

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 West Lenox Street, Chevy Chase	Meeting Date:	1/8/2025
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	12/31/2024
Applicant:	Dan Coughlan (Scott Freedman, Agent)	Public Notice:	12/25/2024
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1095563	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations, Installation of In-Ground Pool, and New Fence		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The applicant must install a 5' (five foot tall) dark metal fence that may not extend further west than the property line and may not project into the right-of-way.
2. Dimensions of the proposed patio must be provided on all plan sheets.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1924



Figure 1: The subject property is at the corner of W. Lenox St. and Magnolia Pkwy.

PROPOSAL

The applicant proposes to install an inground swimming pool and associated mechanical systems, a new patio with a grill, and new 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.

Fences should be subject to strict scrutiny if they detract significantly from an existing open streetscape. Otherwise, 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.

Swimming Pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.

- 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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 clapboard sided side-gable Colonial Revival house located at the corner of West Lenox Street and Magnolia Parkway. A 3' (three foot tall) painted wood picket fence surrounds the side and rear yards. There have been two prior HAWP applications at this address: one for the removal of a large tree and one for construction of a rear and side addition with alterations to the garage and hardscape (only the prelim staff reports are available for the latter).¹ The applicant proposes to

¹ See the staff reports here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box009/35-13-96B_Chevy%20Chase%20Village%20Historic%20District_20%20West%20Lenox%20Street_06-02-1996.pdf and

install a swimming pool with associated mechanical systems and hardscape, expand the existing patio, and install a new fence on the property.

Swimming Pool

Directly behind the house, the applicant proposes to install a rectangular in-ground swimming pool and a raised, square, hot tub. No trees will be impacted by the installation of the pool. Directly to the south of the pool, the applicant proposes to install a 5' (five foot tall) freestanding stone wall to separate the pool area from the pool equipment, HVAC mechanicals, and generator. A wooden timber retaining wall, no taller than 18" (eighteen inches) will support the mechanical pad.

Staff finds under a lenient scrutiny review, the proposed pool will not impact the size or mass of the resource and will not have an impact on the surrounding streetscape. Additionally, no trees will be impacted by this work, as called out for evaluation in the *Design Guidelines*. Staff further finds the proposed free-standing wall is approximately 12' (twelve feet) off of the property line near the southeast corner of the lot, adjacent to the existing garage, in a location that will not disrupt the character of the streetscape. Staff finds the mechanical systems for the pool, HVAC, and emergency generator will not have a significant impact on the character of the lot and surrounding district. Staff recommends the HPC approve the pool, wall, and mechanicals under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2* and *10*.

Patio Construction

To the southwest corner of the house, there is a large flagstone patio. The applicant proposes to remove the existing patio and install a larger patio and pave the area around the pool with porcelain tile. No trees will be impacted by the patio and pool area.

Dimensions of the existing and proposed patio were not identified in the submitted materials, however, Staff finds that the proposed patio will not overwhelm the character of this very large yard. All of the patio is to the east of the west wall plan and, as this will be installed on grade, will not substantially change the visual character of the site and surrounding district. Staff recommends the HPC approve the patio under 24A-8(b)(2) and (d) and *Standard 2*.

Fence Installation

Finally, the applicant proposes to remove the existing painted wood picket fence (between three and four feet tall), that is located partially within the right of way of Magnolia Parkway, and install a 5' (five foot tall) solid board, pressure treated wood fence in its place.

Staff does not find the proposed fence is compatible with the character of the site or surrounding district. The typical requirement for fences in the Chevy Chase Village Historic District is that they be no taller than 48" (forty-eight inches) with an open picket design in front of the historic rear wall plane. Behind the historic rear wall plane, they can be taller and have a solid appearance. However, that requirement does not usually apply to corner lots, such as the subject property. Corner properties are generally held to a more rigorous standards, because their frontage helps to foster the district's open, park-like setting; one of the five basic policies that should be adhered to in the *Guidelines*. Solid fences, especially ones taller than 4' have a tendency to create a wall-like appearance, which is the opposite of an open park like setting. This fact is compounded when the fence is so close to the street. The proposed fence will be 6' 7 1/8" (six feet, seven and one-eighth inch) from the street. Staff does not recommend the HPC approve the proposed fence. The character of this portion of Magnolia Avenue is of particular concern. Staff is unable to find any instances of solid board fencing installed along Magnolia Avenue. All the fences for several blocks are of an open wood picket design. The open parklike character of the district is exemplified by this streetscape, enhanced by the mature tree canopy and open landscaped yards. Using the strict scrutiny

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/UNKNOWN_CHEVY%20CHASE%20VILLAGE%20HISTORIC%20DISTRICT_20%20WEST%20LENOX%20STREET,%20CHEVY%20CHASE_04062011.PDF

review, staff finds that a solid board fence would be incongruous with the district and this portion of Magnolia Avenue in particular. The proposal would interrupt the open vistas of the properties and appear out of character with the district. A compatible fence should be more transparent and open; such a design can be achieved through utilizing an open picket in a material that would be an incongruous as possible. Additionally, it appears from examining the plans and GIS that the existing fence is installed within the right of way of Magnolia Avenue. Any fence must be installed on the property itself.

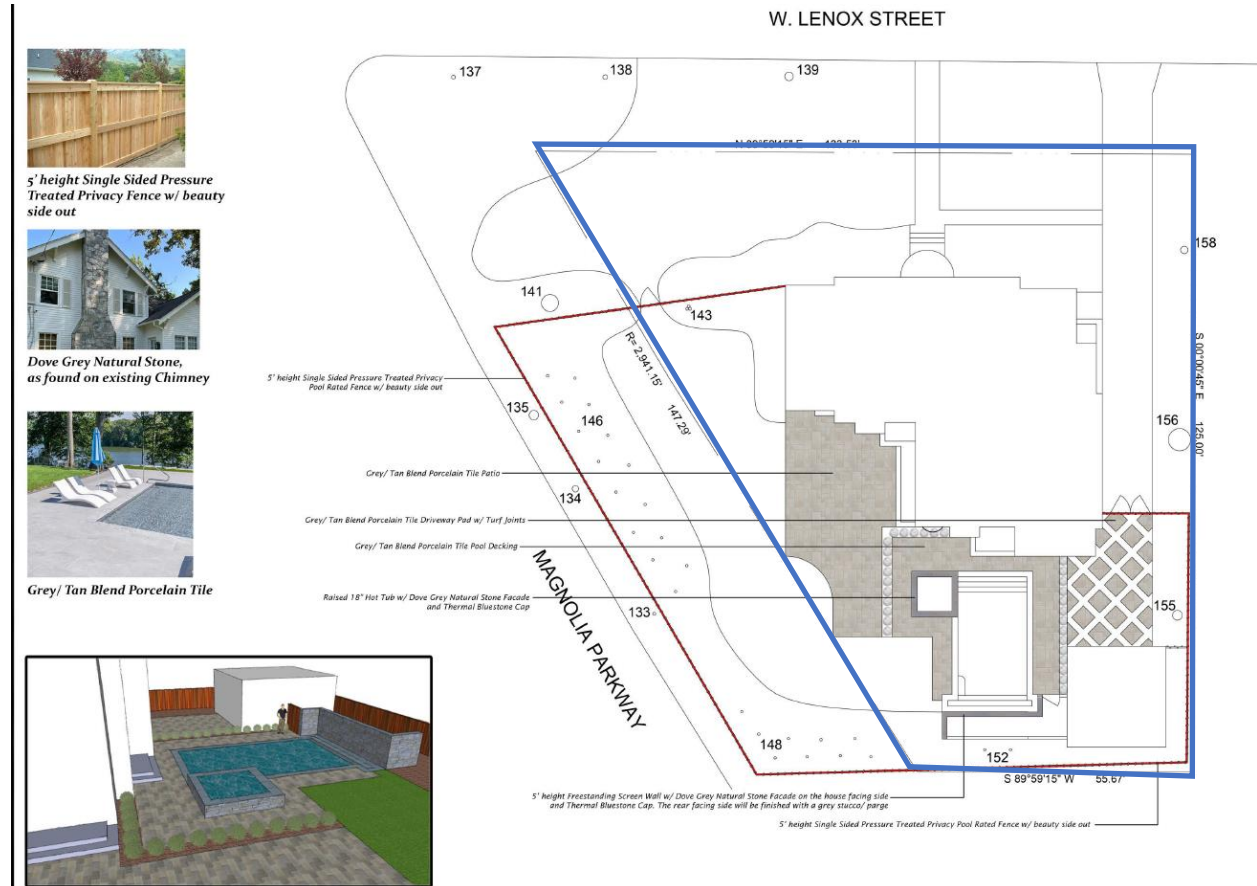


Figure 2: The proposed fence is shown outlined in red from the applicant submission. The property boundary is outlined in blue. The existing picket fence is installed partially within the right of way.



Figure 3: Streetview of Magnolia Avenue looking south from the subject property. 20 West Lenox Street is on the left.

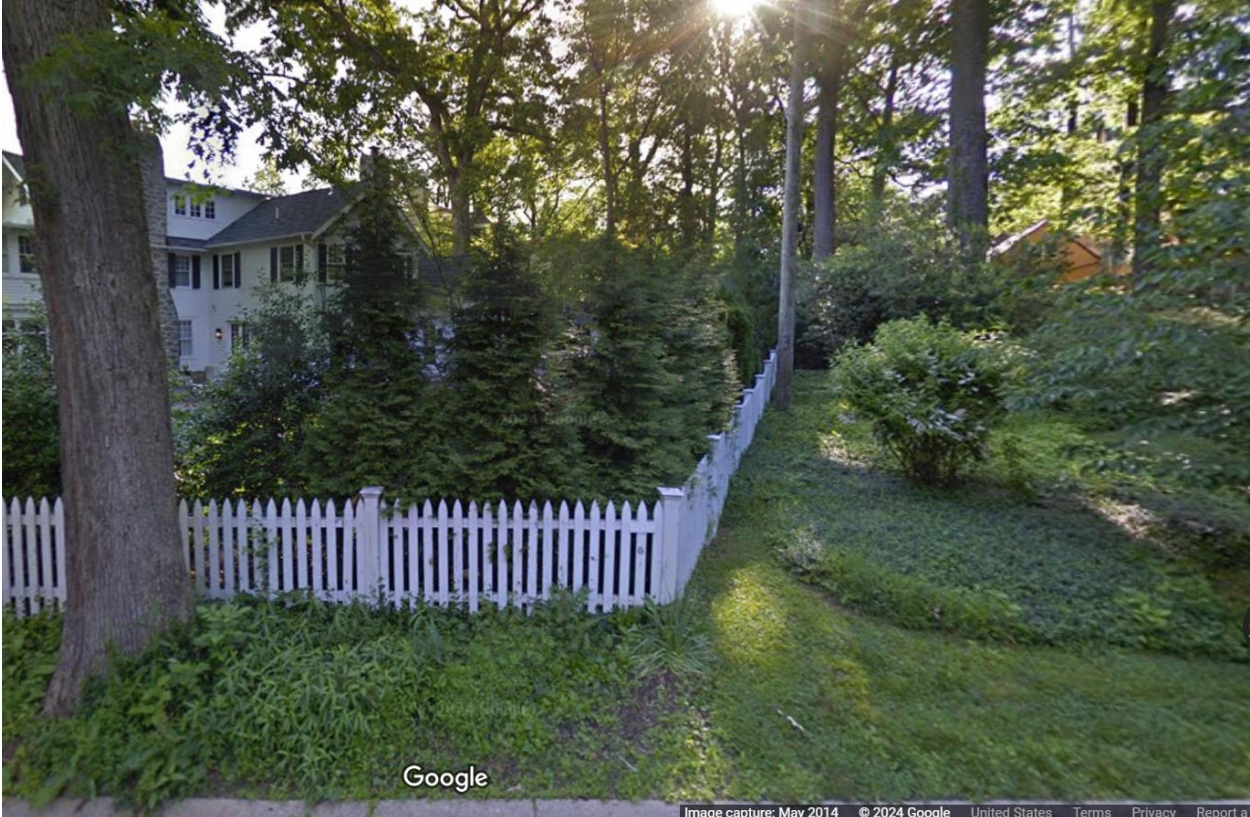


Figure 4: Streetview looking east of the rear yard of 20 West Lenox Street.



Figure 5: Streetview of Magnolia Avenue looking south one block down from 20 West Lenox Street. The only other fences for this stretch of Magnolia Avenue to the District boundary are wood picket.



Figure 6: Streetview of Magnolia Avenue looking north from the subject property. 20 West Lenox Street is on the right.

Staff would support the applicant installing a 5' (five foot tall) metal fence from the house's front wall plane, provided the fence followed the property line along the western edge. The fence could then continue along the rear property line. Staff finds that a dark colored metal fence would be less visible than a larger wood fence and the dark color would recede into the background, again, reinforcing the district's open park-like setting. Additionally, requiring the fence to stay within the boundaries of the property and not into the right-of-way will better preserve the character of the streetscape. Staff is recommending approval of the HAWP under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2 and 10* with the proposed conditions to modify the fence.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The applicant must install a 5' (five foot tall) dark metal fence that may not extend further west than the property line and may not project into the right-of-way;
2. Dimensions of the proposed patio must be provided on all plan sheets;

under the Criteria for Issuance in Chapter 24A-8(b)(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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1095563
DATE ASSIGNED _____

APPLICANT:

Name: Dan Coughlan
Address: 20 W Lenox Street
Daytime Phone: 240-744-4801

E-mail: dcoughlan@tritecre.com
City: Chevy Chase Zip: 20815
Tax Account No.: 07-00456013

AGENT/CONTACT (if applicable):

Name: Scott Freedman
Address: 19301 New Hampshire Ave.
Daytime Phone: 301-758-3100

E-mail: sfreedman@rollingacreslandscaping.com
City: Brinklow Zip: 20862
Contractor Registration No.: 150657

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-99

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village
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: 20 Street: W Lenox
Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy.
Lot: P11 Block: 38 Subdivision: Sec. 2 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 checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" 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]
Signature of owner or authorized agent

12/4/24
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	

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

Owner's mailing address
 Dan and Kris Coughlan
 20 W Lenox Street
 Chevy Chase, MD 20815

Owner's Agent's mailing address
 Scott Freedman
 19301 New Hampshire Avenue
 Brinklow, MD 20862

Adjacent and confronting Property Owners mailing addresses

Peter Wellington
 or Current Resident
 18 W Lenox Street
 Chevy Chase, MD 20815

John Ryan
 or Current Resident
 33 W Lenox Street
 Chevy Chase, MD 20815

Lenox Living Trust
 or Current Resident
 35 W Lenox Street
 Chevy Chase, MD 20815

Peter Keisler
 or Current Resident
 20 Magnolia Pkwy.
 Chevy Chase, MD 20815

Andrew Laurov
 or Current Resident
 25 W Kirke Street
 Chevy Chase, MD 20815

Thomas Brown
 or Current Resident
 27 W Kirke 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:

This corner lot contains a single family home and detached garage. In the rear yard, where the work is proposed, there is a flagstone patio and adjoining lawn space. The perimeter of the rear yard has a picket fence and is nicely landscaped with screen trees, and a mix of ornamental trees, shrubs, and perennials.

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

We are proposing an inground swimming pool with adjoining raised hot tub. The patio will be rebuilt at grade level to connect to the pool and hot tub. The perimeter fence will be rebuilt in order to meet Montgomery County pool barrier code. The perimeter plantings will remain as is. The lawn area will be modified slightly to fit the proposed patio. A small outdoor kitchen with grill will be tied into the patio space. A screen wall separating the swimming pool from the pool equipment is also being proposed.

Work Item 1: Pool and Hot Tub

Description of Current Condition:

Flagstone Patio and Lawn space at existing grade.

Proposed Work:

Installation of an inground swimming pool at existing grade. The adjoining hot tub will be raised 18" and will be facade with Dove Gray natural stone that matches the chimney of the existing single family house.

Work Item 2: Fence

Description of Current Condition:

Pressure Treated White Picket fence at 48" height

Proposed Work:

Pressure Treated Single- Sided Privacy fence at 60" height.

Work Item 3: Outdoor Kitchen and Screen Wall

Description of Current Condition:

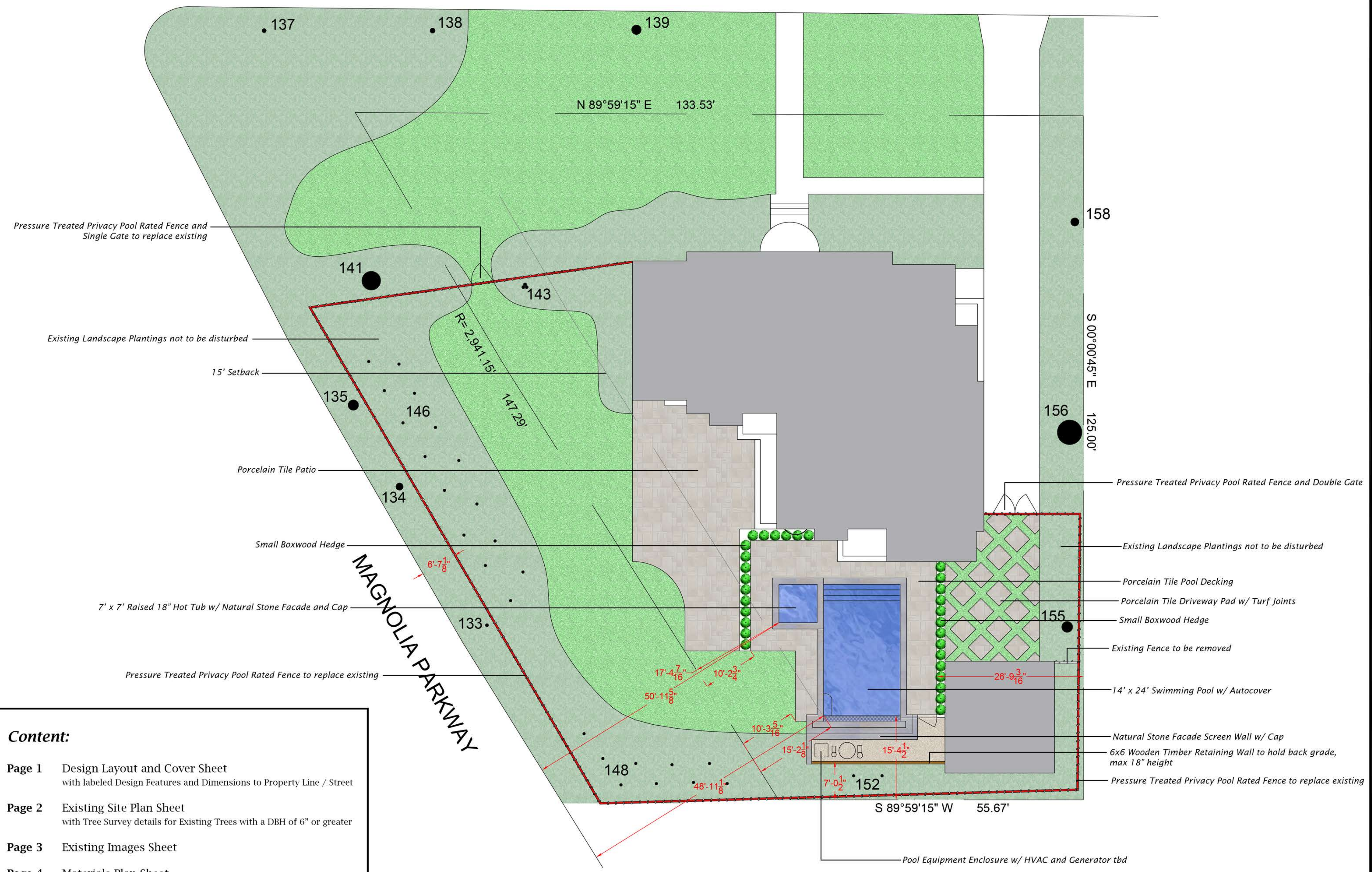
Flagstone Patio and Lawn space at existing grade.

Proposed Work:

Installation of an outdoor kitchen at 42" height, and facade with Dove Gray natural stone that matches the chimney of the existing single family house.

Installation of a screen wall at 60" height. The front facing sides of the wall will be facade with Dove Gray natural stone that matches the chimney of the existing single family house. The rear facing sides of the wall will be finished with a stucco/ parge.

W. LENOX STREET



Content:

- Page 1** Design Layout and Cover Sheet
with labeled Design Features and Dimensions to Property Line / Street
- Page 2** Existing Site Plan Sheet
with Tree Survey details for Existing Trees with a DBH of 6" or greater
- Page 3** Existing Images Sheet
- Page 4** Materials Plan Sheet
with Perspective of proposed design and Images of proposed materials

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Coughlan Residence
20 West Lenox Street
Chevy Chase, MD 20815

PREPARED BY:

Scott Freedman R.L.A.

PLOT DATE:
December 18, 2024

REVISIONS:

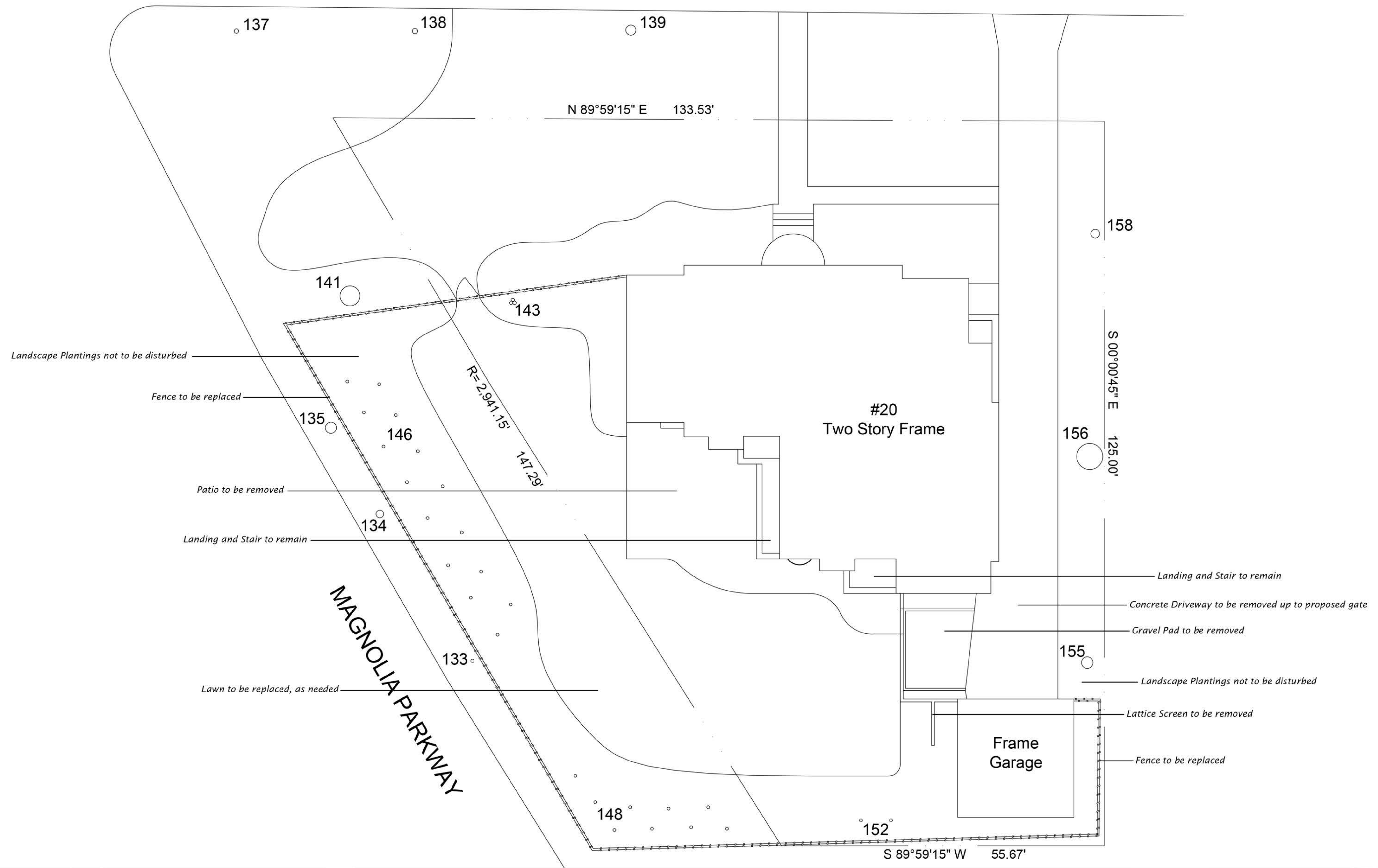
No.	Description	Date

SCALE:
1/8" = 1'-0"

DRAWING TITLE:
Design Layout
and Cover Sheet
Page 1 of 4

Tree ID	Common Name	Scientific Name	Condition Class	Quantity	Dbh 1	Dbh 2	Dbh 3	Prune	Pruning Category	Pruning Goal 1	Pruning Goal 2	Pruning Goal 3
133	Oak-Willow	Quercus phellos	Good	1	7	0	0	Yes	Developmental	Promote development of strong central stem	Develop branch structure	Clearance
134	Oak-Willow	Quercus phellos	Good	1	16	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce density	Clearance
135	Cherry-Black	Prunus serotina	Good	1	23	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce density	Clearance
137	Oak-White	Quercus alba	Good	1	9	0	0	Yes	Developmental	Promote development of strong central stem	Develop branch structure	Clearance
138	Beech-American	Fagus grandifolia	Good	1	11	0	0	Yes	Developmental	Promote development of strong central stem	Develop branch structure	Clearance
139	Maple-Red	Acer rubrum	Good	1	21	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce density	Clearance
141	Tuliptree	Liriodendron tulipifera	Good	1	41	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce spread of crown	Clearance
143	Crapemyrtle-Common	Lagerstroemia indica	Good	1	7	7	6	Yes	Maintenance	Improve form and shape	Reduce density	Clearance
146	Japanese Cryptomeria (15)	Cryptomeria japonica	Good	15	6	0	0	Yes	Maintenance	Maintain size and shape	Clearance	
148	Arborvitae-Green Giant (6)	Thuja standishii x plicata	Good	6	6			Yes	Maintenance	Maintain size and shape	Clearance	
152	Japanese Cryptomeria (2)	Cryptomeria japonica	Good	2	6	0	0	Yes	Maintenance	Maintain size and shape	Clearance	
155	Elm-American	Ulmus americana	Good	1	24	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce density	Clearance
156	Oak-White	Quercus alba	Good	1	54	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce spread of crown	Clearance
158	Maple-Red	Acer rubrum	Fair	1	18	0	0	Yes	Maintenance	Reduce risk of branch stem and/or root failure	Reduce density	Clearance

W. LENOX STREET



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Coughlan Residence
 20 West Lenox Street
 Chevy Chase, MD 20815

PREPARED BY:

Scott A. Freedman R.L.A.

PLOT DATE:
 December 18, 2024

REVISIONS:

No.	Description	Date

SCALE:
 1/8" = 1'-0"

DRAWING TITLE:
 Existing Site Plan



View of the existing Patio and Rear of House/ Screened Porch



View of the existing Patio/ Walkway and Rear of House



View of the Detached Garage and Rear Screen Plantings



View of the Rear Screen Plantings



View of the Rear Screen Plantings



View of the Detached Garage



View of the Rear of House. Proposed stone facade will match the chimney



View of the Rear/ Side Screen Plantings along Magnolia



View of the Detached Garage and Driveway



View into the Rear Yard from the Driveway



View of the Fence and Plantings separating Front and Rear Yards



View of the Fence and Plantings next to the Screened Porch



View of the side of the Screened Porch



View of the existing Patio and Rear Lawn/ Screen Plantings



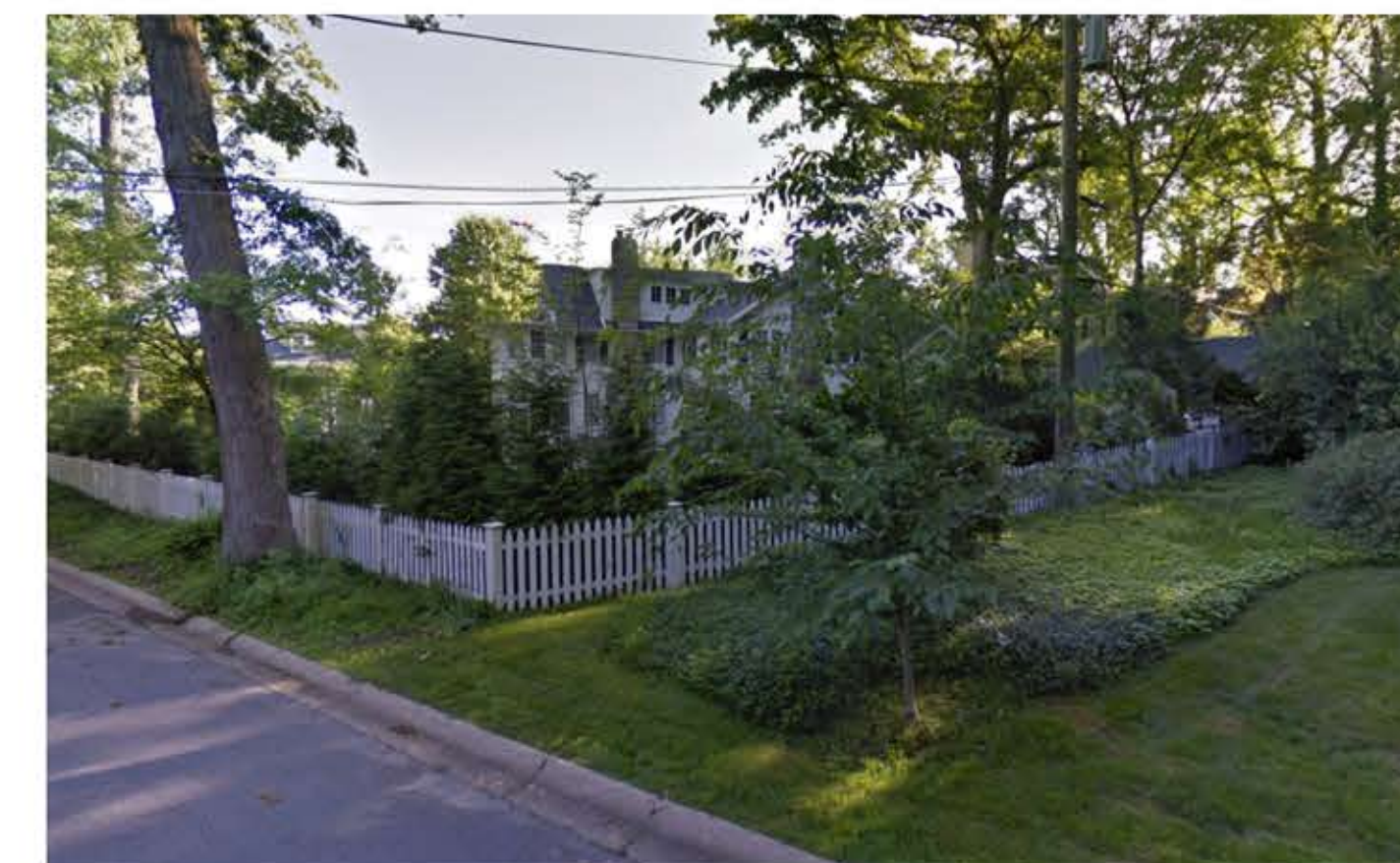
View of the Rear/ Side Screen Plantings along Magnolia



View towards the Rear Yard from W Lenox



View towards the Rear Yard from Magnolia



View towards the Rear Yard from Magnolia

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Chevy Chase, MD 20815

PREPARED BY:



Scott A. Freedman
Scott Freedman R.L.A.

PLOT DATE:

December 18, 2024

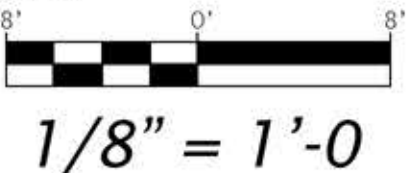
REVISIONS:

No. Description Date

No.	Description	Date



SCALE:



1/8" = 1'-0"
DRAWING TITLE:
Existing Images

W. LENOX STREET



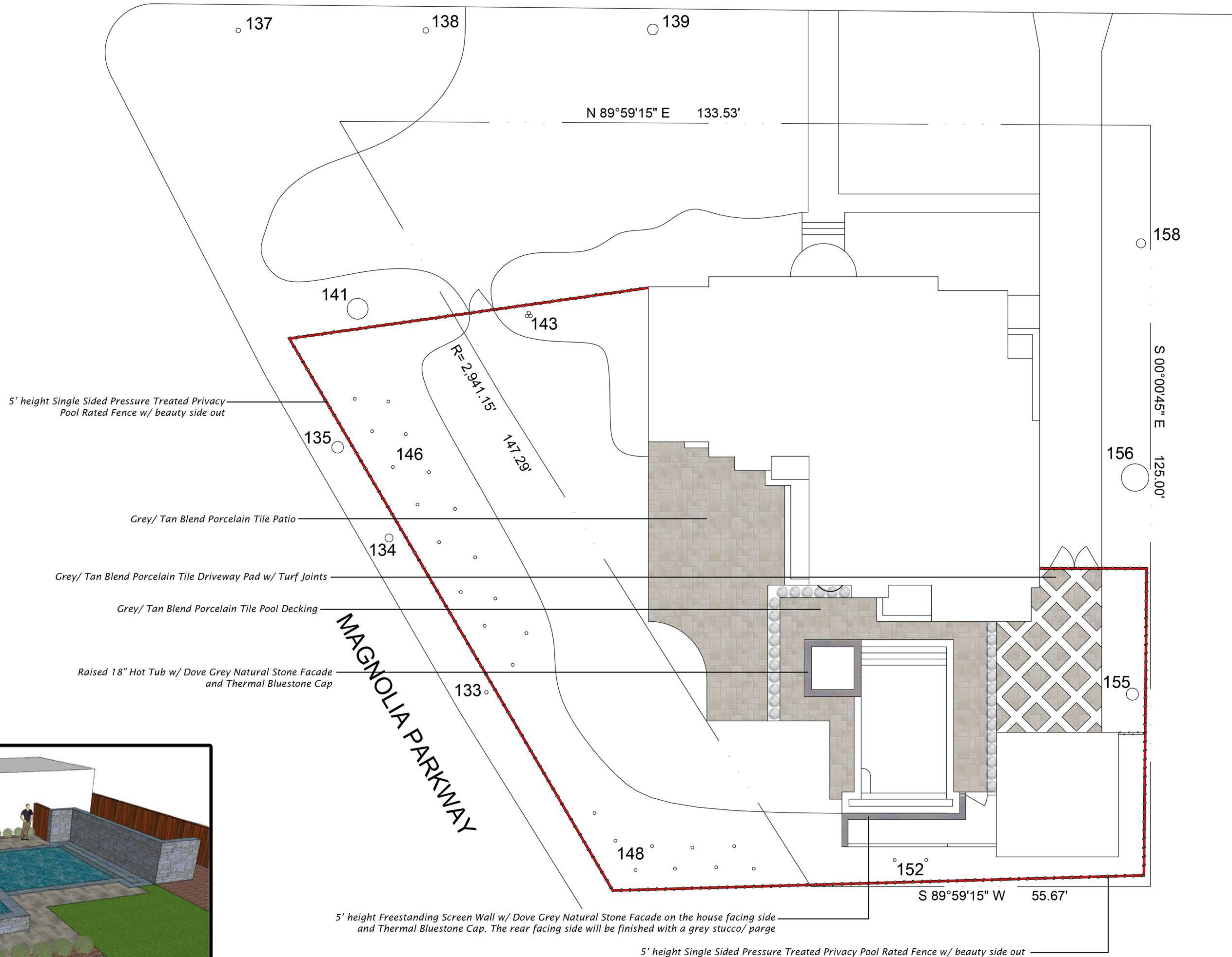
5' height Single Sided Pressure Treated Privacy Fence w/ beauty side out



Dove Grey Natural Stone, as found on existing Chimney



Grey/ Tan Blend Porcelain Tile



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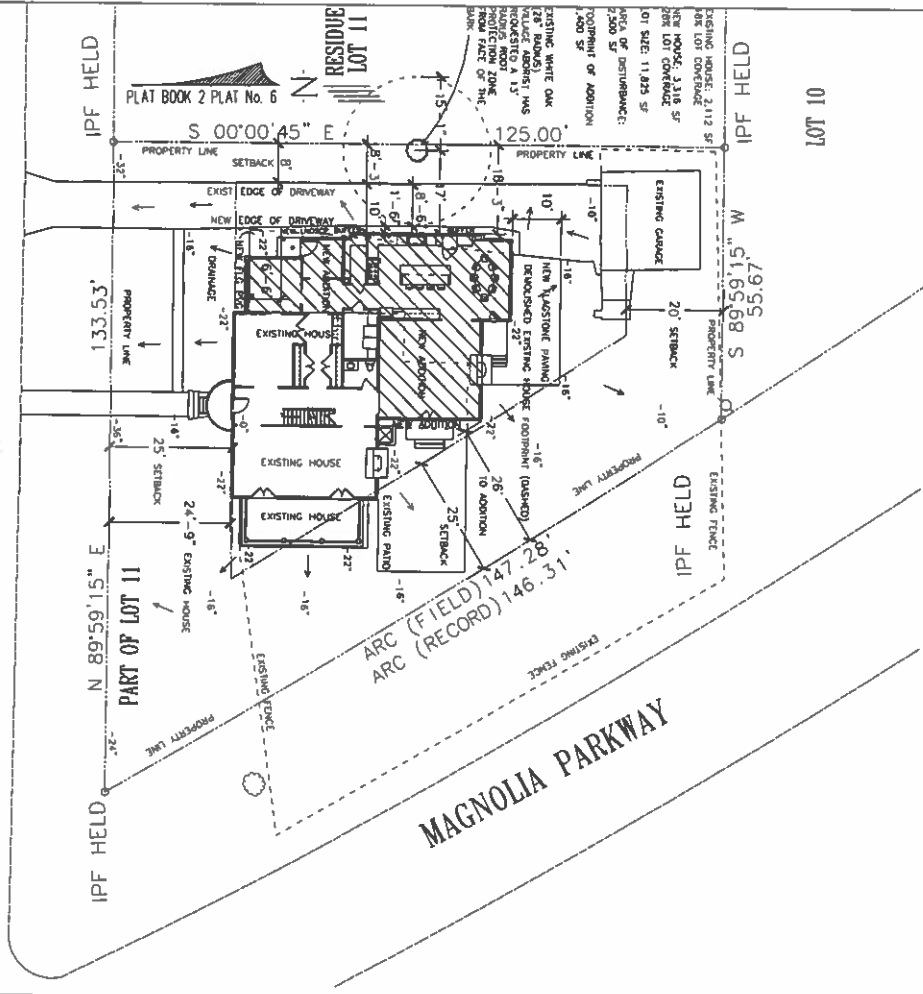
No.	Description	Date

SCALE:
1/8" = 1'-0"

DRAWING TITLE:
Materials Plan

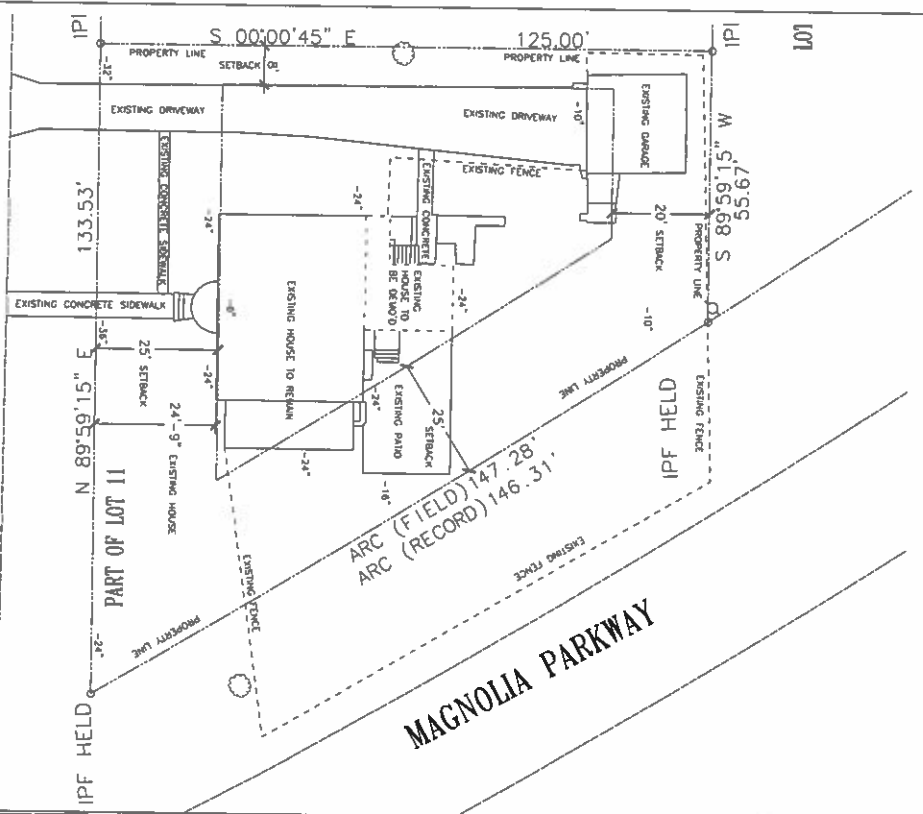
PROPOSED NEW ADDITION TO EXISTING HOUSE

WEST LENOX STREET



EXISTING HOUSE LOCATED WITHIN THE SITE

WEST LENOX STREET



A501

SITE PLAN

HOUSE ADDITION

PERMIT SET
04-23-12

COUGHLIN RESURFACING AND PAVING 20 WEST LENOX ST CHERRY CREEK, CO. LD



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/3/2024

Application No: 1095563
AP Type: HISTORIC
Customer No: 1306472

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 20 W LENOX ST
CHEVY CHASE, MD 20815
Othercontact Rolling Acres Landscaping (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work We are proposing to rebuild the existing fence, in order to meet Montgomery County Pool Codes. In addition to adding an in-ground pool, we will also be adding elevated hardscape features, such as a spa, outdoor kitchen, and screen wall.