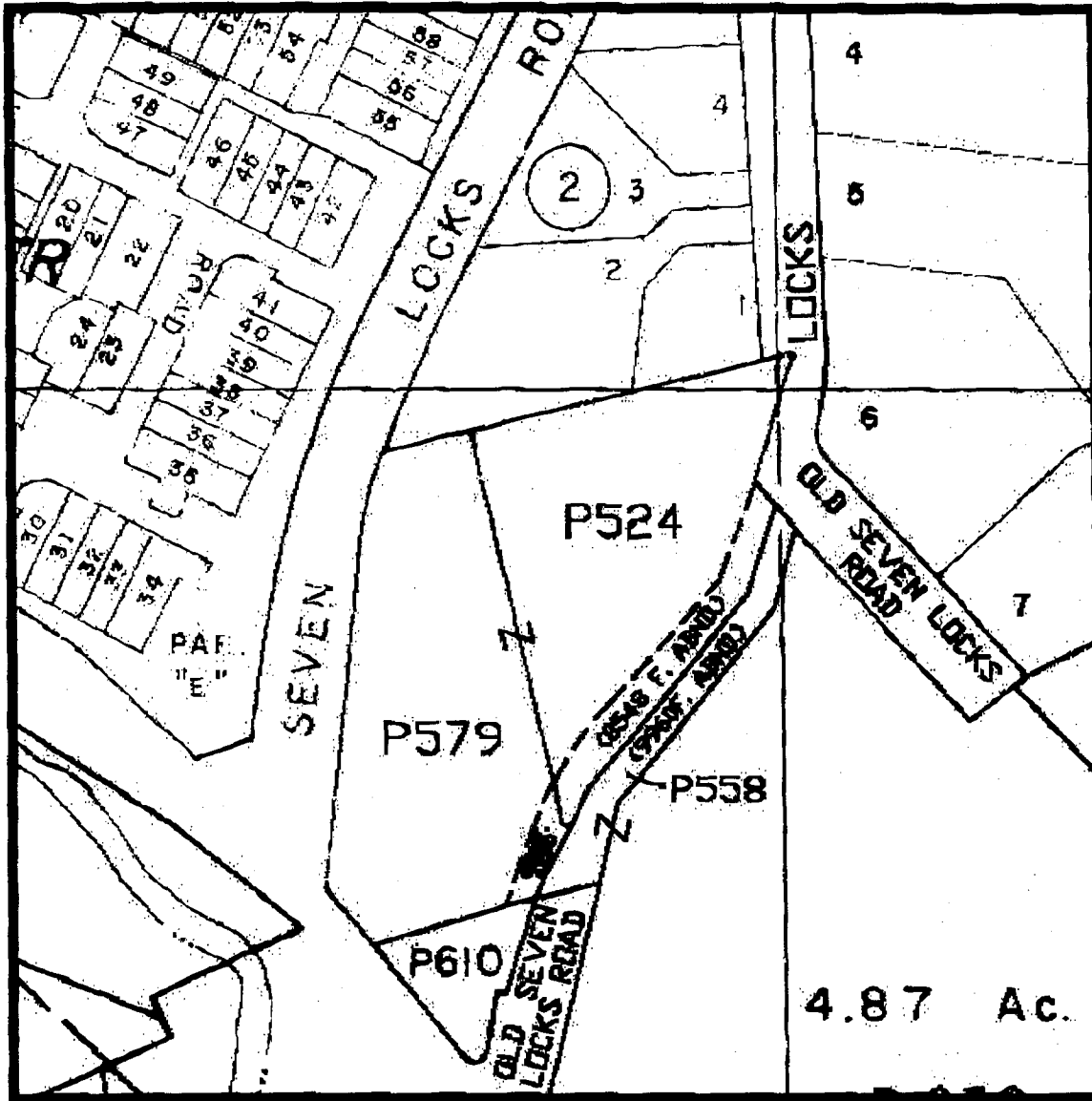
Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
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District - 10 Account Number - 00851796



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



FACSIMILE TRANSMISSION

PERRINE PL
ZO

200A Monroe St., #330, Rocky Hill, CT 06067
Telephone: (301) 217-0478

FAX NUMBER: (301) 217-0479

*Cop, please give
Michelle - #801*

TO: Michele Oaks
FROM: Phil Perrine
DATE: 10/27/06
SUBJECT: Stonyhurst HAWP

COMMENTS: Michele: Here's the application. I will add a cross-section of the wall and driveway, and its relationship to the house, and I'll mail the application in to you.

NUMBER OF PAGES IN THIS TRANSMISSION
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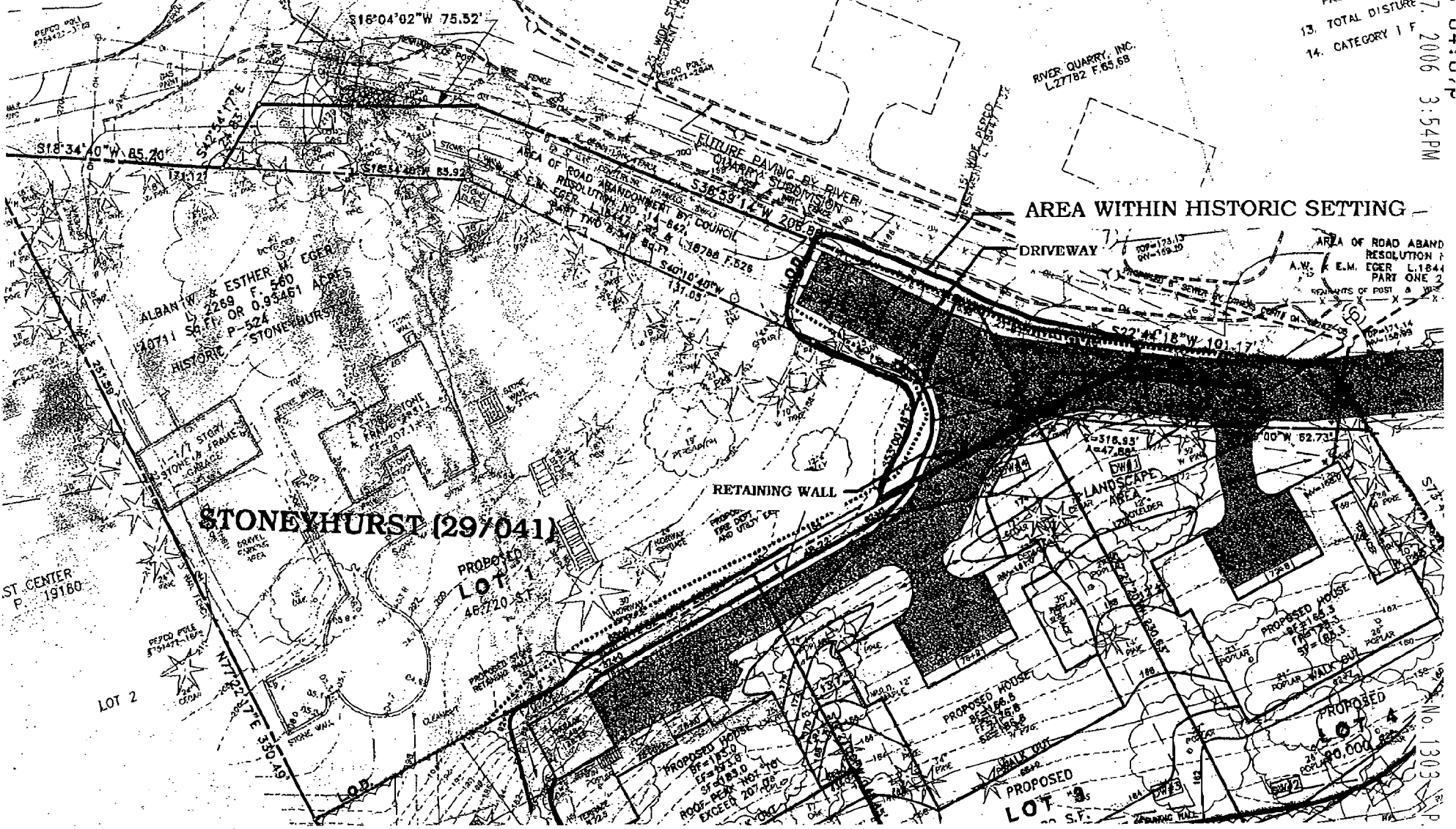
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SEVEN LOCKS HILL
P. 2170
ROAD

SHAWNEE

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13. TOTAL DISTURBANCE
14. CATEGORY I F

Oct. 27, 2006 3:54PM



STONEXHURST (29/041)

PROPOSED LOT 1
46,720 SF

RETAINING WALL

LANDSCAPE AREA

AREA WITHIN HISTORIC SETTING

DRIVEWAY

PROPOSED LOT 2
20,000 SF

ST. CENTER
P. 19180

LOT 2

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

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Dr. Alban Eger 8314 Old Seven Locks Road Bethesda, MD 20817	Philip Perrine Perrine Planning & Zoning, Inc. 200-A Monroe Street, #330 Rockville, MD 20850
Adjacent and confronting Property Owners mailing addresses	
David C. Fegan et al 2249 Senseney Ln Falls Church VA 22043-3117 P610	Maryland-National Capital Park & Planning Commission 8787 Georgia Ave Silver Spring, MD 20910 P599, P640, P583
Baochun Li 8400 Old Seven Locks Rd Bethesda, MD 20817 Lot 1, Blk 2 Stoneyhurst Center	Arvind & A. Panagariya 8402 Old Seven Locks Rd Bethesda, MD 20817 Lot 2, Blk 2 Stoneyhurst Center
Yadollah D. Zanjani 8401 Seven Locks Rd Bethesda, MD 20817-2006 Lot 6, Seven Locks Hills	Sunil K & Ruma Sikka 8309 Old Seven Locks Rd Bethesda, MD 20817-2009 P562

Adjacent and confronting Property Owners mailing addresses

<p>Montgomery County EOB 101 Monroe St Rockville, MD 20850</p> <p>P771, P688, P740</p>	<p>Riverhill Homeowners Assoc., Inc 7916 Quarry Ridge Way Bethesda, MD 20817-6955</p> <p>Parcel E, Stoneyhurst Center</p>
<p>Joseph B & M.A. Tockarszewsky 8023 Rising Ridge Rd Bethesda, MD 20817</p> <p>Lot 40, Blk 1 Stoneyhurst Center</p>	<p>Dickson R Loos et al Tr 8025 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 41, Blk 1 Stoneyhurst Center</p>
<p>Chao-Mino & M-H Chuo 8019 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 38, Blk 1 Stoneyhurst Center</p>	<p>Joseph M. Greedy et al Tr 8021 Rising Ridge Rd Bethesda, MD 20817-6958</p> <p>Lot 39, Blk 1 Stoneyhurst Center</p>
<p>Bahram Erfan, Trustee 8015 Rising Ridge Rd Silver Spring, MD 20817-6961</p> <p>Lot 36, Blk 1 Stoneyhurst Center</p>	<p>Melissa Longstreet et al 8017 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 37, Blk 2 Stoneyhurst Center</p>
<p>Mark Whitten 8009 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 34, Blk 1 Stoneyhurst Center</p>	<p>Maurice J. & L.E. Montaldi 8013 Rising Ridge Rd Bethesda, MD 20817-6961</p> <p>Lot 35, Blk 1 Stoneyhurst Center</p>
<p>Ahmad & Kia Ghamarian 8311 Old Seven Locks Rd Bethesda, MD 20817</p> <p>Lot 7, Seven Locks Hills</p>	<p>River Quarry Inc. C/o Michael T. Rose Land Inc. 13972 Baltimore Ave. Laurel, MD 20707-5086</p> <p>P630</p>

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 10 Account Number - 00851796

Owner Information

Owner Name: EGER, ALBAN W & E M Mailing Address: 8314 OLD SEVEN LOCKS ROAD BETHESDA MD 20817	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /18786/ 526 2)
--	---

Location & Structure Information

Premises Address 8314 SEVEN LOCKS RD BETHESDA 20817	Legal Description SALEM ETC AND ABANDONED ROAD 18447/32 2269/560
--	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GN23		P524		1				2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	2,946 SF	57,335.00 SF	111

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Phase-In Assessments		
		Value As Of	As Of	As Of
Land:	288,660	01/01/2005	07/01/2006	07/01/2007
Improvements:	345,030	629,060	312,890	
Total:	633,690	941,950	839,196	941,950
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

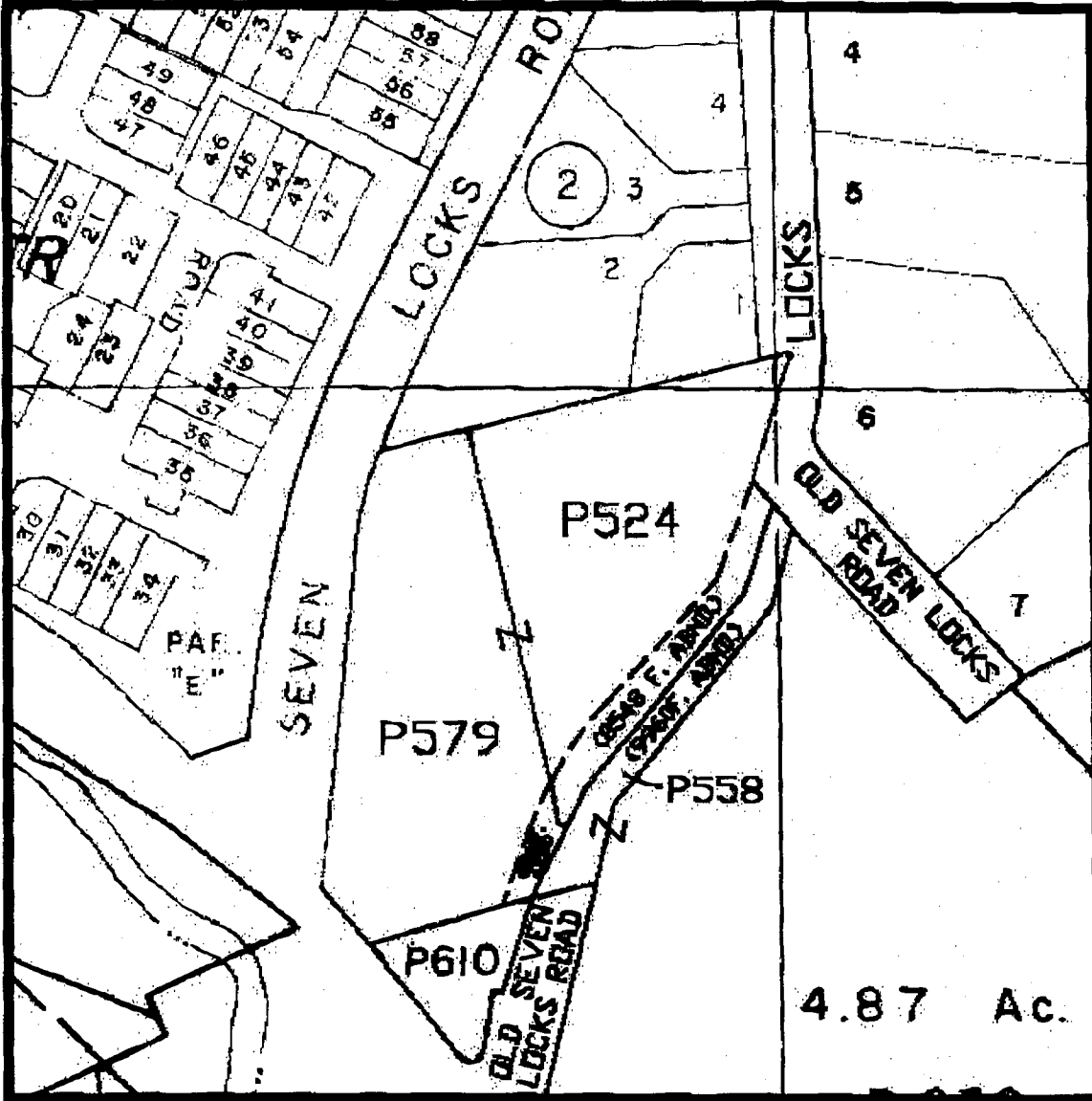
Tax Exempt: NO
 Exempt Class: Special Tax Recapture: * NONE *



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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[New Search](#)

District - 10 Account Number - 00851796



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at
www.mdp.state.md.us/webcom/index.html



FACSIMILE TRANSMISSION

PERRINE PL
ZO

200A Monroe St., #330, Rockv
Telephone: (301) 217

FAX NUMBER: (301)

Opp, please give to Michelle - #801

TO: Michele Oaks
FROM: Phil Perrine
DATE: 10/27/06
SUBJECT: Stonyhurst HAWP

COMMENTS: Michele: Here's the application. I will add a cross-section of the wall and driveway, and its relationship to the house, and I'll mail the application in to you.

NUMBER OF PAGES IN THIS TRANSMISSION
INCLUDING THIS TRANSMITTAL LETTER 10

PLEASE CALL (301) 217-0478 IF PAGES WERE NOT RECEIVED OR ARE ILLEGIBLE.

**PERRINE PLANNING &
ZONING, INC.**

200-A MONROE STREET, #330, ROCKVILLE, MD 20850
TELEPHONE: 301-217-0478 FAX: 301-424-8561

October 27, 2006

Michele Oaks, Senior Planner
CW – Historic Preservation
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Eger Property
Stoneyhurst (29-041)
Preliminary Plan #120060490

Dear Ms. Oaks:

Enclosed is a request for a Historic Area Work Permit (HAWP) to construct part of a driveway and a retaining wall within the Historic Setting of "Stoneyhurst" (29/041). Stoneyhurst is located on parcel P524, at 8314 Old Seven Locks Road, and is owned by the Egers, who also own the adjacent parcel P579. A preliminary plan was recently approved for parcel P579 dividing it into three lots. In the course of the review of the subdivision the Fire Marshall required a turnaround as part of the driveway system that serves the three lots. The driveway turnaround construction necessitates installation of a five-foot retaining wall to reduce the encroachment into the Historic Setting.

One of the conditions of the Planning Board's approval of the subdivision was to require either a HAWP to construct the wall and driveway or seek permission from the Historic Preservation Commission to exclude the area utilized for the driveway and wall. The Egers are, therefore, requesting a HAWP, and they are also, respectfully, requesting the HPC to consider reducing the Historic Setting by the amount utilized for approved lots #3 and #4, a total of approximately 2,800 square feet.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,



Philip E. Perrine, AICP

Enclosures

Cc: Mary Miller



RETURN TO: DEPARTMENT OF PERMITTING SERVICES 755 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850 240777 0370

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Philip Perrine Daytime Phone No.: 301/217-0478

Tax Account No.: 10-00851796 Name of Property Owner: Alban W. & EM. Eger Daytime Phone No.: 301/365-2993 Address: 831A Old Seven Locks Rd Bethesda, MD 20817

Contractor: Phone No.: Contractor Registration No.: Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 831A Old Seven Locks Street: Old Seven Locks Rd. Town/City: Bethesda, MD Nearest Cross Street: River Road Lot: Block: Subdivision: Liber: 1B786 Folio: 526 Parcel: P524

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct [checked] Extend [] Alter/Renovate [] Move [] Revision [] Repair [] Revocable [] Wreck/Raze [] Fence/Wall (complete Section 4) [checked] Other: Drive way 1B. Construction cost estimate: \$ 19,000 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:

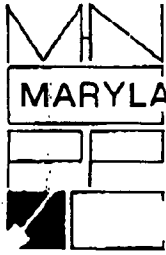
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches wall 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: [] On party line/property line [checked] Entirely on land of owner [] On public right of way/easement

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

Signature of owner/authorized agent: [Signature] Date: 10/27/06

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



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

Date Mailed: **OCT 18 2006**
Action: Approved Staff Recommendation
Motion of Commissioner Purdue,
seconded by Commissioner Robinson, with
a vote of 4-0;
Commissioners Berlage, Perdue,
Wellington, and Robinson voting in favor.
Commissioner Bryant absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan: 120060490
NAME OF PLAN: Property of Alban W. & Esther M. Eger
Public Hearing Date: June 15, 2006

The date of this written opinion is OCT 18 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

I. INTRODUCTION

On October 19, 2005, Alban W. and Esther M. Eger ("Applicant") submitted an application for the approval of a Preliminary Plan for subdivision to create eight (8) residential lots in an R-200 zone ("Preliminary Plan" or "Plan"). The Preliminary Plan was designated Preliminary Plan No. 120060490. On June 15, 2006 Preliminary Plan No. 120060490 was brought before the Montgomery County Planning Board ("Planning Board" or "Board") for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted into the record on the application. Prior to the public hearing, Planning Board staff ("Staff") analyzed and provided recommendations regarding the Preliminary Plan in a memorandum sent to the Planning Board on May 26, 2006 ("Staff Report" or "Report").

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 2

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board Staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its Staff from the Applicant, public agencies and the community following submission of the application and prior to the Board's action at the conclusion of the public hearing; all correspondence and any other written or graphic information issued by Planning Board Staff, prior to the Board's action following the public hearing, concerning the application; and all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

II. SITE DESCRIPTION

The property, identified as Parcel 524, Parcel 579 and an abandoned portion of Old Seven Locks Road ("Subject Property"), is located at the northeast quadrant of the intersection of River Road (MD 190) and Seven Locks Road. The site contains approximately 2.45 acres and is zoned R-200. The Subject Property contains no forests, streams, wetlands or floodplains. The Subject Property is the site of the historic Stoneyhurst house. Also, to the South of the Subject Property is the Magruder's Black Smith Shop.

III. PLAN DESCRIPTION

This is an application to subdivide the Subject Property into four (4) lots for the construction of four (4) single-family detached dwellings, one of which exists and will remain. Access to the property will be via a shared driveway from Old Seven Locks Road for the three new dwellings. The existing structure will maintain its existing driveway access on a separate driveway.

1. MASTER PLAN COMPLIANCE

The Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the low-density residential character land use consisting of one-family detached homes. Staff found that the proposed subdivision complies with the recommendations adopted in the master plan in that it is a request for residential development.

2. ENVIRONMENT

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 3

There are steep slopes on the Subject Property, indicating the possibility of rubble or fill incorporated in the soil. Because the Applicant proposes to locate structures on these slopes, the Applicant conducted a geotechnical analysis. That analysis demonstrated that there is no unconsolidated fill and the substrate is suitable for construction of the proposed development. This development will use a series of retaining walls to minimize the grading necessary for the construction. Staff determined that the proposed grading will result in slopes that are either unchanged or flatter than predevelopment conditions.

a. Noise Analysis and Mitigation

The Subject Property is located at the intersection of two busy roads. Due to the topography of the property, Staff found that there are no opportunities for exterior noise abatement or attenuation. Staff recommended that analysis of the projected noise levels from all transportation sources be done, and acoustical design and construction will be used to ensure that interior noise levels do not exceed the 45 DBA L_{DN} guideline.

b. Forest Conservation

The Subject Property is in the Cabin John Creek watershed, a Use I-P stream. Staff found that there is no forest on-site but approximately 22 large and specimen trees and numerous other landscape-sized trees are present. This Preliminary Plan is subject to the Forest Conservation Law and has an afforestation requirement of 0.37 acres, which can be met through either offsite planting or payment of fee-in-lieu. Staff found that due to the extensive grading necessary for this development, no tree protection measures are feasible for proposed lots 2, 3 and 4. Development of these lots will require the removal of 13 large and specimen trees and approximately 30 smaller trees. The large and specimen trees that will need to be removed include 6 white pines, 6 tulip poplars, and 1 cherry. Staff found that trees located on proposed Lot 1, the Stoneyhurst site, have protection equivalent to a Category II Forest Conservation easement due to the historic designation of this property.

3. HISTORIC PRESERVATION

a. Stoneyhurst House

The Subject Property is in an area of historical significance with two (2) properties designated on the County's Master Plan for Historic Preservation. It abuts the Magruder's Black Smith Shop to the southeast, and contains the historic Stoneyhurst House.

The Stoneyhurst House was built in 1767 by Samuel Brewer Magruder (1744-1818), a lieutenant in the Revolutionary War. The property remained in the Magruder

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 4

family until 1853. The property has additional historic significance for its association with Lilly Moore Stone who owned the house for the first half of the 1900s. As a widow in the 1920s, Stone was a pioneering business owner, managing the Stoney Quarries on River Road, west of the house, and personally operating them for 30 years. Lilly Moore Stone was an influential figure and community leader whose family home, Glenmore, is also a designated historic site. Stoneyhurst has been owned by the Eger family since 1956.

Staff considers the vista from Stoneyhurst to River Road to be very important. As requested by the M-NCPPC Historic Preservation Staff, the Preliminary Plan has been modified and conditioned to reflect a ridge height limit to the new houses, which does not exceed the height of the first floor of Stoneyhurst House. Additionally, a Category II Conservation Easement will be placed on proposed Lot 1 for protection of trees.

4. PROPOSED LOT DIMENSIONS

In its Report, Staff presented a map of the current lots in the surrounding subdivision as well as the proposed dimension limits of the four (4) proposed lots under the Preliminary Plan. Staff found that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision and will conform to the minimum requirements of the R-200 zone.

5. STAFF RECOMMENDATIONS

Staff found that the proposed Preliminary Plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations and Chapter 59, the Zoning Ordinance, that public facilities will be adequate to support and service the area of the proposed and that the Preliminary Plan is compatible with the Potomac Master Plan. Staff recommended the approval of the Preliminary Plan subject to conditions. Staff further found that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

IV. Findings

Having given full consideration to the recommendations of its Staff, the recommendations of the applicable public agencies,¹ the Applicant's position, and other

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission ("WSSC"), the Montgomery County Department of Public Works and Transportation ("MCDPWT"), the Montgomery County Department of Permitting Services ("MCDPS" or "DPS"), and the various public utilities. None of these agencies objected to approval of the application.

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 5

evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds, based on the evidence of record, and with the conditions of approval, that:

- 1) The Preliminary Plan No. 120060490 substantially conforms to the Potomac Master Plan.
- 2) Public facilities will be adequate to support and service the area of the proposed subdivision.

While acknowledging citizen concerns that River Road is becoming increasingly congested with new residential access, the Board finds that that the minimal number of lots added by this Plan make a negligible impact when taking into consideration the neighboring developments with access on that road. The Board does agree that the MDSA should be requested to conduct a study of the safety and public planning associated with River Road.

- 3) The size, width, shape, and orientation of the proposed lot[s] are appropriate for the location of the subdivision.
- 4) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- 5) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- 6) The Board further finds that any objection (concerning a substantive issue) that was not raised prior to the closing of the Record is waived.

V. CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060490 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120060490, subject to the following conditions:

- 1) This Plan is limited to four (4) single-family detached units.

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 6

- 2) The Applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat(s) to reflect a Category II conservation easement over trees to be saved on proposed Lot 1.
- 4) Record plat(s) to reflect common ingress/egress and utility easements over all shared driveways.
- 5) Record plat(s) to reflect "denial of access" from Seven Locks Road.
- 6) To ensure that the ridge heights of proposed houses will not exceed the first floor elevation of the historic resource, Stoneyhurst (#29/41) (the "Historic Resource"), the roof peak for the house on proposed Lot 2 shall not exceed elevation 207 feet, and the roof peak of the houses on proposed Lots 3 and 4 shall not exceed elevations 216 feet and 213 feet respectively.
- 7) Prior to submission of record plats, the Historic Preservation Commission ("HPC") must either reduce the environmental setting for the Historic Resource to the limits of proposed Lot 1, or issue an historic area work permit ("HAWP") for the construction of the proposed driveway and retaining wall (and any other disturbance that would require such a permit under Montgomery County Code Chapter 24A) within the environmental setting. If the HPC does not reduce the environmental setting or issue a HAWP, the record plat must reflect an alternate ingress/egress easement for the proposed lots that does not encroach upon the environmental setting.
- 8) Prior to issuance of building permit, the Applicant shall comply with interior acoustical noise requirements, as follows:
 - a. Provide staff with an analysis of future traffic noise levels and certification from an acoustical engineer based on those projected levels, that the building shell for residential dwellings units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn ("Noise Report").
 - b. Provide a written commitment by the builder to construct in accordance with the acoustical design criteria as specified in the Noise Report. An acoustical engineer must approve any changes to the building shell construction that may affect acoustical performance in writing with a copy to M-NCPPC staff prior to implementation.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated May 19, 2006.

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 7

- 10) Compliance with conditions of MCDPWT letter dated, March 23, 2006, unless otherwise amended.
- 11) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 12) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

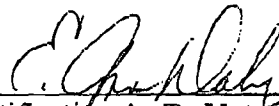
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

MML 9/1/06
Approved for legal sufficiency
M-NCPPC Office of General Counsel

Alban W. & Esther M. Eger Property
Preliminary Plan No. 120060490
Page 8

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, September 7, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, **ADOPTED** the above opinion, on motion of Commissioner Perdue, seconded by Commissioner Wellington, with Commissioners Perdue, Robinson, and Wellington voting in favor, and with Chairman Hanson and Commissioner Bryant abstaining. This Opinion constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060490, Alban W. & Esther M. Eger Property.**



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

OLD SEVEN LOCKS ROAD

SHAWFIELD DRIVE

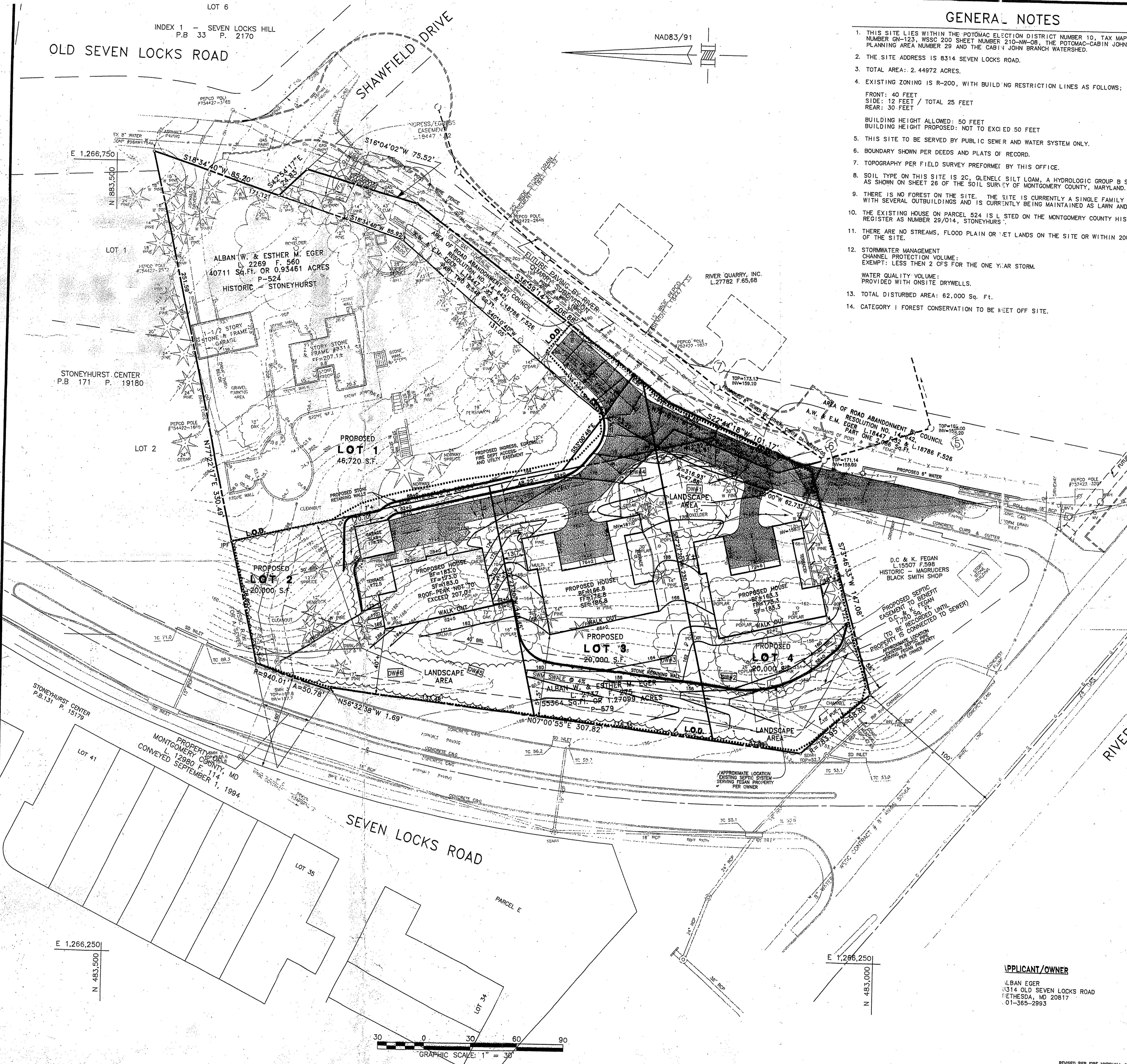
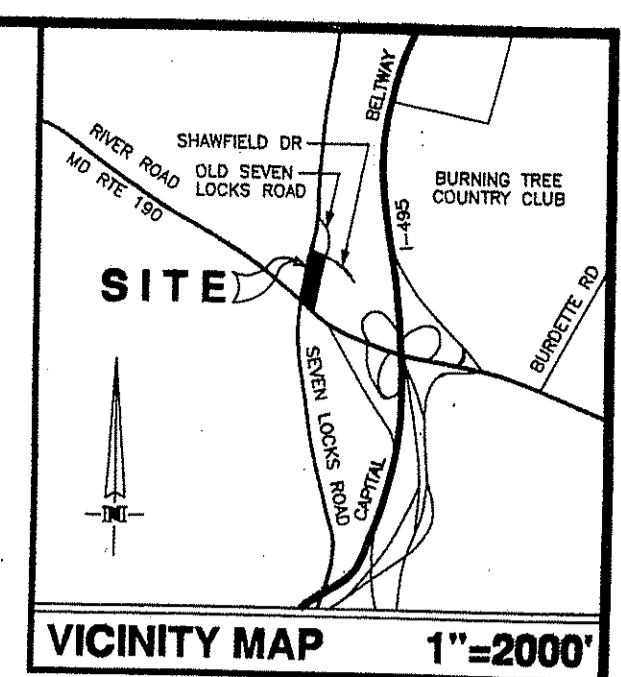
NAD83/91

GENERAL NOTES

SITE DATA

- THIS SITE LIES WITHIN THE POTOMAC ELECTION DISTRICT NUMBER 10, TAX MAP NUMBER GN-123, WSSC 200 SHEET NUMBER 210-W-08, THE POTOMAC-CABIN JOHN PLANNING AREA NUMBER 29 AND THE CABIN JOHN BRANCH WATERSHED.
- THE SITE ADDRESS IS 8314 SEVEN LOCKS ROAD.
- TOTAL AREA: 2.44972 ACRES.
- EXISTING ZONING IS R-200, WITH BUILDING RESTRICTION LINES AS FOLLOWS:
FRONT: 40 FEET
SIDE: 12 FEET / TOTAL 25 FEET
REAR: 30 FEET
BUILDING HEIGHT ALLOWED: 50 FEET
BUILDING HEIGHT PROPOSED: NOT TO EXCEED 50 FEET
- THIS SITE TO BE SERVED BY PUBLIC SEWER AND WATER SYSTEM ONLY.
- BOUNDARY SHOWN PER DEEDS AND PLATS OF RECORD.
- TOPOGRAPHY PER FIELD SURVEY PREFORMED BY THIS OFFICE.
- SOIL TYPE ON THIS SITE IS 2C, GLENELC SILT LOAM, A HYDROLOGIC GROUP B SOIL, AS SHOWN ON SHEET 26 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
- THERE IS NO FOREST ON THE SITE. THE SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE WITH SEVERAL OUTBUILDINGS AND IS CURRENTLY BEING MAINTAINED AS LAWN AND GARDEN.
- THE EXISTING HOUSE ON PARCEL 524 IS LISTED ON THE MONTGOMERY COUNTY HISTORIC REGISTER AS NUMBER 29/014, STONEYHURST.
- THERE ARE NO STREAMS, FLOOD PLAIN OR WET LANDS ON THE SITE OR WITHIN 200 FEET OF THE SITE.
- STORMWATER MANAGEMENT
CHANNEL PROTECTION VOLUME:
EXEMPT: LESS THEN 2 CFS FOR THE ONE YEAR STORM.
WATER QUALITY VOLUME:
PROVIDED WITH ONSITE DRYWELLS.
- TOTAL DISTURBED AREA: 62,000 Sq. Ft.
- CATEGORY I FOREST CONSERVATION TO BE KEPT OFF SITE.

- AREA: 2.44972 ACRES / 106,710 Sq. Ft.
- EXISTING ZONING: R-200
- SETBACKS:
FRONT: 40 FEET
SIDE: 12 FEET / TOTAL 25 FEET
REAR: 30 FEET
- BUILDING HEIGHT ALLOWED: 50 FEET
BUILDING HEIGHT PROPOSED: NOT TO EXCEED 50 FEET
- LOT FRONTAGE: 100 FEET AT FRONT BUILDING LINE, 25 FEET AT STREET LINE.



RIVER ROAD - MD RTE 190
SHA PLAT No. 42416

SEVEN LOCKS ROAD

SURVEYOR'S CERTIFICATE

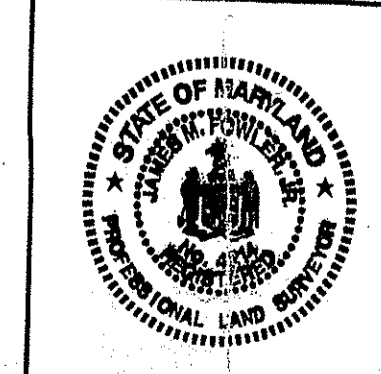
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS AN ACCURATE REPRESENTATION OF DEEDS AND/OR PLATS OF RECORD TOGETHER WITH AERIAL PHOTOGRAMETRY BY OTHERS AND FIELD LOCATED TOPOGRAPHY.

02/12/06
DATE

JAMES M. FOWLER, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 4214

APPLICANT/OWNER

ALBAN EGER
1314 OLD SEVEN LOCKS ROAD
FETHESDA, MD 20817
01-365-2993

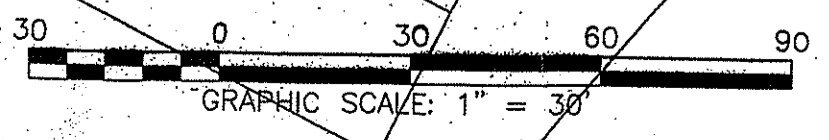


PRELIMINARY PLAN
PROPERTY OF
ALBAN W. & ESTHER M. EGER
AS RECORDED IN LIBER 2737 FOLIO 275, LIBER 22269 FOLIO 560
AND LIBER 18477 FOLIO 32 & LIBER 18786 FOLIO 526
PARTS ONE AND TWO
ELECTION DISTRICT No.7 MONTGOMERY COUNTY, MARYLAND

REVISIONS		
No.	DATE	BY
4	04/10/06	JDJ
3	01/1/6	JDJ
2	12/1/5	JDJ
1	10/1/5	CAJU

FOWLER ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
255 NORTH WASHINGTON STREET, SUITE 300
ROCKVILLE, MD 20850
(301) 762-2377

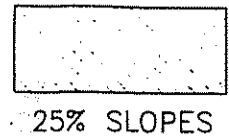
SCALE 1"=30'	DRAWN JDJ
CHECKED	DATE 08/01/05
JOB NUMBER 90-031-2	
DRAWING NO. 1 of 1	



REVISED PER FIRE MARSHALL COMMENTS
REVISED GRADING & HOUSE TYPES
REVISED PER DRG MEETING COMMENTS
ADD EXISTING SEPTIC SYSTEM SERVING FEGAN PROPERTY

OLD SEVEN LOCKS ROAD

NAD83/91



A. TOTAL AREA OF TRACT:	2.45 acres
B. AREA WITHIN 100 YEAR FLOODPLAIN (>400 AC. D.A. or Use III/III-P waters):	0 acres
C. AREA OF LAND TO BE USED FOR AGRICULTURE:	0 acres
D. AREA WITHIN ROW/EASEMENT FOR WHICH WSSC OR MOODY/SHA WILL BE RESPONSIBLE:	0 acres
E. NET TRACT AREA (A-B-C-D):	2.45 acres
F. LAND USE CATEGORY (from Table 2):	15 x E)
G. AFFORESTATION THRESHOLD (5% from Table 3):	0.368 acres
H. CONSERVATION THRESHOLD (5% from Table 3):	0.49 acres
I. EXISTING FOREST COVER:	0 acres
J. FOREST COVER ABOVE AFFORESTATION THRESHOLD (I-H):	0 acres
K. FOREST COVER ABOVE CONSERVATION THRESHOLD (I-H):	0 acres

CALCULATION OF BREAK-EVEN POINT
(Forested acres to be saved for no planting requirements):

L. IF K<0 AND I<0, BREAK-EVEN POINT EQUALS I:	0 acres
(IF I<0, THERE IS NO BREAK-EVEN POINT AND AFFORESTATION PLANTING IS REQUIRED. REFER TO P, BELOW.)	
IF K<0, BREAK EVEN POINT EQUALS (K x 20%) + H:	0 acres
M. FOREST COVER TO BE RETAINED:	0 acres
N. TOTAL AREA OF FOREST TO BE CLEARED:	0 acres
(IF N IS GREATER THAN I-L, REFORESTATION PLANTING IS REQUIRED. SEE Q-W, BELOW.)	

CALCULATION OF AFFORESTATION REQUIREMENT:

P. AFFORESTATION REQUIREMENT: G-I=	0.368 acres
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CALCULATION OF REFORESTATION REQUIREMENT:

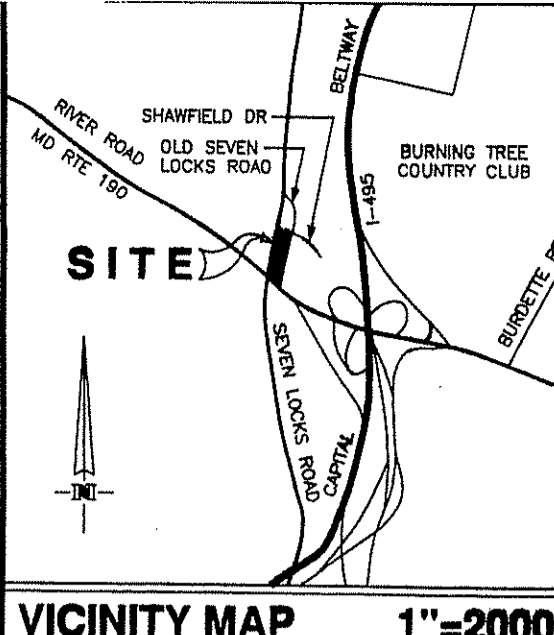
Q. AREA OF FOREST ABOVE CONSERVATION THRESHOLD TO BE CLEARED	0 acres
R. AREA OF FOREST BELOW CONSERVATION THRESHOLD TO BE CLEARED (N-Q):	0 acres
S. FORESTED AREA ABOVE CONSERVATION THRESHOLD TO BE SAVED (M-Q):	0 acres
T. PLANTING REQUIRED FOR CLEARING ABOVE THRESHOLD: Q x 1/4=	0 acres
U. PLANTING REQUIRED FOR CLEARING BELOW THRESHOLD: R x 2=	0 acres
V. CREDIT FOR FOREST SAVED ABOVE CONSERVATION THRESHOLD(S):	0 acres
W. TOTAL REFORESTATION REQUIREMENT: T + U - V =	0 acres

TOTAL PLANTING REQUIREMENT

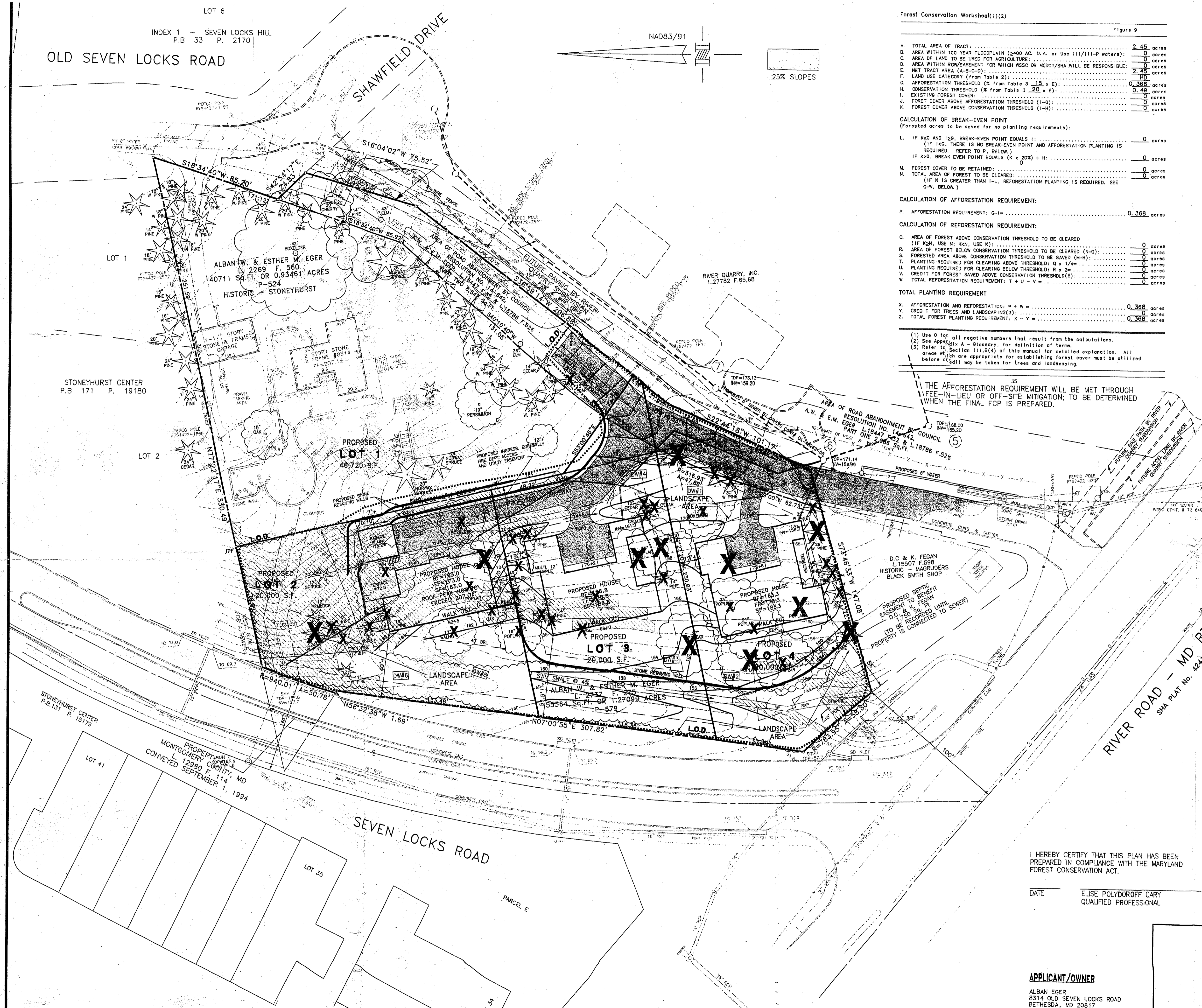
X. AFFORESTATION AND REFORESTATION: P + W =	0.368 acres
Y. CREDIT FOR TREES AND LANDSCAPING(S):	0 acres
Z. TOTAL FOREST PLANTING REQUIREMENT: X - Y =	0.368 acres

- (1) Use 0 for all negative numbers that result from the calculations.
- (2) See Appendix A - Glossary, for definition of terms.
- (3) Refer to Section III.B(4) of this manual for detailed explanation. All areas which are appropriate for establishing forest cover must be utilized before credit may be taken for trees and landscaping.

THE AFFORESTATION REQUIREMENT WILL BE MET THROUGH TREE-IN-LIEU OR OFF-SITE MITIGATION; TO BE DETERMINED WHEN THE FINAL FCP IS PREPARED.



VICINITY MAP 1"=2000'



GENERAL NOTES

- THIS SITE LIES WITHIN THE POTOMAC ELECTION DISTRICT NUMBER 10, TAX MAP NUMBER GN-123, WSSC 200 SHEET NUMBER 210-NW-08, THE POTOMAC-CABIN JOHN PLANNING AREA NUMBER 29 AND THE CABIN JOHN BRANCH WATERSHED.
- THE SITE ADDRESS IS 18314 SEVEN LOCKS ROAD.
- TOTAL AREA: 2.44972 ACRES.
- EXISTING ZONING IS R-200, WITH BUILDING RESTRICTION LINES AS FOLLOWS:
FRONT: 40 FEET
SIDE: 12 FEET / TOTAL 25 FEET
REAR: 30 FEET
- THIS SITE TO BE SERVED BY PUBLIC SEWER AND WATER SYSTEM ONLY.
- BOUNDARY SHOWN PER DEEDS AND PLATS OF RECORD.
- TOPOGRAPHY PER FIELD SURVEY PERFORMED BY THIS OFFICE.
- SOIL TYPE ON THIS SITE IS 2C, GLENELG SILT LOAM, A HYDROLOGIC GROUP B SOIL, AS SHOWN ON SHEET 28 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
- THERE IS NO FOREST ON THE SITE. THE SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE WITH SEVERAL OUTBUILDINGS AND IS CURRENTLY BEING MAINTAINED AS LAWN AND GARDEN.
- THE EXISTING HOUSE ON PARCEL 524 IS LISTED ON THE MONTGOMERY COUNTY HISTORIC REGISTER AS NUMBER 29/D14, STONEYHURST.
- THERE ARE NO STREAMS, FLOOD PLAIN OR WET LANDS ON THE SITE OR WITHIN 200 FEET OF THE SITE.
- NO RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES WERE OBSERVED ON SITE.
- AFFORESTATION THRESHOLD: 0.3674 ACRES (15%)
THE AFFORESTATION REQUIREMENT WILL BE MET THROUGH TREE-IN-LIEU OR OFF-SITE MITIGATION; TO BE DETERMINED WHEN FINAL FCP IS PREPARED.
- THE TREES SHOWN ON THE INDIVIDUAL TREE LIST WERE SURVEY LOCATED.
- THERE ARE NO HIGHLY ERODIBLE SOILS ON THE SITE.
- HISTORIC PROPERTY LOCATED SOUTH OF SUBJECT PROPERTY, KNOWN AS "MAGRUDERS BLACK SMITH SHOP" SITE NUMBER 29-40 ON MAP 20 OF THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE MARYLAND FOREST CONSERVATION ACT.

DATE _____ ELISE POLYDOROFF CARY
QUALIFIED PROFESSIONAL

APPLICANT/OWNER

ALBAN EGER
8314 OLD SEVEN LOCKS ROAD
BETHESDA, MD 20817
301-365-2993

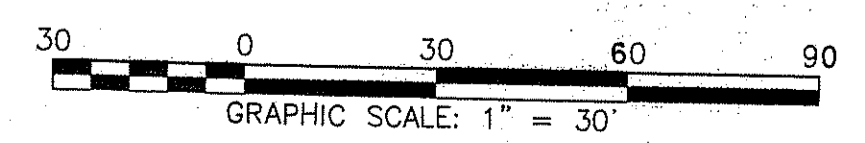
PRELIMINARY FOREST CONSERVATION PLAN
PROPERTY OF
ALBAN W. & ESTHER M. EGER
CORDED IN LIBER 2737 FOLIO 275, LIBER 22629 FOLIO 560
AS REQ'D LIBER 18477 FOLIO 32 & LIBER 18786 FOLIO 526
PARTS ONE AND TWO
ELECTION DISTRICT No.7 MONTGOMERY COUNTY, MARYLAND

REVISIONS		
No.	DATE	BY
3	04/10/06	JDJ
2	03/14/06	JDJ
1	02/08/06	JDJ

SCALE 1"=30'
CHECKED DATE 08/01/05
DRAWN JDJ
JOB NUMBER 90-031-2
DRAWING NO. 1 of 1

FOWLER ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
255 NORTH WASHINGTON STREET, SUITE 300
ROCKVILLE, MD 20850
(301) 762-2377

X = TREE BELOW 24" DBH TO BE REMOVED
X = TREE ABOVE 24" DBH TO BE REMOVED



REVISED PER FIRE MARSHAL COMMENTS
REVISED EASEMENTS
REVISED PER DRC MEETING COMMENTS

