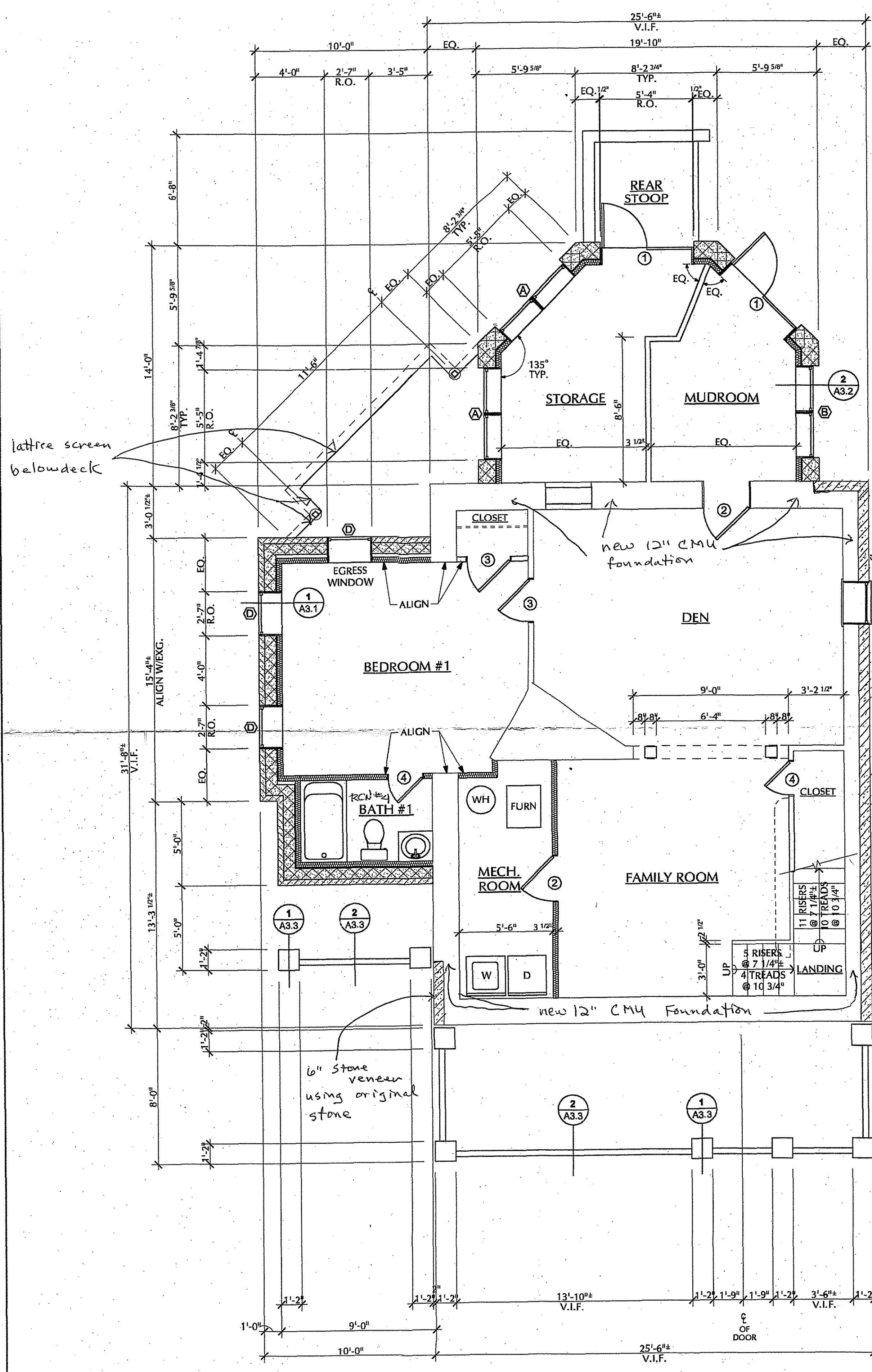


31/07-05A 10245 Capitol View Ave
Capitol View Historic District

\\Server01\F-DRIVE\Office Documents\Carib\OBannon\House #1 - CD105_04-18_CapView_CD-1.lbk



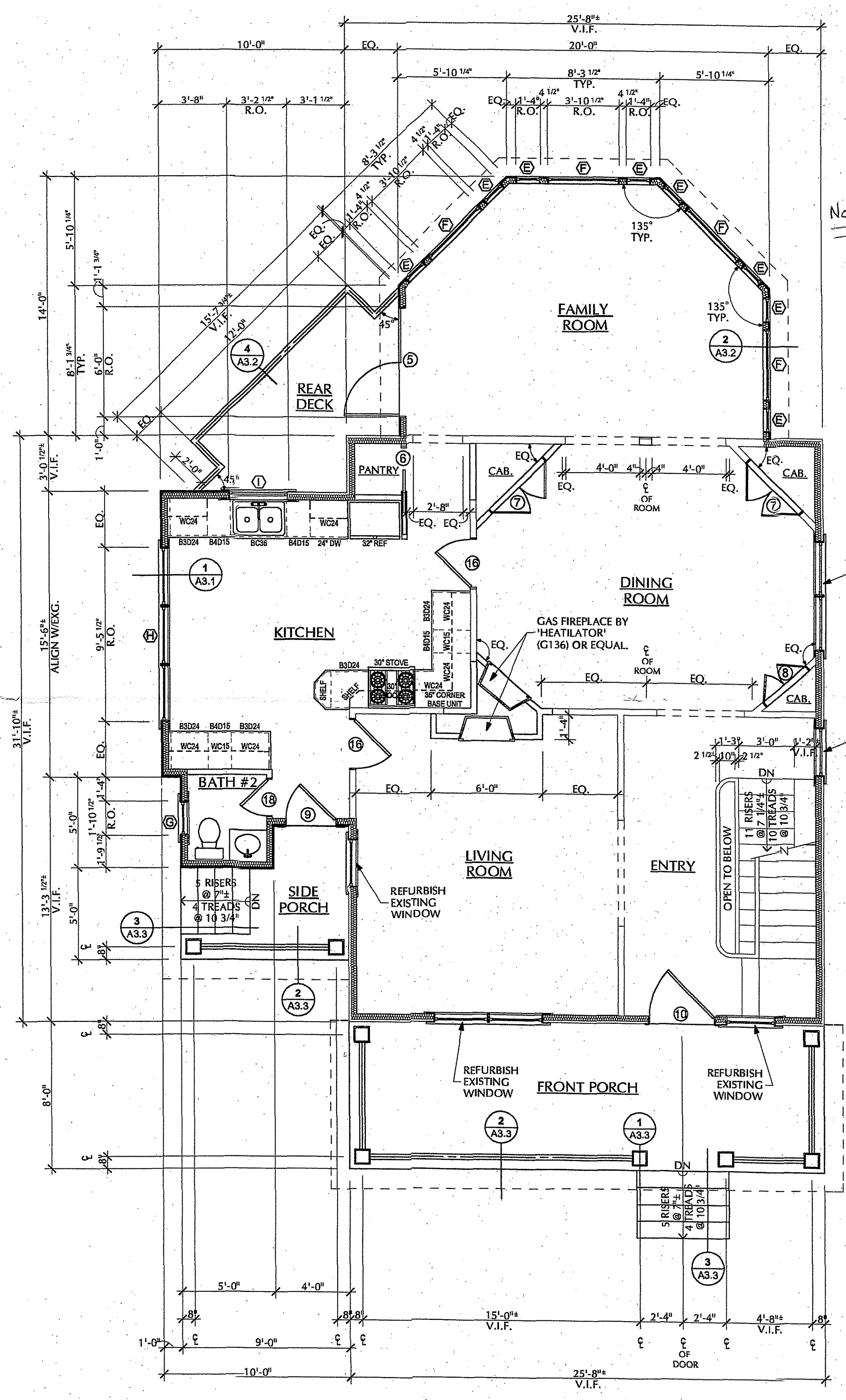
1 Basement Floor Plan
Scale: 1/4" = 1'-0"

NOTE
EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM CLEAR WIDTH SHALL BE 20" AND THE MINIMUM CLEAR HEIGHT SHALL BE 24". THE SILL HEIGHT SHALL NOT BE MORE THAN 4" ABOVE THE FLOOR.

Smoke detectors shall be installed in accordance with Section 2-313 of the 2018 One and Two Family Dwelling Code as amended and the MD. Rehab. Code.

6" stone veneer using original foundation stone

6" stone veneer using original stone



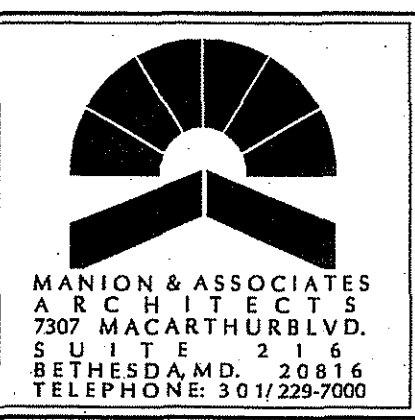
2 First Floor Plan
Scale: 1/4" = 1'-0"

NOTE: FAMILY ROOM - MD STRUCTURAL ENGINEER TO CERTIFY WALL BRACING DESIGN. PROVIDE TO FIELD INSPECTOR AT CLOSE UP.

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Lewis
Date: 8/10/05

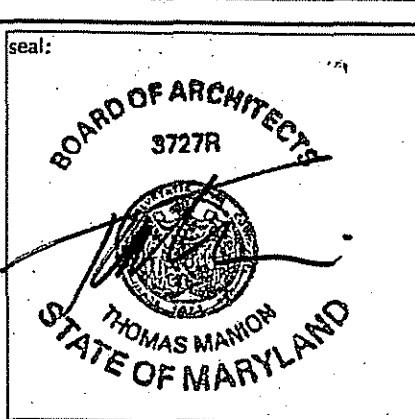
MONTGOMERY COUNTY PERMITTING SERVICES APPROVED AS NOTED

FLOOR PLAN NOTES
1) ALL DIMENSIONS ARE TO INTERIOR FACE OF STUD WALL OR EXTERIOR FACE OF SIDING AND MASONRY.
2) ALL NEW AND EXISTING WALLS TO HAVE 1/2" GYPSUM BOARD AT INTERIOR FACE, TYPICAL.



Capitol View Property - House #1
10245 Capitol View Avenue
Kensington, Maryland 20895

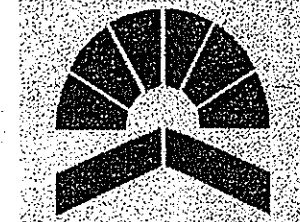
Basement & First Floor Plans



Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions.

SCALE:	AS NOTED
DRAWN:	Carib Daniel Martin
CHECKED:	
DATE:	July 8, 2005
REVISIONS:	
© COPYRIGHT	

SHEET
A1.1
SHEET 7 OF 17



MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESOA, MD 20816
TELEPHONE: 301 / 229-7000

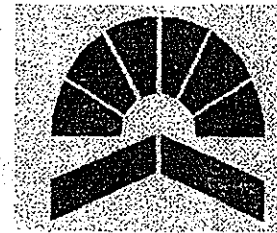


FRONT 'A' 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

1A

1 OF 5



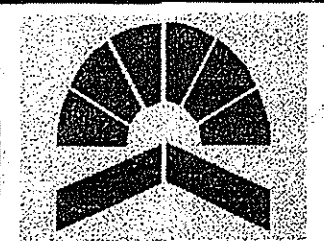
MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301/229-7000



FRONT 'A' ALT. 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

2A
2 OF 5



MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301/229-7000



REAR 'A' 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

3A
3 of 5



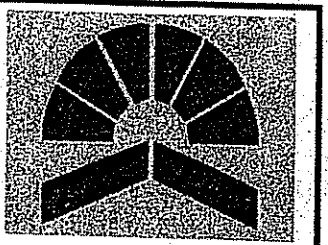
MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301/229-7000



LEFT 'A' 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

4A
4 OF 5



MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301/229-7000



RIGHT 'A' 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

5A

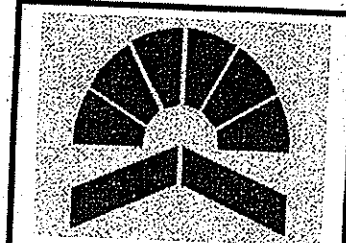
5 OF 5



FRONT 'B' 1/4"=1'-0"

CAPITOL VIEW DEVELOPMENT

1 B
1 OF 5



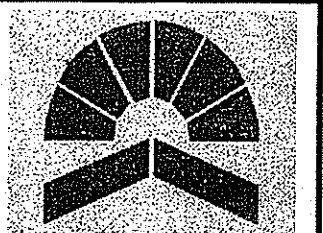
MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301 / 229-7000



FRONT 'B' ALT. 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT

2B
2 OF 5



MANION & ASSOCIATES
ARCHITECTS
7307 MACARTHUR BLVD.
SUITE 216
BETHESDA, MD 20816
TELEPHONE: 301 / 229-7000



CAPITOL VIEW DEVELOPMENT

REAR 'B' 1/4" = 1'-0"

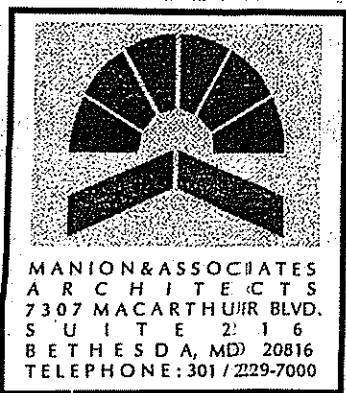
3 B

3 of 5



RIGHT 'B' 1/4" = 1'-0"

CAPITOL VIEW DEVELOPMENT



CAPITOL VIEW DEVELOPMENT

5B

5 OF 5



LEFT 'B' 1/4" = 1'-0"

Oaks, Michele

From: Oaks, Michele
Sent: Thursday, February 09, 2006 3:33 PM
To: Manion & Associates (E-mail)
Subject: Capitol View Park New Houses - Mahany

Tom,

As promised, I took the sketches that you provided to the Commission's worksession last night to get their general feedback and see if the designs were moving in the direction they wanted the houses to take. The comments the Commission provided are outlined below.

1. The Commission collectively were concerned that the massings of the houses were unchanged. Specifically, they expected that the re-design was going to have one of the houses with a completely different form and massing (1-1/2 story bungalow/l-house etc.). They do not want to see matching forms/massings on these lots.
2. They also indicated that they wanted the elevations to be simplified. They are concerned that the detailing overpowers the house. They are striving for these houses to blend in with the vocabulary of the existing historic district. They indicated that they want to see the doors and windows at a typical residential scale.
3. Finally, they talked again about lot coverage and their concern about the size of these houses in relationship to the lot. The side and front setbacks should be comparable with the existing houses in the district - so it will complement and fit within its neighbors and not be a focal point in the district.

I know this is a lot of information and much of which I am sure you are not happy to hear. I will be out of the office tomorrow. Take some time to think and maybe let the creative juices flow and lets re-group next week in a meeting - say Thursday morning after I turn in my next set of staff reports?

Michele

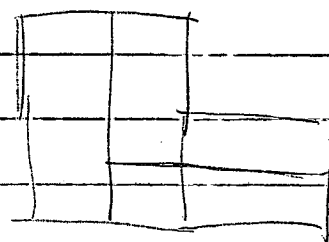
Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org

- FRONT - FULLWIDTH PORCH
- ROOF FORMS
- MASSING MODELS.

CARL MAHANY

2/10/06

(TRANSCRIPT)





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: Carl Mahany
Daytime Phone No.: 301 933 7420

Tax Account No.: _____
Name of Property Owner: 10212 Kensington Park, LLC Daytime Phone No.: 301 933 7420
Address: 10412 Montgomery Ave Kensington MD 20895
Street Number City State Zip Code
Contractor: Wagon Const. Inc. Phone No.: 301 933 7420
Contractor Registration No.: 15715
Agent for Owner: Carl Mahany Daytime Phone No.: 301 933 7420

LOCATION OF BUILDING/PREMISE

House Number: 10245 Capital View Ave Street: Capital View Ave Capital View Ave
Town/City: Silver Spring Nearest Cross Street: Meredith Ave.
Lot: _____ Block: _____ Subdivision: Capital View
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 240,000
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 2 feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Carl Mahany 3/23/05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 377591 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:

This single family residence is a primary resource located in the Capital View Historic Dist. The existing house is in very poor condition. We propose to restore the existing house, re-build a front porch which once existed on the house, and add a side addition and a rear addition.

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

This exist. resource has been allowed to deteriorate very badly. we propose to restore the house to it's original condition, rebuild the old porch, and add two additions. This work will let this house survive in into the 21st century. The impact on the historic district will be a positive one. The closest neighbors house is over 150' away.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

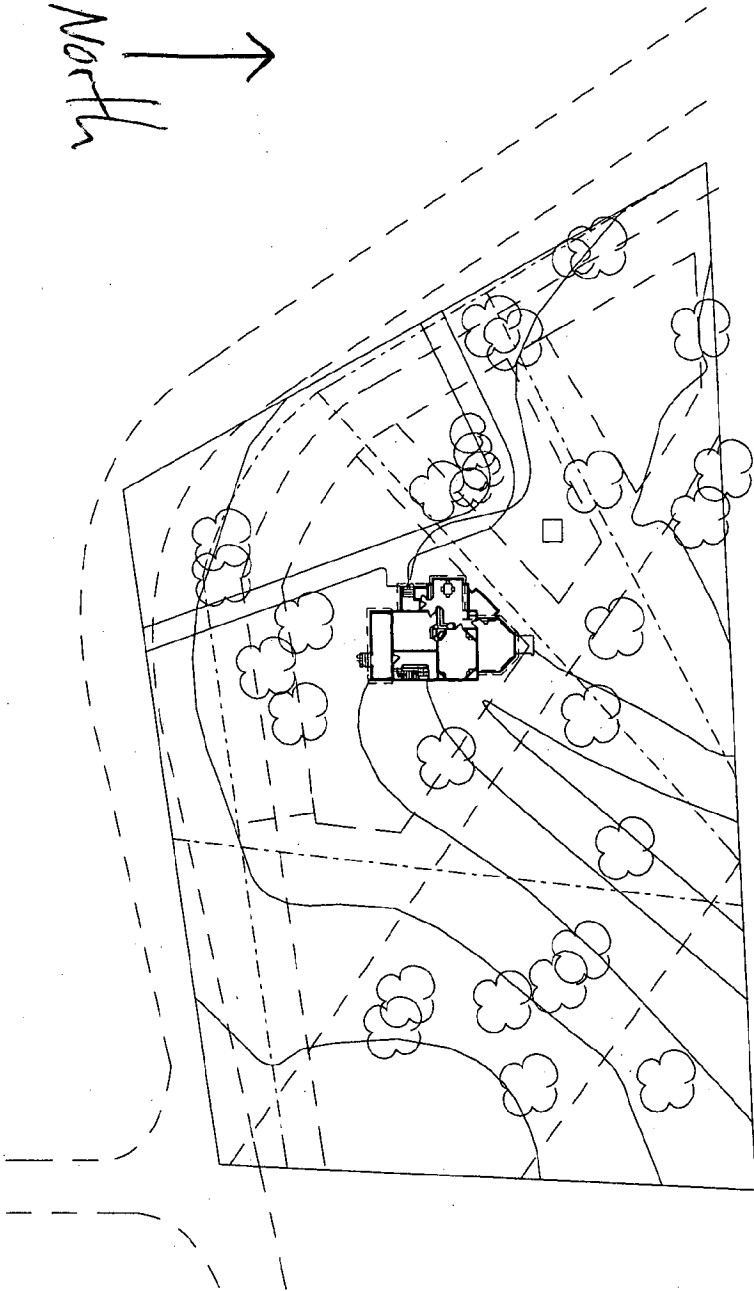
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

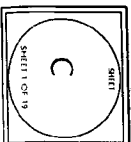
Renovation to the Capitol View Residence

~~10412 Montgomery Ave;~~ Kensington, MD 20895
10245 Capitol View Ave.



1 Site Plan
1" = 30'-0"

3/22/05



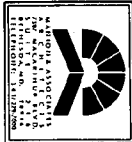
Scale:	As Noted
Author:	
Checked:	
Date:	03.18.05
Version:	

Without dimensions on here
do not scale drawings for
construction. All drawings and
conditions on the CD and
any additional drawings.

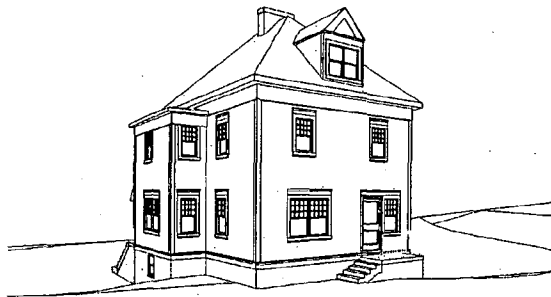


Cover Sheet
*10245
Capitol
View Ave.*

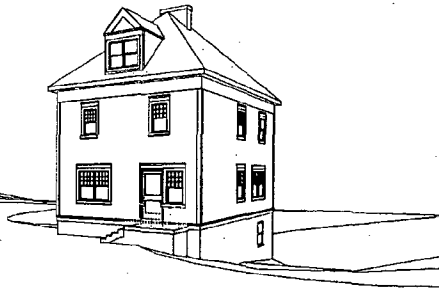
Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895



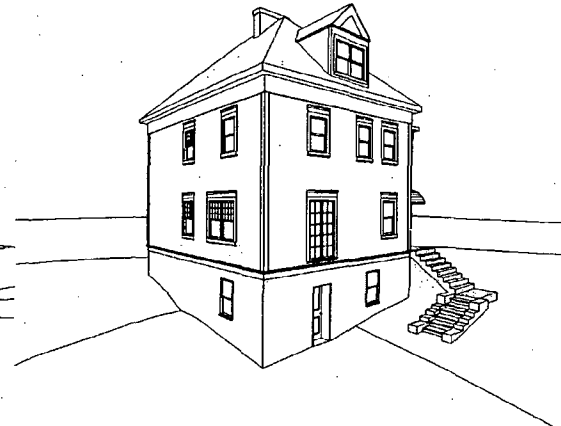
Renovation to the Capitol View Residence Existing



1 Front Perspective
1:2.88



2 O-Front Perspective
1:2.88



3 Rear Perspective
1:2.88



MAHON & ASSOCIATES
P.C.
700 WASHINGTON BLVD
BETHESDA, MD 20814
TELEPHONE: 301.278.1000

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895

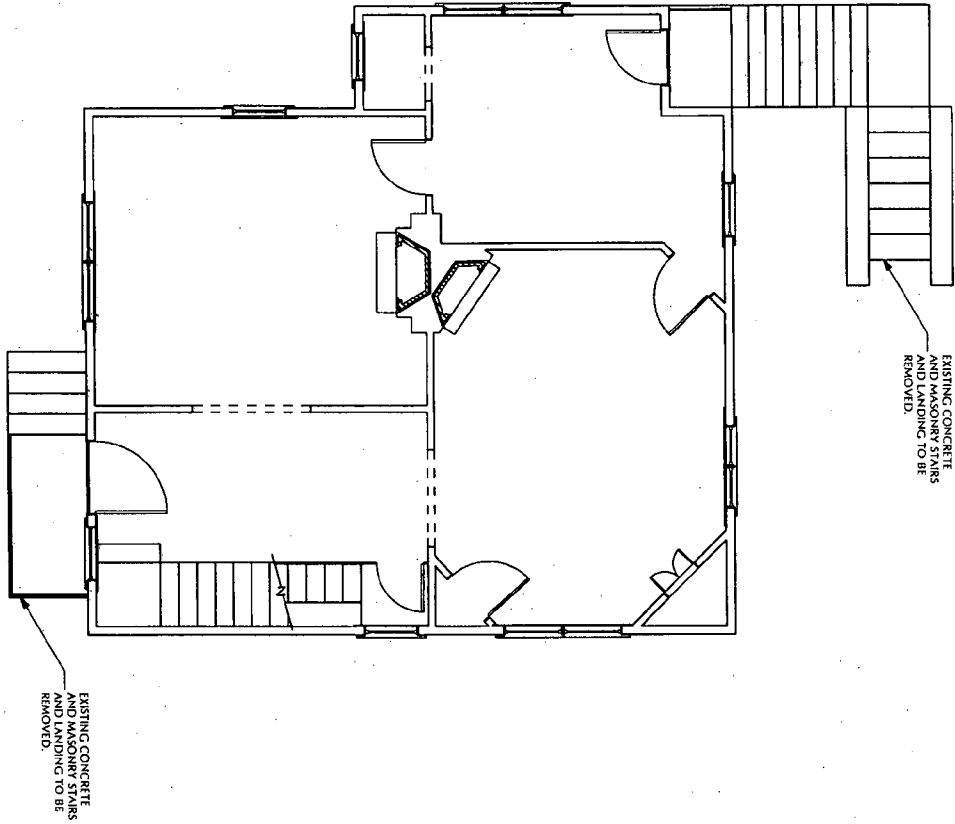
Perspectives
Existing

Unless otherwise noted, these drawings shall have precedence over any other drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variations from the dimensions and conditions.

SCALE: As Noted
DRAWN:
CHECKED:
DATE: 03.18.05
REVISIONS:
COPYRIGHT

SHEET
E-1
SHEET 2 OF 19

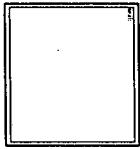
1
First Floor Plan
1/8" = 1'-0"



SHEET
E-3
SHEET 4 OF 19

DATE	03.16.05
BY	
CHECKED BY	
SCALE	AS SHOWN
PROJECT	
CLIENT	
ARCHITECT	
10	

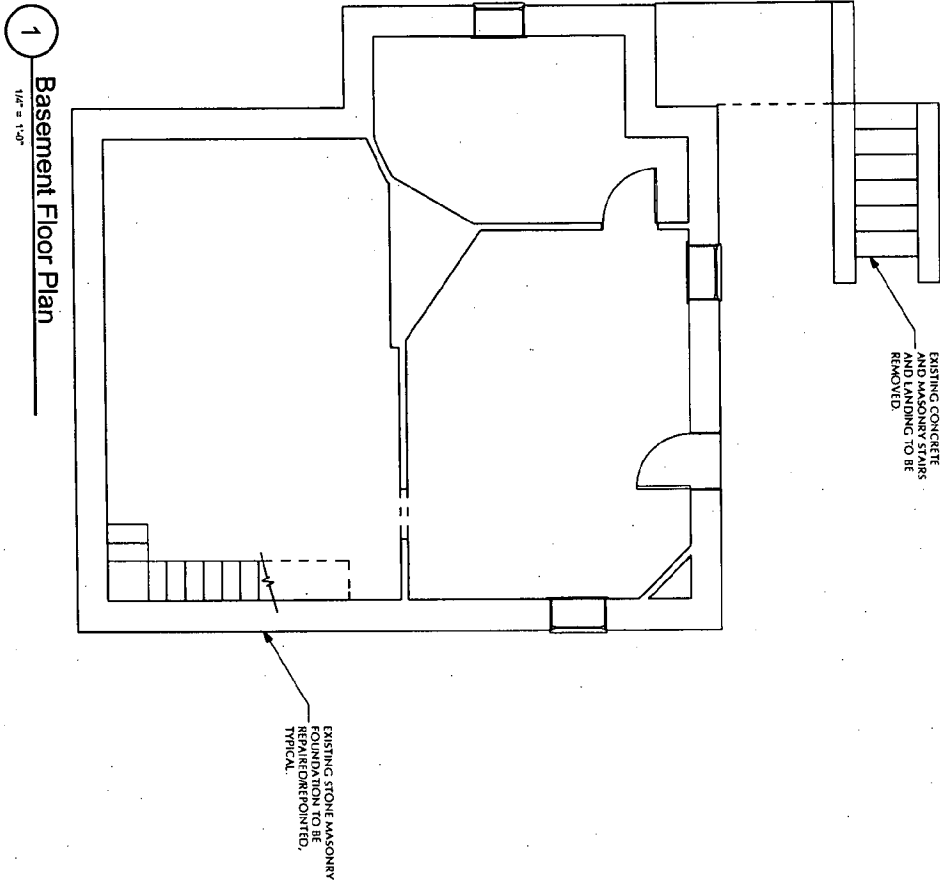
When obtaining a permit, always refer to the applicable code book. Compliance with all applicable codes and standards is the responsibility of the contractor. The architect is not responsible for any violations of code.



First Floor Plan
Existing

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895

K&A ARCHITECTS, INC.
10412 MONTGOMERY AVE.
SUITE 200
KENSINGTON, MD 20895
TEL: 301-271-1111
WWW.KANDAA.COM



SHEET 13 OF 19
E-2

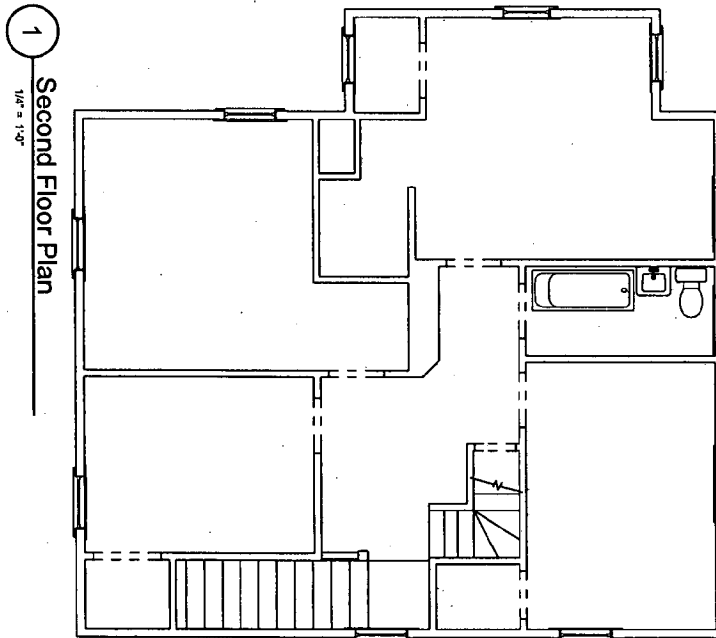
DATE	03.18.05
BY	AS/MLD
PROJECT	
DESCRIPTION	
SCALE	
PROJECT NO.	
DATE	
BY	
PROJECT	
DESCRIPTION	
SCALE	
PROJECT NO.	

Without limitation, the architect shall be responsible for all documents and the other parties shall be responsible for their respective documents and conditions.

Basement Floor Plan
Existing

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895

MONITOR ASSOCIATES
THE ARCHITECTS
1000 W. BROADWAY
ANNAPOLIS, MD 21403



1
 1/4" = 1'-0"
 Second Floor Plan

SHEET
E-4
 SHEET 4 OF 15

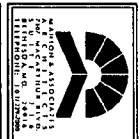
DATE	01.18.05
DESIGNER	AL NORD
PROJECT	Capitol View Residence
CLIENT	
ARCHITECT	
SCALE	
REVISIONS	
NO.	DESCRIPTION

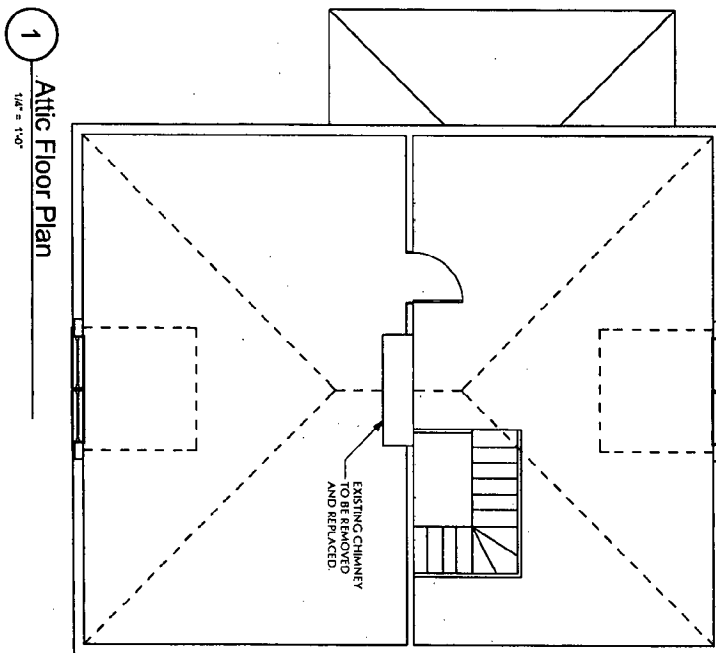
1/4" = 1'-0"
 Existing
 Second Floor Plan

Capitol View Residence
 10412 Montgomery Ave
 Kensington, MD 20895

Second Floor Plan
Existing

Capitol View Residence
 10412 Montgomery Ave
 Kensington, MD 20895

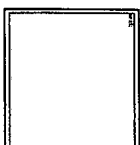




SHEET
E-5
SHEET 6 OF 19

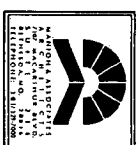
DATE:	03.18.05
DRAWN:	
CHECKED:	
APPROVED:	
SCALE:	
PROJECT:	
CLIENT:	

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC/MEC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC) AND THE NATIONAL GAS CODE (NGC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE (NBC) AND THE NATIONAL CONSTRUCTION CODE (NCC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC) AND THE NATIONAL GAS CODE (NGC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE (NBC) AND THE NATIONAL CONSTRUCTION CODE (NCC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE (NPC) AND THE NATIONAL GAS CODE (NGC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE (NBC) AND THE NATIONAL CONSTRUCTION CODE (NCC).

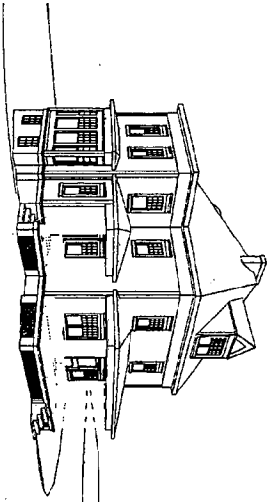


Attic Floor Plan
Existing

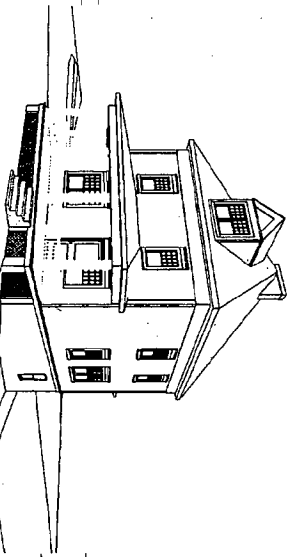
Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895



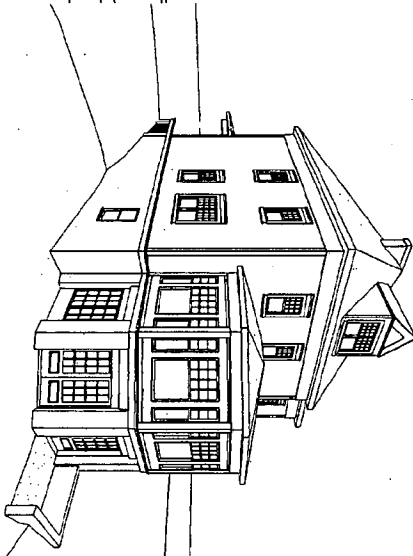
Renovation to the Capitol View Residence Proposed



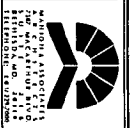
1 Front Perspective
1:2.08



2 O-Front Perspective
1:2.08



3 Rear Perspective
1:2.08



Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895

Perspectives
Proposed

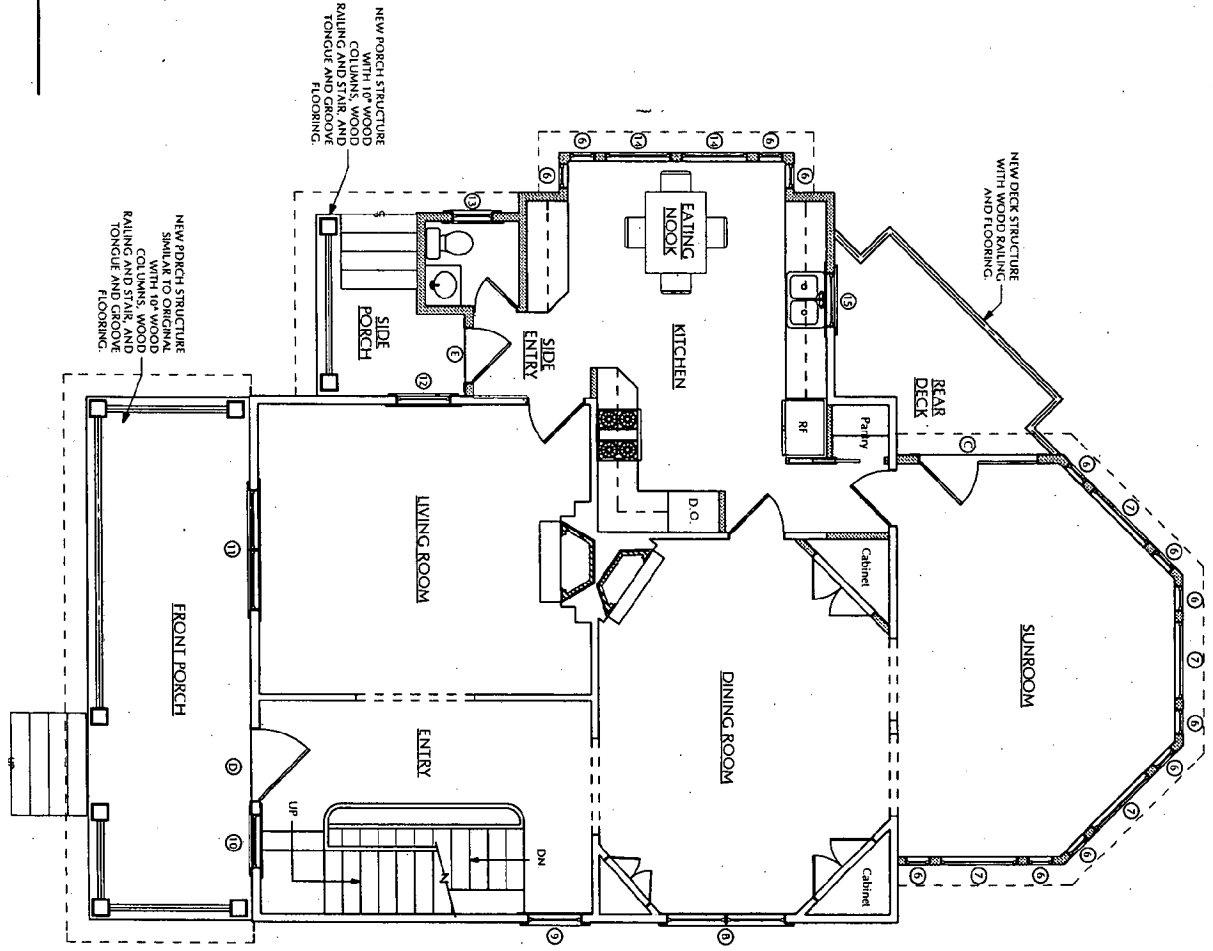
Notes:
1. All work to be done in accordance with the contract documents and specifications.
2. All work to be done in accordance with the contract documents and specifications.
3. All work to be done in accordance with the contract documents and specifications.

PROJECT:	AA-NORD
OWNER:	
DATE:	03.18.05
DESIGNER:	
DRAWN BY:	
CHECKED BY:	
DATE:	03.18.05
PROJECT:	
DATE:	
DESIGNER:	
DRAWN BY:	
CHECKED BY:	
DATE:	

A-1
SHEET 11 OF 19

1

First Floor Plan
1/8" = 1'-0"



SHEET
A-3
SHEET 13 OF 19

DATE:	03.18.05
PROJECT:	
DESIGNER:	At Hand
SCALE:	
PROJECT NO.:	
DATE:	
PROJECT:	
DESIGNER:	
SCALE:	
PROJECT NO.:	

NOTES:
1. All work shall be in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations.
2. The contractor shall be responsible for the protection and preservation of all existing structures and utilities.
3. The contractor shall be responsible for the removal and disposal of all debris and materials.
4. The contractor shall be responsible for the maintenance of the site during construction.
5. The contractor shall be responsible for the safety of all workers and the public.

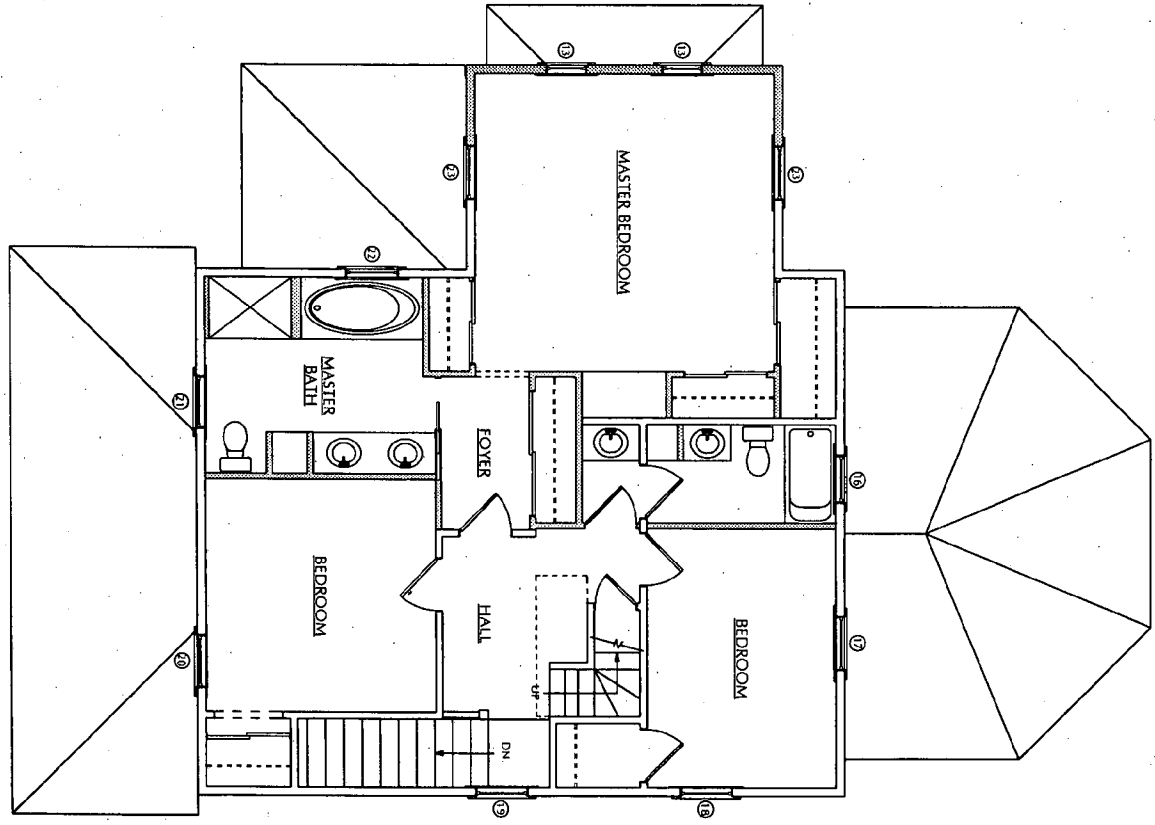
First Floor Plan
Proposed

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895

AMERICAN ASSOCIATION OF ARCHITECTS
1115 N. 17TH ST., N.W.
WASHINGTON, D.C. 20036
TEL: 202-638-2000 FAX: 202-638-2001

1

Second Floor Plan
1/4" = 1'-0"



SHEET
A-4
SHEET 14 OF 19

DATE:	01.18.05
DESIGNER:	
SCALE:	As Noted
PROJECT:	
CLIENT:	
REVISIONS:	
DATE:	
BY:	
REVISION:	
DATE:	
BY:	
REVISION:	

Without dependence on these drawings, shall have performed a site visit to verify and the accuracy of the information on the site and any conditions that may affect the design and construction of the project.

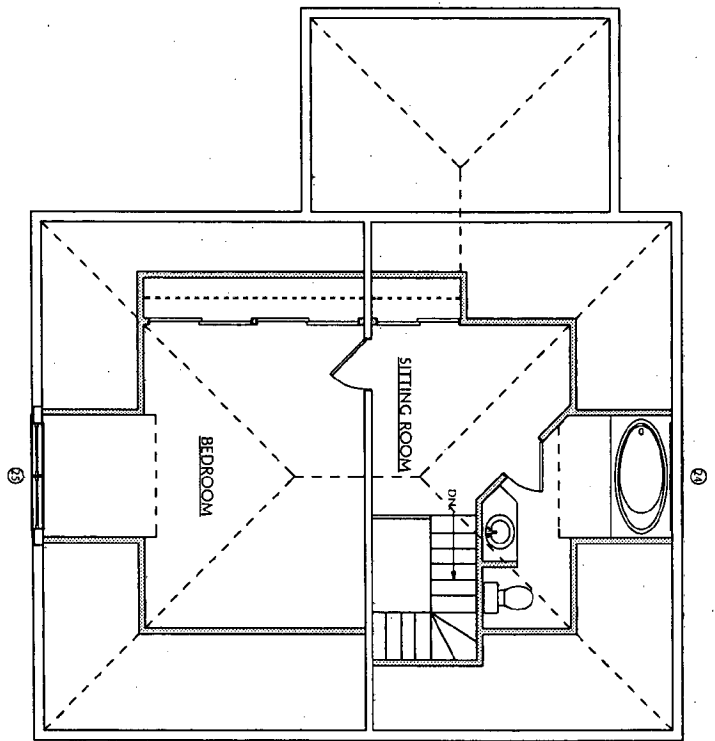
Second Floor Plan
Proposed

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895



1

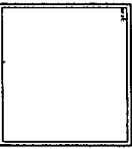
Attic Floor Plan
1/8" = 1'-0"



SHEET
A-5
SHEET 15 OF 19

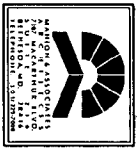
DATE	03/18/05
PROJECT	Capitol View Residence
ARCHITECT	O'Bannon
SCALE	1/8" = 1'-0"
DESIGNER	At Hand
DATE	
PROJECT	
ARCHITECT	
SCALE	
DESIGNER	

NOT TO SCALE
This drawing shall have precedence over all other drawings and shall be used as the final authority and the contractor shall be responsible for any errors or omissions on the part of the contractor. The contractor shall be responsible for any errors or omissions on the part of the contractor.



Attic Floor Plan
Proposed

Capitol View Residence
10412 Montgomery Ave
Kensington, MD 20895



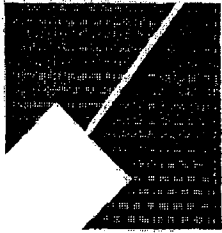
3/10/05

Michele - Here is a copy of the staff report for Macon Construction if you don't have it. Although there were a few changes to a couple of conditions the PR approved, condition NO. 3 was approved as written.

I have talked to Karen Carpenter (Apex Eng'rs.) we need for tree survey/protection for any work on the site, including work on existing house. She will remind applicant of the requirements. Let me know if you have questions.

~~Carley~~
Carley
(x4543)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB

Item #4

February 17, 2005



MEMORANDUM

DATE: February 11, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 850 for 3 lots and 1 outlot

PROJECT NAME: Macon Construction

CASE #: 1-05005

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located at the east quadrant of the intersection of Metropolitan Avenue and Capital View Drive

MASTER PLAN: Kensington Wheaton

APPLICANT: Macon Construction

HEARING DATE: February 17, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Limit the preliminary plan to three single-family residential lots and one outlot.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan including preparation of a detailed tree protection plan and an on-site management plan for non-native, invasive plant species. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) At the time of Historic Area Work Permit review for any construction on Lots 1, 2 or 3, and any future construction on Outlot A if it is converted into a lot, the applicant will submit the following to Environmental Planning and Historic Preservation Commission staff:
 - a) a full tree survey prepared by a certified arborist, indicating size, species, health and location of all trees greater than 6" in diameter;
 - b) a detailed grading plan for the lot(s); and
 - c) a tree save plan prepared by a certified arborist identifying necessary tree protection measures.

No issuance of building permits prior to approval of the tree save plan.

- 4) Prior to record plat the owner will sign an agreement with the Historic Preservation Commission to outline a short-term renovation/stabilization plan for the Historic Dwyer House, and a long-term timeline for the entire site including timing for the new construction and the rehabilitation of the Dwyer House.
- 5) Place in involuntary reservation on proposed Lots 1, 2 and 3 the master plan right-of-way for relocated Capitol View Avenue, for a period of three years from the date of preliminary plan approval. No structural improvements may be made within the reservation area during the reservation period.
- 6) Place Outlot A containing the master plan right-of-way for relocated Capitol View Avenue and the possible extension or terminus of Meredith Avenue in involuntary reservation for a period of three years from the date of preliminary plan approval. No structural improvements may be made within the reservation area during the reservation period.
- 7) Record plat shall contain a note stipulating that Lot 3 may not be reduced in size in the future, except to permit the reserved right-of-way for relocated Capitol View Avenue at the rear of the lot to be used in the event that this road is constructed.
- 8) If the reservation areas are not acquired for construction of relocated Capitol View Avenue or Meredith Avenue, an application may be filed to convert the Outlot into a maximum of one record lot through the minor subdivision process.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated July 30, 2004.
- 10) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 11) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 12) Record plat to reflect a Category I conservation easement over all areas of forest retention, and a Category II easement over all tree save areas as determined by the tree save plan.

- 13) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 14) Compliance with conditions of MCDPWT letter dated, November 30, 2004 unless otherwise amended.
- 15) Other necessary easements.

SITE DESCRIPTION

The subject property, identified as Parcel 850 ("Subject Property"), is located on the east side of Metropolitan Avenue, immediately north of Capital View Avenue (MD 192), between the north and south terminus of Meredith Avenue (Attachment A). The property contains 1.48 acres and is zoned R-60. The property contains an existing single family dwelling which is a designated county historic resource, the Dwyer House.

PROJECT DESCRIPTION:

This is a preliminary plan application to create three (3) residential lots and one (1) outlot, for the construction of two (2) single-family detached dwellings and retention of the existing dwelling (Attachment B). The proposed plan involves a parcel of land, which is included within the environmental setting of the Master Plan Historic District of Capitol View Park. The site is also the location of the future realignment of Capital View Avenue and possible connection of Meredith Avenue.

RELATIONSHIP TO THE KENSINGTON /WHEATON MASTER PLAN AND CAPITOL VIEW SECTOR PLAN

The Subject Property is located within the Capital View Park Historic District. The Capital View Park is an example of a railroad community in Montgomery County, which gradually developed over the past 100 years. The Subject Property contains an existing dwelling, which has architectural significance representative of the 1870 to 1916 era. In addition, the Subject Property contains large specimen trees, which if at all possible, should be preserved.

The Master Plan for Communities of Kensington-Wheaton identifies this site for realignment of the right-of-way for Capital View Avenue. Although there are no immediate plans for improvements to Capital View Avenue, reservation for the realignment of the right-of-way for a period of at least three years is being requested as part of the proposed plan.

ISSUES

The 1982 Capitol View Sector Plan recommends the realignment of Capitol View Avenue as a 70' right-of-way. If constructed, the proposed realignment will occupy the rear of three proposed buildable lots and bisect what would have been a fourth buildable lot at the eastern side of the Subject Property. As such, the preliminary plan reflects creation of an outlot on the eastern portion of the site, and the record plat will include

reservation of the proposed 70' right-of-way for the realigned Capitol View Avenue, for a period of three years.

The eastern side of the property is located at the north and south terminus of Meredith Avenue. If Meredith Avenue is connected, the eastern area of the Subject Property would be needed as right-of-way. As with Capitol View Avenue, the record plat will include reservation for Meredith Avenue for a period of three years.

The reservation areas as depicted on the preliminary plan consist of portions of lots 1, 2, and 3 and all of Outlot A. Should a determination be made that the construction of the Capitol View Avenue realignment and the Meredith Avenue connection are not required, the outlot would be eligible for development once the reservation expires.

ENVIRONMENTAL

Forest Conservation

The preliminary forest conservation plan (FCP) proposes to clear about 0.36 acre of forest. About 0.76 acre of forest will be retained and will be placed in a Category I conservation easement. The plan proposes to retain more than the break-even point. Forest within the reservation area and Outlot A is considered as a forest retention area at this time and is recommended to be placed in a Category I conservation easement. If the reservation area is not purchased by the county and Outlot A is converted to a buildable lot, then the forest conservation plan would have to be revised at the time that the outlot is converted to a lot. If the reservation area is purchased by the county, the part of the conservation easement within the reservation area and Outlot A would need to be replaced by the County.

The preliminary FCP also shows which large trees on the site are proposed to be retained and which ones are to be removed. Staff considers this preliminary FCP to be a conceptual tree save plan for the subdivision. After the preliminary plan is approved, the subdivision will have to be reviewed under the Historic Area Work Permit process, which requires detailed site grading and architectural plans. Staff recommends that as part of the Historic Area Work Permit process, detailed tree save plans that are prepared by a licensed arborist also be submitted for M-NCPPC staff review and approval. If any of the large trees shown for preservation on the preliminary FCP cannot be adequately protected, staff recommends onsite tree planting to mitigate for the loss of such trees. The amounts, species, sizes, and locations of trees to be planted for mitigation would be dependent on what trees will be removed, conditions of the trees to be removed, and available space for replanting on the site.

ANALYSIS

Staff's review of Preliminary Plan #1-05005, Macon Construction, indicates that the plan conforms to the recommendations of the Capitol View Sector Plan and The Master Plan for Communities of Kensington-Wheaton. The proposed preliminary plan is

consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

CONCLUSION

Staff finds that Preliminary Plan #1-05005, Macon Construction, conforms to the Capitol View Master Plan and the Master Plan for the Communities of Kensington-Wheaton and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan with the specified conditions.

ATTACHMENTS

Attachment A	Vicinity Map
Attachment B	Preliminary Plan