
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 7, 2007

SITE PLAN: AFP-07-007

TITLE: Hunsinger Residence

REQUEST: AMENDMENT TO FINAL PLAN APPROVAL
Addition of screened porch and breakfast nook

ADDRESS: 415 Midsummer Drive

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Property Owner: Daniel & Katherine Hunsinger
Applicant: Katherine Glenn Harper

STAFF PERSON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Adjacent property owner's notifications

Exhibit 4: February 16, 2007 (addition of sunroom and screened porch on deck) approval letter from the Washingtonian Woods Homeowners Association, Inc.

Exhibit 5: House location plat

Exhibit 6: Aerial photo of neighborhood

Exhibit 7: Proposed rear, left, and right elevations

Exhibit 8: Proposed rear elevation

Exhibit 9: Proposed roof layout

Exhibit 10: Isometric view of addition

AFP-07-007

Hunsinger Residence

AFP-07-007(Hunsinger Residence).mxd • 7-Mar-2007 • AM



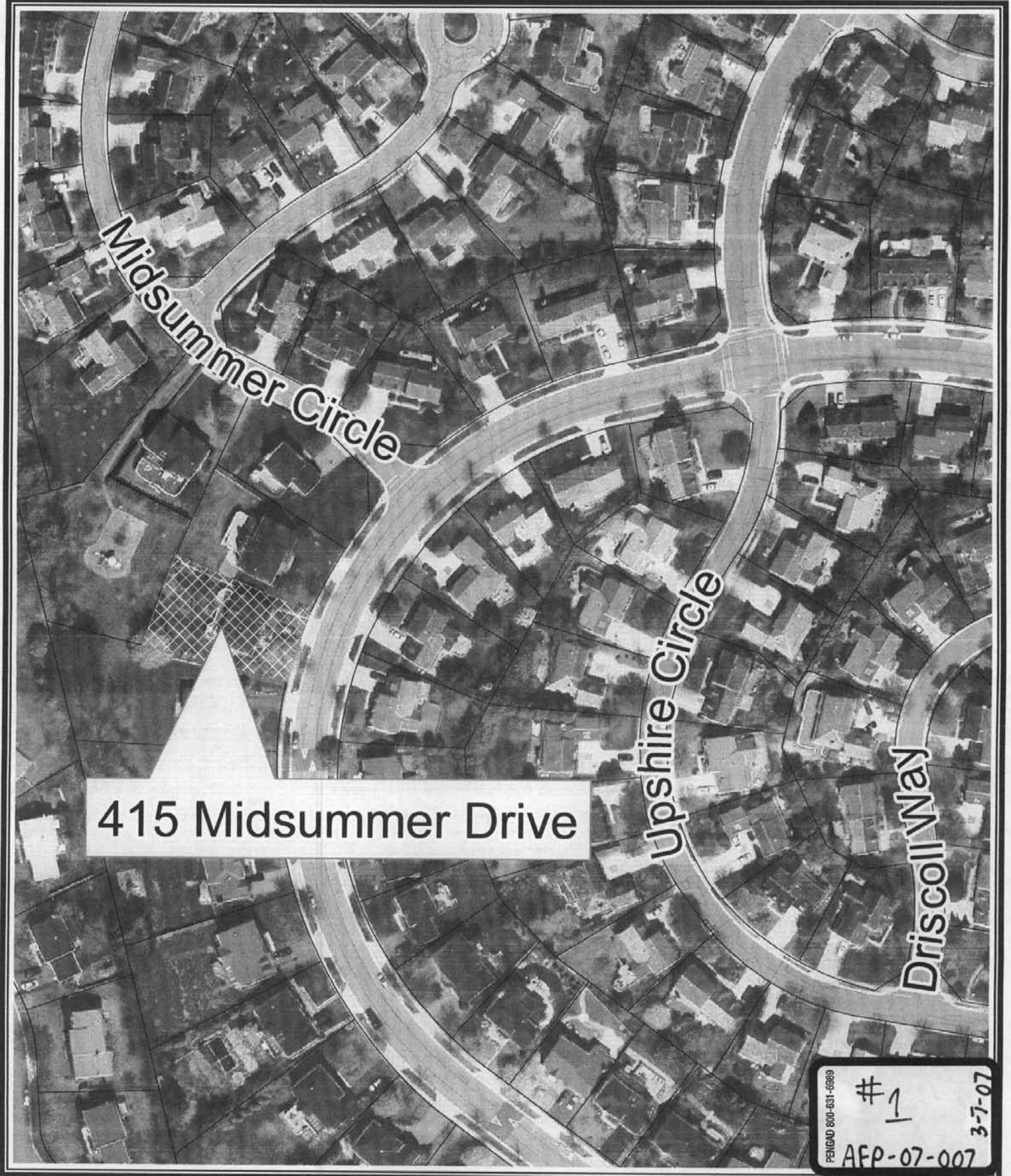
MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



415 Midsummer Drive

PENAD 800-631-6689

#1

3-7-07

AFP-07-007

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	APP. 07007
Date Filed	2-23-07
Total Fee	No Charge Consent Item

1. SUBJECT PROPERTY

Project Name Hunsinger HOME
 Street Address 415 Midsummer Dr
 Zone MXD Historic area designation Yes No
 Lot 30 Block J Subdivision Washingtonian Woods
 Tax Identification Number (MUST BE FILLED IN) 09-02828121

2. APPLICANT

Name Archadeck / Katherine Glenn Harper
 Street Address 8302 Brink Rd Suite No. _____
 City Laytonsville State MD Zip Code 20882
 Daytime Telephone (301) 926-3001

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Archadeck
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Engineer's Name _____
 Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

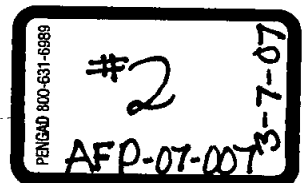
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Daniel & Katherine Hunsinger
 Street Address 415 Midsummer Drive Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

12'x10' Addition + 16'x19' Screened Porch

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) Katherine Glenn Harper

Applicant's Signature Katherine Glenn Harper Date 2/23/07

Daytime Telephone _____

P&CA

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaithersburgmd.gov • www.gaithersburgmd.gov



M/fo
H/O
1/16/07

MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 Midsummer DR
LOT 30 BLOCK 7 SUBDIVISION Washington Woods
CHANGES REQUESTED 12x10 Addition + 10' x 14' Screened Porch
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Archadeck [name of applicant/builder] to the City on 1/17/07 [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8AM to 5PM, Monday through Friday.

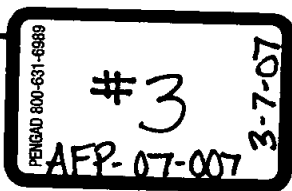
The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on _____ (date).

side Address: 413 Midsummer DR
facing Lot: 29 Block: 7 Subdivision: Washington Woods
use

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

continued on reverse side



MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 Midsummer DR
LOT 30 BLOCK 2 SUBDIVISION Washington Woods
CHANGES REQUESTED 12x10 Addition + 10' x 10' screened porch
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Archadeck [name of applicant/builder] to the City on 1/17/07 [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

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The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on _____ (date).

Across SA

Address: 420 Midsummer DR
Lot: 27 Block: 2 Subdivision: Washington Woods

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

continued on reverse side



MINOR AMENDMENT TO FINAL PLAN
FOR STAFF APPROVAL

ADJACENT PROPERTY OWNERS NOTIFICATION

In accordance with Chapter 24, Article V, Section 24-172 of the City Code

To be completed by applicant:

ADDRESS OF SUBJECT SITE 415 Midsummer DR
LOT 30 BLOCK 1 SUBDIVISION Washington Woods
CHANGES REQUESTED 12x10 Addition + 16'x19' Screened Porch
[see reverse side for appropriate references from Sec. 24-172(c) of the Zoning Ordinance]

To Whom It May Concern:

The City of Gaithersburg Planning and Code Administration has received a request for staff approval of a minor amendment to a site plan for the above property. This application was submitted by Archadeck [name of applicant/builder] to the City on 11/7/07 [date]. For your reference, a copy of the proposed site plan can be reviewed at City Hall, in the Planning and Code Administration, Monday through Friday, 8 a.m. to 5 p.m.

The Planning and Code Administration staff reviews these applications on a weekly basis. Any comments which you wish to make (oral or written) should be directed the Planning and Code Administration within 7 days of the date of this letter. Please note that those comments which object to the application but do not specifically reference the proposed modifications and any adopted architectural standards will not be considered by staff. Copies of adopted architectural standards are available from the Planning and Code Administration, from 8AM to 5PM, Monday through Friday.

The Planning and Code Administration staff will make every effort to allow input by either phone or mail prior to taking action. However, if a response is not received within 7 days, the application will be processed.

Given to owners of abutting and confronting properties (see Section 24-172(b) of the City Code) on _____ (date).

2 Side Address: 417 Midsummer DR
is facing lot: 31 Block: 1 Subdivision: Washington Woods
owne

NOTE: Any reproduction of this form must include the back side. Forms which are given to adjacent property owners but do not contain Sec. 24-172(c) of the Zoning Ordinance will not be accepted as proper notification.

continued on reverse side

Washintonian Woods Homeowners Association
C/o IKO Real Estate, Inc.
3403 Olandwood Court, Suite 101
Olney, MD 20832
(301) 924-4050

NOTICE OF APPROVAL

February 16, 2007

Daniel & Katherine Hunsinger
415 Midsummer Drive
Gaithersburg MD 20878

RE: 415 Midsummer Drive

Dear Owner:

Your Architectural Change Request has been *approved*. Specifically, you have approval to proceed with the following:

Jan 29, 2007- Tear down current deck leaving the footing and put up new deck with same specifications. Add sun room and screened porch on the deck. Vinyl trimmed rails (kingston evernew) white siding which will match current siding.

We reserve the right to make a final inspection of the change to make sure it matches the Request you submitted for Approval. Please follow the plan you submitted or submit an additional Request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

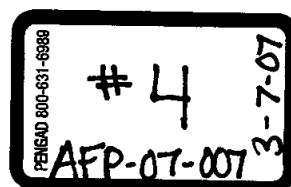
Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

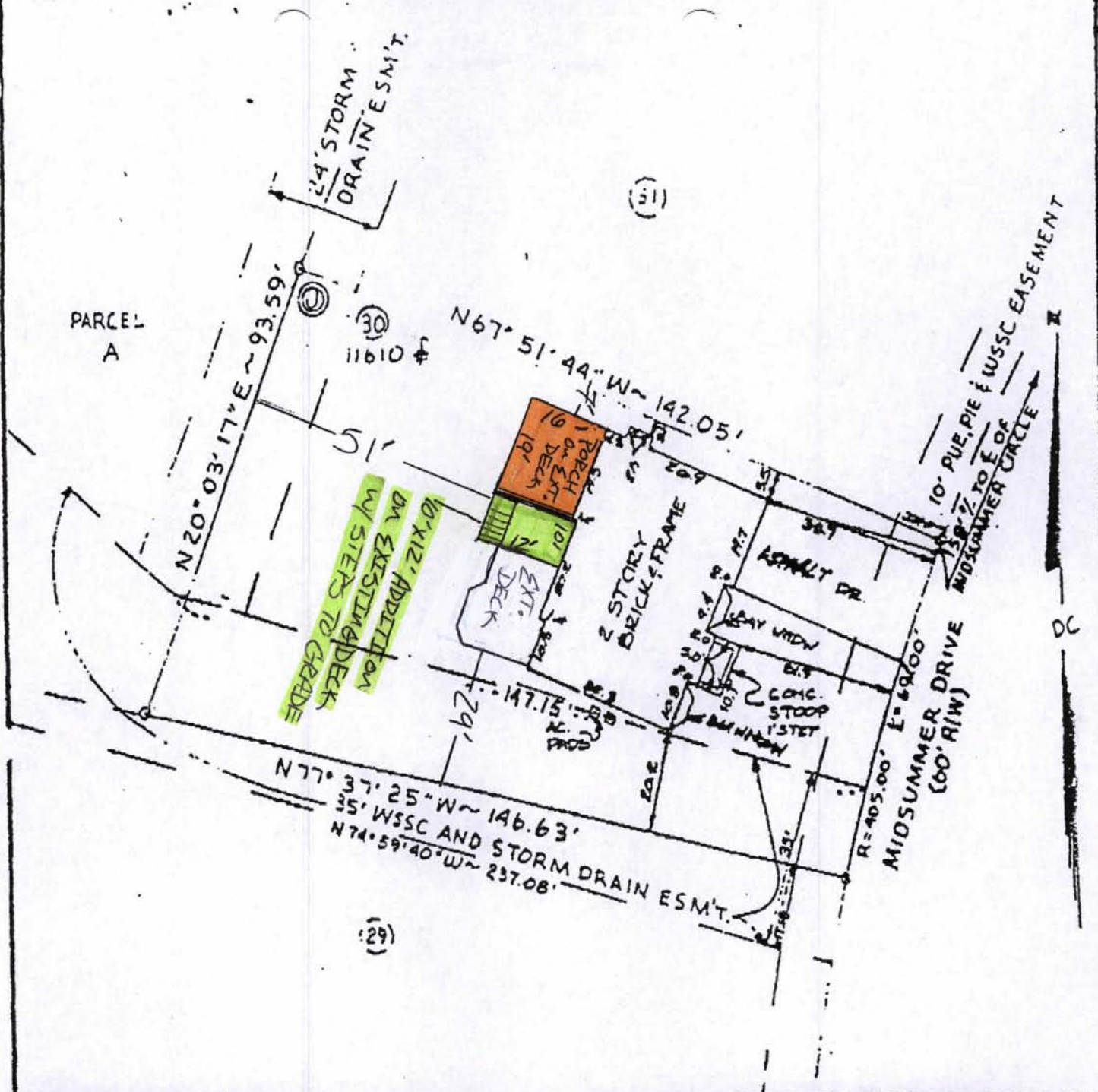
We appreciate your cooperation in submitting this Request for Approval. An attractive Community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Linda Wildman

Linda Wildman
Community Manager
IKO Real Estate, Inc.





HOUSE LOCATION SURVEY
 Lot 30 Block J PLAT 12
 WASHINGTONIAN WOODS
 Montgomery County, Maryland

House No. 415 MIDSUMMER DRIVE
 Bldg. Permit No. 0743
 Election District No. CITY OF GAITHERSBURG

I HEREBY CERTIFY THAT THE POSITION OF EACH CORNER AND POINT SHOWN ON THIS SURVEY WAS DETERMINED BY ME OR BY AN ASSISTANT OR BY A SURVEYOR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MEASUREMENTS WERE MADE BY ME OR BY AN ASSISTANT OR BY A SURVEYOR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE CALCULATIONS WERE MADE BY ME OR BY AN ASSISTANT OR BY A SURVEYOR UNDER MY CLOSE PERSONAL SUPERVISION.

Julien Kim Ripley 05.20.98

NOTE: THIS SURVEY IS FOR THE PURPOSE OF LOCATING THE HOUSE, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSES FOR WHICH THE SURVEY WAS MADE.



PROFESSIONAL

#5

AFP-07-007

3-7-07

PENGAD 800-631-6889



PENGAD 800-631-6989
AFP-07-007
#6
3-7-07

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations or site conditions.

Design by

archadeck[®]
Of

Montgomery County

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Job Name: Kitty & Dan Hunsinger

Address: 415 Midsummer Drive

Gaithersburg, MD 20878

Customer Signature: _____

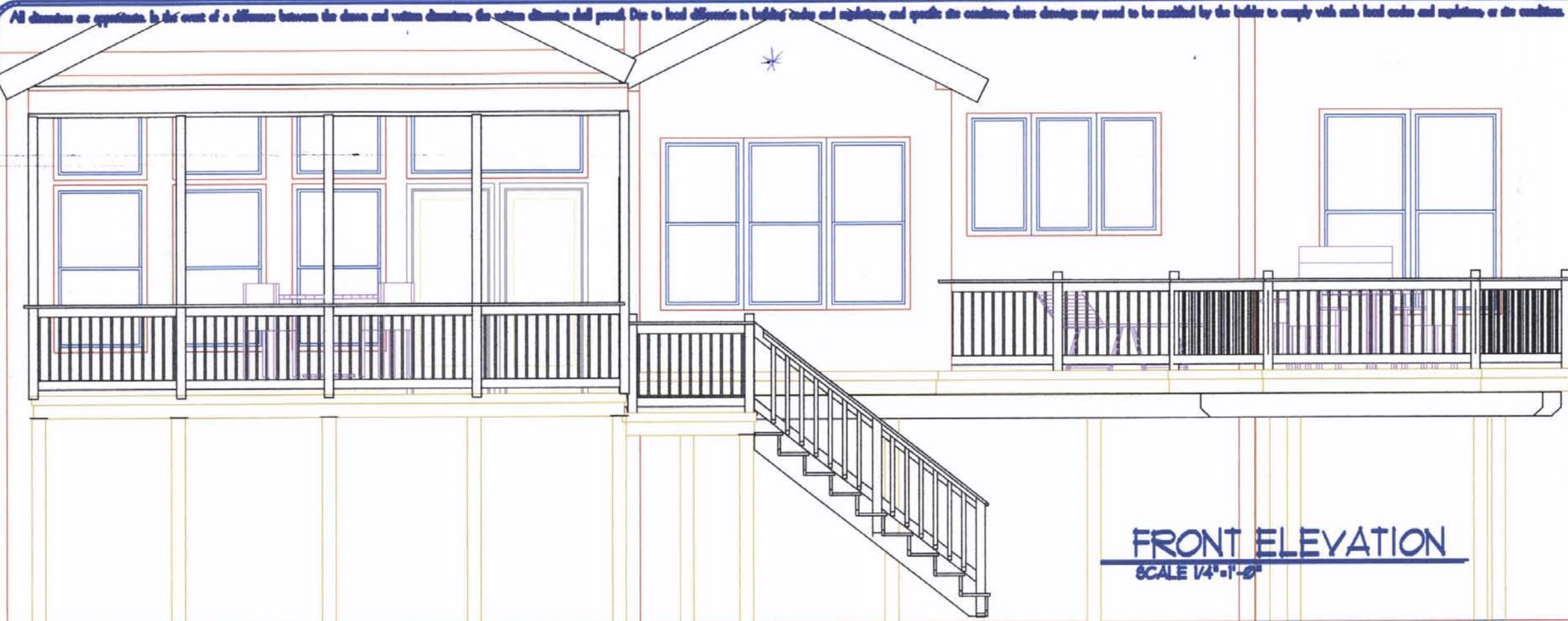
Sales Representative: John Barrett

Date: 10/17/06

Contract Number: 63-

Draftsman: xxx

GENERAL NOTES:



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

RIGHT ELEVATION
SCALE 1/4" = 1'-0"

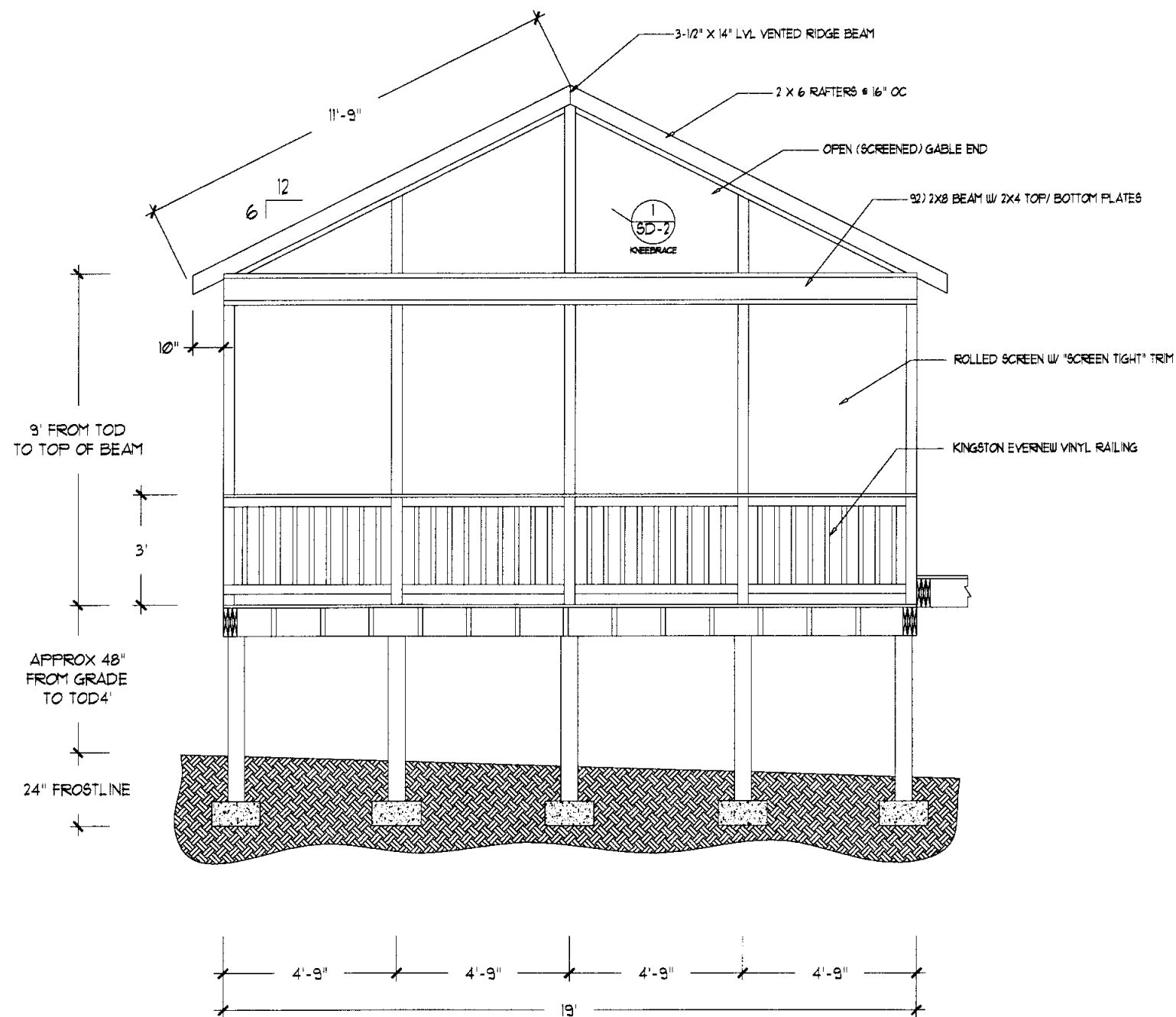
* Siding to match frame

FENIGAN 800-631-6960
#7
AFP-07-007

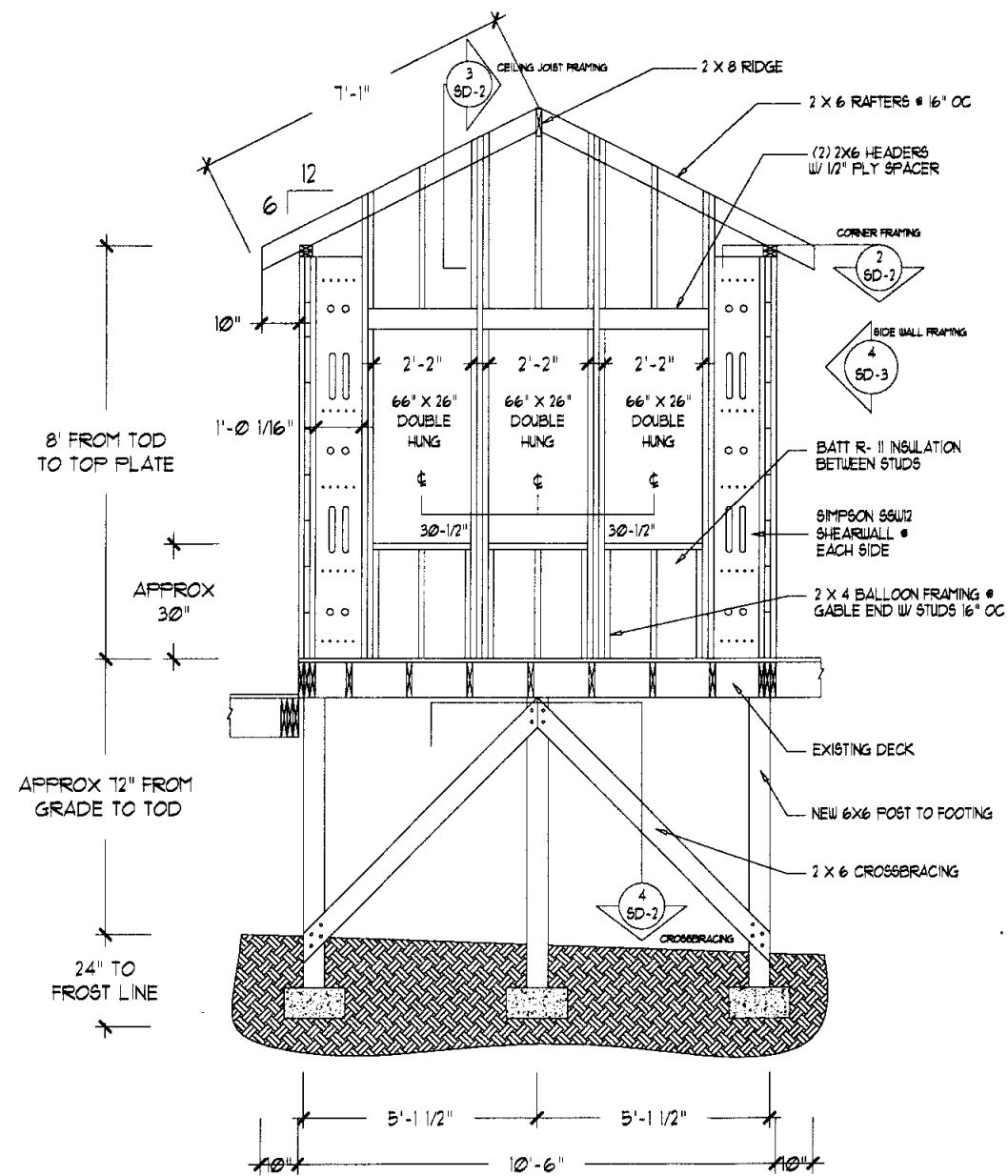
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SHEET

EV-1



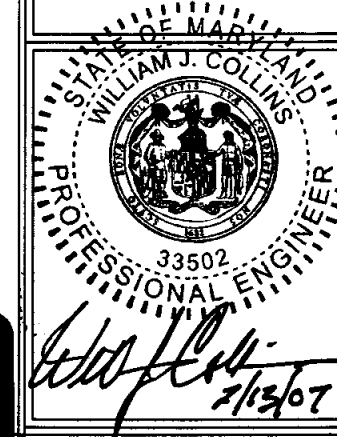
A ELEVATION-SCREEN PORCH
EV-1 SCALE 1/4" = 1'



B ELEVATION-KITCHEN NOOK
EV-1 SCALE 1/4" = 1'

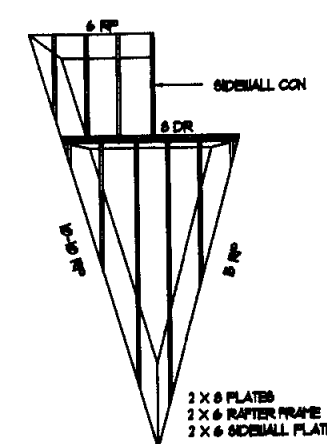
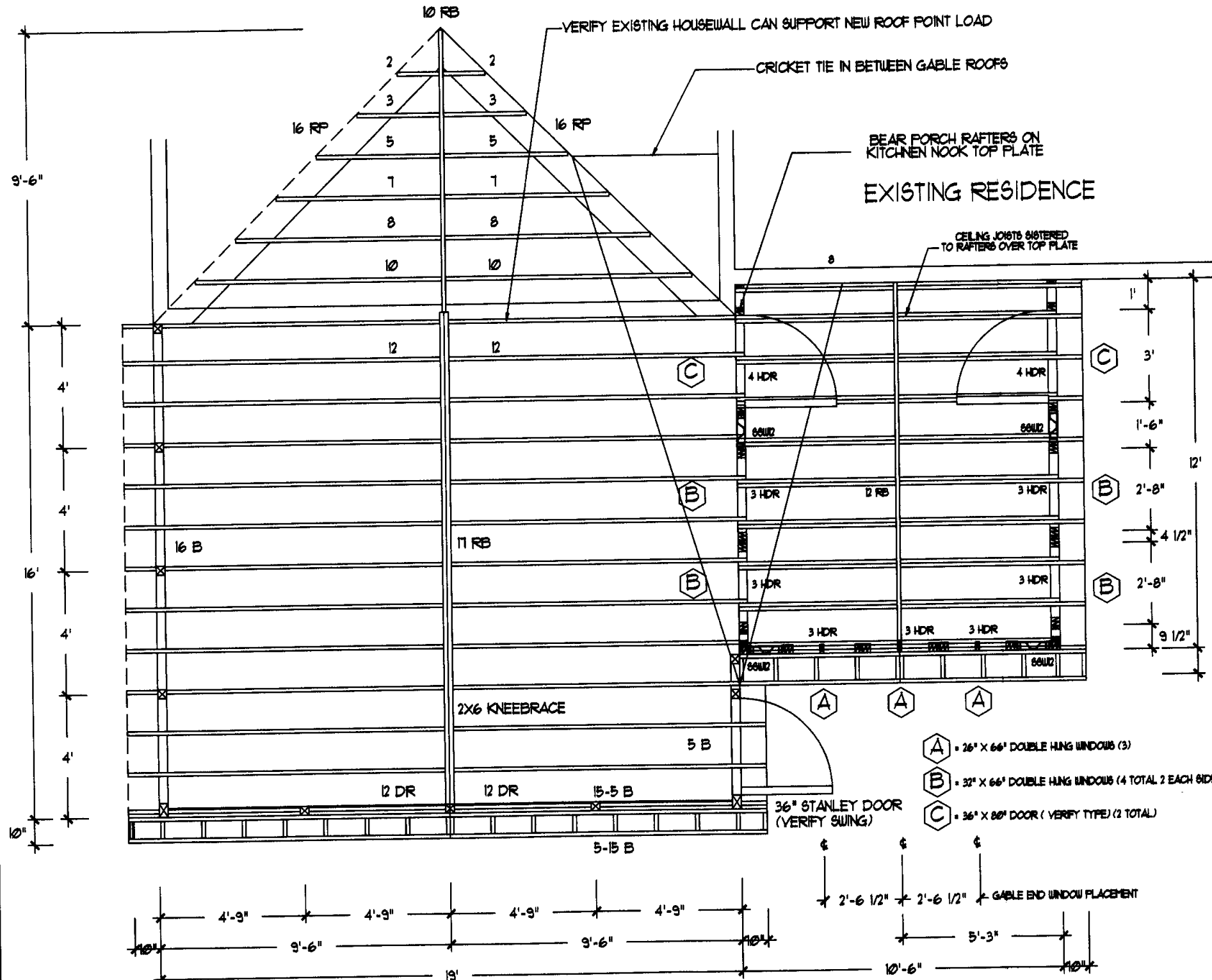
SHEET DESCRIPTION
CUSTOM ELEVATIONS

Prepared by U.S. Structures, Inc.
2112 W. Laburnum Ave Suite 1200
Richmond, VA 23221
Construction & Drafting
©2006 U.S. Structures, Inc.
All rights reserved. Unauthorized
duplication is a violation of
all applicable laws.



#8
AFP-07-007
3-7-07

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



CRICKET FRAMING
SCALE: 1/8" = 1'

ROOF SPECIFICATIONS - BREAKFAST NOOK	
ROOF	6/12 GABLE ROOF W/ SIDEWALL CONNECTION
HEIGHT	8'-0" FROM TOD TO TOP OF ROOF BEAM
POSTS	2 X 4 STUDWALL FRAMING W/ (2) 2X4 TOP PLATES
BEAM	(2) 2 X 8 W/ 2 X 4 TOP AND BOTTOM PLATES #2306-A
RAFTERS	2 X 6 RAFTERS @ 16" OC
CEILING	FLAT CEILING W/ DRYWALL CEILING FINISH
C. JST	2 X 8 CEILING JOISTS @ 16" OC
RIDGE	2 X 8 RIDGE BOARD
SOFFIT	VINYL ENCLOSED SOFFIT W/ 10" OVERHANG
FASCIA	1 X 6 SUB FASCIA W/ AZEK FASCIA BOARD
GABLE	ENCLOSED GABLE END W/ VINYL SIDING EXTERIOR FINISH
TIE IN	NONE
RSW	NONE
RAIL / ENCLOSURE	2 X 4 STUDWALL W/ STUDS 16" OC VINYL SIDING EXTERIOR FINISH AND DRYWALL INTERIOR FINISH
DOOR(S)	VERIFY (1) 36" @ EACH SIDE OF ENCLOSURE PER SALES DUG (2 TOTAL)
S. LIGHTS	NONE
WINDOWS	(1) 32" X 5'-6" DOUBLE HUNG WINDOWS
INSULATION	WALL: R-11, CEILING: R-30, FLOOR: R-30
OTHER	ADD JOIST SOFFIT UNDER EXISTING DECK @ KITCHEN NOOK
EXISTING	VERIFY EXISTING ROOF STRUCTURES CAPABLE OF SUPPORTING NEW ROOF LOAD

ROOF SPECIFICATIONS - PORCH	
ROOF	6/12 GABLE ROOF W/ ROOF TIE IN
HEIGHT	9'-0" FROM TOD TO TOP OF ROOF BEAM
POSTS	4 X 4 W/ 4 X 6 CORNER POSTS #2302/ 2302-A
BEAM	(2) 2 X 8 W/ 2 X 4 TOP AND BOTTOM PLATES #2306-A
RAFTERS	EXPOSED 2 X 6 RAFTERS @ 16" OC
CEILING	CATHEDRAL W/ T1-11 CEILING FINISH
C. JST	NONE
RIDGE	(2) 1-3/4" X 11-7/8" 1.3E LVL MICROLAM VENTED RIDGE BEAM
SOFFIT	VINYL ENCLOSED 10" SOFFIT W/ F-CHANNEL
FASCIA	1 X 6 PINE FASCIA / RAKE BOARD
GABLE	OPEN GABLE END W/ SCREEN TIGHT
TIE IN	2 X 12 ROOF PLATES W/ 2 X 8 RIDGE, CRIPPLE RAFTERS @ 16" ON CENTER WHITE WOOD MATERIAL
RSW	2 X 4 STUD FRAMING W/ T1-11 FINISH
RAIL / ENCLOSURE	KINGSTON EVERNEW VINYL RAIL W/ ROLLED SCREEN AND SCREEN TIGHT TRIM
DOOR(S)	VERIFY (1) STANLEY DOOR 36" @ STAIR LANDING
S. LIGHTS	NONE
WINDOWS	NONE
INSULATION	NONE
OTHER	NONE
EXISTING	NONE

ROOF FRAMING-PORCH
SCALE 1/4" = 1'

SHEET
PR-1

archadeck OF MONTGOMERY COUNTY

ROOF FRAMING

Date: 1-23-2007
63-HUNTSINGER-043041
415 MIDSUMMER DRIVE
GATHERSBURG MD 20828-1281
DRAWN BY: SCF EXT 400

STATE OF MARYLAND
WILLIAM J. COLLINS
PROFESSIONAL ENGINEER
33502

William J. Collins
1/13/07

#9
AFP-07-007
3-7-07

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Design by

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of

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Job Name: Kitty & Dan Hunsinger

Address: 415 Midsummer Drive

Gaithersburg, MD 20878

Customer Signature: _____

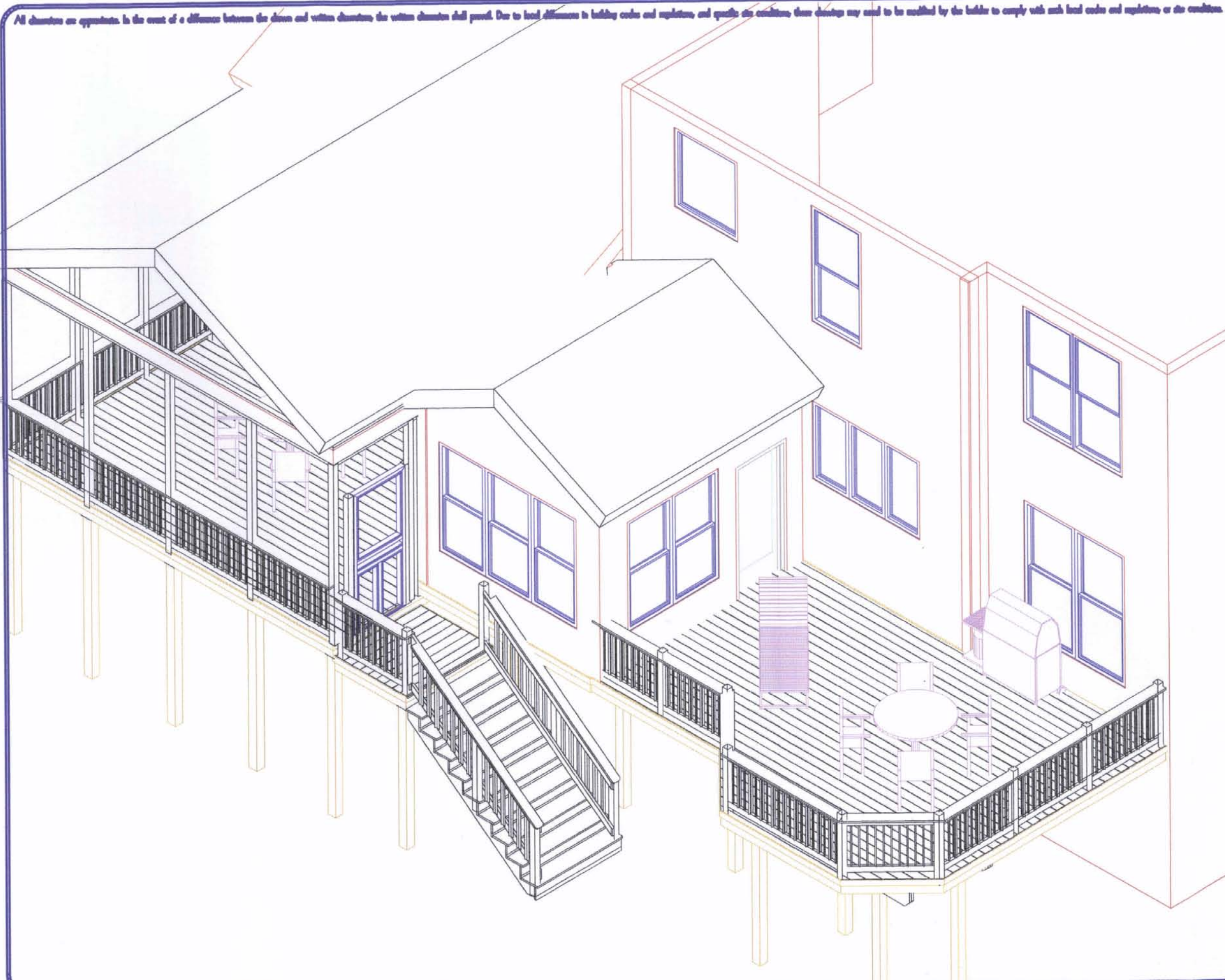
Sales Representative: John Barrett

Date: 10/17/06

Contract Number: 63-

Draftsman: xxx

GENERAL NOTES:



FENGAD 800-631-6989
#10
AFP-07-007
3-7-07