

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

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

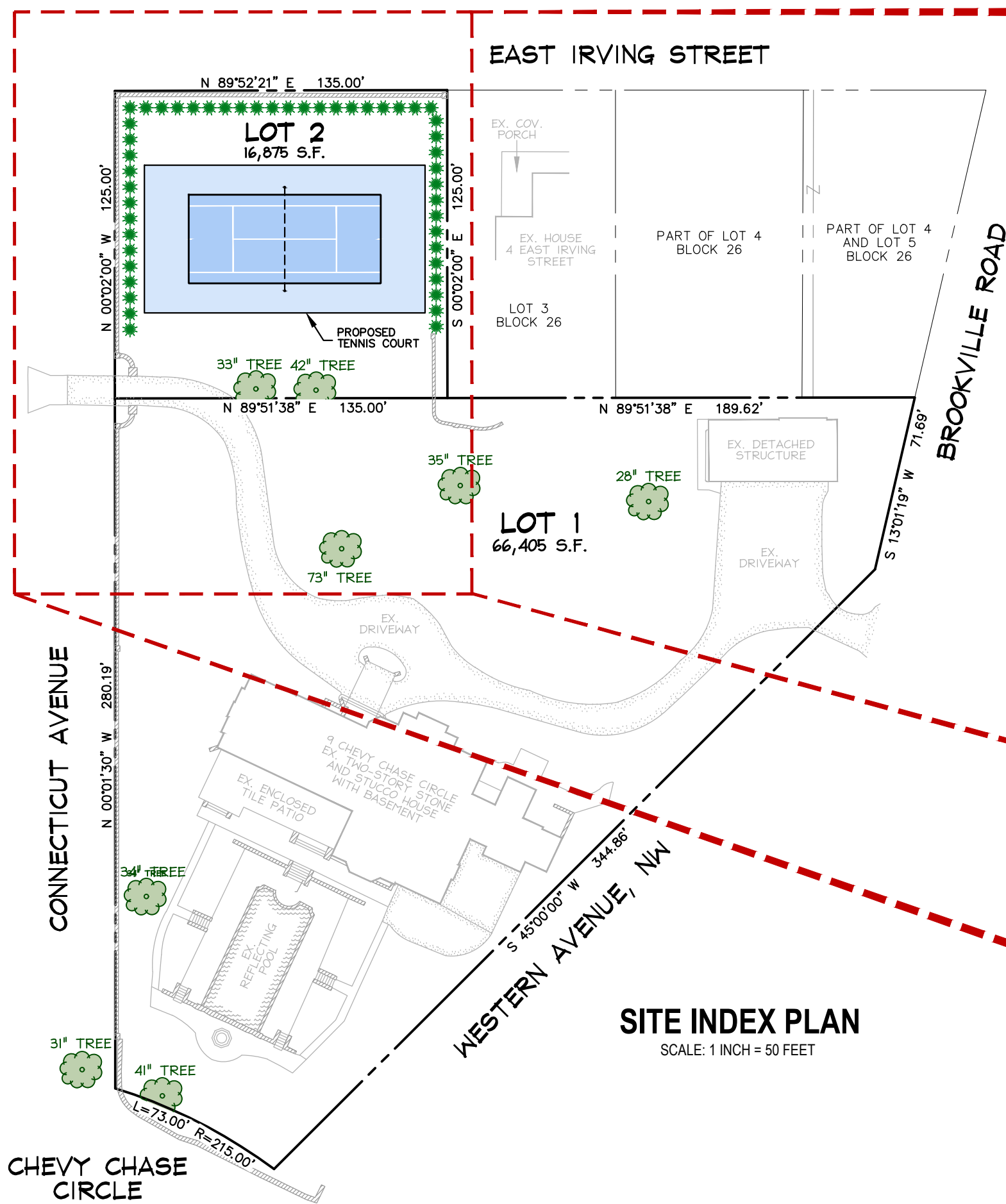
- Construction of a 16,875-sf tennis court on Lot 2 in the northwest corner of the subject property.
- Removal of one 34" dbh specimen tree.
- Installation of a 6'-6" high matte black vinyl-coated chain link fence at the perimeter of the proposed tennis court.
- Planting of arborvitae trees, measuring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

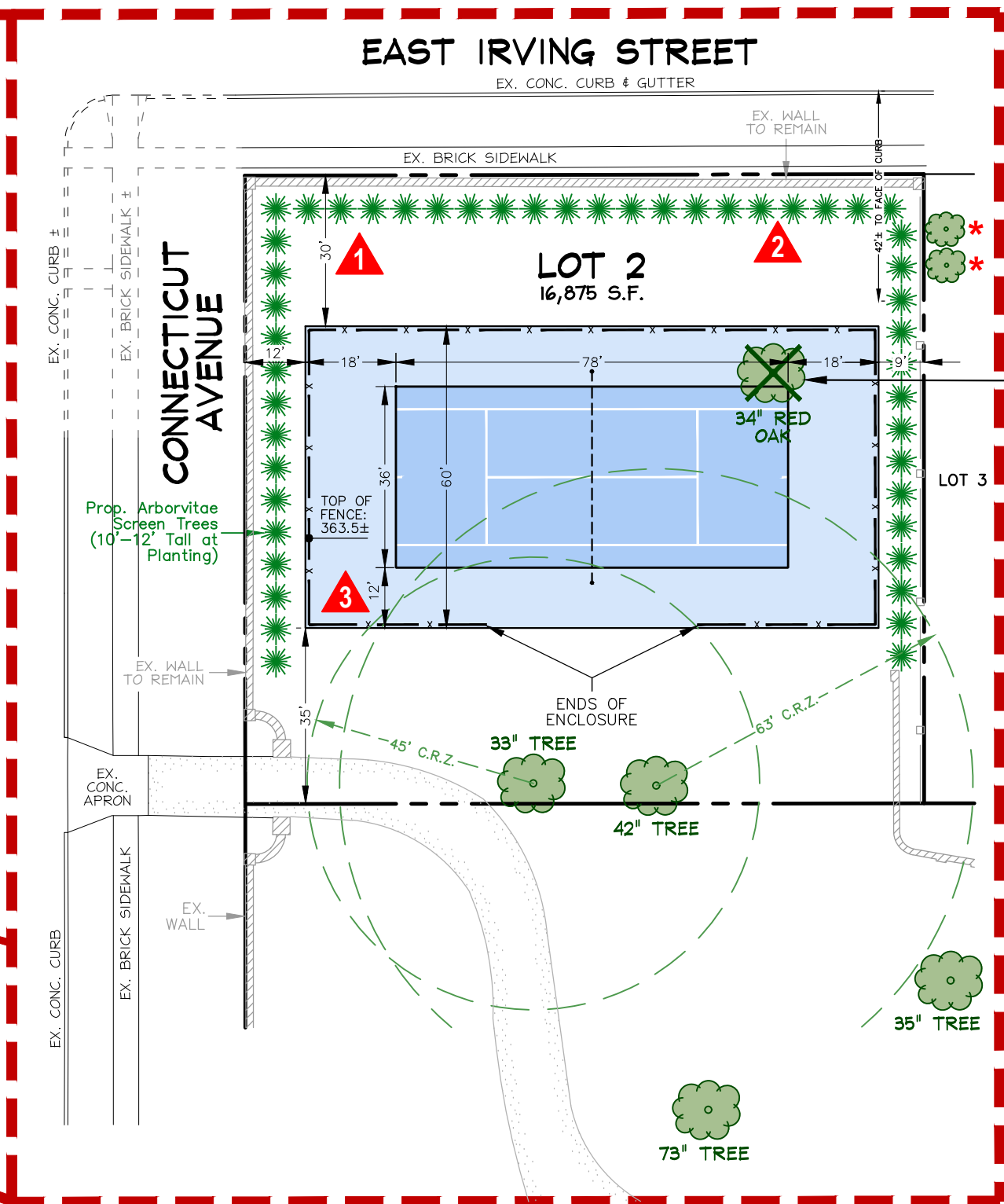


GENERAL NOTES

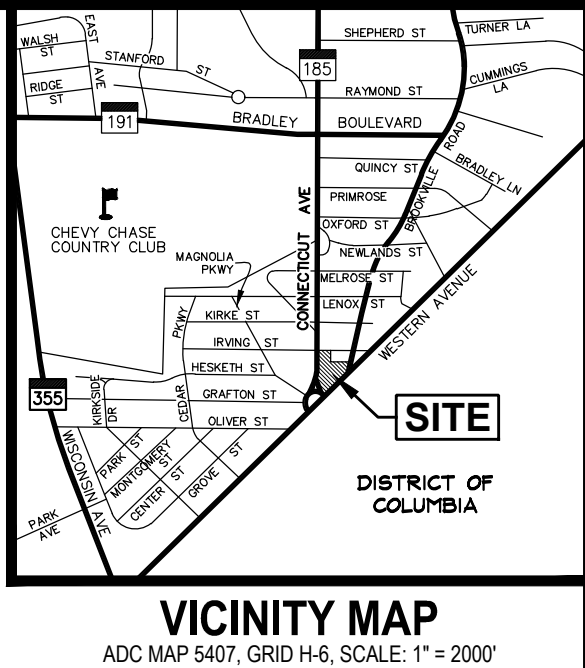
- Boundary information is based upon surveys performed by CAS Engineering, dated April, 2020.
- Total lot area: Lot 1 = 66,405 sq. ft.
Lot 2 = 16,875 sq. ft.
Total = 82,280 sq. ft. (1.915 Acres)
- Property is located in the R-60 Zone.
- Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
- 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.

TREE MITIGATION NOTE

As mitigation for the removal of the 34" Red Oak on Lot 2 for the construction of the tennis court, one 2"-3" caliper Red Oak must be planted on this property. The final planting location to be determined.



Proposed Arborvitae screening trees. Photos taken at the homeowner's DC property.



ONE 2"-3" RED OAK MUST BE PLANTED ON THE SITE AS MITIGATION FOR THE REMOVAL OF THIS 34" RED OAK.

LEGEND

— x — x —	PROPOSED TENNIS COURT FENCE ENCLOSURE (6'-6")
★	PROPOSED 10'-12' ARBORVITAE SCREENING TREE

PLAN REVISIONS

- 08/20/2020 - Tennis Court shifted 5 feet south to better protect two trees* on Lot 3 located near the northeast corner of Lot 2.
- 08/20/2020 - Screening trees shifted away from the court and adjacent to the stone wall along the East Irving Street right-of-way.
- 08/20/2020 - The sideline overrun areas on each side of the playing court expanded from 10 feet to a standard 12 feet in depth.



Proposed matte-black chain link tennis court enclosure.

OWNER/APPLICANT

Adrienne Arsht
9 Chevy Chase Circle
Chevy Chase, MD 20815
202-234-5777
aa@arsht.com

BUILDER

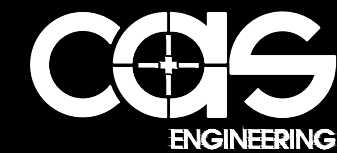
Gibson Homes, LLC
5272 River Road, Suite 600
Bethesda, MD 20817
Attn: Al Royer
301-518-3203
al@gibsonhomellc.com

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

CAS JOB NO.: 20-073
DATE: 08/2020

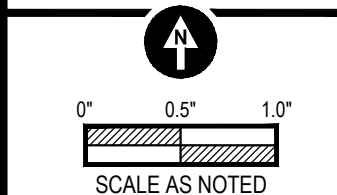
DATE	REVISION
06/26/20	PDL - Tennis Court Site Plan to Historic Preservation for Approval.
08/20/20	PDL - Revised Tennis Court Site Plan to Historic Preservation for Approval.

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

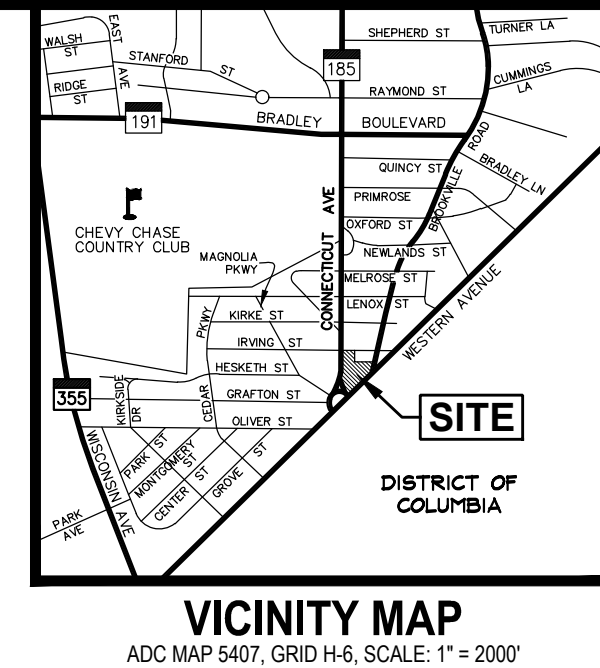


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SHEET TITLE:
Tennis Court
Site Plan



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LEGEND

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

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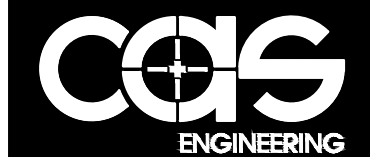
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9 Chevy Chase Circle Lot 2, Block 26 Chevy Chase, Section 2 - Village of Chevy Chase - Tennis Court Site Plan

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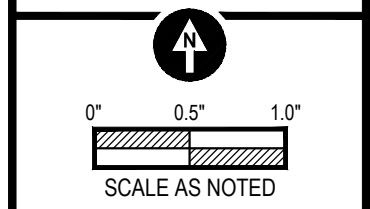
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