Chevy Chase Village
Board of Managers

1. Variance And Special Permit Requests

1.I. A-6980 (Variance Request): Mr. Manuel Bramao & Ms. Jamie Lubar Bramao, 1 East Lenox Street
Construct a swimming pool which would align with the front (Connecticut Avenue) main building line and which would encroach fifteen (15) feet forward of the setback.

Documents: A-6980 VARIANCE REQUEST 1 EAST LENOX STREET.PDF

1.II. A-6977 (A), (B), & (C) (Variance Request) Mr. Manuel P. Bramao & Ms. Jamie Lubar Bramao 1 East Lenox Street
Install fencing which would measure a maximum of six feet, six inches (6'-6") in height between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) building restriction line (BRL) including:
a) A segment of fence installed parallel to and eight (8) feet east of the front (Connecticut Avenue) lot line running from the north property line southward for a distance of sixty-eight (68) feet; and then
b) The fence would turn at a right angle eastward and extend twenty-one (21) feet terminating at the house. Seventeen (17) feet of this proposed segment would be located between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) BRL; and

c) A segment of fence measuring five (5) feet in height extending from the north termination of the first section of fence seventeen (17) feet eastward to the front (Connecticut Avenue) BRL (and then continuing to the east property line).

Documents: A-6977 (A), (B), (C) (VARIANCE REQUEST) 1 EAST LENOX STREET.PDF

1.III. A-6974 (Special Permit Request): Ms. Janet N. Regan & Mr. Patrick M. Regan, 6 Quincy Street
Attach a wrought iron fence measuring a maximum of three feet, nine inches (3'-9") in height onto an existing masonry retaining wall measuring a maximum of eight (8) feet in height located in the rear (south) yard of the property. The maximum height of the proposed fence and wall would be eleven feet, nine inches (11'-9") as measured from the directly abutting property.

Documents: A-6976 (VARIANCE REQUEST) 6 QUINCY STREET.PDF

2. Commission And Commitee Appointments

3. Matters Presented For Board Discussion And Possible Action (Where Required)

4. Manager's Report

- Building and Tree Permits and Code Enforcement Report
- Capital and Infrastructure Upgrade Projects Report
- Village Hall Activity Report
- Legal Counsel Report

Documents: PERMITTING AND CODE ENFORCEMENT REPORT.PDF, UPDATE OF CAPITAL AND INFRASTRUCTURE UPGRADE PROJECTS - JUNE 2016.PDF, VILLAGE HALL ACTIVITY REPORT.PDF

A-6980
Variance Request

Construct a swimming pool which would align with the front (Connecticut Avenue) main building line and which would encroach fifteen (15) feet forward of the setback.

Mr. Manuel P. Bramao &
Ms. Jamie Lubar Bramao
1 East Lenox Street

July 11, 2016 Board Meeting

CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of July 2016 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

APPEAL NUMBER A-6980
MR. MANUEL P. BRAMAO & MS. JAMIE LUBAR BRAMAO
1 EAST LENOX STREET
CHEVY CHASE, MARYLAND 20815

The applicants seek a variance from the Board of Managers pursuant to Section 8-9 of the Chevy Chase Village Building Code to construct a swimming pool which would align with the front (Connecticut Avenue) main building line and which would encroach fifteen (15) feet forward of the setback.

The Chevy Chase Village Code Sec. 8-24 (a)(1) states:
A swimming pool must be set back at least fifteen (15) feet from the front building restriction line of the property or from the front main building line, whichever is greater.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) and to abutting and confronting property owners on the 30th day of June, 2016.

Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300

CHEVY CHASE VILLAGE
ESTABLISHED 1890

June 30, 2016

Mr. & Mrs. Manuel Bramao
1 East Lenox Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Bramao:

Please note that your requests for two variances- to install fencing and to construct a swimming pool in the front (Connecticut Avenue) yard at your property are scheduled before the Board of Managers on Monday, July 11, 2016 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

Cc: Julie Patronik, McHale Landscape Design (via email)

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS
MICHAEL L. DENGER, *Chair*
ELISSA A. LEONARD, *Vice Chair*
DAVID L. WINSTEAD, *Secretary*
MINH LE, *Assistant Secretary*
GARY CROCKETT, *Treasurer*
ROBERT C. GOODWIN, JR., *Assistant Treasurer*
RICHARD M. RUDA, *Board Member*

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

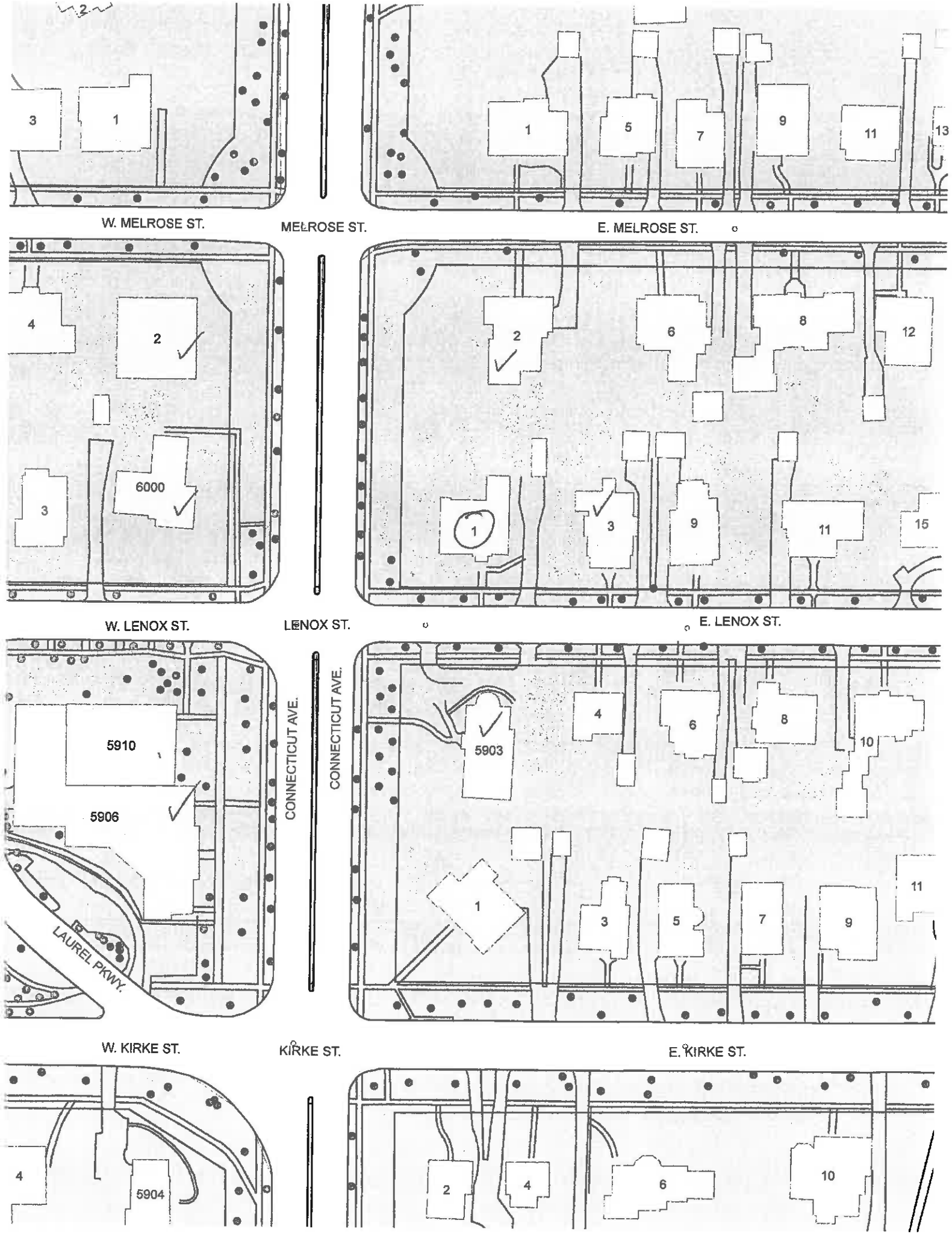
MAILING LIST FOR APPEAL A-6977 & 6980

MS. JAMIE LUBAR BRAMAO &
MR. MANUEL P. BRAMAO
1 EAST LENOX STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. & Mrs. Roman Martinez Or Current Resident 2 West Melrose Street Chevy Chase, MD 20815	Mr. & Mrs. Jonathan E. Colby Or Current Resident 6000 Connecticut Avenue Chevy Chase, MD 20815
Homeowner Or Current Resident 5903 Connecticut Avenue Chevy Chase, MD 20815	Mr. & Ms. Timothy Overcash Or Current Resident 2 East Melrose Street Chevy Chase, MD 20815
Ms. Elizabeth J. Kannan & Mr. James M. Spiegelman Or Current Resident 3 East Lenox Street Chevy Chase, MD 20815	United States Postal Service Or Current Occupant 5910 Connecticut Avenue Chevy Chase, MD 20815
Chevy Chase Village Or Current Occupant 5906 Connecticut Avenue Chevy Chase, MD 20815	

I hereby certify that a public notice was emailed (where possible) and mailed to the aforementioned property owners on the 30th day of June 2016.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815


2
3
1
W. MELROSE ST.
MELROSE ST.
1
5
7
9
11
13
E. MELROSE ST.
4
2
6000
3
W. LENOX ST.
LENOX ST.
2
6
8
12
1
3
9
11
15
E. LENOX ST.
5910
5906
LAUREL PKWY.
CONNECTICUT AVE.
W. KIRKE ST.
KIRKE ST.
5903
4
6
8
10
1
3
5
7
9
11
E. KIRKE ST.
4
5904
2
4
6
10

Chevy Chase Village

Building Permit Application

Permit No:_____

Property Address: 1 East Lenox

Resident Name: Manuel Bramao

Daytime telephone: 301-526-2025 Cell phone: 301-526-2025

After-hours telephone: 301-526-2025

E-mail: bramaom@yahoo.com

Project Description: 8' by 12' pool/spa

☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☒ Resident ☐ Architect ☐ Project Manager ☐ Contractor*

*MHIC/MD Contractor's License No. (*required*):

Information for Primary Contact for Project (if different from property owner):

Name:

Work telephone: After-hours telephone:

Cell phone:

E-mail:

Will the residence be occupied during the construction project? ☒ Yes ☐ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone: After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews? ☒ Yes ☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

Building Permit Filing Requirements:

Application will not be reviewed until the application is complete

- ☑ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☑ This application form, signed by resident.
- ☑ Boundary Survey
- ☑ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: M A. B **Date:** June 24, 2016

To be completed by Village staff

Is this property within the historic district? Yes ☑ No ☐ Staff Initials: EG

Date application filed with Village: 6/24/16 Date permit issued: _____ Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:

For Use By Village Manager	Application denied for the following reasons:
DENIED JUN 23 2016 Chevy Chase Village Manager	

Filing Fees (due when application submitted)	**Checks Payable to:**	**Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815**
Permit Application Fee: $ 750.00 (see Permit Fee Worksheet) ☐ $50.00 (if construction is in the Public Right-of-way)		
Tree Preservation Plan Fee: ☐ $250.00 ☑ Not required for this project.		
TOTAL Fees: check # $750.	Date: 6/24/16 Staff Signature: Ellen Sands	

Damage Deposit/Performance Bond (due when permit is issued)	**Checks Payable to:**	**Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815**
☐ $_____ ☐ Waived by Village Manager	Date: Village Manager Signature:	
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Village Manager Signature:	

Chevy Chase Village

Application for a Variance

A variance is permission granted by the Board of Managers pursuant to, and subject to, the conditions of Sec. 8-9(c) of Chapter 8 to construct, install, remove or alter a structure or planting, or take any other action that does not otherwise meet the requirements of the Chapter. Except as provided in Sec. 8-11 a variance can be granted only by the Board of Managers.

Subject Property:	1 East Lenox St
Describe the Proposed Project:	The project is to put up a fence at least 5' to enclose back yard so that an 8' by 12' pool/spa can be put in. Pool will align with plane of house
Applicant Name(s) (List all property owners):	Jamie + Manuel Bramao
Daytime telephone:	301-526-2025 Cell: 301-526-2025
E-mail:	bramaoam@yahoo.com, jamie.bramao@comcast.com
Address (if different from property address):	
For Village staff use: Date this form received:	6/24/16 Variance No: A-6977

Filing Requirements:

Applications will be reviewed for satisfaction of all requirements and are not considered complete until approved as such by staff.

- ☑ Completed *Chevy Chase Village Application for a Variance* (this form)
- ☑ Completed *Chevy Chase Village Building Permit Application*
- ☑ Completed *Chevy Chase Village Website Posting Notice*
- ☑ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☑ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- N/A ☐ Copy of Covenants applicable to the property except for variances from Secs. 8-21 or 8-26 of Chapter 8 (Building Regulations) or Chapter 25 (Public Rights-of-Way) of the Chevy Chase Village Code.
- ☐ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: M J. B Date: June 24, 2016

Applicant's Signature: Jamie Bramao Date: 6/24/16

Describe the basis for the variance request (Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

The property abuts Connecticut Ave and East Leonard St. The property's topography is flat. The property is similar to other properties that abuts Connecticut Ave

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

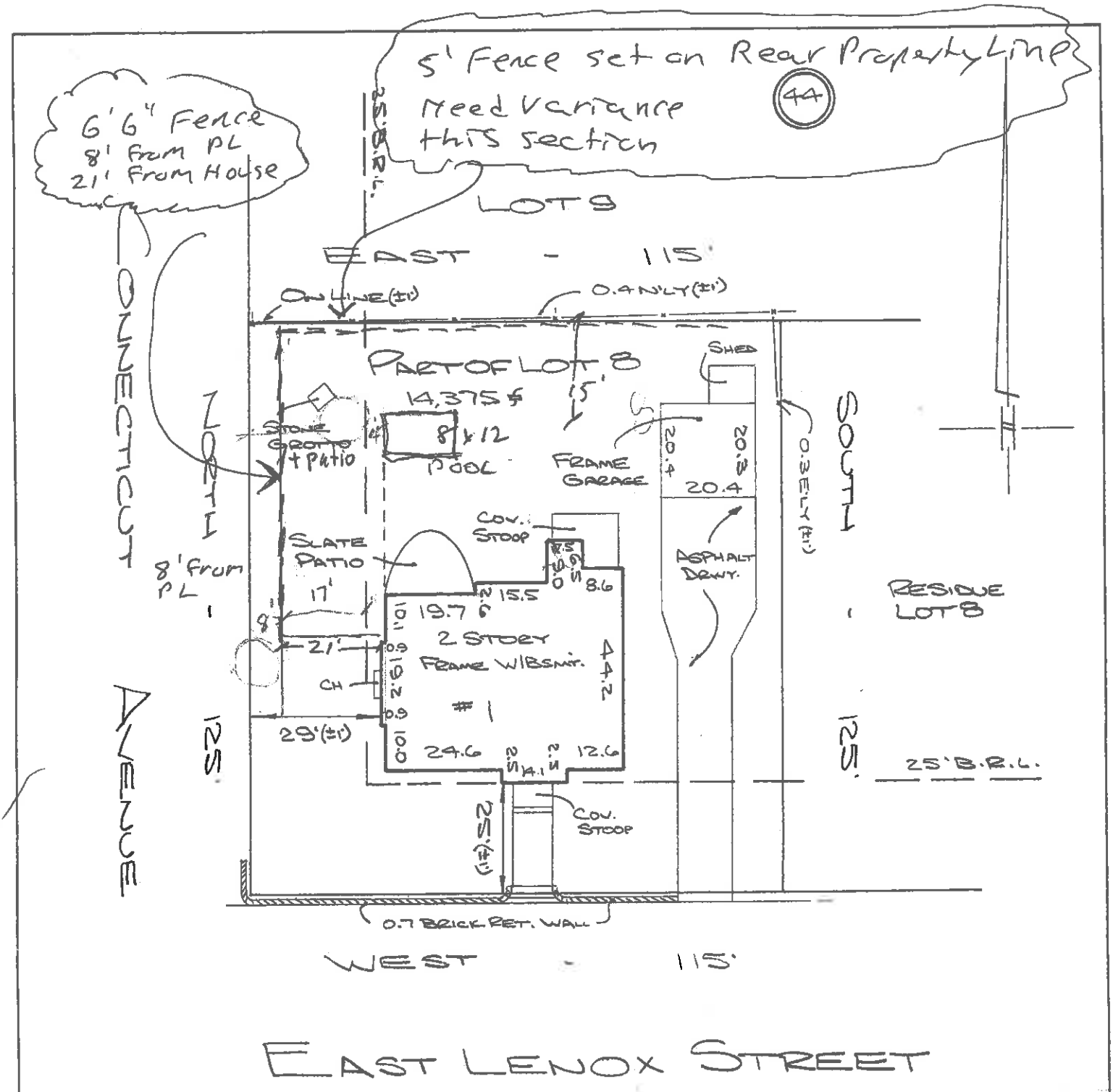
Because this is a corner property the Connecticut ave is considered as a front yard even though it is a side yard. So the variance is required for safe pool enclosure & County compliance & pool location

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

Will not change character of property, fence enhances safety for pool/spa. This fence will match the character of other fences already on Coan. Ave

In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Variance Filing Fee	**Checks Payable To:** **Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815**
Per Village Code Sec. 6-2(a)(24) ☒ $300.00 for new construction. ☐ $150.00 for replacing existing non-conformities. ☐ $300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. ☐ Other: $_____ **Fee Paid:** $300.00	**Date Paid:** 6/24/16 **Staff Signature:**
	Approved to Issue Building Permit per Signed Board Decision. **Signature:** _____ **Village Manager** **Date:** _____



ADDRESS: 1 EAST LENOX STREET

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350

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

West. Harry M.Martin. (Seal)

C.E.Leather.

District of Columbia, ss:

I hereby certify that on this 21st day of August 1926, before the subscriber, a Notary Public personally appeared Harry M.Martin, and he acknowledge the aforegoing deed to be his act.

In Testimony Whereof, I have affixed my official seal this 21st day of August A.D.1926.

Clarence E.Leather
Notary Public
District of Columbia.

Clarence E.Leather
Notary Public,
Dist.of Columbia.

Examined

At the request of Ethel Burst Chandlee the following Deed was recorded August 25th A.D. 1926 at 2.31 o'clock P.M., to wit.

THIS INDENTURE, made this twenty-first day of August A.D.1926,

WITNESSETH, that The Chevy Chase Land Company, of Montgomery County, Maryland (a Corporation duly organized under and by virtue of the laws of the State of Maryland) party of the first part, for and in consideration of forty three hundred and twelve & 50/100 ($43.12.50) dollars, in current money of the United States, to it paid by Ethel Burst Chandlee, of the District of Columbia, party hereto of the second part, receipt of which, at the delivery hereof, is hereby acknowledged, hath granted and conveyed unto and to the use of the said Ethel Burst Chandlee, her heirs and assigns, the following described tract and premises, with the appurtenances thereto belonging, situate and lying in Montgomery County, State of Maryland, to wit:-

Part of Lot numbered eight (8) in Block numbered forty four (44) in Section Two of the Subdivision laid by The Chevy Chase Land Company, of Montgomery County, Maryland, as per plat recorded in Liber J.A. No.10, folio 61, of the Land Records of Montgomery County, Maryland, described by metes and bounds, as follows, to wit:-

BEGINNING for the same at the Southwestern corner of said lot numbered eight (8) and running thence West along and with the North line of Lenox Street one hundred and fifteen (115) feet; thence North at right angles to said Street one hundred and twenty five (125) feet to the dividing line between lots numbered eight (8) and nine (9) in said Block, thence East along and with said dividing line one hundred and fifteen (115) feet to the West line of Connecticut Avenue, and thence South along and with the said West line of said Avenue one hundred and twenty five (125) feet to the place of beginning, containing fourteen thousand, three hundred and seventy five (14,375) square feet of land.

To Have and to Hold the said land and premises with the appurtenances unto and to the use of the said Ethel Burst Chandlee, party of the second part, her heirs and assigns, in fee simple.

In consideration of the execution of this Deed, the said party of the second part, for herself and for her heirs and assigns, hereby covenants and agrees with the said party of the

first part, its successors and assigns (such covenants and agreements to run with the land and to be for the mutual benefit of all portions of the Section of the subdivision of which the land hereby conveyed forms a part)as follows:

1. All houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage houses, sheds or other outbuildings, for use in connection with such residences, and no trade, business, manufacture or sales or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises, and no stable shall be erected except on the rear of said premises. In the case of corner lots any line bordering upon any street, avenue, or parkway, shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than five thousand ($5000) dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of lots hereby conveyed, nor within ten (10) feet of the nearest adjacent house, except that houses in pairs may be erected on said lot, the outer walls of such double houses to be not less than five (5) feet from side lines of said lot.

5. That a violation of any of these covenants and agreements may be maintained and the same enforced at the suit of "The Chevy Chase Land Company, of Montgomery County, Maryland", its successors and assigns (persons including any person deriving title mediately or immediately to any lot or square, part of a lot or square, of said Section Two from said Company).

And the said party of the first part hereby covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of the said land as may be requisite.

And the said party of the first part hereby constitutes and appoints Harold E. Doyle its true and lawful attorney, irrevocable, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment.

In Testimony Whereof, on the day and year first hereinbefore written, The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its Corporate name by Edward J.Stellwagen, its Vice President, attested by Herbert Claude, its Secretary, and its Corporate Seal to be hereunto attached.

THE CHEVY CHASE LAND COMPANY, OF MONTGOMERY COUNTY, MARYLAND, By,
Edward J.Stellwagen
Vice-President.

The Chevy Chase Land Co.of Montgomery Co. Maryland.

Attest.
Herbert Claude.
Secretary.

Examined

Chevy Chase Village

Website Posting Notice
for Appeal, Special Permit & Variance Hearings

Case Number: A-6980

Hearing Date: July 11, 2016

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at <www.chevychasevillagemd.gov> for review by the general public.

Applicant/Appellant Name: Jamie + Manuel Bramao

Address: 1 East Lenox St

Telephone: 301-526-2025

E-mail: bramaom@yahoo.com

Applicant/Appellant Signature: Jamie Bramao

Agent Name for applicant/appellant (*if necessary*):

Telephone:

Address:

E-mail:

Signature of agent:

Village staff initials: GB

Date: 6/24/16

A-6977 (a), (b), & (c)
Variance Request

Install fencing which would measure a maximum of six feet, six inches (6'-6") in height between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) building restriction line (BRL) including:

a) A segment of fence installed parallel to and eight (8) feet east of the front (Connecticut Avenue) lot line running from the north property line southward for a distance of sixty-eight (68) feet; and then

b) The fence would turn at a right angle eastward and extend twenty-one (21) feet terminating at the house. Seventeen (17) feet of this proposed segment would be located between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) BRL; and

c) A segment of fence measuring five (5) feet in height extending from the north termination of the first section of fence seventeen (17) feet eastward to the front (Connecticut Avenue) BRL (and then continuing to the east property line).

Mr. Manuel P. Bramao &
Ms. Jamie Lubar Bramao
1 East Lenox Street

CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of July 2016 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

APPEAL NUMBER A-6977
MR. MANUEL P. BRAMAO & MS. JAMIE LUBAR BRAMAO
1 EAST LENOX STREET
CHEVY CHASE, MARYLAND 20815

The applicants seek a variance from the Board of Managers pursuant to Section 8-9 of the Chevy Chase Village Building Code to install fencing which would measure a maximum of six feet, six inches (6'-6") in height between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) building restriction line (BRL) including:

a) A segment of fence installed parallel to and eight (8) feet east of the front (Connecticut Avenue) lot line running from the north property line southward for a distance of sixty-eight (68) feet; and then
b) The fence would turn at a right angle eastward and extend twenty-one (21) feet terminating at the house. Seventeen (17) feet of this proposed segment would be located between the front (Connecticut Avenue) lot line and the twenty-five (25) foot front (Connecticut Avenue) BRL; and
c) A segment of fence measuring five (5) feet in height extending from the north termination of the first section of fence seventeen (17) feet eastward to the front (Connecticut Avenue) BRL (and then continuing to the east property line).

The Chevy Chase Village Code Sec. 8-21 (e) states:
No person shall construct any fence or wall which exceeds forty-eight (48) inches in height at any location between the front lot line and the front building restriction line.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) and to abutting and confronting property owners on the 30th day of June, 2016.

Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300

CHEVY CHASE VILLAGE
ESTABLISHED 1890

June 30, 2016

Mr. & Mrs. Manuel Bramao
1 East Lenox Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Bramao:

Please note that your requests for two variances- to install fencing and to construct a swimming pool in the front (Connecticut Avenue) yard at your property are scheduled before the Board of Managers on Monday, July 11, 2016 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

Cc: Julie Patronik, McHale Landscape Design (via email)

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS
MICHAEL L. DENGER, *Chair*
ELISSA A. LEONARD, *Vice Chair*
DAVID L. WINSTEAD, *Secretary*
MINH LE, *Assistant Secretary*
GARY CROCKETT, *Treasurer*
ROBERT C. GOODWIN, JR., *Assistant Treasurer*
RICHARD M. RUDA, *Board Member*

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

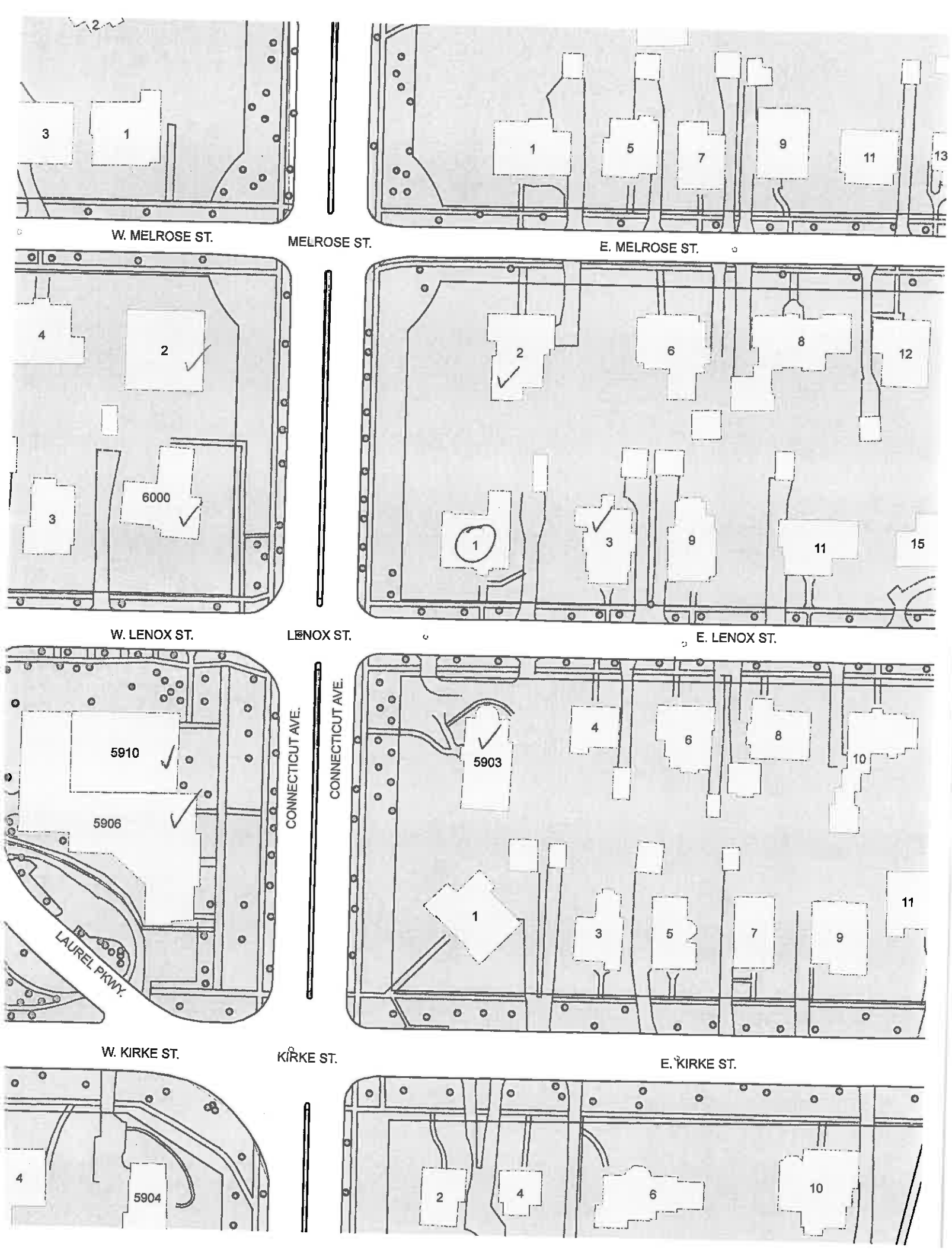
MAILING LIST FOR APPEAL A-6977 & 6980

MS. JAMIE LUBAR BRAMAO &
MR. MANUEL P. BRAMAO
1 EAST LENOX STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. & Mrs. Roman Martinez Or Current Resident 2 West Melrose Street Chevy Chase, MD 20815	Mr. & Mrs. Jonathan E. Colby Or Current Resident 6000 Connecticut Avenue Chevy Chase, MD 20815
Homeowner Or Current Resident 5903 Connecticut Avenue Chevy Chase, MD 20815	Mr. & Ms. Timothy Overcash Or Current Resident 2 East Melrose Street Chevy Chase, MD 20815
Ms. Elizabeth J. Kannan & Mr. James M. Spiegelman Or Current Resident 3 East Lenox Street Chevy Chase, MD 20815	United States Postal Service Or Current Occupant 5910 Connecticut Avenue Chevy Chase, MD 20815
Chevy Chase Village Or Current Occupant 5906 Connecticut Avenue Chevy Chase, MD 20815	

I hereby certify that a public notice was emailed (where possible) and mailed to the aforementioned property owners on the 30th day of June 2016.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815


2
3
1
W. MELROSE ST.
MELROSE ST.
1
5
7
9
11
13
E. MELROSE ST.
4
2
6000
3
W. LENOX ST.
LENOX ST.
2
6
8
12
1
3
9
11
15
E. LENOX ST.
5910
5906
LAUREL PKWY.
W. KIRKE ST.
CONNECTICUT AVE.
CONNECTICUT AVE.
5903
4
6
8
10
1
3
5
7
9
11
KIRKE ST.
E. KIRKE ST.
4
5904
2
4
6
10

Chevy Chase Village

Building Permit Application for Fences & Walls

Permit No: 4111

Property Address: 1 East Lenox St.

Resident Name: Manuel Bramao, Jamie Bramao

Daytime telephone: 301-526-2025 Cell phone: 301-526-2025

After-hours telephone: 301-526-2025

E-mail: bramaom@yahoo.com

Primary Contact for Project:

☒ Resident ☐ Architect ☐ Project Manager ☐ Contractor*

*MHIC/MD Contractor's License No. (*required*):

Primary Contact Information:

Name: Manuel Bramao

Daytime telephone: 301-526-2025 After-hours telephone: 301-526-2025

E-mail: bramaom@yahoo.com

Description of Fence or Wall Project: To completly enclose the back yard with at least a 5' fence, 6'6 on Connecticut side So the we comply with the requirement for a 8'x 12' pool/Spa enclosure

Check appropriate box:

☒ Fence or wall to be constructed is: (1) new, (2) an enlargement of an existing fence or wall, or (3) replacing an existing fence or wall with one of a different kind.

☐ Fence or wall to be constructed is replacing an existing fence or wall with the same kind and in the same location.

Parking Compliance:

Is adequate on-site parking available for the construction crews? ☒ Yes ☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

To be completed by Village staff

Is this property within the historic district? Yes ☒ No ☐ Staff Initials: GS

Date application filed with Village: 6/24/16 Date permit issued: _____ Expiration date: _____

Guidelines for
Building, Replacing and Maintaining Fences and Walls

Sec. 8-21 of the Village Code regulates fences and walls. To repair or maintain an existing fence or wall, the Village does not require a building permit. To install or replace a fence or wall, however, residents will need a Village building permit. (A building permit may also be required from Montgomery County, including the Historic Preservation Commission, if the property is within the Historic District). Village Code allows fences and walls to be installed on a resident's property lines, inside the property lines on private property, and sometimes in the public right-of-way.

When placed on the property lines or on private property, the Village Code regulates fence and wall heights in two ways:

1. Fences and walls installed on private property anywhere between the property line and the front building restriction line may not exceed four (4) feet in height.

2. Fences and walls installed to the rear of the front building restriction line (that is, along the side and rear property lines or in the side and rear yards) may not exceed six and one-half (6 ½) feet in height.

When measuring the height of a fence or wall, the Village Code provides that the "measurement shall be made from the surface of the ground of the lower yard next to the fence or wall" **to the highest point of the fence or wall** (such as the top of the posts, caps, decorative lattice, finials, etc.). For example, if a fence post is 6 ½ feet high, then a cap on that post would exceed the height limit.

Walls can sometimes change the flow of water on a property. In such cases, residents or contractors will need to include a drainage plan with the building application.

When installing a fence or wall in the Village's public right-of-way, in addition to obtaining a Village Building Permit, residents must sign a **License to Use the Public Right-of-Way**, which may be recorded with your deed (please contact the Village office for more information). Fences and walls installed in the Village's rights-of-way may not exceed four (4) feet in height.

Fences and walls must be installed at least three (3) feet from the public sidewalk, or where there is no sidewalk, at least six (6) feet from the curb or nearest edge of the street or alley.

Special height limits apply to fences near an intersection on corner lots. The Village office will not be issue permits for any fences or walls that block necessary sight lines at intersections or otherwise create a dangerous condition.

For complete Village Code requirements, please see Chapters 8 & 25.

Building Permit Application for Fences and/or Walls: Filing Requirements

Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application).
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: M J. B Jami Bramao **Date:** Jun. 24 2016 6/24/16

For Use By Village Manager	Application approved with the following conditions:

For Use By Village Manager	Application denied for the following reasons:
DENIED JUN 23 2016 Chevy Chase Village Manager	

Filing Fees (due when application submitted)	Checks Payable to:	Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: ☑ $30.00 (if fence or wall is new, enlarged or replaced with different kind) ☐ $15.00 (if fence or wall is being replaced in-kind and in the same location) ☐ $50.00 (if construction is in the Public Right-of-way)		
Tree Preservation Plan Fee: ☐ $250.00 ☑ Not required for this project		
TOTAL Fees: $30.00	Date: 6/24/16 Staff Signature: Ellen Sands	
Damage Deposit/Performance Bond ☐ $_____ ☐ Waived by Village Manager	Date: Village Manager Signature:	

For Village Staff use:

Field file for inspections by Code Enforcement Officer has been created: ☐Yes (Date:_____)

Chevy Chase Village

Application for a Variance

A variance is permission granted by the Board of Managers pursuant to, and subject to, the conditions of Sec. 8-9(c) of Chapter 8 to construct, install, remove or alter a structure or planting, or take any other action that does not otherwise meet the requirements of the Chapter. Except as provided in Sec. 8-11 a variance can be granted only by the Board of Managers.

Subject Property:	1 East Lenox St
Describe the Proposed Project:	The project is to put up a fence at least 5' to enclose back yard so that an 8' by 12' pool/spa can be put in. Pool will align with plane of house
Applicant Name(s) (List all property owners):	Jamie + Manuel Bramao
Daytime telephone: 301-526-2025	Cell: 301-526-2025
E-mail:	bramaoam@yahoo.com, jamie.bramao@comcast.com
Address (if different from property address):	
For Village staff use: Date this form received: 6/24/16	Variance No: A-6977

Filing Requirements:

Applications will be reviewed for satisfaction of all requirements and are not considered complete until approved as such by staff.

- ☑ Completed *Chevy Chase Village Application for a Variance* (this form)
- ☑ Completed *Chevy Chase Village Building Permit Application*
- ☑ Completed *Chevy Chase Village Website Posting Notice*
- ☑ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☑ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- N/A ☐ Copy of Covenants applicable to the property except for variances from Secs. 8-21 or 8-26 of Chapter 8 (Building Regulations) or Chapter 25 (Public Rights-of-Way) of the Chevy Chase Village Code.
- ☐ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: M J. B Date: June 24, 2016

Applicant's Signature: Jamie Bramao Date: 6/24/16

Describe the basis for the variance request (Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

The property abuts Connecticut Ave and East Lenox St. The property's topography is flat. The property is similar to other properties that abuts Connecticut Ave

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

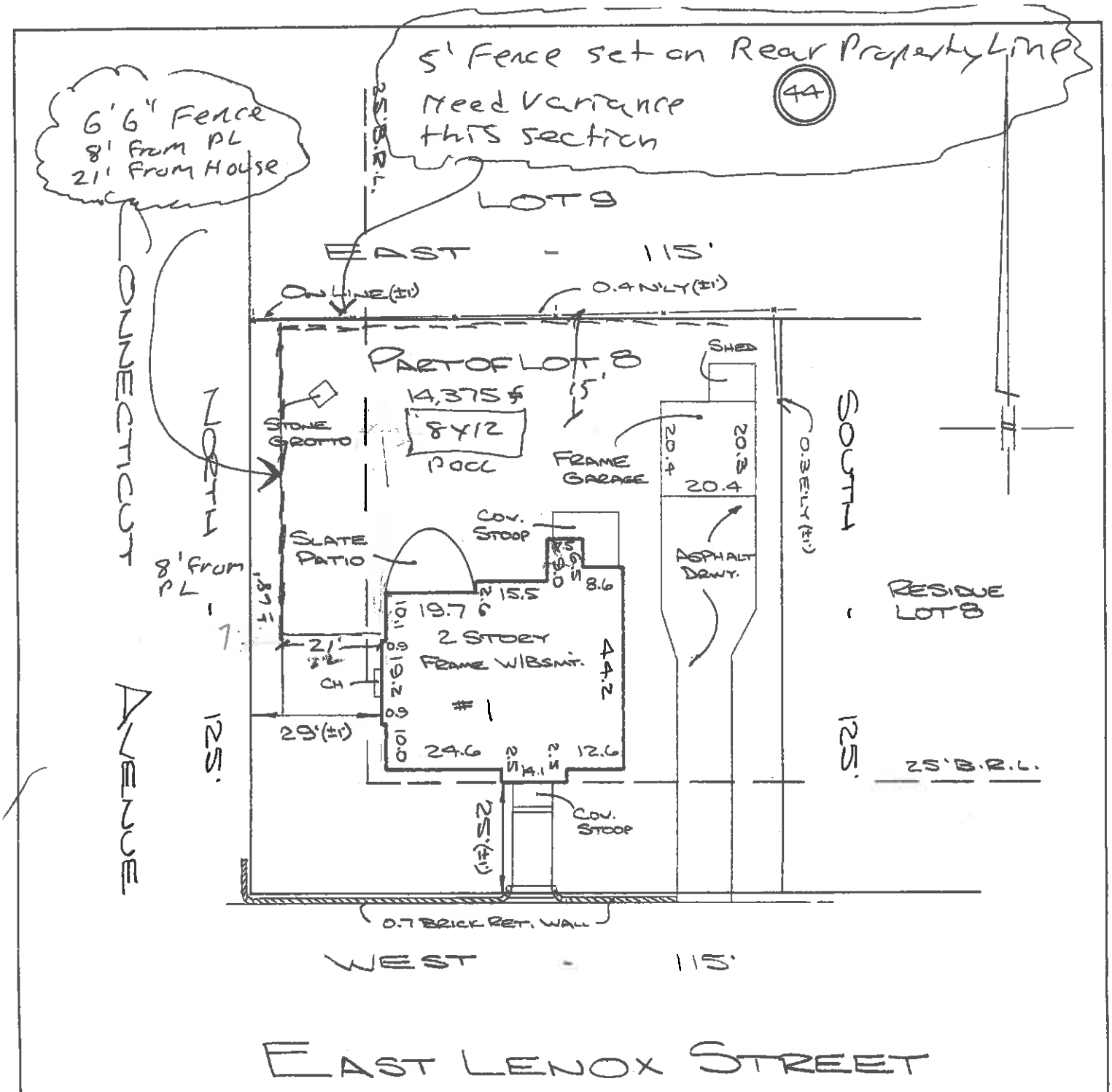
Because this is a corner property the Connecticut ave is considered as a front yard even though it is a side yard. So the variance is required for safe pool enclosure & ~~already~~ compliance & pool location

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

Will not change character of property fence enhances safety for pool/spa. This fence will match the character of other fences already on Coan. Ave

In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate. The pool will not be visible from the street.

Variance Filing Fee	**Checks Payable To:** Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Per Village Code Sec. 6-2(a)(24): ☒ $300.00 for new construction. ☐ $150.00 for replacing existing non-conformities. ☐ $300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. ☐ Other: $_____ **Fee Paid:** $300.00	**Date Paid:** 6/24/16 **Staff Signature:** [signature]
	Approved to Issue Building Permit per Signed Board Decision. **Signature:** _____ **Village Manager** **Date:** _____



ADDRESS: 1 EAST LENOX STREET

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

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

This property lies within an area [illegible] the maps of the

Chevy Chase Village

Website Posting Notice for Appeal, Special Permit & Variance Hearings

Case Number: A' 6911

Hearing Date: July 11, 2016

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at <www.chevychasevillagemd.gov> for review by the general public.

Applicant/Appellant Name: Jamie + Manuel Bramao

Address: 1 East Lenox St

Telephone: 301-526-2025

E-mail: bramaom@yahoo.com

Applicant/Appellant Signature: Jamie Bramao

Agent Name for applicant/appellant (*if necessary*):

Telephone:

Address:

E-mail:

Signature of agent:

Village staff initials: GB Date: 6/24/16

A-6974
Special Permit Request

Attach a wrought iron fence measuring a maximum of three feet, nine inches (3'-9") in height onto an existing masonry retaining wall measuring a maximum of eight (8) feet in height located in the rear (south) yard of the property. The maximum height of the proposed fence and wall would be eleven feet, nine inches (11'-9") as measured from the directly abutting property.

Ms. Janet N. Regan &
Mr. Patrick M. Regan
6 Quincy Street

CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of July, 2016 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

APPEAL NUMBER A-6974
MS. JANET N. & MR. PATRICK M. REGAN
6 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

The applicants seek a Special Permit from the Board of Managers pursuant to Sec. 8-9 of the Chevy Chase Village Building Code onto attach a wrought iron fence measuring a maximum of three feet, nine inches (3'-9") in height to an existing masonry retaining wall measuring a maximum of eight (8) feet in height located in the rear (south) yard of the property. The maximum height of the proposed fence and wall would be eleven feet, nine inches (11'-9") as measured from the directly abutting property.

The Chevy Chase Village Code Sec. 8-21 (d) states:

> No person shall construct any fence or wall at any location between the front building restriction line and the rear property line nor along any rear property line having a height greater than six and one-half (6 ½) feet. The measurement shall be made from the surface of the ground of the lower yard next to the fence or wall. With the written consent of the owner(s) of any adjoining property, a fence or wall of greater height than six and one-half (6 ½) feet at its highest point, may be erected or permitted if a Special Permit is obtained from the Board of Managers.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed and emailed (where possible) to abutting and confronting property owners on the 30th day of June, 2016.

Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300

CHEVY CHASE VILLAGE
ESTABLISHED 1890

June 30, 2016

Mr. & Mrs. Patrick Regan
6 Quincy Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Regan:

Please note that your request for a Special Permit to attach a wrought iron fence onto the masonry wall in the rear yard at your property is scheduled before the Board of Managers on Monday, July 11, 2016 at 7:30 p.m.

Either you or another representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of the request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands

Ellen Sands
Permitting and Code Enforcement
Chevy Chase Village

Enclosures

Cc: Julie Patronik, McHale Landscape Design (via email)

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS
MICHAEL L. DENGER, *Chair*
ELISSA A. LEONARD, *Vice Chair*
DAVID L. WINSTEAD, *Secretary*
MINH LE, *Assistant Secretary*
GARY CROCKETT, *Treasurer*
ROBERT C. GOODWIN, JR., *Assistant Treasurer*
RICHARD M. RUDA, *Board Member*

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

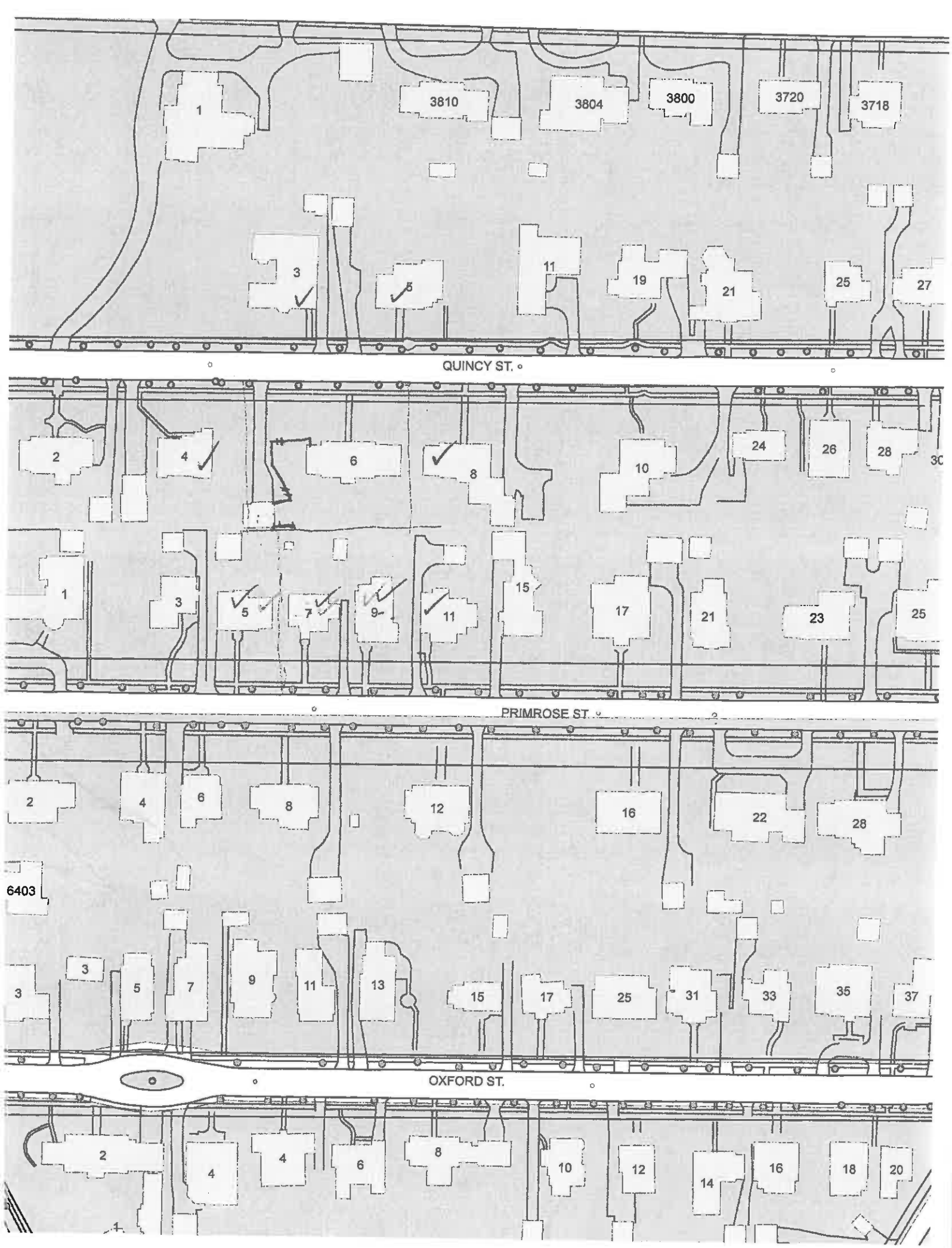
MAILING LIST FOR APPEAL A-6974

MS. JANET N. & MR. PATRICK M. REGAN
6 QUINCY STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Ms. Mimi Burke & Mr. Thomas Jarrett Or Current Resident 3 Quincy Street Chevy Chase, MD 20815	Mr. & Mrs. Les Goldman Or Current Resident 5 Quincy Street Chevy Chase, MD 20815
Mr. & Mrs. Jeff Black Or Current Resident 4 Quincy Street Chevy Chase, MD 20815	Mr. & Ms. James Cassidy Or Current Resident 8 Quincy Street Chevy Chase, MD 20815
Mr. & Mrs. Allan B. Geller Or Current Resident 5 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Richard D. Kline Or Current Resident 7 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Peter Keating Or Current Resident 9 Primrose Street Chevy Chase, MD 20815	

I hereby certify that a public notice was emailed (where possible) and mailed to the aforementioned property owners on the 30th day of June 2016.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815


1
3810
3804
3800
3720
3718
3
5
11
19
21
25
27
QUINCY ST.
2
4
6
8
10
24
26
28
30
1
3
5
7
9
11
15
17
21
23
25
PRIMROSE ST.
2
4
6
8
12
16
22
28
6403
3
3
5
7
9
11
13
15
17
25
31
33
35
37
OXFORD ST.
2
4
4
6
8
10
12
14
16
18
20

Chevy Chase Village

Building Permit Application for Fences & Walls

Permit No: 6974

Property Address: 6 Quincy Street, Chevy Chase, MD 20815

Resident Name: Patrick + Janet Regan

Daytime telephone: 301.654.6060 Cell phone: 301.526.5806

After-hours telephone: 301.654.6060

E-mail: jnregan@gmail.com

Primary Contact for Project:

☐ Resident ☐ Architect ☐ Project Manager ☒ Contractor*

*MHIC/MD Contractor's License No. (*required*):

Primary Contact Information:

Name: JULIE PATRONIK

Daytime telephone: 240.375.2049 After-hours telephone: 240.375.2049

E-mail: juliep@mchalelandscape.com

Description of Fence or Wall Project:

Wrought Iron 42" fence that matches existing railings to close in right side yard.

Check appropriate box:

☒ Fence or wall to be constructed is: (1) new, (2) an enlargement of an existing fence or wall, or (3) replacing an existing fence or wall with one of a different kind.

☐ Fence or wall to be constructed is replacing an existing fence or wall with the same kind and in the same location.

Parking Compliance:

Is adequate on-site parking available for the construction crews? ☒ Yes ☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? ☐ Yes ☒ No

To be completed by Village staff:

Is this property within the historic district? Yes ☒ No ☐ Staff Initials: GS

Date application filed with Village: 6/20/16 Date permit issued: _____ Expiration date: _____

Guidelines for
Building, Replacing and Maintaining Fences and Walls

Sec. 8-21 of the Village Code regulates fences and walls. To repair or maintain an existing fence or wall, the Village does not require a building permit. To install or replace a fence or wall, however, residents will need a Village building permit. (A building permit may also be required from Montgomery County, including the Historic Preservation Commission, if the property is within the Historic District). Village Code allows fences and walls to be installed on a resident's property lines, inside the property lines on private property, and sometimes in the public right-of-way.

When placed on the property lines or on private property, the Village Code regulates fence and wall heights in two ways:

1. Fences and walls installed on private property anywhere between the property line and the front building restriction line may not exceed four (4) feet in height.

2. Fences and walls installed to the rear of the front building restriction line (that is, along the side and rear property lines or in the side and rear yards) may not exceed six and one-half (6 ½) feet in height.

When measuring the height of a fence or wall, the Village Code provides that the "measurement shall be made from the surface of the ground of the lower yard next to the fence or wall" **to the highest point of the fence or wall** (such as the top of the posts, caps, decorative lattice, finials, etc.). For example, if a fence post is 6 ½ feet high, then a cap on that post would exceed the height limit.

Walls can sometimes change the flow of water on a property. In such cases, residents or contractors will need to include a drainage plan with the building application.

When installing a fence or wall in the Village's public right-of-way, in addition to obtaining a Village Building Permit, residents must sign a **License to Use the Public Right-of-Way**, which may be recorded with your deed (please contact the Village office for more information). Fences and walls installed in the Village's rights-of-way may not exceed four (4) feet in height.

Fences and walls must be installed at least three (3) feet from the public sidewalk, or where there is no sidewalk, at least six (6) feet from the curb or nearest edge of the street or alley.

Special height limits apply to fences near an intersection on corner lots. The Village office will not be issue permits for any fences or walls that block necessary sight lines at intersections or otherwise create a dangerous condition.

For complete Village Code requirements, please see Chapters 8 & 25.

Building Permit Application for Fences and/or Walls: Filing Requirements

Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application).
- ☐ Damage deposit or performance bond (due when permit is issued). Amount will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: _____ **Date:** 6/17/16

For Use By Village Manager	Application approved with the following conditions:

For Use By Village Manager	Application denied for the following reasons:
DENIED JUN 23 2016 Chevy Chase Village Manager	[signature] The final configuration will exceed the maximum allowed height. Special Permit req'd.

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: ☒ $30.00 (if fence or wall is new, enlarged or replaced with different kind) ☐ $15.00 (if fence or wall is being replaced in-kind and in the same location) ☐ $50.00 (if construction is in the Public Right-of-way)	
Tree Preservation Plan Fee: ☐ $250.00 ☒ Not required for this project	
TOTAL Fees: $30.00	Date: 6/20/16 Staff Signature: [signature]
Damage Deposit/Performance Bond ☐ $_____ ☐ Waived by Village Manager	Date: Village Manager Signature:

For Village Staff use:

Field file for inspections by Code Enforcement Officer has been created: ☐Yes (Date:_____)

Chevy Chase Village

Application for a Special Permit

Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter.

Subject Property:	6 QUINCY STREET
Describe the Proposed Project:	Add a fence (42" wrought iron) to the right side yard and along the back between garage + ex. fence.
Applicant Name(s) (List all property owners):	Patrick & Janet Regan
Daytime telephone: 301.654.6060	Cell: 301.526-5806
E-mail:	jnregan@gmail.com
Address (if different from property address):	
For Village staff use: Date this form received: 6/20/16	Special Permit No: A-6974

Filing Requirements:

Applications will be reviewed for satisfaction of all requirements and are not considered complete until approved as such by staff.

- ☐ Completed *Chevy Chase Village Application for a Special Permit* (this form)
- ☐ Completed *Chevy Chase Village Building Permit Application*
- ☐ Completed *Chevy Chase Village Website Posting Notice*
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants, except for Special Permits authorized by Sections 8-21 and 8-26 of Chapter 8, or Section 25-5 and 25-6 of Chapter 25 of the Chevy Chase Village Code.
- ☐ Applicable Special Permit fee listed in Chapter 6 of the Village Code.

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the ~~best of my~~ knowledge, information and belief.

* Applicant's Signature: _____ Date: 6/18/16

Applicant's Signature: _____ Date: _____

Describe the basis for the Special Permit request (Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

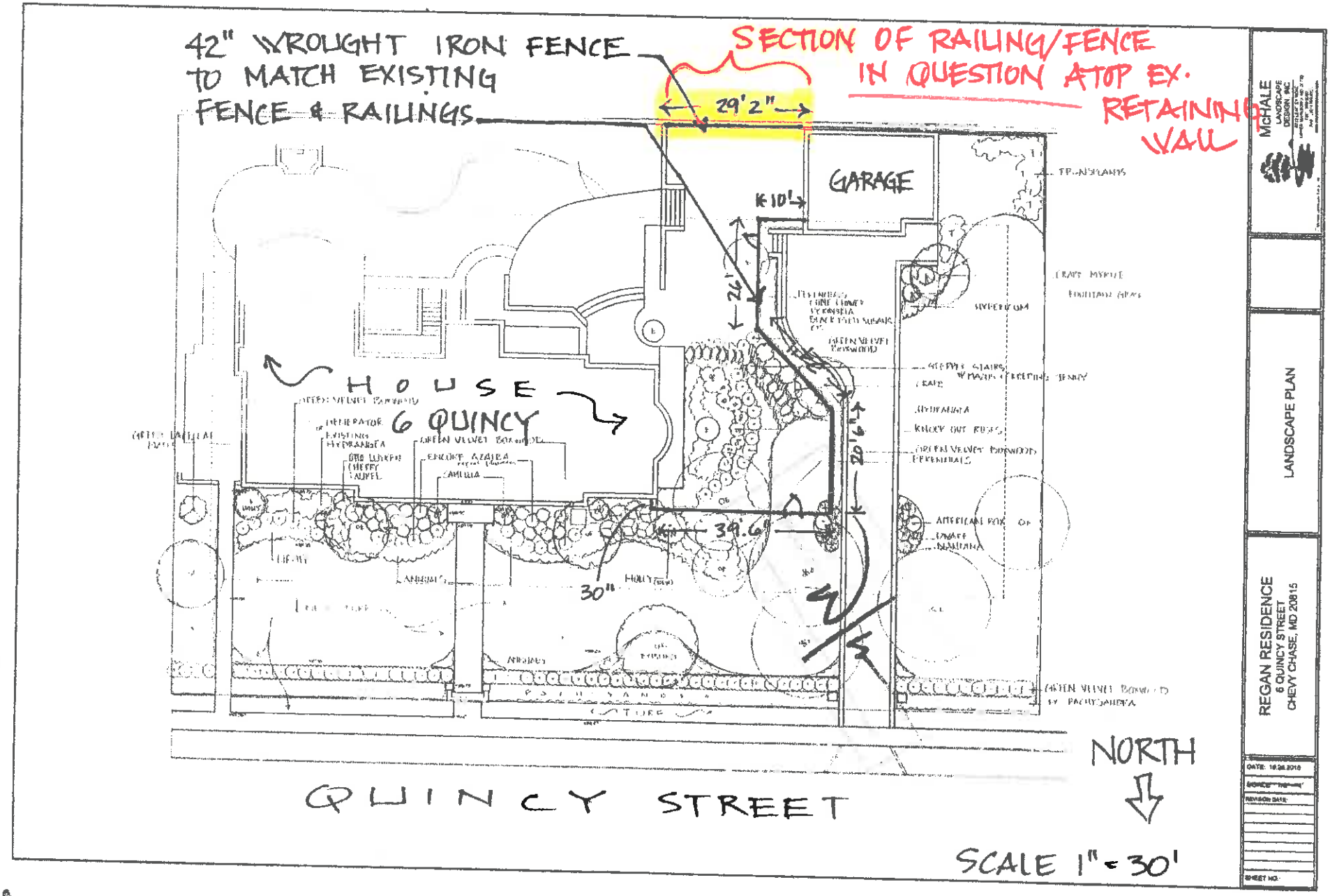
The portion of the fence in question would act as a railing atop an existing concrete retaining wall. The wall is 4' - 8' tall on the back side and a railing will prevent someone from falling into the adjacent properties.

Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8, entitled *Buildings and Building Regulations,* or Chapter 25, entitled *Public Rights-of-Way* of the Chevy Chase Village Code

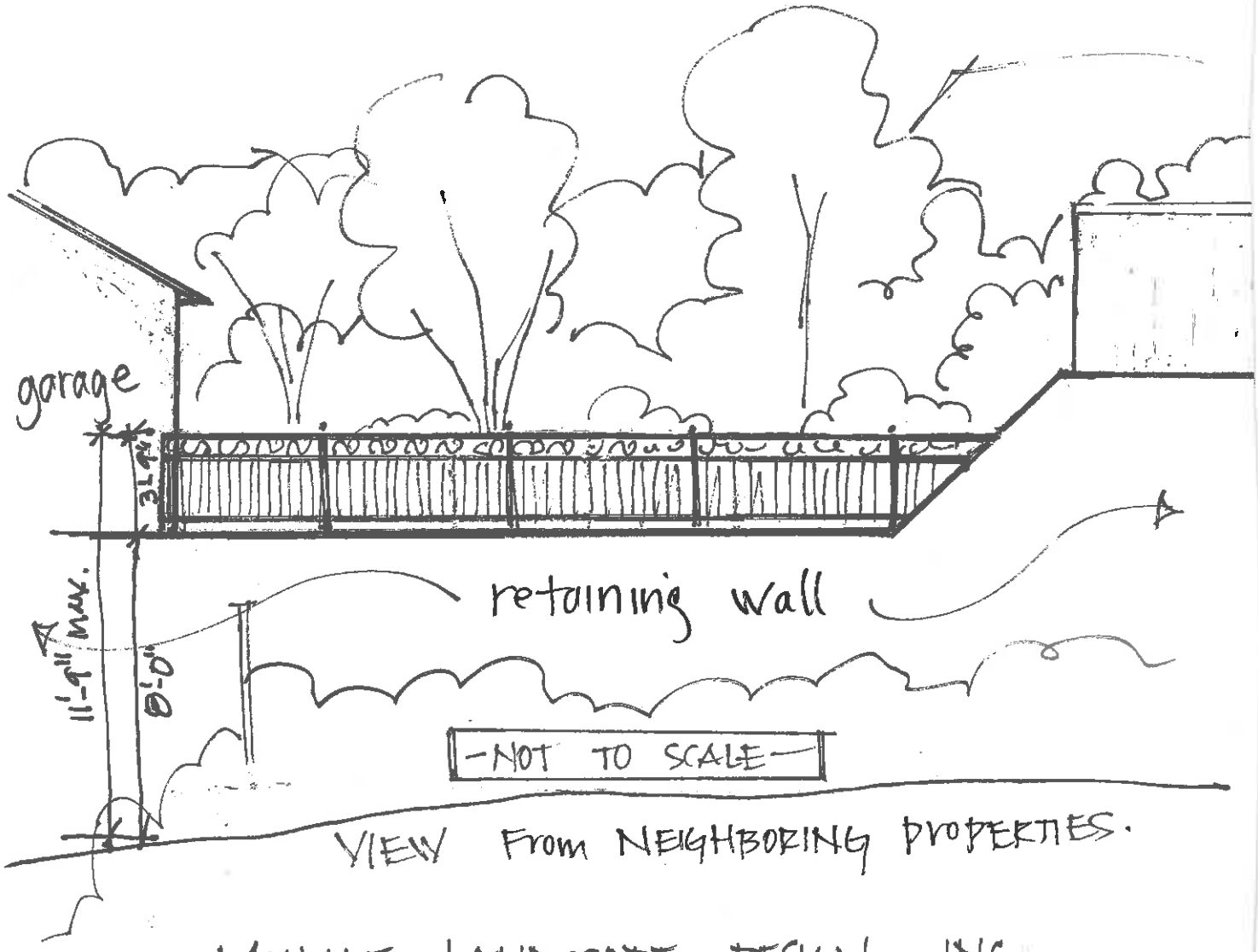
This railing/fence style has been used on the orignal house and some interior retaining walls and is in keeping with the historical architecture.

In exercising its powers in connection with a Special Permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees	**Checks Payable To:** **Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815**
Per Village Code Sec. 6-2(a)(24) ☒ $300.00 for new construction. ☑ $150.00 for replacing existing non-conformities. ☐ $2,250.00 for demolition of main building. ☐ $300.00 for demolition of accessory building or structure. ☐ $300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. **Fee Paid:** $300.00 check # 0436	**Date Paid:** 6/20/16 **Staff Signature:**
$300.00	**Approved to Issue Building Permit per Signed Board Decision.** **Signature:** _____ **Village Manager** **Date:** _____


42" WROUGHT IRON FENCE TO MATCH EXISTING FENCE & RAILINGS
SECTION OF RAILING/FENCE IN QUESTION ATOP EX. RETAINING WALL
29'2"
GARAGE
10'
26'
20'6"
39.6'
30"
HOUSE
6 QUINCY
QUINCY STREET
NORTH
SCALE 1" = 30'
REGAN RESIDENCE
6 QUINCY STREET
CHEVY CHASE, MD 20815
LANDSCAPE PLAN
MCHALE
LANDSCAPE DESIGN, INC

6



VIEW From NEIGHBORING PROPERTIES.

MCHALE LANDSCAPE DESIGN, INC.

REAR YARD
EXISTING FENCE
(RAILINGS ON MAIN
HOUSE AREAWAYS
ALSO MATCH.)

6 QUINCY STREET · CHEVY CHASE · M

APPLICANT: JULIE PATRONIK
MCHALE LANDSCAPE DESIGI

8

Sands, Ellen

From: Richard Kline <richardkline058@gmail.com>
Sent: Wednesday, June 29, 2016 12:16 PM
To: juliep@mchalelandscape.com
Cc: CCV Permitting
Subject: Regan retaining wall railing

Julie,

Thank you for the sketch and the explanation of your plans for adding the railing for the Regan rear yard. Barbara and I concur that it would be best to have the installation on the wall rather than just inside it and have no problem granting permission for its installation on that portion of the wall that is on our property. We also have no objection to the combined height of the concrete wall and the new railing being in excess of the allowable height for fences in Chevy Chase Village. Our PERMISSION IS GRANTED.

Barbara and Richard Kline
7 Primrose Street
Chevy Chase, MD

Sands, Ellen

From: Alice Keating <keatinga99@gmail.com>
Sent: Tuesday, June 21, 2016 10:24 PM
To: CCV Permitting
Subject: Re: 6 Quincy St appeal

Dear Ms Sands
We give our consent for the variance at 6 Quincy.
Alice

Sent from my iPhone

On Jun 21, 2016, at 11:18 AM, CCV Permitting <ccvpermitting@montgomerycountymd.gov> wrote:

> Ms. Keating:
> The residents at 6 Quincy Street are making an appeal to the Board of Managers to have a fence in excess of 6 ½ feet in the rear yard of their property. They propose to attach a 42" tall wrought iron fence to the existing masonry retaining wall at the west end of their property.
> The way our Code is written a fence may not exceed 6 ½ feet in height in a rear yard without approval from the Board of Managers. It also states states that if the abutting owners provide a note of consent the request is a Special Permit (rather than a variance). While the proposed fence is not actually abutting your property, a portion of your property does abut 6 Quincy Street, so I think I need to have your consent in order for the request to be considered as a Special Permit (rather than a variance).
> Here is the full Code provision:
> (d) Fence and wall height in rear yard. No person shall construct any fence or wall at any location between the front building restriction line and the rear property line nor along any rear property line having a height greater than six and one-half (6 ½) feet. The measurement shall be made from the surface of the ground of the lower yard next to the fence or wall. With the written consent of the owner(s) of any adjoining property, a fence or wall of greater height than six and one-half (6 ½) feet at its highest point, may be erected or permitted if a Special Permit is obtained from the Board of Managers.
>
> I understand Ms. Patronik reached out to you about this, however the response we received was not a definitive statement of consent. Can you please confirm for me if you provide consent for this additional fence height? Please call me if you have any questions.
> Ellen Sands
> Permitting and Code Enforcement Coordinator
> Chevy Chase Village
> Tele. 301-654-7300
> FAX 301-907-9721
> ccvpermitting@montgomerycountymd.gov
> www.chevychasevillagemd.gov

Sands, Ellen

From: Julie Patronik <juliep@mchalelandscape.com>
Sent: Monday, June 20, 2016 3:15 PM
To: CCV Permitting
Subject: Fwd: Regan Residence - Retaining Wall Railing

The Geller approval below:

Julie Patronik
McHALE Landscape Design, Inc.
240-375-2049

Begin forwarded message:

From: Sondra <sgeller5@verizon.net>
Date: June 18, 2016 at 8:38:06 PM EDT
To: Julie Patronik <juliep@mchalelandscape.com>
Subject: Re: Regan Residence - Retaining Wall Railing

My husband thinks it's attractive. Green light from us.
Sandy Geller

Sent from my iPhone

On Jun 18, 2016, at 4:20 PM, Julie Patronik <juliep@mchalelandscape.com> wrote:

> Thank you!
>
> Julie Patronik
> McHALE Landscape Design, Inc.
> 240-375-2049
>
> On Jun 18, 2016, at 4:17 PM, Sondra <sgeller5@verizon.net> wrote:
>
> Hi
> I wi forward this to my husband, Alan. He's the builder/developer partner in this family. I'm sure he'll find it interesting to look over the document you sent.
> Best
> Sandy Geller
>
> Sent from my iPhone
>
> On Jun 18, 2016, at 3:56 PM, Julie Patronik <juliep@mchalelandscape.com> wrote:
>
> Dear Sandy,

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

FENCE PERMIT

Issue Date: 06/01/2016

Permit No: 756697
Expires: 06/02/2017
X Ref.:
Rev. No:
ID: AC960224

THIS IS TO CERTIFY THAT: MCHALE LANDSCAPE DESIGN
6212 LEAPLEY ROAD
UPPER MAROBORO, MD 20772

HAS PERMISSION TO: CONSTRUCT FENCE

3.00 Feet 6.00 Inches in Height
Property Line: N Owner's Land: Y Right of Way: N

PERMIT CONDITIONS:

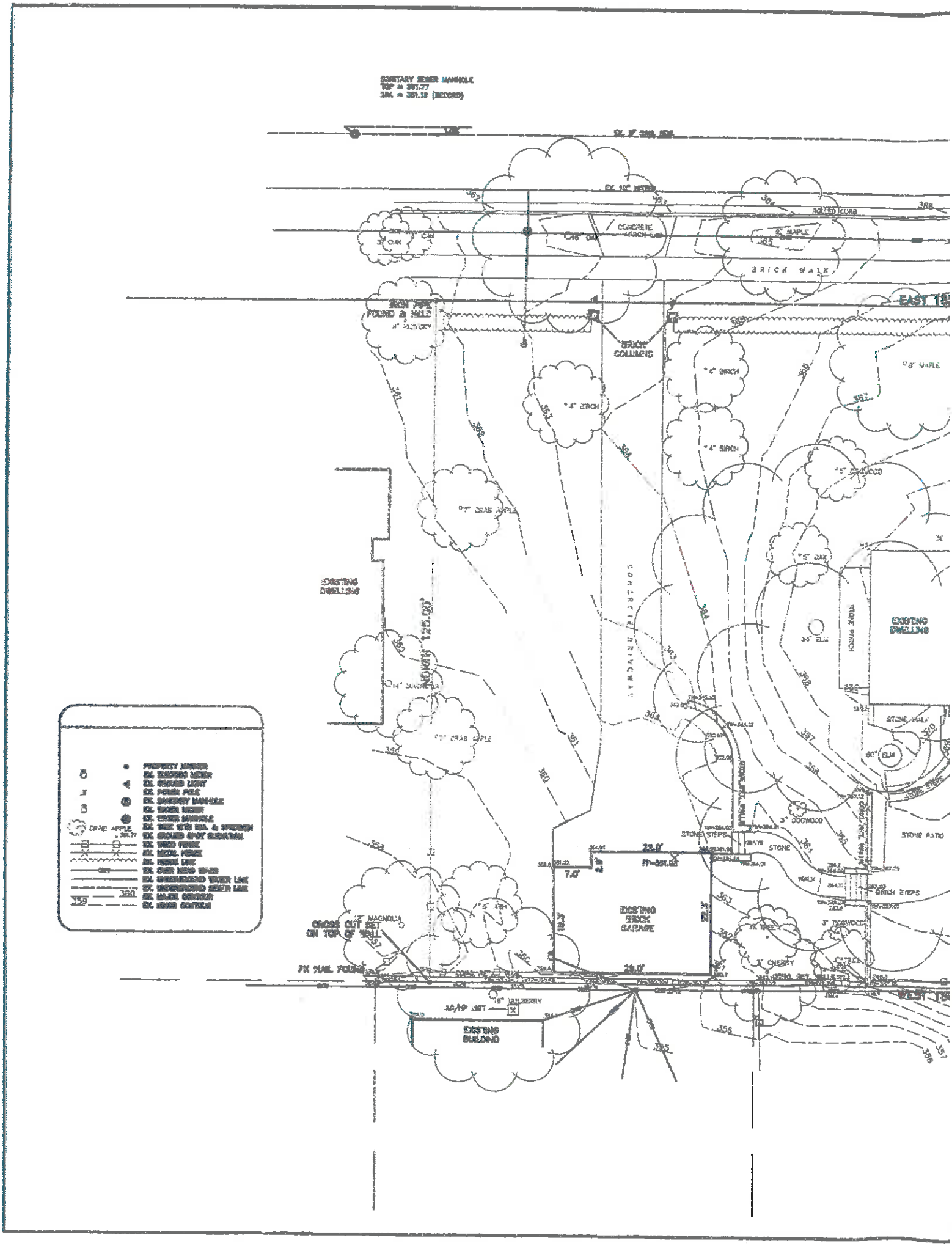
PREMISE ADDRESS: 6 QUINCY ST
CHEVY CHASE, MD 20815-4227

LOT - BLOCK: 29 - 58
ZONE:
ELECTION DISTRICT: 07
BOND NO.:
BOND TYPE:
PS NUMBER:
PERMIT FEE: $ 75.60
SUBDIVISION: CHEVY CHASE SEC 2

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

MUST BE KEPT AT JOB SITE

Director, Department of Permitting Services



SANITARY SEWER MANHOLE
TOP = 381.77
INV. = 381.18 (RECORD)
EX. 3" CAN. SEW.
EX. 10" WATER
ROLLED CURB
CONCRETE APRON LINE
4" MAPLE
BRICK WALK
EAST 18
IRON PIPE FOUND & HELD
BRICK COLUMNS
4" BIRCH
4" BIRCH
4" BIRCH
8" MAPLE
5" DOGWOOD
5" OAK
EXISTING DWELLING
NORTH 125.00'
CONCRETE DRIVEWAY
EXISTING DWELLING
STONE PORCH
STONE WALK
STONE STEPS
STONE PATIO
3" DOGWOOD
STONE
WALK
BRICK STEPS
22.0'
7.0'
EXISTING BRICK GARAGE
CROSS CUT SET ON TOP OF WALL
FK NAIL FOUND
29.0'
EXISTING BUILDING
WEST 18
PROPERTY MARKER
EX. ELECTRIC METER
EX. GROUND LIGHT
EX. POWER POLE
EX. SANITARY MANHOLE
EX. WATER METER
EX. WATER MANHOLE
EX. TREE WITH DIA. & SPREADER
EX. GROUND SPOT ELEVATION
EX. WOOD FENCE
EX. METAL FENCE
EX. HEDGE LINE
EX. OVER HEAD WIRES
EX. UNDERGROUND WATER LINE
EX. UNDERGROUND SEWER LINE
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
CRAB APPLE

Chevy Chase Village

Website Posting Notice
for Appeal, Special Permit & Variance Hearings

Case Number: A-6974

Hearing Date: 7/11/16

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at <www.chevychasevillagemd.gov> for review by the general public.

Applicant/Appellant Name: PATRICK + JANET REGAN

Address: 6 QUINCY STREET. CHEVY CHASE MD

Telephone:

E-mail: jnregan@gmail.com

* **Applicant/Appellant Signature:**

Agent Name for applicant/appellant (*if necessary*):

Telephone: 240.375.2049

Address: 0212 Leapley Road, Upper Marlboro MD 20772

E-mail: Juliep@mchalelandscape.com

Signature of agent:

Village staff initials: EB

Date: 6/23/16

Chevy Chase Village
Building & Tree Removal Permits
Permits Issued- May 2016

Building Permits

Permit #	Address	Type of Work
6954	6318 Western Avenue	Modify and expand existing patio; construct new walkway.
6953	6403 Connecticut Ave	Re-grade and restore rear brick patio; grade water to front yard.
6952	5507 Center Street	Replace fence & gates in the rear yard.
6950	5505 Center Street	Replace fence in the side and rear yards.
6949	133 Hesketh Street	Install drain pipe in the Hesketh Street public right-of-way.
6948	5419 Center Street	Construct a new front portico.
6947	205 Primrose Street	Construct a new fence in the front yard.
6946	6128 Western Avenue	Construct a new retaining wall in rear yard.
6943	133 Hesketh Street	Construct a window well wall in the front yard of the property.
6941	5605 Park Street	Install replacement air conditioner in the right side yard.
6940	22 Grafton Street	Install replacement air conditioner in the rear side yard.
6938	8 West Irving Street	Install replacement air conditioner in the west side yard.
6937	3921 Oliver Street	Install replacement fence in the rear and side yards.

Tree Removal Permit

Permit #	Address	Type of Tree	Reason for Removal	Reforestation Indicated*
2240	135 Hesketh Street	(1) Blackgum	Hazardous	No
2239	139 Hesketh Street	(1) Sassafras	Hazardous	No
2236	20 West Kirke Street	(1) Beech	Dying; hazardous	Yes
2235	Village Right-of-Way	(1) Silver Maple,	Pepco	N/A
		(1) American Elm,	Pepco	
		(1) White Pine	Pepco	
2234	27 Hesketh Street	(1) Tulip Poplar	Pepco	No
2233	4 Hesketh Street	(1) Ash	Pepco	No
2232	5701 Wisconsin Ave.	(1) White Pine	Pepco	No
2231	136 Grafton Street	(1) White Pine	Pepco	No
2230	9 Hesketh Street	(1) Leland Cypress	Pursuant to 17-3(a)(7)	
		(1) Willow	Dead	Yes
2229	23 Primrose Street	(1) Spruce	Dead	No

* Since commencing recordation of reforestation intentions in November of 2013, 50 of 110 Applicants (45%) indicated that they would voluntarily be reforesting on their property.

Expiring Permit Notices Mailed This Month

None required

Chevy Chase Village
Permitting and Code Enforcement Activity May 2016

Telephone Queries: +/- 125
Walk-Ins: +/- 62
Pre-Design Review Meetings: 6
Municipality Letters (issued to the County for new projects): 11
Administrative Building Permits Issued: 13 Administrative Building Permit; 3 Dumpster
Licenses to Use the Public Right-of-Way: 1
Appeals: Two Decisions from variance requests granted at the May meeting were drafted, circulated, and approved; two variance requests were prepared for the June Board meeting.
Tree Ordinance Board: Two pending.
Enforcement Incidents: Routine code enforcement patrol and site inspections of construction projects were conducted. Additionally:

- One Stop Work Order was issued. The contractor had removed required tree protection fencing and run mechanical grading equipment through the tree protection zone. Staff is working with the Village arborist, contractor and resident to assess the damage, prescribe corrections and develop a revised Tree Protection Plan, at which point the Stop Work Order can be lifted.
- A resident installed a section of new fencing without obtaining the applicable Historic Preservation Commission (HPC) approval or Village Building Permit. Staff contacted the resident and advised them to contact HPC and then provide either an Historic Area Work Permit (HAWP) or confirmation that none was required, along with the applicable CCV Building Permit Application for Fences and Walls;
- Staff observed that alterations were made to an approved Building Permit for patio modifications, including the addition of a gas fireplace which had not been depicted on the plans and which was located within the rear yard setback. Staff contacted the resident, who has applied for a variance to maintain the structure;
- A contractor working at a property made alterations to an existing patio and started to install a drainage system without having obtained the applicable CCV permit. The contractor, who is also the owner of the property, has obtained the required Building Permit;
- Staff observed that a resident had installed a fence without having obtained the applicable CCV permit. The resident had obtained a County Fence Permit, but not the Historic Preservation Commission (HPC) approval. Staff has contacted the resident and advised them to obtain the required Historic Area Work Permit (HAWP) and submit that along with the other required materials to obtain the CCV Building Permit;
- A resident indicated to Staff that a wall at his property required repair however in observing the structure it became evident that the wall was unstable and would need to be removed and rebuilt. Staff advised the resident to contact HPC and the County to obtain the applicable County permits and then to submit the CCV Building Permit application;

Tree Requests: 14 requests were made to the Village arborist for tree inspections pursuant to removals or Tree Protection Plan requests for construction projects.
Administrative Tree Removal Permits: 10 permits were issued for removal of a total of thirteen (13) trees.
Expired Permit Memos Sent: None required this month.
Additional Activity:

- Staff continues coordination of engineering assessments of drainage concerns related to the appeal of the Managers Decision to issue a building permit at 5502 Grove Street.

-compiled by Ellen Sands, Permitting and Code Enforcement Coordinator

From the desk of…

Michael Younes, Director of Municipal Operations
5906 Connecticut Avenue
Chevy Chase, MD 20815
Phone (301) 654-7300
Facsimile (301) 907-9721
michael.younes@montgomerycountymd.gov
www.chevychasevillagemd.gov

Memo

To: Board of Managers

From: Michael W. Younes, Director of Municipal Operations

CC: Shana Davis-Cook, Village Manager

Date: 6/8/2016

Re: Update on Capital and Infrastructure Upgrade Projects

Below please find an update on the various capital and infrastructure upgrade projects currently under construction and in the planning stage:

		Status	Duration/ Remaining	Est. Start Date	Est. Completion Date
Village Initiated					
W. Kirke St. and Laurel Pkwy. Intersection Improvements		Complete	Complete	Complete	Complete
Village Website Redevelopment		Content Update	1 month	Ongoing	July 2016
In-Partnership with M-NCPPC					
Western Grove Park Development		Construction	6-9 months	Ongoing	February 2017
Utility Upgrades					
Laurel Park Sewer Rehabilitation		Pre-Construction	1 month	TBD	TBD
Water Main Replacement (5500 block of Western Avenue)		Design	TBD	Spring 2018 *(construction)*	TBD
Washington Gas Main Replacement – Bradley Lane		Permitting	TBD	TBD	TBD
PEPCO Tree Pruning and Removals		Permitting	2 months	Summer 2016	Summer 2016
State Projects					
Connecticut Avenue Pedestrian Signal		Construction	1 month	Ongoing	June 2016

CHEVY CHASE VILLAGE
ESTABLISHED 1890

Connecticut Avenue Pedestrian Signal:

- Village and State Highway Administration staff are still working with PEPCO to expedite bringing power to the site, so activation of the signal can be made as soon as possible. Power installation should be complete by June 10.
- Once power installation is complete, SHA contractors will be ready to activate the signal within a few days.
- If all goes well the signal should be activated by Monday, June 20.

PEPCO Tree Pruning and Removals:

- No updates since last month's report.

Village Website Redevelopment:

- Design work on the new website is complete.
- Staff is currently working through the new and old websites to update content and ensure that all functionality on the new website is working properly before its' official launch, which is scheduled for the end of June.

Washington Gas Main Replacement:

- No updates since last month's report.

W. Kirke St. and Laurel Pkwy. Intersection Improvements:

- Despite the rain all work was completed on-time.
- Overall the project was completed $9,500 under budget.

Western Grove Park Development:

- Over the next 2 weeks, construction activities will be ramping up at the park as the contractor has received approvals to begin installing the tree preservation and site security fencing, sediment and erosion controls and will begin removing select trees.
- The Western Grove Park Friends Group is continuing its fundraising campaign and has received contributions/pledges of approximately $37,000 to address a shortfall in the construction budget, the Friends Group initial goal is to raise an addition $125,000.

WSSC:

Laurel Park Sewer Rehabilitation:

- No updates since last month's report.

Water/Sewer Main Replacement (5500 block of Western Avenue):

- WSSC and the Village held a joint public information meeting on May 26 with affected residents.
- Unfortunately, only 5 residents attended.
- WSSC is currently in the process of making contact with all residents to request access to private property to begin its survey activities.
- The first phase of work will be to survey the affected properties. Once that is completed, WSSC and their contracted engineering firm will conduct an alignment study to determine if the mains can be relocated out of the rear-yards.

Memo

To: Chevy Chase Village Board of Managers

From: Melissa Wiak, Community Liaison/Administrative Assistant

CC: Shana R. Davis-Cook, Village Manager

Date: June 6, 2016

Re: Village Hall Use for May 2016

Below is a chart that reflects the type and frequency of events held in the Village Hall during the month of May 2016:

Type of Event	Number of Uses	Total Net Revenue
Rentals (Private Events)—Birthday Parties (2); Memorial Service; Graduation Party	4	$2,750
Community Use — Board of Managers' Monthly Meeting; Parks & Greenspaces Committee Meeting; Western Grove Park Friends Group Meeting; Community Shredding Event; Chevy Chase Land Company Public Information Meeting; WSSC Public Information Meeting; Environment & Energy Committee Meeting	7	$0.00
Fee Waiver Use/Public Use —Chevy Chase @ Home Events (3); Section 5 Monthly Meeting; Garden Club of Chevy Chase's Monthly Meeting and Walking Tour; Many Hands Non-profit meeting	7	$0.00