

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Street, Chevy Chase	Meeting Date:	9/7/2022
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	8/31/2022
Applicant:	Andrew and Gray King (Jeremy Fletcher, Agent)	Public Notice:	8/24/2022
Review:	HAWP	Tax Credit:	N/A
Permit Number:	1002995	Staff:	Michael Kyne

PROPOSAL: Demolition of rear deck and construction of screened in porch and fireplace

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

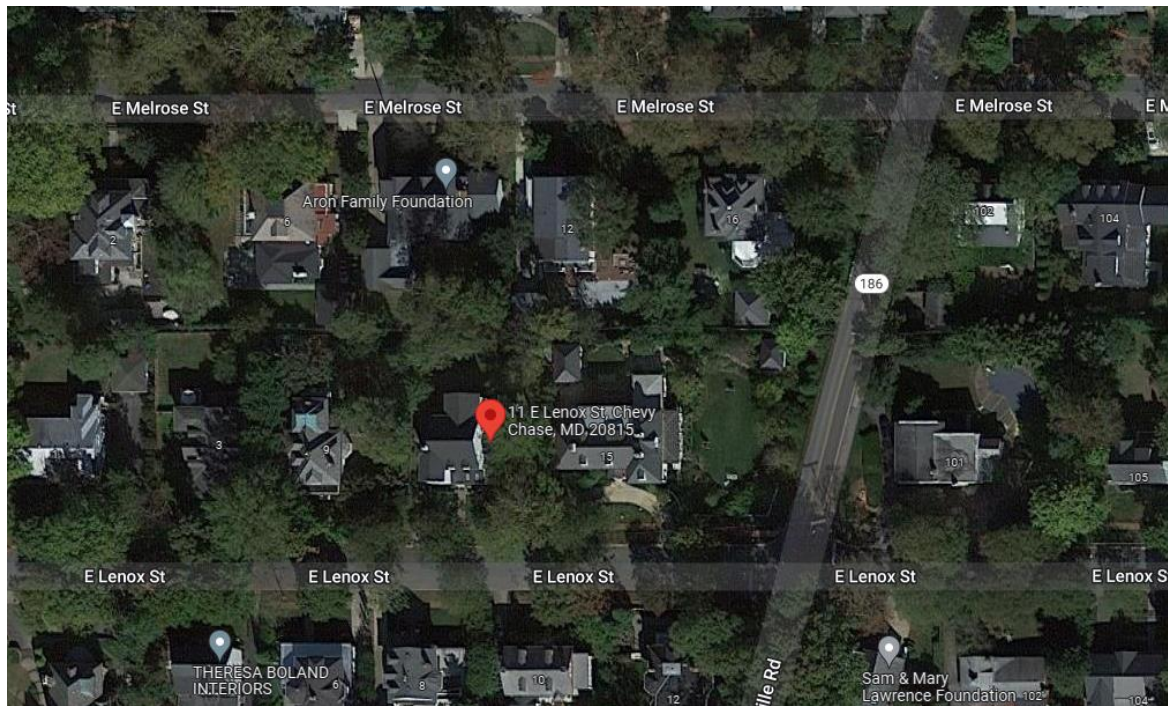


Fig. 1: Subject property, north side of East Lenox Street.

PROPOSAL:

The applicants propose demolition of an existing rear deck and construction of a new screened in porch and fireplace at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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*)

Chevy Chase Village Historic District Guidelines

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to ensure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Secretary of the Interior’s Standards for Rehabilitation

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The historic house is 2 ½-stories, with an existing 1-story addition to the east (right) side. The applicants propose to remove an existing deck at the rear of the addition and construct a 1-story screened in porch in its place. The proposed screened in porch will be 24' deep by 19'-7 ¼" wide, and it will be inset 2'-5 ¼" from right side of the addition. The property slopes to the rear, and the height of the proposed screened in porch will be approximately the same as that of the existing addition, as viewed from East Lenox Street.

The materials for the proposed screened in porch include: architectural asphalt shingle roofing; IPE flooring; painted wood framing and safety railing; parged CMU foundation; vinyl-coated polyester screening; IPE steps to grade with a painted wood handrail at the rear; and fiber cement siding to match the existing where the screened porch connects to the addition. A brick chimney is also proposed at the north (rear) side of the new screened in porch.

Staff supports the applicants' proposal. In accordance with the *Guidelines*, the proposed screened in porch is in the preferred location at the rear and inset behind an existing addition, making it less visible from the public right-of-way. Given its location and scale and massing, the proposed screened in porch will only be visible from oblique angles along East Lenox Street. While the proposed chimney may be visible when viewing the property directly from the front, it will be 1'-8 ¼" lower than and deferential to the addition's existing chimney. Staff also finds the proposed materials to be generally compatible with the subject property and surrounding streetscape.

In accordance with *Standards #2 and #9*, the applicants' proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. The proposed alterations could also be removed in the future without impairing the essential form and integrity of the historic property and its environment, per *Standard #10*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and the *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, 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, #9, and #10*;

and with the general condition that the applicant shall present an electronic set 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 100 2995
DATE ASSIGNED 8/9/22

APPLICANT:

Name: Andrew and Gray King
Address: 115 Lenox St
Daytime Phone: 202 316 8526

E-mail: _____
City: Chevy Chase Zip: 20815
Tax Account No.: 07 00 4555 76

AGENT/CONTACT (if applicable):

Name: Jeremy Fletcher
Address: 6814 Grove Dale Dr Suite 301
Daytime Phone: 703 347 7785

E-mail: rich@jeremyfletcherdesign.com
City: Alexandria Zip: 22310
Contractor Registration No.: 0019991

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 11 Street: E Lenox St
Town/City: Chevy Chase Nearest Cross Street: Brookville
Lot: 4 Block: 44 Subdivision: 0009 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

15 East Lenox Street

12 East Melrose Street

8 East Melrose Street

9 East Lenox Street

10 East Lenox Street

8 East Lenox Street

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing house is a 3 story colonial Revival with asphalt Roof. Aluminum lap siding and PT wood Double hung windows. It has been modified alot from its original state before the Historic District was established.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolition of existing rear Deck. Construction of a new screened Porch entirely on the rear of the house.

ANDREW AND GRAY KING

11 EAST LENOX STREET, CHEVY CHASE, MARYLAND 20815

EXISTING CONDITION



3D REPRESENTATION



PROJECT DESCRIPTION

DEMOLITION OF EXISTING REAR DECK
CONSTRUCTION OF FULLY ENCLOSED SCREENED PORCH
ENTIRELY ON REAR OF HOUSE

APPLICABLE BUILDING CODES

MONTGOMERY COUNTY CODE CHAPTER 8-BUILDINGS
2018 INTERNATIONAL BUILDING CODES EDITION 31-19
2020 LOCAL BUILDING CODE AMENDMENTS
2020 LOCAL EXISTING BUILDING CODE AMENDMENTS
2022 CHEVY CHASE VILLAGE CODE

ZONING DATA

ZONING: R-60
LOT AREA: 11,250 SQFT
ALLOWABLE LOT OCCUPANCY: 35%
REQUIRED PERVIOUS COVERAGE: 65%

EXISTING BUILDING FOOTPRINT: 2,485 SQFT
EXISTING LOT OCCUPANCY: 23.86%
EXISTING PERVIOUS COVERAGE: 75.14%

PROPOSED BUILDING FOOTPRINT: 2,946 SQFT
PROPOSED LOT OCCUPANCY: 26.19%
PROPOSED PERVIOUS COVERAGE: 73.81%

FLOOR AREA CALC

EXISTING:
FIRST = 2,313 SQFT
SECOND = 1,500 SQFT
THIRD = 1,210 SQFT

PROPOSED:
FIRST = 2,753 SQFT
SECOND = 1,500 SQFT
THIRD = 1,210 SQFT

ARCHITECT OF RECORD

JEREMY S. FLETCHER, AIA, NCARB, CSI
JEREMY FLETCHER DESIGN, LLC
6418 GROVEDALE DR SUITE 301
ALEXANDRIA, VIRGINIA 22310
jeremy@jeremyfletcherdesign.com
+1 (703) 347-7789

STRUCTURAL ENGINEER

DAVID LINTON, PE
LINTON ENGINEERING, LLC
46090 LAKE CENTER PLAZA, SUITE 209
POTOMAC FALLS, VA 20165
dlinton@lintonengineering.com
+1 (571) 323-0320 x112

DRAWING INDEX

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A201B	PROPOSED SOUTH ELEVATION
A202A	EXISTING EAST ELEVATION
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A203A	EXISTING NORTH ELEVATION
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A702	11 E. LENOX STREET AREA OF WORK PHOTOS
A703	AREA OF WORK EXISTING CONDITION DETAILED PHOTOS
A801	3D REPRESENTATION

Jeremy Fletcher Design	
6418 GROVEDALE DRIVE, SUITE 301, ALEXANDRIA, VA 22310	1 (703) 347-7789
The above drawings and specifications are the property of the Designer and no part thereof shall be copied, reproduced, or used in connection with any other work or project, except for the specific use intended by the Designer. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Designer shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.	
HISTORIC AREA WORK PERMIT SET	
RENOVATIONS TO:	
ANDREW AND GRAY KING 11 E. LENOX ST CHEVY CHASE, MD 20815 ZONING: R-60	
COVER SHEET	
0001	
DATE: 2022-08-09	

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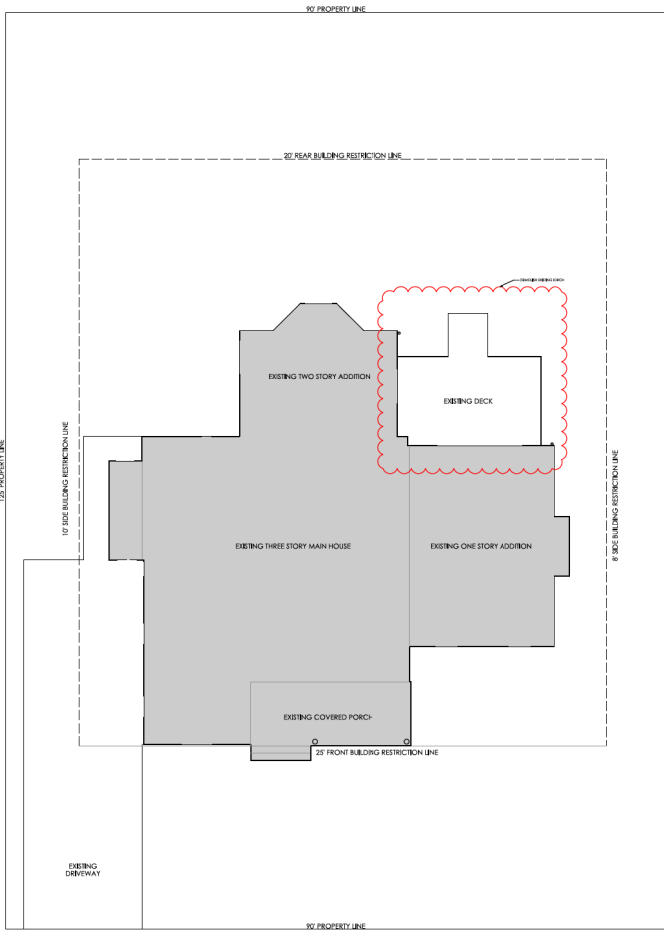
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HISTORIC AREA WORK PERMIT SET

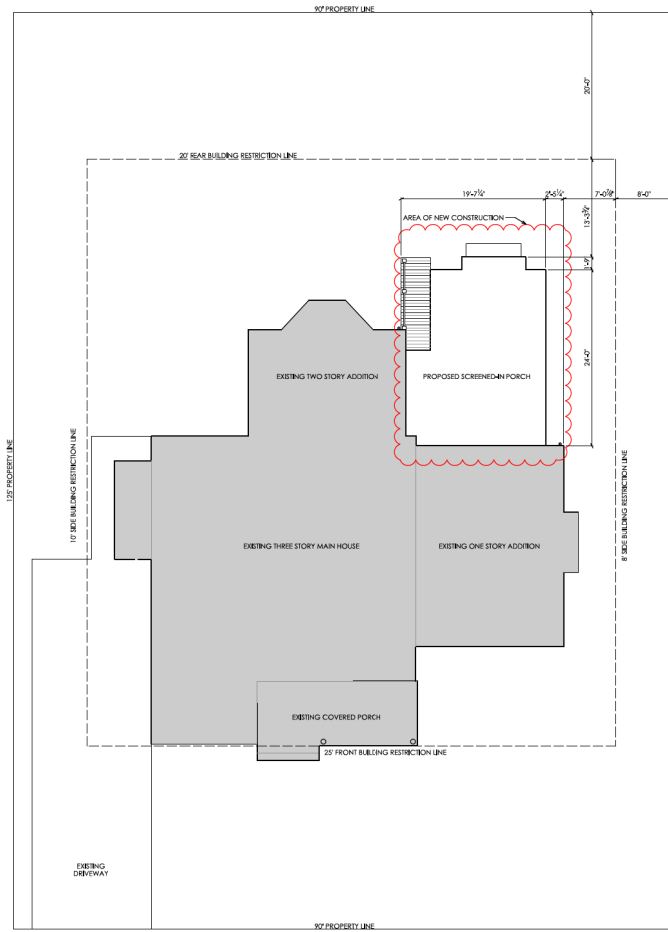
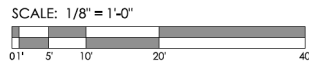
RENOVATIONS TO:
ANDREW AND GRAY KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING & PROPOSED
SITE PLAN

Z101
DATE: 2022-08-09

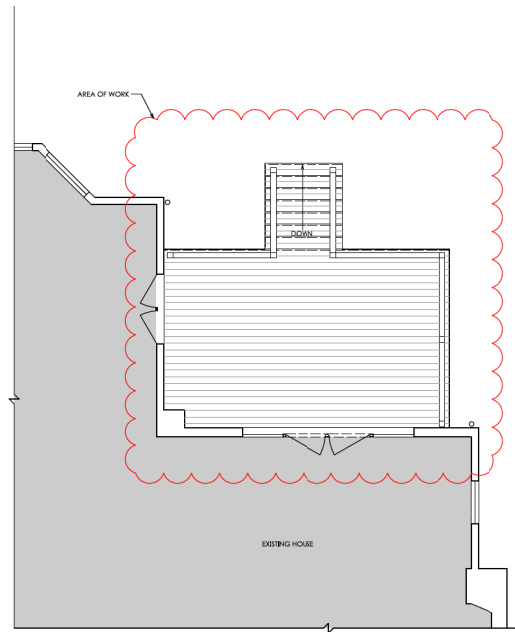


1
Z101 **EXISTING SITE PLAN**
1/8" = 1'-0" CLOUDS INDICATE AREA OF WORK



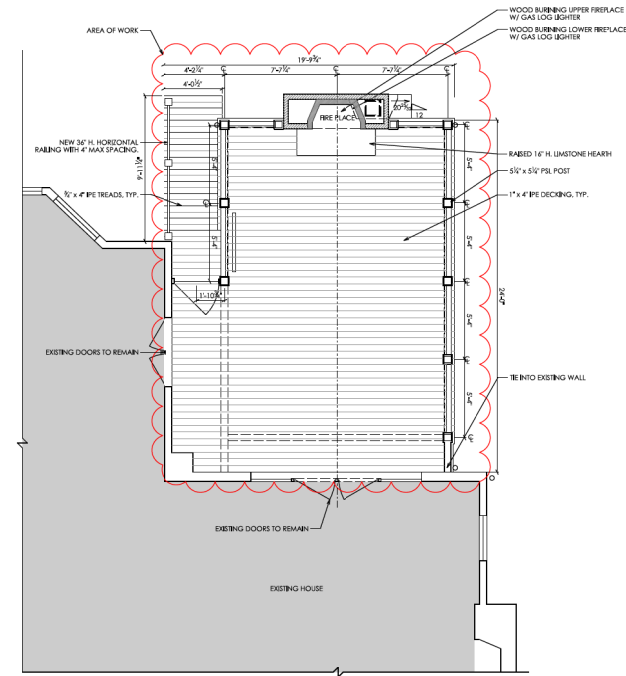
2
Z101 **PROPOSED SITE PLAN**
1/8" = 1'-0" CLOUDS INDICATE AREA OF WORK





1
A101
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'



2
A101
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
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11 E. LENOX ST
CHEVY CHASE, MD
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EXISTING & PROPOSED
FIRST FLOOR PLAN

A101

DATE: 2022-08-09

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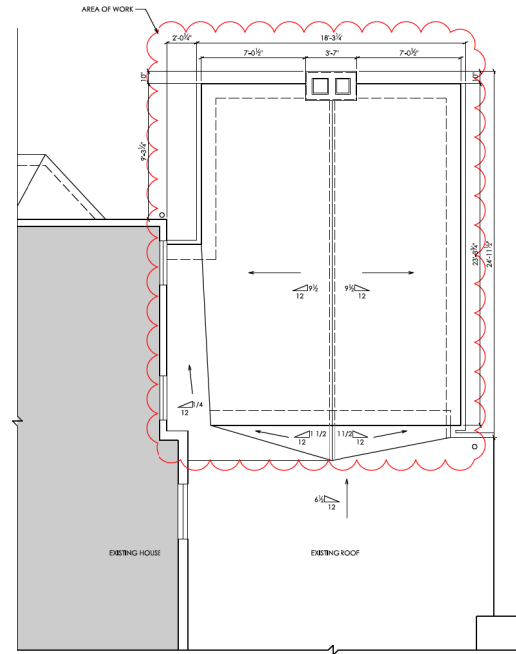
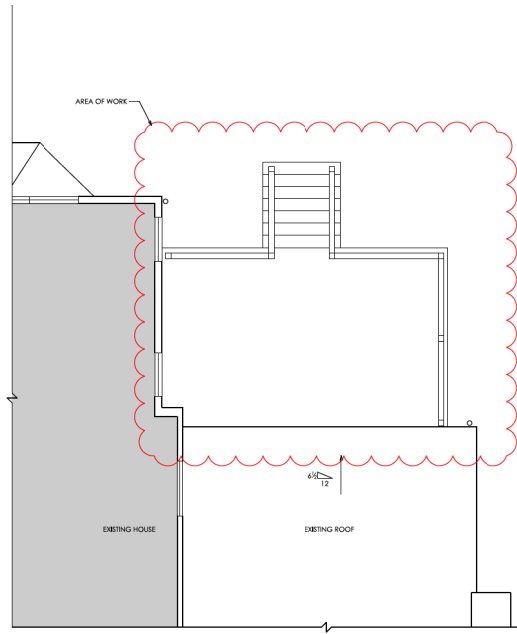
HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING & PROPOSED
ROOF PLAN

A102

DATE: 2022-08-09



1
A102
EXISTING ROOF PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'

2
A102
PROPOSED ROOF PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK





1 EXISTING SOUTH ELEVATION
A201A 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'

Jeremy
Fletcher
Design

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SUITE 301
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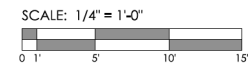
SOUTH ELEVATION

A201A

DATE: 2022-08-09



1 PROPOSED SOUTH ELEVATION
A201B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



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Fletcher
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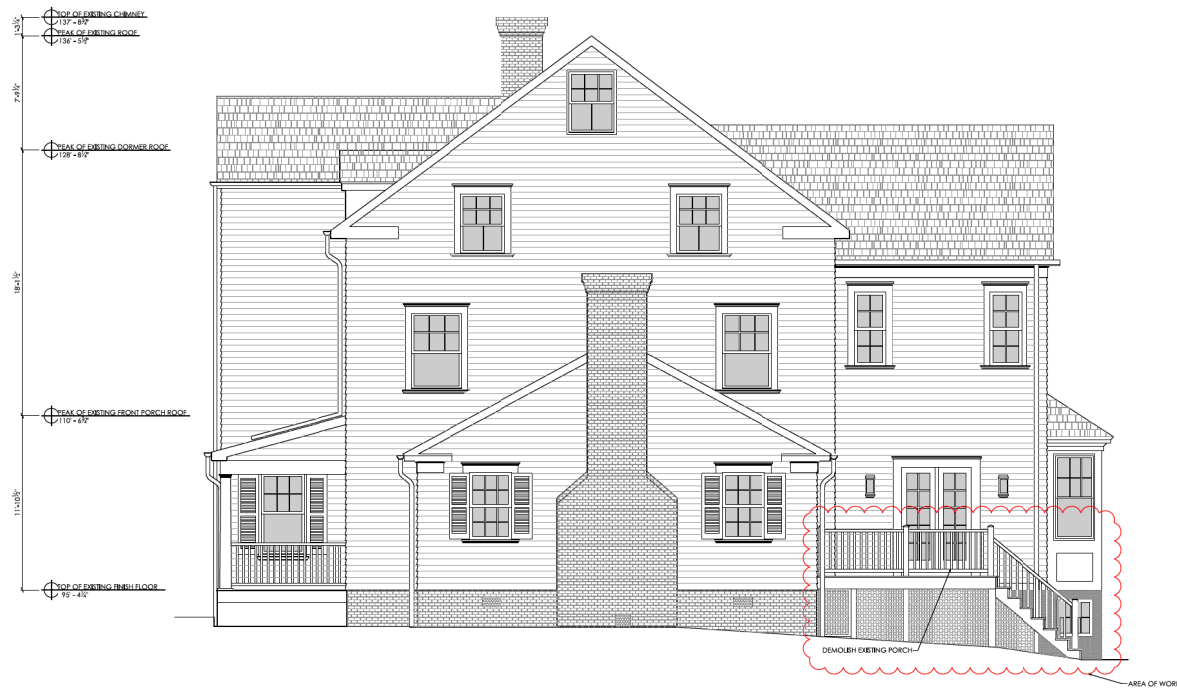
HISTORIC AREA WORK PERMIT SET

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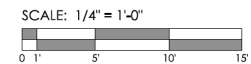
PROPOSED SOUTH
ELEVATION

A201B

DATE: 2022-08-09



1 EXISTING EAST ELEVATION
A202A 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



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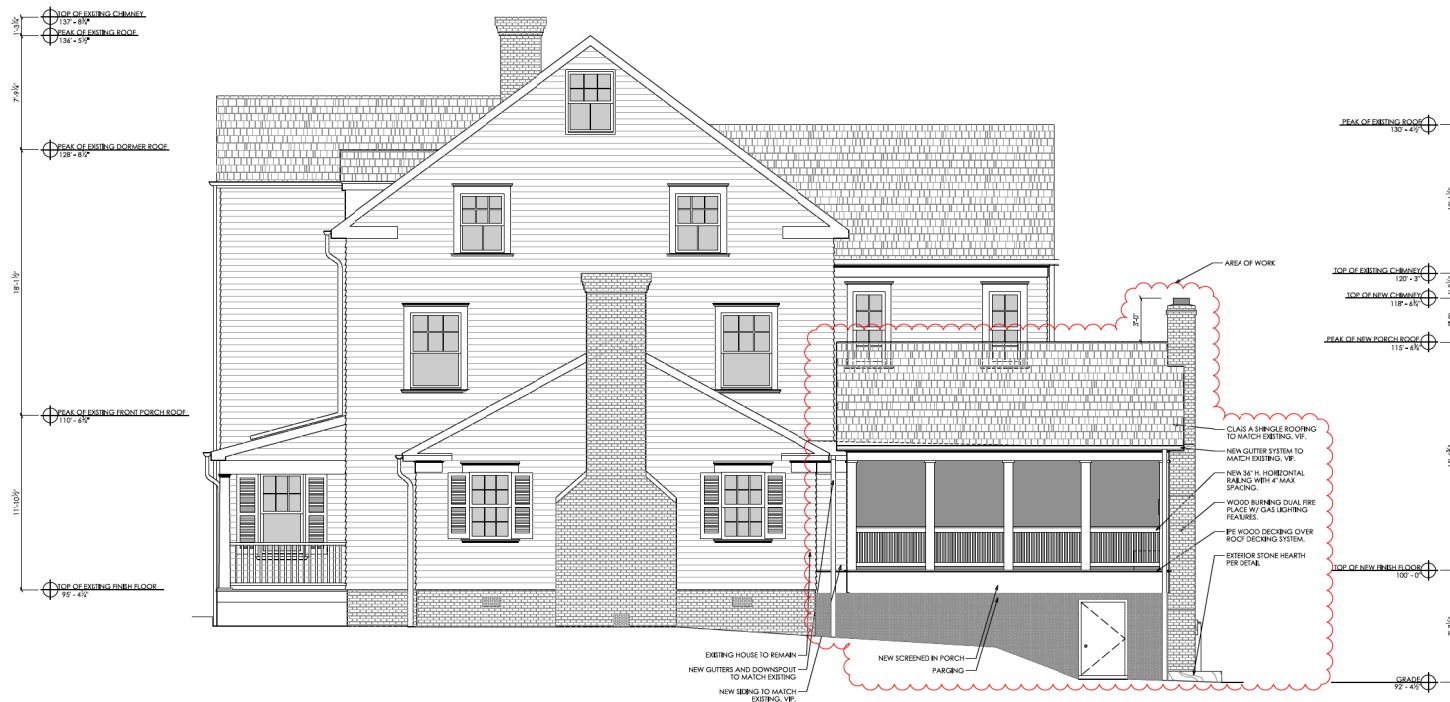
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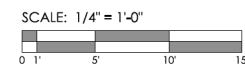
EXISTING
EAST ELEVATION

A202A

DATE: 2022-08-09



1 PROPOSED EAST ELEVATION
A202B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



Jeremy Fletcher Design

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HISTORIC AREA WORK PERMIT SET

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PROPOSED
EAST ELEVATION

A202B

DATE: 2022-08-09

Jeremy Fletcher Design

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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
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EXISTING
NORTH ELEVATION

A203A

DATE: 2022-08-09



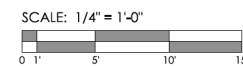
1
A203A
EXISTING NORTH ELEVATION
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'

HISTORIC AREA WORK PERMIT SET

PROPOSED
NORTH ELEVATION

DATE: 2022-08-09



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HISTORIC AREA WORK PERMIT SET

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KING
11 E. LENOX ST
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20815

EXISTING
WEST ELEVATION

A204A

DATE: 2022-08-09

PEAK OF EXISTING ROOF
132'-5 1/2"



TOP OF EXISTING CHIMNEY
132'-8 1/2"

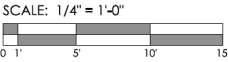
PEAK OF EXISTING ROOF
132'-5 1/2"

PEAK OF EXISTING ROOF
132'-4 1/2"

PEAK OF EXISTING ROOF
129'-7 1/4"

TOP OF EXISTING FIRST FLOOR
129'-4 1/4"

1 EXISTING WEST ELEVATION
A204A 1/4" = 1'-0"



Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7769

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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
ANDREW AND GRAY KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PROPOSED
WEST ELEVATION
OPTION

A204B

DATE: 2022-08-09



1 PROPOSED WEST ELEVATION OPTION
A204B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'



1
A701 11 E. LENOX STREET SOUTH ELEVATION
NOT TO SCALE



2
A701 11 E. LENOX STREET SOUTH EAST SIDE ANGLE
NOT TO SCALE



3
A701 11 E. LENOX STREET SOUTH WEST SIDE ANGLE
NOT TO SCALE



4
A701 11 E. LENOX STREET SOUTH EAST SIDE ANGLE FOCUS
NOT TO SCALE

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Fletcher
Design

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FOR PERMIT REVIEW

ADDITION TO:
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

11 E. LENOX STREET
REFERENCE PHOTOS

A701

DATE: 2022-06-08



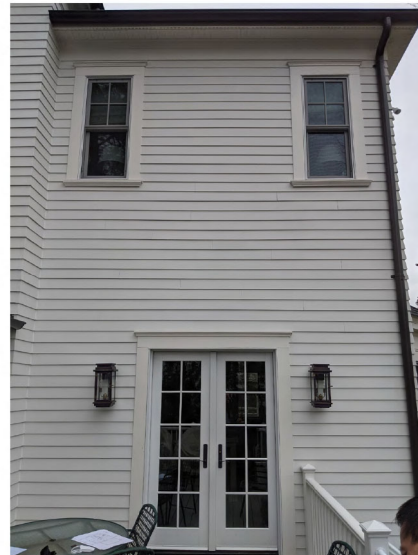
1 11 E. LENOX STREET AREA OF WORK, NORTH ELEVATION
A702 NOT TO SCALE



2 11 E. LENOX STREET AREA OF WORK, EAST ELEVATION
A702 NOT TO SCALE



3 11 E. LENOX STREET AREA OF WORK, NORTH ELEVATION
A702 NOT TO SCALE



4 11 E. LENOX STREET AREA OF WORK, EAST ELEVATION
A702 NOT TO SCALE

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SUITE 301
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FOR PERMIT REVIEW

ADDITION TO:
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

11 E. LENOX STREET
AREA OF WORK
PHOTOS

A702

DATE: 2022-08-08



1
A703 EXISTING PORCH CONDITION DETAILED PHOTOS
NOT TO SCALE



2
A703 EXISTING HOUSE DETAILED PHOTOS
NOT TO SCALE

Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
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FOR PERMIT REVIEW

ADDITION TO:
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

AREA OF WORK
EXISTING CONDITION
DETAILED PHOTOS

A703

DATE: 2022-08-08



1
A801 3D REPRESENTATION, NORTHEAST ANGLE
NOT TO SCALE



2
A801 3D REPRESENTATION, NORTHWEST ANGLE
NOT TO SCALE



3
A801 3D REPRESENTATION, SOUTHEAST ANGLE
NOT TO SCALE



4
A801 3D REPRESENTATION, INTERIOR VIEW
NOT TO SCALE

Jeremy Fletcher Design

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SUITE 301
ALEXANDRIA, VA 22310
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FOR PERMIT REVIEW

ADDITION TO:
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

3D REPRESENTATION

A801

DATE: 2022-08-08