



214 GLENBURNIE STREET

COA APPLICATION FOR PHASE II ADDITIONS: MAY 5TH 2024

SUMMARY OF PROPOSED PHASE II CONDITIONS

1. SIDE YARD FENCING / GATES (TO MATCH PH. I APPROVED CONDITIONS)
2. ADD. C.H. GRIT PATHS WITH BRICK CURBING (TO MATCH PH. I APPROVED CONDITIONS)
3. ADD. TRAVERTINE STEPPERS (TO MATCH PH. I APPROVED CONDITIONS)
3. STEEL CABLE WIRE TRELLIS
4. BRICK RETAINING WALL / RAIN GARDEN EXPANSION (TO MATCH PH. I APPROVED CONDITIONS)

PHASE II NARRATIVE

SAFETY BARRIER:

- 4' tall, white-painted cedar picket fencing / gates to match approved Phase I Pocket Garden fencing / gates.
- Additional fencing and gates are proposed for the safety of the Resident's young children, ensuring a safe environment where their children can play outside, providing the parents peace of mind while their children are playing in the back yard.
- Barrier to keep juvenile dog contained to back yard.

PROPERTY CIRCULATION:

- Two proposed pathways -
- The primary Chapel Hill grit pathway with brick curbing creates a direct connection from the existing receptacle enclosure (illustrated on the approved permit set), located at the northeast corner of the residence, to Glenburnie Street, where the homeowner intends on staging their garbage / recycling receptacles for pickup. This proposed condition matches the existing conditions on-site.
- The second path is composed of 2' x 2' travertine steppers, creating a walkway under the existing tree canopy and through a lush collection of shallow rooted ground cover plantings.

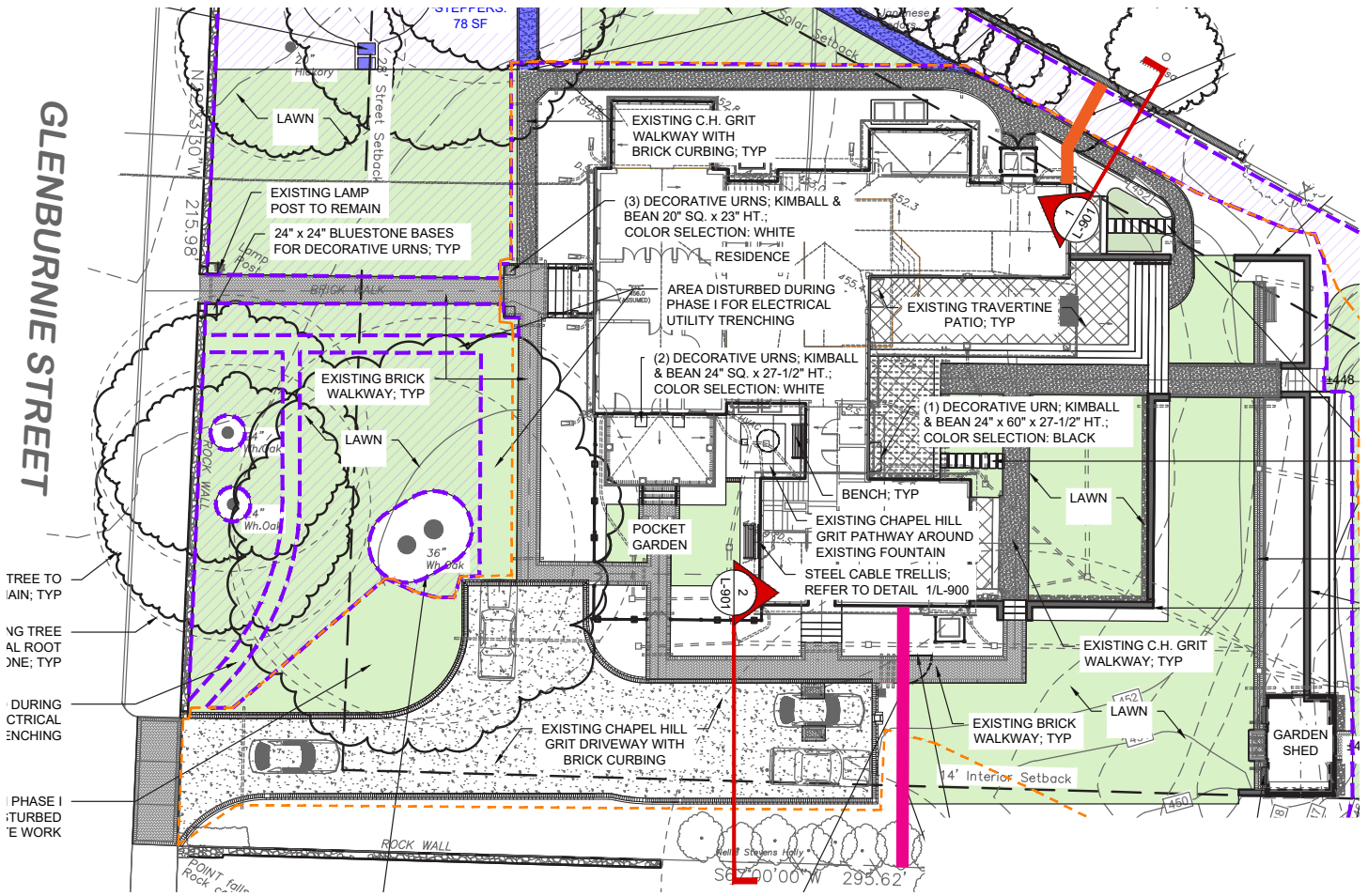
VEGETATED ARCHITECTURAL FACADE:

- A steel-cable wire trellis is proposed between the windows of the existing Mudroom and Stairwell, located to the west of the existing Playroom.

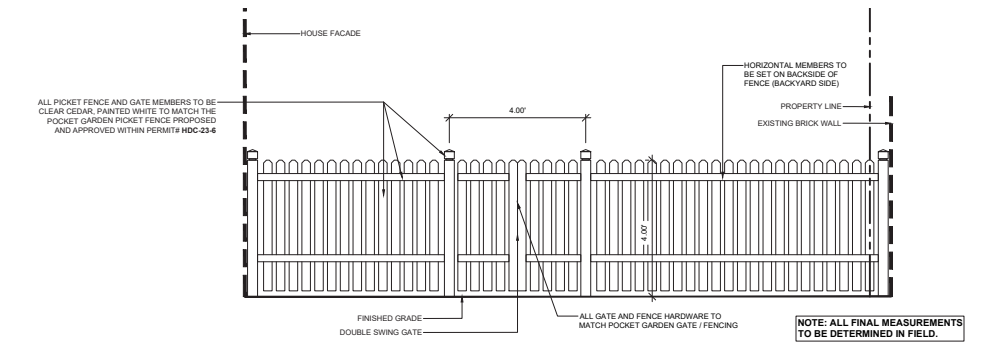
ADDED BRICK RETAINING WALL / EXPANDED RAIN GARDEN:

- An additional red brick retaining wall is proposed to help flatten out the lower yard area, between the site's existing terraced wall system and at the forefront of the existing rain garden. The wall is to act as a barrier for the Resident's young children and help prevent sport balls or yard toys from rolling down into the rain garden.
- Ph. II proposes widening the existing rain garden to account for the site's calculated ISA percentage and associated ratio for the size of the stormwater structure and its appropriate depth. The extended rain garden is deemed necessary from a stormwater standpoint, also enhancing desired aesthetics, bringing symmetry to the back yard.

SAFETY BARRIER



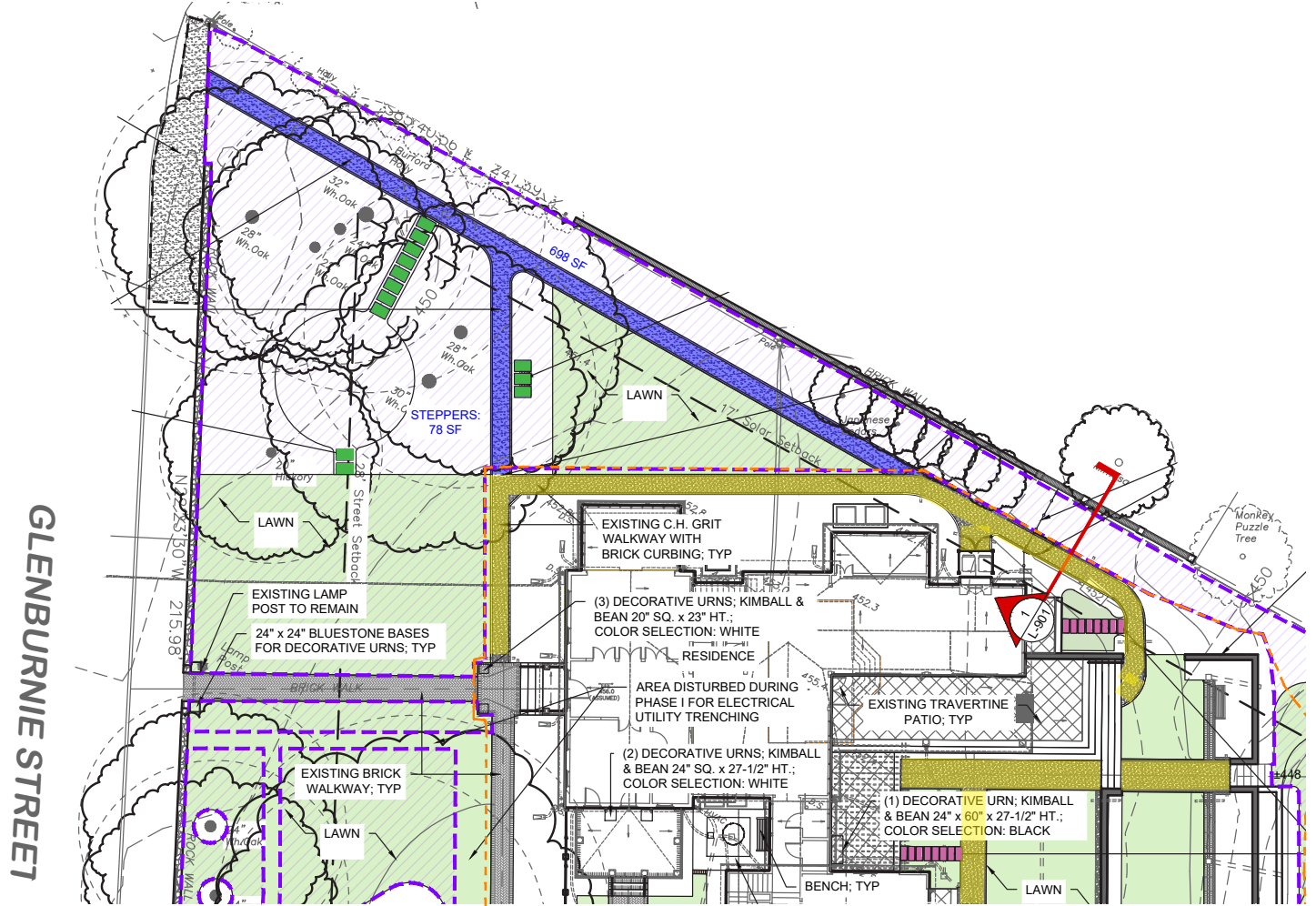
2 FENCE & GATE DETAIL (LOCATED OFF END OF DRIVE)
SCALE: 1/2" = 1'-0"

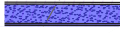





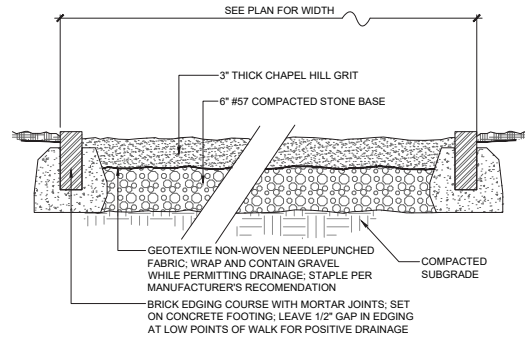
1 FENCE & GATE DETAIL (LOCATED AT BACK NORTHERN CORNER OF HOUSE)
SCALE: 1/2" = 1'-0"



PROPERTY CIRCULATION



-  PROPOSED C.H. GRIT PATH WITH BRICK CURBING
-  EXISTING C.H. GRIT PATH WITH BRICK CURBING
-  PROPOSED TRAVERTINE STEPPERS
-  EXISTING TRAVERTINE STEPPERS



EXISTING C.H. GRIT PATHWAY WITH BRICK CURBING



EXISTING TRAVERTINE STEPPERS

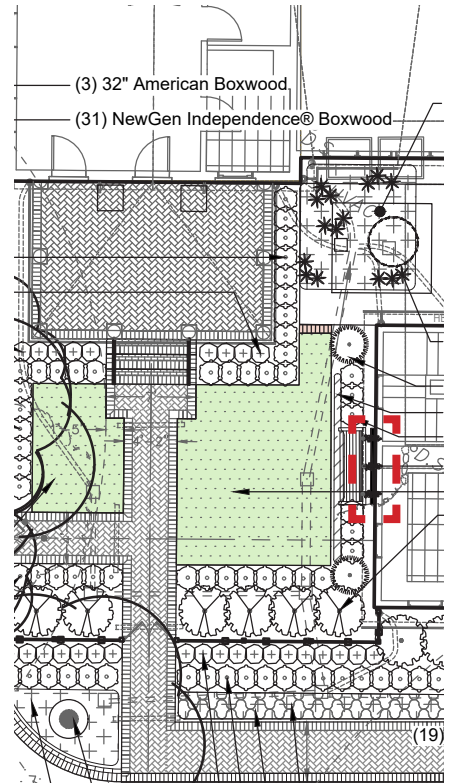
VEGETATED ARCHITECTURAL FACADE



1 STAINLESS STEEL TRELLIS
SCALE: 1/4" = 1'-0"

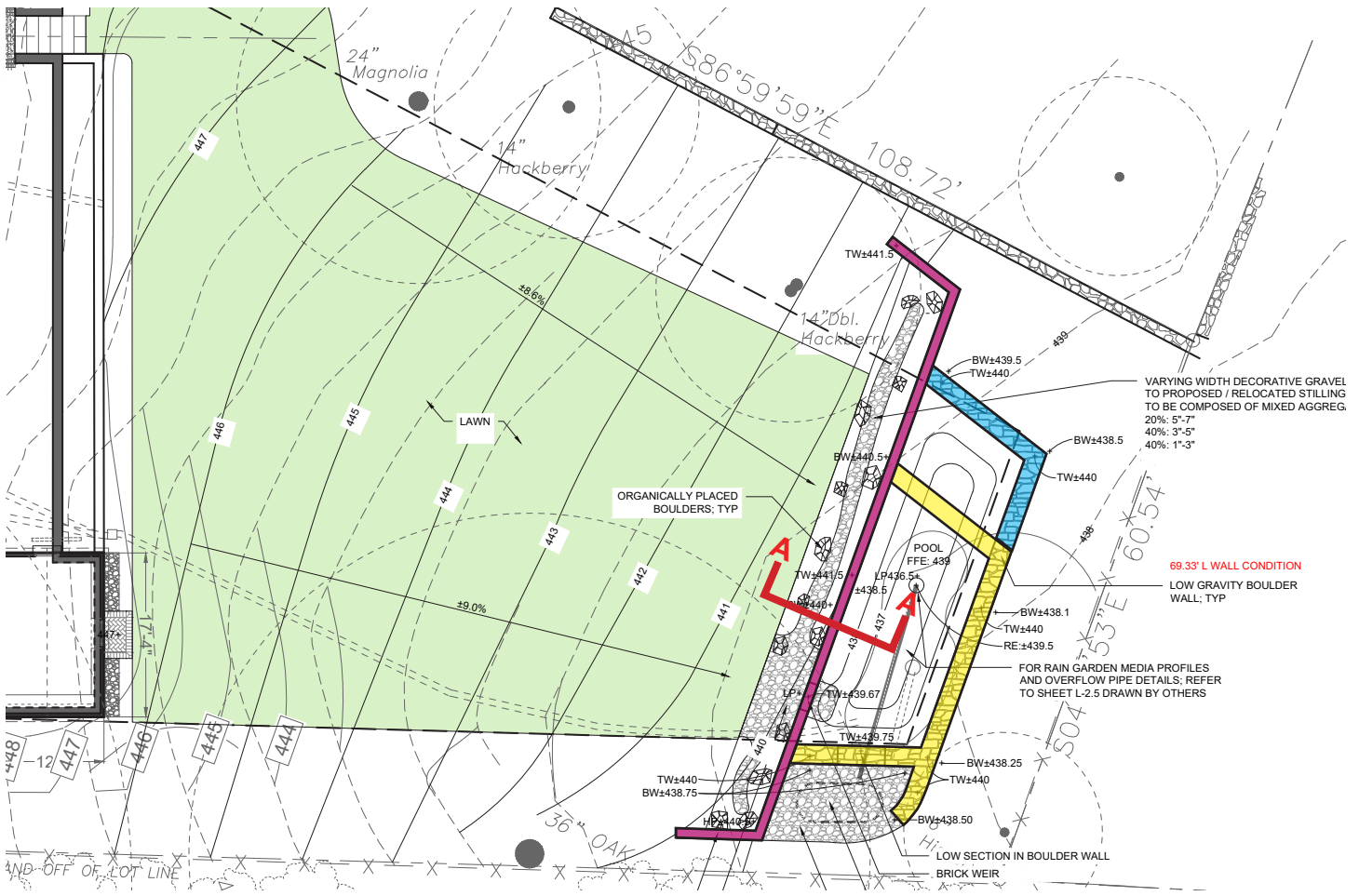


PRECEDENT IMAGE

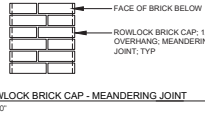


TRELLIS LOCATION

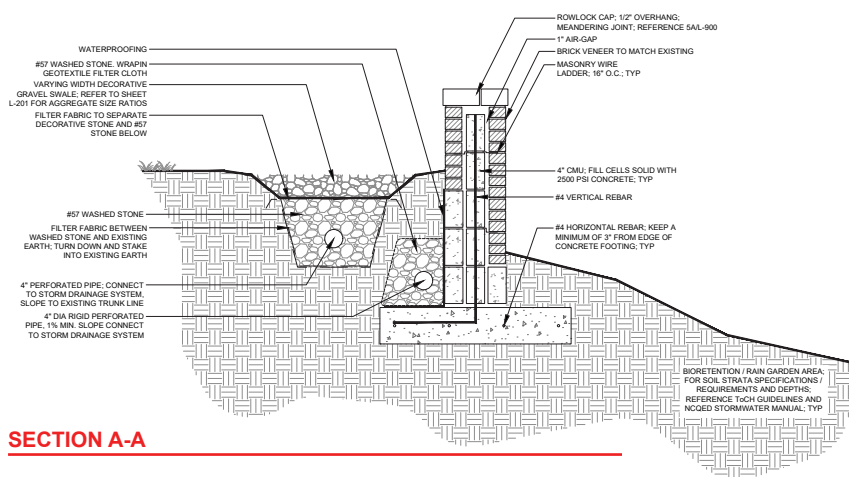
ADDED BRICK RETAINING WALL / EXPANDED RAIN GARDEN



- EXISTING PH. I RAIN GARDEN WALL
- PH. II RAIN GARDEN WALL EXTENSION
- PH. II BRICK RETAINING WALL



EXISTING BRICK RETAINING WALL



SECTION A-A

ADDED BRICK RETAINING WALL / EXPANDED RAIN GARDEN



OVERFLOW PIPE OUTFALL

STONE DISSIPATER

9' L X 4' W X 3' D DRY WELL
BELOW DISSIPATER

GUIDELINE COMPLIANCE

Proposed trellis complies with 1.1 Site Features (page 42):

- 1.1.7. Introduce new site features to be compatible in scale, design, and materials with the overall historic character of the site and district. Utilize traditional materials in the construction of benches, terraces, gazebos, trellises, fences, and walls.
- 1.1.8. Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.

Proposed Walls and Fence comply with 1.3 Walls & Fences (pages 46-49):

- 1.3.1. Retain and preserve the materials and decorative and functional features of walls and fences that contribute to the overall historic character of sites within the historic districts. These include, but are not limited to the overall form, materials, patterns, dimensions, textures, configurations, and details.
- 1.3.6. New site walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.
- 1.3.7 Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

Proposed walkways comply with 1.4 Walkways, Driveways, & Off-Street Parking (pages 52-53)

- 1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.
- 1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.
- a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.
- b. In commercial and institutional areas, parking should be located at the side or rear of the property whenever possible.
- 1.4.9. Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.
- a. These include red brick, flagstone, concrete, and Chapel Hill grit.
- b. Do not use asphalt or contemporary