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

<table>
<thead>
<tr>
<th>Address:</th>
<th>3718 Bradley Lane, Chevy Chase</th>
<th>Meeting Date:</th>
<th>12/18/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource (Chevy Chase Village Historic District)</td>
<td>Report Date:</td>
<td>12/11/2019</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Mary Donnelly (Liz Forgione, Agent)</td>
<td>Public Notice:</td>
<td>12/4/2019</td>
</tr>
<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>N/A</td>
</tr>
<tr>
<td>Case Number:</td>
<td>35/13-19VV</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>PROPOSAL:</td>
<td>Driveway installation and tree removal</td>
<td></td>
<td></td>
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</tbody>
</table>

**STAFF RECOMMENDATION:**

- [x] Approve
- [ ] Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916-27

*Fig. 1: Subject property.*
PROPOSAL:
The applicant proposes to install a new semi-circular driveway at the subject property. The proposed new driveway will utilize an existing curb cut and driveway at the northwest side of the property, with a second curb cut added at the northeast side of the property. The proposed driveway materials will be precast concrete pavers to match the existing. Two ornamental false cypress trees will be removed at the northeast side of the property to increase visibility.

As demonstrated by the submitted photographs, semi-circular driveways are a common feature on Bradley Lane (cited examples 3706, 3800, 3804, and 3810 Bradley Lane are all within the boundaries of the historic district).

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

   2. Modifications to a property, which do not significantly alter its visual character.

   13. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

   15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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

   (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

   (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

   (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

   (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design
significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: liz@emmacconstruction.com
Contact Person: Liz Forgione
Daytime Phone No.: 410-963-4220

Tax Account No.: 
Name of Property Owner: Mary Donnelly
Daytime Phone No.: 410-963-4220
Address: 3718 Bradley Lane, Chevy Chase, MD 20815

Contractor: 
Contractor Registration No.: 
Agent for Owner: 
Agent for Owner: 

LOCATION OF BUILDING/PREMISES

House Number: 3718
Street: Bradley
Town/City: Chevy Chase
Nearest Cross Street: Brookville Road

Lot:
Block:
Subdivision:

Liberal:
Folio:
Parcel:

PART ONE: TYPE OF PRODUCTION AND USE

1A. CHECK ALL APPLICABLE:
   □ Exterior, Alter/Renovate
   □ Move
   □ Install
   □ Wreck/Raze
   □ Revision
   □ Repair
   □ Rechargeable Fence/Wall (complete Section 4)
   □ Other: driveway

1B. Construction cost estimate: $ 40,000

1C. If this is a revision of a previously approved 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 FOR NEW FENCES, RETAINING WALLS

3A. Height: ________ feet ________ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
   □ On property line/property line
   □ Entirely on land of owner
   □ On public right of way/assessment

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.

Mary Donnelly
Signature of owner or authorized agent

11-12-19 Date

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: 
Signature: 
Date: 

Application/Permit No.: 
Date Filed: 
Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   "The project is located at a single family residence constructed in 1928. The property has approx. 120' of street frontage along Bradley Lane. An existing curb-cut and driveway are located on the west side of the property."

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

   "Proposed project shall include the addition of a curb-cut and semi-circular driveway extending from an existing curb-cut and drive. The new curb-cut will avoid existing speed bump. Two false cypresses will be removed to increase visibility. The semi-circular drive is a common configuration along this section of Bradley Lane."

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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.

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 5" 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.
# HAWP APPLICATION: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3718 Bradley Lane</td>
<td>PO Box 34659</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Bethesda, MD 20827</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amit Sevak</td>
</tr>
<tr>
<td>3712 Bradley Lane</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Earle Silber</td>
</tr>
<tr>
<td>3720 Bradley Lane</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Darren Binder</td>
</tr>
<tr>
<td>3717 Bradley Lane</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Richard Leggett</td>
</tr>
<tr>
<td>3719 Bradley Lane</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
Municipality Letter for
Proposed Construction Project

Subject Property: 3718 Bradley Lane, Chevy Chase, MD 20815
Property Owner: Mary Beth Donnelly
Project Manager/Contractor: MMD Construction/Liz Forgione
Proposed Work: Create second curb cut to install a semi-circular driveway using pavers to match current driveway

11/13/2019

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5506 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9921
ccv@montgomerycountymd.gov
www.cheychasevillage.md.gov

BOARD OF MANAGERS
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Assistant Secretary

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Assistant Treasurer
LINDA J. WILLARD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUZELYN M. FERGUSON
Michael,

Re: material specifications, the driveway material shall match the existing driveway material in size, shape, pattern and color. The driveway material shall be a precast concrete paver with sand swept joints on a sand setting bed and compacted gravel subbase. Please find pictures of the material below. If you need more specific information or have additional questions, please let me know.

Thank you.

Liz Forgione
410.963.4220
Existing Property Condition Photographs (duplicate as needed)

Detail: Front of property

Detail: Current driveway (2 views)

Applicant: Donnelly
From: Liz Forgione <liz@mmdconstruction.com>
Sent: Thursday, November 21, 2019 8:00 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: Ballo, Rebeccah <rebeccah.ballo@montgomeryplanning.org>
Subject: Re: HAWP Application - 3718 Bradley Lane

Michael,

Please find attached photographs of properties on the same block of Bradley Lane with semi-circular driveways similar to the project we have proposed at 3718 Bradley Lane. The semi-circular driveway is a very common application on this street. These pictures were taken at the following addresses: 3701, 3703, 3706, 3800, 3804, 3810, 3711, 3717, 3801 and 3807.
Thank you.

Liz Forgione
410.963.4220

MMD Construction