

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4823 Dorset Ave., Chevy Chase	<b>Meeting Date:</b>	12/5/2018
<b>Resource:</b>	<b>Contributing Resource</b> (Somerset Historic District)	<b>Report Date:</b>	11/28/2018
<b>Applicant:</b>	John Stewart and Sharon Stoliaroff <b>(Adam Greene, Agent)</b>	<b>Public Notice:</b>	11/21/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
		<b>Staff:</b>	Dan Bruechert

**Case Number:** 35/36-18L

**PROPOSAL:** Accessory structure and hardscape alterations

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application:

1. In order to promote the mature tree canopy found throughout the Somerset Historic District, one tree must be planted on the property.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset District, (Secondary/Post-1915)  
**STYLE:** Shingle Style  
**DATE:** c. 1922



## **PROPOSAL**

The applicant proposes the following work items at the subject property:

- Demolish the existing garage and shed and install a new shed;
- Remove existing driveway and install a front drive with pavers;
- Remove and replace retaining walls;
- Add screening to the HVAC units;
- Replace non-historic brick patio with a larger stone patio;
- Create a stepping stone path to the left of the house and at the rear;
- Replace wood treads on the back porch; and
- Remove a tree at the rear corner of the lot.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Somerset Historic District Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

### ***Somerset Historic District Guidelines***

- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of existing houses, the relationship of houses to the street, the ample size lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.

### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**STAFF DISCUSSION:**

The applicant proposes to make several alterations to the existing hardscape at 4823 Dorset Ave. Staff finds that collectively these changes will not have a significant impact on the historic character of the house and surrounding district and supports approval of this HAWP.

**Garage and Shed Demolition and Shed Construction**

In the rear of the lot, there is a one-bay, front-gable garage with a combination of clapboard and shiplap siding. To the left of the garage is an open shed with a pent metal roof and wood siding. The garage appears to have been constructed either contemporary to or shortly after the construction of the historic house. The shed appears to have been a later construction. Both structures have been repaired piecemeal over the years and lack much of their historic integrity. The applicant proposes to remove both of these structures. Staff finds that these structures are likely historic. Staff further finds that the condition of these structures has degraded significantly and that a significant portion of the historic materials have been replaced over the years. The removal of these features will not significantly impact the historic character of the house or the surrounding district, and, therefore, Staff recommends approval of the demolition of the garage and attached shed.

The applicant proposes to construct a new shed in the right rear corner of the lot. The shed will be a 10' × 14' (ten feet by fourteen feet) rectangle with a side gable roof and architectural details to match the house. The size, placement, and materials of this proposed accessory structure are all consistent with the house and surrounding district and Staff recommends approval of this element.

**Rear Porch Alterations**

To the right of the historic house in the rear the applicant proposes to expand an area of the existing deck with a new porch door, stairs, and a grill. In this location there is currently a set of simply detailed wood steps.

The proposed deck area will also be simply detailed with a wood structure with an Azek railing with 2" (two inch) square pickets. The decking will be Azek. To provide access from the deck area to the screened-in porch, the applicant proposes to install a traditionally-designed wood screen door. The proposed materials are appropriate for the house and surrounding historic district. Limited use of Azek for rear decks has been selectively approved by the HPC. As the rear deck will not be visible from the public right-of-way, Staff supports its use here. The wood screen door is a traditional material and Staff recommends approval.

This expanded deck area will be largely obscured by an existing set of exterior steps and Staff finds that it will not impact the visual character of the house or surrounding district even though it projects to the right of the historic house wall plane (24A-8(b)(1)).

**Hardscape Alterations**

The remaining work proposed are alterations to the hardscape and landscape of the property. Staff finds that these changes are appropriate and are in keeping with the character of the historic house and surrounding building. Because the nature of the work proposed covers so many features, the proposed changes will be discussed from the front of the lot to the rear. The

application includes photos of the proposed materials discussed in this section.

At the front, the applicant proposes to remove the existing railroad tie wall at the front and to replace it with a stone wall. The height of the wall will range from 12"-26" (twelve to twenty-six inches) to accommodate the change in grade. The asphalt drive and brick edging are cracked and failing, and the applicant proposes replacing them with cobblestone pavers in the drive with Belgian block edging. Staff finds that the proposed changes at the front are in keeping with the historic house and surrounding district and will provide more texture than modern asphalt or cement. Staff supports approval of the proposed changes at the front of the house.

To the left of the historic house, the applicant proposes to install a path made up of bluestone stepping stones measuring 18" x 24" (eighteen inches by twenty-four inches). These stones will be installed on grade and will only be minimally visible from the public right of way. Staff does not find this to be a significant alteration and supports approval of the proposed path. The other proposed alteration to the left of the house is a lattice screen around the HVAC units. Staff finds that this will not alter the character of the house or surrounding district and recommends approval of the stepping stones and HVAC screen under 24A-8(b)(2).

To the right of the house the applicant proposes screening the HVAC units in wooden lattice that will match the left of the house. Additionally, the applicant proposes to install a new wood arbor at the end of the driveway to separate the front yard from the rear. These features will be wood and are consistent with the house and district, per 24A-8(b)(2), and Staff supports approval of these features.

At the rear of the house the applicant proposes to construct a terrace with a retaining wall around it. Because of the change in grade and the fact that much of it will be behind the house, this feature will not be visible from the public right-of-way. The stone wall is consistent with the design and materials proposed at the front of the house and Staff finds the proposal to be appropriate under 24A-8(b)(1).

Further to the rear, the applicant proposes to construct another small path of bluestone stepping stones that lead to a small blue flagstone patio. This section is to the rear of the house and avoids impacting a 23" (twenty-three inch) d.b.h. maple in the rear of the property. This will not be at all visible from the public right-of-way and Staff finds that it will not impact the historic character of the house or surrounding district and supports approval of the rear path and patio.

At the northeast corner of the property, the applicant proposes to remove a 30" (thirty inch) d.b.h. mulberry tree. While this tree is significant in size, it is set so far back from the street front that its removal will not impact the character of the site or surrounding district. In order to promote the mature tree canopy found throughout the district Staff recommends the HPC add a condition for approval that this tree may be removed provided the applicant plants an additional tree on the property.



*Figure 1: The 30" mulberry tree in the rear corner of the lot splits at the trunk. It is not visible from the public right-of-way.*

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. In order to promote the mature tree canopy found throughout the Somerset Historic District, one tree must be planted on the property.

as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

Dreim



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: johnstewart@comcast.net Contact Person: John Stewart  
Daytime Phone No.: 202 624-2685  
Tax Account No.: 00538001  
Name of Property Owner: John I Stewart, Jr and Sharon S Stulicoff Daytime Phone No.: 301 654-2989  
Address: 4823 Dorset Avenue Cherry Chase (Somerset) MD 20815  
Street Number City State Zip Code  
Contractor: Fine Earth Landscape, Inc. Phone No.: 301 972-8810  
Contractor Registration No.: MD Home Improvement Licence No. 9809  
Agent for Owner: Bernie Mihm Daytime Phone No.: 301 972-8810

LOCATION OF BUILDING/PREMISE

House Number: 4823 Street: Dorset Avenue  
Town/City: Cherry Chase (Somerset) Nearest Cross Street: Surrey Street  
Lot: 16 Block: 2 Subdivision: 044  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF WORK/ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 220,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height up to 26 inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement  
adjacent to sidewalk

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

John Stewart Signature of owner or authorized agent  
10/13/18 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

This shingle-style house on Dorset Avenue in the Town of Somerset Historic District was built between 1900 and 1910. It served as the Bee Research Station for the US Department of Agriculture beginning in 1919. We purchased the house in 1993. All elements covered by this HAWP application existed at that time. The circular asphalt driveway has not been replaced or repaved since then except for patching for utility work. The railroad tie retaining wall, the brick edging, and the brick patio were all laid by the prior homeowner and his handy man. The back porch steps were added in about 1989.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

No changes to the original historic house. ① replace faulty railroad ties with stone retaining wall; ② replace existing asphalt driveway with pavers and stone; ③ add arbor and screen around A/C units; ④ replace brick patio with stone patio, including low walls; ⑤ replace and widen distressed lumber landing and steps from back porch; ⑥ remove old garage and shed and install new shed at back of property; ⑦ remove tree at back corner;

**2. SITE PLAN**

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.

environmental setting that is more in keeping with our beautiful historic home.

**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. Schematic 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 labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels 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 should be placed on the front of photographs.

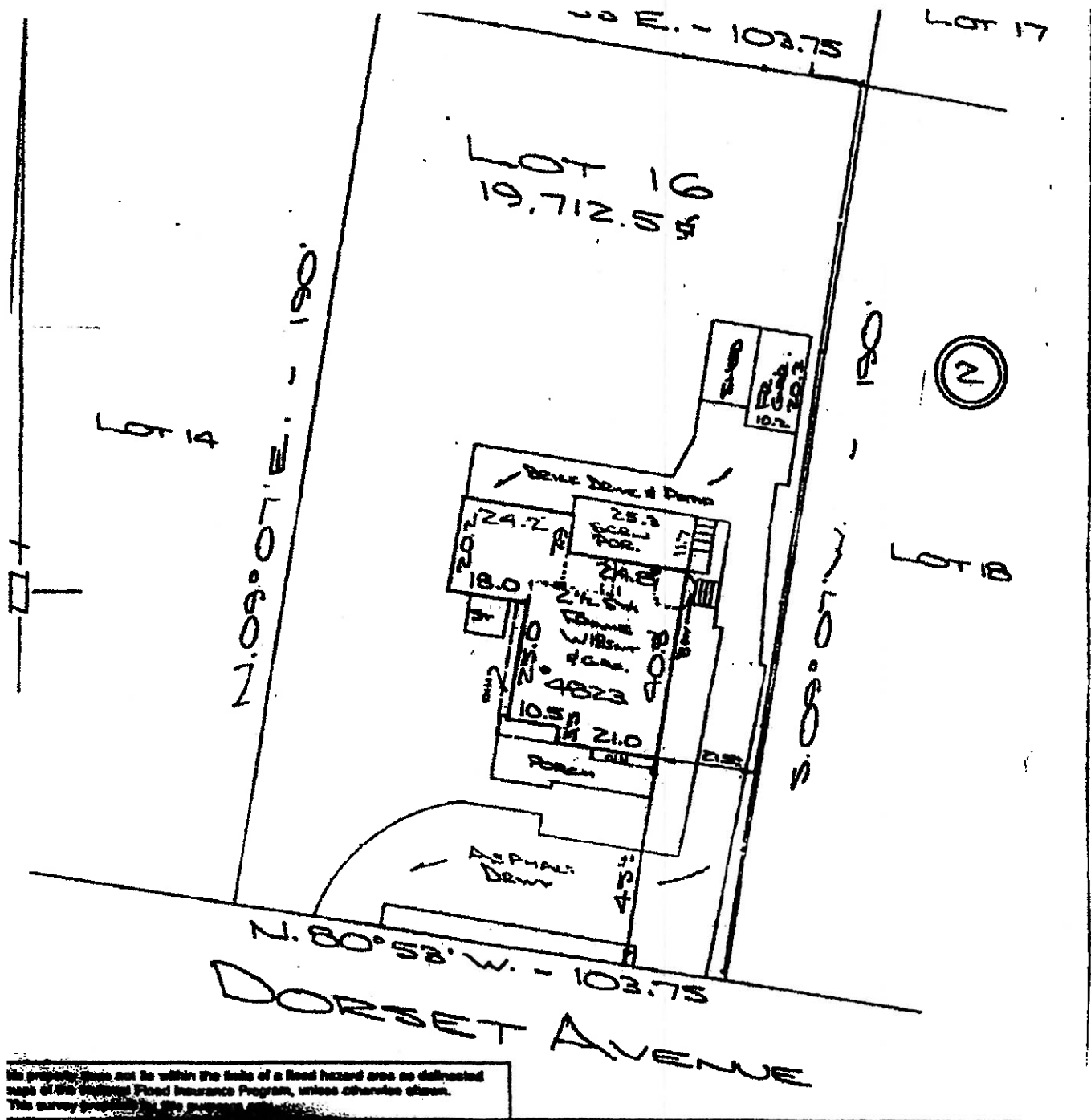
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL 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 parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown. This survey is for the purpose of...

**CAPITOL SURVEYS**

This drawing is not intended for construction purposes. Information shown hereon taken from land records of the county in which the property is located and field work performed.

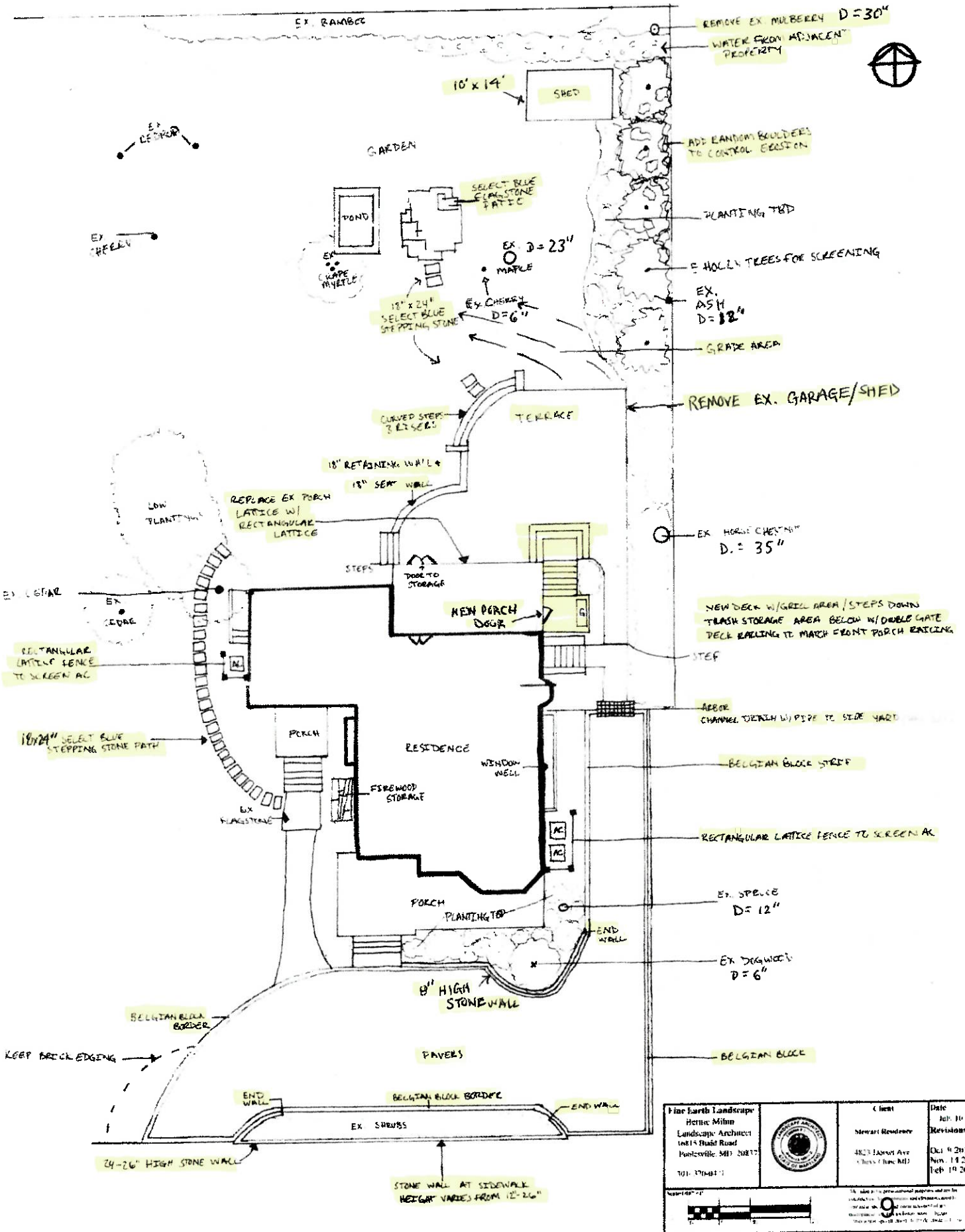
HOUSE LOCATION  
LOT 16 BLOCK 2  
**SOMERSET HEIGHTS**  
MONTGOMERY COUNTY, MARYLAND  
Recorded in Plat Book 1 Plat 30 Scale 1" = 30'


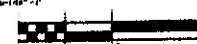
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

*LOUIS CONN*  
LOUIS CONN  
Registered Land Surveyor  
Montgomery Co. 1981



# 3. a. CONSTRUCTION PLAN + 6. TREE SURVEY



<p>Fine Earth Landscape Henne Mihin Landscape Architect 10815 Fluid Road Pawtucket, RI 02887 701-770-0111</p>		<p>Client Stewart Residence 4823 Jansen Ave Pawtucket, RI 02887</p>	<p>Date July 10, 2018 Revisions Oct 4, 2017 Nov. 14, 2017 Feb. 19, 2018</p>
<p>Scale 1" = 10'-0"</p> 		<p>1. All drawings are preliminary and subject to change without notice. 2. All drawings are for informational purposes only and do not constitute a contract. 3. The client is responsible for obtaining all necessary permits and approvals. 4. The client is responsible for providing all necessary information and data. 5. The client is responsible for providing all necessary access to the site. 6. The client is responsible for providing all necessary utilities and services. 7. The client is responsible for providing all necessary materials and labor. 8. The client is responsible for providing all necessary equipment and tools. 9. The client is responsible for providing all necessary safety measures. 10. The client is responsible for providing all necessary insurance coverage.</p>	

**4823 Dorset Avenue  
Chevy Chase, Maryland 20815**

October 15, 2018

Montgomery County Historic Preservation Office  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Informal HAWP Consultation – 4823 Dorset Avenue, Chevy Chase, MD

To Whom It May Concern:

I enclose a draft HAWP application form for certain work to be performed at our historic property, and request that the HPC consider it for Preliminary Consultation at the November 14, 2018, meeting.

Our home at 4823 Dorset Avenue, a three-story cross-gabled Foursquare, is within the Town of Somerset Historic District. It was built, we believe, around 1910, as the home of Dr. Nelson, a USDA scientist. For a number of years beginning in 1919, the house and yard served as the bee research station of the USDA. We purchased the house in 1992, and have since undertaken a number of projects to maintain and expand the house, consistent with its historical character.

This draft HAWP covers outdoors work to refurbish and improve the property, which does not directly involve the historic house itself. The principal elements of the work, generally moving from the front of the property to the back, are as follows (also indicated in yellow highlighting on the attached 3.a., Construction Plan):

1. Replace the retaining wall between the shrubbery bed and the sidewalk on the south front of the property. The current wall, made of treated railroad ties, is failing. The new wall will be made of stone, generally to match other stone retaining walls in the neighborhood, including at 4824 Dorset.
2. Replace the existing asphalt driveway that circles the south front and runs down the east side of the house. The asphalt is failing. The new driveway, within the same footprint as the current driveway, will be built of pavers and bordered by granite block. On the east side of the driveway, a buried vertical course of granite blocks will replace the buried diagonal brick edge that retains the slope from the neighbor's front yard. We will also replace the low brick wall between the driveway and the planting bed at the south front of the house with a low stone wall matching the one at the sidewalk. This wall will partially be moved closer to the house and partially reconfigured to accommodate existing dogwood trees.
3. Install along the east side of the house a cedar rectangular lattice screen around the air conditioning units and, at the end of the driveway, a Walpole Outdoors cellular PVC arbor.

4. Replace the brick patio from the end of the driveway around the back of the house with a bluestone terrace in essentially the same footprint, with stone retaining walls and a low stone seating wall around the edge, where railroad ties and brick are now failing. We will replace the current brick-and-railroad tie steps with stone steps, oriented more directly into the yard.
5. Replace and widen the landing and steps leading down from the back screened porch. These steps, which we understand were added at the same time the porch was built in about 1989 after a tree fell on a greenhouse there, are made of treated lumber, and the stairs' supports are splitting. The top landing will be expanded from 4' x 4' to 6' x 8', and the stairs will be widened and extended down onto the terrace. We will replace the unfinished treated lumber with Azek floors, steps, and railings, designed and painted to match the front porch. We will replace the existing door from the back porch onto the landing with an identical painted wooden door that opens outward instead of inward. We will replace the thin diagonal wooden lattice under the steps and under the back porch with cedar rectangular lattice to match the arbor and the equipment screens.
6. Remove the old garage and shed at the back of the brick patio. This structure, which conveyed to us "as is" in 1992, is rotted and in very poor shape. It is clear that an extension that was added to the front of the old garage and the shed added on the side were amateurishly built, and are failing. The foundations of the entire structure are rotted and it may collapse. The reconfiguration of the garage and addition of the brick patio allowed rainwater to wash down into the garage. We will be undergrounding the downspouts along the driveway and extending them to an outflow in the back yard in order to avoid this runoff.
7. Install a new shed at the back of the property. This shed will be about half the size of the existing garage and shed.
8. Remove the large overhanging mulberry tree at the back (northeast) corner of the property. We will add stone to help manage the substantial rainwater runoff at the back of the property we receive from our uphill neighbor's property.
9. Install additional stepping stone paths in the yard, a stone patio surface next to the fish pond in the back yard, and various new trees and plantings.

The effect of these changes will be to stabilize and beautify the landscape, and to enhance the beauty of our historic house.

We look forward to hearing any questions you might have as well as the HPC's evaluation of the application on preliminary consultation.

Very truly yours,



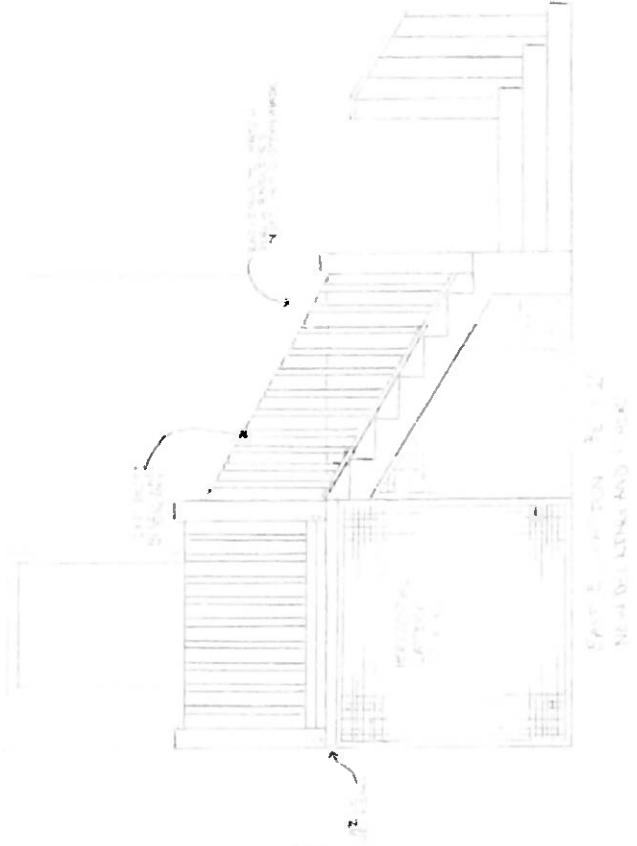
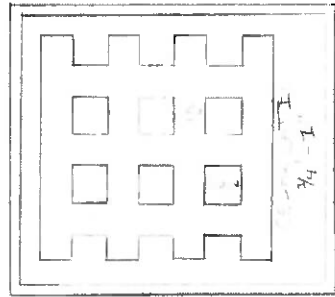
John I. Stewart, Jr.

Enc.

# 3. b. ELEVATIONS

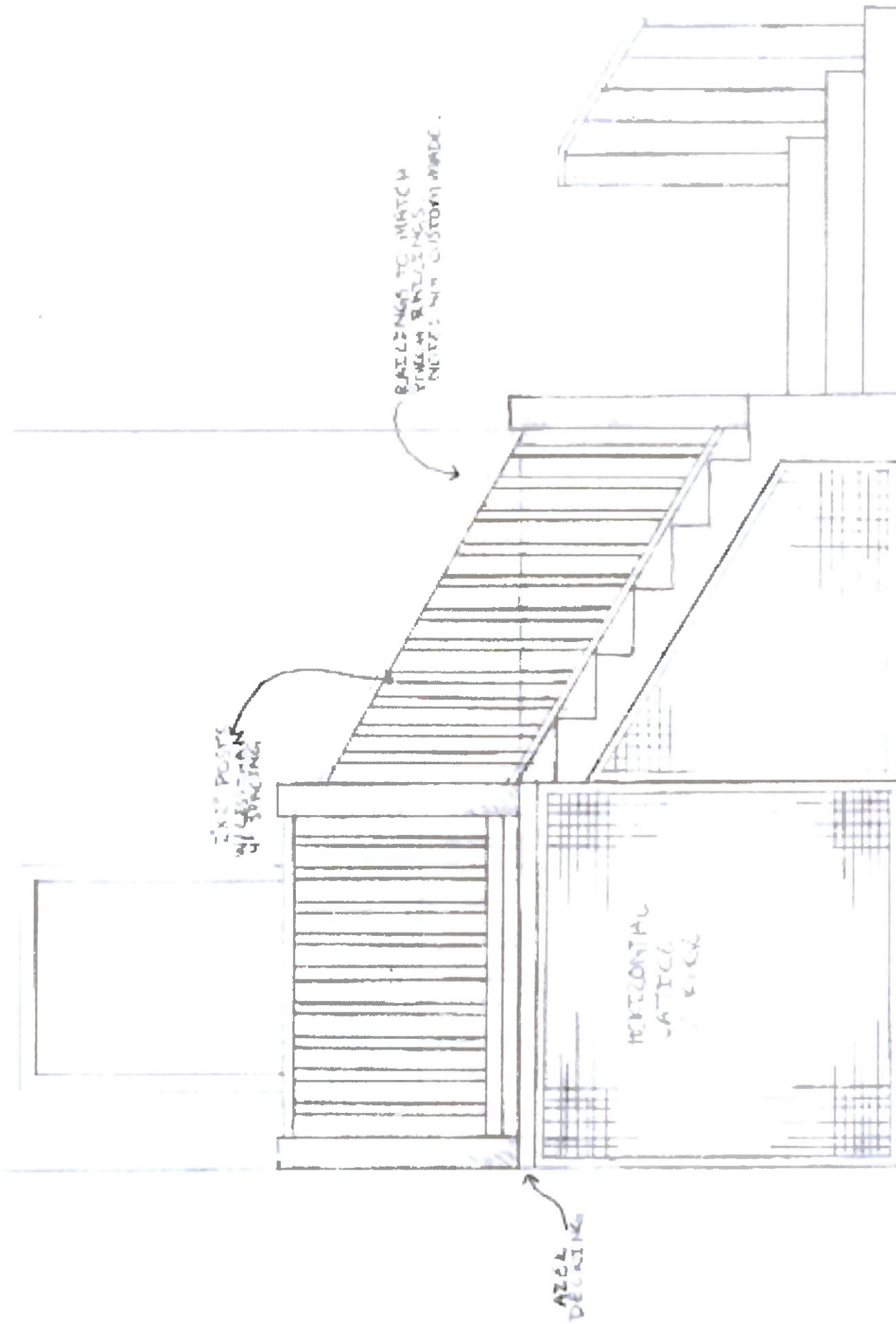


EXISTING EXTERIOR FINISH  
NEW FINISH  
UP EXTERIOR



**FINE EARTH LANDSCAPE INC.**  
 10170 Route 101, P.O. Box 101, Newmarket, Ontario, Canada L3Y 9P9  
 905.881.1111

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

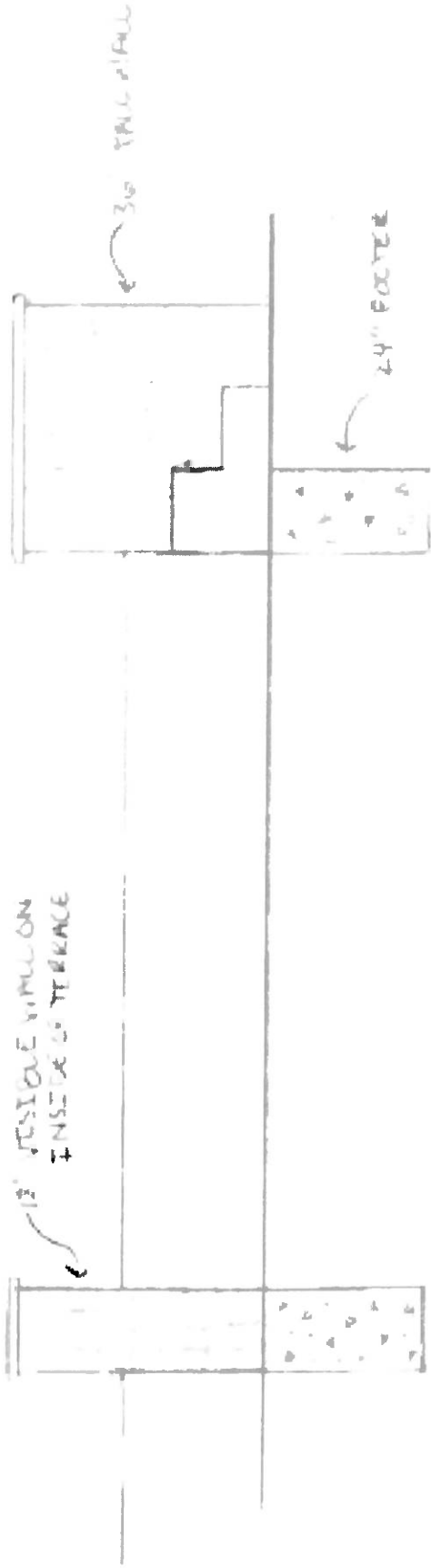


EXIST POSTS  
W/ BRACKET  
W/ 3/4\"/>

RAILING TO MATCH  
EXISTING BUILDING'S  
NEEDS NEW CUSTOM MADE.

HORIZONTAL  
VERTICAL  
SLATS

EAST ELEVATION 1/2" = 1'  
NEW DECKING AND STAIRS

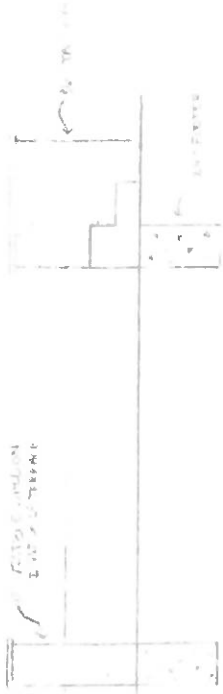


EAST ELEVATION  $\frac{1}{2}'' = 1'$   
 FLAGSTONE TERRACE WITH  
 RETAINING WALLS AND STEPS

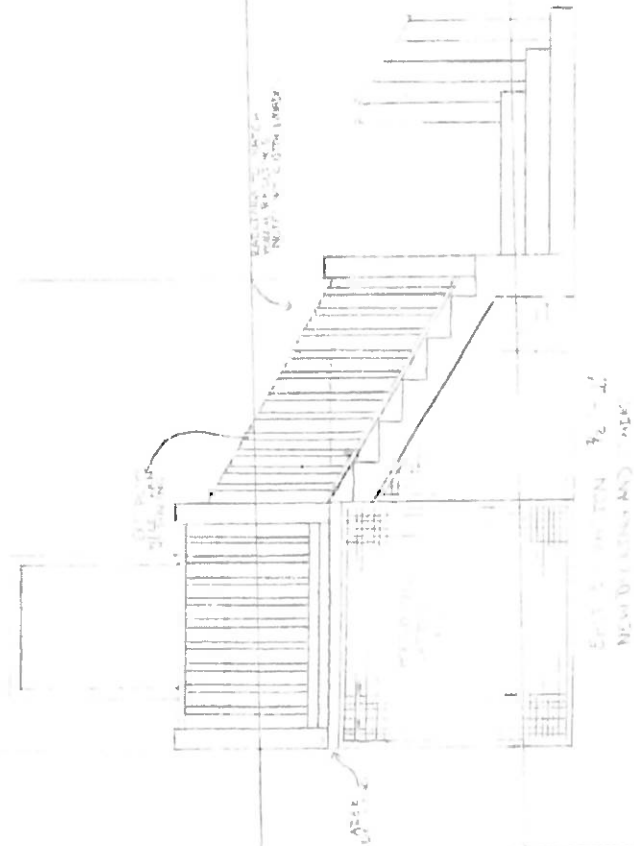
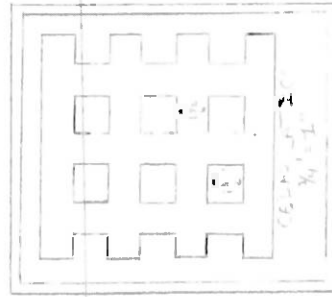
# 3. b. ELEVATIONS

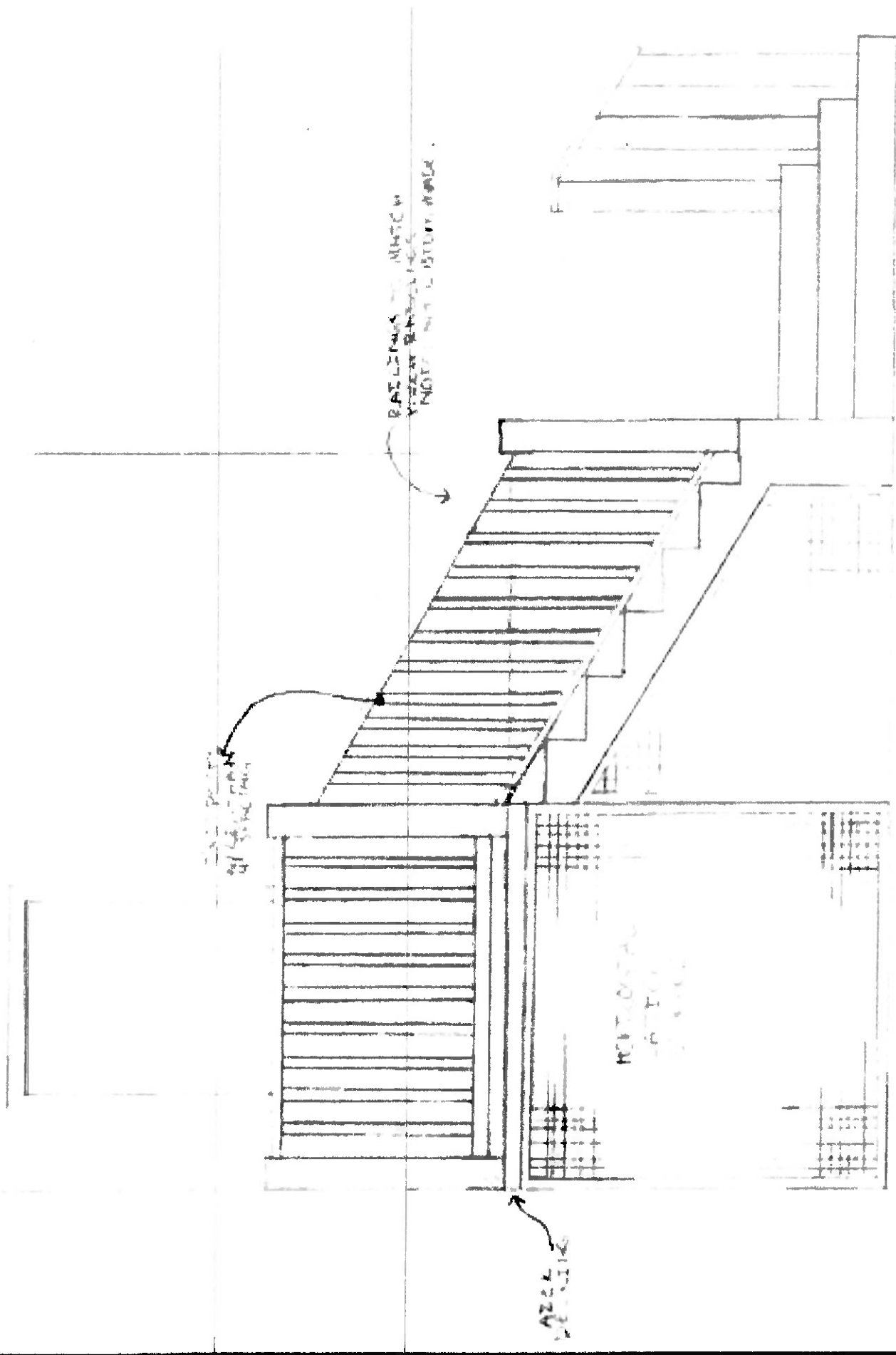


FINE EARTH LANDSCAPE INC.  
 10815 Burke Road, Potomac, MD 20854  
 440001 (301) 872-8477 FAX (301) 883-3040 FAX (301) 872-1888



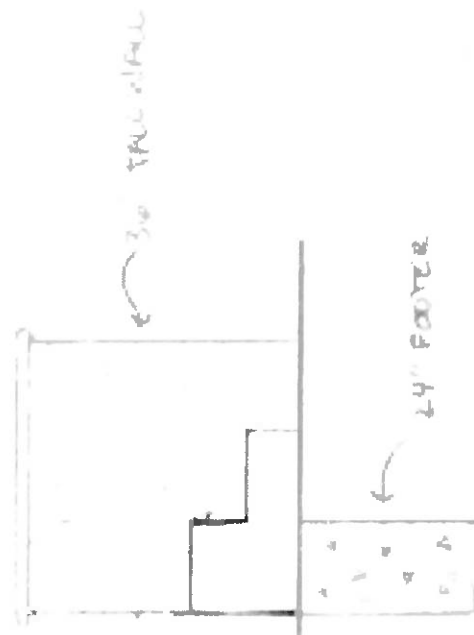
EXISTING EXISTING  
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EXISTING RAMP OF STAIRS  
 RAILINGS TO MATCH EXISTING BUILDING NOT TO BE CONSIDERED  
 ACCESS  
 REINFORCED CONCRETE  
 EXISTING ELEVATION 42' 0" I  
 NEW DESIGN AND WORK





18" FESICLE WALL ON INSIDE OF TERRACE

EAST ELEVATION  $\frac{1}{2}'' = 1'$   
 FLAGSTONE TERRACE WITH  
 RETAINING WALLS AND STEPS

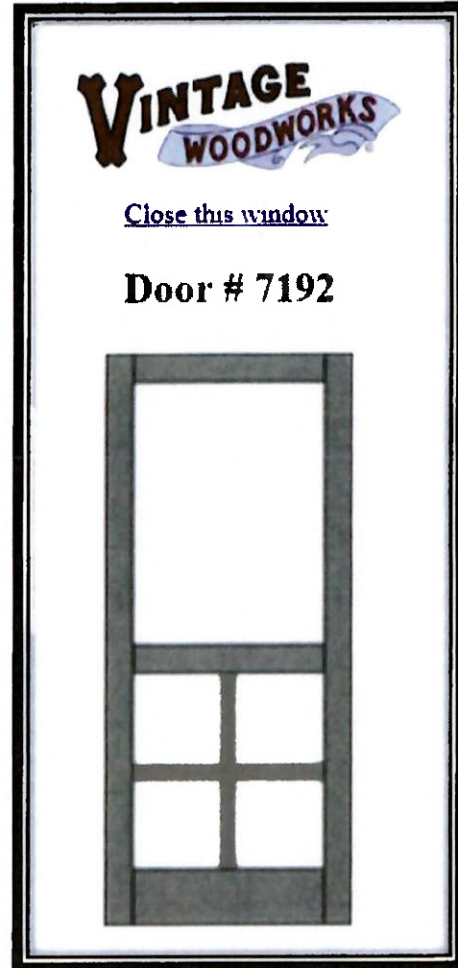
# STEWART RESIDENCE



FINE EARTH LANDSCAPE INC.  
16815 BUDD ROAD  
POOLESVILLE, MD 20837



STONE WALL



NEW COVERED PORCH DOOR  
PAINTED WOOD



PAVERS  
NICOLOCK  
COLONIAL COBBLESTONE COMBO

BORDER  
BELGIAN BLOCK

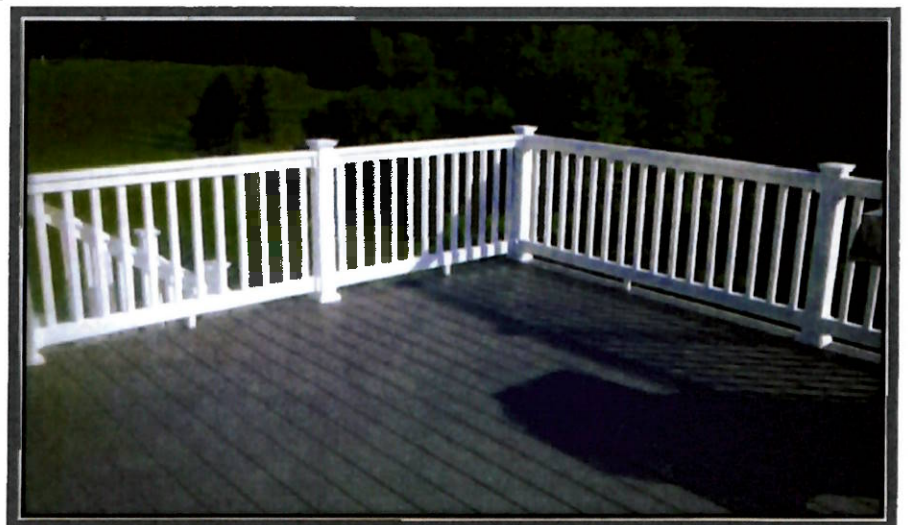




GREY AZEK DECKING



SELECT BLUE FLAGSTONE



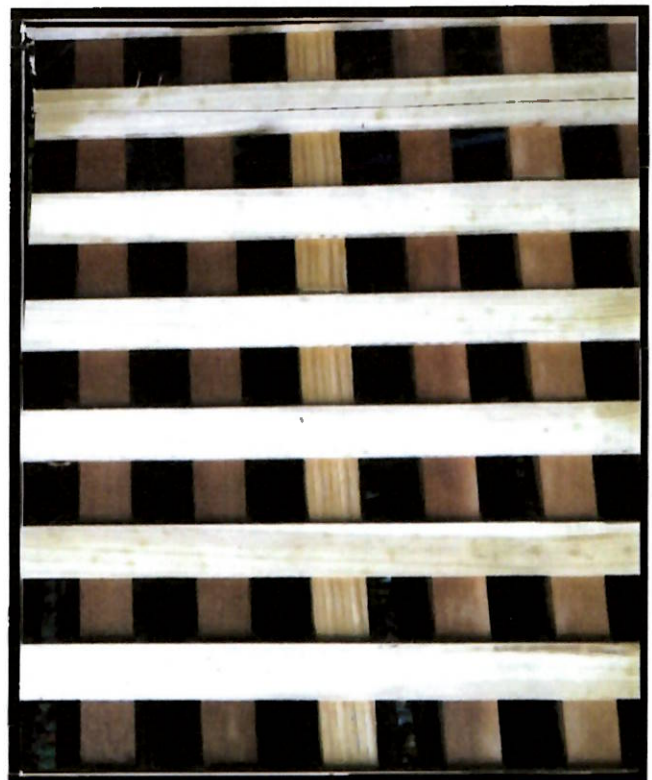
WHITE AZEK RAILING



SUMMERWOOD PALMERSTON SHED  
[SAMPLE ONLY -- TO BE FINISHED SIMILAR TO HOUSE]

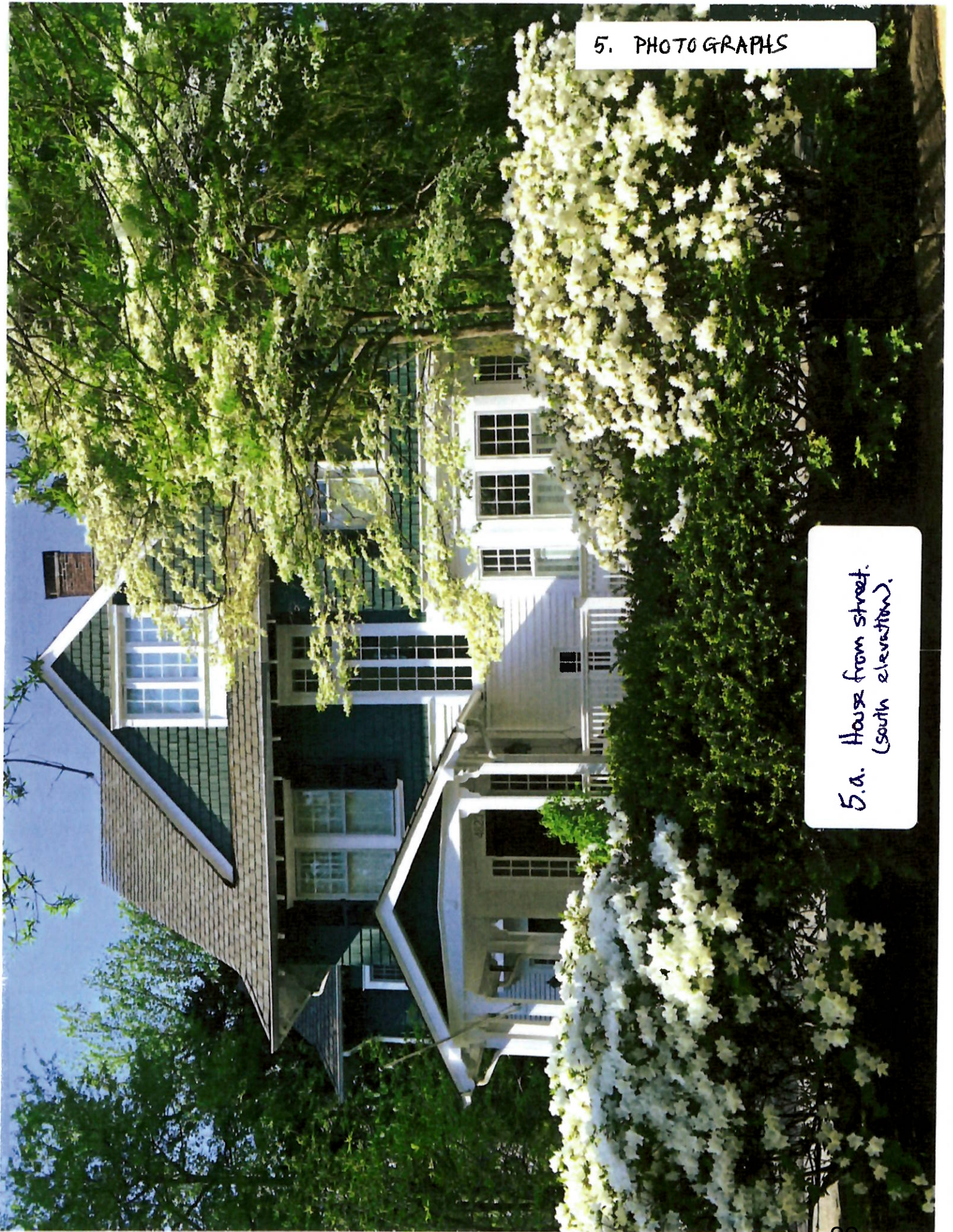


STANDARD SPINDLE TOP ARBOR  
WALPOLE OUTDOORS CELLULAR PVC



CEDAR RECTANGULAR LATTICE

5. PHOTOGRAPHS



5.a. House from street.  
(south elevation).



5. b. Railroad tie retaining wall.



S. C. Failing railroad  
ties.





5d. Failing driveway  
(southwest side)



5.e. View down driveway  
on east side.



5.f. View from midway  
down driveway.



5.g. View of back porch  
steps, looking towards  
street.



5. h. Close-up of failing  
step supports.



5. i. View of south side of garage and shed.



5.j View of east side of garage.



5.k. View of west side of shed, showing failed foundation.





5.1. View of north side of garage and shed.



5.m. View of north side  
of garage, shed, and  
house.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address                  John Stewart                  Sharon Slobiaroff                  4823 Dorset Avenue                  Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address                  self</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Barton Rubenstein                  Sherem Rubenstein                  4819 Dorset Avenue                  Chevy Chase, MD 20815</p>	<p>Matthew Zaff                  Erin Chlopak                  4820 Dorset Avenue                  Chevy Chase, MD 20815</p>
<p>Gail Schwartz                  4822 Dorset Avenue                  Chevy Chase, MD 20815</p>	<p>Stephen Springer                  Caroline Springer                  4824 Dorset Avenue                  Chevy Chase, MD 20815</p>
<p>Larry Hoover                  Barbara Hoover                  4822 Cumberland Avenue                  Chevy Chase, MD 20815</p>	<p>Everett Johnson                  Judy Brocjes                  4820 Cumberland Avenue                  Chevy Chase, MD 20815</p>