

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

April 6, 2009

**CALL TO PODIUM:**

**Eliza Voigt, Planner**

**RESPONSIBLE STAFF:**

**Eliza Voigt, Planner**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
<b>x</b>	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
<b>x</b>	Other: Certificate of Approval

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

<b>TITLE:</b>
<b>Historic District Commission Certificate of Approval HAWP-102A Request to pave two additional parking spaces Applicant: Dr. Rashid Levi 20 South Summit Avenue</b>

<b>SUPPORTING BACKGROUND:</b>
<p>20 South Summit Avenue, also known as the Fulks-Harding House, is a locally designated property. It was designated in July 2001 as HD-28. The applicant plans to remove a portion of the grass area and pave approximately 200 square feet to provide two additional parking spaces. The location of the parking spaces is contiguous with the existing parking and is to the side and rear of the historic property. There will be limited disruption to the site; a six inch caliper dogwood tree will be affected. The applicant plans to relocate or replace the tree to another location on the site.</p> <p>At their meeting of March 5, 2009, the HPAC held a public hearing on the application. The HPAC unanimously recommended approval of HAWP 102A finding the proposed changes in compliance with the Secretary of the Interior's Standard One, which states: "A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment" and Standard Ten which states: "New additions and adjacent or related new construction shall be undertaken in such as manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The additional paving is a minimal change and if removed the historic property and its environment would be unaltered.</p> <p>Staff and the HPAC recommend the HDC make the following motion: <b>Grant approval of HAWP 102A and issue the Certificate of Approval finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets the Secretary of Interior's Standard One and Ten.</b></p>

<b>DESIRED OUTCOME:</b>
<b>Vote to approve or deny the issuance of the Certificate of Approval.</b>

HPAC Public Hearing, 3-5-09  
HDC Review, 4-6-09

**INDEX OF MEMORANDA  
HAWP-102A**

**Applicant: Dr. Rashid Levi  
20 South Summit Avenue  
Paving of Two Additional Parking Spaces**

<b>Number</b>	<b>Exhibit</b>
1.	Application
2.	Site location map
3.	Site Plan
4.	Photos of site
5.	Notice to include legal ad for public hearing in the February 25, 2009, issue of the <i>Gaithersburg Gazette</i>
6.	Public hearing notice, sent out February 23, 2009, to the required parties
7.	Mailing Labels
8.	By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
9.	By Reference: Secretary of Interior Standards for Rehabilitation
10.	By Reference: HD-28 Designation Documents
11.	By Reference: Qualifications of HPAC, HDC, and staff
12.	By Reference: Historic Preservation Ordinance

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**STAFF COMMENTS FOR HISTORIC PRESERVATION ADVISORY COMMITTEE**

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**Meeting Date:** March 5, 2009

**Title:** HAWP 102A

**Request:** Paving Two Additional Parking Spaces

**Address:** 20 South Summit Avenue

**Applicant:** Dr. Rashid Levi

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**Background:**

20 South Summit Avenue, also known as the Fulks-Harding House, is a locally designated property.

**Discussion of the proposed project:**

The applicant plans to remove a portion of the grass area and pave approximately 200 square feet to provide 2 additional parking spaces. There will be limited disruption to the site; a small dogwood tree and some bushes will be affected.

**Compliance with Guidelines:**

As this a locally designated property, modifying the site requires a HAWP.

# HISTORIC AREA WORK PERMIT APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number	102A
Date Filed	2-20-09
Application Completed	2-20-09
HPAC Hearing/Review	3/5/09
HDC Hearing/Review	4/6/09
Decision	
Date of Decision	

1. SUBJECT PROPERTY

Address 20 SOUTH SUMMIT AVE  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Account Number \_\_\_\_\_

2. APPLICANT/OWNER/AUTHORIZED AGENT

Name Ralph Hurst - Architect Telephone (240) 912-9494  
Address P.O. Box 336 Washington Grove, MD 20880

3. OWNER OF RECORD (IF NOT APPLICANT)

Name DR. RASHID LEVI Telephone (301) 445-2200  
Address 7676 New Hampshire Ave. # 215 Tacoma Park, MD 20912

2. TYPE OF WORK (CHECK APPROPRIATE)

- Visible from public way
- Not visible from public way
- Fence
- Signage
- Parking
- Landscape
- Windows
- Siding
- Roofing
- Accessory Building
- Additions
- Relocation
- Restoration
- Demolition
- New Construction
- In-kind Replacement
- Utilities (meters, cables, etc.)
- Miscellaneous

4. DESCRIPTION OF PROPOSED WORK

Remove portion of grass & pave area (200 SQ. FT.) to provide 2 additional parking spaces; re-stripe spaces adjacent to garage as shown on PROPOSED PLAN

5. HISTORIC AREA WORK PERMIT PROCESS AND APPLICATION SUBMISSION REQUIREMENTS (SEE PAGES 2-7)

I have read and understand the attached information regarding process and requirements in obtaining a Historic Area Work Permit.

Signature

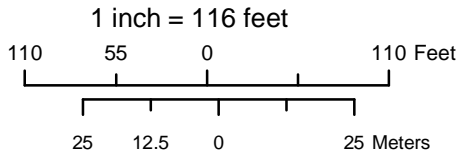
Rashid Levi

Date

2-20-09

# HAWP 102A

20 S. Summit Ave



  
M State Plane  
HPGN NAD 83/91

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www.istar.com Property boundaries and planimetric basemap ©2008 M-NCPPC and  
City of Gaithersburg. All rights reserved. Aerial photo acquired April 2006.

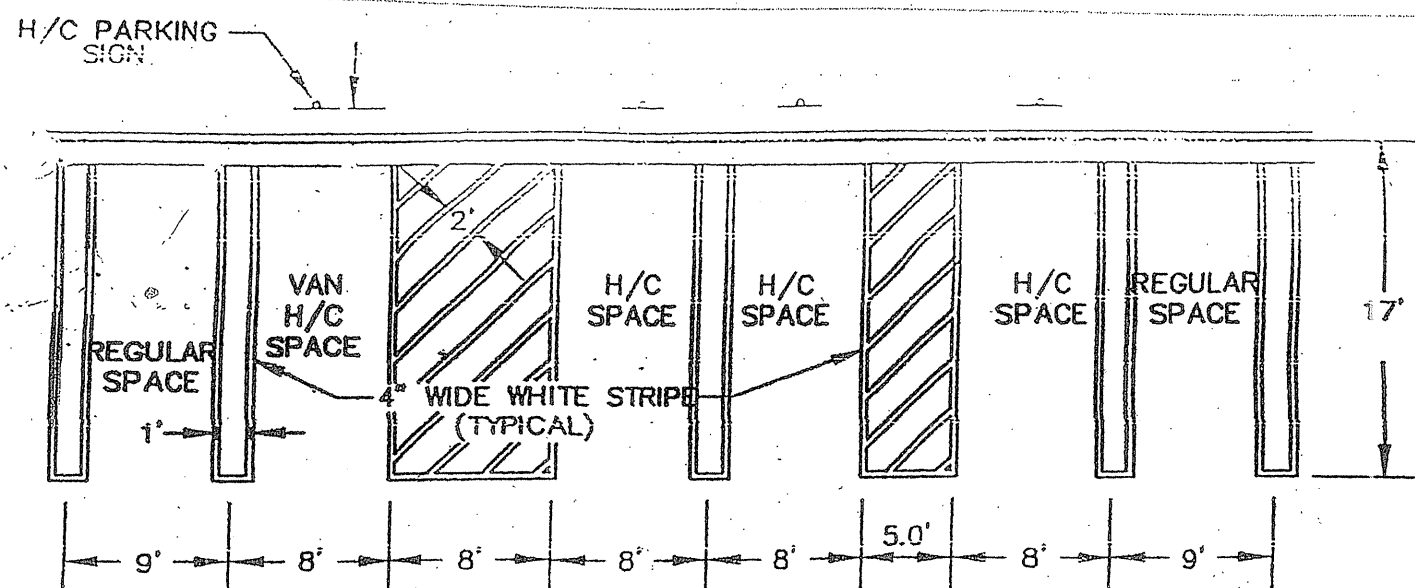
The City of Gaithersburg makes no warranty, express or implied, for the completeness and  
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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

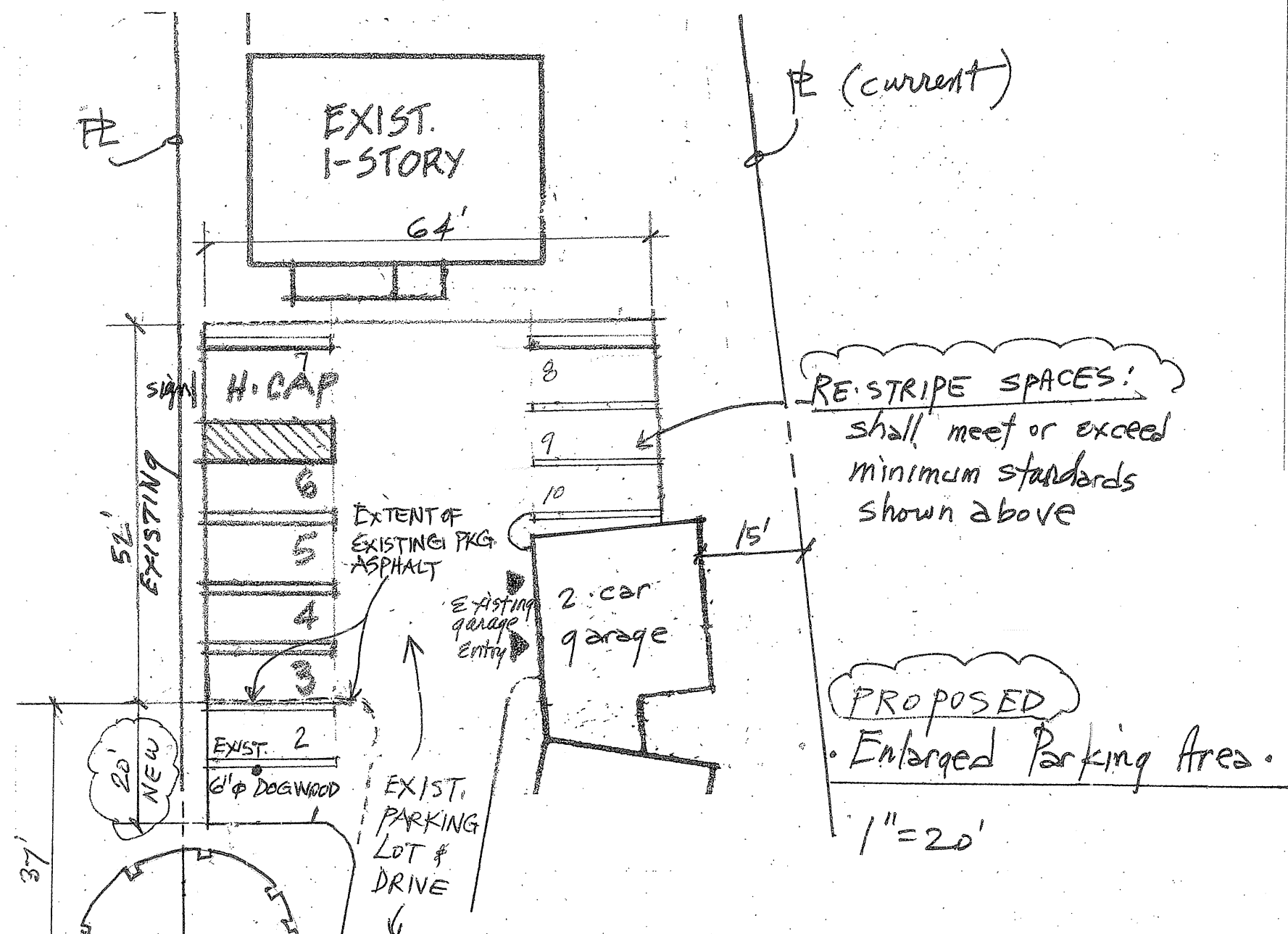


Historic District Committee  
HAWP 102A  
2



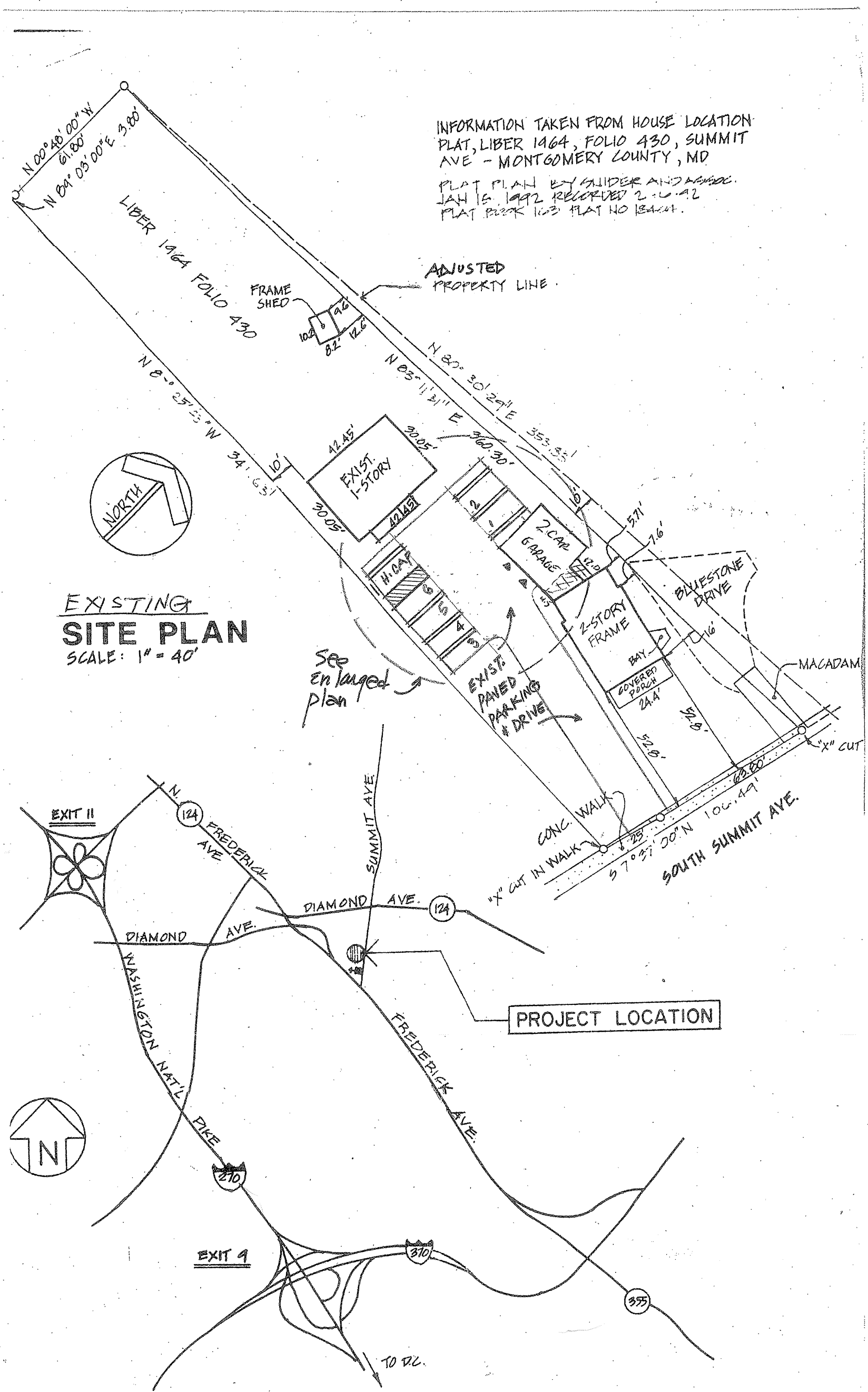
PARKING SPACE STRIPING DETAIL

(TYPICAL)



PROPERTY OWNER: DR. RASHID LEVI  
20 South Summit Avenue  
Gaithersburg, Maryland

ZONING	RB
USE	B MEDICAL BUSINESS OFFICE
AREAS	EXISTING RESIDENCE + GARAGE 1780 SF EXISTING BUSINESS STRUCTURE 1275 SF TOTAL PAVED AREA (existing) 5525 SF <i>Proposed: 5725 SF</i>
TOTAL LOT	18,070 SF
LOT COVERAGE	17%
GREEN SPACE (existing)	48% (47%)
PARKING	REQUIRED: 4 SPACES PER PRACTICIANER + 1 PER 2 EMPLOYEES, ... 5 REQUIRED PROPOSED: 10 (INCLUDING HANDICAPPED); 10 (+ 2 for residence garage)



CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PARK MAINTENANCE, AND ENGINEERING

**FINAL APPROVAL**

DATE \_\_\_\_\_  
BY \_\_\_\_\_

\* HISTORICALLY DESIGNATED  
SITE HD-28, designated  
ON 7-16-2001

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON \_\_\_\_\_  
APPLICATION NO. SP-\_\_\_\_\_ WAS GRANTED  
FINAL SITE PLAN APPROVAL

WITH \_\_\_\_\_  
DATE \_\_\_\_\_

**NOTE:** AN RE \_\_\_\_\_

**Historic District Committee  
HAWP 102A  
3**

revised 2-26-09  
submittal: 2-20-09

**ARCHITECT**  
License #5042

Ralph E. Hurst  
STATE OF MARYLAND

**RALPH HURST**  
architect

PO BOX 336  
WASHINGTON GROVE, MD  
20880  
(301) 948-4210



Historic District Committee  
HAWP 102A  
4



Historic District Committee  
HAWP 102A  
4



February 20, 2009

Bonnie Geiger  
The Gazette Newspaper, Law Section  
2-A North Market Street  
Frederick, Maryland 21701

Dear Ms. Geiger:

Please publish the following legal advertisement in the **February 25, 2009**, issue of the *Gaithersburg Gazette*.

Sincerely,

Eliza Voigt, Planner  
Planning and Code Administration

ASSIGN CODE: HAWP-102A

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### NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-102A, filed by Dr. Rashid Levi, on

**THURSDAY  
March 5, 2009  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for the paving of two additional parking spaces at 20 South Summit Avenue. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 3, Parcel N229 in the Maddox Addition to Gaithersburg, is a locally designated historic site.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Eliza Voigt, Planner  
Planning and Code Administration  
**Acct# 133649**

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City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-258-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaithersburgmd.gov

MAYOR  
Sidney A. Katz

CITY COUNCIL MEMBERS  
Jud Ashman  
Cathy C. Drzyzgula  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Angel L. Jones

Historic District Committee  
HAWP 102A  
5



*Gaithersburg*

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: 301-258-6330

**NOTICE OF PUBLIC HEARING**

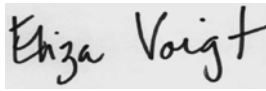
The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

*Meeting:* **Historic Preservation Advisory Committee**  
*Application Type:* **Historic Area Work Permit Request**  
*File Number:* **HAWP-102A**  
*Location:* **20 South Summit Avenue**  
*Applicant:* **Dr. Rashid Levi**  
*Day/ Date/Time:* **Thursday, March 5, 2009, 7:30 p.m.**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

**\*\*\*IMPORTANT \*\*\***

The application requests a certificate of approval from the City's Historic District Commission for the paving of two additional parking spaces at 20 South Summit Avenue. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property is a locally designated historic site. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: 

Eliza Voigt, Planner  
Planning and Code Administration

**SEE LOCATION MAP ON REVERSE SIDE**

**NOTICES SENT THIS 23rd DAY OF FEBRUARY 2009, TO:**

**APPLICANT AND INTERESTED PARTIES**

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

**HISTORIC PRESERVATION ADVISORY COMMITTEE**

**HISTORIC DISTRICT COMMISSION**

**CITY STAFF**

Angel L. Jones, City Manager  
Frederick J. Felton, Assistant City Manager  
Tony Tomasello, Assistant City Manager  
N. Lynn Board, City Attorney  
Britta Monaco, Public Information Director  
Doris Stokes, Administrative Assistant  
Jeff Baldwin, City Web Administrator (via email)

**LOCATION MAP**



OCCUPANT  
16 S SUMMIT AVE SUITE 300  
GAITHERSBURG MD 20877

OCCUPANT  
101 S FREDERICK AVE  
GAITHERSBURG MD 20877

OCCUPANT  
16 S SUMMIT AVE SUITE 250  
GAITHERSBURG MD 20877

OCCUPANT  
105 S SUMMIT AVE  
GAITHERSBURG MD 20877

OCCUPANT  
37 S SUMMIT AVE  
GAITHERSBURG MD 20877

OCCUPANT  
16 S SUMMIT AVE SUITE 2  
GAITHERSBURG MD 20877

OCCUPANT  
16 S SUMMIT AVE SUITE 100  
GAITHERSBURG MD 20877

OCCUPANT  
201 S FREDERICK AVE  
GAITHERSBURG MD 20877

OCCUPANT  
20 S SUMMIT AVE  
GAITHERSBURG MD 20877

OCCUPANT  
16 S SUMMIT AVE SUITE 110  
GAITHERSBURG MD 20877

OCCUPANT  
14 FULKS CORNER AVE  
GAITHERSBURG MD 20877

OCCUPANT  
35 S SUMMIT AVE  
GAITHERSBURG MD 20877

OCCUPANT  
29 S SUMMIT AVE  
GAITHERSBURG MD 20877

OCCUPANT  
27 S SUMMIT AVE  
GAITHERSBURG MD 20877

DR. RASHID LEVI  
7676 NEW HAMPSHIRE AVE  
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WASHINGTON GROVE MD 20880

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115 S FREDERICK AVE  
GAITHERSBURG MD 20877

POTOMAC ELECTRIC POWER CO  
C/O CORP TAX DEPT STE 5617  
701 9TH ST NW  
WASHINGTON DC 20068

PATRICK A OBOYLE  
C/O ST MARTINS CHURCH  
201 S FREDERICK AVE  
GAITHERSBURG MD 20877