

37/1 9911 Capitol View Avenue  
(Capitol View Park Historic District)



31/7 HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 5/21/2003

Permit No: 302466  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

RADFORD AND LISA RIGGLES  
9911 CAPITOL VIEW AVE  
SILVER SPRING MD 20910

HAS PERMISSION TO: INSTALL

PERMIT CONDITIONS: fence

PREMISE ADDRESS C 9911 CAPITOL VIEW AVE  
SILVER SPRING MD 20910-1033

LOT	10	BLOCK	32	PARCEL	ZONE	R60
LIBER		ELECTION DISTRICT	13	PLATE	GRID	
FOLIO		SUBDIVISION				
PERMIT FEE:	\$0.00	TAX ACCOUNT NO.:				

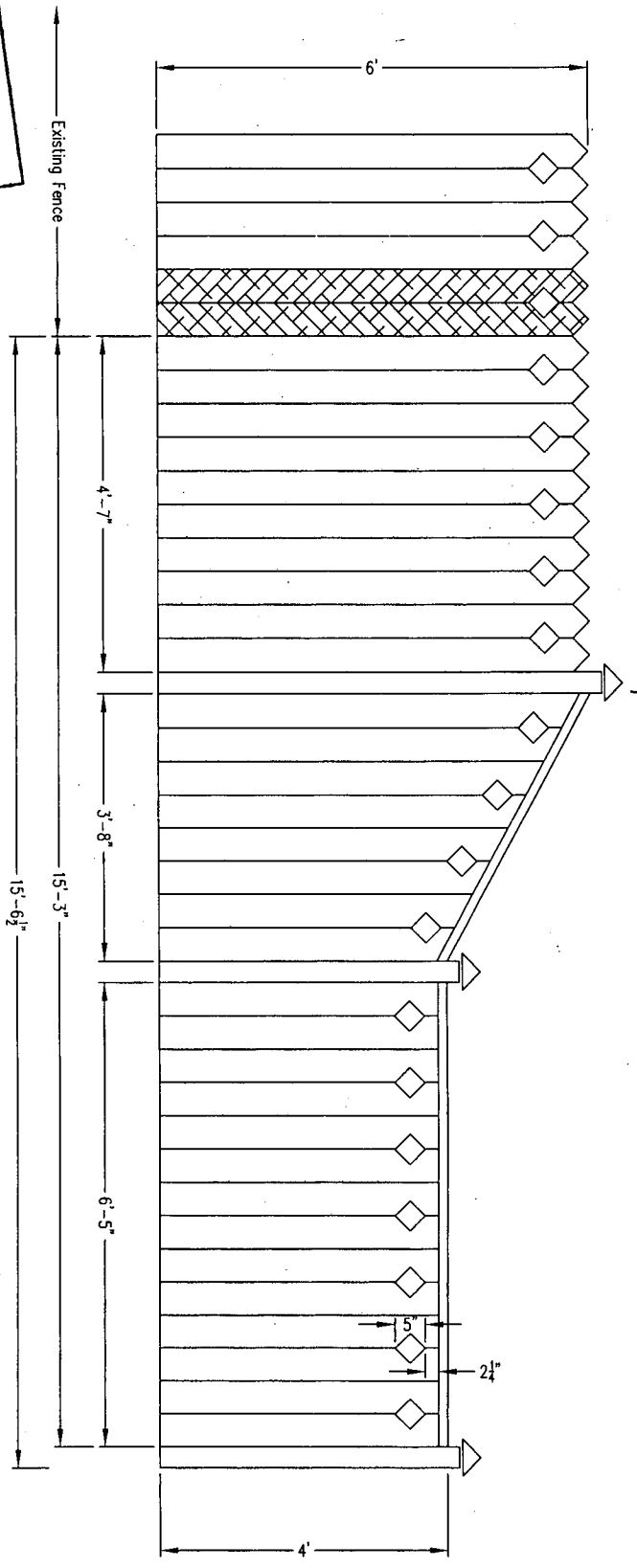
HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

APPROVED  
Montgomery County  
Historic Preservation Commission  
10/23/03

COPPER CAPS



Top View



PICKET FENCE

JUNE 12, 2003

DEAR GWEN WRIGHT

I HAVE REDESIGNED THE SIXTEEN  
FOOT EXTENSION OF MY FENCE  
WHICH WAS APPROVED IN MAY.

I THINK THIS DESIGN MAKES  
A GRACEFUL TRANSITION  
AND I HOPE IT WILL SATISFY  
THE APPROVED CONDITIONS.

SINCERELY

LISA RIGGLES

301-565-0506

Date: 5/14/03

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

HAWP # 31/07-03C  
DPS # ~~111~~ 302466

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](http://permits.emontgomery.org) of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

DATE: 5/14/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner  
Anne Fothergill, Historic Preservation Planner  
Corri Jimenez, Historic Preservation Planner

HAWP# 31/07-03C  
DPS# ~~302466~~ 302466

SUBJECT: Historic Area Work Permit Applications - HPC Decision

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The Historic Preservation Commission reviewed this project on 9911 Capitol View Ave.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 14, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 31/07-03C

DPS# 302466

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

Approved       Denied       **Approved with Conditions:**

1. The fence will match the existing fence approved by the HPC on July 10, 2002.
2. The fence will be 16' in length, instead of 24,' and step down 3-4' in height.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Radford & Lisa Riggles  
9911 Capitol View Avenue  
Silver Spring, MD 20910



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

RECEIVED

APPLICATION FOR HISTORIC AREA WORK PERMIT

APR 10 2003

Contact Person: LISA RIGGLES SERVICES  
Daytime Phone No.: 301-565-0506

Tax Account No.: 13:5:994760  
Name of Property Owner: RADFORD + LISA RIGGLES  
Address: 9911 CAPITOL VIEW AVE SS MD 20910  
Contractor: LONG FENCE Phone No.: 301 662-1600  
Contractor Registration No.: MHIC # 9615-02  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 9911 Street: CAPITOL VIEW AVE  
Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN RD  
Lot: 10 Block: 32 Subdivision: CAPITOL VIEW AVE  
Liber: 8894 Folio: 174 Parcel: 13 5 994 760

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 1115.00

1C. If this is a revision of a previously approved active permit, see Permit # 279673

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

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.

Lisa Riggles  
Signature of owner or authorized agent

MARCH 1, 2003  
Date

Approved: [Signature] with conditions of \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/14/03  
Application/Permit No.: 302 466 Date Issued: 4/11/03

SEE REVERSE SIDE FOR INSTRUCTIONS



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

IN JUNE OF 2002, WE RECEIVED APPROVAL FROM THE HISTORIC PRESERVATION COMMISSION TO CONSTRUCT A FENCE. OUR HOUSE IS A 1923 CRAFTSMEN'S BUNGALOW AND THE DESIGN FOR THE FENCE WAS INSPIRED BY THE ARTS & CRAFTS PERIOD. THE ENVIRONMENTAL SETTING OF THE SITE LACKED PRIVACY AND NOW THE FINISHED FENCE HAS AN AWKWARDNESS DUE TO ITS ABRUPT ENDING OVER →

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

WE WOULD LIKE TO EXTEND THE EXISTING FENCE BY 24 FEET. THE FENCE IS ONLY USABLE WHEN TRAVELING NORTH ON CAPITAL VIEW AVE. THERE IS AN OBSCURED VIEW OF THE FENCE WHEN TRAVELING SOUTH DUE TO THE TREES, PLANTINGS AND THE →

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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).

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.

WE STILL LACK PRIVACY AND WOULD LIKE TO HAVE OUR PROPERTY SEPARATED FROM THE ADJACENT PROPERTY WITH AN EXTENTION OF THE FENCE BY 24 FEET.

TERRAIN OF THE NIEGHBORING PROPERTIES.

THE EXTENTION OF THE FENCE WILL ENHANCE THE HISTORICAL NATURE OF THE DISTRICT BECAUSE IT WILL CAMOUFLAGE AN UNSIGHTY CHAIN-LINK FENCE THAT RUNS THE LENGTH OF THE ADJACENT PROPERTY.



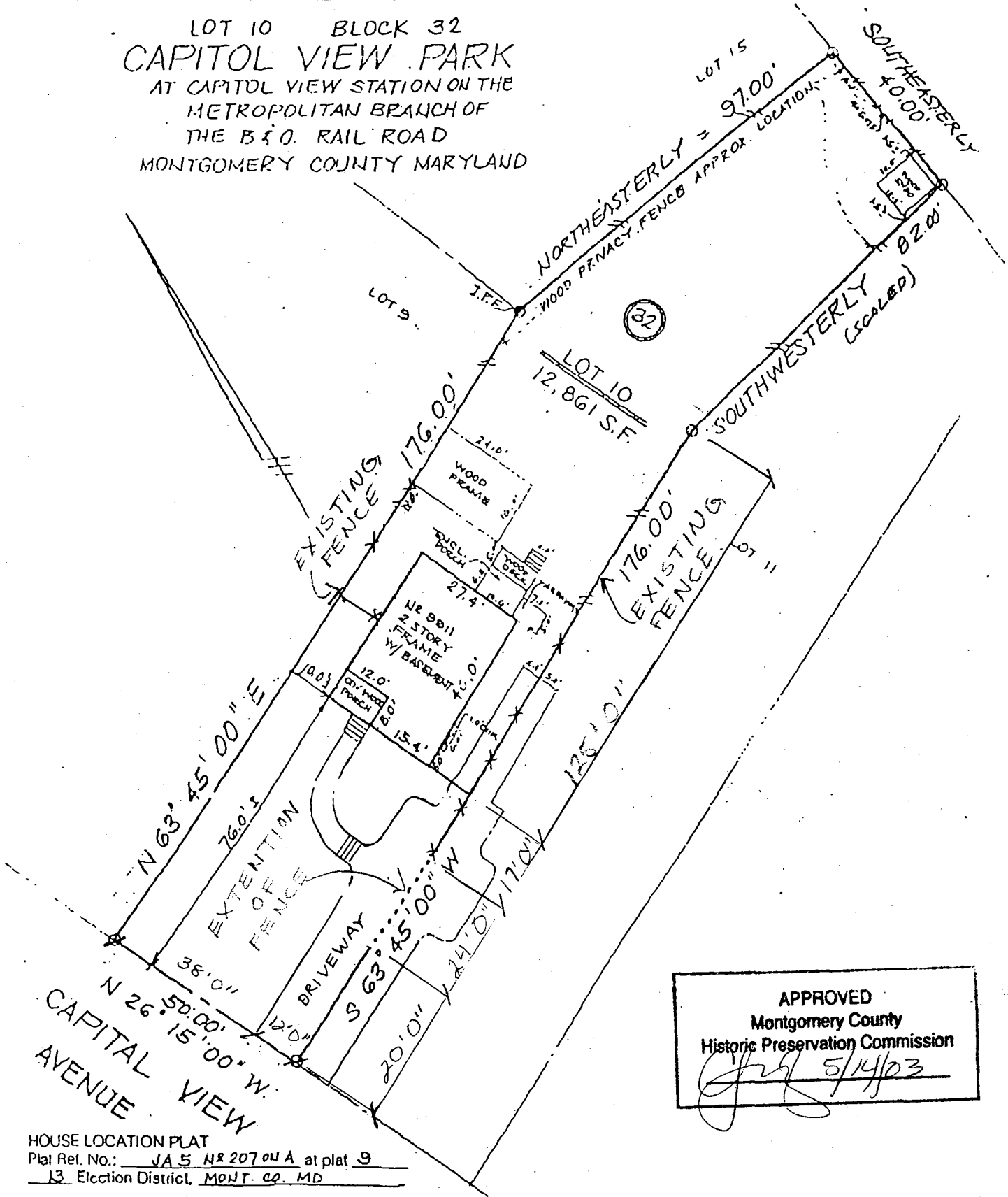
VIEW  
OF  
CHAIN  
LINK  
FENCE

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	Owner's Agent's mailing address
9911 CAPITOL VIEW AVE SILVER SPRINGS MD 20910-1033	
Adjacent and confronting Property Owners mailing addresses	
9909 CAPITOL VIEW AVE CHERYL A REYNOLDS JOHN F WALSH	9908 CAPITOL VIEW AVE ROSS MULDOWN
9911 CAPITOL VIEW AVE	9910 CAPITOL VIEW AVE JAN & JACKIE SHOGTS
9913 CAPITOL VIEW AVE MARY ALEXANDER STEVE MALONE	9912 CAPITOL VIEW AVE PAUL LAGASSE MARY JO LAZUM

LOT 10 BLOCK 32  
 CAPITOL VIEW PARK  
 AT CAPITOL VIEW STATION ON THE  
 METROPOLITAN BRANCH OF  
 THE B & O. RAIL ROAD  
 MONTGOMERY COUNTY MARYLAND



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 5/14/03

HOUSE LOCATION PLAT  
 Plat Ref. No.: JA 5 N2 207 04 A at plat 9  
 13 Election District, MONT. CO. MD

This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240049 0200 C

For Settlement Purposes Only. No Title Report Furnished.

Property Lines Have NOT Been Set.

I hereby certify that the position of all the existing improvements on the property shown and described hereon have been established by accepted survey practices and that unless otherwise shown, there are no

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9911 Capitol View Avenue	<b>Meeting Date:</b>	05/14/03
<b>Applicant:</b>	Radford & Lisa Riggles	<b>Report Date:</b>	05/07/03
<b>Resource:</b>	Capitol View Historic District	<b>Public Notice:</b>	04/30/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	31/07-03C	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Fence construction		
<b>RECOMMEND:</b>	Approve with conditions		

**CONDITIONS**

1. The fence will match the existing fence approved by the HPC on July 10, 2002.
2. The fence will be 16' in length, instead of 24,' and step down 3-4' in height.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary Resource  
**STYLE:** Craftsman Bungalow  
**DATE:** 1870-1916

9911 Capitol View Avenue is a contributing resource to the Capitol View Historic District as a 1-½ story craftsman bungalow.

**PROPOSAL**

The applicants propose to extend a newly constructed 6' high wood fence an extra 24' to separate a joined driveway between 9909 Capitol View Avenue.

On July 10, 2002, the HPC approved fence replacement and landscaping improvements for 9911 Capitol View Avenue. The approved fence extends currently about 10' from the front of the house down a joined driveway.

## **STAFF DISCUSSION**

Staff approves the concept of a longer fence between 9909 Capitol View Avenue and 9911 Capitol View Avenue though would like the applicant to shorten the fence's length as well as height. Staff understands the necessity of a fence between both properties, though is hesitant to approve a 6' high fence that will extend from the building's façade approximately 30' between a designed, shared driveway.

Upon a site visit, staff agreed with the applicant that some separation between the two properties would be nice. With a tape on the ground, staff reviewed a 24' fence versus a 16' fence (see Circle 15). Staff feels that a 16' fence would separate the two properties satisfactory, and give the applicants the privacy they request as well as keeping the historic feature of a shared driveway. In addition, staff would like to reduce the height from 6' to 3-4.' Six-foot-high fences are not approved by the HPC because of their compatibility with the public streetscape. Staff feels a fence no higher than 4' would be more appropriate between these two properties in preserving the historic streetscape.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's *Standards* #10:

New additions and adjacent or related new construction shall 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.

with conditions:

1. The fence will match the existing fence approved by the HPC on July 10, 2002.
2. The fence will be 16' in length, instead of 24,' and be 3-4' in height.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO:

DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

RECEIVED

APPLICATION FOR HISTORIC AREA WORK PERMIT

APR 10 2003

Contact Person: LISA RIGGLES  
Daytime Phone No.: 301-565-0506

Tax Account No.: 13-5-994760  
Name of Property Owner: RADFORD + LISA RIGGLES  
Address: 9911 CAPITOL VIEW AVE SS MD 20910  
Contractor: LONG FENCE Phone No.: 301 662-1600  
Contractor Registration No.: MHC # 9615-02  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 9911 Street: CAPITOL VIEW AVE  
Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN RD  
Lot: 10 Block: 32 Subdivision: CAPITOL VIEW AVE  
Liber: 8894 Folio: 174 Parcel: 13 5 994 760

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

1B. Construction cost estimate: \$ 1115.00  
1C. If this is a revision of a previously approved active permit, see Permit # 279673

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

Lisa Riggles  
Signature of owner or authorized agent

MARCH 1, 2003  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 302 466 Date Filed: 4/11/03 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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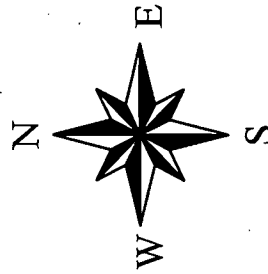
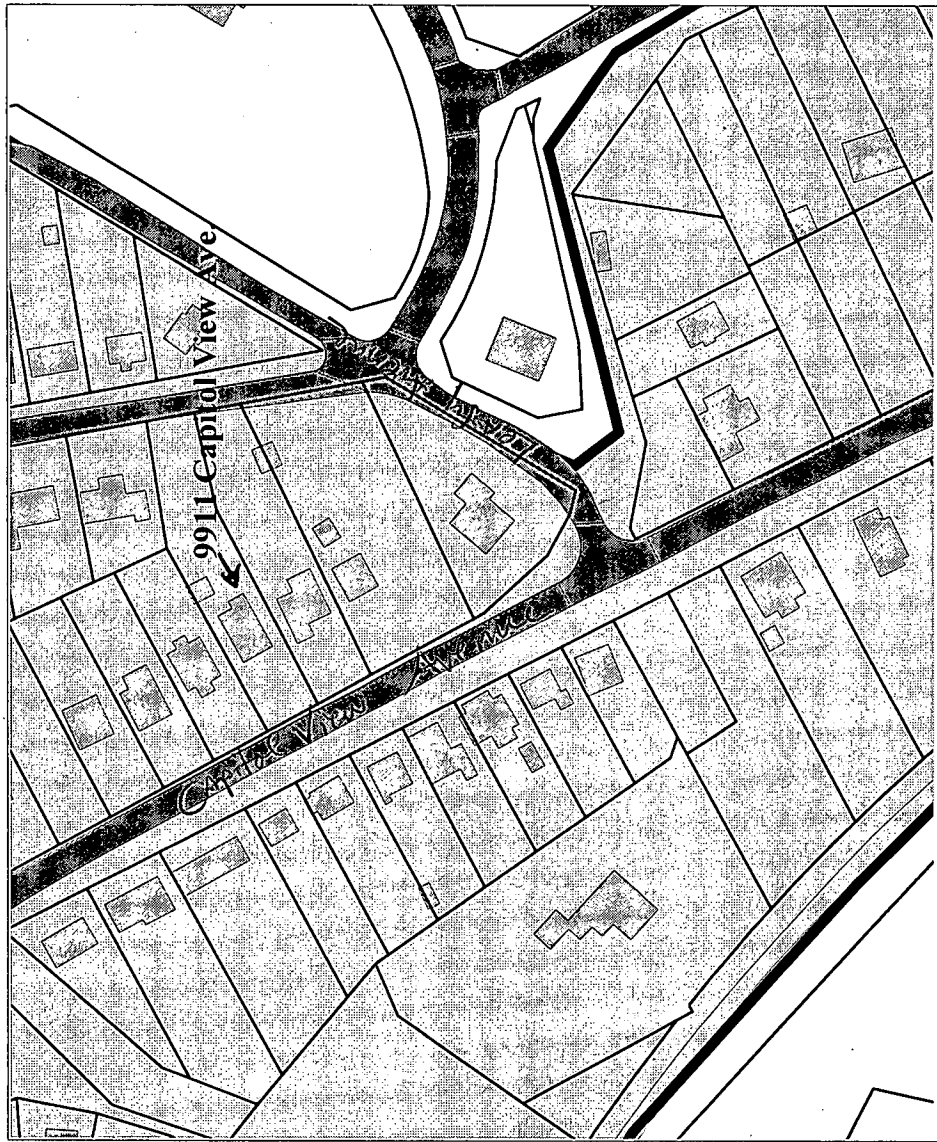


**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

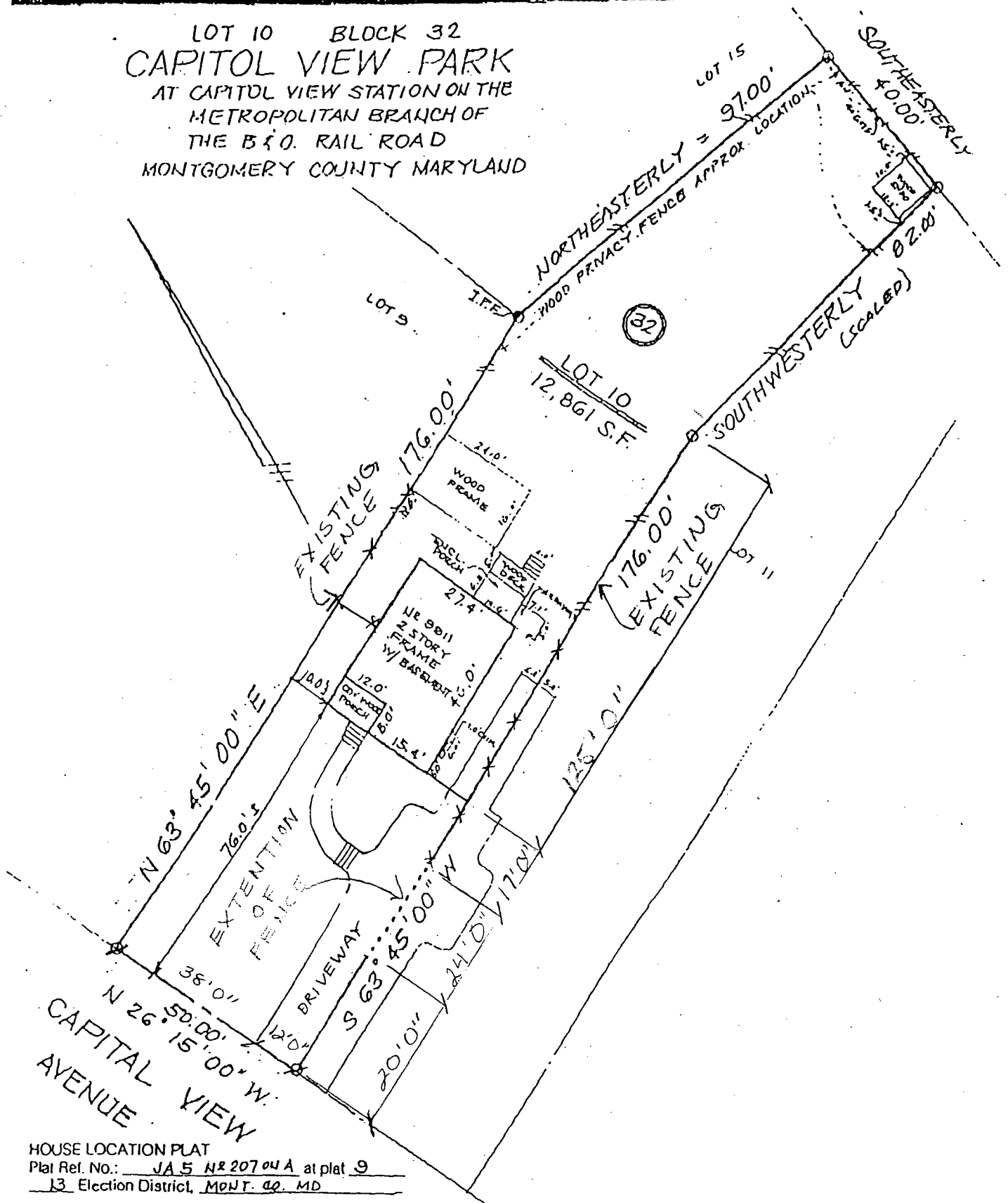
Owner's mailing address 9911 CAPITOL VIEW AVE Silver Springs MD 20910-1033	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
9909 CAPITOL VIEW AVE CHERYL A REYNOLDS JOHN F WALSH	9908 CAPITOL VIEW AVE ROSS MULDOWN
9911 CAPITOL VIEW AVE	9910 CAPITOL VIEW AVE JAW & JACKIE SHOGTS
9913 CAPITOL VIEW AVE MARY ALEXANDER STEVE MALONE	9912 CAPITOL VIEW AVE PAUL LAGASSE MARY JO LAZUM
(Empty)	(Empty)

g'addresses; noticing table

# Capitol View Historic District



LOT 10 BLOCK 32  
 CAPITOL VIEW PARK  
 AT CAPITOL VIEW STATION ON THE  
 METROPOLITAN BRANCH OF  
 THE B & O. RAIL ROAD  
 MONTGOMERY COUNTY MARYLAND



HOUSE LOCATION PLAT  
 Plat Ref. No.: JA 5 NR 207 ON A at plat 9  
13 Election District, MONT. CO. MD

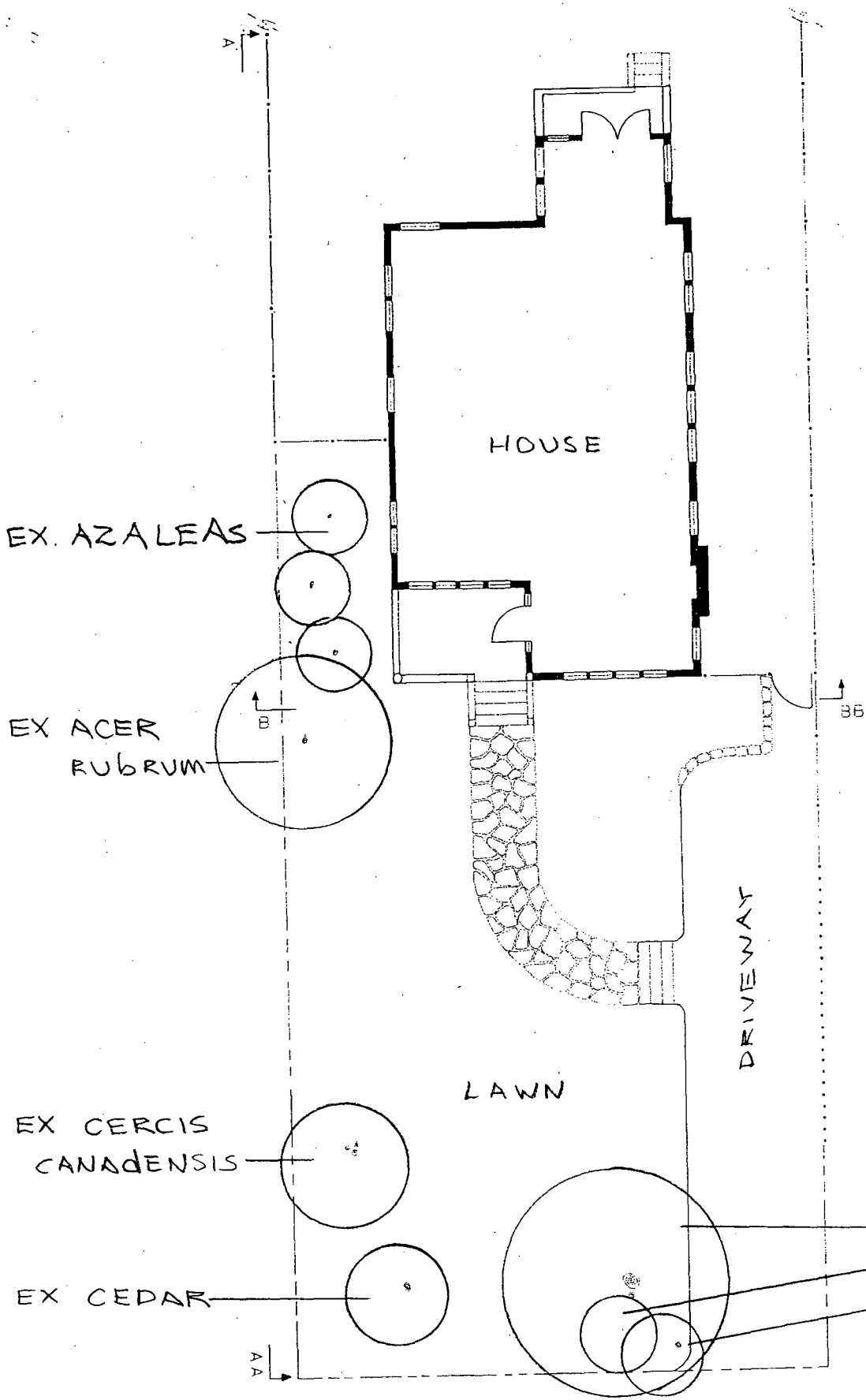
This property is not located in a flood plain as shown on Federal Emergency Management Agency Flood Insurance Rate Map: 240049 0200 C

For Settlement Purposes Only. No Title Report Furnished.

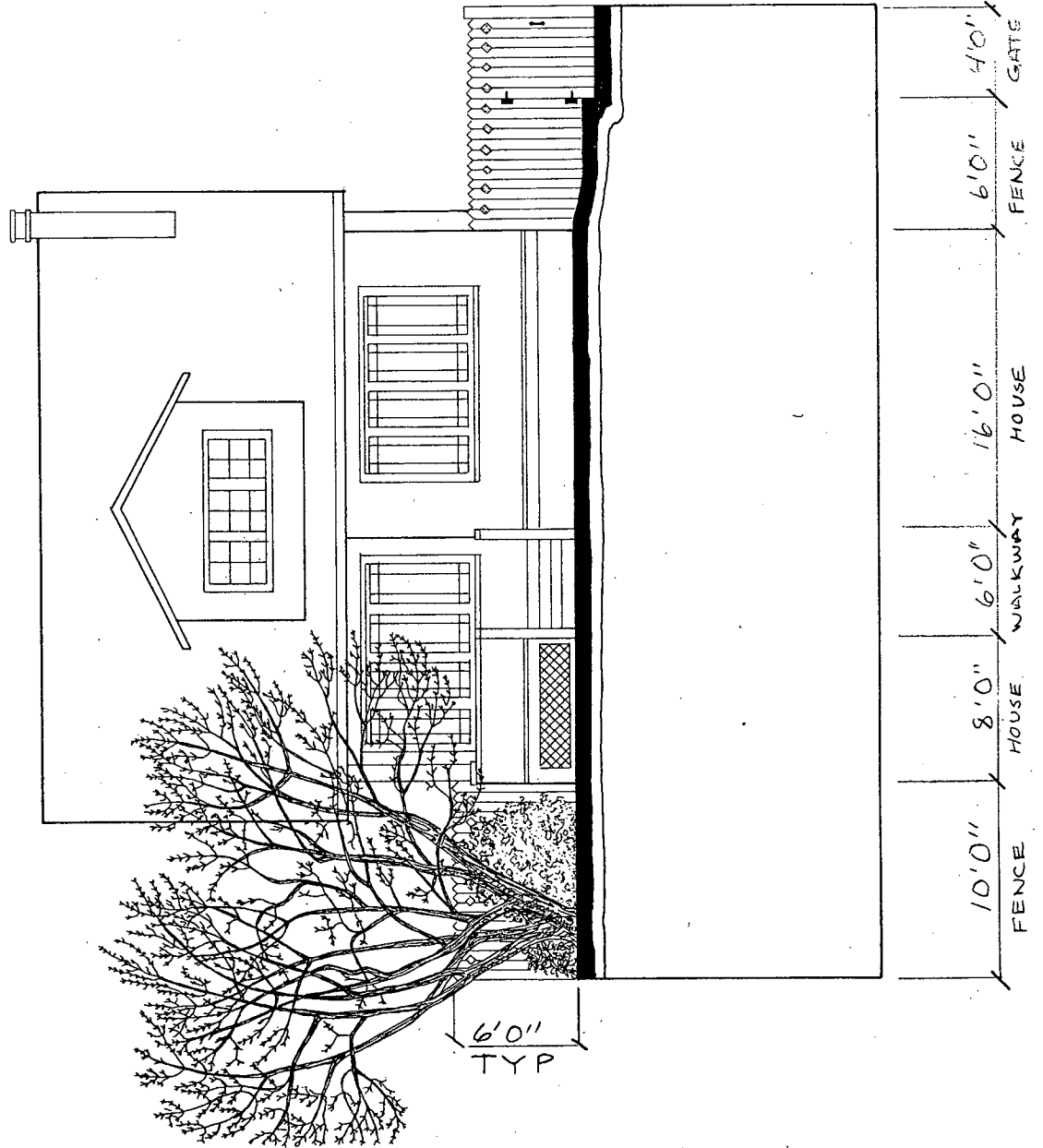
Property Lines Have NOI Been Set.

I hereby certify that the position of all the existing improvements on the property shown and described hereon have been established by accepted survey practices and that unless otherwise shown, these are

EXISTING  
LANDSCAPE  
9911 CAPITOL  
VIEW AVE.



SECTION / ELEVATION B-BB  
 SCALE 1/4" = 1'0"



NOTES

FENCE

APPROX. 24' OF 72" HIGH  
 SP CCA PRESSURE  
 TREATED FLAT BOARD

1X6 X 72" HIGH AMERICAN  
 CUT PICKET  
 5" DIAMOND CUT OUTS  
 LINE POSTS 4X4  
 END POST 6X6

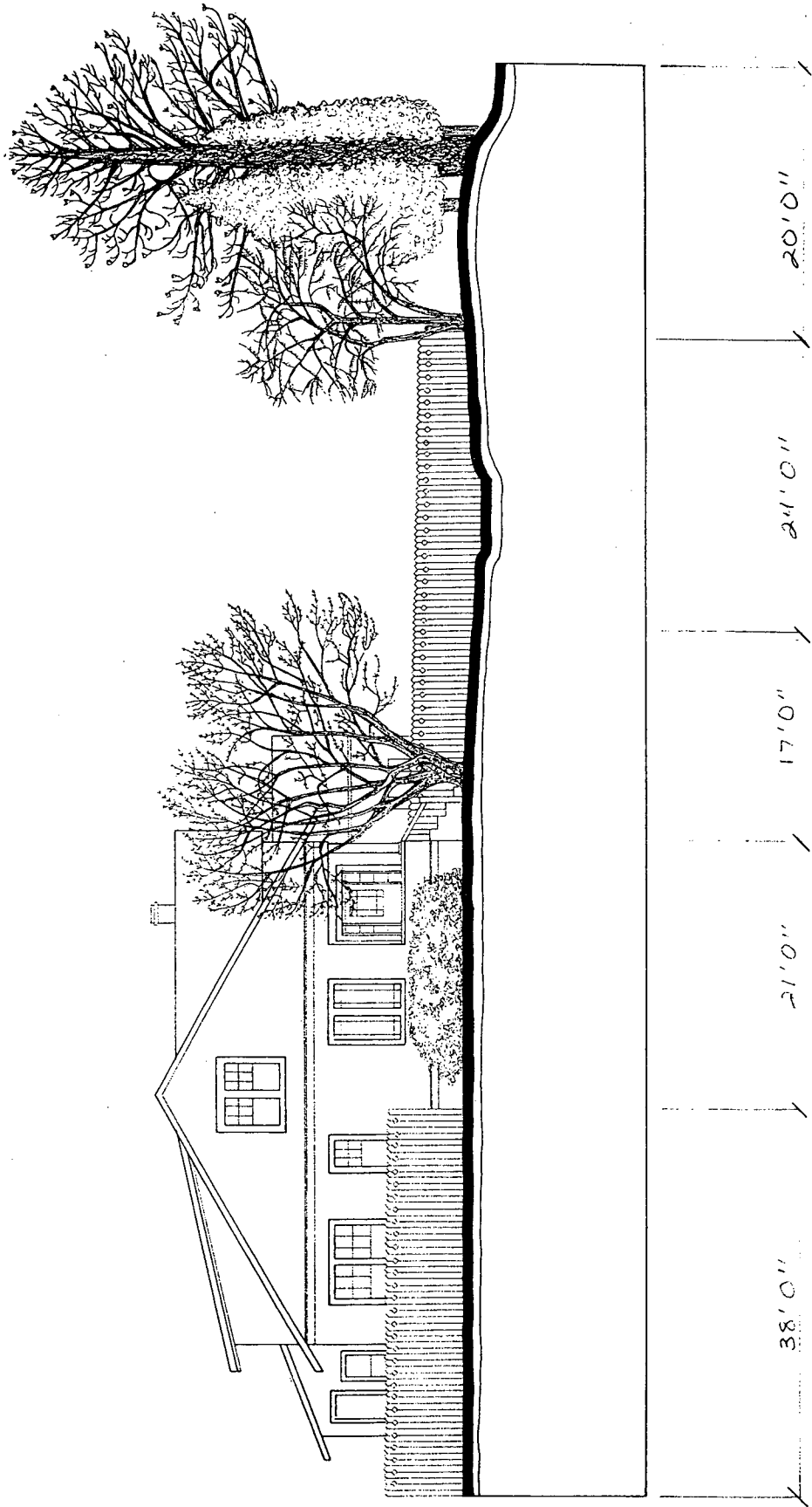
GUTTER

FRONT GUTTER OF  
 HOUSE TO BE  
 REPLACED IN COPPER

LANDSCAPING

SEE PLANTING,  
 PLAN

SECTION / ELEVATION A-AA  
SCALE 1/4" = 1'0"





FRONT VIEW OF FACADE AS VIEWED FROM THE PUBLIC RIGHT OF WAY



9911  
CAPITOL  
VIEW  
AVE

9909  
CAPITOL  
VIEW  
AVE

PROPERTY LINE

PROPOSED AREA FOR EXTENDED  
FENCE

11



PROPOSED  
AREA  
FOR  
EXTENDED  
FENCE



VIEW OF EXISTING FENCE  
VIEWED FROM PUBLIC RIGHT OF WAY  
AND ADJOINING PROPERTIES



PROPOSED 24 FOOT EXTENSION  
OF EXISTING FENCE





Two properties with view down joined driveway





9911 Capitol View Avenue



9909 Capitol View Avenue

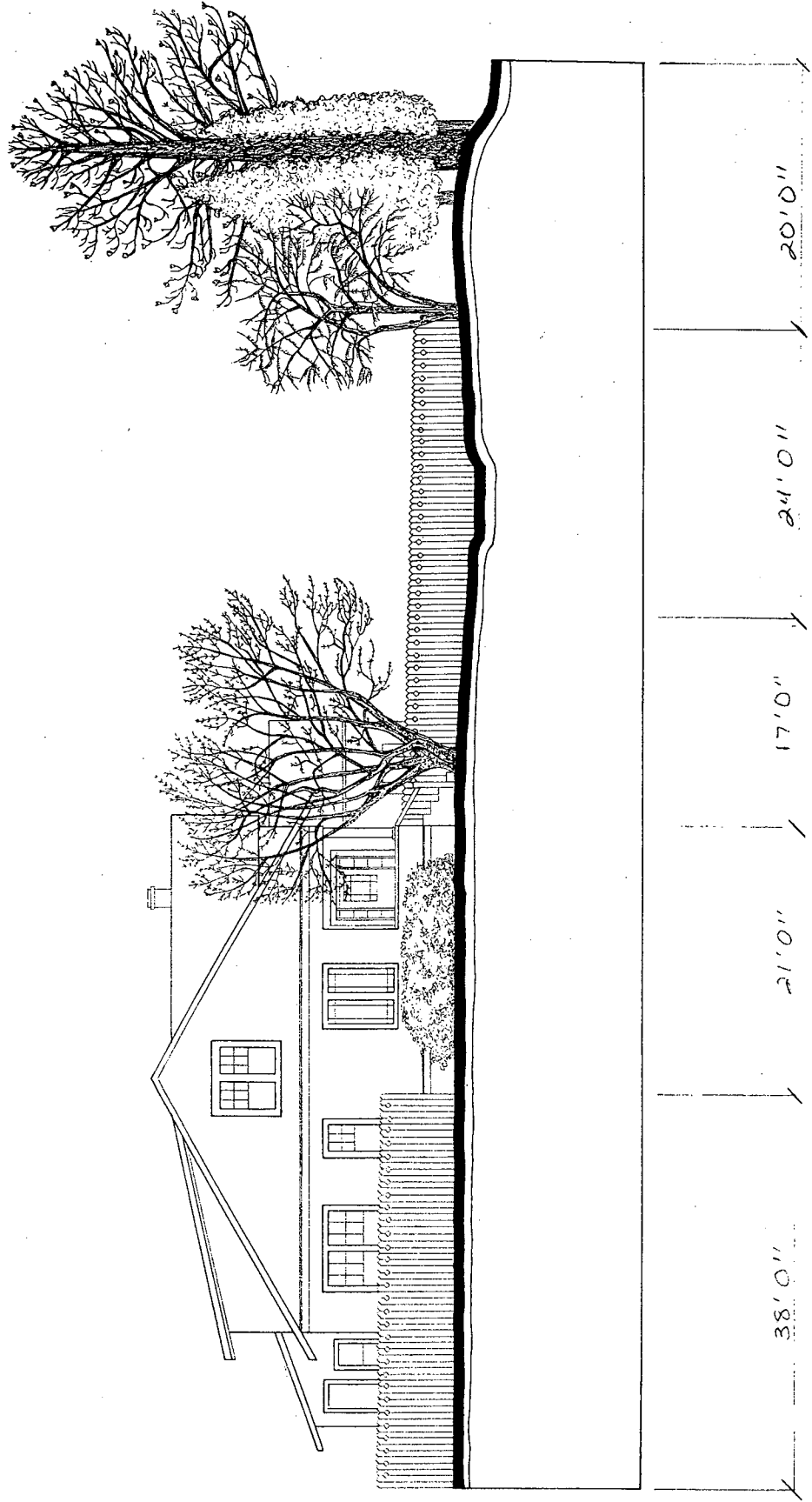


24 feet length of fence on property line

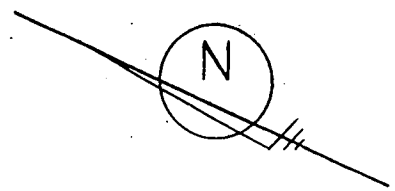
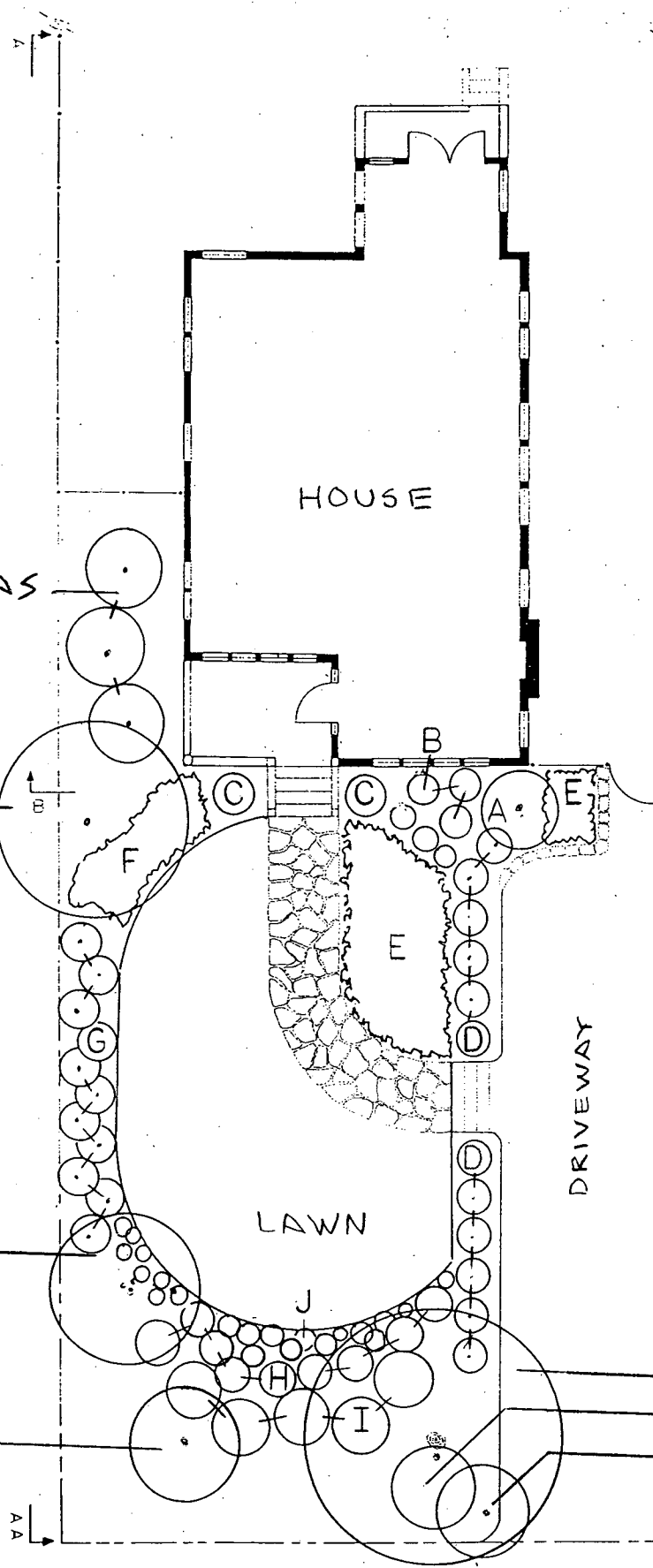


16 feet length of fence on property line

SECTION / ELEVATION A-AA  
SCALE 1/4"=1'0"



FENCE  
EXTENSION



PLANTING PLAN

- A CERUS CANADENSIS 'FOREST PANSY'
  - B HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
  - C CAMELLIA JAPONICA 'REV. JOHN G DRAYTON'
  - D VIBURNUM DENTATUM ARROWWOOD VIB.
  - E PERENNIAL BED
  - F HELLEBORUS
  - G VIBURNUM HEDGE ASSORTED
  - H HYDRANGEA QUERCIFOLIA 'OAKLEAF HYDRANGE'
  - I CHAMAECYPARIS NOOTKATENSIS 'PENDULA'
  - J LEUCOTHOE FONTANESIANA 'GIRARD'S RAINBOW'
- EX. POPULUS ALBA  
EX CEDAR  
EX. CORNUS FLORIDA

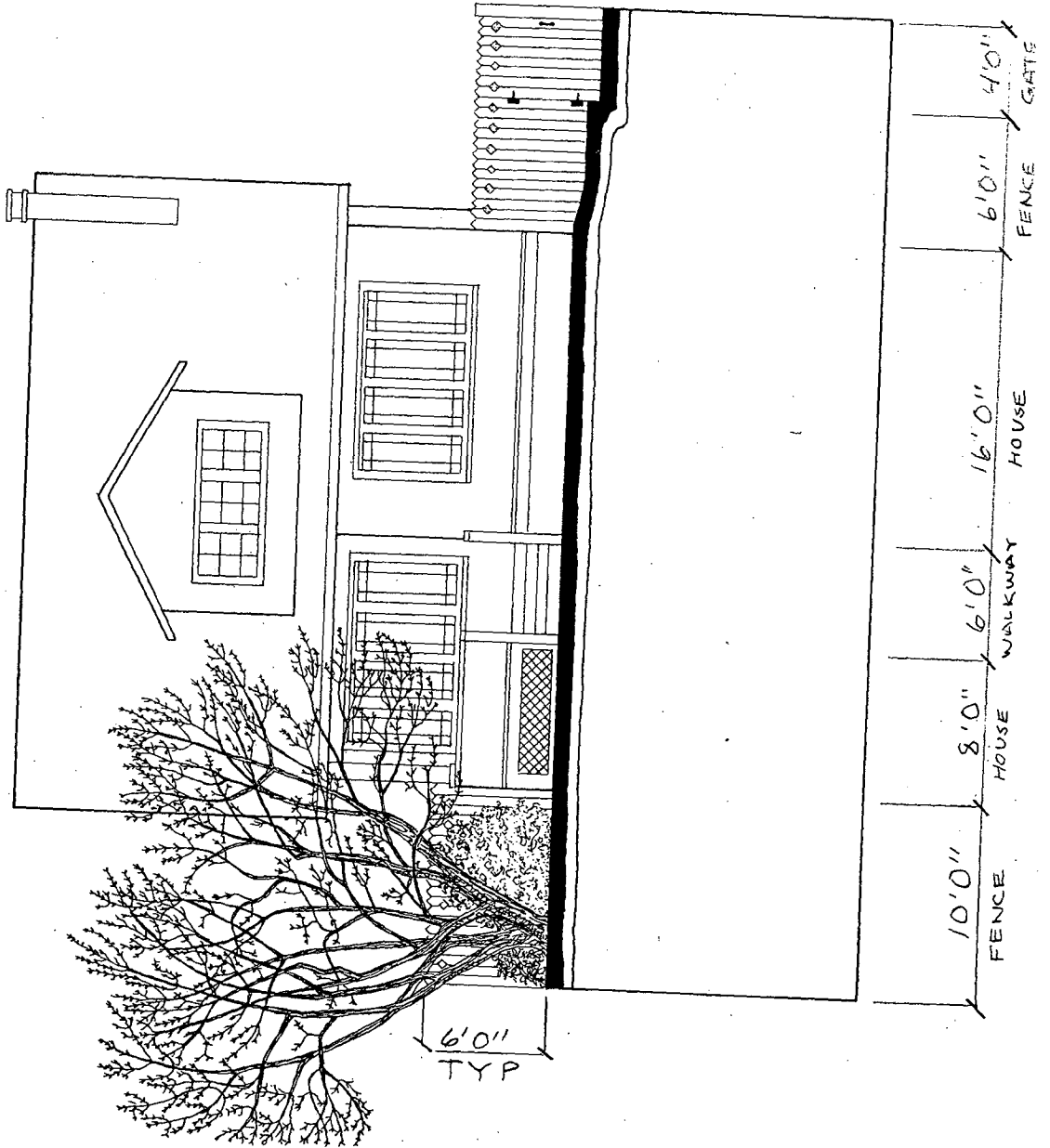
EX AZALEAS

EX. ACER RUBRUM

EX. CERCIS CANADENSIS

EX. CEDAR

SECTION / ELEVATION B-BB  
 SCALE 1/4" = 1'0"



NOTES

FENCE

APPROX. 24' OF 72" HIGH  
 SPCCA PRESSURE  
 TREATED FLAT BOARD

1X6X72" HIGH AMERICAN  
 CUT PICKET  
 5" DIAMOND CUT OUTS  
 LINE POSTS 4X4  
 END POST 6X6

GUTTER

FRONT GUTTER OF  
 HOUSE TO BE  
 REPLACED IN COPPER

LANDSCAPING

SEE PLANTING  
 PLAN



FRONT VIEW OF FACADE AS VIEWED FROM THE PUBLIC RIGHT OF WAY

9911  
CAPITOL  
VIEW  
AVE



9909  
CAPITOL  
VIEW  
AVE

PROPERTY LINE

PROPOSED AREA FOR EXTENDED FENCE



PROPOSED  
AREA  
FOR  
EXTENDED  
FENCE



VIEW OF EXISTING FENCE  
VIEWED FROM PUBLIC RIGHT OF WAY  
AND ADJOINING PROPERTIES



PROPOSED 24 FOOT EXTENTION  
OF EXISTING FENCE