

**MONTGOMERY VILLAGE FOUNDATION
ARCHITECTURAL REVIEW BOARD**

Montgomery Village Foundation

April 3, 2018

Driving Tour Agenda

19409 Faber Court (The Heights, Stedwick)

“Black” Security storm door and fence gate review for criteria change

Review of Violation Appeal – See Notes Attached

pg. 1

**MONTGOMERY VILLAGE FOUNDATION
ARCHITECTURAL REVIEW BOARD
North Creek Community Board Room
April 6, 2018
Agenda**

I. Meeting Called to Order

II. Review of Minutes

III. Routine Review (Staff, Design Consultant, Director):

- Applications submitted – **102 residences, 142 items**
(A full list will be available at the meeting)

IV. Old Business

B. Architectural Review Board Review and Onsite Visits

The onsite visits will take place on Tuesday, April 3, 2018 starting at 11:00AM. Please meet at the MVF offices to depart from there.

The ARB Meeting will be held on Wednesday, April 4, 2018 starting at 5:00PM. at the North Creek Community Board Room.

The Community Criteria and Village-wide Guidelines are available for reference during the ARB meeting.

19409 Faber Court (The Heights, Stedwick)

“Black” Security storm door

Review of Violation Appeal – See Notes Attached

pg. 1

Homeowner is not attending.

VI. Other Matters: ARB Review of an additional criteria gate style proposed for The Heights of Stedwick.

Next Meeting Date –May 2, 2018

April 4, 2018 ARB MEETING

19409 Faber Court (The Heights, Stedwick)

“Black” Security storm door

Scott Rodante

Violation Appeal Review

The homeowner is not attending.

Staff Notes: In December of 2017, a scheduled inspection was performed on the property at 19409 Faber Court in The Heights sub-division of Stedwick. Violations were noted on the house. The existing “Black” security style storm door was installed without prior approval from the ARB. The homeowner was notified on January 18, 2018 that the existing “Black” security style storm door was in violation and it would be reviewed in house with the Design Consultant.

On February 6, 2018 the homeowner submitted a letter of appeal for the existing “Black” security style storm door requesting to retain the security style storm door. The homeowner stated that this “Black” security style storm door was existing in July of 2014 when he purchased the home however, and had been in place prior to that since 199 and was not notified that it was in violation until December of 2017.

The AS staff and the Design Consultant reviewed the security style storm door appeal in a routine in-house review meeting on March, 2018 and it was denied. The homeowner was asked to paint the “Black” security style storm door to match the front door paint color to be compliant with the community criteria. The homeowner requested to retain the existing “Black” security style storm door and asked for an appeal of the violation to be reviewed by the ARB.

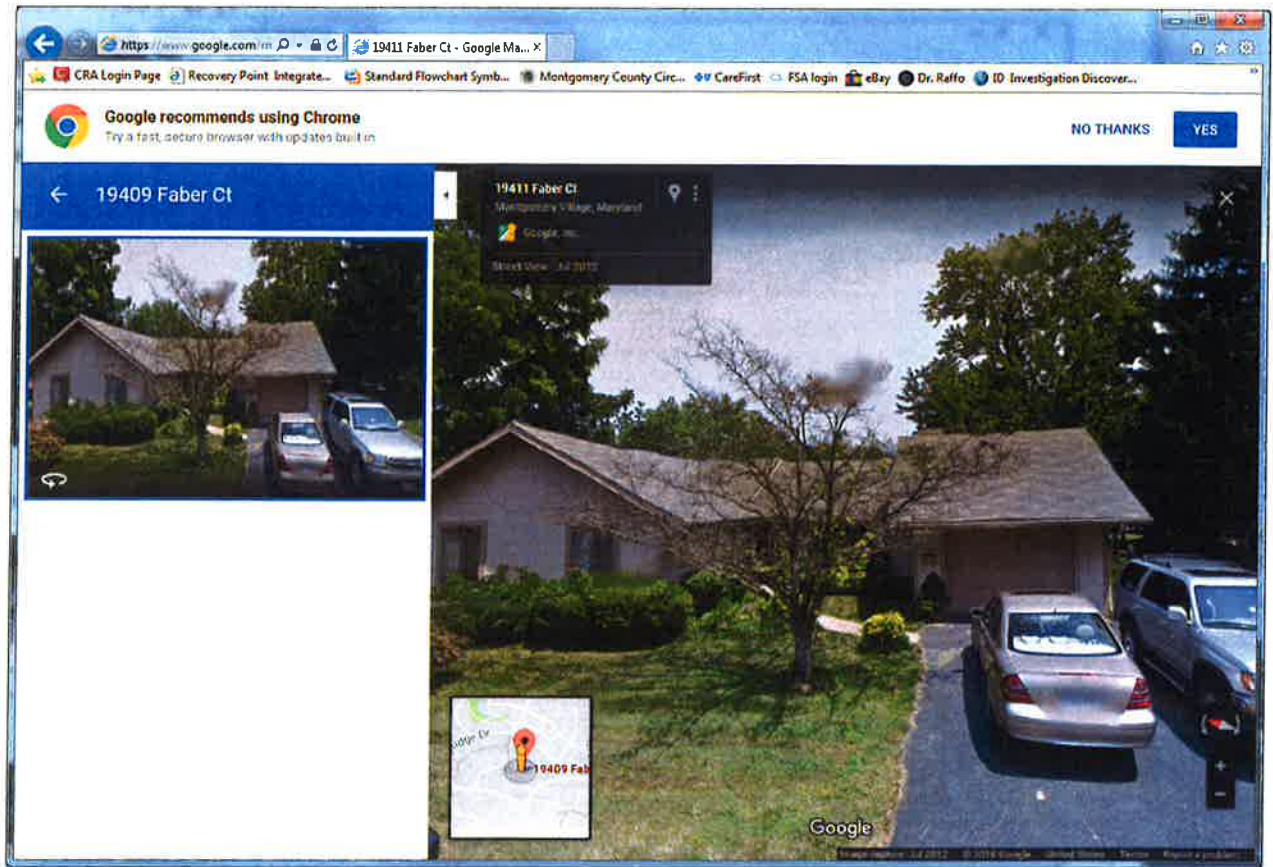
The security storm door violation appeal is being forwarded to the ARB for review at the April 4, 2018 ARB meeting.

Recommendation: The Design Consultant recommends denial of the existing “Black” security style storm door. He recommends that the homeowner paint the security storm door to match the current front door color so it will be in compliance with the community criteria .

STORM DOOR



19409 Faber Court



Montgomery Village Foundation, Inc.
10120 Apple Ridge Road
Montgomery Village, MD 20886-1000

February 6, 2018

RE: 19409 Faber Court

Christine Sharp,

I am appealing the architecture violations that someone (obviously new) with nothing better to do decided to claim. These so called "violations" have been on the house since my mother purchased it on 9/28/1998. There was an inspection done at the time of purchase and the back door on the garage and the gates should have been addressed then when she had the ability to have the previous owners correct the issues. I have no intention of changing a door that has been on the house since 1998 and I am sure well before that. The pictures you provided me do not show the door or the gates. The storm door was placed on the house in November of 1998 as an anniversary gift to my mother. There have been numerous inspections since then and the storm door was never in them. I am not going to touch the storm door as the time to complain about it has long past. When it is no longer functional, I will replace it. The property should have been inspected again when I purchased the house on 7/28/2014. The foundation was quick enough to collect the quarterly payment for October thru December even though it wasn't due yet and I've never been late. I know the property was inspected prior to my purchase as there was a complaint of dry grass when we had a drought and it was illegal to water the lawn. (another example of how petty and ridiculous the inspectors for the foundation are) I also know that I have been inspected since I purchased the house as I had to paint a white air conditioning cover the color of the house. It was incorrectly reported to me as a radon exhaust. I also see that there is no mention of the mailbox. That was listed in the original list of "violations", however, the pictures from 1998 clearly show it was the same color it is now. Finally, as far as the \$25.00 review fee is concerned, I am not going to pay for the bullying that the person with too much time on their hands decided to do. Again, these items have been on this house since 1998.

If I have not received any waiver letter within 30 days of receiving this letter, I will accept that as notice that the fee has been waived. A bill does not constitute correspondence that the fee hasn't been waived. I will also assume that the property has been approved as it was in 1998 and no further action on my end is required.

Regards,



Scott Rodante

Home

19409 Faber Court

Montgomery Village, MD 20886

srodante@gmail.com

Work

Montgomery County Circuit Court

50 Maryland Avenue, Room 3121

Rockville, MD 20850

srodante@mcccourt.com

mailed 2/27/2018



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.montgomeryvillage.com

February 2, 2018

SCOTT RODANTE
SCOTT RODANTE
19409 FABER CT
MONT VILL MD 20886-3905

Re: 19409 FABER CT

Dear SCOTT RODANTE:

As a result of a recent review by Montgomery Village Foundation of the exterior modification made to your property without prior approval of which you were previously notified on **January 18, 2018**, the decision rendered is as follows:

- 1. Architectural - Door (Rear):** The existing 4-panel rear garage door replacement (with a top fanlite glass insert) is approved provided the door is replaced with either a flush style door (without glass inserts), a 6-panel style door (without glass inserts), or a 2-panel door (with a clear, half-lite glass insert) prior to when the house is sold in the future. Please refer to the enclosed approved door styles for clarification.
- 2. Architectural - Gates (On Property):** The existing unstained, natural wood board gate replacements are approved provided the existing gates are cut down to the height of the top horizontal fence rail, or the gates must be replaced with either a 3 split-rail natural wood gate design, or an arched top, solid board natural wood gate design, per the community criteria. Please refer to the enclosed alternative 3 split-rail and arch-top solid board gate drawing for further reference.
- 3. Architectural - Storm Door (Front):** Storm Door does not conform to community guidelines. The security storm door must be painted the front door color, McCormick #471 "Grey Flannel."
- 4. Architectural - Tubing (Front):** Tubing does not conform to community guidelines. The black drainage tubing connected to the front right downspout must be cut to a maximum of two feet in length, buried underground, or it must be removed.

Please be advised that a \$25.00 review fee was added to your assessment and it is due at this time.

The correction must be completed and reported no later than 5/3/2018. This notice must be signed and returned along with photographs of the corrected items to the AS Compliance Specialist.

To dispute any MVF decision and request a hearing with MVF, a letter of appeal must be spent within 30 days of the date of this notice for it to be considered.

Your cooperation is greatly appreciated.

Christine Sharp
csharp@mvf.org

AS Department Compliance Specialist
MVF Architectural Standards Department

The following local resources are provided for some of the products that may be needed to bring the property into compliance. However, you are not limited to this list and may check other home improvement paint stores.

- T.W.PERRY | BUILDING MATERIALS & PAINT | - 8101 Snouffer School Rd. Gaithersburg --301-840-9600
- Sherwin Williams Paint Store 260 N Frederick Ave. Gaithersburg -- 301-670-9772
- McCormick Paint Store-- 116 East Diamond Ave. Old Towne Gaithersburg -- 301-330-4100

Notice Of Compliance

Office use only - (VAR2)

ID#19409 FABER CT

___I, the property owner, have completed the required correction[s] as directed. Photos enclosed.

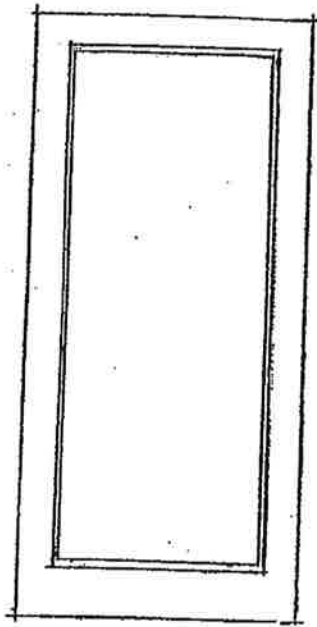
Signature _____

Phone# _____ Date: _____

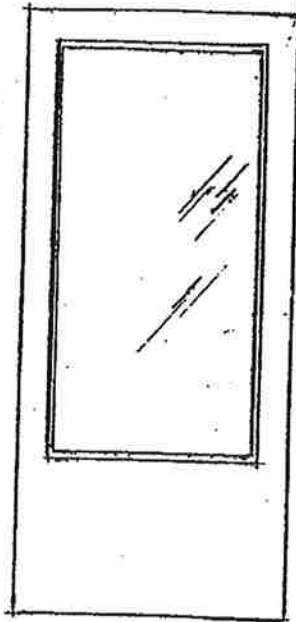
Please Note: MVF reserves the right to enforce in the future a violation of the architectural covenant not noted at this time due to inaccessibility of the property or some unforeseen property condition.

Enclosures: AS Compliance & Enforcement Procedures

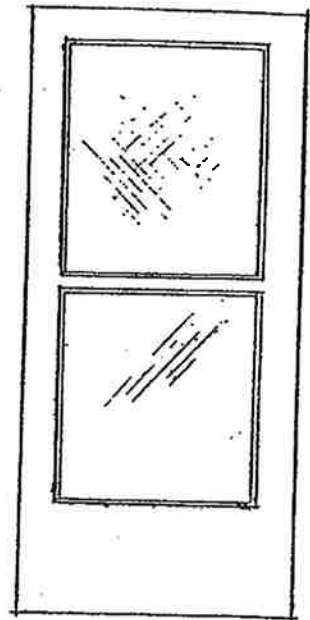
Storm Door Styles



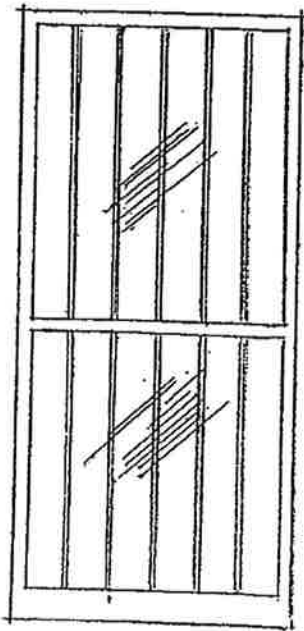
Full view



3/4 Glass



Self-Storing



Security Storm Door

**Typical Designs for Storm or Screen Doors.
Paint to match the door it covers or the house trim color.**

*Security storm doors
must be painted the color
of the door they cover.*

**THE HEIGHTS
OF STEDWICK**

Review of flat top gate style for The Heights of Stedwick community criteria

Fence/Gate Design

SPLIT RAIL style

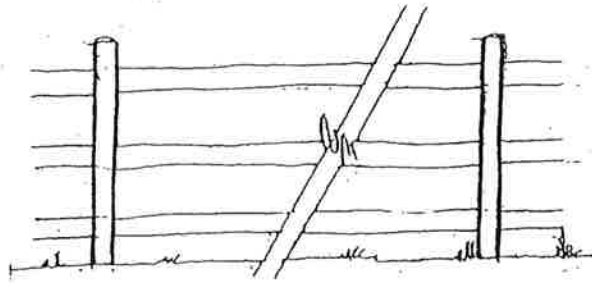
WOOD materials

NATURAL finish/color

48" FT. RAIL height dimensions

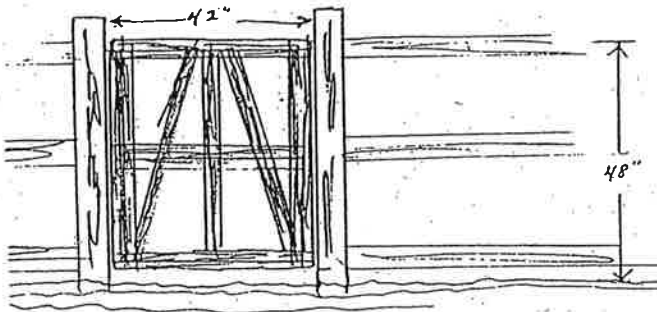
42" WIDE size of gate
48" HEIGHT height

design of gate

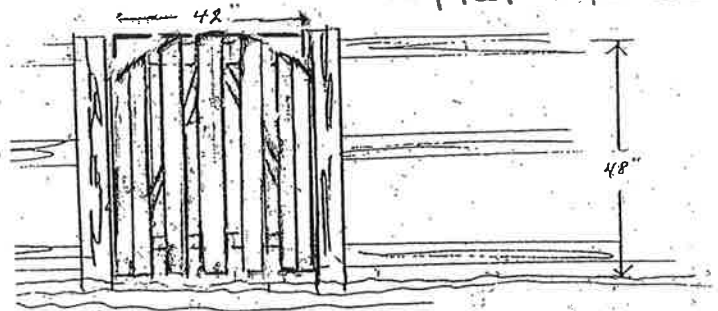


Split-rail Fence

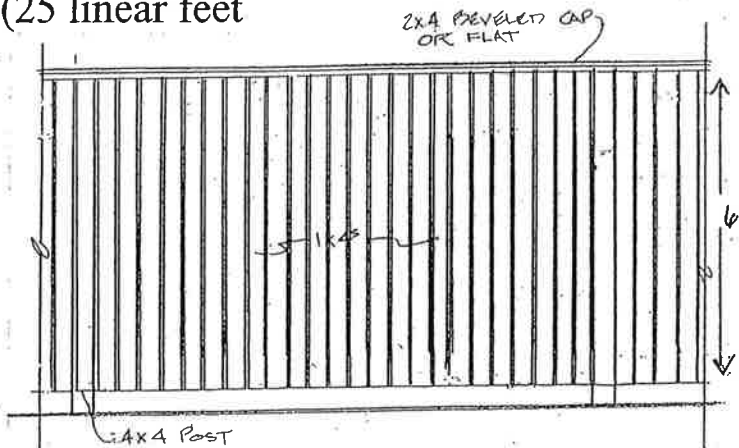
Split-rail Gate



Arched Gate OR Flat Top Gate



Privacy fence
(25 linear feet)



Natural color cedar or pressure treated lumber

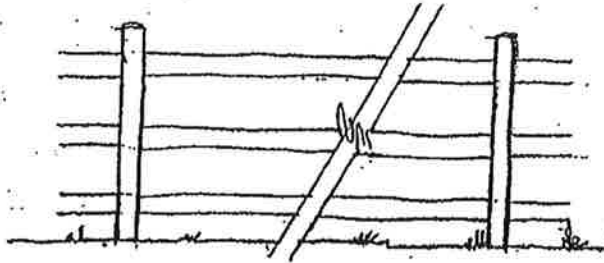
THE HEIGHTS

6. **Replacement Windows** – Must be bronze (dark brown) sliders or casements without colonial grids. Other colors will be reviewed on an individual basis.
Storm Windows - Must be bronze (dark brown) sliders. Other color selections will be reviewed on an individual basis.
7. **Garage Door** – Replacement garage doors require prior approval. The color of the garage door must be either the house trim or siding color.
8. **Security Lighting** - Must conform to MVF approved guidelines. *Decorative light fixtures on front elevations must be retained (may include motion sensor lights).*
9. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Deck – May be required to be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height.
Deck Color – Any tinted stain or colored preservatives to be reviewed on an individual basis.
10. **Fence** – Must be 3 rail, split-rail wood, 48” in height and natural in color. Galvanized welded wire mesh with 2" x 4" openings may be stapled to the inside of the fence. Black or dark green vinyl coated wire mesh is also acceptable (see drawing). Split-rail fencing must be installed on property lines.
Gate – Must be split-rail design or alternate arched top design (see drawing).
Privacy Fencing - Closed fence for screening purposes must be 6 feet in height, solid board design and must not exceed 25 linear feet in total length. Color to be natural.
11. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines (see attachment).
12. **Mailboxes** – Optional mailbox with newspaper box must follow attached design (see drawing). Alternate colors for the mailbox and post will be determined on an individual basis.
13. **House Numbers** – Only black or brass metal numbers no higher than 5” will be permitted. The original design and location must be retained unless otherwise approved.
14. **Basketball Backboards** – Will be considered on an individual basis.
15. **Composting** - Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.

Additional guidelines for exterior modifications are available online on the MVF website at www.montgomeryvillage.com.

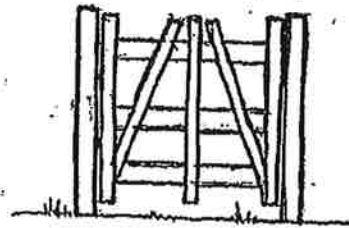
THE HEIGHTS

Fence style



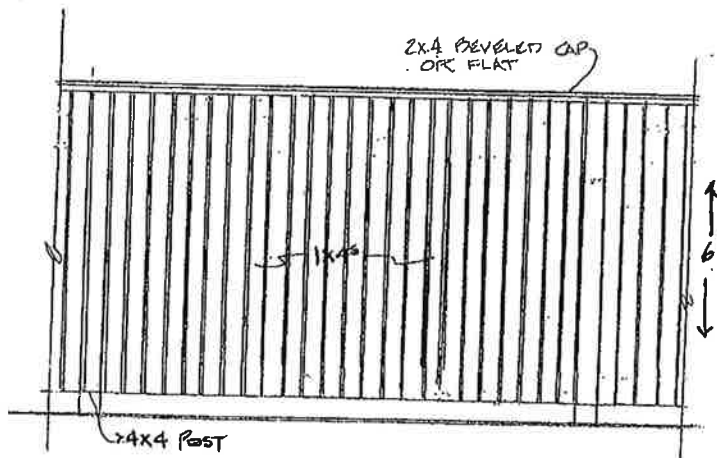
Split Rail Design Fence

Gate style



Split Rail Design Gate

Privacy fence



Natural color cedar or pressure treated lumber

GATE



GATE

