

**To:** Historic Preservation Commission  
**From:** Michael Kyne, Planner Coordinator, Historic Preservation  
**Subject:** Staff Item – Revision to HAWP #35/13-001A-20B for 9 Chevy Chase Circle, Chevy Chase (Master Plan Site #35/13-001A, *Newlands-Corby Mansion*)  
**Date:** September 9, 2020

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**Background:** The application for tennis court construction was approved at the June 24, 2020 HPC meeting. The approval included the following:

- Construction of a 16,875-sf tennis court on Lot 2 in the northwest corner of the subject property.
- Removal of one 34" dbh specimen tree.
- Installation of a 6'-6" high matte black vinyl-coated chain link fence at the perimeter of the proposed tennis court.
- Planting of arborvitae trees, measuring 10' to 12' in height around the tennis court for screening.

**Proposal:** The applicants propose the following revisions to the previous proposal:

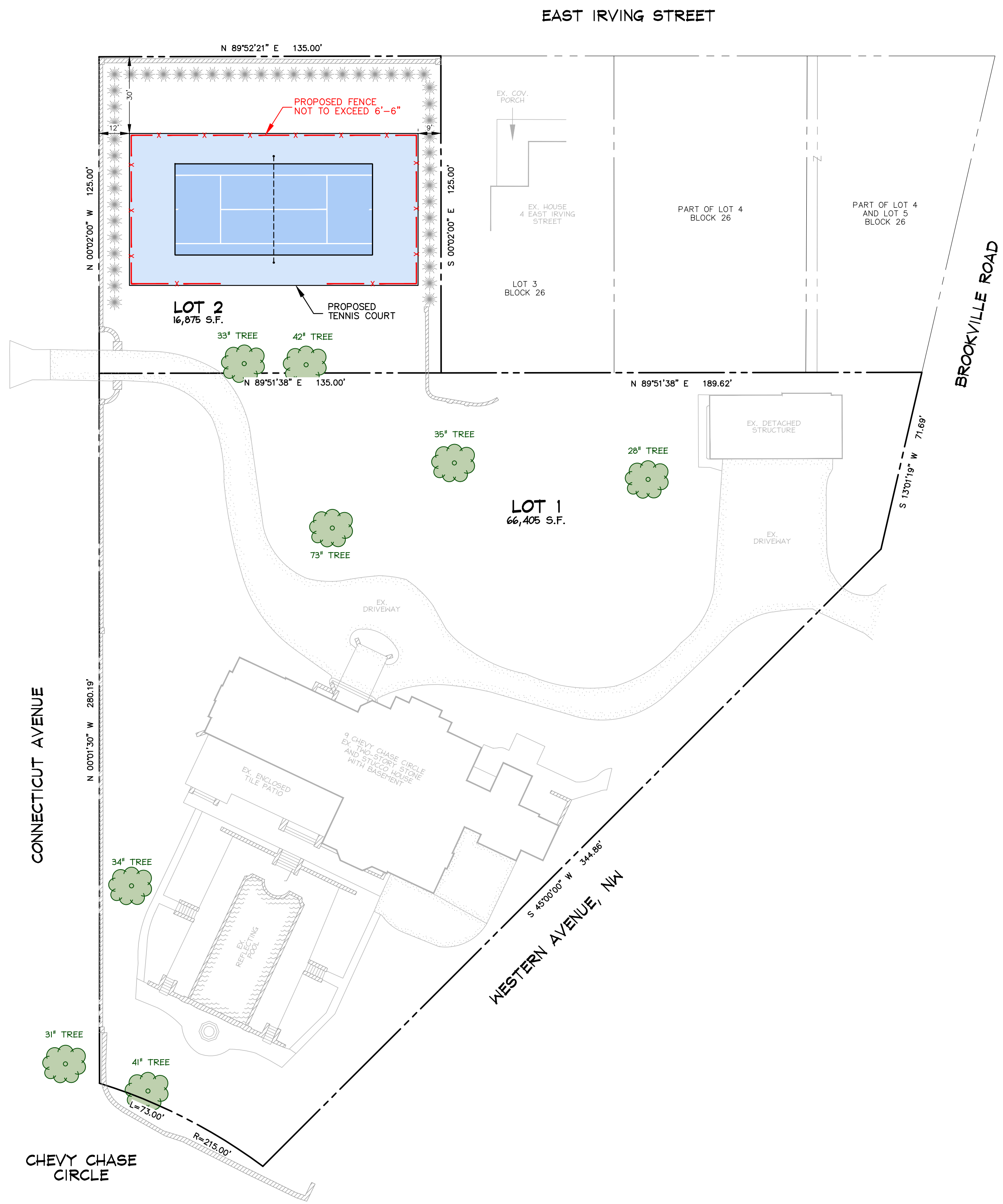
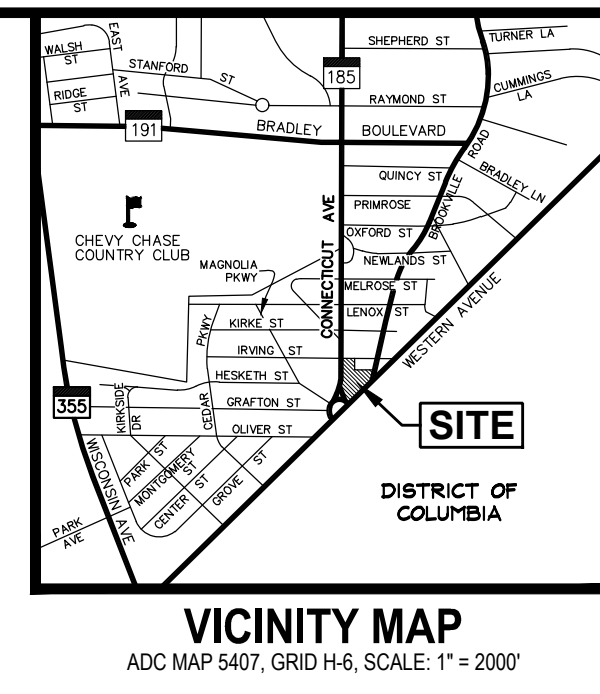
- Relocating the tennis court 5' to the south of its approved location to protect two pin oak trees on the neighboring property to the east.
- Relocating the approved screening trees at the north side of the tennis court from next to the tennis court to next to the existing stone wall parallel to East Irving Street.
- Expansion of the sideline overrun areas on each side of the tennis court from the approved 10' to a standard 12' in depth.

**Recommendation:** Staff recommends approval of this Staff Item.

**HPC Decision:**



DATE	REVISION
06/26/20	PDL - Tennis Court Site Plan to Historic Preservation for Approval.
08/20/20	PDL - Revised Tennis Court Site Plan to Historic Preservation for Approval.



**GENERAL NOTES**

- Boundary information is based upon surveys performed by CAS Engineering, dated April, 2020.
- Total lot area: Lot 1 = 66,405 sq. ft.  
Lot 2 = 16,875 sq. ft.  
Total = 82,280 sq. ft. (1.915 Acres)
- Property is located in the R-60 Zone.
- Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
- Property is located on Soils Survey Map Number 27.  
Soil type(s): 2UB and GhB, Glenelg-Urban land complex, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Little Falls Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:  
Water / Sewer - Washington Suburban Sanitary Commission  
Electric - PEPCO  
Telephone - Verizon  
Gas - Washington Gas
- Property is located in the incorporated municipality of Chevy Chase Village.
- Property is a Historic Site (Newlands-Corby Mansion) and is located in the Chevy Chase Village Historic District.

**LEGEND**

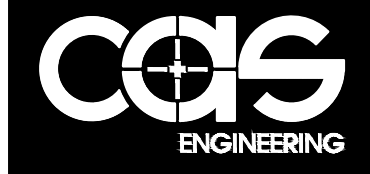
	PROPOSED 6'-6" TENNIS COURT FENCE ENCLOSURE
	PROPOSED 10'-12' ARBORVITAE SCREENING TREE

**OWNER/APPLICANT**  
Adrienne Arsh  
9 Chevy Chase Circle  
Chevy Chase, MD 20815  
aa@arsht.com

**BUILDER**  
Gibson Homes, LLC  
5272 River Road, Suite 600  
Bethesda, MD 20817  
Attn: Al Royer  
301-518-3203  
al@gibsonhomellc.com

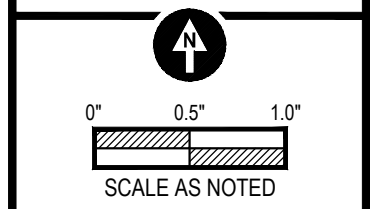
**9 Chevy Chase Circle  
Lot 2, Block 26  
Chevy Chase, Section 2  
- Village of Chevy Chase -  
Tennis Court Site Plan**

**Lot 1 and Lot 2, Block 26, Chevy Chase, Section 2  
Plat Book 2, Plat No. 106, Recorded 9/9/1909**  
Bethesda (7th) Election District, Montgomery County, MD  
**9 Chevy Chase Circle  
Chevy Chase, Maryland 20815**



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SHEET TITLE:  
**Tennis Court  
Site Plan**