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
1. Boundary information is based upon surveys performed by CAS Engineering, dated April 2020.
2. Total lot area:
   Lot 1 = 66,405 sq. ft.
   Lot 2 = 16,875 sq. ft.
   Total = 83,280 sq. ft. (1.915 Acres)
3. Property is located in the R-60 Zone.
4. Property is located on Tax Map IRS 294 and WSSC 209 Street 2008W09.
5. Property is located on Soil Survey Map Number 27.
6. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 2437124060.
7. Property is located in the Little Falls Watershed.
8. Water Category - 1, Sewer Category - 1
9. Local utilities include:
   Water / Sewer - Washington Suburban Sanitary Commission
   Electric - PEPCO
   Telephone - Verizon
   Gas - Washington Gas
10. Property is located in the incorporated municipality of Chevy Chase Village.
11. Property is a Historic Site, Montgomery County, Maryland 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.

OWNER/APPLICANT
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BUILDER
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Proposed proposed black chain link tennis court enclosure.
BOUNDARY INFORMATION:
- Surveys performed by CAS Engineering, dated April, 2020.

AREA:
- Total lot area: Lot 1 = 66,405 sq. ft., Lot 2 = 16,875 sq. ft., Total = 82,280 sq. ft. (1.915 Acres)

ZONE:
- Property is located in the R-60 Zone.

SURVEY:
- Property is located on Tax Map 9004T, and WSSC Lot 9004T, Record Date: 12/16/1986.

SOIL:
- Soil type(s): 2UB and GhB, Glenelg-Urban land complex, HSG "B".

Flood Zone:
- Property is located in the Flood Zone "X" per F.E.M.A. Firm Maps, Community Panel Number: 24010/0455D.

WATERSHED:
- Property is located in the Little Falls Watershed.

WATER CATEGORY:
- Water Category - 1, Sewer Category - 1

LOCAL UTILITIES:
- Water / Sewer - Washington Suburban Sanitary Commission
- Electric - PEPCO
- Telephone - Verizon
- Gas - Washington Gas

INCORPORATED MUNICIPALITY:
- Property is located in the incorporated municipality of Chevy Chase Village.

HISTORIC SITE:
- Property is a Historic Site (Newlands-Corby Mansion) and is located in the Chevy Chase Village Historic District.