

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 Hesketh Street, Chevy Chase	Meeting Date:	10/25/2023
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/18/2023
Applicant:	Meredith & Gordon Griffin (Adele O’Dowd, Agent)	Public Notice:	10/11/2023
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1044886	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations, new fencing, and deck alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908



Figure 1: The subject property is located mid-block in the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to revise the hardscaping, install a small section of fencing, and replace the deck fencing.

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.

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 or 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 insure 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.

- *Decks* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
 - *Driveways* should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
 - *Fences* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

- Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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
- (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.

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 alteration 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 subject property is a two-story Colonial Revival with a stucco exterior and slate roof. All of the work proposed in this HAWP is in the rear yard and includes:

- Removing 62' (sixty-two linear feet) of asphalt driveway and replacing it with lawn and stepping stones;
- Rebuilding the existing fence and gates;
- Removing the existing Trex decking and installing wood decking; and,
- Installing a new bluestone patio.

Staff find the impact of the proposed changes will not have a significant impact on the historic character of the house or surrounding district and recommends the HPC approve the HAWP.

Staff notes the application proposes to remove a magnolia from the rear yard. This tree is narrower than 6" (six inches) d.b.h., and does not require an approved HAWP for its removal.

Driveway Removal

The existing asphalt driveway extends from the street to the garage behind the house. The applicant proposes to remove the section of the driveway beginning approximately 5' (five feet) forward of the front wall plane to the garage. In place of the asphalt, the applicant proposes to install a combination of lawn, large stepping stones, and additional plantings.

Staff finds the existing asphalt in the rear does not contribute to the character of the property or surrounding district and its removal should be approved as a matter of course. The new materials and features are all consistent with gardens and, aside from a proposed tree, will not be at all visible from the public right-of-way. Staff finds the driveway removal and replacement is appropriate and recommends the HPC approved it under the *Design Guidelines*; 24A-8(b)(1), (2), and (d); and Standard 2.

Existing Fence and Gate

Currently, there is an approximately 4' (four foot) tall wood fence and gate that extends from the sunroom to the east (left) property line. The applicant proposes to remove this fence and gate and install a new cedar fence and gate, 4' (four feet) tall, approximately 7' (seven feet) forward of the existing location. Additionally, the applicant proposes to construct a wood trash enclosure behind the existing fence in matching height, materials, and design.

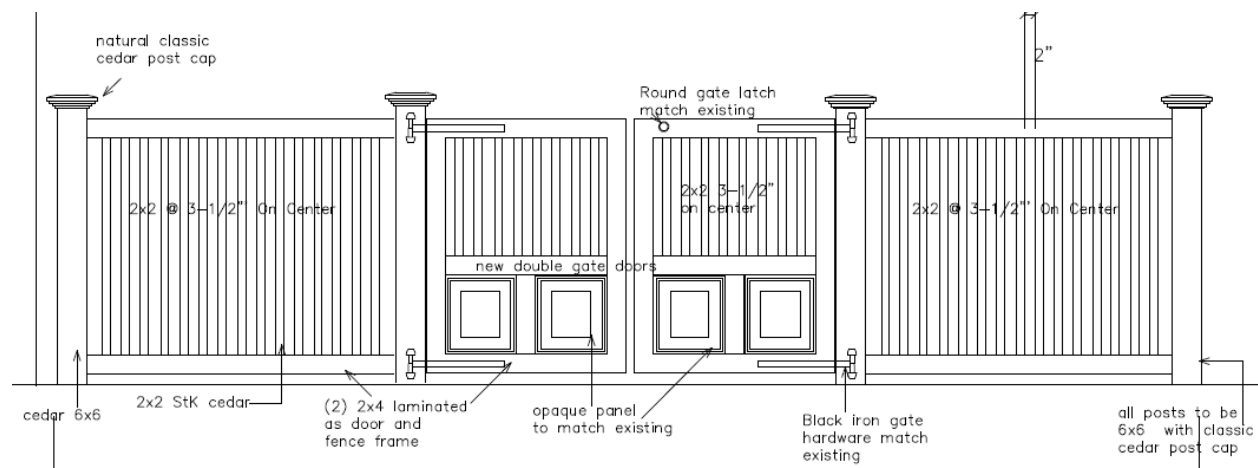


Figure 2: Proposed fence and gate.

Staff finds the existing fence is not historic and its removal should be approved as a matter of course. The HPC typically limits fences forward of the historic rear wall plane to 48" (forty-eight) inches tall and requires an open picket design to retain the sense of openness found in the district. Staff finds the proposed fence satisfies that requirement and the fence will align with the existing fence installed at 9 Hesketh Street next door. Staff recommends the HPC approve the new fence and gate as consistent with the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

Decking Surface

The existing rear deck has a wood structure and is covered in Trex decking. The applicant proposes to remove the existing Trex and install wood decking – the application identified either cedar or ipe. No changes are proposed for the porch structure. The porch is not at all visible from the public right-of-way.

Staff finds the existing Trex is not historic and its removal should be approved as a matter of course. Additionally, Staff finds installing wood decking over the existing deck is appropriate and would have approved this at the Staff-level had it been applied for as a stand-alone HAWP. Staff finds the proposed porch alterations are appropriate under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 2.

Gravel and Bluestone Patio

Between the existing rear deck and garage is a rear yard. The applicant proposed to expand an existing rain garden in this location; however, Staff finds this will result in no visual change and a HAWP is not required for this work. A HAWP is required for the proposal to construct a 15' × 21" (fifteen foot by twenty-one foot) bluestone patio set on a gravel base. Additional gravel is proposed to the south and east of the patio, totalling 570 ft² (five hundred seventy square feet). No trees will be impacted by the proposed patio and gravel.

Staff finds the proposed patio and gravel will not have a significant impact on the character of the house and will not be visible from the surrounding district. Staff finds the bluestone is an appropriate material that is consistent with a significant number of contemporary hardscape alterations. The gravel will help with drainage on site and while it is a significant amount, Staff finds it will not detract from the character of the site or historic district. Staff would not, however, support additional paving or gravel in the rear. Staff recommends the HPC approve the patio and gravel under the *Design Guidelines*, 24A-8(b)(1), (2) and (d), and Standards 2, 9, and 10.

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), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1044886
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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.

Meredith Griffin

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
	Gabriella and Colin Goddard 12 Hesketh St Chevy Chase MD 20815
18 West Irving Street, Chevy Chase MD 20815 20 West Irving Street, Chevy Chase MD 20815	14 Hesketh Street, Chevy Chase MD 20815 16 Hesketh Street, Chevy Chase MD 20815 18 Hesketh Street, Chevy Chase MD 20815

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

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

Work Item 1: _____

Description of Current Condition:



Proposed Work:

Work Item 2: _____

Description of Current Condition:



Proposed Work:

Work Item 3: _____

Description of Current Condition:



Proposed Work:

STYLE TO MATCH EXISTING

REBUILD GATE IN NEW LOCATION CLOSER TO FRONT CORNER. FLAT FRAMING AT TOP.



also, Add 2 fence sections to hide trash 10' x 3'-08" inside gates.

Cedar, painted white.

WORK ITEM 4 Patio
Description of Current Condition

Work Proposed



Add Bluestone Patio 15' x 21'
Select Bluestone flagstone, set on concrete base
Surrounded by 1/5" Delaware River Gravel, 570sf
with pervious gravel specification (see plan)

WORK ITEM 5 Renovate Rain Garden
Description of Current Condition

Work Proposed



Renovate rain garden with new plantings and increased depth.

Increased planting for water absorption include 2 trees, many shrubs, perennials and ground cover (see plan).

Existing storm water swale to be renovated as dry stream bed for increased percolation, increased depth by 4" width by 12' for minimum of 25 linear feet.

Increased riverjack and gravel set with naturalistic curves to slow flow.

Renovated existing stream bed to maintain existing path east to west.

ADDITIONAL PAGE GRIFFIN PROJECT

WORKITEM6 Remove *M. virginiana*
Description of Current Condition



Work Proposed

Remove small, damaged *Magnolia virginiana* at corner of garage.

WORK ITEM 7 Add Native Perennial Bed
Description of Current Condition

NO plantings, currently



Work Proposed

Add native sun perennial bed 12'x15' near house (see plan)

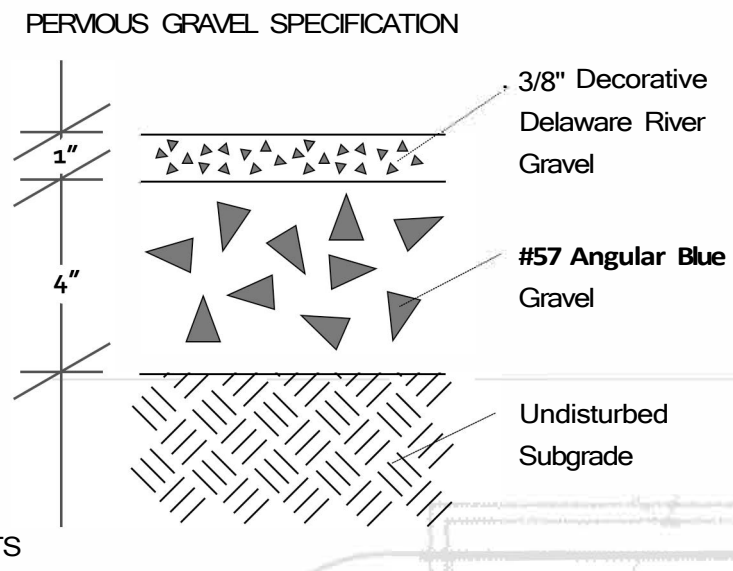
NOTES: BACK YARD

REMOVE ASPHALT DRIVEWAY SECTION BEHIND DRIVEWAY GATE TO EXISTING GARAGE (600 SF)

GRAVEL AREAS TO REMOVES" EXISTING COMPACTED SOIL

GRAVEL AREAS TO BE INSTALLED WITH PERVIOUS GRAVEL SPECIFICATION FOR IMPROVED PERCOLATION

ALL 3 x 3 BLUESTONE STEPPERS TO BE SET IN GRAVEL OR MULCH ON GRADE (SEE PLAN)



NOTES: PATIO

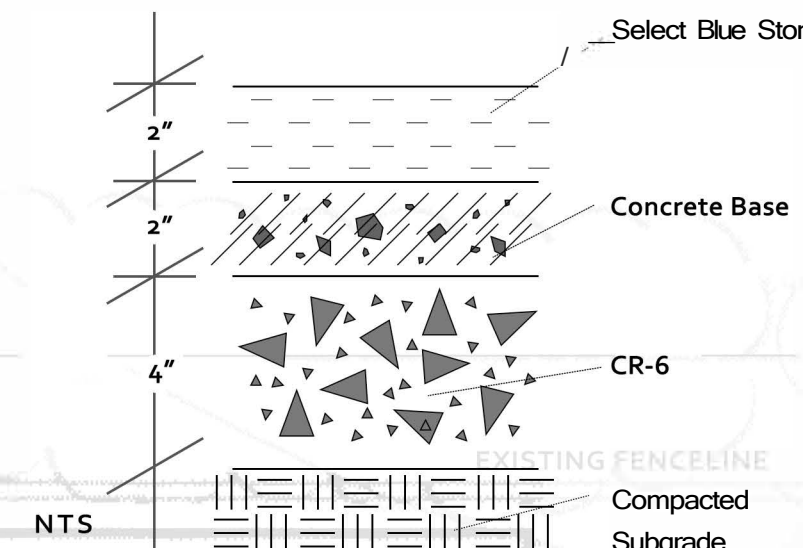
BLUESTONE PATIO 15' X 21'

SELECT BLUE 1' X 2' PAVERS HERRINGBONE PATTERN

2' X 3' BORDER WITH 3' X 3' SQUARE CUT CORNERS

SET ON CONCRETE BASE

1% POSITIVE GRADE



NOTES: DRY STREAM BED &

DRY STREAM BED TO BE RENOVATED FOR INCREASED PERCOLATION. INCREASED DEPTH (04" IN CENTER, WIDTH (+12" FOR MIN FOR 25 LF), AND INCREASED RIVERJACK AND GRAVEL, SET WITH NATURALISTIC CURVES TO SLOW FLOW

RENOVATED DRY STREAM BED TO MAINTAIN EXISTING PATH E>W

EXISTING "DRYWELL 1" AND "DRYWELL 2" AS PER PREVIOUS CHEVY CHASE VILLAGE 2016 "LAVROV DRYWELL CALCULATIONS" TO BE RETAINED, AS IS

EXISTING "RAIN GARDEN" AS PER 2016 "LAVROV DRYWELL CALCULATIONS" TO BE RENOVATED WITH INCREASED (MOSTLY) NATIVE PLANTINGS FOR WATER ABSORPTION. INCLUDE TWO TREES, MANY SHRUBS, PERENNIALS AND GROUND COVER (SEE PLAN)

NEW 12' X 15' SUN PERENNIAL BED TO INCLUDE ALL NATIVE PLANTINGS

EXISTING CONDITIONS (BELOW):



EXISTING "RAIN GARDEN" (ABOVE)

STORMWATER SWALE PATH AT LAWN AND BACK BORDER BED EDGE WITH MINIMAL GRAVEL PATH EXISTING WIDTH APPROX 18" WIDE X 6" DEEP. WATER FLOWS FROM EAST TO WEST ALONG BED EDGE. EXISTING YARD AT EXISTING WEST GATE.

EXISTING RAIN GARDEN PLANTINGS ARE MINIMAL. DEPRESSION HAS FILLED IN. INTENDED ABSORPTION DOES NOT OCCUR CURRENTLY.

(VIBURNUM AND JUNIPER HEDGES WERE ADDED AS PER THIS PLAN PHASE 1, FALL 2022).

NOTES: WOOD STEPS & LANDING

WOOD LANDING & STEPS TO BE RENOVATED ON EXISTING FRAMING AND FOOTERS

BOTTOM LANDING SHAPE TO BE MODIFIED TO REMOVE CURVE, MADE SQUARE

BOTTOM LANDING TO BE 8" ABOVE GRADE

NEW SURFACE DECKING BOARDS TO BE CEDAR, STAINED

BOARDS SPACED WITH 1/8" GAPS FOR WATER DRAINAGE

NO SOIL OR ROOT DISTURBANCE OF EXISTING LARGE CANOPY TREE FOR RENOVATION OF DECK

NOTES: GATE/FENCE & ENCLOSURES

REBUILD GATE/FENCE IN NEW LOCATION, CENTERED ON NEW WALK, MODELED ON EXISTING (ABOVE)

GATE TO BE LOCATED 7' SOUTH OF EXISTING, BEHIND EXISTING CORNER DOWNSPOUT

GATE TO BE 6' WIDE (TWO 3' WIDE DOORS) OPEN FACING STREET, AT CENTER

ALL SECTIONS AND GATES TO HAVE LEVEL TOP FRAMING (NOT ROUNDED), 4" TALL

STYLE TO BE CONSISTENT WITH EXISTING OPAQUE PANELS AT BOTTOM, FRAMED 2" PICKETS AT TOP

CEDAR, PAINTED WHITE

TRASH ENCLOSURE TO BE 10' X 3' - 08" X 42" TALL WITH OPEN TOP, SET ON EXISTING WALK, FOUR 2'-06" WIDE DOORS

existing asphalt driveway

REMOVE ASPHALT DRIVEWAY SECTION 60' X 10' (600 SF) BEHIND DRIVEWAY GATE TO EXISTING GARAGE

- [05] Juniperus 'Skyrol'
- [06] Ilex Soft Touch/
- [08] Fothergilla
- [03] Ilex glabra
- [01] V. deltoium 'Blue Muffin'
- [03] Ilex glabra

NORTH and WEST SIDE YARD INCREASED PLANTINGS, SHRUBS and TREES

DRY STREAM BED TO BE RENOVATED FOR INCREASED PERCOLATION and TO MAINTAIN EXISTING STORMWATER PATH

- [01] Cryptomeria japonica
- [06] Ilex 'Soft Touch'
- [05] Ilea 'Little Henry'
- [06] Viburnum espallier

- [01] Chionanthus virginicus
- [05] Clethra 'Ruby Spice'

- [05] Hydrangea 'Annabelle'
- [01] Acer 'Emperor'

- [05] Ilex 'Soft Touch'
- [03] Clethra 'Ruby Spice'

- SHADE PERENNIALS**
- Ageratina altissima
 - Athyrium filix-femina 'Lady in Red'
 - Astilbe 'Peach Blossom'
 - Echinacea "PowWowWhite"
 - Fragaria virginiana
 - Mertensia virginica
 - Nepeta 'Walker's Low'
 - Phlox Stolonifera 'Emerald Blue'
 - Geranium maculatum
 - Viola walteri 'Silver Gem'

- SUN PERENNIALS**
- Achillea millefolium 'Apricot Delight'
 - Achillea millefolium 'Paprika'
 - Agastache 'Black Adder'
 - Asclepias tuberosa
 - Aster laevis var. laevis 'Bluebird'
 - Baptisia tinctoria
 - Coreopsis 'Moonbeam'
 - Echinacea purpurea
 - Eupatorium purpureum 'Baby Joe'
 - Peony 'Shirley Temple'

- [01] Cercis canadensis
- [05] yuccinum corumbosa
- [20] Ilex 'Soft Touch'
- [01] Cladrastis kentukea
- [05] Ilex glabra

- [05] Ilex glabra
- [06] Fothergilla
- [12] Hydrangea 'Annabelle'
- [05] Ilex glabra

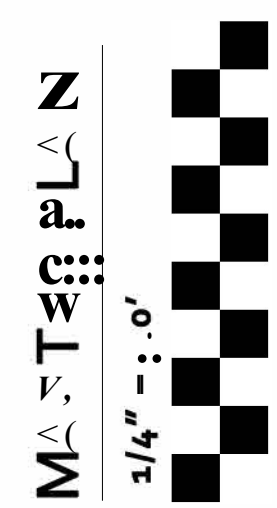


Pruning by Design
4702 DeRussey Parkway
Chevy Chase MD 20815

Adele Medina O'Dowd, principal
Annika Haksar, principal
202.255.0728
pruningbydesign@gmail.com

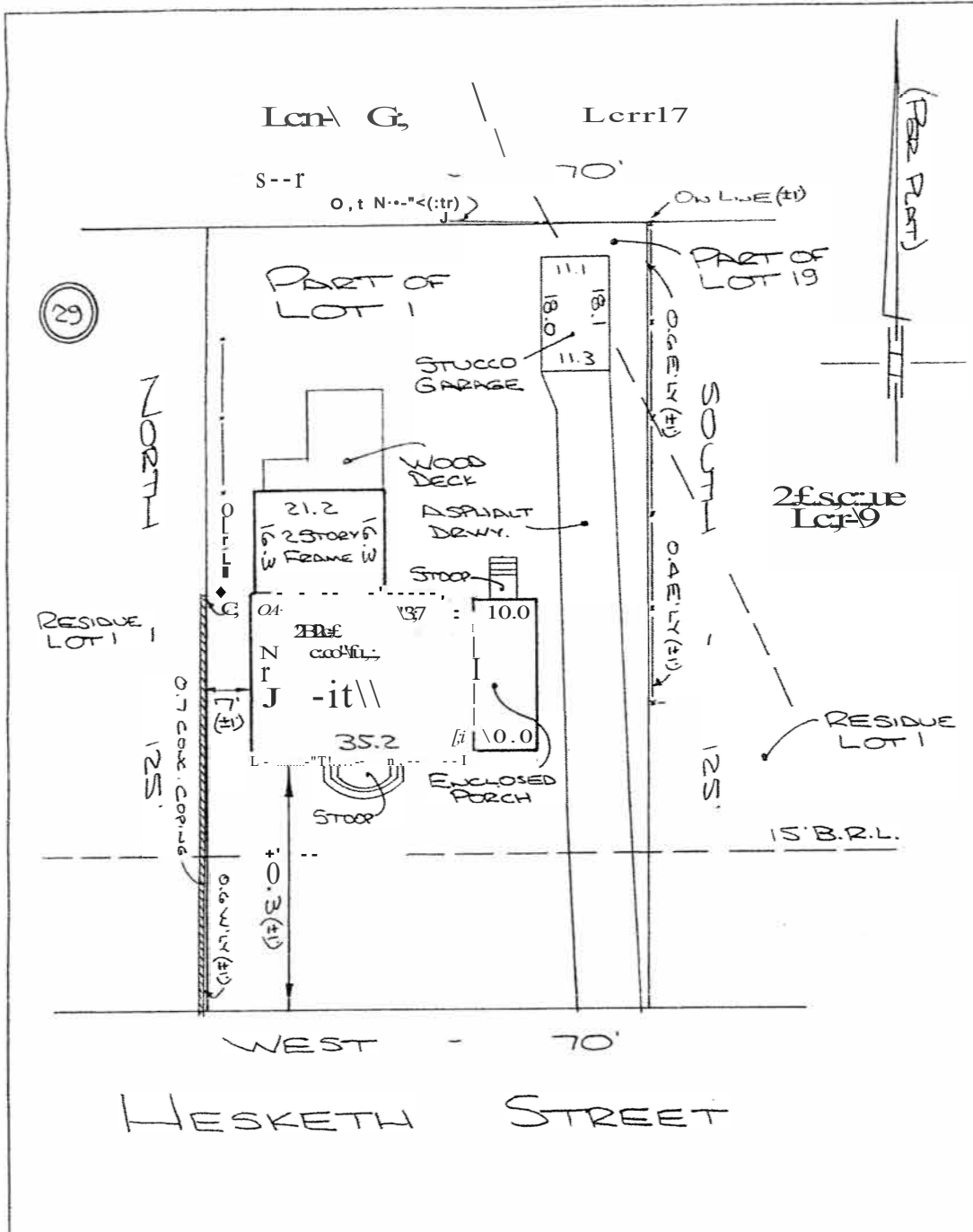
www.pruningbydesign.com

GRIFFIN GLOGER RESIDENCE
11 HESKETH ST CHEVY CHASE, MD 20815
CKUBLER@KLN.B.COM



Date SIGN OFF

06/17/2023
09/18/2023
09/25/2023



TOTAL AREA = 8750 \$

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Bdt. ville. Maryland 20705
 Phone 301-931-1350
 fax 301-931-1352

NOTES: Plat is of benefit to a consumer *only* insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garage, etc.; of other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such a diligent investigation may not be required for the transfer of title or securing financing or refinancing.

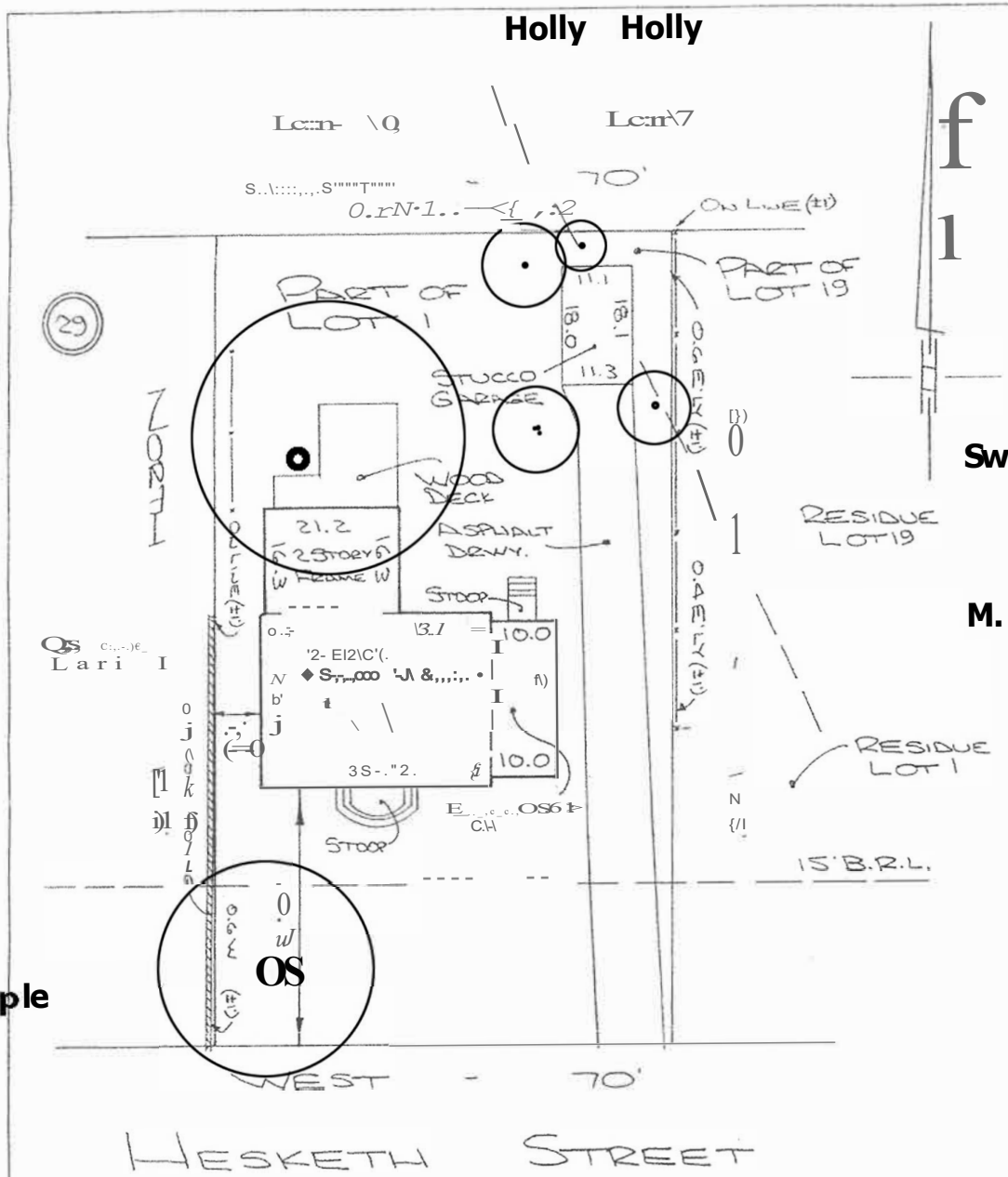
LOCATION DRAWING
 LOTS 1, 1/2, 1/3 BLOCK 2.3
 SEC. 2 Twp. 2
CORRY CIRCLE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 7, Plat 106 Scale 1" = 20'
 CASE \SQ; 7 - 1e. FILE S, C, E 4 1
 DATE: DECEMBER 14, 2012

I hereby certify this location in accordance with the minimum standards for the State of Maryland and is correct to the best of my belief or what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2013

Holly Holly



Oak

Sweetgum

M. virginiana

Red Maple

TOTAL AREA = 8750 sq

Capitol Surveys, Inc.

1076'2 Rhode Island Avenue
 Beltsville, Maryland 210705
 Phone 301-931-1350
 fax 301-931-135'2

NOTES: Plat is or benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; this plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 LOT'S 11 (1) BLOCK 2.3
 SEC. "C", T. 29, W. 4
 C W-C.S.E
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book Z Plat 106 Scale 1" = 20'
 CASE: 1967-12 FILE: 3 Geor 4 1
 DATE: DECEMBER 14, 2012

I hereby certify this location drawing was prepared in accordance with the minimum standards for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2013

TREE SURVEY 11 Hesketh St, Chevy Chase, MD 20815



**Municipality Letter for
Proposed Construction Project**

Subject Property: 11 Hesketh Street, Chevy Chase, MD 20815
Property Owner: Gordon and Meredith Griffin
Project Manager/Contractor: Pruning By Design
Proposed Work: Fence, Deck, and Landscaping Project

9/13/2023

Rabbiah Sabbakhan, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Mr. Sabbakhan,

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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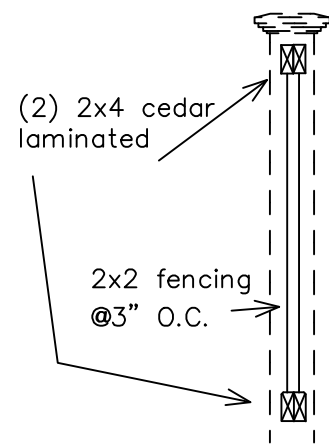
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NANCY E. WATTERS
Assistant Treasurer

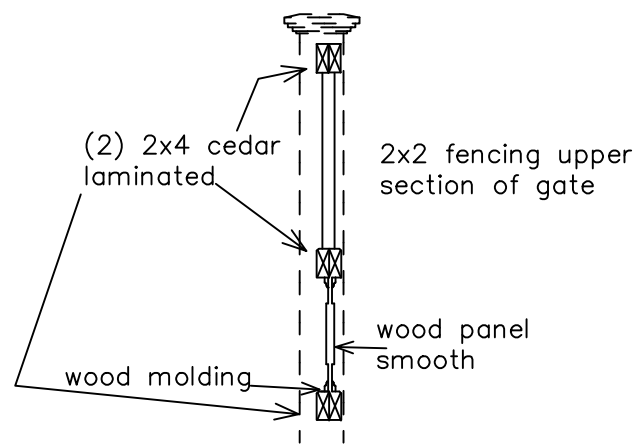
DAVID L. WINSTEAD
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON



FENCE DETAIL

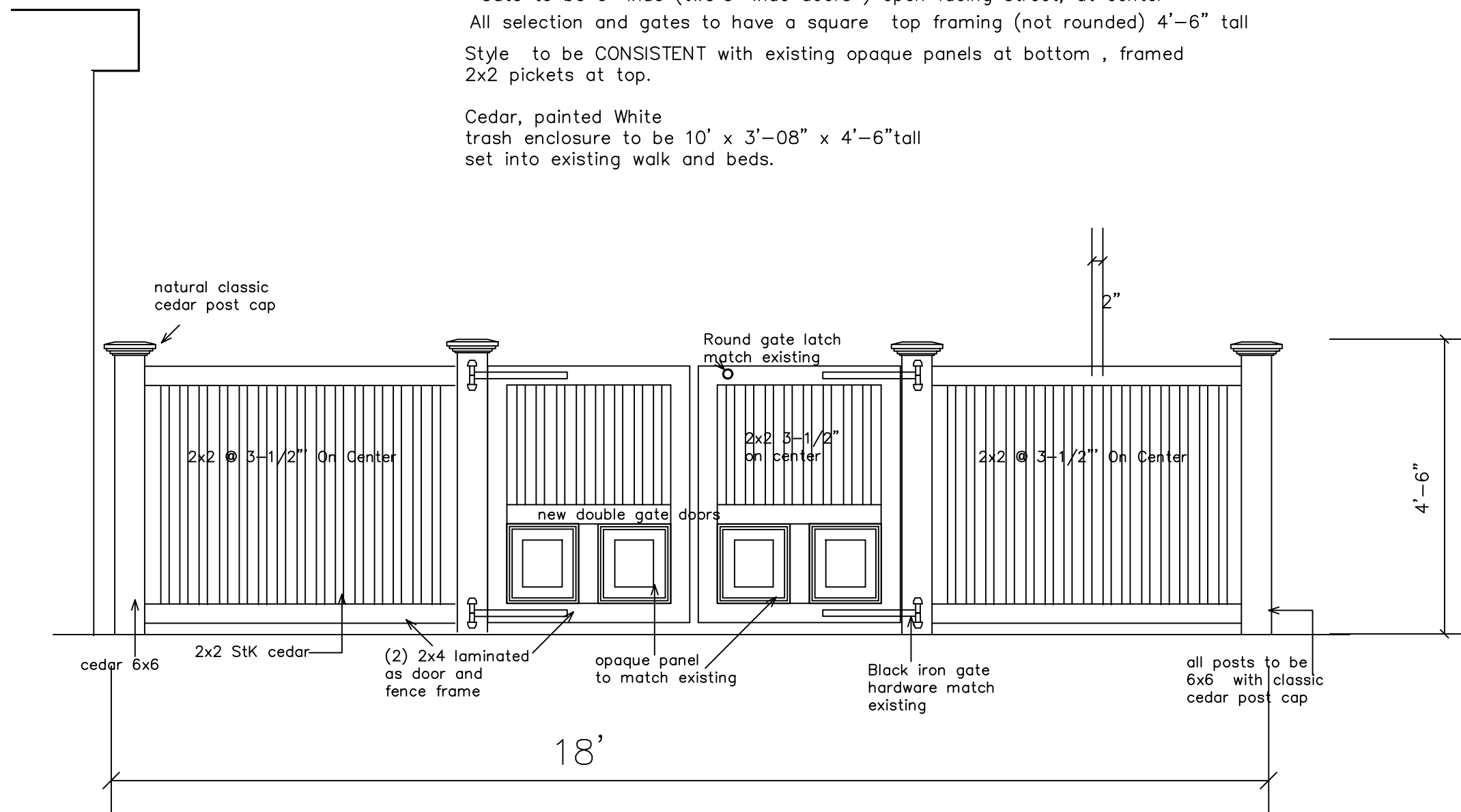


GATE DETAIL

NOTES: Gate/fence & enclosures
rebuilt gate/fence in new location,
centered on new walk, modeled on existing above

Gate to be 6' wide (two 3' wide doors) open facing street, at center
All selection and gates to have a square top framing (not rounded) 4'-6" tall
Style to be CONSISTENT with existing opaque panels at bottom, framed 2x2 pickets at top.

Cedar, painted White
trash enclosure to be 10' x 3'-08" x 4'-6" tall
set into existing walk and beds.



NEW FRONT FENCE DETAIL