

Montgomery County Historic Preservation

Staff Report

<p>ADDRESS: 3710 Bradley Lane, Chevy Chase</p> <p>RESOURCE: Chevy Chase Village Historic District</p> <p>APPLICANT: Robyn Segal, Lapp & Associates (Architect)</p> <p>REVIEW: HAWP</p> <p>CASE NO.: 1153039</p> <p>PROPOSAL: Partial Demolition and Alterations to the Existing House, Construction of a new Dormer, Additions, and Porches; Alterations to the Garage, and Tree Removals</p>	<p>MEETING DATE: 6/10/2026</p> <p>REPORT DATE: 6/3/2026</p> <p>PUBLIC NOTICE: 5/27/2026</p> <p>TAX CREDIT ELIGIBLE: No</p> <p>STAFF: Dan Bruechert</p>
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Staff Recommendation

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

Architectural Description

Significance: Non-Contributing Resource to the Chevy Chase Village Historic District

Date: 1932

Style: Colonial Revival



Figure 1: The subject property (outlined in blue) is within the Chevy Chase Village Historic District (hatched in red).

Proposal

The applicant proposes to remove the non-historic left and rear additions and deck and construct new additions and install a dormer. Additionally, the applicant proposes modifications to the existing garage and to remove three trees.

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 Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland for Chevy Chase Village (*Design Guidelines*), Montgomery County Code Chapter 24A-8 (Chapter 24A-8), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below. The porch is also reviewed under the HPC's *Policy 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING*. The pertinent information in these documents is outlined below.

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 ensure 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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Design 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.

Non-Contributing/Out-of-Period Resources

Non-Contributing/Out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

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.

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, space 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 proportions, 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.

POLICY 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources do not need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

Staff Discussion

Background

The HPC held a Preliminary Consultation to discuss the proposed rehabilitation of 3710 Bradley Lane at the April 22, 2026 HPC meeting. Commissioners generally were supportive of the proposal and found that the design and materials were generally appropriate for a Non-Contributing Resource in the Chevy Chase Village Historic District.

Several commissioners recommended reconfiguring the front porch column configuration to avoid obscuring the front windows and recommended changing the lite pattern of the dormer window to match the rest of the windows in the house. Commissioners agreed that contextual photos or a streetscape study would be helpful in evaluating the compatibility of the new addition’s massing.

Several additional design revisions were recommended with the intent of improving the overall design, not changes that are required to satisfy the requirements of Chapter 24A, the *Design Guidelines*, and the *Standards*.

The applicant has made minor revisions based on the HPC’s feedback and returns for a HAWP.

Revised Proposal

The subject property is a modified stucco-sided, side-gable Colonial Revival House. On the right side of the front elevation, there is a front gable addition supported by wood columns. There is a one-story sunroom addition, measuring 9’6” × 26’ 10” (nine feet, six inches by twenty-six feet, ten inches), covered by a shed roof along the left elevation. At the rear of the property, there is a brick front gable, a two-car

garage with metal doors (the district designation identifies this garage as a non-contributing outbuilding).

The applicant proposes a substantial rehabilitation of the entire house that includes demolishing the existing left addition, demolishing the non-historic rear addition, and constructing new additions to the left side and rear, replacing all of the windows, installing new siding, installing new shutters, and replacing the existing roof. Additionally, the applicant proposes to renovate the garage to a one-car garage with a storage area. That applicant proposes to remove four trees from the property. These plans are generally consistent with what was presented at the Preliminary Consultation.

The submitted work also indicates that the applicant proposes to underpin the basement to lower the floor level by 24" (twenty-four inches). This work will not have any impact on the exterior of the resource and does not require a HAWP.

House Alterations

The applicant proposes to demolish the non-historic additions on the left side of the house and at the rear. Because the *Design Guidelines* support the wholesale demolition of Non-Contributing Resources, Staff finds that demolishing these elements should be approved as a matter of course and the HPC supported their demolition at the Preliminary Consultation.

The applicant proposes to construct new additions to the left side and rear of the house, construct a front porch, and relocate the first-floor windows on the front elevation. Additionally, to unify the house design the applicant proposes to replace all of the windows, siding, and installing shutters. The applicant also proposes to underpin the basement and lower the floor height by 24" (twenty-four inches).

The existing windows are a mix of one-over-one and six-over-six wood sash windows. The applicant proposes to remove all of the existing windows. Replacement windows will be Pella Lifestyle aluminum clad sash and casement windows. Most of the replacement windows will be either six-over-six or nine-over-nine configurations, however select smaller windows will be four-over-four sash and fixed six lite windows. The first-floor windows at the front will be removed and relocated so they are evenly spaced to align with the second-floor windows (see *Fig. 2*, below). Staff finds the existing windows may be removed without justifying their condition as the Design Guidelines allow for the entire demolition of the building. Staff finds the new clad windows are an appropriate material for Contributing and Non-Contributing Resources in the Chevy Chase Village Historic District and that the multi-lite sash pattern is consistent with the house's Colonial Revival Architecture. No commissioner present at the Preliminary Consultation objected to the window replacement and Staff recommends approval under 24A-8(b)(2) and (d) and the *Design Guidelines*.

The existing stucco siding shows signs of cracking and is in need of substantial repair. The applicant proposes to install smooth profile fiber cement siding over the existing house and the proposed additions. Staff finds the proposed siding is compatible with the general character of the house and surrounding neighborhood and notes that the HPC has approved fiber cement siding on infill construction in the Chevy Chase Village Historic District. Commissioners concurred with this finding at

the Preliminary Consultation and Staff recommends approval of the replacement siding under 24A-8(b)(2) and (d) and the *Design Guidelines*.

The applicant proposes to install operable wood shutters on all of the window openings on the front elevation of the house. Staff finds that shutters are appropriate for the architectural character of the house design. At the Preliminary Consultation, Staff recommended that the shutters be wide enough to fully cover the window openings. Commissioners supported the shutters as proposed and disagreed with Staff's finding, arguing that extra wide shutters would look awkward at the paired window openings. Based on this feedback from the HPC, Staff recommends the HPC approve the shutters under 24A-8(b)(2) and (d) and the *Design Guidelines*.

On the front-facing roof slope, the applicant proposes to install a shed roof dormer. The window pattern has been revised from the diamond pattern presented at the Preliminary Consultation to a six lite rectangular pattern based on feedback from the commissioners. Staff finds this feature is more compatible with the house's architectural and Staff recommends the HPC approve the dormer and windows under 24A-8(b)(2) and (d) and the *Design Guidelines*.

The existing front door is covered by a second-story, front gable projection. The applicant proposes to enclose the area below the addition, creating a recessed opening, entered through an arch. New siding will be fiber cement and match what is proposed for the rest of the house. The new front door has been changed from a six-lite door to a nine-lite door to make the lite size more consistent across the front elevation. A majority of the commissioners present found the reconfigured entrance was thoughtfully designed and would not detract from the house or surrounding district. Based on this feedback, Staff recommends the HPC approve the reconfigured entrance under 24A-8(b)(2) and (d) and the *Design Guidelines*.

On the left side of the house, the applicant proposes to construct a 17' (seventeen-foot) wide addition (see *Fig. 2*, below). The roof line over the addition is an extension of the main gable, matching its height and pitch. This section of the addition also has a front-facing gable, slightly smaller than the existing front gable over the entrance on the right side. The applicant proposes to construct a front porch, covered by a hipped roof supported by columns, with a Trex Transcend railing. Commissioners were supportive of the addition and full-width front porch at the Preliminary Consultation. Staff finds the railing to be dimensionally appropriate but also finds the factory-finish of Trex Transcend to be too shiny to be a compatible substitute for wood. However, because of the very lenient required under the *Design Guidelines*, Staff recommends the HPC approve the material under 24A-8(d) and the *Design Guidelines*. The only change to the front elevation of the left-projecting addition is the reconfiguration of the lite pattern of the French Doors on the left of the front elevation. The previous proposal was for each door to have a twelve-lite pattern in a two-by-six configuration. The revised proposal is for an eighteen-lite pattern in a three-by-six configuration. As with the replacement front door, Staff finds this creates a more consistent lite size across the front elevation. If this addition were to be reviewed under a rigorous application of the *Standards*, Staff would recommend lowering the ridge height of the addition to preserve the outline of the historic building. However, the *Design Guidelines* state that changes to Non-

Contributing Resources should be approved as a matter of course, except when the addition would alter the massing to such a degree that it impairs the character of the district or streetscape as a whole. Commissioners were asked to weigh in on the appropriateness of the size and massing of this addition at the Preliminary Consultation, and they uniformly supported it as presented. Staff recommends the HPC approve the left addition under 24A-8(b)(2) and (d) and the *Design Guidelines*.



Figure 2: Existing front elevation (left) and proposed (right).

On the rear of the house, the applicant proposes to demolish a non-historic, one-story rear addition and construct a large two-story addition with a rear gable porch (see *Fig. 3*, below). The proposed addition is approximately 20' (twenty feet) deep and extends across almost the full width of the rear. Proposed windows are a mix of six-over-six and nine-over-nine sash windows, with a multi-light sliding glass door providing access to the screened-in porch. The massing of the rear elevation was revised from the design presented at the Preliminary Consultation. Originally, the addition was to be constructed under a single, large rear gable roof. Based on feedback from several commissioners, the applicant reduced the width of the rear gable by nearly half and now extends a pent roof over the right half of the rear addition. The resulting effect is a rear addition that appears less massive, without losing any square footage. Both the rear stairs and covered porch will have Trex composite decking. Because the porches are on the rear and because the subject property is a Non-Contributing resource, Staff finds that any substitute material is appropriate in this application under the *HPC's Adopted Porch Flooring Policy*.



Figure 3: Existing rear elevation (left) and proposed (right).

On the west (right) elevation, the applicant proposes to relocate one window in the existing portion of the house and to narrow the two rear-most window openings. At the rear of the right elevation, the applicant modified the design by adding a second window to create a paired window opening on the first floor.

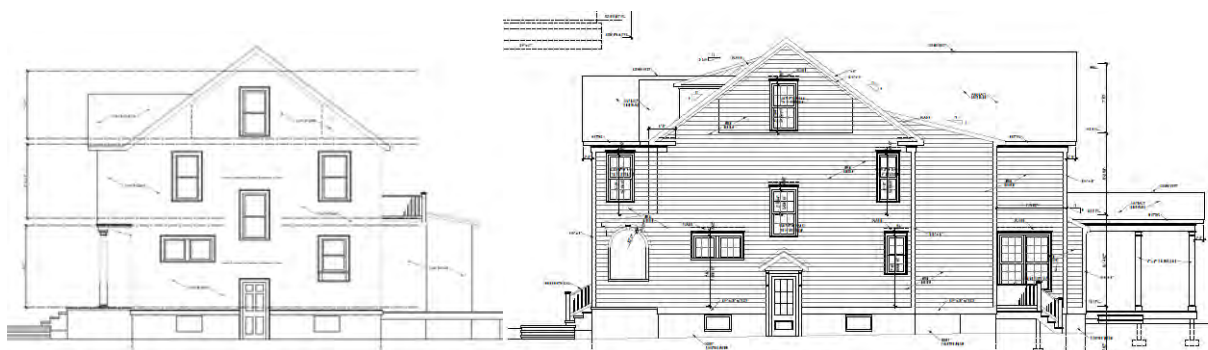


Figure 4: Existing right elevation (left) and proposed (right).

Under the very lenient level of review dictated by the *Design Guidelines*, Staff find the proposed materials are consistent with what the HPC has approved for new construction throughout the Chevy Chase Village Historic District. Staff additionally finds the design changes are compatible with the house's Colonial Revival architecture. Staff felt compelled to bring this proposal before the HPC as a Preliminary Consultation to solicit feedback from the Commissioners on the appropriateness of the size and massing. Based on the information presented at the Preliminary Consultation, Commissioners suspected that the design would not overwhelm the streetscape but requested a little more information to help with its evaluation. The applicant developed a streetscape study and supplied additional contextual photos that show while the proposed house and addition are large, Staff does not find they overwhelm the neighboring houses and are detrimental to the historic character of the district as a whole. Staff recommends the HPC approve the house additions and alterations under 24A-8(b)(2) and (d) and the *Design Guidelines*.



Figure 5: Streetscape with the subject property in the center.

Accessory Structure Modification

In the southeast corner of the subject property, there is a painted brick, two-car garage with a metal roll-up door. The Master Plan Amendment establishing the historic district categorizes the garage as Non-Contributing. Approximately 8' (eight feet) of the garage will be demolished, leaving a one-bay garage and a small shed-roofed storage area. The roof of the garage will be reconstructed, lowering the ridge height by approximately 3' (three feet). Additional changes include installing new siding and trim to match the house, a pair of doors to the storage area, new carriage style garage doors, and a half-lite door and six-over-six window. The new siding will leave a small overhang exposing a portion of the existing brick siding. Architectural roof shingles and half-round gutters will also match the materials proposed for the house.

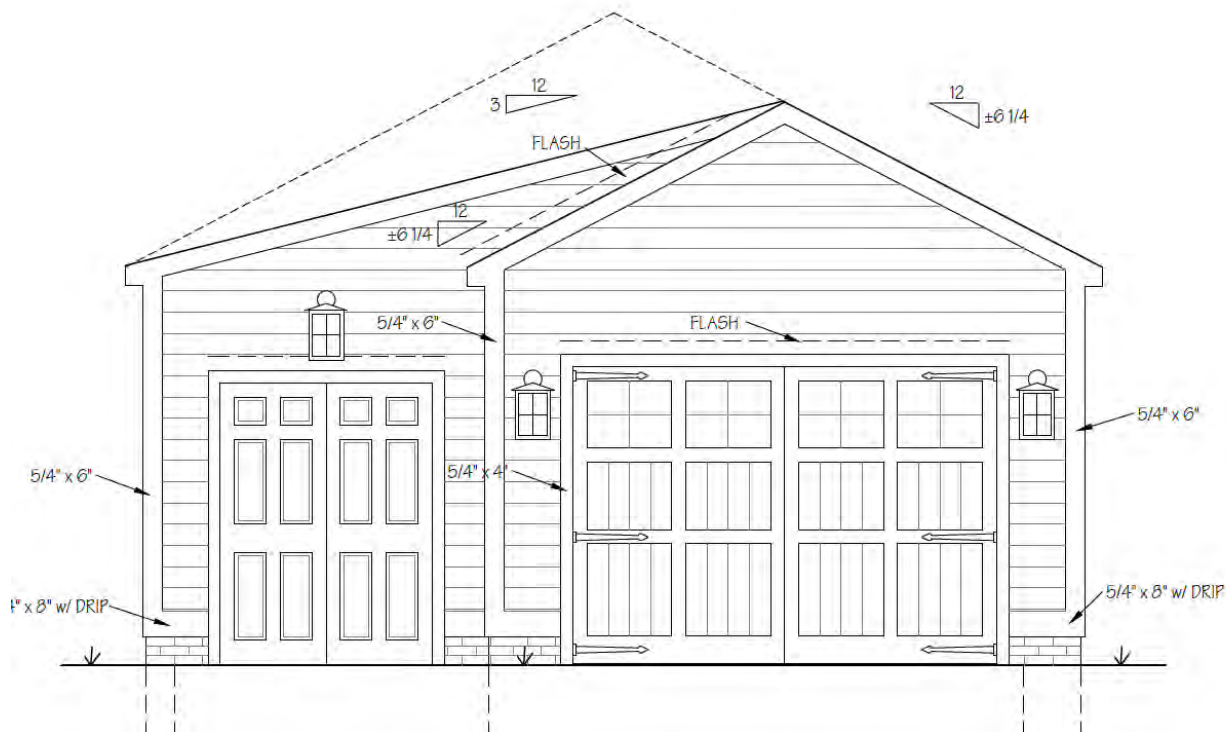


Figure 6: Proposed garage modifications with the existing roofline dashed.

As a Non-Contributing Resource, the *Design Guidelines* allow for extensive alterations up to and including demolition. Based on the guidance provided in the *Design Guidelines*, most alterations to Non-Contributing garages should be approved as a matter of course. Nevertheless, Staff finds the proposed changes to the garage are in keeping with the character of the site and surrounding historic district. Commissioners supported these alterations at the Preliminary Consultation and Staff recommends the HPC approve the garage alterations under 24A-8(b)(2) and (d) and the *Design Guidelines*.

Tree Removal

The submitted site plan shows the removal of four trees: a 7" d.b.h. (seven-inch diameter at breast height) dogwood, a 13" d.b.h. (thirteen-inch diameter at breast height) Japanese Maple, a 12" d.b.h. (twelve-inch diameter at breast height) Pine, and a 15" d.b.h. (fifteen-inch diameter at breast height) Oak. No other information about the trees' health or proposed tree replanting was included in the application materials. The applicant has received an approved tree removal permit from Chevy Chase Village and proposes to pay a fee in lieu of replanting trees on site.

The applicant has developed a tree preservation plan and has received approval from Chevy Chase Village.

Staff finds removing the trees will not substantially alter the character of the site or surrounding historic district. Staff previously did not find that requiring additional tree planting on site should be a condition of HAWP approval, but notes that a landscape plan is currently being developed which may include tree planting. Staff recommends the HPC approve the tree removal under 24A-8(b)(2) and (d) and the *Design Guidelines*.

Hardscaping Alterations

There is an asphalt driveway with a poured-in-place concrete retaining wall along the western property line. At the Preliminary Consultation, the applicant proposed removing the retaining wall and driveway and installing a new wall and driveway that were graded to create positive drainage. The revised proposal only will remove portion of the asphalt driveway to the rear of the house. A new asphalt section will be constructed that will slightly reduce the amount of paving. Staff estimates that new driveway will result in a reduction of approximately 20 ft² (twenty square feet). Staff finds the revisions to the hardscaping will not have a substantial impact on the character of the site or surrounding historic district and recommends the HPC approve them under 24A-8(b)(2) and (d) and the *Design Guidelines*.

Staff Recommendation

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(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*;

and with the *HPC's Adopted Porch Flooring Policy*;

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.

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:

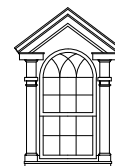


SCALE: 1/8" = 1'-0"

FRONT ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26

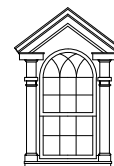


SCALE: 1/8" = 1'-0"

REAR ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26



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

RIGHT ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

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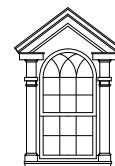


SCALE: 1/8" = 1'-0"

LEFT ELEVATION

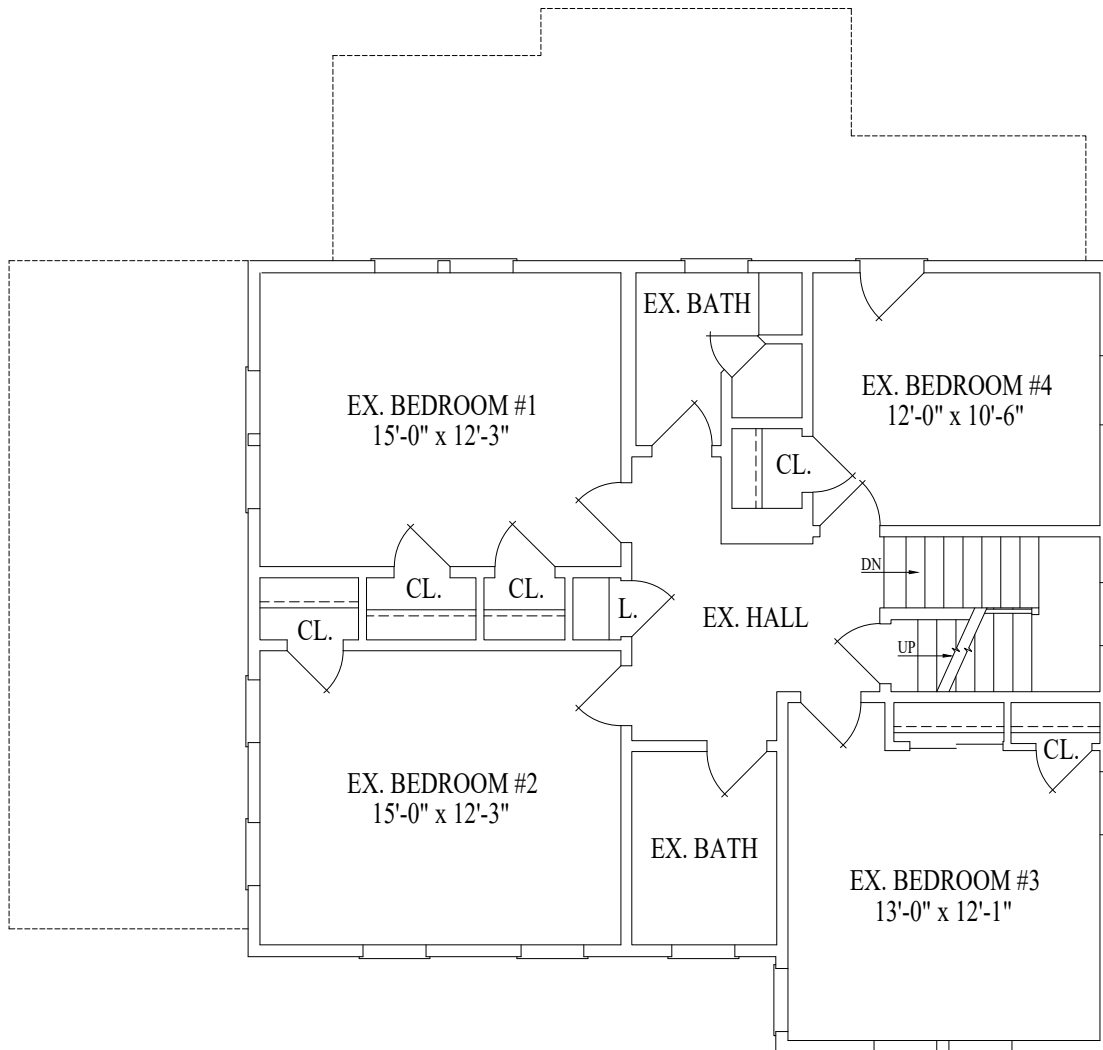
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 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



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

SECOND FLOOR PLAN

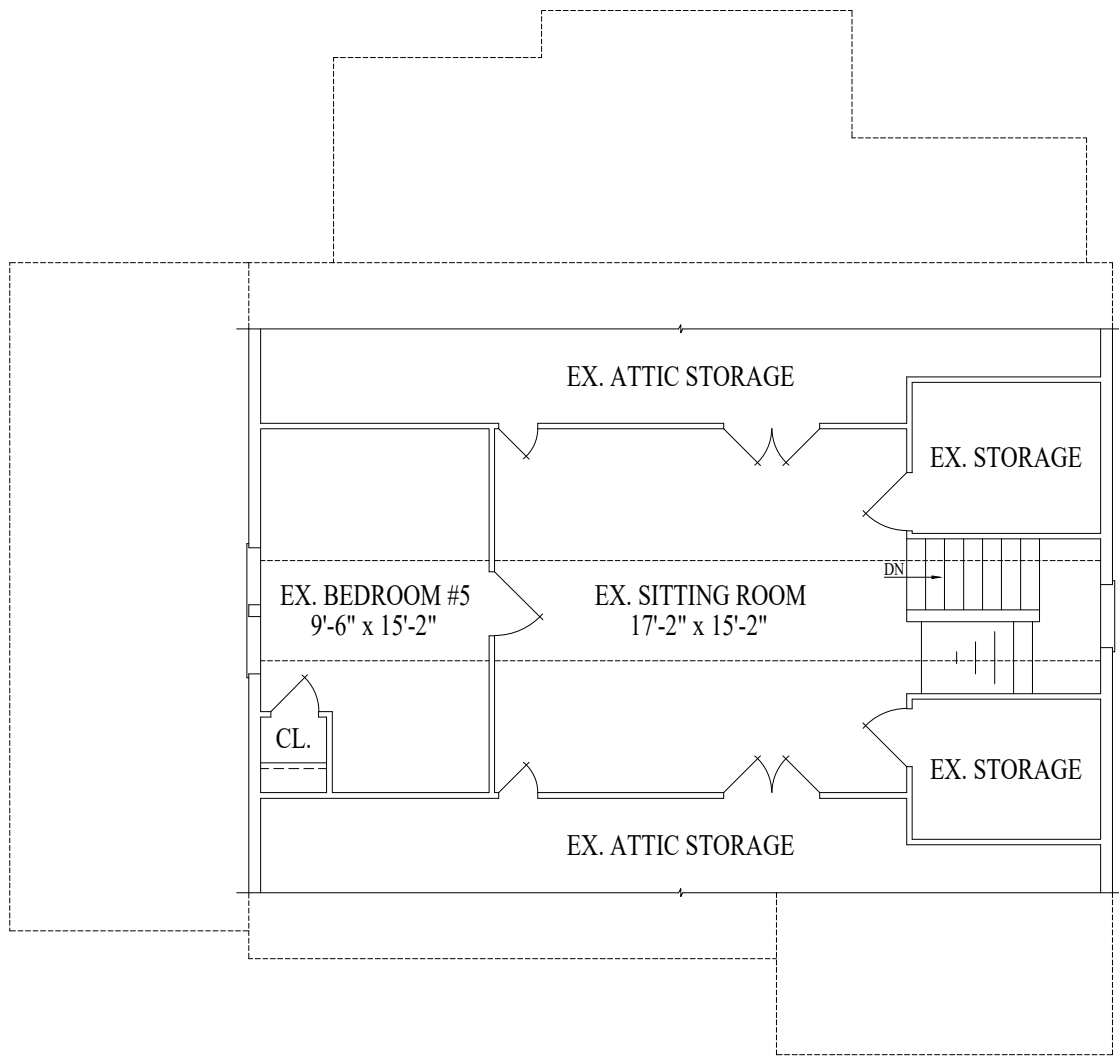
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 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



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

THIRD FLOOR PLAN

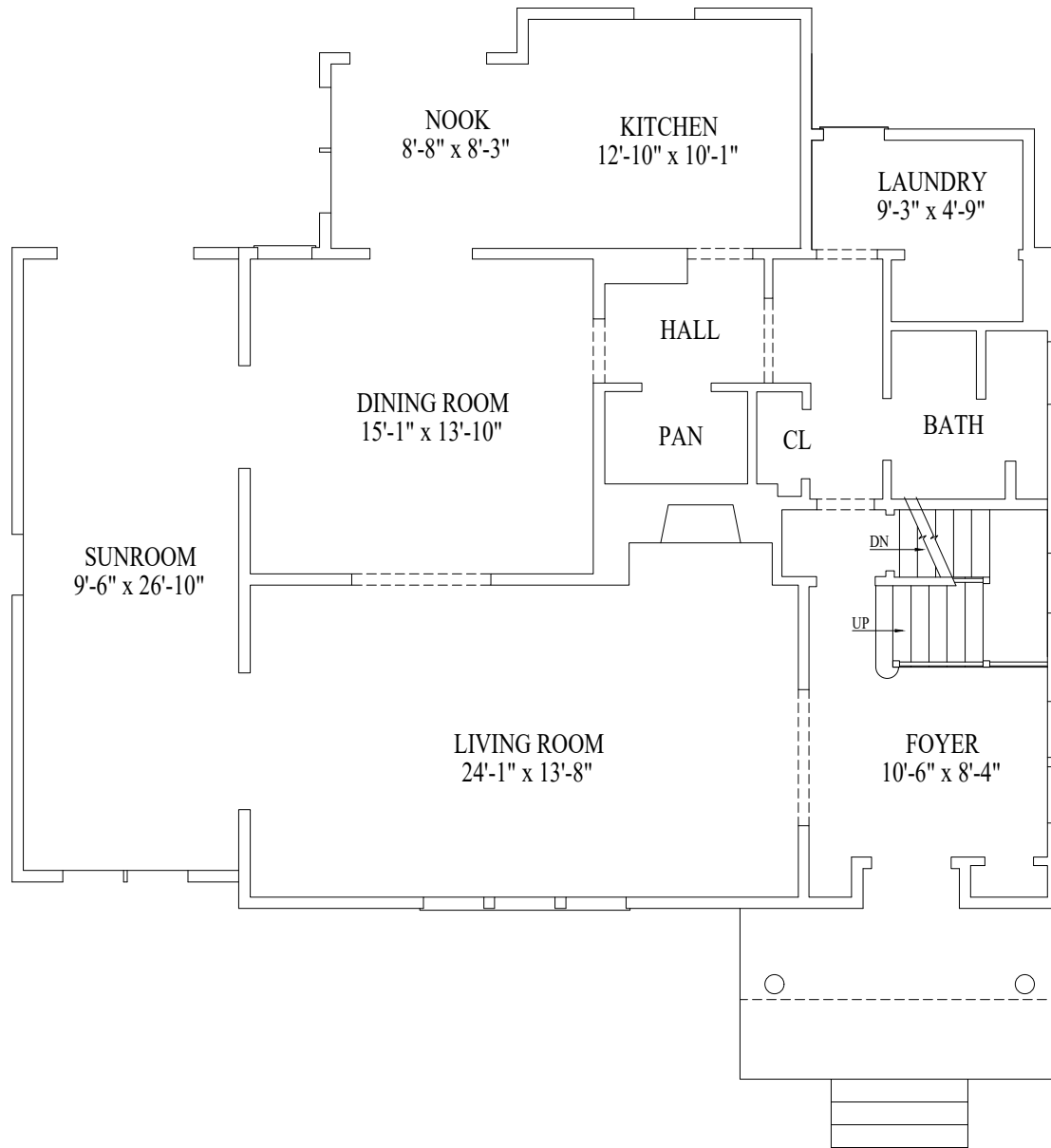
3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



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 ARCHITECTS
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3-30-26



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

FIRST FLOOR PLAN

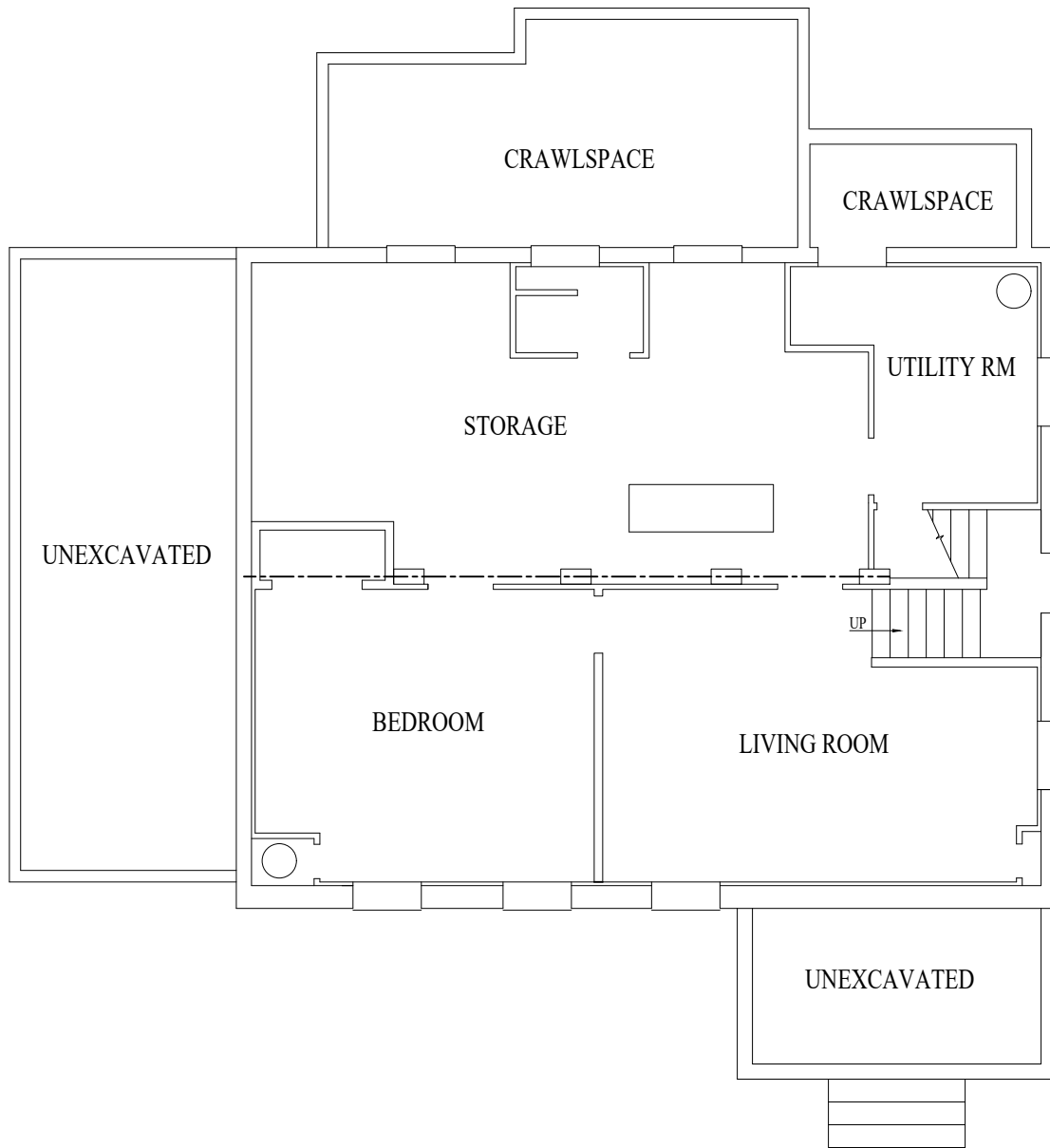
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 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



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

BASEMENT FLOOR PLAN

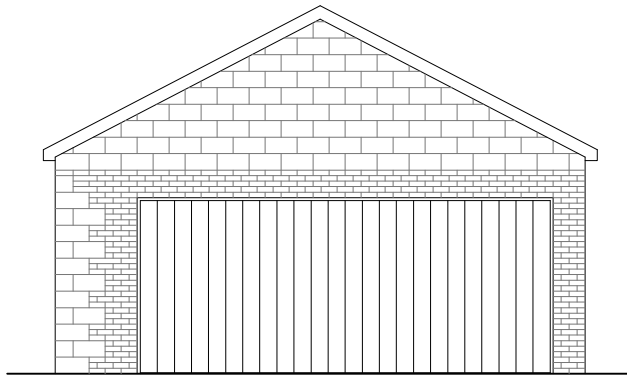
3710 BRADLEY LANE
CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



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3-30-26



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

3710 BRADLEY LANE
CHEVY CHASE, MD 20815

GARAGE ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
— ARCHITECTS —
301-881-6856

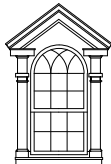
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SCALE: 1/8" = 1'-0"

GARAGE PLAN

3710 BRADLEY LANE
CHEVY CHASE, MD 20815



LAPP & ASSOCIATES, LLC
— ARCHITECTS —
301-881-6856

RENDERING ONLY: DIMENSIONS MAY VARY

3-30-26



3708 BRADLEY LANE



3710 BRADLEY LANE
SUBJECT HOUSE



3712 BRADLEY LANE

Feather & Assoc.

Tolbert V. Feather, Ph.D.

Advisors for: Landscape Development

Landscape Management, Plant Pest Management

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

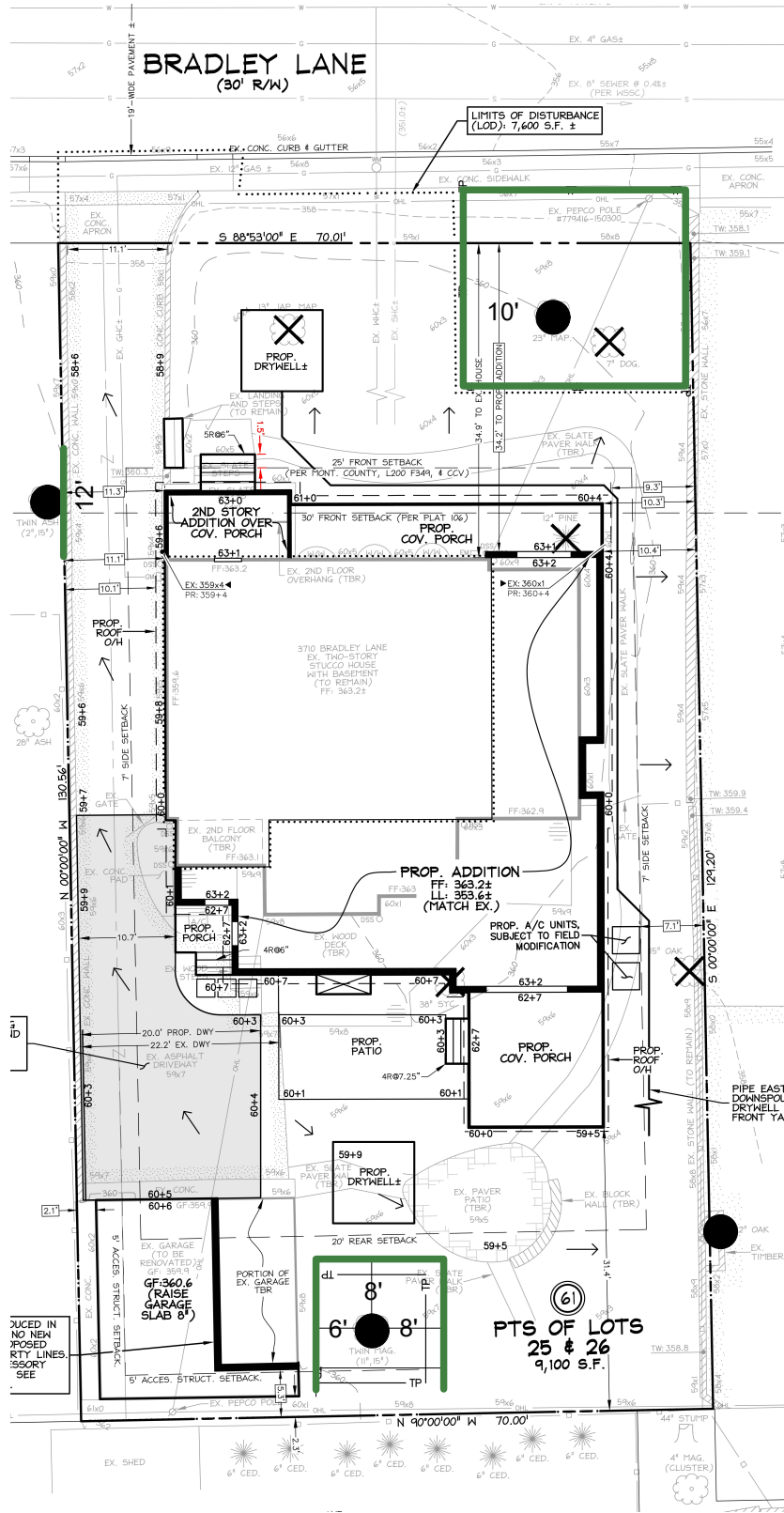
April 3, 2026

Tree Preservation Plan – 3710 Bradley Lane

I recommend the issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence at 3710 Bradley Lane

1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all on-site workers that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
3. No excavation is permitted within the tree preservation areas.
4. The Chevy Chase Village office shall be notified of any changes to construction plans.
5. If excavation (outside the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the hole.
6. The Owner/Contractor shall maintain the fencing until the construction is complete. The fencing may be removed to prepare and install the new landscaping.



— Tree Protection Fencing

GENERAL NOTES

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated January, 2026.
- Total lot area: Parts of Lots 25 & 26 = 9,100 sq. ft. (0.209 acres) (Per SDAT)
- Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
- Soil type(s): ZUB, Glenale Urban Land Complex, HSG 'B'.
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Rock Creek Watershed, Use Class I.
- 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 not located in a Special Protection Area.
- Property is located in the Chevy Chase Village Historic District.
- This plan was created without the benefit of a title report.

ZONING DATA - MONTGOMERY COUNTY

- Zoning: R-60**
 Min. Lot Area = 6,000 sq ft
 Min. Lot Width at R/W = 25 ft
 Min. Lot Width at Front Building Line = 60 ft
 [1] Per Montgomery County Code Section 4.4.1.A.1., the Established Building Line does not apply to an alteration or addition to an existing house.
 [2] Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning is affected when the lot, parcel or part of it is first created.
 [3] This property was created prior to January 1, 1954, therefore a 7-foot side setbacks are permitted.

- Verify lot coverage in accordance with the Zoning Ordinance. Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.**
 Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height. Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.
 Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
 9,100 x 0.30 = 2,730 sq. ft.
 3,100 x 0.001% = 3.1%
 30% - 3.1% = 26.9%
 Maximum building lot coverage (including accessory buildings) = 2,447.9 sq. ft.
 Total area covered by buildings = 2,395.8 sq. ft. (main) + 338.3 sq. ft. (detached garage) - 240 sq. ft. (detached garage credit) = 2,443.3 sq. ft. Total

- Verify main building height in accordance with the Zoning Ordinance.**
 First floor elevation: 353.2 ft
 Mean height of building from front facade: 24.51 ft (24'-6" Per Arch.)
 Elevation at mean height of building: 387.71 ft
 Average grade elevation along front of building: 359.75 ft
 Mean height of building = 387.71 - 359.75 = 27.96 feet
 Allowable main height of building = 30 feet
 Proposed main height of building = 27.96 feet

ZONING DATA - CHEVY CHASE VILLAGE

- Zoning: R-60**
 Min. Lot Area = 6,000 sq ft
 Min. Lot Width at R/W = 25 ft
 Min. Lot Width at Front Building Line = 60 ft
 [1] Per Chevy Chase Village Ordinance - Sec. 8-16, Residential building construction prohibitions. (c) Front setback. No structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
 [2] No part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot lines, per Chevy Chase Village. The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.

- Verify Chevy Chase Village Lot Coverage Requirements in Accordance with Chevy Chase Village Ordinance.**
 Per Chevy Chase Village Ordinance: Lot coverage is the portion of a lot which is covered by buildings, accessory buildings, and raised structures such as covered and uncovered porches, balconies, and decks, covered and uncovered steps, stairways, and bridges, and bay and bow windows. Lot coverage does not include: (1) awnings, gutters, and similar overhangs; and (2) features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts.
 Allowable lot coverage: 35% of total lot area
 Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
 9,100 x 0.35 = 3,185.0 sq. ft.
 Maximum building lot coverage (including accessory buildings) = 3,185.0 sq. ft.
 Total area covered by buildings and raised structures = 3,150.7sq. ft.

- Building Height Requirements**
 Verify building height in accordance with the Chevy Chase Village Ordinance, Section 8-16(b).
 a. Height of the main building shall not exceed thirty-five (35) feet when measured to the highest point of the roof surface, regardless of roof type.
 First floor elevation: 353.2 ft
 Height of building to peak of roof surface: 30.25 ft (30'-4" Per Arch.)
 Elevation at peak of roof surface: 383.55 ft
 Average grade elevation along front of building: 359.75 ft
 Height of building = 383.55 - 359.75 = 23.8 feet
 Proposed height of building = 33.8 feet
 b. Height of the main building shall not exceed thirty (30) feet when measured to the mean height level between the eaves and ridge of a gable, hip, mansard or gambrel roof.
 First floor elevation: 353.2 ft
 Height of building to mean point or roof surface: 24.51 ft (24'-6" Per Arch.)
 Elevation at mean point or roof surface: 387.71 ft
 Average grade elevation along front of building: 359.75 ft
 Height of building = 387.71 - 359.75 = 27.96 feet
 Allowable height of building = 30 feet
 Proposed height of building = 27.96 feet

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF THE PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NO. REC'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDCS Floodplain District	X				
WATERWAYS/WETLANDS:	X				
a. Corps of Engineers	X				
b. MDE	X				
c. MDE Water Quality Certification	X				
MDE Dam Safety	X				
MSCD Small Pond Approval	X				
DPS Roadside Trees Protection Plan (CCV)	X		Approval Date		
N.P.D.E.S. Notice of Intent	X				
FEMA LOMR - Letter of Map Revision (Required Post Construction)	X				
OTHERS (Please List):	X				

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Inspector at the pre-construction meeting.
 ** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's 50-CP permit has been submitted to DPS.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDCS INSPECTOR	OWNER/DEVELOPER
INITIALS/DATE		
INITIALS/DATE		

MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDCS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the developer to proceed with construction, if the permittee provides written notification to the permittee confirmed with the DPS inspector in writing. Work completed without MCDCS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDCS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDCS Inspector or the Owner/Developer.

- Excavation for Dry Well conforms to approved plans
- Placement of backfill, perforated inlet pipe and observation well conforms to approved plans
- Placement of geotextiles and filter media conforms to approved plans
- Connecting pipes, including connection to downspout, constructed per the approved plans
- Final grading and permanent stabilization conforms to approved plans

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED _____ CONSTRUCTED _____

NON-ROOFTOP DISCONNECTION

The constructed Non-Rooftop Disconnections meet the conditions specified on the approved plans.

Owner/Developer Signature _____ Date _____

ROOFTOP DISCONNECTION

The constructed Rooftop Disconnections meet the conditions specified on the approved plans.

Owner/Developer Signature _____ Date _____

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on the record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including therein this signed Record Drawing Certification, must be submitted to the MCDCS Inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission. It is required that it is not required for this project.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded on Book XXXXX, Page XXXX. This Record Drawing will serve as referenced in the recorded document.

This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature _____ Date _____

FIELD CHECK OF RECORD DRAWING BY MCDCS INSPECTOR: INITIALS _____ DATE _____

LEGEND

EXISTING FEATURES	DESCRIPTION
—○—	Ex. Sewer Manhole and Invert
—	Ex. Water Line with Valve
—○—	Ex. Overhead Utility with Pole
—○—	Ex. Downspout Pipe / Spilled
—○—	Ex. Two-And-Ten-Foot Contours
—○—	Ex. Spot Elevation
—○—	Ex. Wood or Stockade Fences
—○—	Ex. Metal or Iron Fence
—○—	Ex. Retaining Wall
—○—	Ex. Drainage Divide
—○—	Ex. Tree
PROPOSED FEATURES	DESCRIPTION
—○—	Limit Of Disturbance (L.O.D.)
—○—	Prop. Contour with Elevation
—○—	Prop. Spot Elevation
—○—	Prop. Retaining Wall
—○—	Prop. 4" PVC Drain Pipe
—○—	Prop. Downspout Disconnect with Flow Path and Flow Direction
—○—	Prop. Drainage Divide
—○—	Prop. Surface Flow Direction
—○—	Prop. Pipe Flow Direction
—○—	Prop. Silt Fence
—○—	Prop. Super Silt Fence
—○—	Prop. Orange Construction Fence
—○—	Prop. Tree Protection Fence
—○—	Prop. Combined Tree Protection Fence and Super Silt Fence
—○—	Prop. Combined Tree Protection Fence and Root Pruning Trench
—○—	Prop. Tree Protection Fence
—○—	Prop. Tree Protection Fence and Super Silt Fence
—○—	Prop. Tree Protection Fence and Root Pruning Trench
—○—	Prop. Stabilized Construction Entrance
—○—	Dry Well with Perforated Pipe Layout, Downspout Leader, Pipe Flow Direction, and Pipe Invert Elevation
—○—	Prop. Micro Irrigation Trench

TREE CANOPY REQUIREMENTS

To be completed by the consultant and placed on the first sheet of the Sediment Control/Stormwater Management Plan set for all projects. A fee in lieu of planting will be charged for any required canopy trees that are not planted.

EXEMPT: YES NO

If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
6,000 SQ. FT.	0.000 SQ. FT.
Shade Trees Required	Shade Trees Proposed
0	0

Number of Trees Requiring Payment of Fee in Lieu: (Trees Required-Trees Proposed) = XX Trees

Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM	NUMBER OF SHADE TREES REQUIRED
1,500 SQ. FT.	1
3,000 SQ. FT.	2
4,500 SQ. FT.	3
6,000 SQ. FT.	4
7,500 SQ. FT.	5
9,000 SQ. FT.	6
10,500 SQ. FT.	7
12,000 SQ. FT.	8
13,500 SQ. FT.	9
15,000 SQ. FT.	10

Exemption Categories:
 55-5(a) any activity that is subject to Article 4 of Chapter
 55-5(b) any commercial logging or timber harvesting operation with an approved exemption from Article 4 of Chapter 52A
 55-5(c) any activity conducted by the County Parks Department
 55-5(d) medical or emergency maintenance
 55-5(e) any activity conducted by the County Parks Department
 55-5(f) any activity conducted by the County Parks Department
 55-5(g) any activity conducted by the County Parks Department
 55-5(h) any activity conducted by the County Parks Department
 55-5(i) any activity conducted by the County Parks Department
 55-5(j) any activity conducted by the County Parks Department
 55-5(k) any activity conducted by the County Parks Department
 55-5(l) any activity conducted by the County Parks Department
 55-5(m) any activity conducted by the County Parks Department
 55-5(n) any activity conducted by the County Parks Department
 55-5(o) any activity conducted by the County Parks Department
 55-5(p) any activity conducted by the County Parks Department
 55-5(q) any activity conducted by the County Parks Department
 55-5(r) any activity conducted by the County Parks Department
 55-5(s) any activity conducted by the County Parks Department
 55-5(t) any activity conducted by the County Parks Department
 55-5(u) any activity conducted by the County Parks Department
 55-5(v) any activity conducted by the County Parks Department
 55-5(w) any activity conducted by the County Parks Department
 55-5(x) any activity conducted by the County Parks Department
 55-5(y) any activity conducted by the County Parks Department
 55-5(z) any activity conducted by the County Parks Department

FRONT YARD PARKING AREA COVERAGE

R-60: 35% MAXIMUM
 FRONT YARD PARKING AREA: XXXX SQ. FT.
 FRONT YARD AREA: XXXX SQ. FT.
 COVERAGE: XXX% (X-35%)

TOPSOIL NOTE

TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".

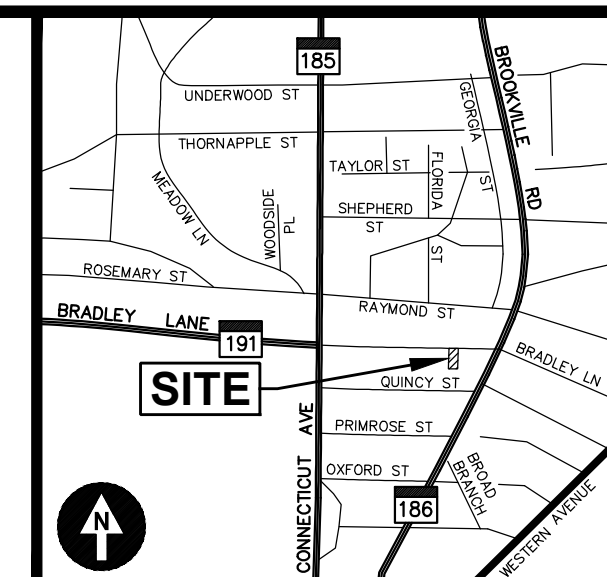
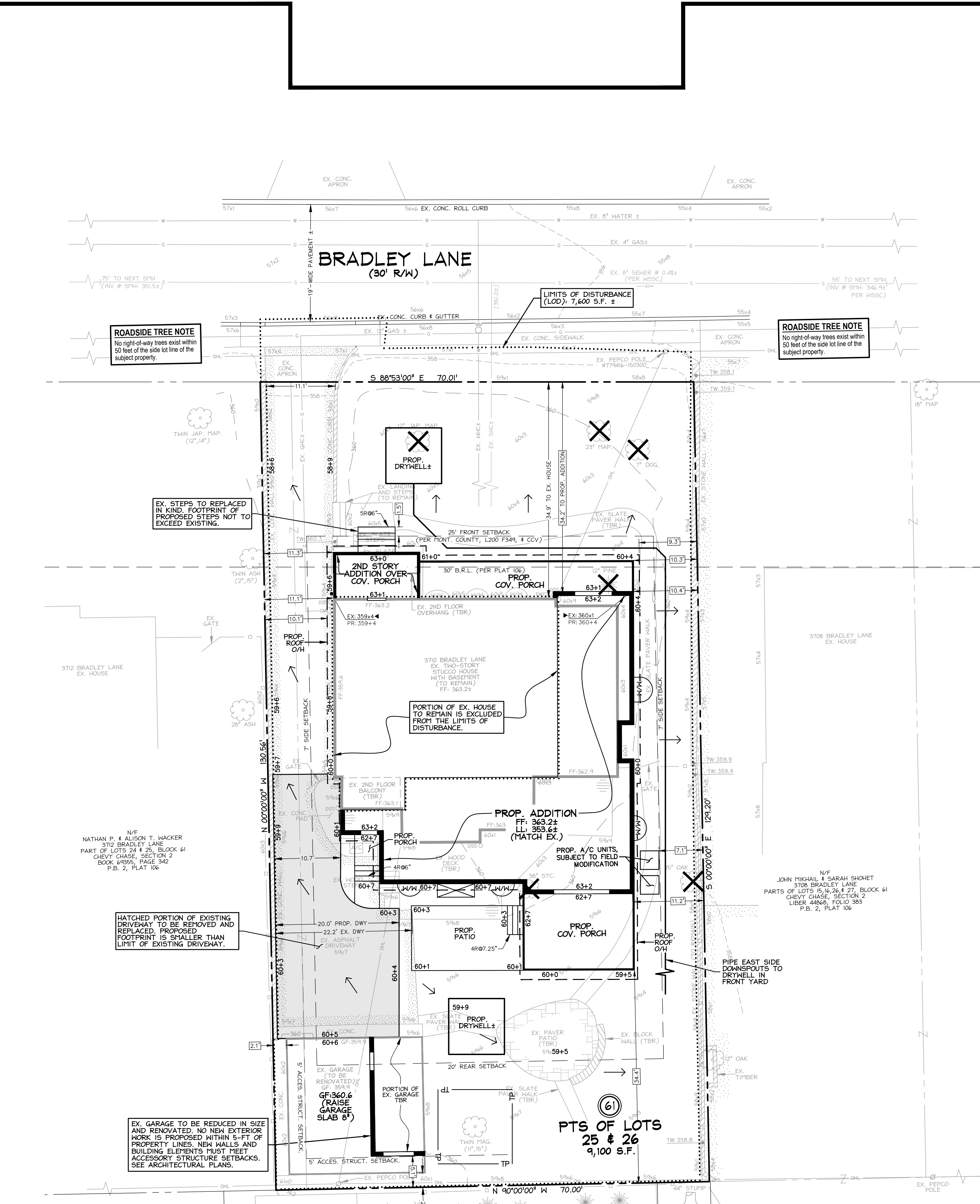
RUNOFF STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. The DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for Sediment Control Permit No. 000000 and hereby certify that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the soil development runoff patterns to this project from the standpoint of my responsibilities under current Maryland Law and have determined that I am in compliance with the requirements of the Maryland Department of the Environment and have made copies of those documents available to DPS.

Signature: Lane Kurkjian
 Date: 0000/0000
 Title: Landscape Architect

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.
 FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.GOV. 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH IN-STATE GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE EXCAVATION OF THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 93A OF THE MONTGOMERY COUNTY CODE.



CAS JOB NO.: 25-585
 DATE: 03/2026

DATE REVISION

DATE	REVISION
02/04/26	LAK Building Permit Site Plan Base Sheet to Client and Architect
03/06/26	LAK Preliminary Site Plan to Client and Architect
03/06/26	LAK Site Plan for HPS Meeting

Lane Kurkjian

From: Jim Ochs
 Sent: Wednesday, February 18, 2026 11:22 AM
 To: Lane Kurkjian; John Shermer
 Subject: Fwd: 3710 Bradley Lane (25-585)

Begin forwarded message:

From: "Daniels, Delvin" <Delvin.Daniels@montgomerycountymd.gov>
 Subject: Re: 3710 Bradley Lane (25-585)
 Date: February 18, 2026 at 11:20:06 AM EST
 To: Jim Ochs <jim@casengineering.com>

CAUTION: This email originated from outside of CAS Engineering. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
 I reviewed the survey.
 The property consists of Part of Lots 25 and 26.
 A detached garage is constructed across both Parts of Lots.
 I consider that the parts of lots are "merged" because the garage currently sits on both.
 Provided that the garage is "never" removed an addition/renovation project can utilize the square foot area of both Parts of Lots to calculate coverage.

A copy of this email must accompany an addition/renovation project.

Best Regards
 Delvin L. Daniels
 Zoning Specialist
 240-777-6249
 Department of Permitting Services
 2425 Reedie Drive
 Wheaton, Maryland 20902
 Make No Decision Based On Selfish Ambition

From: Jim Ochs <jim@casengineering.com>
 Sent: Tuesday, February 17, 2026 5:10 PM
 To: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
 Subject: Re: 3710 Bradley Lane (25-585)

[EXTERNAL EMAIL]
 Delvin,

A follow-up question on this one...

PRELIMINARY BUILDING PERMIT SITE PLAN NOT FOR PERMIT SUBMITTAL

SEE THE RIGHT-OF-WAY IMPROVEMENTS AND ROADSIDE TREE PLAN FOR TREE PLANTING, TREE REMOVAL, AND/OR ANY NECESSARY TREE PROTECTION MEASURES AND DETAILS.

OWNER/APPLICANT
 Bradley Lane 25 LLC
 Attn: Robyn Segal
 (301) 515-5202
 robyn@petlaplaza.com

ARCHITECT
 Claude C. Lapp Architects
 Attn: Chris Lapp
 7351 Calhoun Plaza, #205
 Rockville, MD 20855
 (301) 881-6856
 chris@clarchitects.com

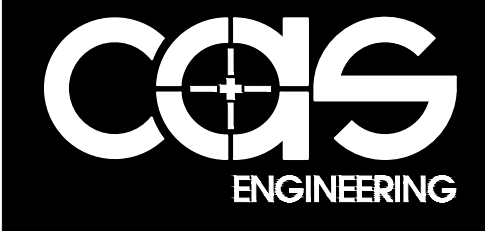
3710 Bradley Lane
Parts of Lots 25 & 26, Block 61,
Chevy Chase, Section 2
- Chevy Chase Village -
Building Permit Site Plan,
Stormwater Management Plan,
and Sediment Control Plan
Sediment Control Permit #: 000000

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL
REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	REVIEWED _____ DATE _____
			000000 SEDIMENT CONTROL PERMIT NO.
			N/A STORMWATER MANAGEMENT FILE NO.

MDCPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.
 MDCPS APPROVAL DOES NOT NEGATE THE NEED FOR A MOSES-ACCESS EXEMPT.

Parts of Lots 25 & 26, Block 61, Chevy Chase, Section 2
 Plat Book 2, Plat No. 106, Recorded 09/09/1909
 Bethesda (7th) Election District, Montgomery County, MD

3710 Bradley Lane
Chevy Chase, Maryland 20815



CAS ENGINEERING-MD
 10 South Santa Street
 Frederick, Maryland 21701
 301-607-8031 Phone
 info@cas-md.com
 www.casengineering.com

CAS ENGINEERING-DC, LLC
 4836 MacArthur Boulevard NW, 2nd Floor
 Washington, DC 20007
 202-393-7200 Phone
 info@cas-dc.com
 www.cas-dc.com

SHEET TITLE:
Building Permit Site Plan,
SWM Plan, and
Sediment Control Plan

1 OF 3

3710 Bradley Lane Materials & Finishes



**Illustrative purposes, bottom windows are 9 over 9. This image shows 6 over 6. Additionally, the landing & stairs to the front door are going to be oriented towards the driveway like the current layout

Roof

- GAF TIMBERLINE HDZ® SHINGLES, color is Pewter Gray

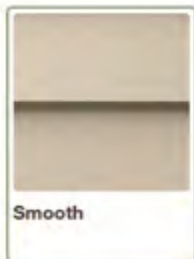


We
protect
what
matters
most™



Siding

- Smooth, pre-primed. 6" exposure
- Color: Gray Mist Benjamin Moore (warm white / beige)



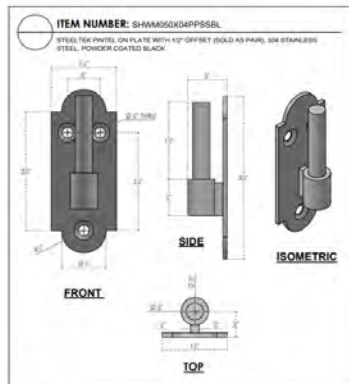
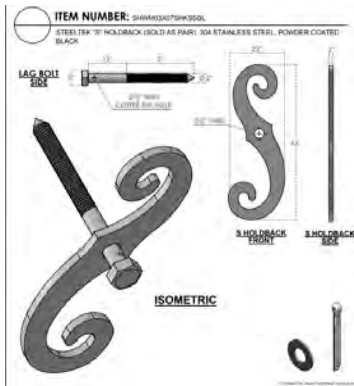
Shutters

- Plantation style Shutters. To be painted.

- Color: Benjamin Moore Gray Pintstripe (Warm, grayish blue color)



Shutter Dogs



Railings:

- Composite Trex Transcend Railing

Stone Details:

- Bluestone: Natural. On the side and front of steps it will be a natural stone veneer. The patio will be bluestone natural.
- Current front patio will match:



Front Door:

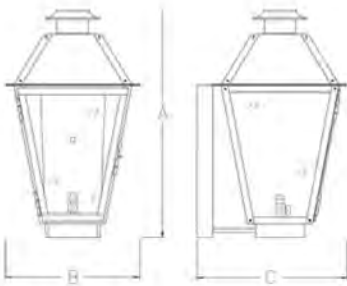
- Painted Door: Knoxville Gray Benjamin Moore (A deeper dark blue / green / gray)





Gas Lantern

- Tower Lighting gas lantern. Scale according to render.



	A	B	C
Mini	16	9 ¾	10 ½
Small	19 ¾	11	12 ½
Medium	23 ¾	12 ¾	14 ¾
Large	29 ½	14 ¾	16 ¾
Grande	32 ½	17 ½	20 ¾

Column Details

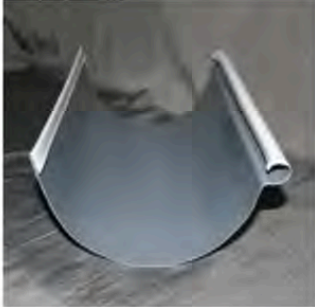
- 10" round tapered column

Gutters

- 6" Half Round Gutters
- 4" half Round Downspouts
- Half round Hidden Hangers

- Supplier Service Partners
- Color: Bronze

Half Round Material



6" Half Round Gutter

Item Code: HRGUTTER6(color)

Classic half round gutter with "reverse bead" available in all standard colors and copper. Standard .027 gauge.



Round Downspout

Item Code: DSR410(color)-LF

Plain smooth 4" round downspout available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.



Round Elbows

Item Code: ER4(color)

Plain smooth 4" round elbow available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.

SERVICE
PARTNERS

- GENERAL NOTES**
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated January, 2026.
 - Total lot area: Parts of Lots 25 & 26 = 9,100 sq. ft. (0.209 acres) (per SDAT)
 - Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
 - Soil type(s): ZUB, 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 Rock Creek Watershed, Use Class I.
 - 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 not located in a Special Protection Area.
 - Property is located in the Chevy Chase Village Historic District.
 - This plan was created without the benefit of a title report.

ZONING DATA - MONTGOMERY COUNTY

- Zoning: R-60**
 Min. Lot Area = 6,000 sq. ft.
 Min. Lot Width at Front Building Line = 25 ft.
 Min. Lot Width at Front Building Line = 60 ft.
 Front Setback = 25 ft. (Per **McC** & **CCV**)⁽¹⁾
 Rear Setback = 20 ft. min. (Per **McC** & **CCV**)⁽²⁾
 Side Setback = 7 ft. min. each side (Per **McC** & **CCV**)⁽³⁾
 (1) Per Montgomery County Code Section 4.4.1.A.1, the Established Building Line does not apply to an alteration or addition to an existing house.
 (2) Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1958, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1958 zoning is affected when the lot, parcel or part of it is first created.
 (3) This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.

- Verify lot coverage in accordance with the Zoning Ordinance. Lot area equal to or greater than 6,000 square feet but less than 16,000 square feet.**
 Lot Coverage: The maximum area that may be covered by any building, including any accessory building and any weatherproofed floor area above a porch, but not including any bay window measuring 10 feet in width or less and 3 feet in depth or less, chimney, porch, or up to 240 square feet of a detached garage, if the garage is less than 350 square feet of floor area and less than 20 feet in height. Allowable lot coverage: 30% of total lot area, less 0.001 percent for every square foot of lot area exceeding 6,000 square feet.
 Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
 9,100 / 0.30 = 3,100 sq. ft.
 3,100 x 0.001% = 3.1%
 30% - 3.1% = 26.9%
 Maximum building lot coverage (including accessory buildings) = 2,447.9 sq. ft.
 Total area covered by buildings = 2,207 sq. ft. (main) + 348 sq. ft. (detached garage) = 2,555 sq. ft. (detached garage credit) = 2,415 sq. ft. Total **2**

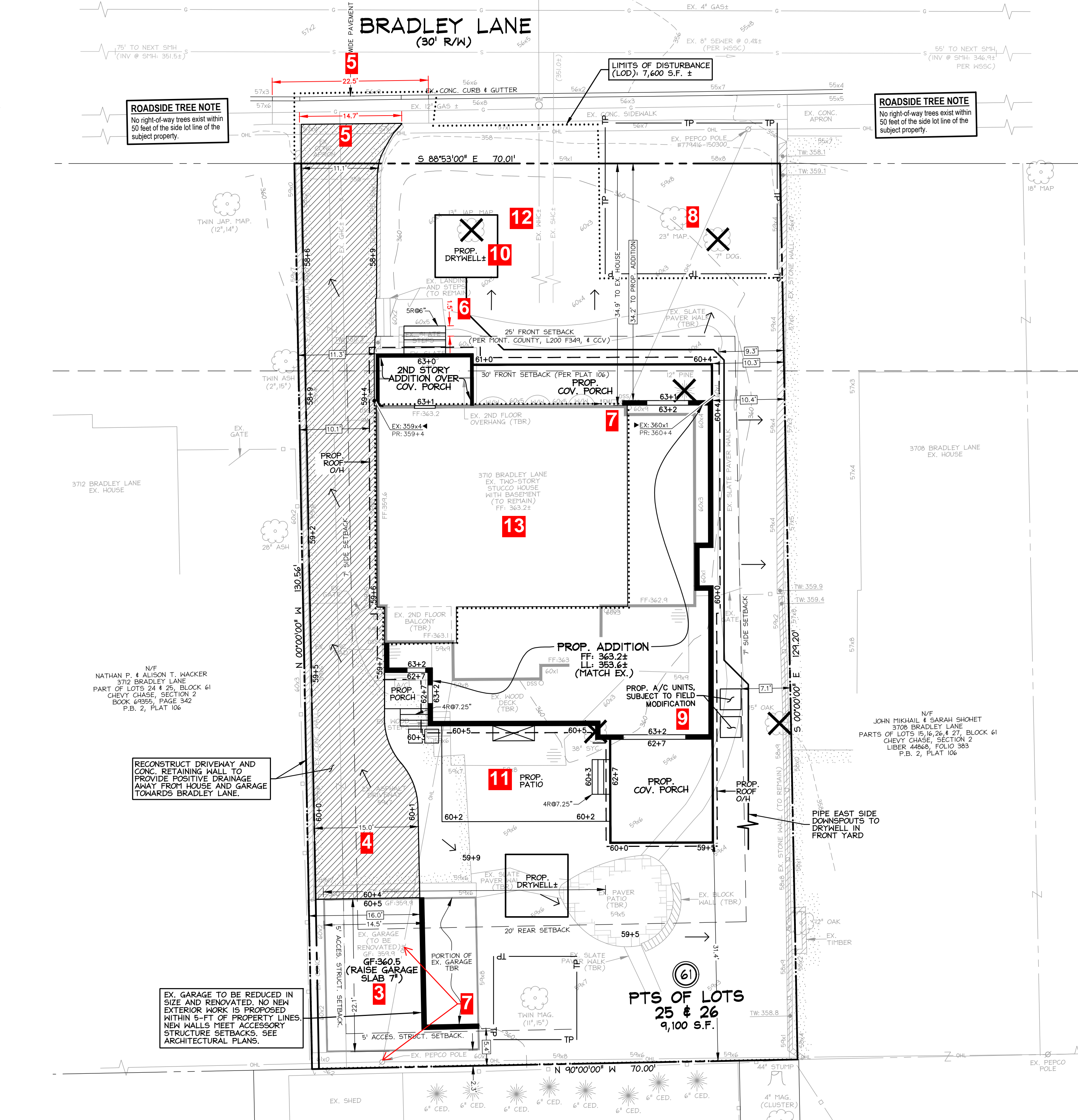
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 First floor elevation: 353.2 ft.
 Mean height of building from first floor: 24.51 ft. (24'-6" Per Arch.)
 Elevation at mean height of building: 377.71 ft.
 Average grade elevation along front of building: 359.75 ft.
 Mean height of building = 377.71 - 359.75 = 27.96 feet
 Allowable main height of building = 30 feet
 Proposed main height of building = 27.96 feet **1**

ZONING DATA - CHEVY CHASE VILLAGE

- Zoning: R-60**
 Min. Lot Area = 6,000 sq. ft.
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 Rear Setback = 20 ft. min. (Per **McC** & **CCV**)⁽²⁾
 Side Setback = 7 ft. min. each side (Per **McC** & **CCV**)⁽³⁾
 (1) Per Chevy Chase Village Ordinance - Sec. 8-16, Residential building construction prohibitions. (c) Front setback. No structure of any description shall be erected within twenty-five (25) feet of the front lot line of any lot.
 (2) No part of any building or structure shall be erected or maintained within seven (7) feet of the side or rear lot lines, per Chevy Chase Village. The Chevy Chase Village building regulations should be consulted for additional building restrictions, rules, and prohibitions.
 (3) This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.

- Verify Chevy Chase Village Lot Coverage Requirements in Accordance with Chevy Chase Village Ordinance.**
 Per Chevy Chase Village Ordinance: Lot coverage is the portion of a lot which is covered by buildings, accessory buildings, and raised structures such as covered and uncovered porches, balconies, and decks, covered and uncovered steps, stairways, and bridges, and bay and bow windows. Lot coverage does not include: (1) awnings, gutters, and similar overhangs; and (2) features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts.
 Allowable lot coverage: 35% of total lot area
 Parts of Lots 25 & 26 = 9,100 sq. ft. (per SDAT)
 9,100 x 0.35 = 3,185.0 sq. ft.
 Maximum building lot coverage (including accessory buildings) = 3,185.0 sq. ft.
 Total area covered by buildings and raised structures = 3,178.6 sq. ft. **2**

- Building Height Requirements**
 Verify building height in accordance with the Chevy Chase Village Ordinance, Section 8-16(b).
 a. Height of the main building shall not exceed thirty-five (35) feet when measured to the highest point of the roof surface, regardless of roof type.
 First floor elevation: 353.2 ft.
 Height of building to peak of roof surface: 30.25 ft. (30'-4" Per Arch.)
 Elevation at peak of roof surface: 383.55 ft.
 Average grade elevation along front of building: 359.75 ft.
 Height of building = 383.55 - 359.75 = 33.8 feet **1**
 b. Height of the main building shall not exceed thirty (30) feet when measured to the mean height level between the eaves and ridge of a gable, hip, mansard or gambrel roof.
 First floor elevation: 353.2 ft.
 Height of building to mean point or roof surface: 24.51 ft. (24'-6" Per Arch.)
 Elevation at mean point or roof surface: 377.71 ft.
 Average grade elevation along front of building: 359.75 ft.
 Height of building = 377.71 - 359.75 = 27.96 feet
 Allowable height of building = 30 feet
 Proposed height of building = 27.96 feet **1**



CAS JOB NO.: 25-585
DATE: 03/2026

DATE REVISION

02/04/26	L&C Building Permit Site Plan Base Sheet to Client and Architect
03/06/26	L&C Preliminary Site Plan to Client and Architect

VICINITY MAP
 ADC MAP 5407, GRID J-4, SCALE: 1" = 200'

Lane Kurkjian

From: Jim Ochs
Sent: Wednesday, February 18, 2026 11:22 AM
To: Lane Kurkjian; John Sherner
Subject: Fwd: 3710 Bradley Lane (25-585)

Begin forwarded message:

From: "Daniels, Delvin" <Delvin.Daniels@montgomerycountymd.gov>
Subject: Re: 3710 Bradley Lane (25-585)
Date: February 18, 2026 at 11:20:06 AM EST
To: Jim Ochs <jim@casengineering.com>

CAUTION: This email originated from outside of CAS Engineering. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
 A reviewed the survey.
 The property consists of Part of Lots 25 and 26.
 A detached garage is constructed across both Parts of Lots.
 I consider that the parts of lots are "merged" because the garage currently sits on both.
 Provided that the garage is "never" removed an **addition/renovation project** can utilize the square foot area of both Parts of Lots to calculate coverage.

A copy of this email must accompany an addition/renovation project.

Best Regards

Delvin L. Daniels
 Zoning Specialist
 240-777-6249
 Department of Permitting Services
 2425 Reedie Drive
 Wheaton, Maryland 20902
 Make No Decision Based On Selfish Ambition

From: Jim Ochs <jim@casengineering.com>
Sent: Tuesday, February 17, 2026 5:10 PM
To: Daniels, Delvin <Delvin.Daniels@montgomerycountymd.gov>
Subject: Re: 3710 Bradley Lane (25-585)

[EXTERNAL EMAIL]
 Delvin,

A follow-up question on this one...

RELATED REQUIRED PERMITS
 TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF THE PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQ'D	NO. REC'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDCPS Floodplain District	X				
WATERWAYS/WETLAND(S):	X				
a. Corps of Engineers	X				
b. MIDE	X				
c. MIDE Water Quality Certification	X				
MIDE Dam Safety	X				
MDCD Small Pond Approval	X				
DPS Roadside Trees Protection Plan	(CCV)			Approval Date	
**N.P.D.E.S. Notice of Intent	X				
FEMA LOMR - Letter of Map Revision (Required Post Construction)	X				
OTHERS (Please List):	X				

* A copy of the Roadside Trees Protection Plan must be delivered to the Sediment Control Inspector at the pre-construction meeting.
 ** When a Notice of Intent is required, the sediment control permit may not be issued until confirmation of authorization under the MDE's 50-CP permit has been submitted to DPS.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDCPS INSPECTOR	OWNER/DEVELOPER
INITIALS/DATE		

MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with installation as required to give the MCDCPS Inspector twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, and allow the developer to proceed with installation, if a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDCPS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, a formal Stormwater Management As-Built must be submitted to MCDCPS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDCPS Inspector OR the Owner/Developer.

- Excavation for Dry Well conforms to approved plans
- Placement of backfill, perforated inlet pipe and observation well conforms to approved plans
- Placement of geotextiles and filter media conforms to approved plans
- Connecting pipes, including connection to downspout, constructed per the approved plans
- Final grading and permanent stabilization conforms to approved plans

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED _____ CONSTRUCTED _____

NON-ROOFTOP DISCONNECTION
 The constructed Non-Rooftop Disconnections meet the conditions specified on the approved plans.

Owner/Developer Signature _____ Date _____

ROOFTOP DISCONNECTION
 The constructed Rooftop Disconnections meet the conditions specified on the approved plans.

Owner/Developer Signature _____ Date _____

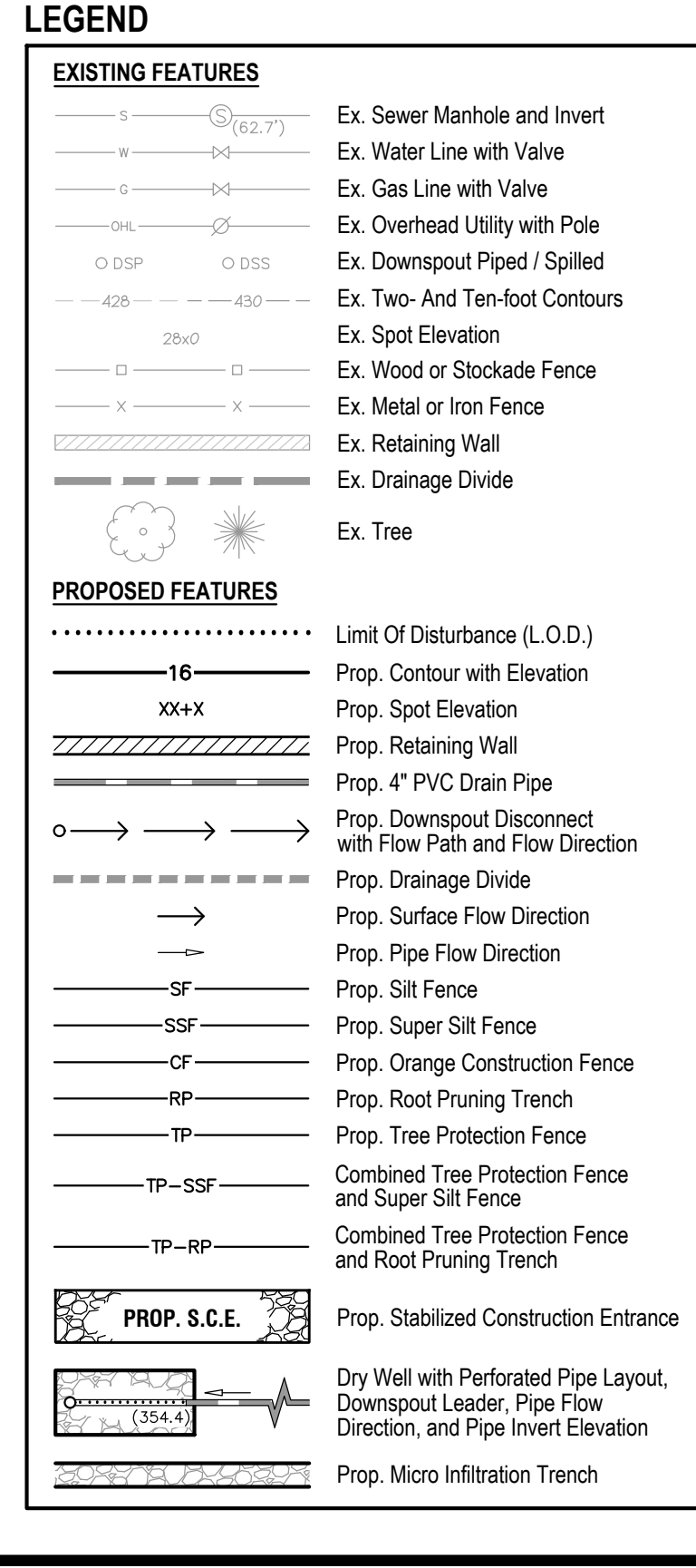
RECORD DRAWING CERTIFICATION
 A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. In addition to stormwater management items, these plans must include the number and location of trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on the record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, the record set of plans, including therein this signed Record Drawing Certification, must be submitted to the MCDCPS Inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As-Built submission is required. It is not required for this project.

If this project is subject to a Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded on Book XXXXX, Page XXXX. This Record Drawing will serve as referenced in the recorded document.

This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planned. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plans or subsequent approved revisions.

Owner/Developer Signature _____ Date _____

FIELD CHECK OF RECORD DRAWING BY MCDCPS INSPECTOR: INITIALS _____ DATE _____



TREE CANOPY REQUIREMENTS
 TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS. A fee in lieu of planting will be charged for any required canopy trees that are not planted.

EXEMPT: YES NO
 If exempt under Section 55-5 of the code, please check the applicable exemption category below.

Total Property Area: 9,100 S.F.
 Total Disturbed Area: 0,000 S.F.
 Shade Trees Required: 0
 Shade Trees Proposed: 0

Number of Trees Requiring Payment of Fee in Lieu: (Trees Required-Trees Proposed) = XX Trees

Required Number of Shade Trees:
 AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM TO NUMBER OF SHADE TREES REQUIRED

1,500 SQ. FT.	8,000 SQ. FT.	6
8,000 SQ. FT.	12,000 SQ. FT.	9
12,000 SQ. FT.	14,000 SQ. FT.	12
14,000 SQ. FT.	80,000 SQ. FT.	15

Exemption Categories:
 55-5(a) any activity that is subject to Article 4 of Chapter
 55-5(b) any commercial logging or timber harvesting operation with an approved exemption from Article 4 of Chapter 52A
 55-5(c) any activity conducted by the County Parks Department
 55-5(d) medical or emergency maintenance, including an existing access point, of the parcel underlying the maintenance tree activity
 all required permits;
 55-5(e) any tree preservation project if the person performing the work has obtained all necessary permits.
 55-5(f) any tree or canopy any tree to comply with the requirements of any historic, state or local governing entity of state.
 OTHER: Specify per Section 55-5 of the Code. This property is exempt from the tree canopy law because it is not subject to the tree canopy law.

FRONT YARD PARKING AREA COVERAGE
 R-60: 35% MAXIMUM
 FRONT YARD PARKING AREA: XXXXX SF
 FRONT YARD AREA: XXXXX SF
 COVERAGE: XXXX (%-35%)

TOPSOIL NOTE
 TOPSOIL MUST BE APPLIED TO ALL PERVIOUS AREAS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO PERMANENT STABILIZATION IN ACCORDANCE WITH MDE "STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS".

RUNOFF STATEMENT
 I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. The DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for Sediment Control Permit No. 000000 and hereby certify that, based upon my (historical) training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the soil development runoff patterns to this project from the standpoint of my responsibilities under current Maryland Law and have determined that I am not responsible for any adjacent property owners. I have obtained it and have made copies of those permissions available to DPS.

Lane Kurkjian
 Lane Kurkjian, P.E.
 000000000
 Date

UTILITY INFORMATION
 EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.GOV. 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 26A OF THE MONTGOMERY COUNTY CODE.

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without the consent of the owner's permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.
REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	SMALL LOT DRAINAGE APPROVAL	000000 SEDIMENT CONTROL PERMIT NO. N/A STORMWATER MANAGEMENT FILE NO.
REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	

MCDCPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

MCDCPS APPROVAL DOES NOT NEARLY THE NEED FOR A MOISTURE-ADDED EXEMPT.

SHEET TITLE: Building Permit Site Plan, SWM Plan, and Sediment Control Plan

1 OF 3

Parts of Lots 25 & 26, Block 61, Chevy Chase, Section 2
 Plat Book 2, Plat No. 106, Recorded 09/09/1909
 Bethesda (7th) Election District, Montgomery County, MD

3710 Bradley Lane
 Chevy Chase, Maryland 20815

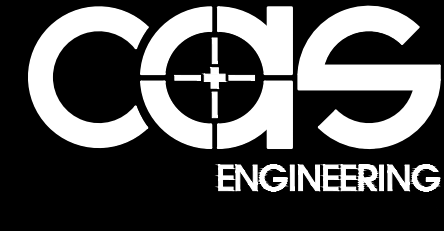
PRELIMINARY BUILDING PERMIT SITE PLAN
NOT FOR PERMIT SUBMITTAL

SEE THE RIGHT-OF-WAY IMPROVEMENTS AND ROADSIDE TREE PLAN FOR TREE PLANTING, TREE REMOVAL, AND/OR ANY NECESSARY TREE PROTECTION MEASURES AND DETAILS.

OWNER/APPLICANT
 Bradley Lane 25 LLC
 Attn: Robyn Segal
 (301) 515-5202
 robyn@petlaplaza.com

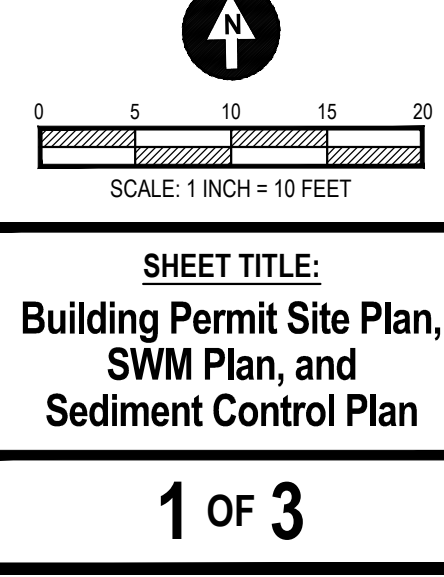
ARCHITECT
 Claude C. Lapp Architects
 Attn: Chris Lapp
 7351 Calhoun Plaza, #205
 Rockville, MD 20855
 (301) 881-6856
 chris@colarchitects.com

3710 Bradley Lane
 Parts of Lots 25 & 26, Block 61,
 Chevy Chase, Section 2
 - Building Permit Site Plan,
 Stormwater Management Plan,
 and Sediment Control Plan
Sediment Control Permit #: 000000



CAS ENGINEERING-MD
 10 South Brent Street
 Frederick, Maryland 21701
 301-607-8031 Phone
 info@cas-md.com
 www.casengineering.com

CAS ENGINEERING-DC, LLC
 4836 MacArthur Boulevard, NW, 2nd Floor
 Washington, DC 20007
 202-393-7200 Phone
 info@cas-dc.com
 www.cas-dc.com



3710 Bradley Lane, Chevy Chase, MD 20815

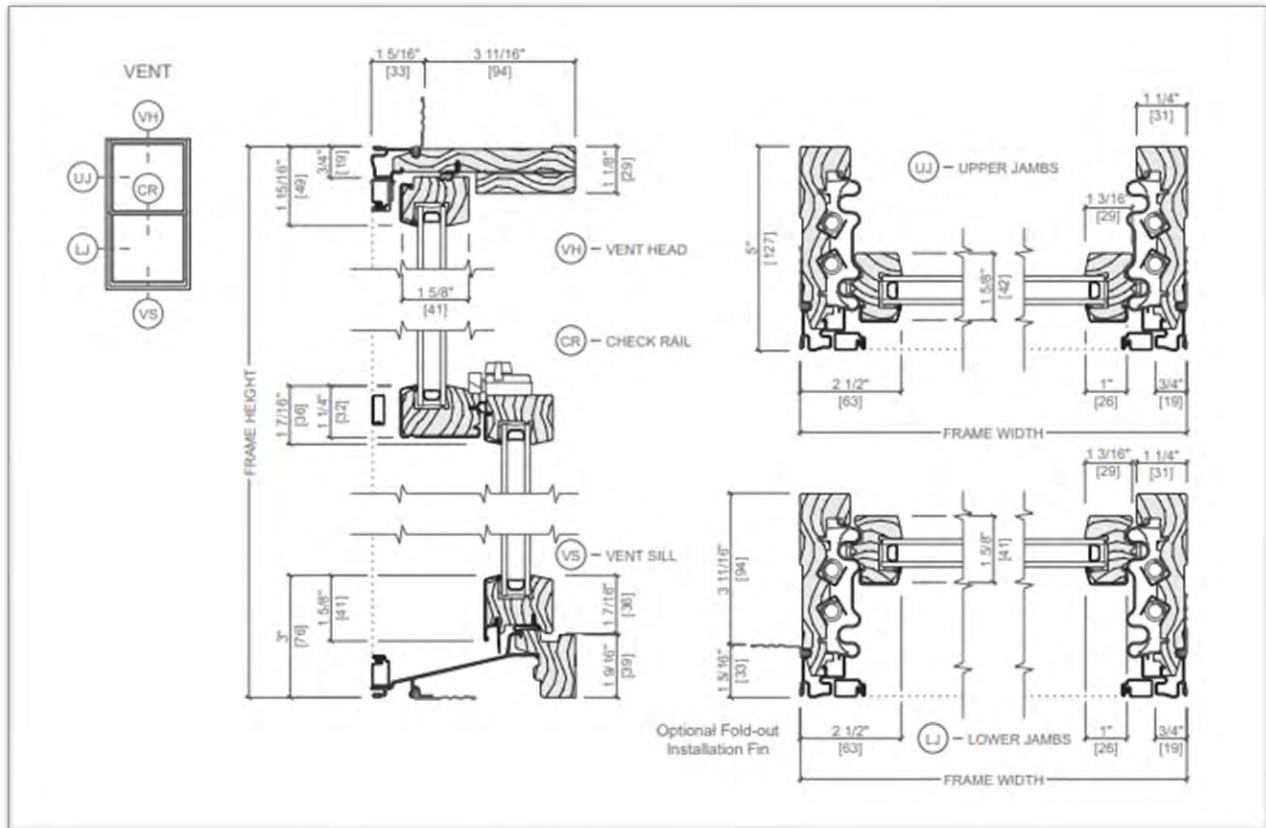
Window & Door Details



Windows & Doors

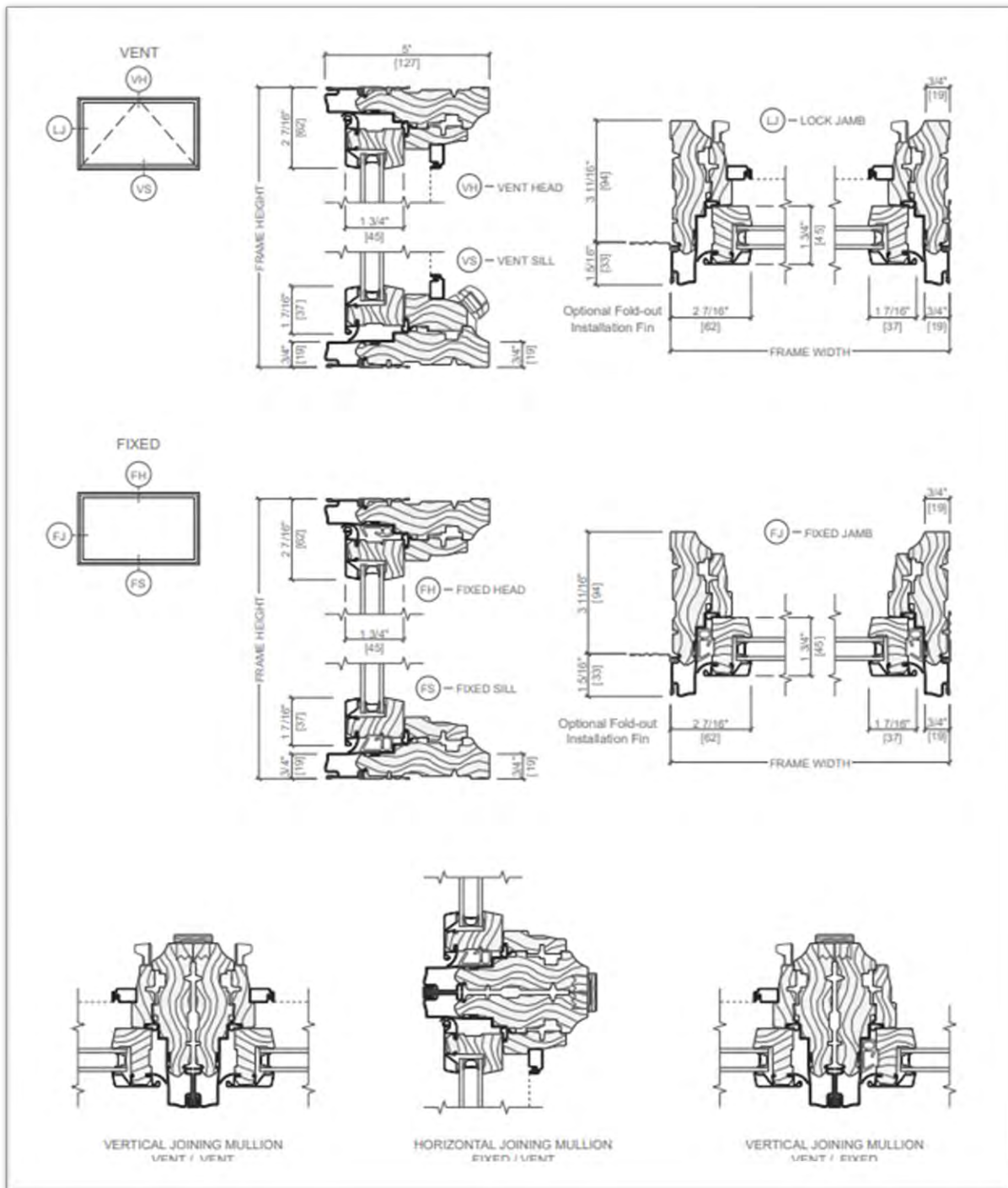
Pella Lifestyle Double-Hung Windows

- Dual Pane Vent
- SDL Grilles w/ Optional Spacer
- Traditional 9/9, 6/6 or 4/4 Pattern



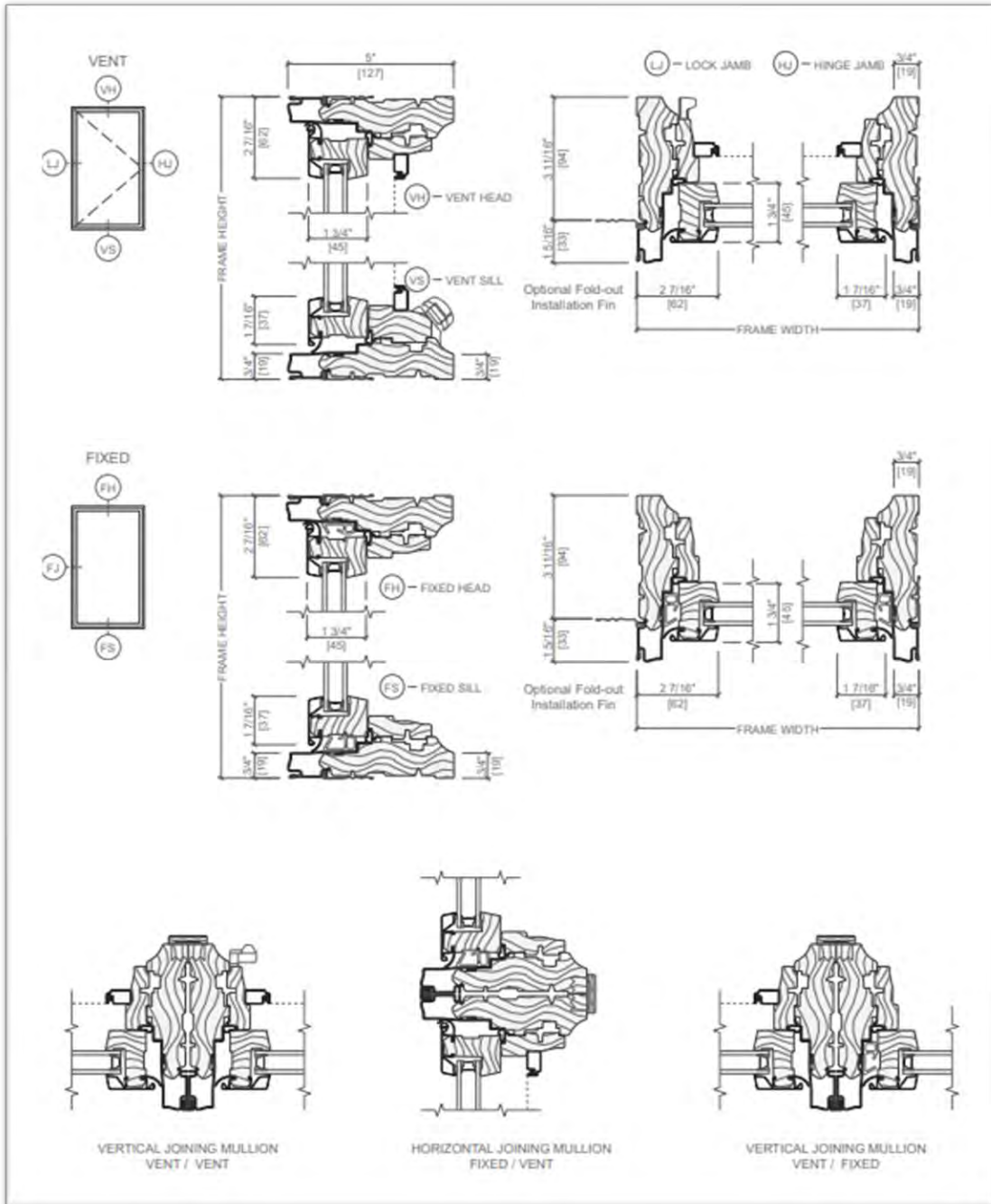
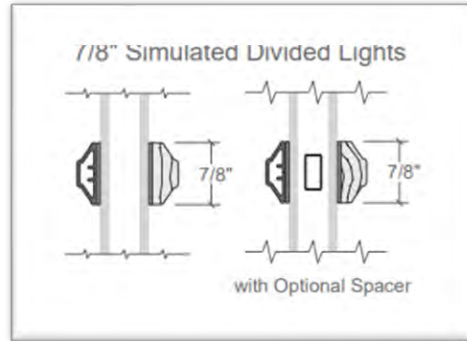
Pella Lifestyle Awning Windows

- Dual Pane Vent
- SDL Grilles w/ Optional Spacer
- Traditional 6-Light or Diamond Pattern (Front Elevation)



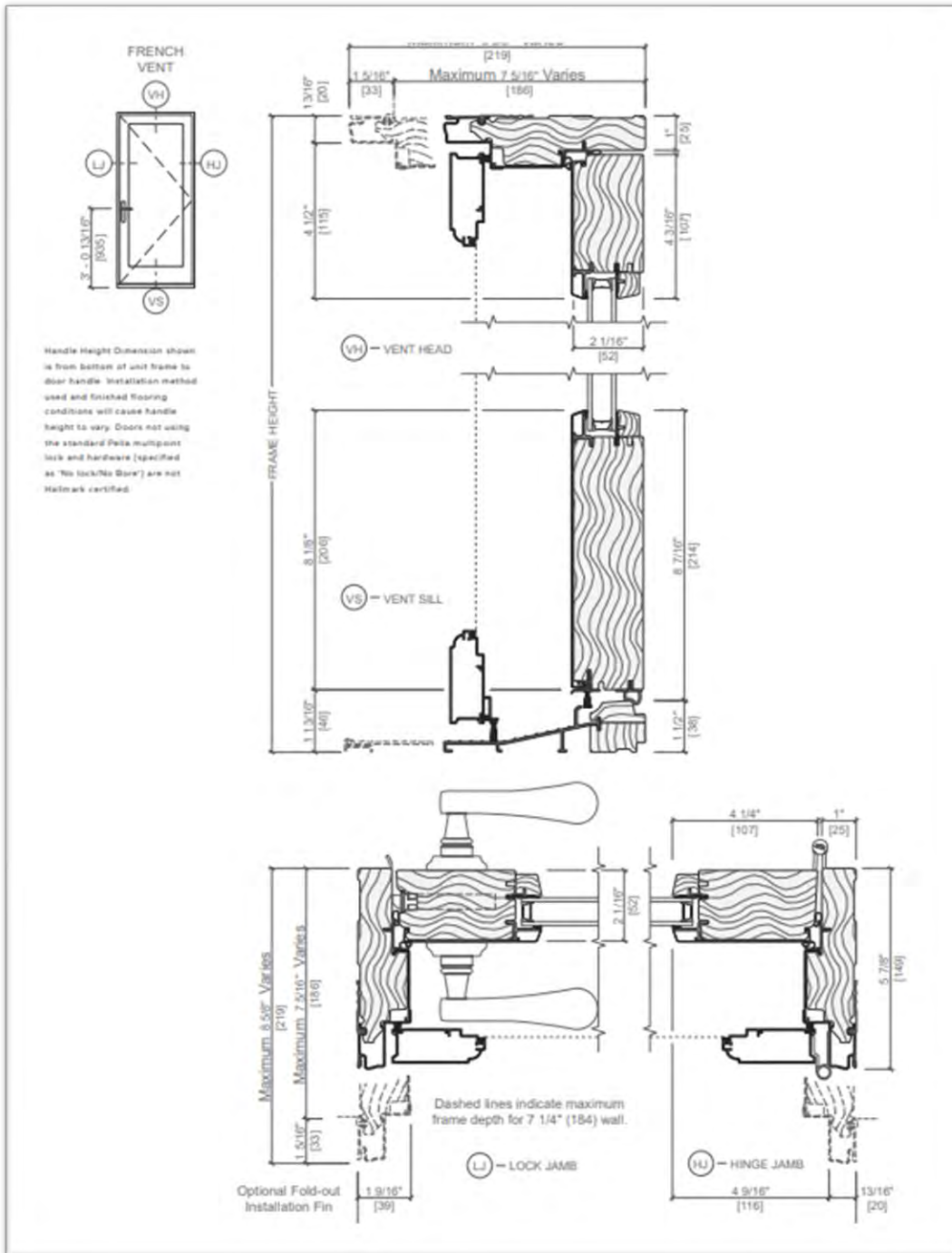
Pella Lifestyle Casement Windows

- Dual Pane Vent
- SDL Grilles w/ Optional Spacer
- Traditional 8-Light Pattern



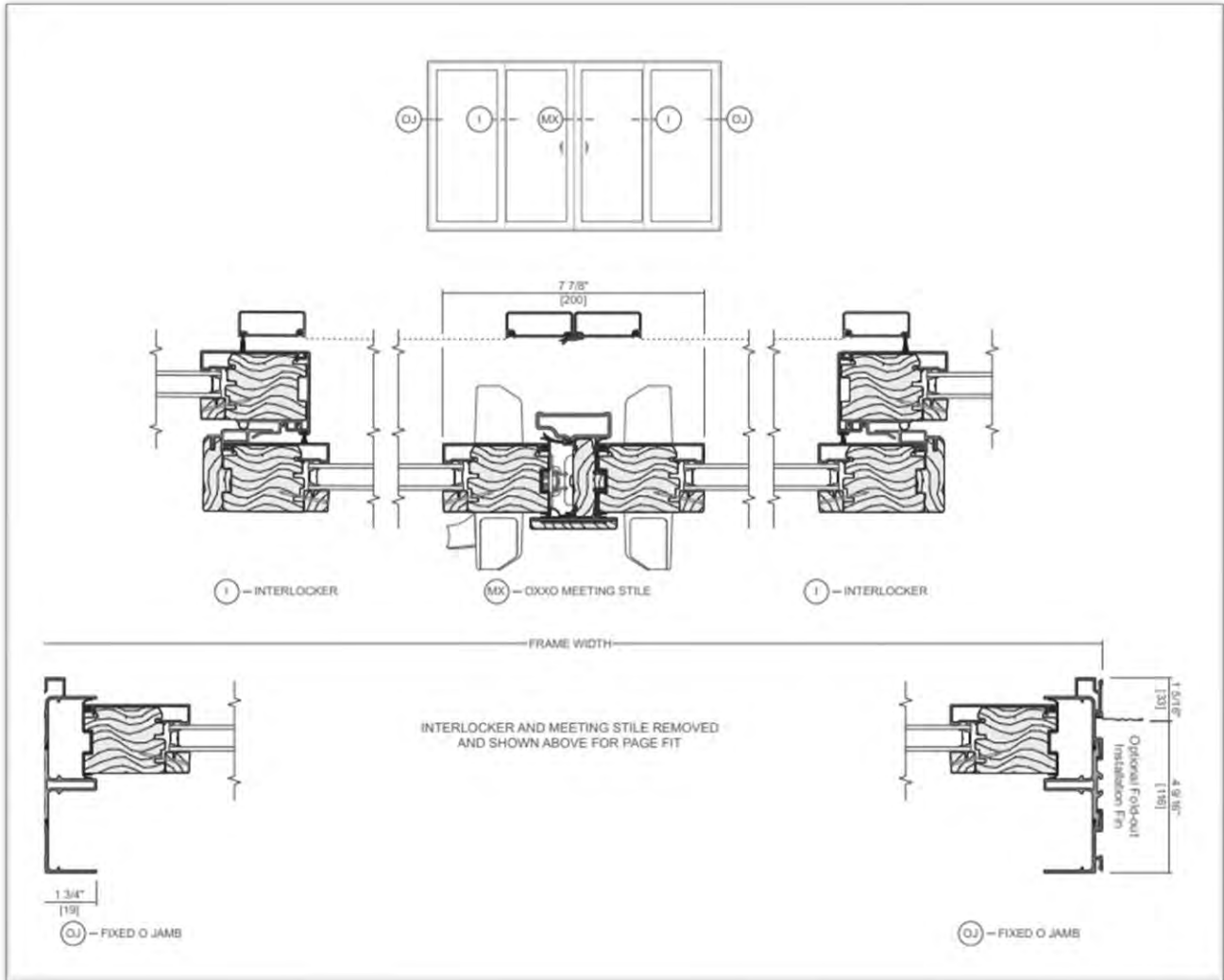
Pella Lifestyle In-Swing Patio Doors

- Dual Pane
- SDL Grilles w/ Optional Spacer
- Traditional 6 or 8-Light Pattern



Pella Lifestyle Sliding Patio Doors

- Dual Pane
- SDL Grilles w/ Optional Spacer
- Traditional 12-Light Pattern



CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

TREE REMOVAL PERMIT

Permit Number: 2927

Date Issued: March 26, 2026
Name of Property Owner: Robyn Segal
Address of Construction: 3710 Bradley Lane
Chevy Chase, Maryland 20815
Contractor: Nelson Tree Specialist, Inc.
Contact Person: Mr. Nelson Antonio Villafuerte
Phone Number: (301) 854-2218

Number of Trees to be Removed: (4)
Diameter & Species: 12" Japanese Maple, 24" Silver Maple, 11" Hemlock,
14" Ash
Location: Front and Left side Yard

SPECIAL CONDITIONS (strictly enforced)

- Permit must be prominently displayed and visible from the street.
 - All debris must be hauled away by Contractor.
 - Posting of commercial signs is prohibited.
 - Noise-generating activities and use of power equipment are prohibited before 8:00 a.m. Monday-Friday (9:00 a.m. Saturday, Sunday and holidays) & after 6:00 p.m.
 - This permit has been issued pursuant to the statements and information provided by the Applicant. The Applicant is obligated to ensure that all work is performed within the property indicated above.
-

Permit Fee: \$100.00

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$100.00-Paid

THIS PERMIT MUST BE POSTED





3710







3710









3710

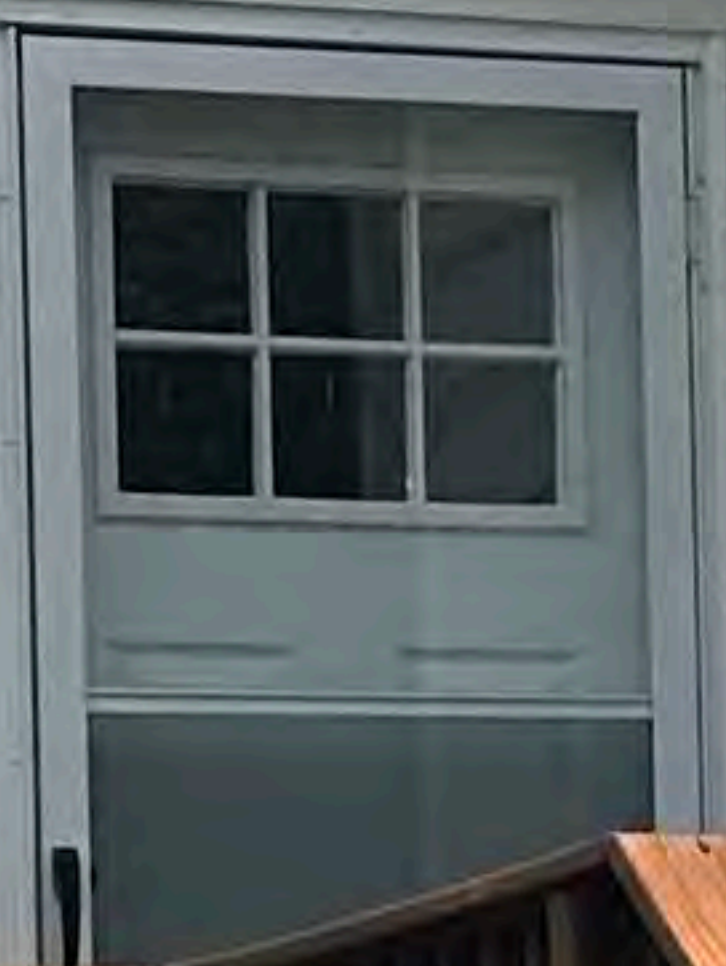


3710



















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