

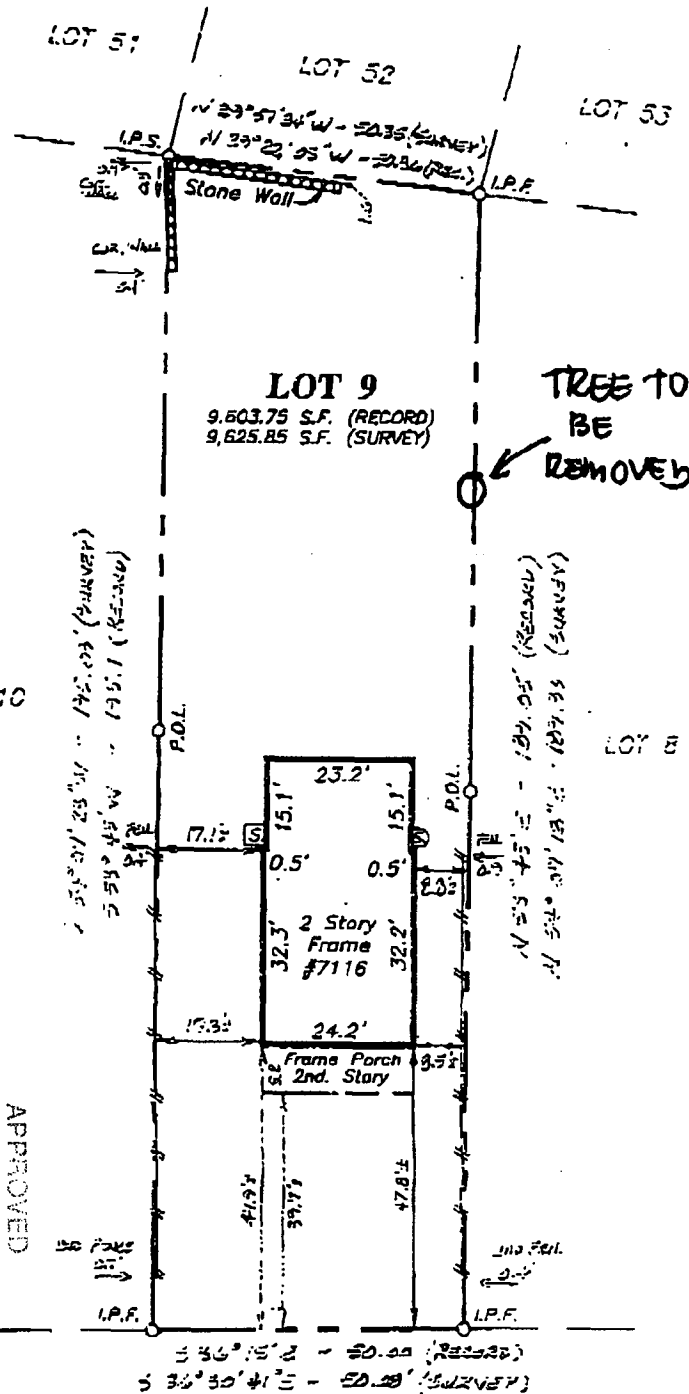
#37/3-01L 7116 Sycamore Avenue
(Takoma Park Historic District)

M

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notas:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: 12-12-00 & 12-14-00.
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.
P.O.L. Indicates hub set along property line.



LOCATION DRAWING
LOT 9, BLOCK 21
B.F. GILBERT'S ADDITION
TO
"TAKOMA PARK"
MONTGOMERY COUNTY, MARYLAND

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
8/7/01

SYCAMORE AVENUE

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.	REFERENCES PLAT BK. A PLAT NO. 2			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288	
	LIBER 16041 FOLIO 434	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 12-12-00		SCALE: 1" = 30' DRAWN BY: V.G.S. JOB NO.: 00-5320	

Butt - HPC approved
removal of boarder
at 7/11/01 meeting.

Thanks.

Perry

City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR
PUBLIC WORKS DEPARTMENT
TEL: (301) 585-8333



MUNICIPAL BUILDING
7300 MAPLE AVENUE
TAKOMA PARK, MD 20912

July 3, 2001

Tom Thomas
7116 Sycamore Avenue
Takoma Park, MD 20912

Dear Mr. Thomas

This letter is to inform you that the City of Takoma Park has granted preliminary permit approval for you to remove the 15-inch diameter at breast height (dbh) Boxelder tree located at the back right of your property.

Preliminary approval means that the City will post your property for a 15-day period beginning June 29, 2001 and ending July 13, 2001, for public comment. If no objections are filed by the community, you will be granted a permit to remove the tree pending the City's receipt of your signed agreement to adhere to the City's replanting/replacement agreement is attached and would require you to replant 1, 2 1/2 inch caliper trees or make a contribution of \$257.00 to the City's Tree Fund.

Since the tree is located in the Historic District, you must receive permission from the Maryland National Capital Park & Planning Historic Preservation Commission (HPC). To inquire about HPC requirements, please call (301) 563-3400. The City will not provide a final permit, until we are notified by the HPC that they have approved the tree removal.

Please contact me, if you have any questions.

Sincerely,

Brett Linkletter
Certified Arborist
(301)585-8333 ext. 312

Enclosure

THOMAS J. THOMAS
7116 SYCAMORE AVENUE
TAKOMA PARK, MD 20912

July 10, 2001

Gwen Wright
Historic Preservation Commission
VIA FACSIMILE 301.563.3412

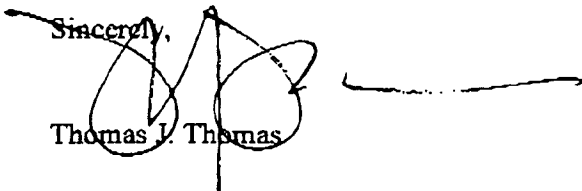
Dear Ms. Wright:

I am writing to follow-up our telephone conversation this afternoon regarding permission to remove a Box elder tree from our property at 7116 Sycamore Avenue in Takoma Park.

1. We obtained an Historic Area Work Permit (245789, issued 5/12/01) for construction of a fence, installation of a parking pad, and relocation of a tree. We also obtained a Montgomery County permit for this work (249100, issued 5/25/01).
2. We subsequently realized that a 15-inch diameter at breast height (dbh) Box elder tree located at the back right of our property should be removed as part of this project. This tree species is a vector for insects that are damaging to other trees and plants on the property, is not recommended for planting by the American Horticultural Society, and is competing for growth with other more desirable specimens. Removal would be very difficult once the fence is constructed.
3. Takoma Park's arborist, Brett Linkletter, inspected the tree and issued a preliminary permit approval for removal of the tree (copy attached). We have also discussed the proposed removal with neighbors on adjoining property and they agree that the tree should go.
4. We would greatly appreciate an amendment to our Historic Area Work Permit that would allow us to remove this tree and proceed with the fence project already approved.


Thank you for your assistance. If you need any further information, please contact me at my office: 301.270.2617.

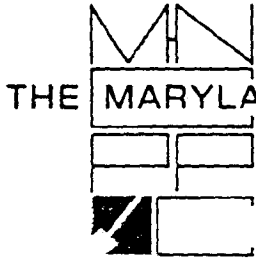
Sincerely,


Thomas J. Thomas

attachments

Takoma Park preliminary approval letter
site plan indicating location of tree


APPROVED
Montgomery County
Historic Preservation Commission
7/11/01



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

Date: 5-14-01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 37/3-01L DPS# 245789

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

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

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

Applicant: THOMAS THOMAS

Address: 7116 SYCAMORE AVE. TAKOMA PARK

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



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: TOM THOMAS

Daytime Phone No.: 301 270 2617

Tax Account No.: 1059432

Name of Property Owner: THOMAS J. THOMAS Daytime Phone No.: 301 270 2617

Address: 7116 SYCAMORE AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: TO BE DETERMINED Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7116 Street: SYCAMORE AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA

Lot: 9 Block: 21 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber: 8330 Folio: 453 Parcel: 13-25-1059432

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:

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

1B. Construction cost estimate: \$ 6,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches IN REAR 3'6" IN FRONT

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

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

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

Signature of owner or authorized agent

Date 4/14/01

Approved: X

for Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 5-14-01

Application/Permit No.: 245789 Date Filed: 4/18/01 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**

- 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.

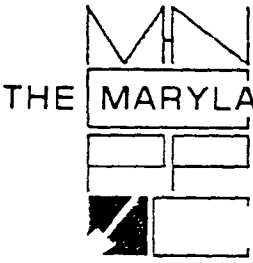
6. **TREE SURVEY**

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.



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

Date: 5-14-01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC # 37/3-01L DPS# 245789

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7116 Sycamore Ave, Takoma Park	Meeting Date: 05/09/01
Resource: Outstanding Resource Takoma Park Historic District	Report Date: 05/02/01
Review: HAWP	Public Notice: 04/25/01
Case Number: 37/03-01L	Tax Credit: None
Applicant: Thomas J. Thomas	Staff: Michele Naru
PROPOSAL: Fence and parking pad installation	RECOMMEND: Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.
STYLE: Colonial Revival
DATE: 1910

PROPOSAL:

The applicant is proposing to:

1. Construct new 6' high scalloped, wood fence enclosing the rear yard.
2. Construct a new 3'6" high wood fence along the front property line.
3. Install a gravel, 18' wide parking pad in the front NE corner of the property.
4. Relocate a 12' tall spruce tree from current location to elsewhere on property – to accommodate the parking pad installation.

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

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

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

x 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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: Tom THOMAS
Daytime Phone No.: 301 270 2617

Tax Account No.: 1059432
Name of Property Owner: THOMAS J. THOMAS Daytime Phone No.: 301 270 2617
Address: 7116 SYCAMORE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: TO BE DETERMINED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7116 Street: SYCAMORE AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA
Lot: 9 Block: 21 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: 8330 Folio: 453 Parcel: 13-25-1059432

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: _____
1B. Construction cost estimate: \$ 6,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches IN REAR 3' 6" IN FRONT
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] 4/14/01
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 245783 Date Filed: 4/18/01 Date Issued: _____

37/3-01/L

(5)

HISTORIC AREA WORK PERMIT PROPOSAL

Applicant: Thomas J. Thomas
Address: 7116 Sycamore Avenue
Takoma Park, Maryland 20912
301.270.2617 (w) 301.270.1166 (h)

Description of property. The house at 7116 Sycamore Avenue is a Master Plan site classified as an outstanding resource in the Takoma Park Historic District. It is a wood frame Colonial Revival built in 1910 with lower level, first, second, and attic levels. There have been some alterations to the house, including a 1996 addition at the lower and first levels at the rear. The house sits on a lot that falls off steeply toward the rear yard, which then slopes down further toward Poplar Avenue.

Description of project. The proposal is to construct a wood picket fence that will enclose the yard at the perimeter of the property and to create a driveway/parking space.

The proposed fence will extend and partially replace an existing fence that currently runs for 60' along the property line at either side of the front portion of the lot.

One portion of the fence will begin at a point 8' 6" back from the front corners of the house, extend out to the edge of the lot on either side, then run along both sides of the lot to the rear property line and across the rear property line. Gates will be installed on all three lot lines along which this portion of the fence extends and at both sides of the house. This portion of the fence will be 6' 0" in height.

A second portion of the fence will begin on the property line at a point 8'6" back from the front corners of the house and run along the property lines to enclose the front portion of the lot, with the exception of a space left for a two-car driveway. A gate will be installed at the front walkway to the house and at the driveway. This portion of the fence will be 3' 6" in height — the height of the current fence.

Fence posts will be 4x4 treated pine. Pickets will be 1x3 cedar or treated pine.

The property currently has no driveway or off-street parking—the only property on the entire street without one. The proposal is to make a curb cut and create a two-car driveway/parking space at the front corner of the lot. The driveway/parking space will be either gravel or pavers.

No trees will be removed for the proposed fence construction. A spruce tree approximately 12' tall will be relocated on the property to accommodate the driveway/parking space.

Addresses of Adjacent and Confronting Property Owners

Roger Wilkes
7118 Sycamore Avenue
Takoma Park, MD 20912

Fred Feinstein
7114 Sycamore Avenue
Takoma Park, MD 20912

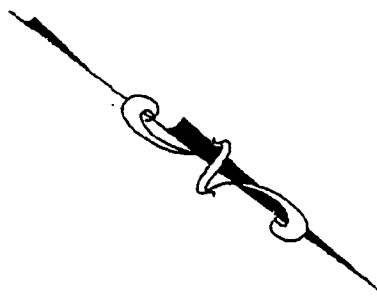
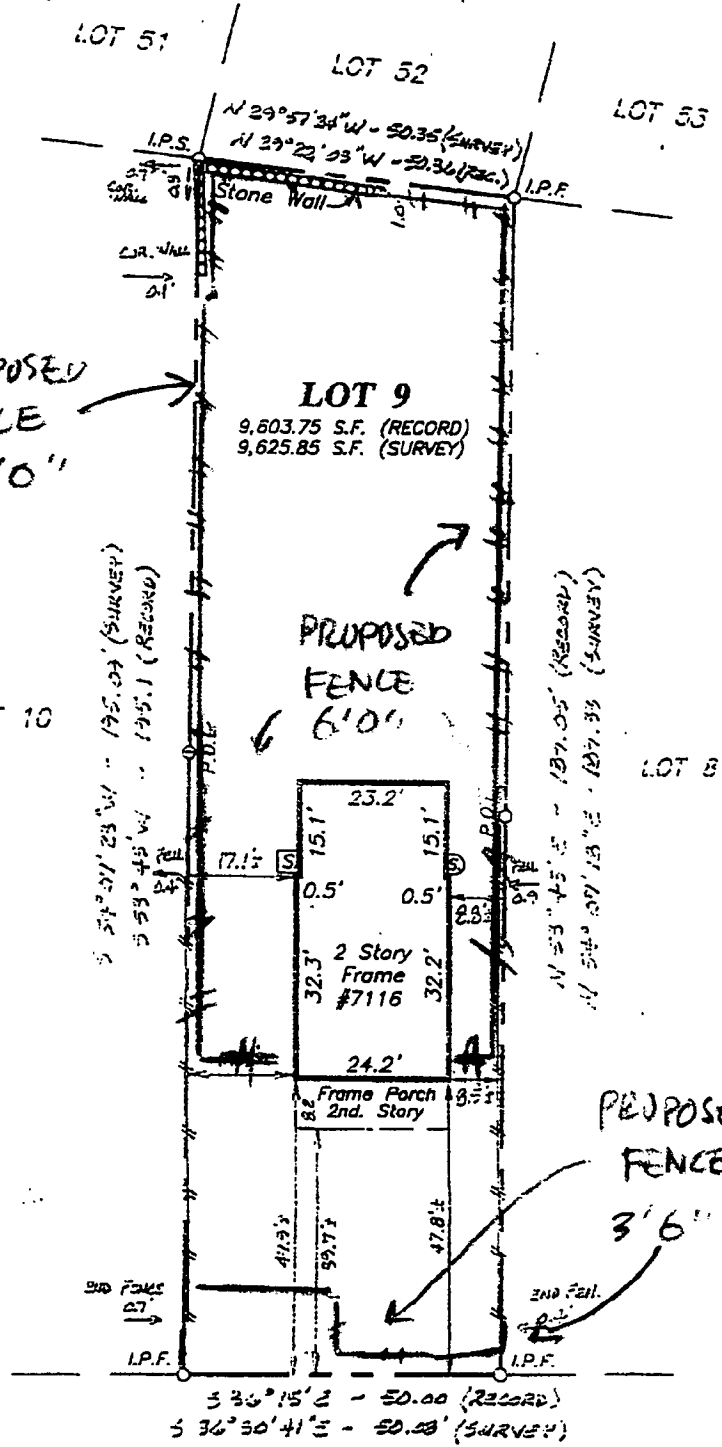
Artie Harris
7117 Sycamore Avenue
Takoma Park, MD 20912

Mary K. Feldman
7117 Poplar Avenue
Takoma Park, MD 20912

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: 12-12-00 & 12-14-00.
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.
P.O.L. Indicates hub set along property line.



LOCATION DRAWING
LOT 9, BLOCK 21
B.F. GILBERT'S ADDITION
TO
"TAKOMA PARK"
MONTGOMERY COUNTY, MARYLAND

SYCAMORE AVENUE

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.

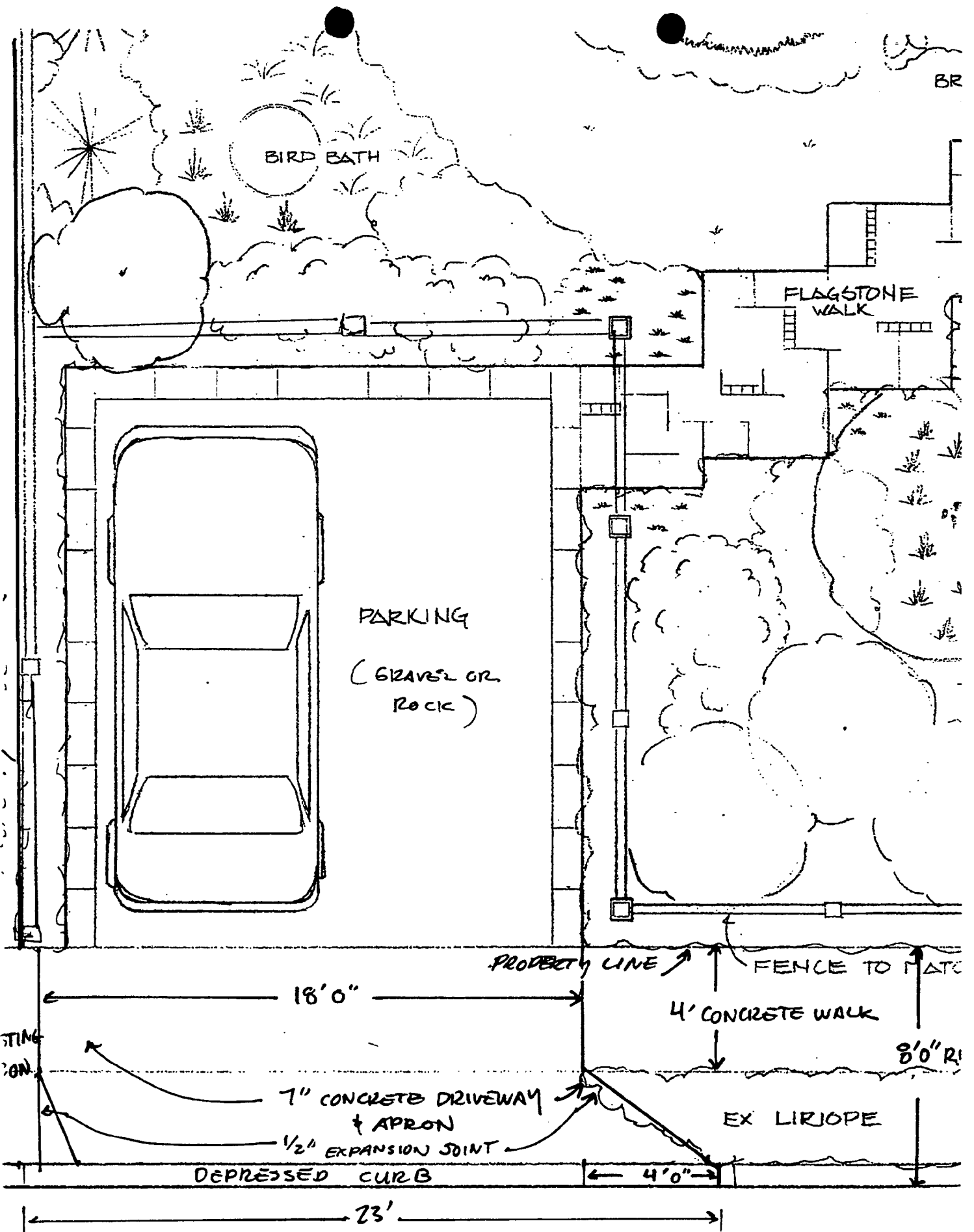
REFERENCES	
PLAT BK.	A
PLAT NO.	2
LIBER	16041
FOLIO	434



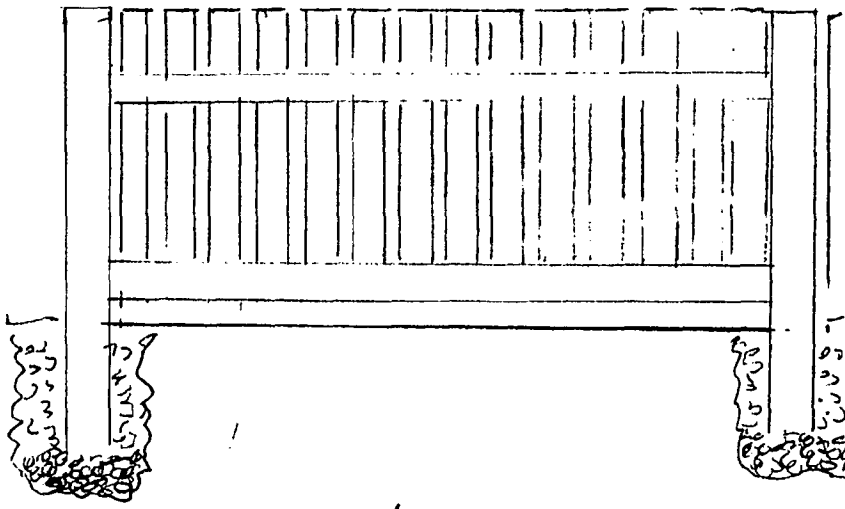
SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: V.G.S.
RESR. LOC.: 12-12-00	JOB NO.: 00-5320

8



7112 SURF MADE *AMSTER*



FRONT YARD PORTION
OF FENCE

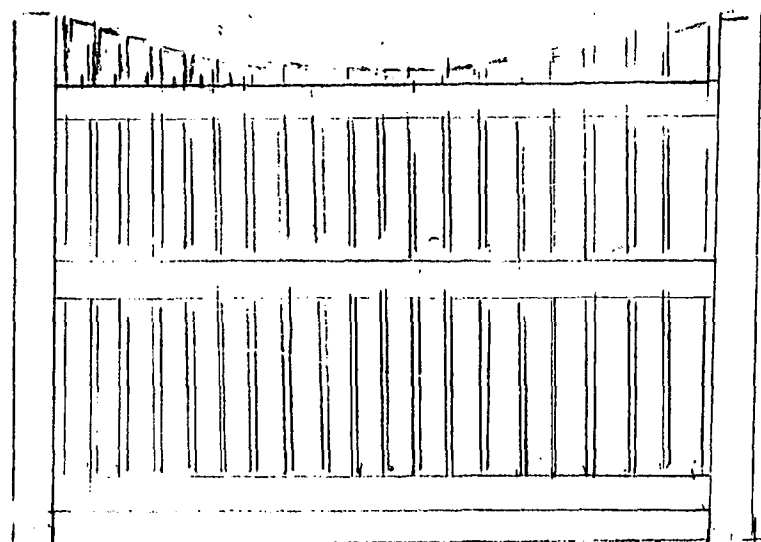
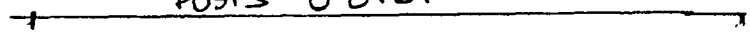
3/8" POST

3" CLEARANCE

← DIRT & ROCK BACKFILL

← GRAVEL

POSTS 8' O.C.



REAR YARD PORTION
OF FENCE

6' POST

3" CLEARANCE

← CEMENT

← GRAVEL

SCALE 1" = 2'

THOMAS J. THOMAS
7116 SYCAMORE AVE.
TAKOMA PARK, MD

(11)

7116 SYCAMORE AVE
TAKOMA PARK, MD



① FROM STREET



② FROM REAR

11

③ FROM
7118



④ FROM
7114

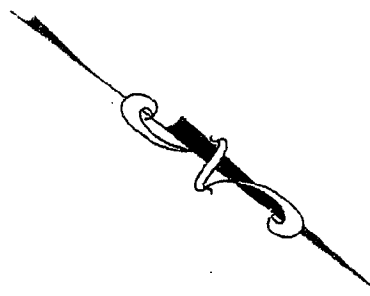
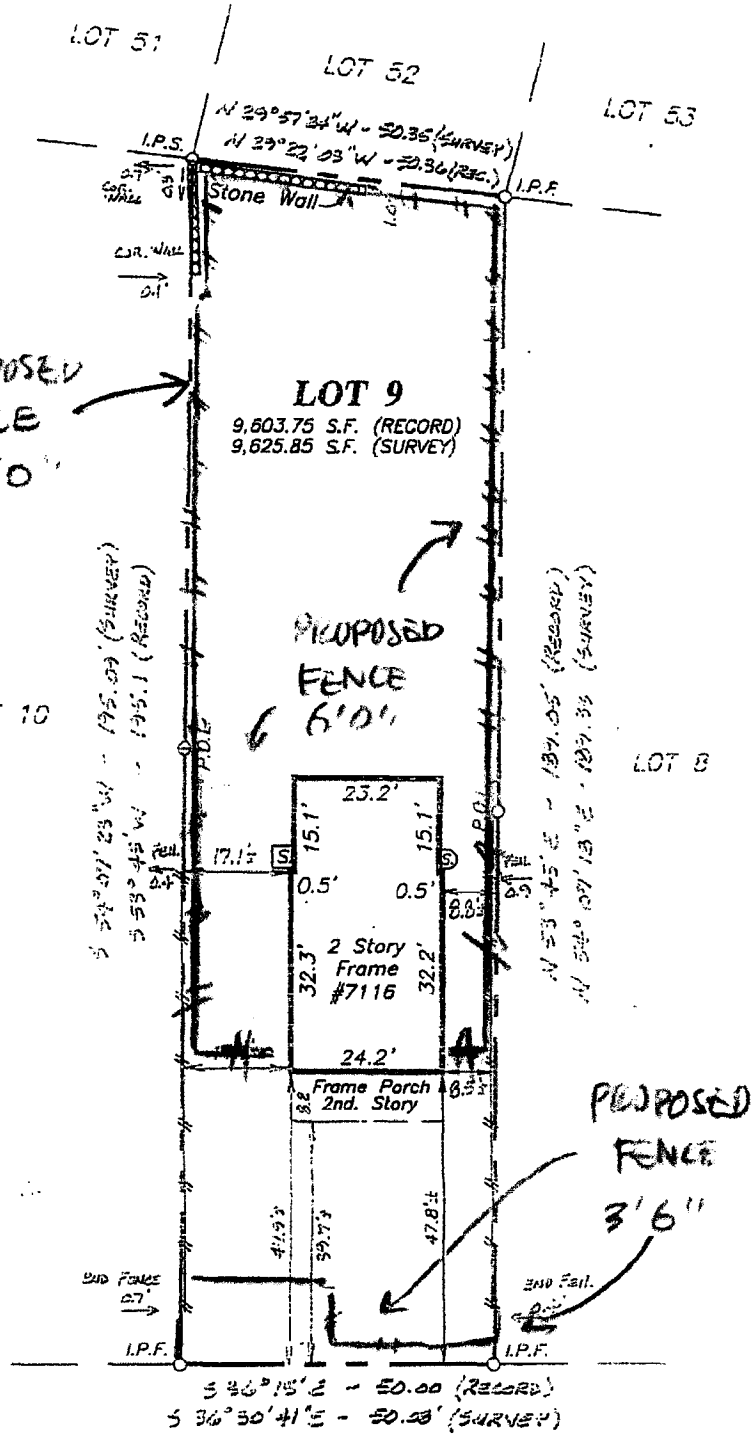


7116 SYCAMORE AVE
TAKOMA PARK, MD

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Notes:


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- 2) All property corners have been recovered or set and verified per field survey performed: 12-12-00 & 12-14-00.
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.
P.O.L. Indicates hub set along property line.



LOCATION DRAWING
LOT 9, BLOCK 21
B.F. GILBERT'S ADDITION
TO
"TAKOMA PARK"
MONTGOMERY COUNTY, MARYLAND

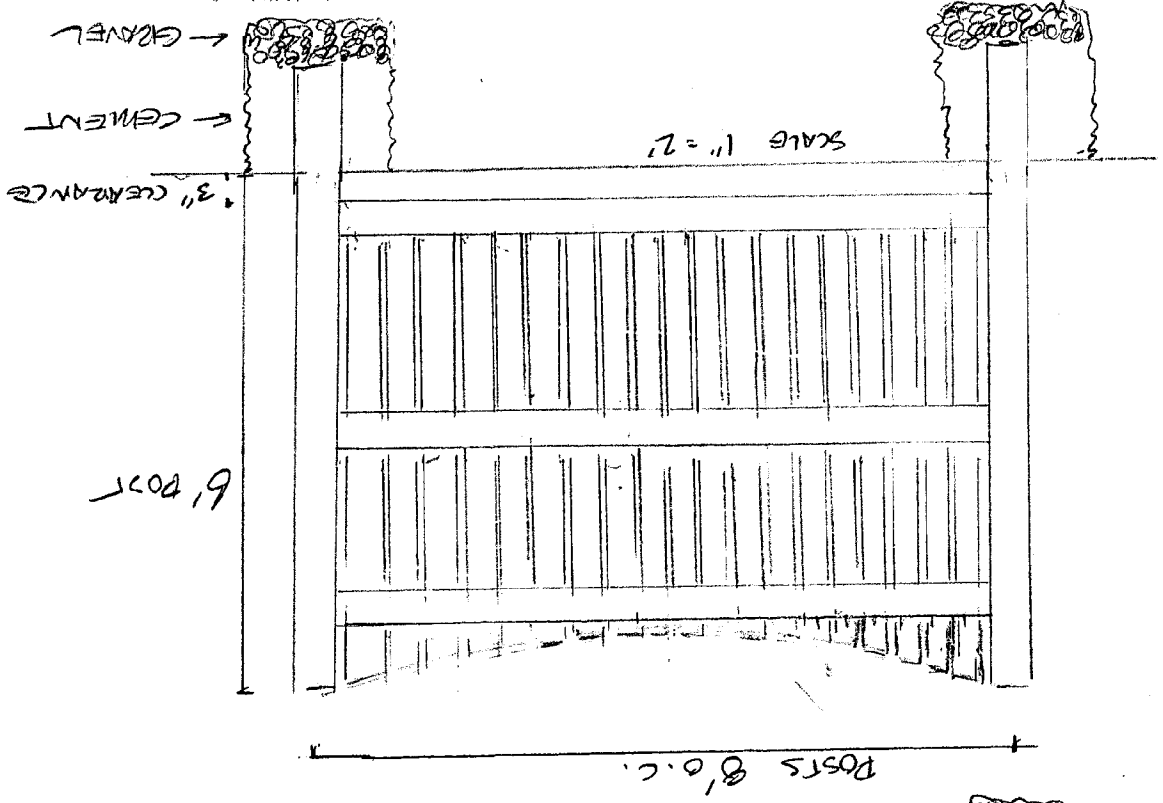
SYCAMORE AVENUE

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

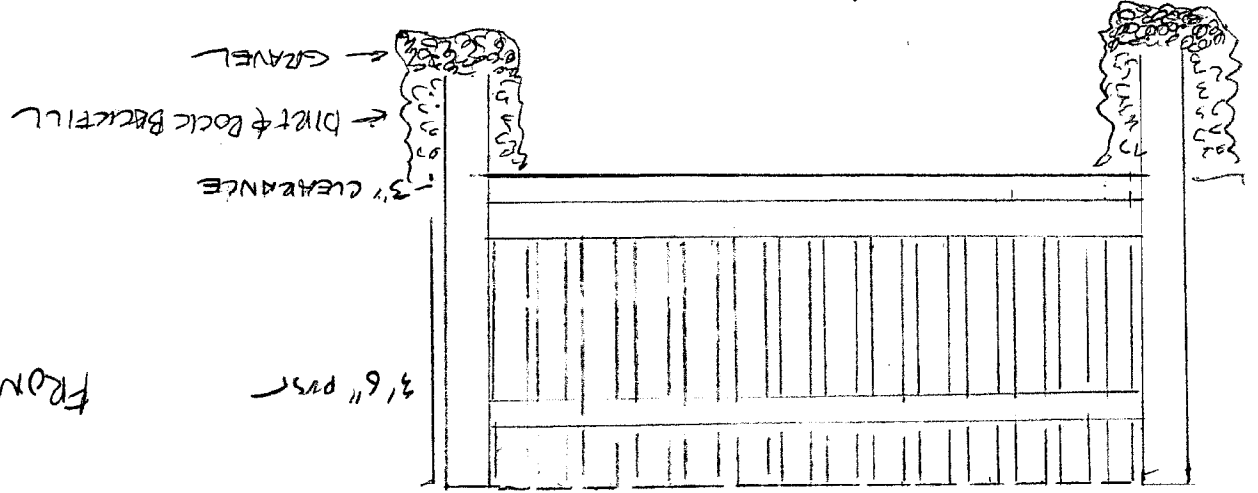
SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.					PLAT BK. A	DATE OF LOCATIONS
				PLAT NO. 2	WALL CHECK:	DRAWN BY: V.G.S.
LIBER 16041				DATE OF LOCATIONS	12-12-00	JOB NO.: 00-5320
FOLIO 434						

THOMAS J. THOMAS
7116 SYCAMORE AVE.
TAKOMA PARK, MD

REAR YARD PORTION
OF FENCE



FRONT YARD PORTION
OF FENCE



HISTORIC AREA WORK PERMIT PROPOSAL

Applicant: Thomas J. Thomas
Address: 7116 Sycamore Avenue
Takoma Park, Maryland 20912
301.270.2617 (w) 301.270.1166 (h)

Description of property. The house at 7116 Sycamore Avenue is a Master Plan site classified as an outstanding resource in the Takoma Park Historic District. It is a wood frame Colonial Revival built in 1910 with lower level, first, second, and attic levels. There have been some alterations to the house, including a 1996 addition at the lower and first levels at the rear. The house sits on a lot that falls off steeply toward the rear yard, which then slopes down further toward Poplar Avenue.

Description of project. The proposal is to construct a wood picket fence that will enclose the yard at the perimeter of the property and to create a driveway/parking space.

The proposed fence will extend and partially replace an existing fence that currently runs for 60' along the property line at either side of the front portion of the lot.

One portion of the fence will begin at a point 8' 6" back from the front corners of the house, extend out to the edge of the lot on either side, then run along both sides of the lot to the rear property line and across the rear property line. Gates will be installed on all three lot lines along which this portion of the fence extends and at both sides of the house. This portion of the fence will be 6' 0" in height.

A second portion of the fence will begin on the property line at a point 8' 6" back from the front corners of the house and run along the property lines to enclose the front portion of the lot, with the exception of a space left for a two-car driveway. A gate will be installed at the front walkway to the house and at the driveway. This portion of the fence will be 3' 6" in height — the height of the current fence.

Fence posts will be 4x4 treated pine. Pickets will be 1x3 cedar or treated pine.

The property currently has no driveway or off-street parking—the only property on the entire street without one. The proposal is to make a curb cut and create a two-car driveway/parking space at the front corner of the lot. The driveway/parking space will be either gravel or pavers.

No trees will be removed for the proposed fence construction. A spruce tree approximately 12' tall will be relocated on the property to accommodate the driveway/parking space.

Addresses of Adjacent and Confronting Property Owners

Roger Wilkes
7118 Sycamore Avenue
Takoma Park, MD 20912

Fred Feinstein
7114 Sycamore Avenue
Takoma Park, MD 20912

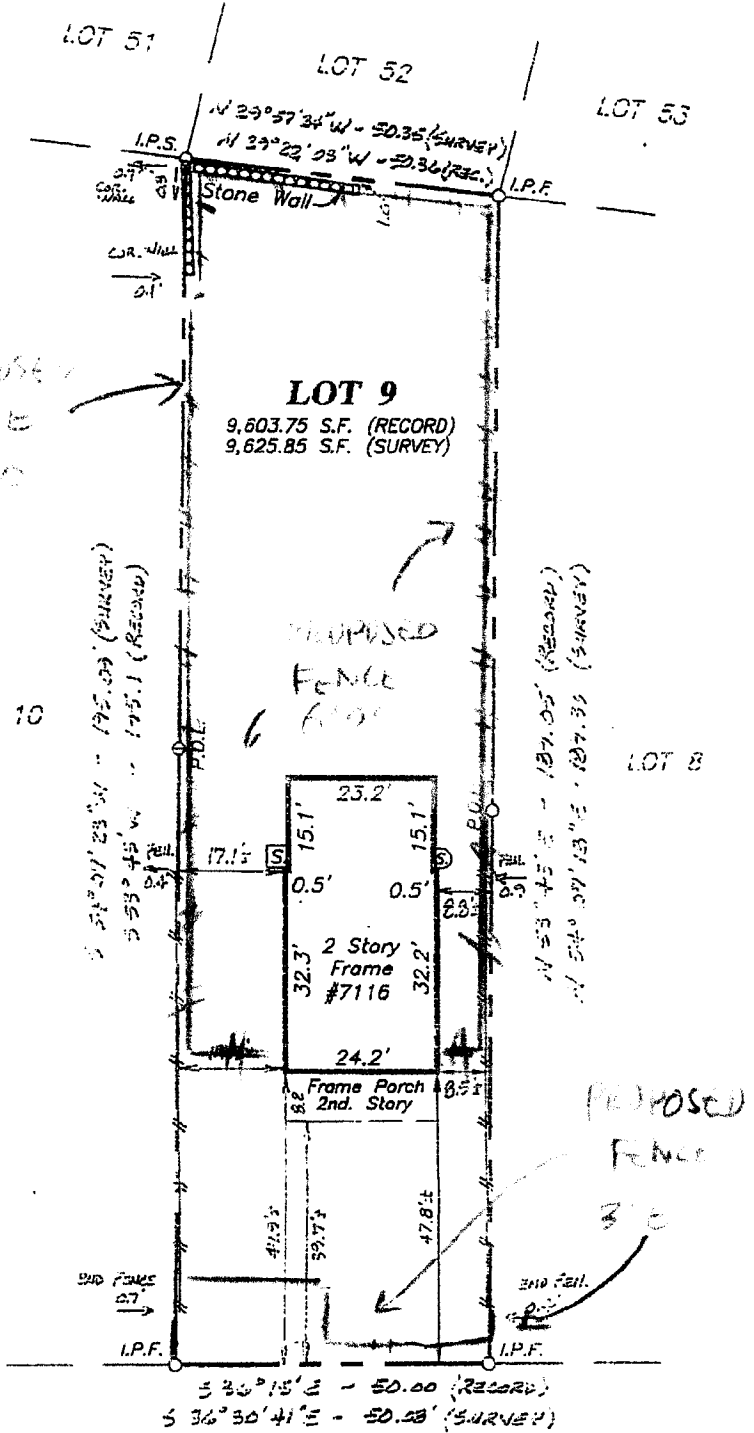
Artie Harris
7117 Sycamore Avenue
Takoma Park, MD 20912

Mary K. Feldman
7117 Poplar Avenue
Takoma Park, MD 20912

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:


- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: 12-12-00 & 12-14-00.
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.
P.O.L. Indicates hub set along property line.

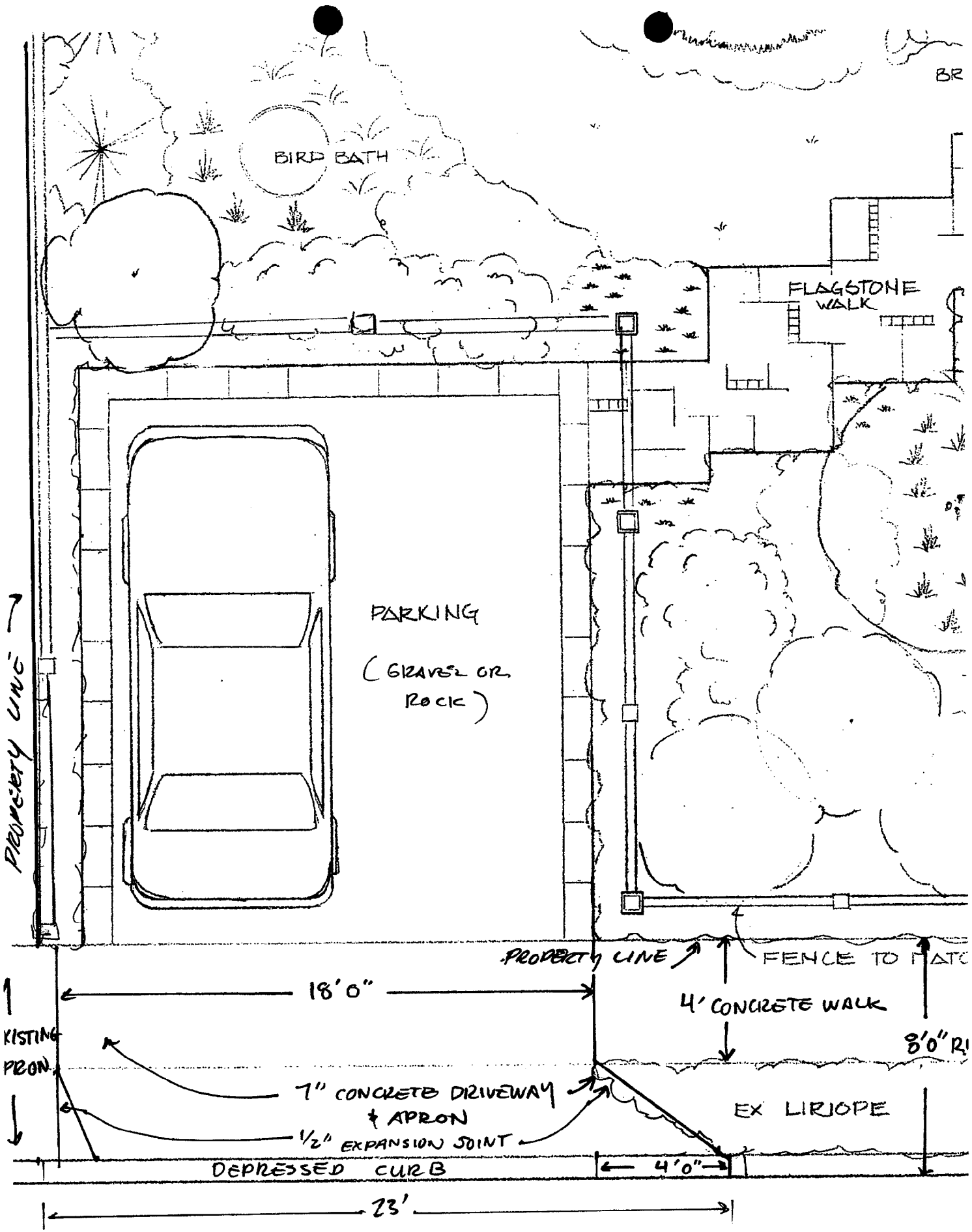


LOCATION DRAWING
 LOT 9, BLOCK 21
 B.F. GILBERT'S ADDITION
 TO
"TAKOMA PARK"
 MONTGOMERY COUNTY, MARYLAND

SYCAMORE AVENUE

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK. A		DATE OF LOCATIONS	SCALE: 1" = 30'
		PLAT NO. 2	WALL CHECK:	DRAWN BY: V.G.S.	
LIBER 16041		FOLIO 434	HSE. I.O.C.: 12-12-00	JOB NO.: 00-5320	



BIRD BATH

FLAGSTONE WALK

PARKING
(GRAVEL OR ROCK)

PROPERTY LINE

PROPERTY LINE

FENCE TO MATCH

KISTING PBRON

7" CONCRETE DRIVEWAY & APRON

1/2" EXPANSION JOINT

DEPRESSED CURB

4' CONCRETE WALK

8'0" R/L

EX LIRIOPE

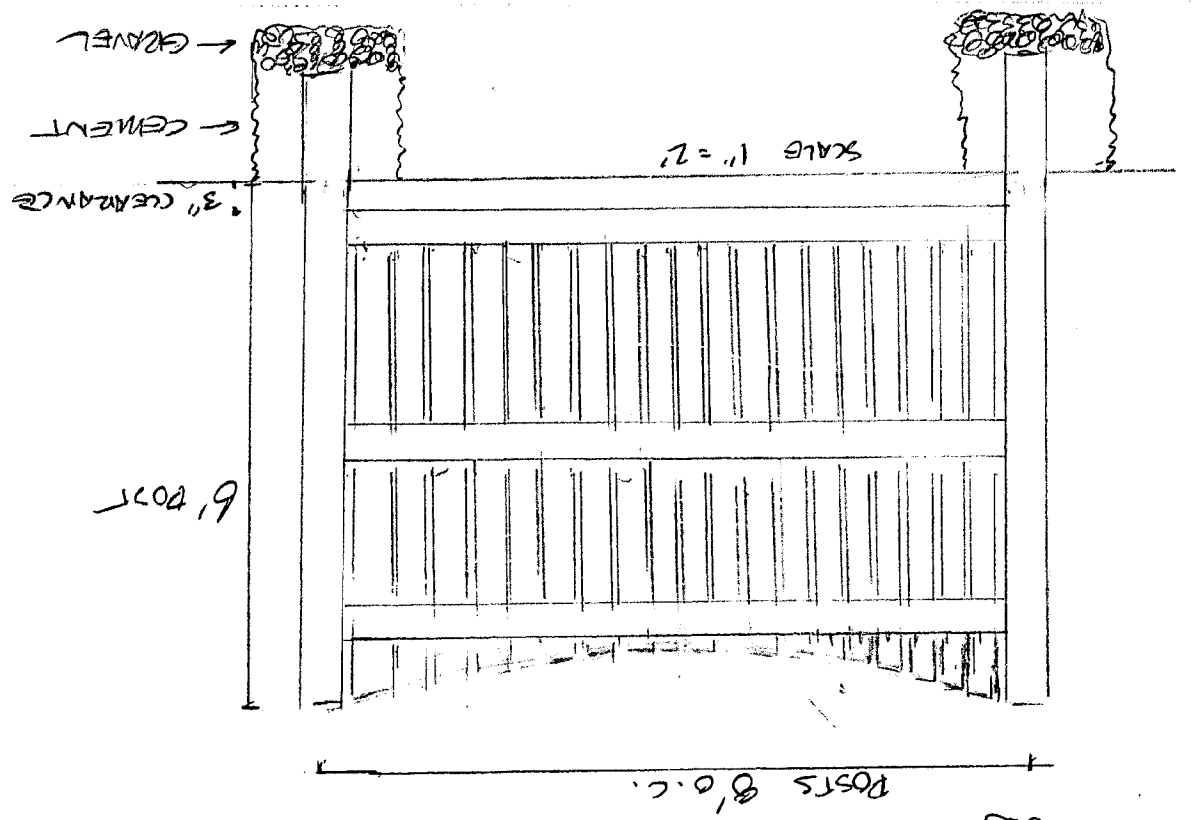
4'0"

23'

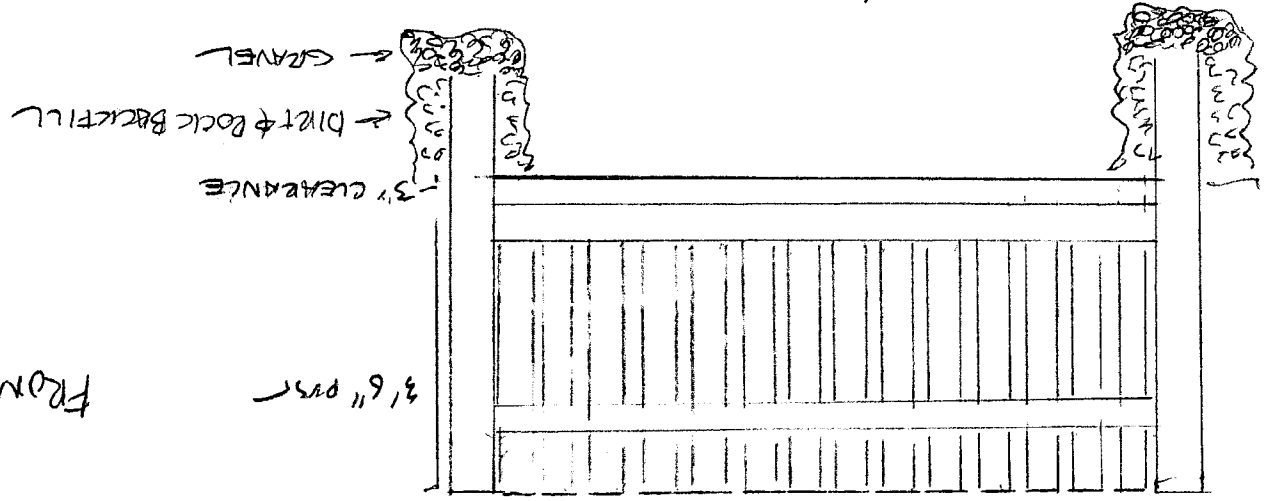
7112 SURV MADE

THOMAS J. THOMAS
 716 SYCAMORE AVE.
 TAKOMA PARK, MD

REAR YARD PORTION
 OF FENCE



FRONT YARD PORTION
 OF FENCE



7116 SYCAMORE AVE
TAKOMA PARK, MD

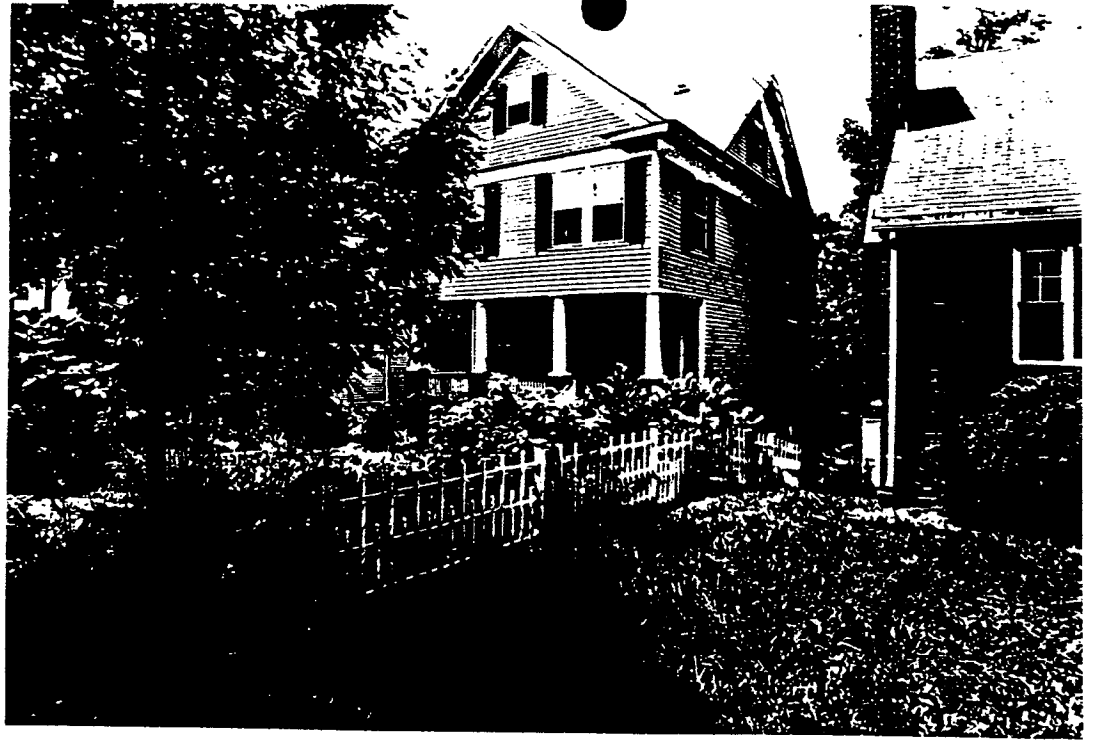


① FROM STREET



② FROM REAR

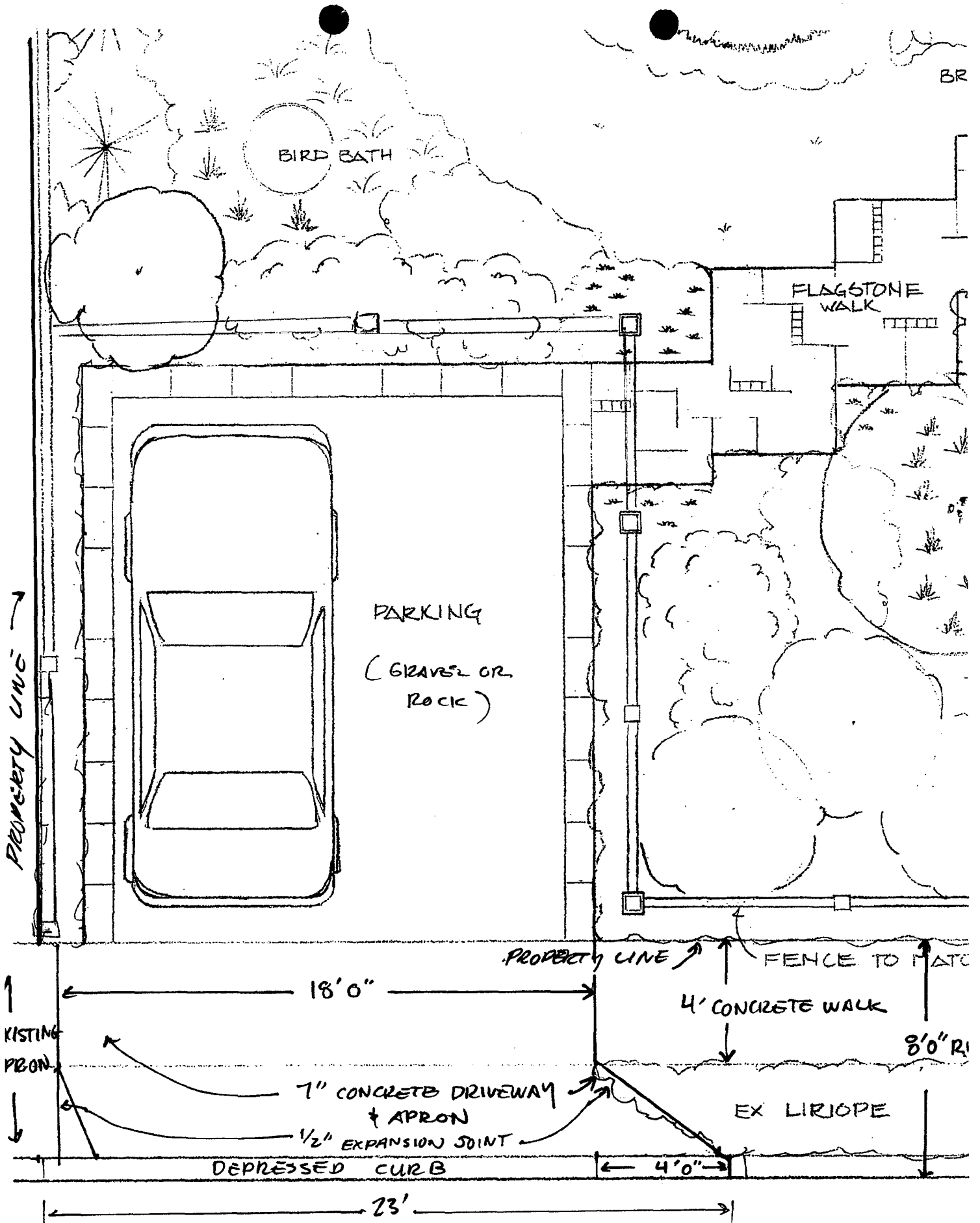
③ FROM
7118



④ FROM
7114



7116 SYCAMORE AVE
TAKOMA PARK, MD



PROPERTY LINE

BIRD BATH

FLAGSTONE WALK

PARKING
(GRAVEL OR ROCK)

PROPERTY LINE

FENCE TO MATCH

KISTING PRON

18'0"

4' CONCRETE WALK

8'0" R

7" CONCRETE DRIVEWAY & APRON

1/2" EXPANSION JOINT

EX LIRIOPE

DEPRESSED CURB

4'0"

23'

7112 SURF MADE ANOVA