

January 21, 2003

Ms. Gwen Wright Historic Preservation Society M-NCPPC 1109 Spring Street, Suite 801 Silver Spring, Maryland 20910 via hand delivery

Developing Homes . . .

And Dreams

RE: First Avenue, Silver Spring, Maryland

Dear Gwen;

As previously discussed, we have submitted the formal Historic Area Work Permit via DPW. Enclosed, for your convenience, is an additional copy of the application. Please look over the application and let me know if you have any further questions or concerns.

Thank you for your continued support and I look forward to working with you on this project.

Sincerely,

rathan Lerrer K(

Jonathan Lerner, Chief Executive Officer

Meridian Homes, Inc. 5110 Ridgefield Road Suite 413 Bethesda, Maryland 20816

9015 FIRST AVENUE SILVER SPRING

MARYLAND

WOODSIDE HISTORIC DISTRICT



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Summary of Changes to Address Previous Concerns For HWAP at February 12, 2003 Meeting

The team Meridian Homes (the "Applicant"), Sutton Yantis Architects, Bartlett Tree Experts, and CAS Engineering with assistance of Jody Kline of Miller, Miller and Canby, Chartered have been working with the Staff and Commissioners through two preliminary meetings in order to address the concerns of the Staff and Commissioners. Subject to the Applicants addressing those issues raised in the meeting on November 13, 2002 it appears that the Applicant has addressed all of the concerns raised by the Staff and Commissioners is now prepared to receive final approval of its application for the Historic Area Work Permit. Below is a summary of the issues raised in the November 13 meeting and a synopsis of how those issues have been addressed by the Applicant.

Summary of Major Points

1 - Lot 11 – The Staff and Commissioners through the hearing and in Commissioner Spurlock's summary expressed concerns that this house, as proposed on November 13 was to wide, had too much roof and should possibly be pushed back on the lot in order to assist in its deferral to the historic resource.

Answer- The Applicant has redesigned the home and reduced its width 4' or 10%. Additionally, the Applicant has reduced the width of the roof an additional 4', bringing the total reduction to 20% of the prior proposed roof (except for a small creative shed portion of the roof over the porch). Finally, the applicant reduced the pitch of the roof from 10/12 to 9/12 or 10% which resulted in a reduction in the height of the ridge of almost 2'. The Applicant analyzed the significant tree (#8 on the Tree Survey) and determined that it could be retained while pushing the proposed house back 5'.

2. – Lot 17 - The Staff and Commissioners through the hearing and in Commissioner Spurlock's summary expressed that perhaps additional architectural interest should be added to the right side elevation.

Answer- The Applicant has redesigned the right elevation of the home providing better balance with the windows and added a gable to give the home more of a "dual front" design. Additionally, the Applicant reduced the pitch of the roof from 10/12 to 9/12 or 10% which resulted in a reduction in the height of the ridge of approximately 2'.

Attached please find Corporate Information about Meridian Homes which details some of its Professional Relationships and Recent Custom Homebuilding Awards.

MERIDIAN HOMES

GENERAL INFORMATION

BANKING

Corporate Accounts: Project Accounts: Chevy Chase FSB BB & T Bank The Columbia Bank

ACCOUNTING

Financial Review and Tax Preparation:

Mendelson & Mendelson CPA

ARCHITECTURAL DESIGN

Sutton, Yantis & Associates Custom Design Concepts Studio Z Design Hutchinson & Associates

INTERIOR DESIGN

Skip Sroka, ASID, CID – Sroka Design, Inc. Sharon Klineman - Transitions, Inc. David Shatzman Design

CIVIL ENGINEERING

Witmer & Associates Macris, Hendricks & Glasscock CAS Engineering Thomas Maddox

AFFILIATIONS

National Home Builders Association Maryland National Capital Building Industry Association

RECENT AWARDS

2002 Maryland National Capital Building Industry Association WINNER Best Whole House Renovation under 3,500 Square Feet 2001 Finest For Family Living Awards AWARD OF MERIT for Remodeled Home in Bethesda, Maryland

2001 Maryland National Capital Building Industry Association AWARD OF MERIT Homes 3,500 to 5,000 Square Feet

2000 Finest For Family Living Awards WINNER for Custom Home in Bethesda, Maryland 2000 Maryland National Capital Building Industry Association WINNER Homes 3,500 to 5,000 Square Feet

<u>1999</u> Finest For Family Living Awards AWARD OF MERIT for Custom Home in Potomac, Maryland

<u>1999</u> Maryland National Capital Building Industry Association WINNER Homes 3,500 to 5,000 Square Feet

1998 Finest For Family Living Awards WINNER for Custom Home in Chevy Chase, Maryland 1998 Maryland National Capital Building Industry Association WINNER Homes 3,500 to 5,000 Square Feet

<u>1997</u> Maryland National Capital Building Industry Association WINNER Homes Under 3,500 Square Feet

References available upon request

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ANTIAND.	301/563-3400
	APPLICATION FOR
HIST	ORIC AREA WORK PERMIT
	NOB9451 Daytime Phane No.: <u>301.652.4440</u> 301089440
	articles Homes Inceral or assigns Daytime Phone No.: 301. 652. 4440
daress: SIIO Rid	
Street Num	GEY City Staff Zip Code
	Homes, Inc. Phone No.: 301. 652.4440
ontractor Registration No.:	
Agent for Owner: Address:	Daytime Phone No.:
OCATION OF BUILDING/PI	IEMISE Hyperest Stranger
	100 9019 1st Avenue steer First Avenue
own-city: <u>Silver 5</u>	
oi: 10, 11, 16, 17 Block:	__
iber: Folio:	Parcel:
ART DNE: TYPE OF PERM	IT ACTION AND USE
A. CHECK ALL APPLICABLE:	CHECK ALL APPLICABLE:
Construct 🛛 Exte	nd 🗋 Alter/Renovate (_] A/C (_] Slab (") Room Addition 🔲 Porch 🔲 Deck 🛄 Shed
[] Move [] Insti	all 🗍 Wreck/Raze I] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Rep	air 🗋 Revocable I'l Fence/Wall (complete Section 4) 🗍 Other:
-	: \$
C. If this is a revision of a prev	riously approved active permit, see Permit #
ARTTWO: COMPLETE FO	R NEW CONSTRUCTION AND EXTEND/AUDITIONS
A. Type of sewage disposal:	01 (FWSSC 02 1.1 Septic 03 1.1 Diher:
B. Type of water supply:	01 (3 WSSC 02 (1) Well 03 1 Dther:
PART THREE: COMPLETE (DNLY FDR FENCE/RETAINING WALL
JA. Ileightfeet	
	e or relaining wall is to be constructed on one of the following locations:
On party line/property	line D Entirely on land of owner CI Dn public right of way/easement
npproved by all agencies lister Meridian Fi	authority to make the foregoing application, that the application is correct, and that the construction will comply with plans I and I hereby acknowledge and accept this to be a condition for the issuance of this permit. I TSFLC BSMEMSIAN Homes, In C Mangel
By Jonathan Le	r Nati CED Manual 1/21/63
Approved:	For Chairperson, Historic Preservation Commission
Disapproved:	Signature: Date:
Application/Permit No.:	Date Filed: Date Issued:
Edit 6/21/99	SEE REVERSE SIDE FOR INSTRUCTIONS

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THE FOUND ITEMS MUST BE COMPLETED AND THE REQUIRED DUCUMENTS MUST ACCOMPANY THIS AL. LICATION.

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: ee. New zami garace 00 \cap 3

2. <u>SITE PLAN</u>

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

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

3. PLANS AND ELEVATIONS

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

- a. Schemetic 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 tabaled photographic prints at each facade of existing resource, including details of the affected portions. All fabels 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 shauld be placed on the front of photographs.

6. TREE SURVEY

Il yes are proposing construction adjacent to or within the driptime of any tree 6° or larger in diameter (at approximately 4 feet above the ground), you must like an accurate tree survey identifying the size, location, and species of each tree of at least that dumension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> 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 parcet 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.

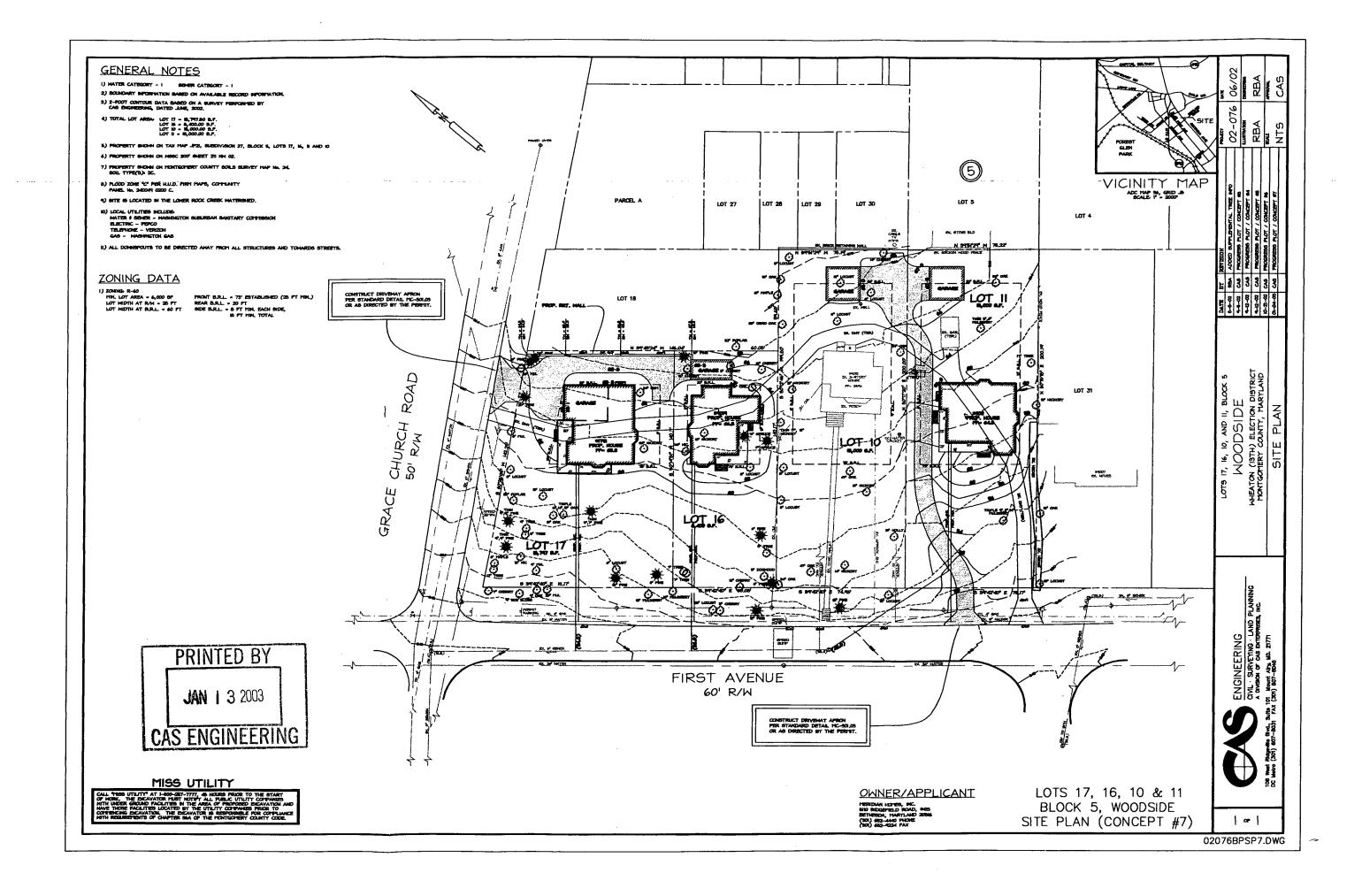
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FIRST AVENUE

Meridian Homes

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Sutton Yantis Associates Architects



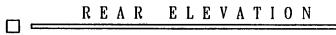
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FRONT ELEVATION

LOT #17

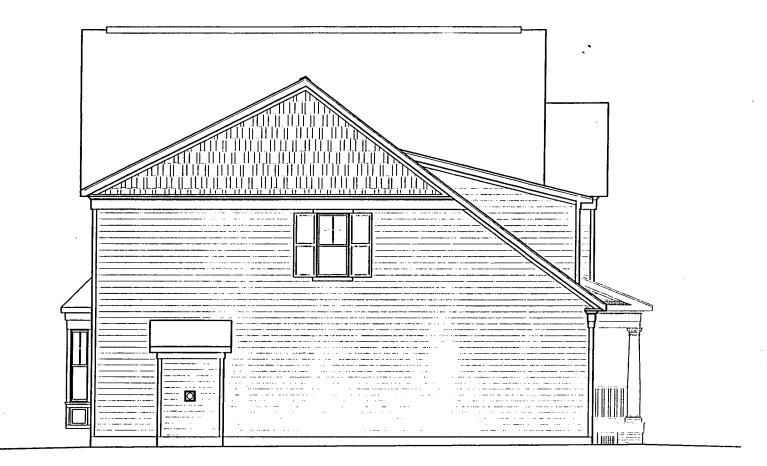
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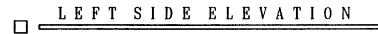




LOT #17

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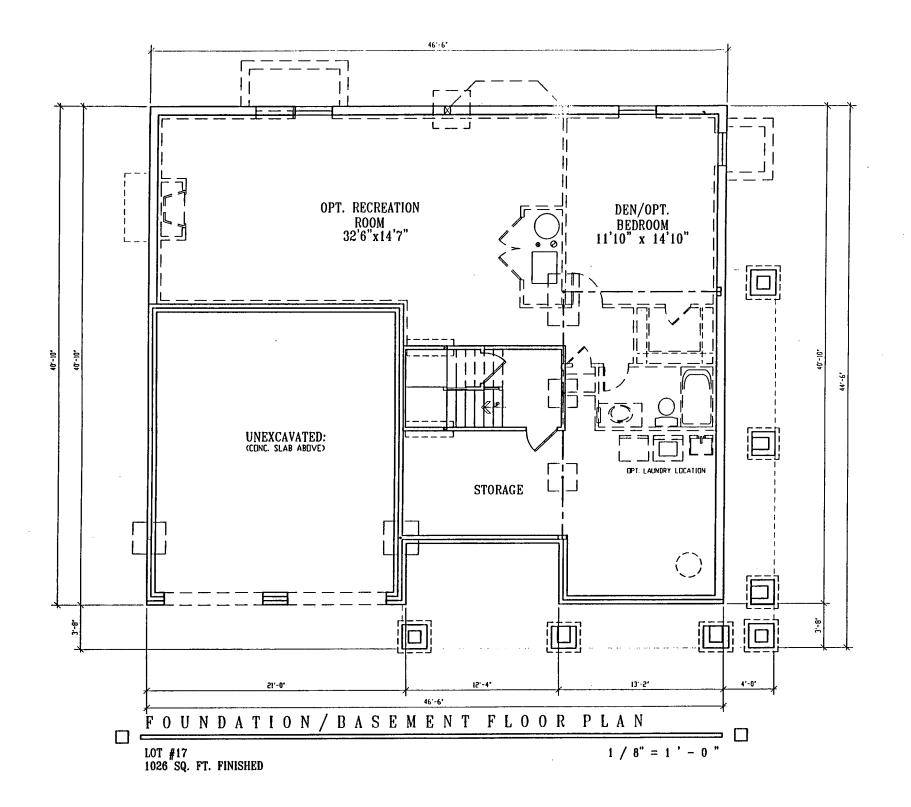
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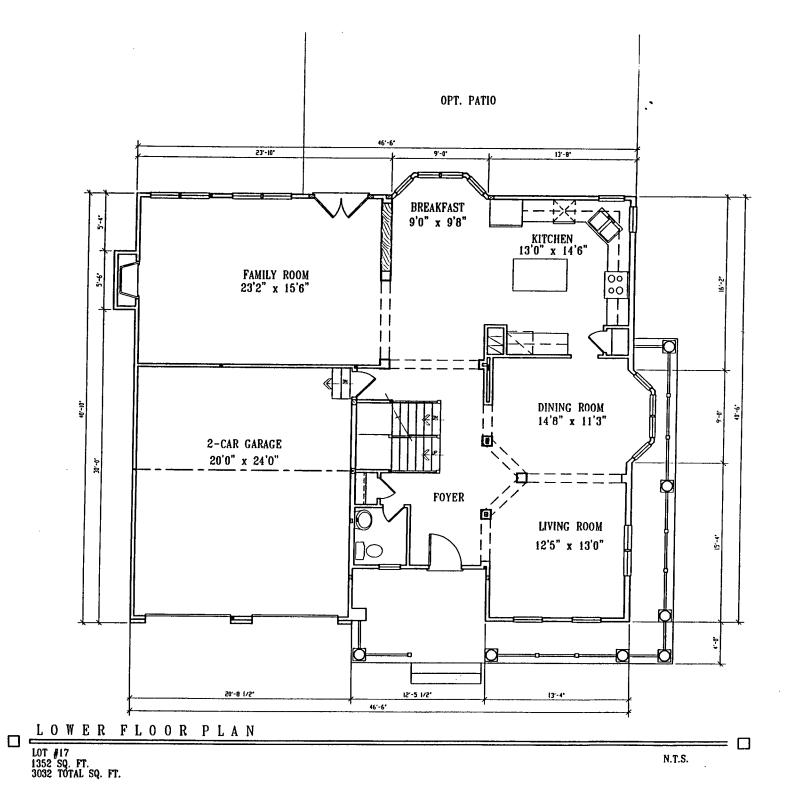


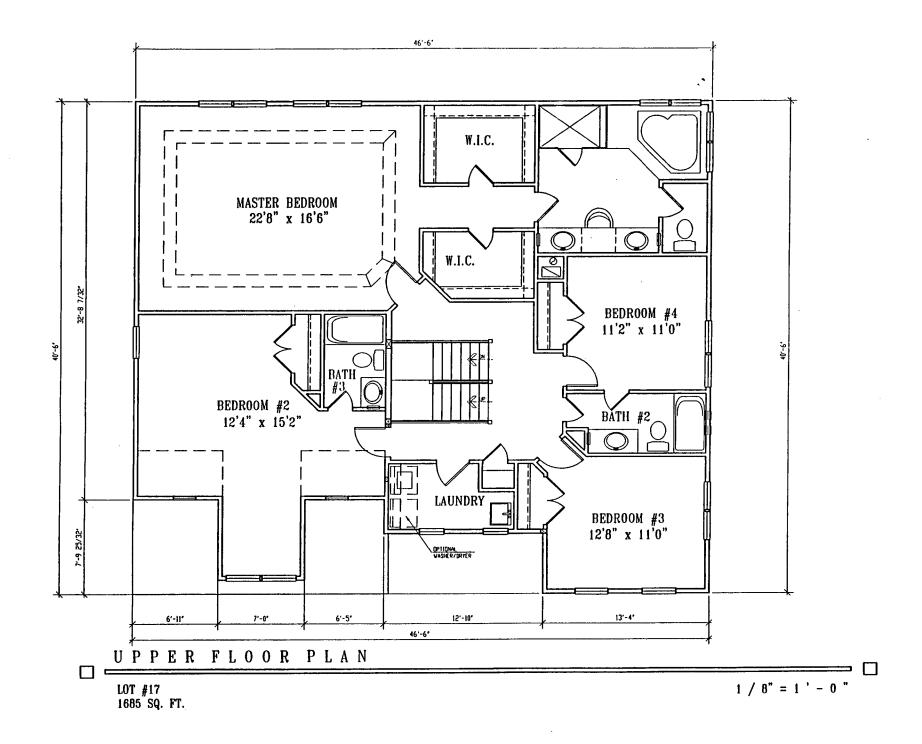
RIGHT SIDE ELEVATION

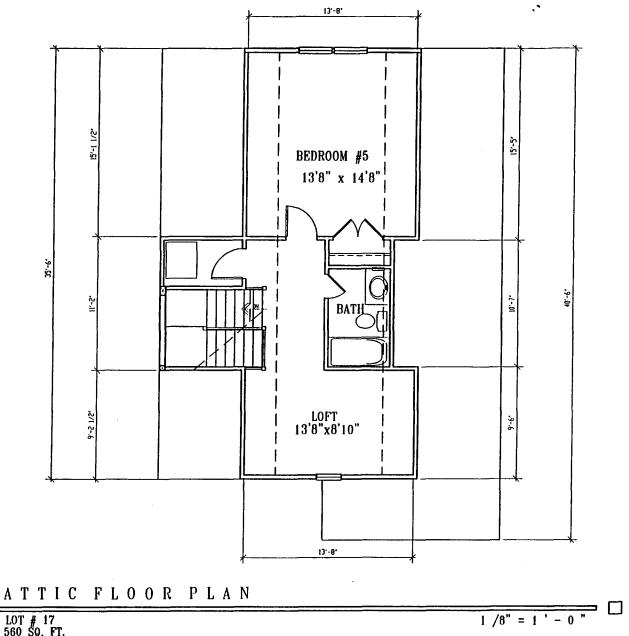
LOT #17

1 / 8" = 1 ' - 0 "









LOT # 17 560 SQ. FT.

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1 / 8" = 1 ' - 0 "

FRONT ELEVATION





REAR ELEVATION

LOT #16

1 / 8" = 1 ' - 0 "

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LEFT SIDE ELEVATION



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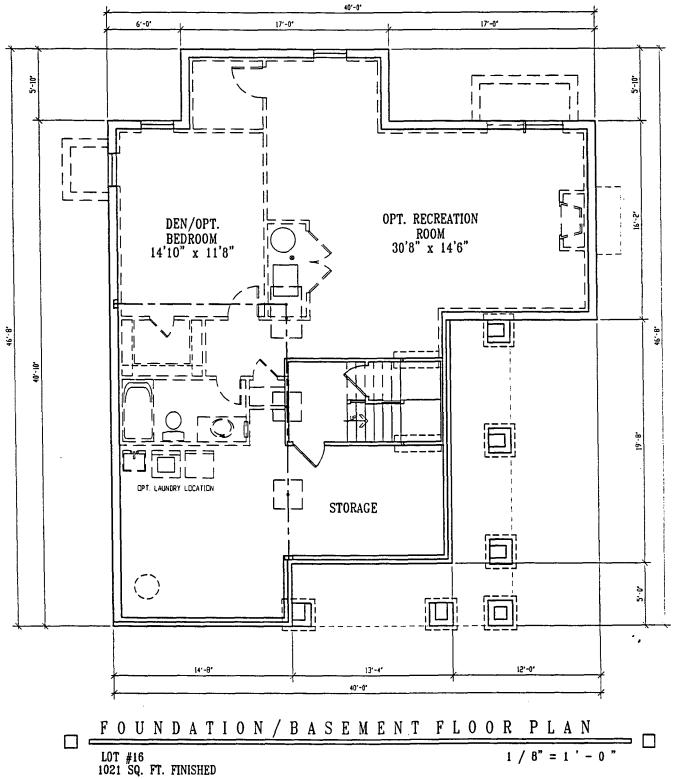
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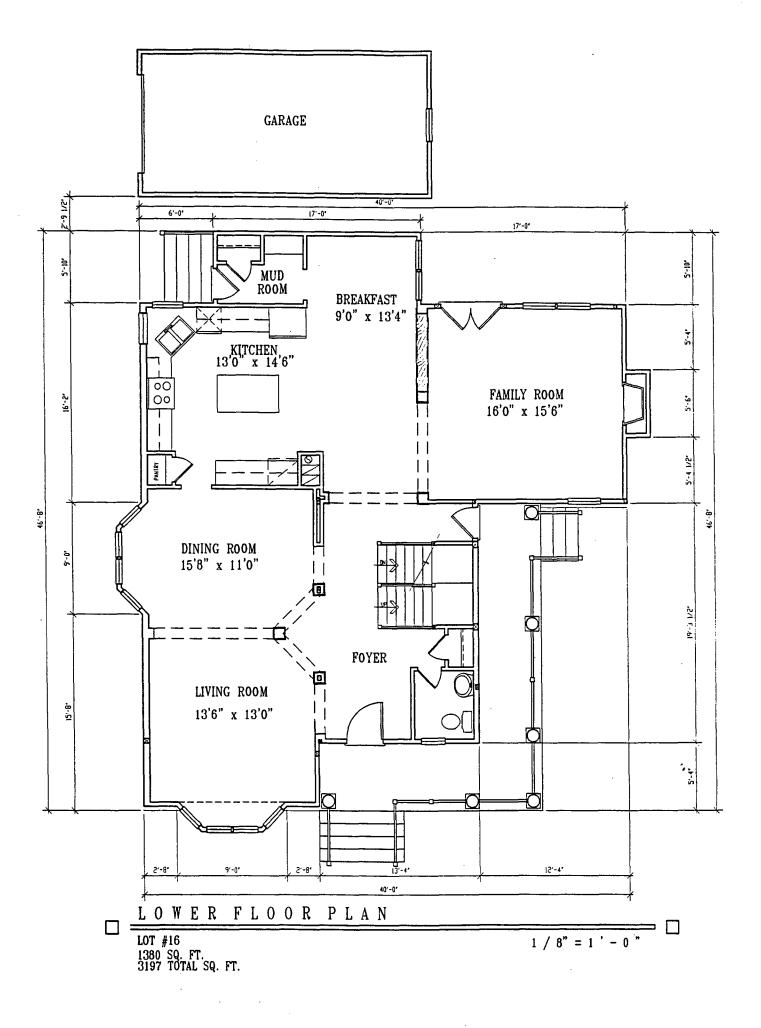


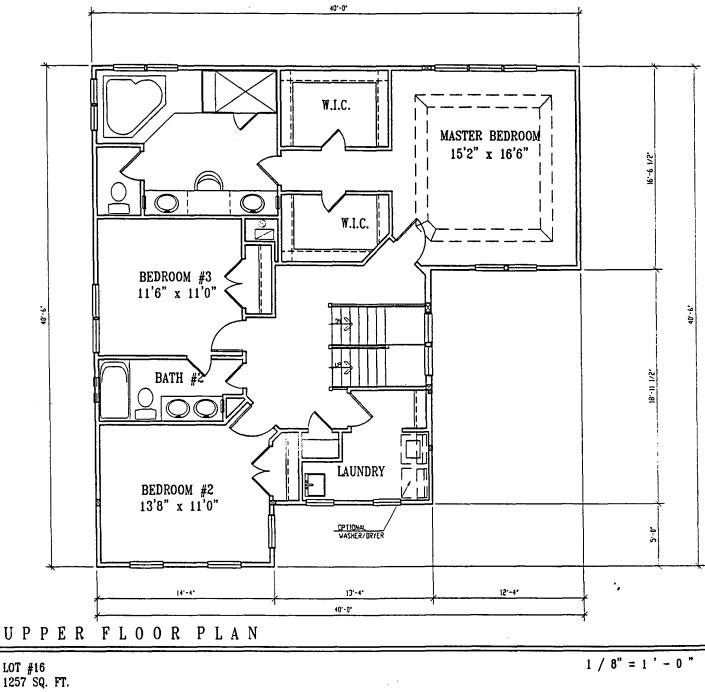


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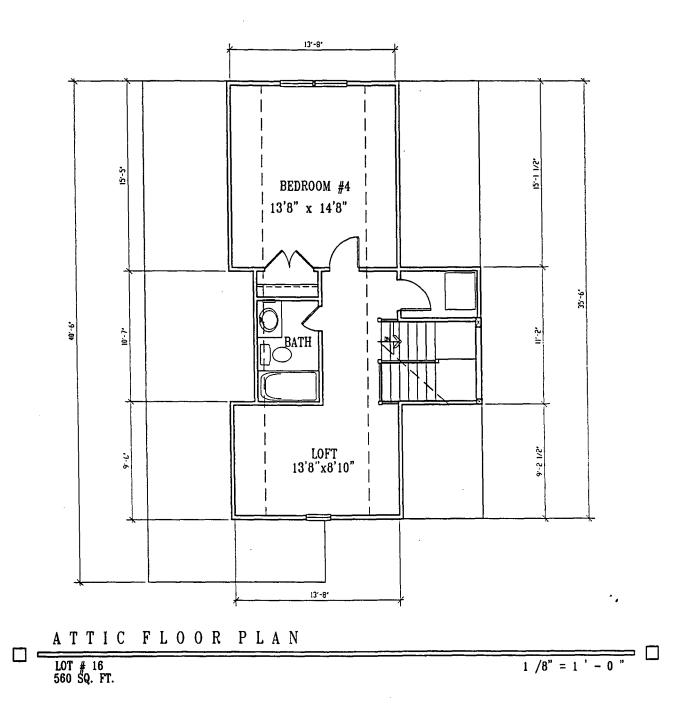
LOT #16













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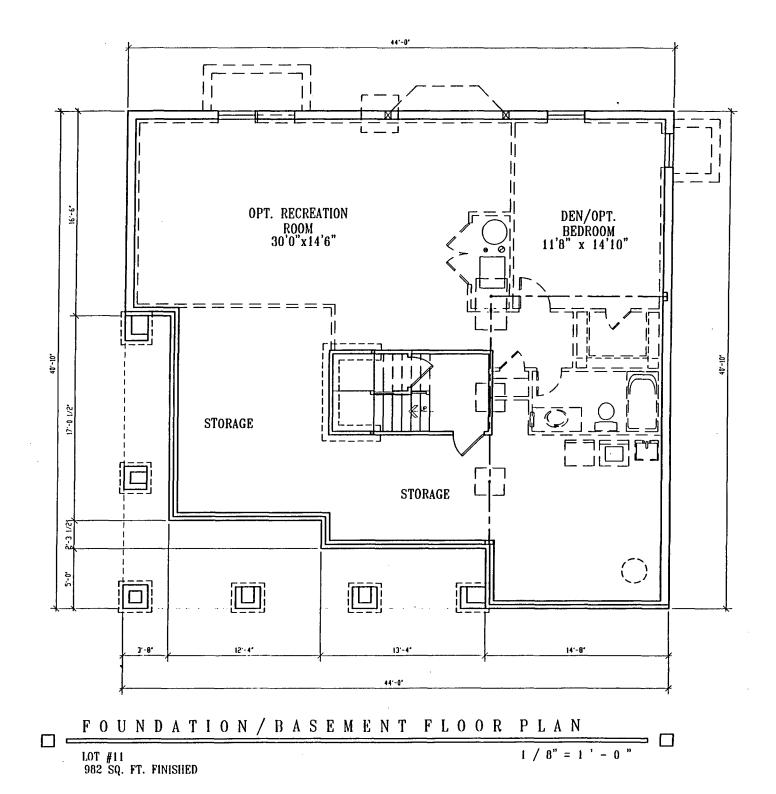
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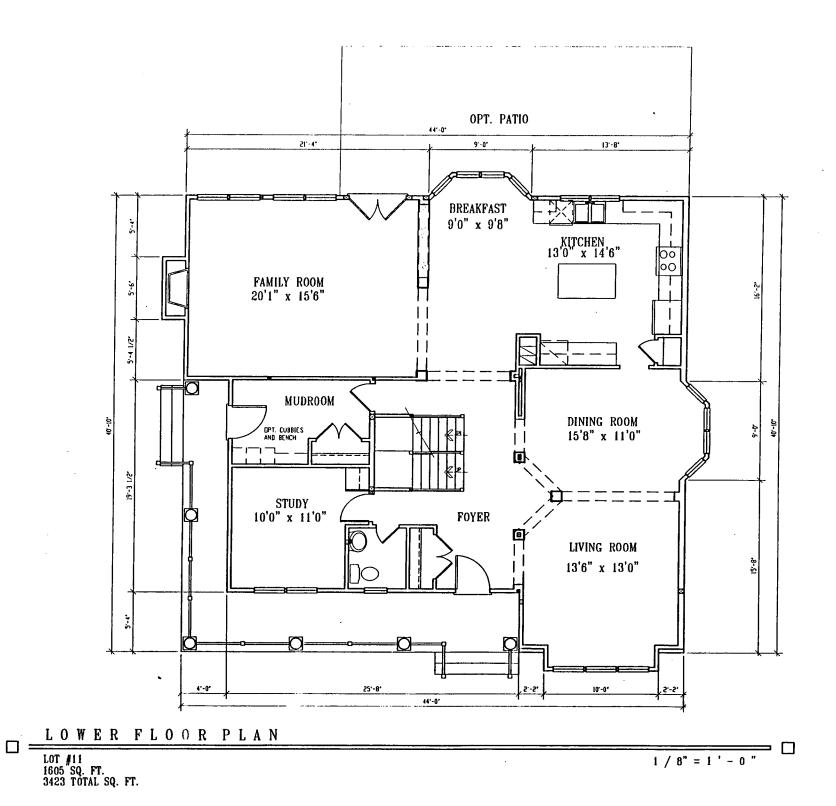


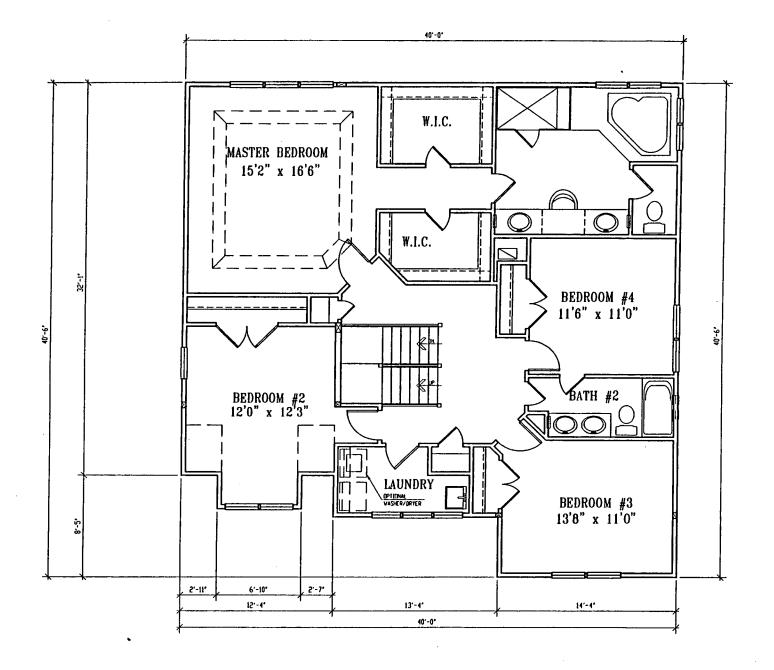


$$\Box \underbrace{LEFT SIDE ELEVATION}_{LOT \#11} \Box$$



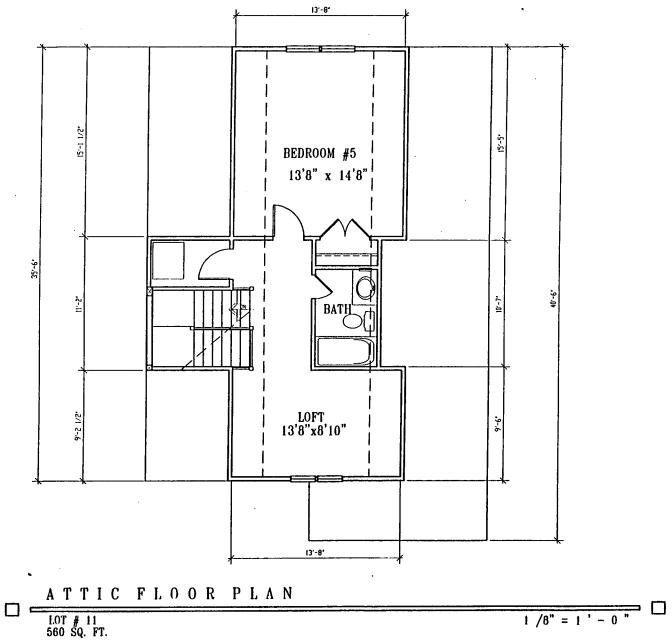


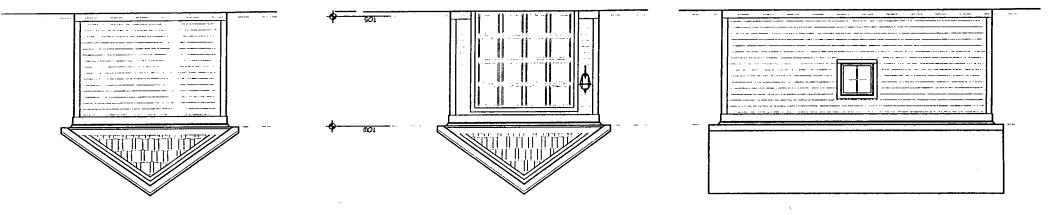




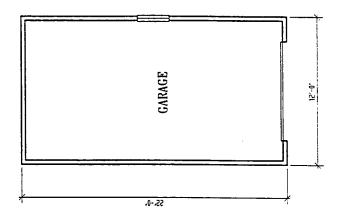
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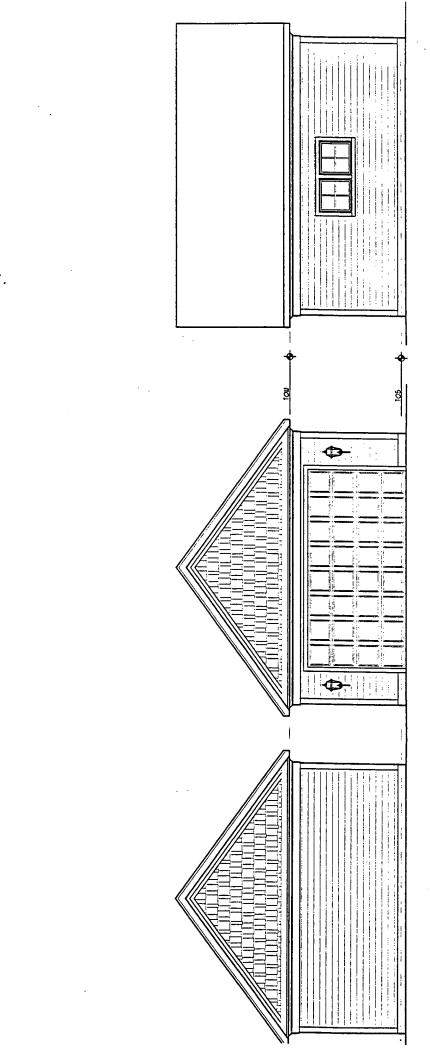
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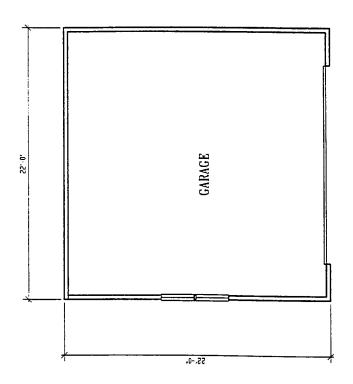




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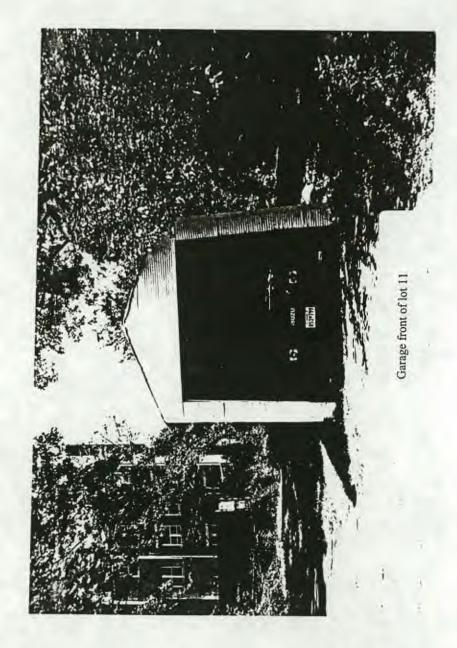
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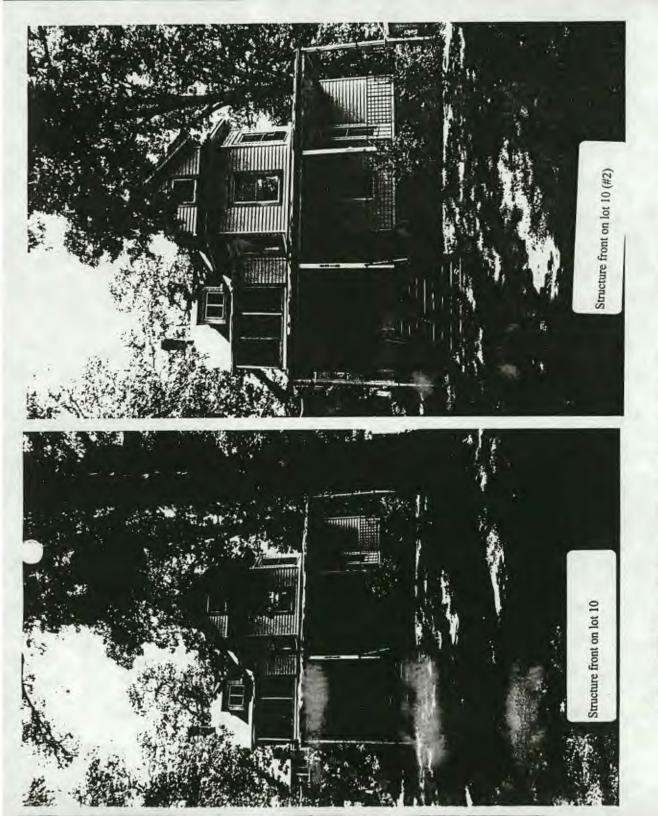
- Front Porch Façades Per Plans
- Brick Per Plans
- Vinyl or Cement Siding Per Plans
- Cedar Siding Shingles Per Plans
- Painted Wood Trim Per Plans
- Decorative Columns and Rails on Porch per Plans
- 20 Year Three Tab Shingles
- White 5" "K" Aluminum Gutter with 2" x 3" Downspouts
- Operable Wood Shutters with "S" Shutter dogs and Strap Hinges
- Tilt Out Double Hung, Fixed, Casement or Awning Insulated Wood Windows with Grills between the Glass
- 5/4" Pressure Treated Wood Decking on Porch and Stairs Per Plans
- Builders Professional Landscaping Package
- Electrical Outlets (Front and Rear)
- Hose Bibs (Front and Rear)
- Asphalt Driveway



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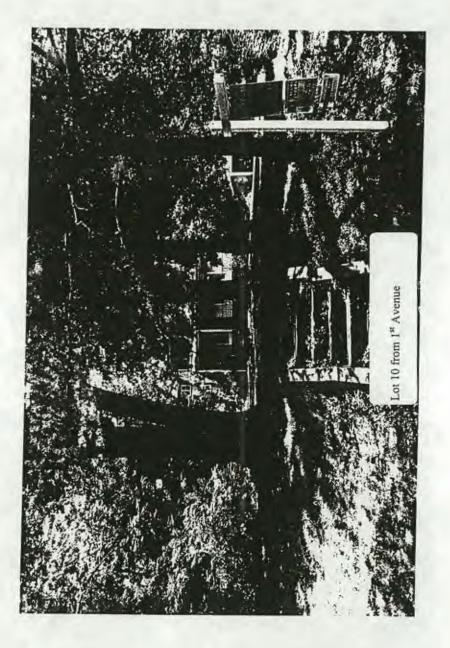










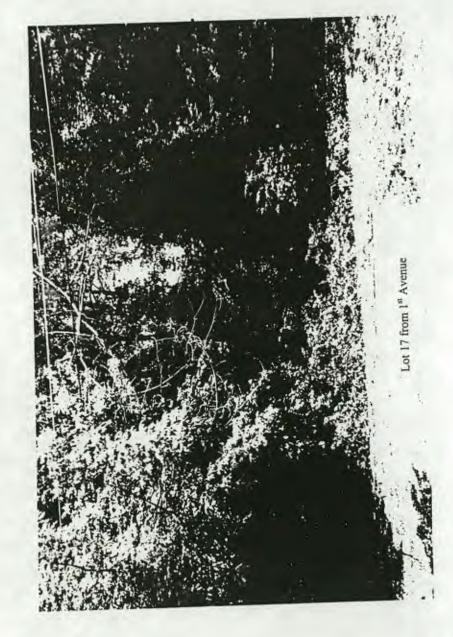


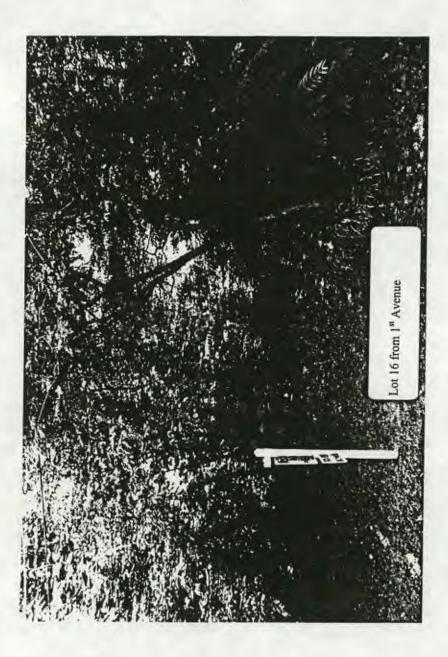


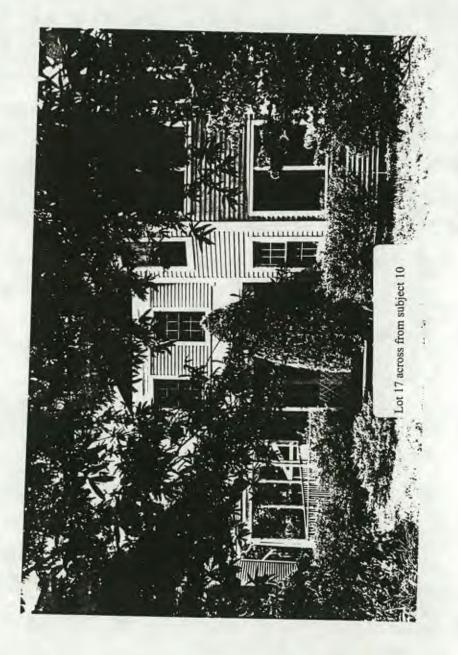


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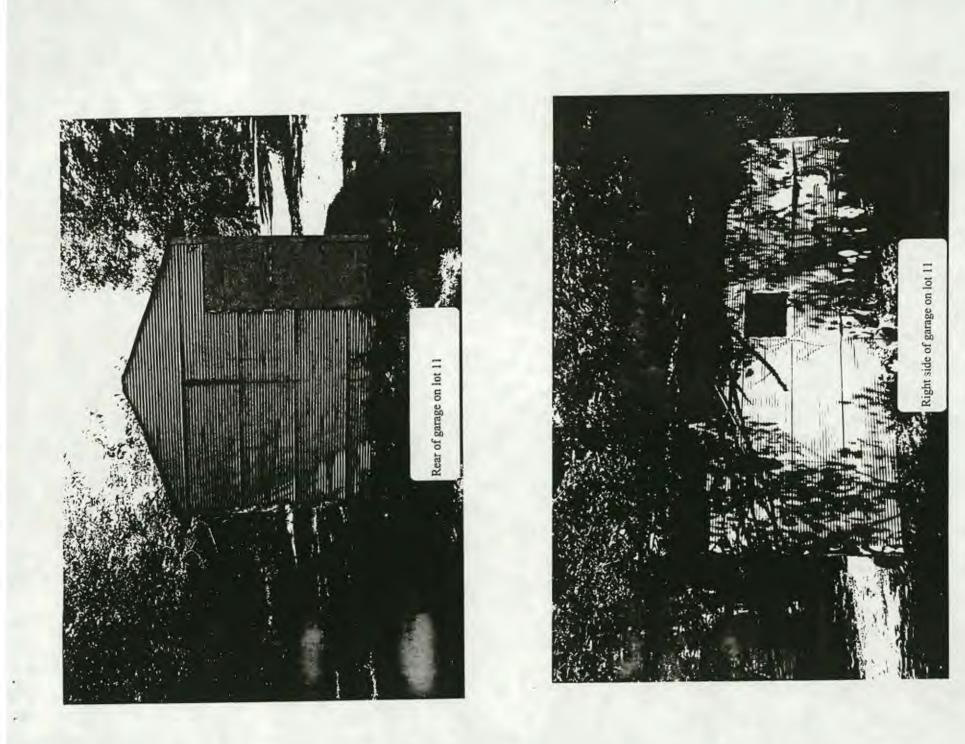


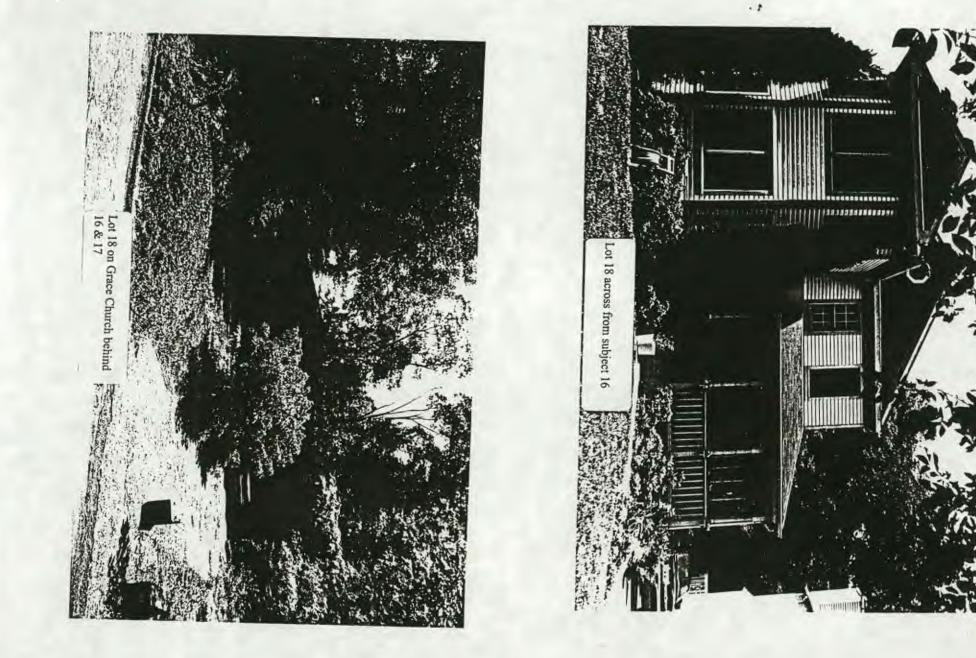


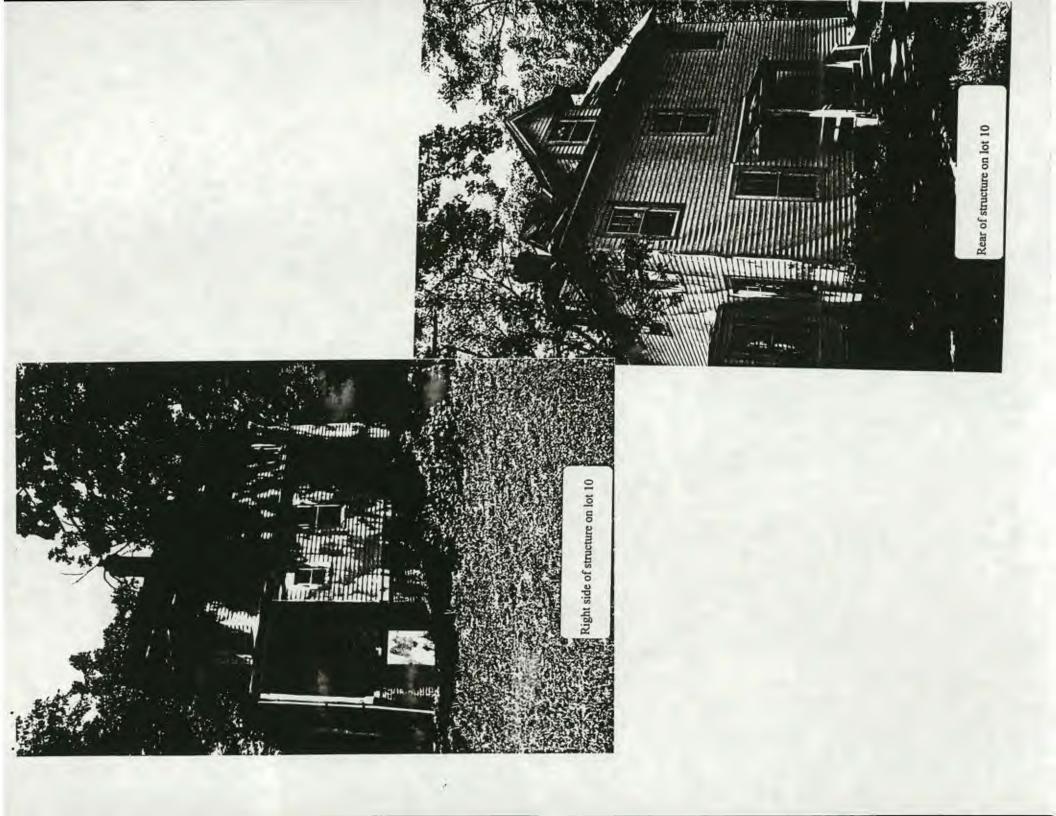
















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October 28, 2002

Mr. Jonathan Lerner Meridian Homes, Inc. 5110 Ridgefield Road, Suite 413 Bethesda, MD 20816

301.652.4440 301.652.9224

TREE PRESERVATION REPORT: WOODSIDE

LOCATION: 1st Avenue @ Grace Church Road, Silver Spring, MD 20910

DATE OF INVESTIGATION: 10/24/02 & 10/25/02

ARBORIST: Timothy D. Zastrow, ISA Cert. #MA-0043

FINDINGS & RECOMMENDATIONS:

TREE REMOVAL

Twenty-six (26) trees are listed in the Tree Action Key to be taken down. These trees are marked on the Plan with an X. Five (5) present a high risk of structural failure; seven (7) are dead or dying; the remaining fourteen (14) conflict with the proposed construction.

LIMIT OF DISTURBANCE & SEDIMENT CONTROL

The limit of disturbance (LOD) is marked on the attached Tree Preservation Plan. LOD should be marked on site by Arborist and this marking is to govern placement of tree protection fence along the limit of disturbance. Tree protection fence must be installed before any excavation or other construction is begun, but after the performance of root pruning. Sediment control may be installed on the tree preservation fence. If done separately, sediment control fence must be placed on the construction side of the tree preservation fence.

Local Office: 8045 Hunterbrooke Lane, Post Office Box 532, Fulton, Maryland 20759-0532 MD/DC: 301-598-8100, Balt.: 410-792-7300, Annap.: 410-741-5900, Fax: 301-598-6700 • www.treemasters.com • healthytrees@treemasters.com

SPECIFIC RECOMMENDATIONS

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ROOT PRUNING (215 LF)- Nineteen (19) trees, listed in Tree Action Key, located along the perimeter of the construction zone will experience significant root loss due to excavation or grade changes. It is best to pre-cut these roots to avoid more serious damage caused by excavation equipment.

Prune roots with a Vermeer Root Saw to a depth of 15" as per plan. Roots, which cannot be cut by machine, are to be carefully excavated and cut by hand using a clean sharp saw.

TREE PRESERVATION FENCE – Installed along LOD. The tree preservation fence is not to be crossed or damaged. If damage to the fence occurs it must be repaired immediately. No activity or storage of equipment and supplies will be allowed in the preservation areas.

Install tree protection fence as per plan. Fence to be 14 1/2 gauge 2"x4" 4' wide wire mesh supported by 6' long tee-posts at 10' o.c. maximum spacing is the most durable. Top of fence to be marked with bright flagging, placed 3' o.c.

MYCORRHIZAE AND FERTILIZATION (MyF) – Seventeen (17) trees, listed in the Tree Action Key and marked with blue tags, which will lose roots from excavation, compaction and/or grade changes will need help to recover from the loss. Treat these trees as follows:

Prior to start of construction – Mycorrhizae & Fertilizer.

Autumn '03 – Mycorrhizae & Fertilizer.

Treat all designated trees with Roots Mycorrhizae @ four (4) ounces per 100 gallons water. Fertilizer to be Bartlett Boost 30-9-7 mixed at 20 pounds per 100 gallons water. Application rate to be 40-50 gallons per 1,000 square feet of treatment area. Post construction treatment area to extend from the trunk to radius of 20' in all directions or the furthest extent of branch spread which ever is greater.

Treatments to be applied by liquid soil injection at 250 psi, three (3) feet on center, four (4) - twelve (12) inches deep over the entire treatment area.

- WOOD CHIP MULCH To be applied over the primary root zone for three (3) trees listed in the Tree Action Key. Mulching will conserve water, maintain lower soil temperatures, and encourage growth of non-woody roots essential for continued tree vigor.
 - Wood chips may be either composted or fresh. Apply two (2) four (4) inches deep from the trunk to a distance of twenty (20) feet from the trunk, or to the tree protection fence, which ever is less. After spreading chips, broadcast two (2) pounds of prilled urea (46-0-0) or three (3) pounds of urea-form 38-0-0 over every one thousand (1,000) square feet of spread chips.

ADDITIONAL CONSIDERATIONS

MONITORING -

Ι.

Owner should arrange to have an Arborist check site conditions periodically during construction to make sure; tree preservation is being carried out, damage to trees has not occurred and soil moisture levels are adequate. Follow-up with twice annual inspections by Arborist for three years after construction is complete, once each year thereafter.

LONG TERM SURVIVAL AND SAFETY -

The full implementation of these specifications will give your trees the best possible chance of survival. However, these treatments will not guaranty that the trees will not die, fall over or split during a storm. Recommendations are based upon readily observable conditions and the construction plans made available to us. The practical technology does not exist to provide a comprehensive analysis of root, trunk and limb conditions. Even the strongest trees when exposed to great forces or slow decay will fail.

The trees that have been selected for preservation are those that, in BARTLETT'S experience, have the best chance of continuing healthy growth after construction is completed. All trees present a certain amount of risk. We seek to minimize risk by removing those trees that have obvious defects and targets, but every tree has the potential of causing personal injury and/or property damage. It is up to the property owner to decide how much risk tolerance they have.

TREE	TREE	DBH	CONDITION	RECOMMENDATIONS FOR	
#,	SPECIES	DBII	CONDITION	PRESERVATION	
1	Black Gum	14.0	Fair	Cut vines	
2	Pin Oak	12.0	Good		
3	Red Mulberry	26.0	Fair	Cut vines & root prune	
4	Hickory	12.9	Good	Root prune & fertilize	
5	Red Mulberry	12.9	Fair	Root prune & fertilize	
6	Red Mulberry	12.1			
7			Poor	Take down prior to construction	
	White Oak	25.0	Good	Cut vines, root prune, & fertilize	
8	Post Oak	34.0	Good	Root prune, mulch, fertilize	
9	White Oak	47.0	Good	Root prune & fertilize	
10	Hickory	21.2	Good	Root prune & fertilize	
11	Am. Holly	9.3	Good	Root prune & fertilize	
12	Am. Elm	15.0	Good		
13	Va. Scrub Pine	10.6	Good		
14	Hickory	14.0	Good		
15	Red Oak	46.8	Poor	Take down, in decline with trunk decay	
16	Va. Scrub Pine	12.9	Good		
17	Black Cherry	7.5	Fair		
18	Black Locust	15.0	Fair		
19	Black Cherry	12.4	Good		
20	White Oak	33.7	Good		
21	Nor. Spruce	5.8	Dying	Take down	
22	Flw Dogwood	5.2	Good		
23	Ailanthus	10.7	Good		
24	Can. Hemlock	10.0	Fair		
25	Black Locust	10.5	Poor	Take down, advanced trunk decay	
26	American Elm	8.0	Good	Root prune & fertilize	
27	Black Locust	10.1	Fair	Take down, too close to construction.	
28	Can. Hemlock	6.8	Dying	Take down	
29	Can. Hemlock	6.2	Dead	Take down	
30	Hickory	14.0	Fair	Root prune, mulch, fertilize, cable	
31	Hickory	16.2	Good	Root prune, mulch, fertilize	
32	Black Cherry	15.6	Good	Take down, too close to construction	
33	Black Cherry	13.0	Good	Take down, too close to construction	
34	Pin Cherry	10.5	Good	Take down too close to construction	
35	Tulip Poplar	29.4	Fair	Root prune, mulch, fertilize	
36	White Oak	24.3	Dead	Take down	
37	Nor. Maple	15.8	Good		

TREE ACTION KEY FOR WOODSIDE @ 1ST AVENUE @ GRACE CHURCH ROAD, SILVER SPRING, MD

38	Red Oak	50.8	Hazardous	Take down, advanced root and trunk decay	
39	Black Locust	6.3	Fair	,, ,	
40	Pin Cherry	13.3	Dying	Take down	
41	Black Locust	12.2	Good	Take down, too close to construction	
42	Black Locust	7.8	Fair	Take down, too close to construction	
43	Black Locust	11.2	Fair	Root prune	
44	Can. Hemlock	14.8	Good	Take down, too close to construction	
45	Pin Cherry	12.8	Fair	Take down, too close to construction	
46	Persimmon	27.0	Fair	Take down, too close to construction	
47	Hickory	13.2	Poor	Take down, too close to construction	
48	Hickory	36.0	Hazardous	Take down, decay in trunk	
49	Hickory	26.3	Poor	Take down, too close to construction	
50	Black Locust	6.6	Fair		
51	Black Locust	6.5	Fair		
52	Red Mulberry	8.0	Good	Cut vines	
53	Red Mulberry	14.0	Good	Cut vines	
54	White Pine	8.0	Poor	Cut vines	
55	White Pine	9.5	Poor	Cut vines	
56	Black Locust	6.1	Fair		
57	Red Mulberry	9.0	Fair	Cut vines	
58	Black Cherry	6.0	Poor		
59	Box Elder	19.6	Dying	Take down	
60	Red Oak	8.0	Fair	Cut vines	
61	Box Elder	8.7	Good		
62	Red Mulberry	8.0	Good		
63	Hickory	11.5	Good		
64	Pin Cherry	8.5	Good		
65	Black Cherry	16.0	Good		
66	Nor. Maple	6.0	Good		
67	Can. Hemlock	12.0	Fair		
68	Red Mulberry	10.5	Fair		
69	Black Walnut	9.2	Good		
70	Can. Hemlock	12.0	Good		
71	Hickory	7.0	Good		
72	Tulip Poplar	28.0	Good	Root prune & fertilize	
73	Black Walnut	12.0	Good	Root prune & fertilize	
74	Black Gum	15.5	Good	Root prune & fertilize	
75	Black Gum	28.0	Good	Root prune & fertilize	
76	Can. Hemlock	10.0	Good	Root prune & fertilize	
77	Black Walnut	9.0	Fair	Root prune & fertilize	
78	Red Mulberry	10.0	Good	Root prune & fertilize	
79	Can. Hemlock	18.0	Fair	Take down, too close to construction	

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80	Red Mulberry	15.5	Poor	Take down, too close to construction
81	Black Cherry	12.5	Fair	Take down, too close to construction
82	Can. Hemlock	11.0	Poor	Take down, too close to construction

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Thomas E. Owens

9016 1st Avenue

Owner's Agent's mailing address

5110	Ridgefield	Road	₩413
Bett	resda, MD	> 3 08	316

Silver Spring, MD 20910

Adjacent and confronting Property Owners mailing addresses Richard R. Goodden 9014 1st Avenue Silver Spring, MD 20910

Norman Brissett 9010 1st Avenue Silver Spring, MD 20910
(

Victoria Firmea Peter Remsen 9007 1St Avenue 3938 West Shore Drive Silver Spring, MD 20910 Edgewater MD 21037

Jean Doing Jevita Kilpatrick 1708 Grace Church Road 10 Grace Church Court Silver Spring, MD 20910 Silver Spring, MD 20910

g addresses: noticing table

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			
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Adjacent and confronting Pro	operty Owners mailing addresses			
Franklin Jenkins, Jr.	Adrienne Grant			
8 Grace Church Qurt	lo Grace Church Court			
Silver Spring, MD 20910	Silver spring, MD 20910			
Martin Baltrotsky				
1801 Arcola Avenue				
Silver Spring, MD 20902				
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