

31/06-03M 3730 Howard Ave  
Kensington Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 12/3/03

MEMORANDUM

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Michele Naru, Historic Preservation Planner  
Anne Fothergill, Historic Preservation Planner  
Joey Lampl, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application – HPC Decision

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The Historic Preservation Commission reviewed this project on 12/3/03.  
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 & PLANNING COMMISSION

Date: 12/3/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 at <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 & PLANNING COMMISSION

Date: 12/3/03

**MEMORANDUM**

TO: Robert Hubbard, Director  
FROM: Gwen Wright, Coordinator  
Historic Preservation  
SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a 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: JOHN LOW

Address: 3730 HOWARD AVE., KENSINGTON

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 at <http://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: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

Name of Property Owner: John Love Daytime Phone No.: 301-933-0700  
Address: 3730 Howard Avenue, Kensington, MD 20895  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Sup A Rama Daytime Phone No.: 301-770-8575

LOCATION OF BUILDING/PREMISE

House Number: 3730 Street: Howard Avenue  
Town/City: Kensington Nearest Cross Street: \_\_\_\_\_  
Lot: 19 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |   |  |   |  |  |                               |                               |
|------------------------------------|---|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Stab                           | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                      | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Signs</u> |  |  |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_

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 \_\_\_\_\_ 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.

[Signature] Signature of owner or authorized agent 10/1/03 Date

Approved:  [Signature] For Commissioner Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/3/03  
Application/Permit No.: 323075 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

The installation of two signs on the front  
One sign 18" x 60" single sided 1/2" cedar + the other  
is 12" x 30" double sided 1/2" cedar. The signs are  
wood covered as preferred by the historical district.  
A previous sign at this location had signs in the  
same location

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the decline 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.

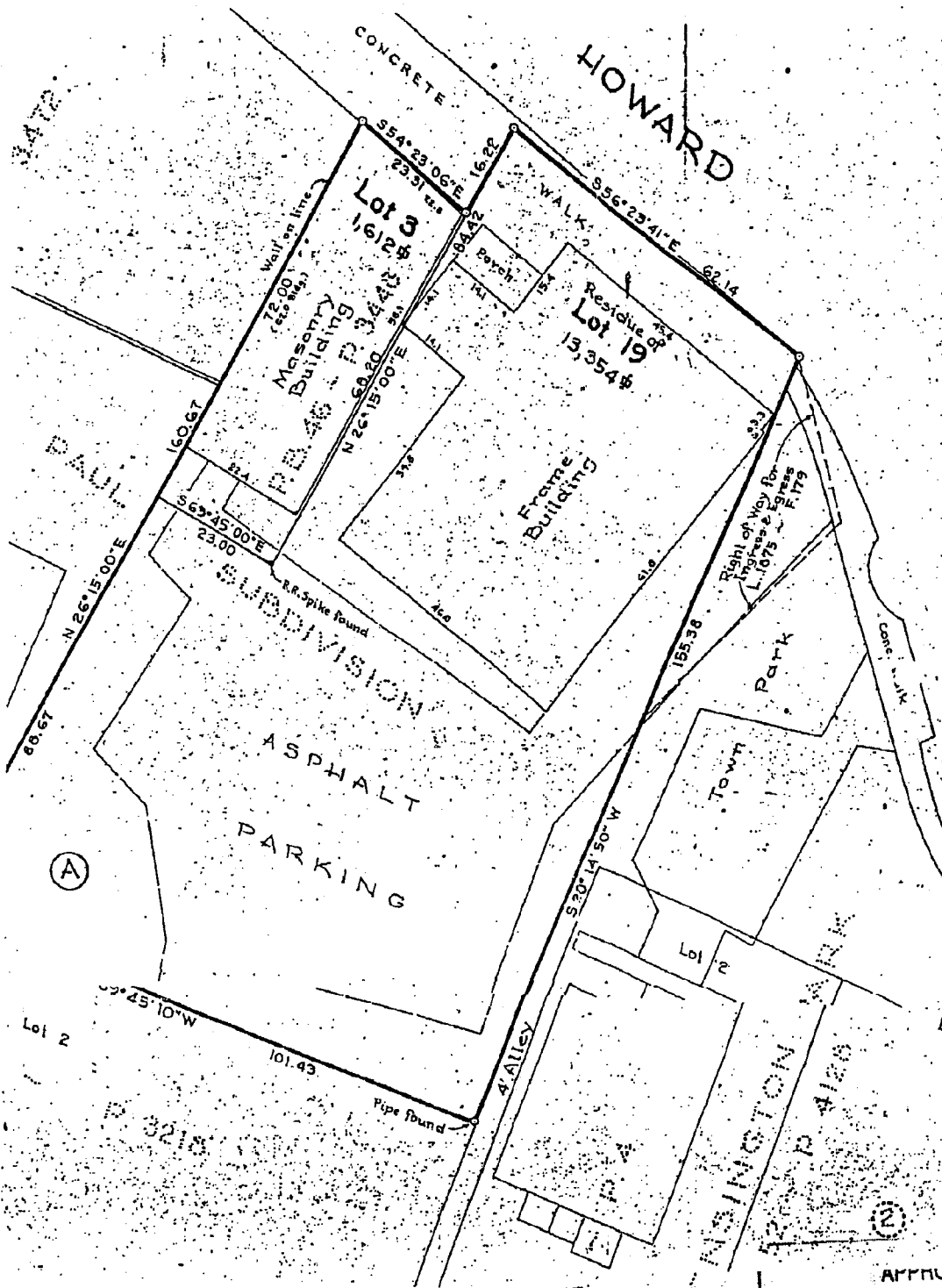
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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).

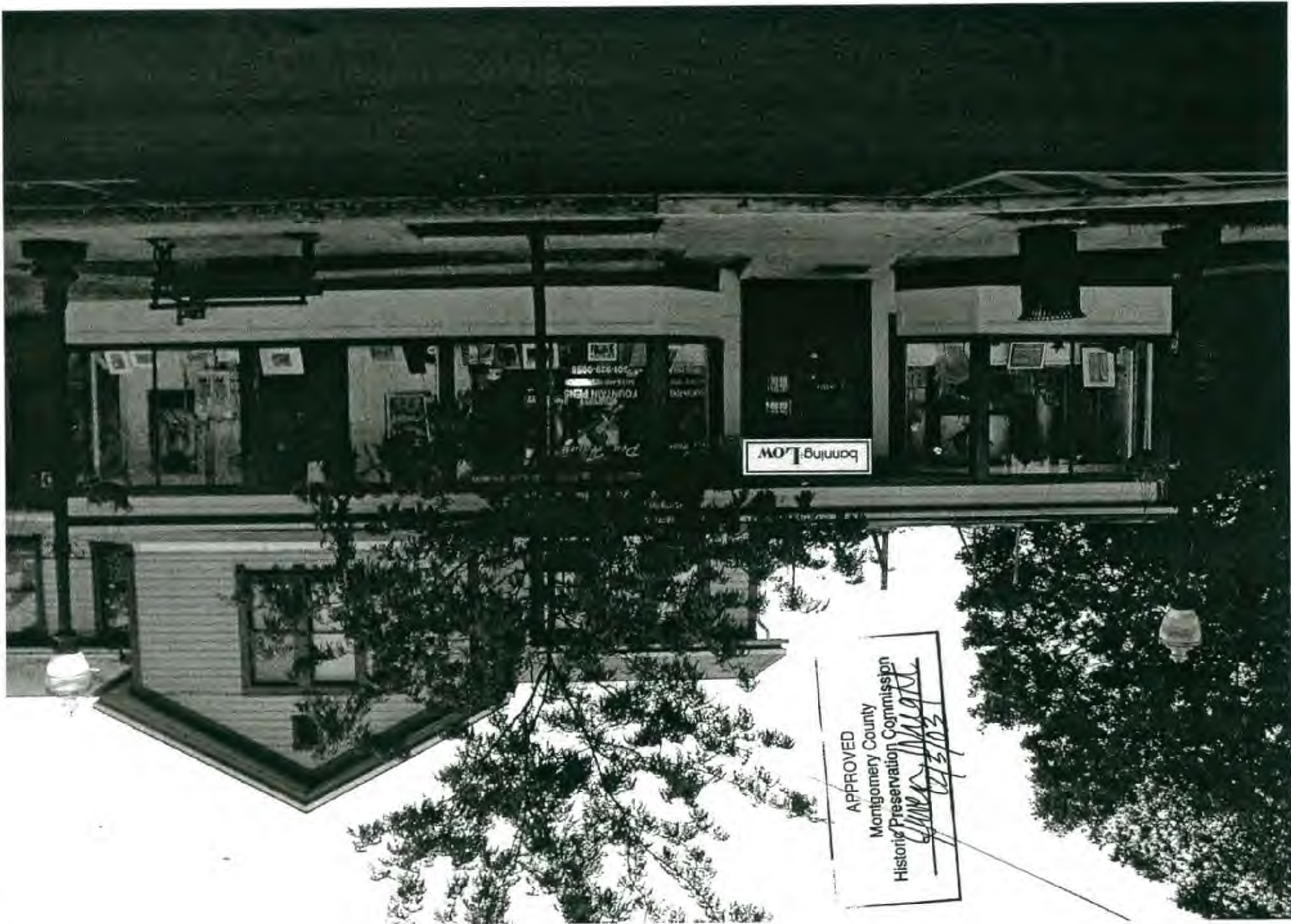
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXHIBIT "A"

Plat



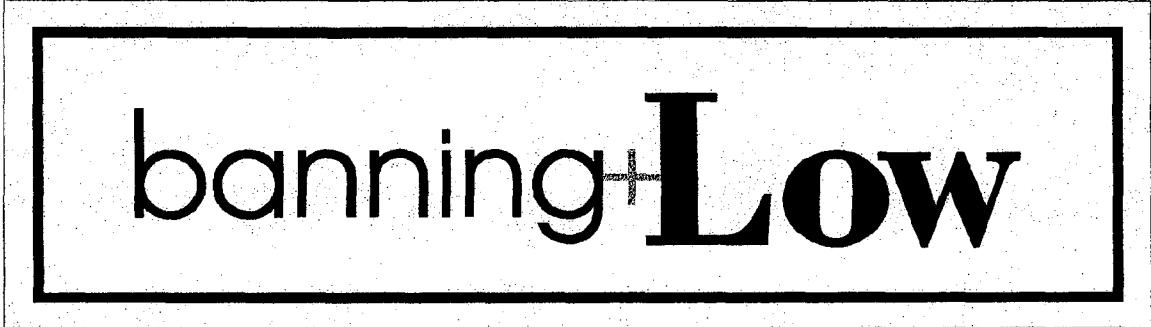
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Steven Wright*  
 12/13/03



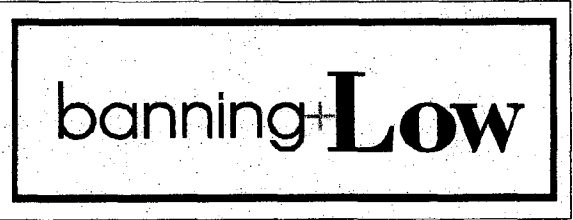
banning LOW

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
12/3/03

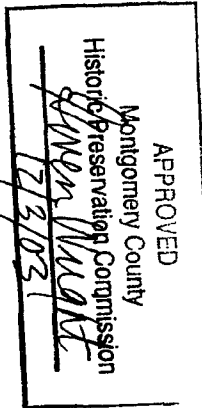




Size 18" x 60"  
Single Sided  
Wood Carved



Size 12" x 30"  
Double Sided  
Wood Carved



Design by:



© Sign A Rama  
2002, all rights reserved

Date: \_\_\_\_\_

Client Approval: \_\_\_\_\_

File Name: \_\_\_\_\_

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 3730 Howard Avenue, Kensington	<b>Meeting Date:</b> December 3, 2003
<b>Applicant:</b> Sign-A-Rama for John Low	<b>Report Date:</b> November 25, 2003
<b>Resource:</b> Kensington Historic District Primary Resource	<b>Public Notice:</b> November 19, 2003
<b>Review:</b> HAWP	<b>Tax Credit:</b> None
<b>Case No.:</b> 31/06-03M	<b>Staff:</b> Gwen Wright
<b>PROPOSAL:</b> Sign Installation	<b>RECOMMEND:</b> Approve

**SIGNIFICANCE:**

- Individual *Master Plan* Site
- Within a *Master Plan* Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROPOSAL**

The applicant is proposing to install two new signs on the front of this Primary Resource in the Kensington Historic District. 3730 Howard Avenue is a Vernacular building, constructed in the 1880-1910 period.

The signs would be:

1. An 18 inch by 60 inch single sided wood sign mounted above the front door; and
2. A 12 inch by 30 inch double sided wood sign, hung as a banner sign from a pre-existing bracket at the front right corner of the display windows on the front façade of the building.

**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.



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: \_\_\_\_\_  
Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: John Lowe Daytime Phone No.: 301-933-0700  
Address: 3730 Howard Avenue, Kensington, MD 20895  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Sean A Rama Daytime Phone No.: 301-770-8875

**LOCATION OF BUILDING/PREMISE**

House Number: 3730 Street: Howard Avenue  
Town/City: Kensington Nearest Cross Street: \_\_\_\_\_  
Lot: 19 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ \_\_\_\_\_

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: \_\_\_\_\_  
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**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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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] \_\_\_\_\_ 10/1/03 \_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 323075 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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\_\_\_\_\_  
\_\_\_\_\_

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*The installation of two signs on the front. One sign 18" x 60" single sided 1/2" cedar + the other is 12" x 30" double sided 1/2" cedar. The signs are wood covered as preferred by the historical district. A previous store at this location had signs in the same location.*

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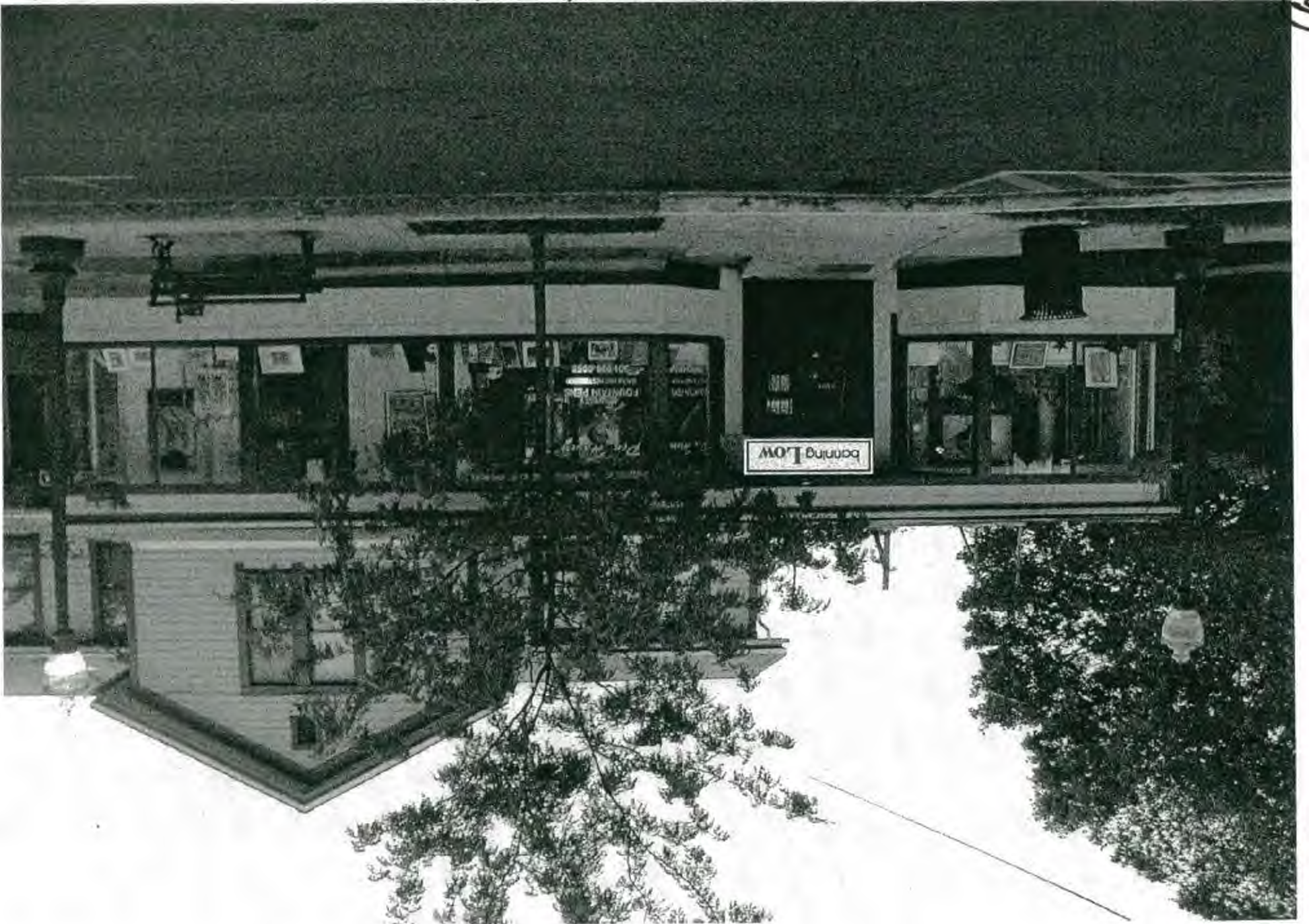
EXISTING

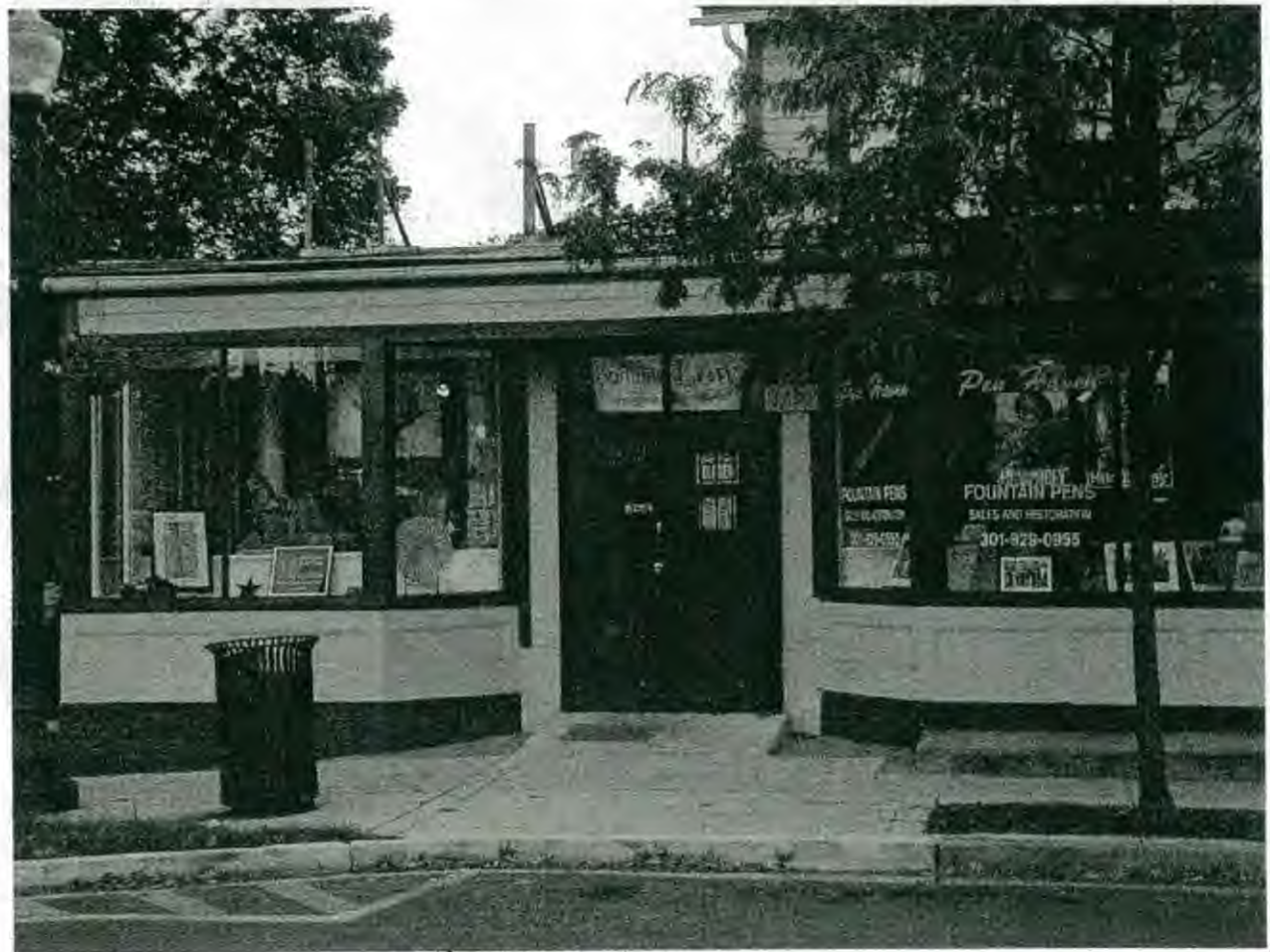
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PROPOSED 18" X 60" SIGN

②



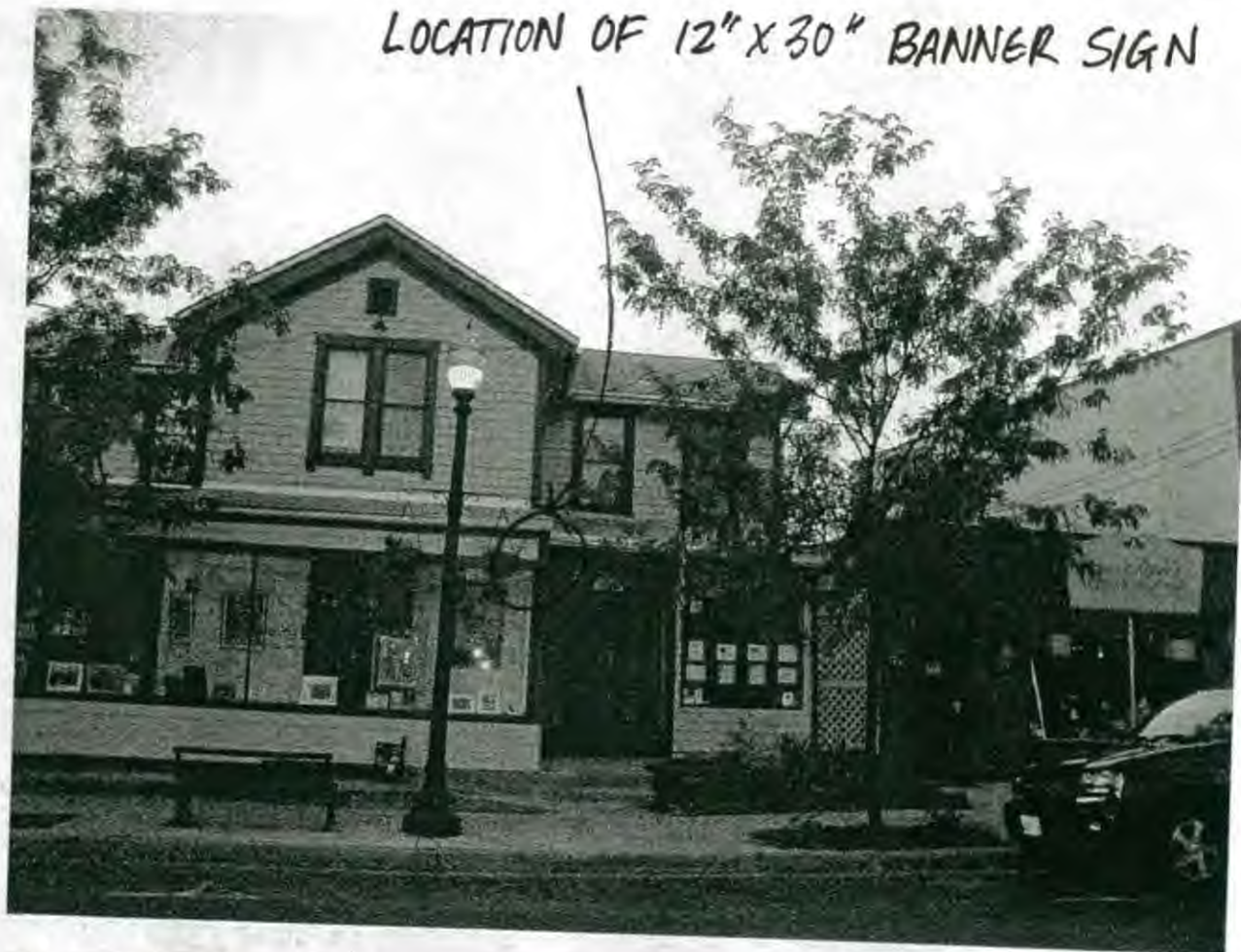


FRONT FACADE

7



LOCATION OF 12" x 30" BANNER SIGN

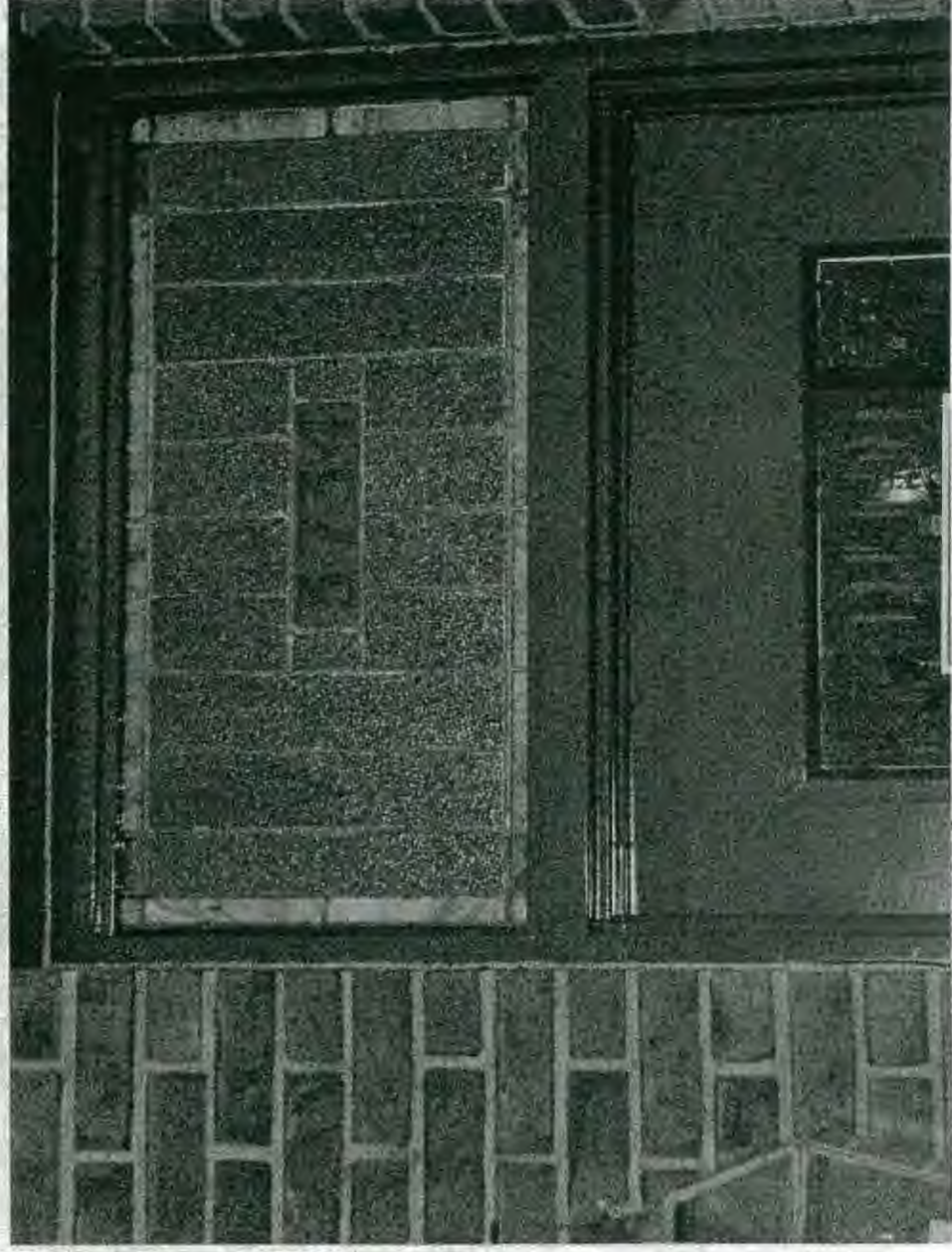


ADJOINING BUSINESS

8



BRACKET  
FOR  
BANNER  
SIGN



ADJOINING BUSINESS

9

EXHIBIT "A"

Plat

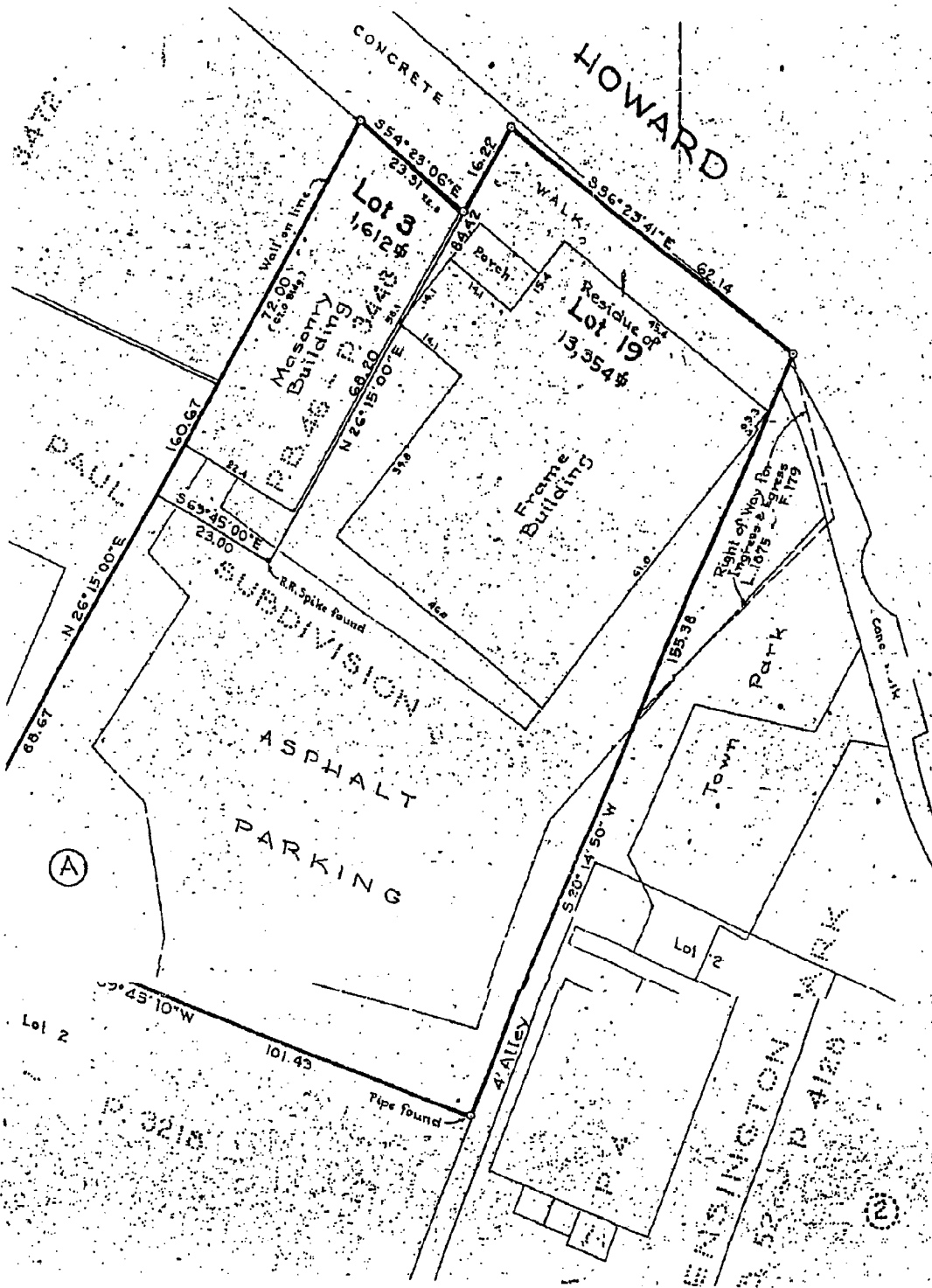
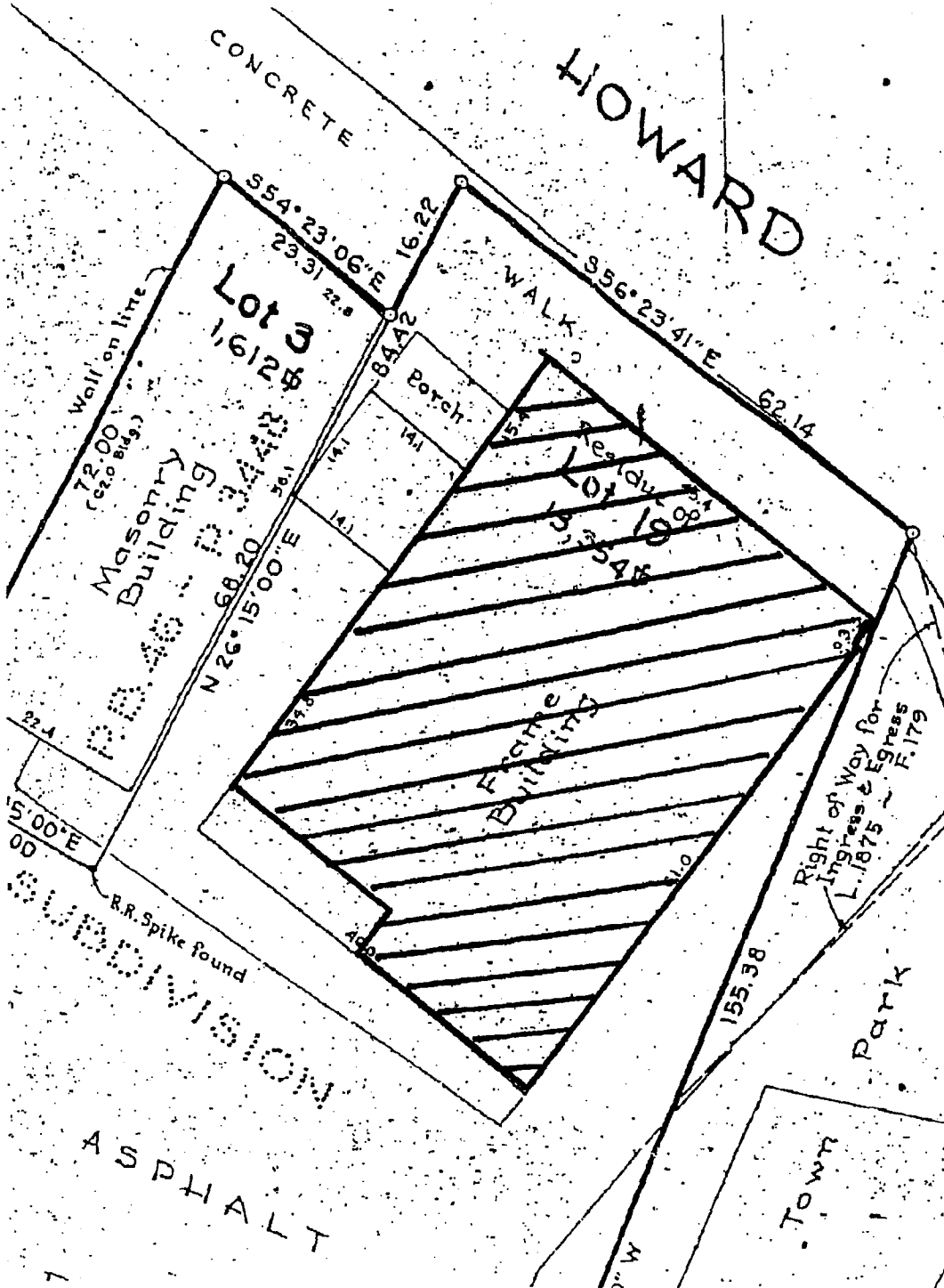
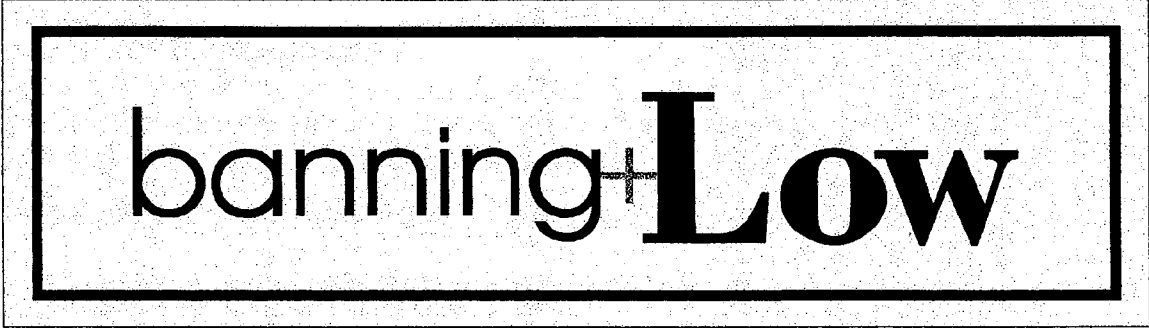


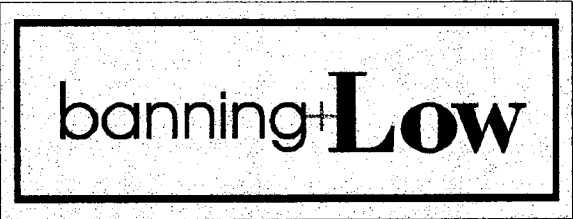
EXHIBIT "B"

Premises





Size 18" x 60"  
Single Sided  
Wood Carved



Size 12" x 30"  
Double Sided  
Wood Carved

Design by:



© Sign A Rama  
2002, all rights reserved

Date: \_\_\_\_\_

Client Approval: \_\_\_\_\_

File Name: \_\_\_\_\_

12



Size 18" x 60"  
Single Sided Banner

Design by:



© Sign A Rama  
2002, all rights reserved

Date: \_\_\_\_\_

Client Approval: \_\_\_\_\_

File Name: \_\_\_\_\_

13



**SIGN A RAMA**  
ROCKVILLE

II E

TINA BURKS  
Manager

CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

5541-C Nicholson Lane  
Rockville, MD 20852  
www.signarama.com/20852


Office: 301-770-8575  
Mobile: 301-674-3149  
Fax: 301-770-8577  
Email: sales@sar-rockville.com

"Independently owned and Operated by Capital Communications, LLC"

October 28, 2003

MEMORANDUM

TO: Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Supervisor 

SUBJECT: Sign Permit in Kensington

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The applicant at 3730 Howard Avenue in the Kensington Historic District will be filing for a Historic Area Work Permit to install a sign. This Historic Area Work Permit application should be heard on the December 3<sup>rd</sup> Historic Preservation Commission agenda.

Our office has no objection to DPS accepting a regular sign permit application for the property simultaneously with accepting the Historic Area Work Permit application, as long as the sign permit is not actually issued until the Historic Area Work Permit is issued (approximately, December 4<sup>th</sup>).

If you have any questions on this matter, please call me at (301)563-3400.

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> John Law 3730 Howard Avenue Kensington, MD 20895	<b>Owner's Agent's mailing address</b> Sagn * A * Rama 5541-C Nicholson Lane Rockville, MD 20852
<b>Adjacent and confronting Property Owners mailing addresses</b>	
3731 Howard Avenue Kensington, MD 20895	



*Al Carr, Council Member  
Traffic & Safety*



*Glenn Cowan, Council Member  
Finance & Land Use Planning*

*Leanne Pfautz, Council Member  
Parks & Infrastructure*

Settled \* 1873  
Incorporated \* 1894

*Sara Timlin, Council Member  
Revitalization & Strategic Planning*

*Kitty L. Raufaste, Mayor*

November 25, 2003

Susan Velasquez  
Chair  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland, 20895

RE: Town of Kensington Sign Ordinance

Dear Ms. Velasquez:

Mr. John Low whose business is located at 3730 Howard Avenue in the historic district of Kensington has requested approval from the Historic Preservation Commission for a banner type sign.

Please be advised that the Town of Kensington Sign Ordinance does not permit banners of any type. Banners are considered to be a temporary sign. If both of Mr. Low's proposed signs are wood carved that would be permitted under the present ordinance.

I have enclosed a copy of the Town's Sign Ordinance for your review. Please feel free to call me at 301-949-2424 if you have any questions.

Sincerely,

Louise Hamilton  
Code Enforcement Officer

Enc. 1

## Chapter VI

### COMMERCIAL REGULATIONS

#### Article 1. Advertising

##### Section 6-101. Signs and Billboards

(a) The Town shall have the power to enforce the provisions of Chapter 59, Article F of the Montgomery County Code (latest edition), entitled "Signs" which provides for the regulation of same, except as otherwise provided in this Code.

(b) Article 23A of the Annotated Code of Maryland provides that municipalities may make regulations for various purposes including signs.

(c) The following Articles contain additional requirements that supplement portions Chapter 59, Article F of the Montgomery County Code. In cases of conflict, the following Articles shall supercede and take precedence over Chapter 59, Article F of the Montgomery County Code.

##### Section 6-102 Town Sign Permit Required

(a) It shall be unlawful to erect, construct or alter a sign or part thereof without first obtaining a sign permit from the Town. Application therefore, together with a copy of plans and specifications for the work, shall be filed with the Clerk-Treasurer, who shall issue a permit at the discretion of the Building Inspector and Mayor.

(b) The permitting requirements of this Chapter do not exempt any person, firm, organization, or corporation from obtaining proper permits from Montgomery County as required by County law.

(c) Permit fees shall be similar to those charged for building permits.

##### Section 6-103 Signs in the Public Right-of-Way

(a) It shall be unlawful to display or post any sign which advertises an activity, business, product or service, the leasing, rental or sale of property, or a political candidate, cause or issue.

(b) It shall be unlawful to attach any sign to utility poles, trees, fences or other signs.

(c) It shall be lawful to post or mount for 24 hours (48 hours on weekends) only, signs announcing yard, garage or estate sales; special events open to the public; or real estate open house directions. The minimum time between lawful posting shall be five (5) days. All such signs posted for more than 24 hours (48 hours on weekends) shall be considered a nuisance and are removable without notice by a public or governmental official at anytime thereafter, unless said signs have been authorized to remain by the Town government. Lawful postings may not be installed by glue or other means, which would leave residue on the substrate after the posting has been removed. Lawful postings may not block or obstruct any permanent signage nor may they obstruct pedestrian or vehicular traffic.

Section 6-104 Signs on Private Property

(a) **Prohibited Signs** – The following sign types are prohibited:

- Pole signs;
- Plexiglas face box signs;
- Goal post signs (except as provided below);
- Internally illuminated signs (except as provided below);
- Off-site signage (signs advertising products or businesses not related to the site, building, or property on which they are located);
- Portable, temporary, or A-frame type signs or message boards.

(b) **Goal Post Signs** – Goal post signs (w/2 posts) are permitted only at gas stations, and retail shopping centers and grocery stores with greater than 100 parking places. Refer to the Montgomery County Sign Ordinance under “freestanding signs” for size, placement, height, and other limitations. The number of signs for gas stations will be the minimum required by State law. Retail shopping centers and grocery stores will be allowed only one goal post sign each.

(c) **Illumination (External)** – Exterior sign illumination shall be discrete, uniform, and compatible with the architecture of the structure. The light source shall only illuminate the sign and shall not glare, reflect, or shine onto public ways, streets, park areas, or residential properties. The light source shall be shielded or controlled such that it does not shine above or beyond the sign thereby contributing to light pollution.

On properties abutting or confronting residential property all signage illumination light sources (including neon) must be turned off when the business is not open for public access or before 10:00 p.m. daily, whichever occurs first.

(d) **Illumination (Internal)** – Internal or backlit illumination shall only be allowed in goal post signs, individually mounted letters, or sculptured logo signs. Individual letters shall be mounted directly to the building or on channels mounted to the building

(e) **Allowable Signage Calculations** – Window signage of all types including neon signs, symbols, and logos count towards total signage.

Properties abutting or confronting residential property shall be limited to one (1) square foot of signage for each lineal foot of building frontage on that side of the building.

(f) **Applicability** – All new commercial signage, repairs to existing signage, changes to sign text, tenancy changes, property ownership changes, business name changes, or use changes must achieve immediate compliance with this Ordinance. Existing signage installed prior to the effective date of this Ordinance shall be exempt or “grand-fathered” for a period of three (3) years from the date this Ordinance becomes effective. Newer signs that may not be fully depreciated at the end of the “grand-father” period may request an extension from the Mayor and Council for up to four (4) additional “grand-father” years to coincide with the depreciation schedule resulting in a maximum “grand-father” period of seven (7) years from the date this Ordinance becomes effective. Signs installed by the Town of Kensington or signs at fire stations, places of worship, and libraries are exempt from Section 6-104 titled Signs on Private Property.

(g) **Additional Restrictions for Signs Within the Historic Commercial District**  
(Howard Avenue, Armory Avenue, Fawcett Street, and Montgomery Avenue)

Painted wooden signs with carved or routed letters are preferred.

The following types of signs are not permitted unless approved by the Historic Preservation Commission and a majority of the Local Advisory Panel:

Internally illuminated signs;  
Neon signs or neon decorations;  
Plastic or Plexiglas face signs.

Section 6-105. Solicitors

(a) Chapter 47 of the Montgomery County Code entitled “Solicitors, Hawkers and Peddlers” which provides for the licensing and regulation of persons who solicit from door to door for the purpose of obtaining orders for the sale of merchandise and persons who hawk, sell, peddle, vend, or offer for sale any merchandise whatsoever in or upon any street, or other public way, including any future amendments, revisions, or changes thereto, is hereby adopted and made part of this Code by reference, except as otherwise provided in the Code.

(b) This Section is an exception to the general exemption enacted by the Town of Kensington in Section 1-202 of this Code.

(c) The Town hereby requests and authorizes Montgomery County to enforce the provisions of this Section.

(d) The Town of Kensington reserves the right, along with Montgomery County to enforce the provisions of this Section.

(e) A copy of Chapter 47 of the Montgomery County Code shall be kept in the Town office and shall be made available during normal business hours.

Section 6-106. Enforcement and Penalties

(a) A violation of Section 6-103 shall be a Class F municipal infraction punishable pursuant to Section 10-303 of this Code. Any costs incurred in the removal of prohibited signs by the Town or its designee shall be assessed to the owner of the sign and may be collected as an ordinary debt or in the manner of taxes and shall be a lien on any property belonging to the owner within the Town. For violation assessment and cost reimbursement purposes, the owner shall be considered the individual (s) benefiting from the sign to be determined by phone number, name or address indicated on the sign.

(b) A violation of Section 6-102 shall be a Class E municipal infraction punishable pursuant to Section 10-303 of this Code.



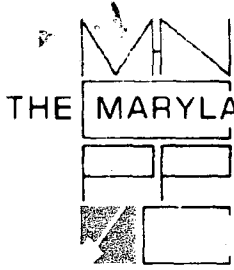
**SIGN★A★RAMA.**  
**ROCKVILLE**

**TINA BURKS**  
Manager

5541-C Nicholson Lane  
Rockville, MD 20852  
[www.signarama.com/20852](http://www.signarama.com/20852)

Office: 301-770-8575  
Mobile: 301-674-3149  
Fax: 301-770-8577  
Email: [sales@sar-rockville.com](mailto:sales@sar-rockville.com)

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8787 Georgia Avenue • Silver Spring Maryland 20910-3760

October 28, 2003

MEMORANDUM

TO: Department of Permitting Services  
FROM: Gwen Wright, Historic Preservation Supervisor *[Signature]*  
SUBJECT: Sign Permit in Kensington

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The applicant at 3730 Howard Avenue in the Kensington Historic District will be filing for a Historic Area Work Permit to install a sign. This Historic Area Work Permit application should be heard on the December 3<sup>rd</sup> Historic Preservation Commission agenda.

Our office has no objection to DPS accepting a regular sign permit application for the property simultaneously with accepting the Historic Area Work Permit application, as long as the sign permit is not actually issued until the Historic Area Work Permit is issued (approximately, December 4<sup>th</sup>).

If you have any questions on this matter, please call me at (301)563-3400.

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> John Law 3730 Howard Avenue Kensington, MD 20895	<b>Owner's Agent's mailing address</b> Sagn * A * Rama 5541-C Nicholson Lane Rockville, MD 20852
<b>Adjacent and confronting Property Owners mailing addresses</b>	
3731 Howard Avenue Kensington, MD 20895	





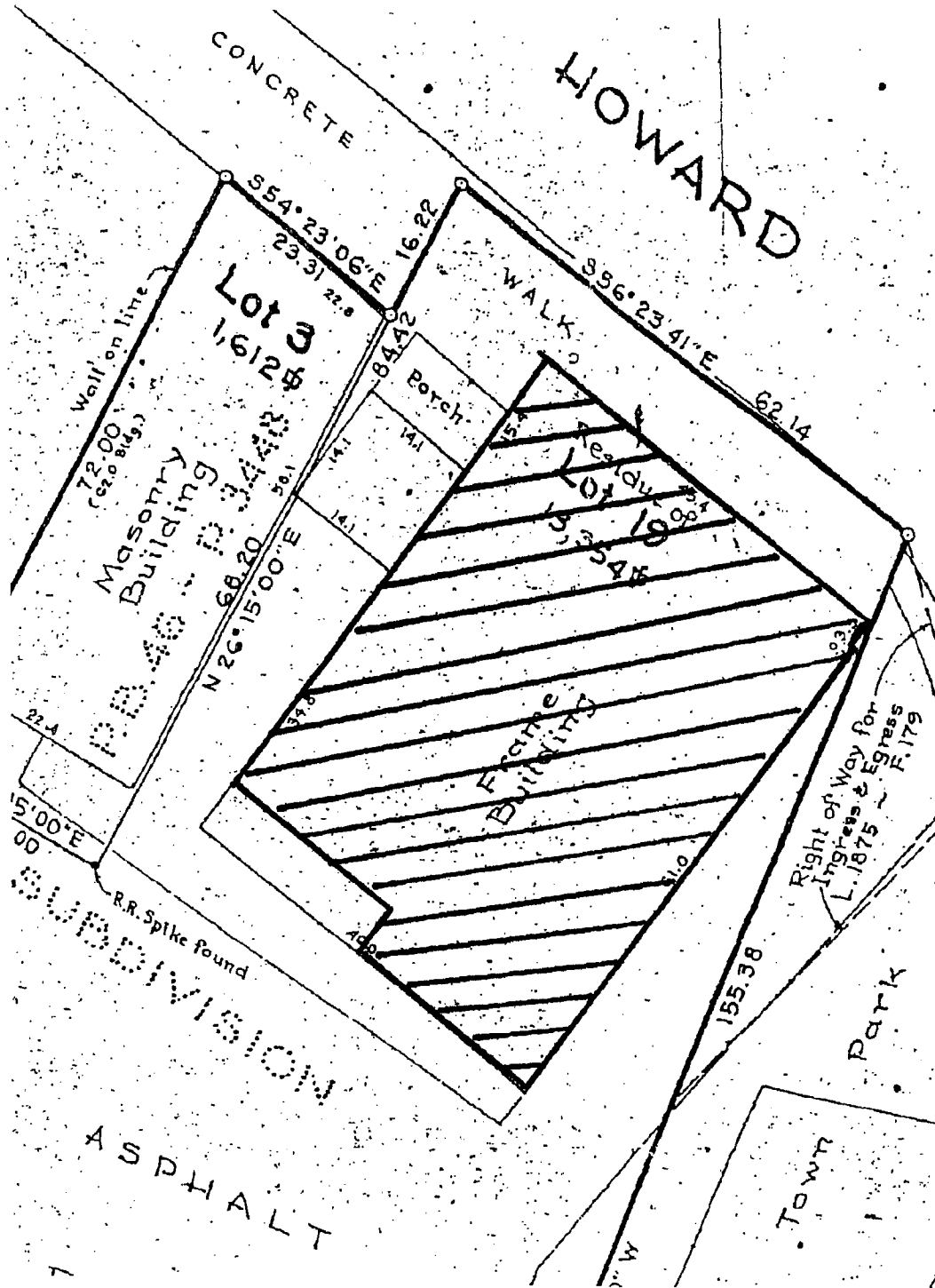


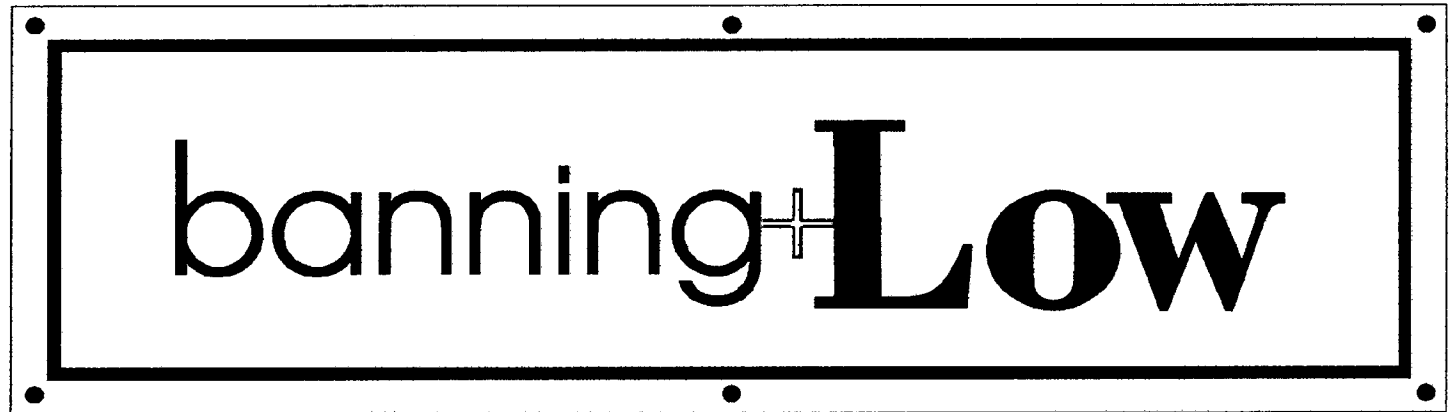




EXHIBIT "B"

Premises





Size 18" x 60"  
Single Sided Banner

Design by:



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Date:

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Client Approval:

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File Name:

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