

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

STAFF RECOMMENDATION:

- ☒ 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

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: liz@mmdconstruction.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
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3718 Street: Bradley
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: driveway

1B. Construction cost estimate: \$ 40,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 _____ feet _____ 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

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 Beth 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: _____

Please notify
contact person
of HPC meeting
in addition to
property owner.

Liz Forgione
P.O. Box 34659
Bethesda, MD
20827

**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 cypress 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 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.

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.

*Material will match existing drive.

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

Owner's mailing address

3718 Bradley Lane
Chevy Chase, MD
20815

Owner's Agent's mailing address

PO Box 34659
Bethesda, MD 20827

Adjacent and confronting Property Owners mailing addresses

Amit Sevak
3712 Bradley Lane
Chevy Chase, MD
20815

Earle Silber
3720 Bradley Lane
Chevy Chase, MD
20815

Darren Binder
3717 Bradley Lane
Chevy Chase, MD
20815

Richard Leggett
3719 Bradley Lane
Chevy Chase, MD
20815



**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
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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SUELLEN M. FERGUSON

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Keywords: child abuse; child sexual abuse; child sexual exploitation; child sexual abuse investigation; child sexual abuse assessment

[illegible]

NOTES: NOT TO BE USED FOR EVALUATION OF PRODUCTS

Bradley Lane

06 0000 0000 0000 0000 0000

1997 年 12 月 25 日

2008-08-22

Figure 1

● 2017 年 10 月 1 日起

2 Story & Assessment

Values & Frames

Lot 38

9808 So. Pl.

Abstract Part

Product Delivery

15

100

0-7-4-8888

111

1999

1548

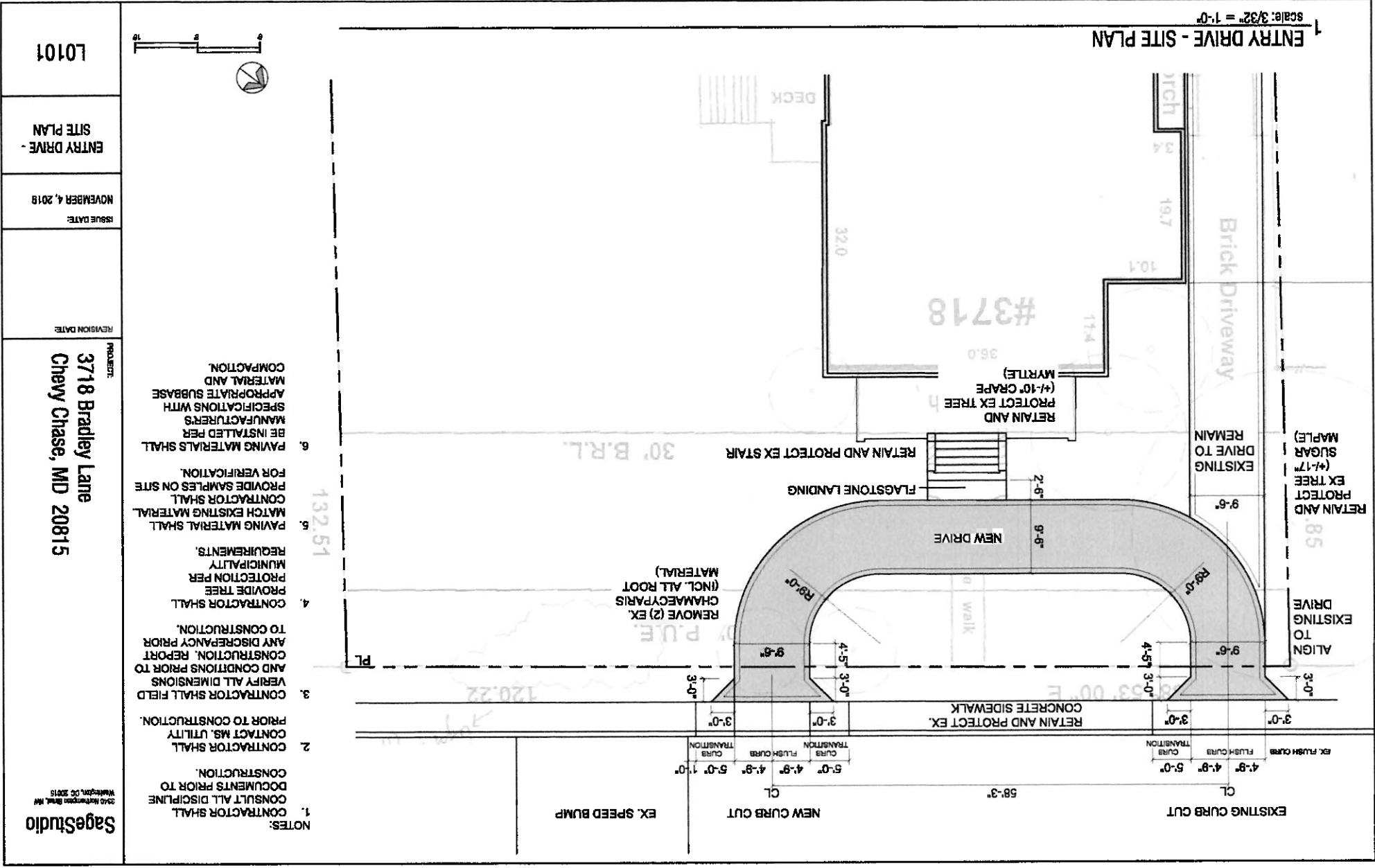
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125-130

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8





Kyne, Michael

From: Liz Forgione <liz@mmdconstruction.com>
Sent: Thursday, November 21, 2019 8:04 AM
To: Kyne, Michael
Cc: Ballo, Rebecca
Subject: HAWP Application - Materials Specs 3718 Bradley Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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

Page: 11

From: [Kyne, Michael](#)
To: [Kyne, Michael](#)
Subject: FW: HAWP Application - 3718 Bradley Lane
Date: Monday, December 9, 2019 2:31:03 PM
Attachments: [image001.png](#)

From: Liz Forgione <liz@mmdconstruction.com>
Sent: Thursday, November 21, 2019 8:00 AM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Cc: Ballo, Rebecca <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

