Date: March 26, 2021

MEMORANDUM

TO: Mitra Pedoeem
                Department of Permitting Services
FROM: Michael Kyne
                Historic Preservation Section
                Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #943929: New hardscape, fence, putting green

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 24, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Britt and Kellen Snider (Luke Olson, Architect)
Address: 6 East Melrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
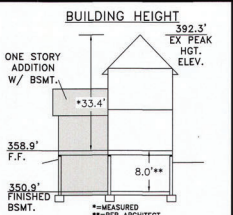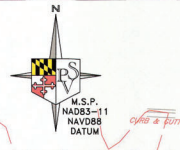
GENERAL NOTES

SURVEY:
- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #B-49
- VERTICAL DATUM BASED ON MARYLAND STATE PLANE NAVD-88
- TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED MARCH 2020.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:
- PROPERTY ZONED R-60
- FRONT YARD: 25.0'
- SIDE YARD: LOT RECORDED BEFORE 1/1/54; 7.0' EACH SIDE
- REAR YARD: 20.0'
- MAXIMUM COVERAGE: 35.00% (16.41% PROPOSED FOR THIS PROJECT)

CHEVY CHASE VILLAGE ZONING:
- FRONT YARD: 25.0'
- SIDE YARD: 7.0' EACH SIDE
- REAR YARD: 20.0'
- MAXIMUM COVERAGE: 35.00% (16.41% PROPOSED FOR THIS PROJECT)

DISTURBED AREA:
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY

FOREST CONSERVATION:
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER
- THIS PROJECT MUST COMPLY WITH THE ROADSIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL 23-13.
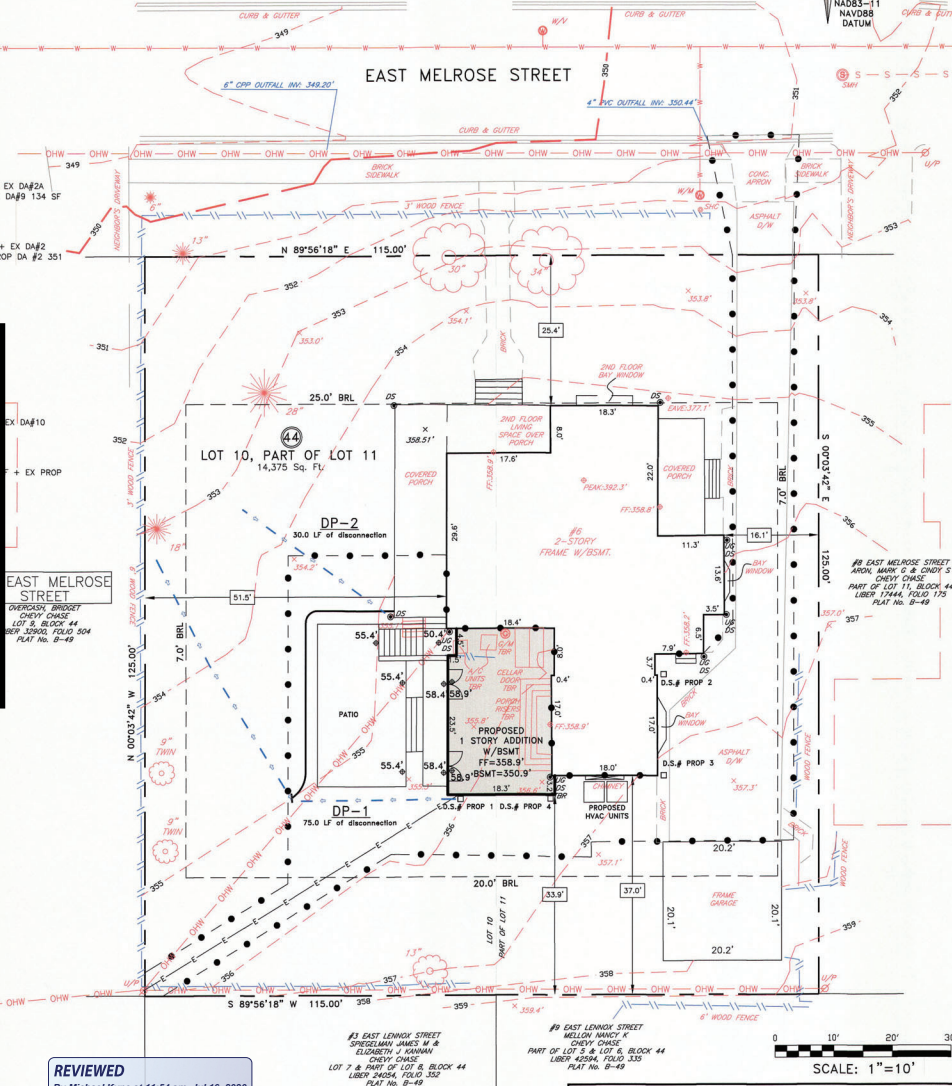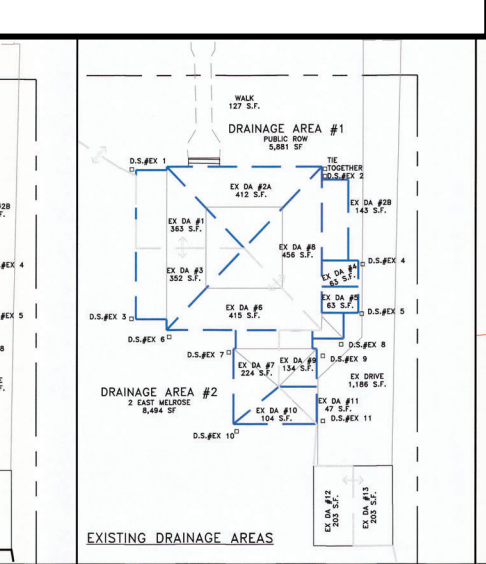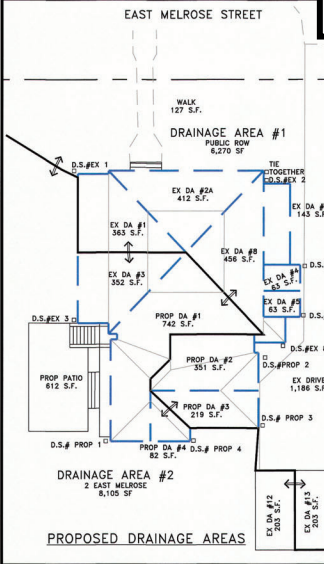- CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:
- THIS PROJECT IS NOT SUBJECT TO SEDIMENT CONTROL/ MANAGEMENT BECAUSE THE LIMIT OF DISTURBANCE IS LESS SF.
- THE PROPOSED ADDITION INCREASES THE BUILDING LOT MORE THAN 400 S.F. THEREFORE THIS PROJECT IS SUB MONTGOMERY COUNTY GUIDELINES FOR CONTROL OF WAT SMALL LOTS (06-09).
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRA FROM FOUNDATION.

UTILITIES:
- PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WS 20BNW04
- VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTI CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRA THE BASEMENT.
- THE LOCATION OF UTILITIES AS SHOWN HEREON WERE USING ABOVE GROUND EVIDENCE. POTOMAC VALLEY SUR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HER COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN ABANDONED.
- CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOU THE START OF EXCAVATION.

SEDIMENT CONTROL:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPEC

SOILS:
- MONTGOMERY COUNTY INTERIM SOIL SURVEY – VOLUME
- 2UB – GLENELG–URBAN LAND COMPLEX, 0–8% SLOPES

BUILDING HEIGHT

ONE STORY ADDITION W/ BSMT.

392.3' EX PEAK HGT. ELEV.

*33.4'

358.9' F.F.

350.9' FINISHED BSMT.

8.0'**

*=MEASURED
**=PER ARCHITECT

DRAINAGE CALCULATIONS

EAST MELROSE STREET RIGHT OF WAY

Existing Condition:
Existing Drainage area (A) 5,881 s.f.
Existing Impervious: 3,197 s.f. (EX WALK 127 SF + EX DRIVE 1,186 SF + EX DA#1 363 SF + EX DA#2A 412 SF + EX DA#2B 143 SF + EX DA#4 63 SF + EX DA#5 63 SF + EX DA#8 456 SF + EX DA#9 134 SF + EX DA#11 47 SF + EX DA#13 203 SF)

Proposed DA#1 363 SF + EX DA#2 DA#8 456 SF + PROP DA #2 351 SF + PROP DA#3 219 SF + EX DA#13 203 SF)

Compute Percent Impervious:

Existing:
Iₘ = Total Impervious/A (LOD) (To determine Rv)
= 3,197 s.f./5,881 s.f.

Proposed:
Iₘ = Total Impervious/A (LOD)
= 3,586 s.f./6,270 s.f.

DRAINAGE AREA #1 PUBLIC ROW 6,270 SF

EX DA #2A 412 S.F.
EX DA #2B 143 S.F.
EX DA #1 363 S.F.
EX DA #8 456 S.F.
EX DA #3 352 S.F.
EX DA #4 63 S.F.
EX DA #5 63 S.F.
WALK 127 S.F.
TIE TOGETHER D.S.#EX 2
D.S.#EX 1
D.S.#EX 3
PROP DA #5 742 S.F.
PROP PATIO 612 S.F.
PROP DA #2 351 S.F.
PROP DA #3 219 S.F.
D.S.#PROP 2
D.S.#PROP 3
D.S.#PROP 4
D.S.# PROP
EX DRIVE 1,186 S.F.
EX DA #12 203 S.F.
EX DA #13 203 S.F.

DRAINAGE AREA #2 2 EAST MELROSE 8,105 SF

PROPOSED DRAINAGE AREAS

DRAINAGE AREA #1 PUBLIC ROW 5,881 SF

EX DA #2A 412 S.F.
EX DA #2B 143 S.F.
EX DA #1 363 S.F.
EX DA #8 456 S.F.
EX DA #3 352 S.F.
EX DA #6 415 S.F.
EX DA #4 63 S.F.
EX DA #5 63 S.F.
WALK 127 S.F.
TIE TOGETHER D.S.#EX 2
D.S.#EX 1
D.S.#EX 4
D.S.#EX 5
D.S.#EX 3
D.S.#EX 6
D.S.#EX 7
D.S.#EX 8
D.S.#EX 9
EX DA #9 224 S.F.
EX DA #10 104 S.F.
EX DA #11 47 S.F.
D.S.#EX 11
D.S.#EX 10
EX DRIVE 1,186 S.F.
EX DA #12 203 S.F.
EX DA #13 203 S.F.

DRAINAGE AREA #2 2 EAST MELROSE 8,494 SF

EXISTING DRAINAGE AREAS

PREVIOUSLY APPROVED SITE PLAN

EAST MELROSE STREET

N 89°56'18" E   115.00'
S 89°56'18" W   115.00'
N 00°03'42" W   125.00'
S 00°03'42" E   125.00'

LOT 10, PART OF LOT 11
14,375 Sq. Ft.

(44)

25.0' BRL
7.0' BRL
20.0' BRL

DP-2 30.0 LF of disconnection
DP-1 75.0 LF of disconnection

PROPOSED 1 STORY ADDITION W/ BSMT
FF=358.9'
BSMT=350.9'

#6 2-STORY FRAME W/BSMT.

PATIO

PROPOSED HVAC UNITS

COVERED PORCH

2ND FLOOR BAY WINDOW

PEAK=392.3'

#8 EAST MELROSE STREET
ARON, MARY G & CINDY S
CHEVY CHASE
PART OF LOT 11, BLOCK 44
LIBER 17444, FOLIO 175
PLAT No. B-49

#3 EAST LENNOX STREET
SPIEGELMAN JAMES M &
ELIZABETH J KANNAN
CHEVY CHASE
LOT 7 & PART OF LOT 8, BLOCK 44
LIBER 24054, FOLIO 352
PLAT No. B-49

#9 EAST LENNOX STREET
MELLON NANCY K
CHEVY CHASE
PART OF LOT 5 & LOT 6, BLOCK 44
LIBER 42594, FOLIO 335
PLAT No. B-49

FRAME GARAGE

SCALE: 1"=10'

VICINITY MAP
NOT TO SCALE

SITE

EAST MELROSE STREET

M.S.P. NAD83–11 NAVD88 DATUM

LEGEND

Item	Symbol
EXISTING CONTOURS	100
EXISTING SPOT GRADE	100.0
PROPOSED CONTOURS	
PROPOSED SPOT GRADE	64.7'
PROPOSED SILT FENCE	
PROPOSED LIMIT OF DISTURBANCE	
ITEMS TO BE REMOVED	TBR
DOWNSPOUTS	DS
DRAINAGE PATH	
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.
PROPOSED UNDERGROUND DRAIN PIPE	
DRAIN PIPE CLEAN OUT	
RETAINING WALLS (DESIGN BY OTHERS)	
PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT)	
PROPOSED ELECTRIC	E
PROPOSED GAS	GAS GAS
PROPOSED SEWER	S S S
PROPOSED WATER	W

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David Mowatt
MARYLAND PROFESSIONAL LAND SURVEYOR #2113
EXPIRATION/RENEWAL DATE 06-26-20

REVISIONS

DATE: 06/23/20 REVISE PATIO AND LOT COVERAGE

THIS PLAN PREPARED FOR:
BARNEY/KEELEY SNIDER
6 EAST MELROSE STREET
CHEVY CHASE, MD 20815
ATTN: BARNEY SNIDER

JOB No. 020-048
DATE: 04-28-20
DRAWN BY: SG
SHEET: 1 of 1

SITE GRADING/ZONING/ DRAINAGE PLAN FOR ONE STORY ADDITION
6 EAST MELROSE STREET
SECTION 2 CHEVY CHASE
LOT 10, PART OF LOT 11 BLOCK 44
PLAT No. B-49
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1–888–349–5090

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.

MISS UTILITY:
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET. 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 THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.

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LANDSCAPE NARRATIVE

THE FOLLOWING SCOPE OF WORK INCLUDES REVISIONS TO THE PREVIOUSLY APPROVED SITE PLAN:

- PAVED WALKWAY CONNECTION FROM APPROVED PATIO TO DRIVEWAY (AS SHOWN IN PLAN)
- STEPPING STONES ALONG SIDE YARD (AS SHOWN IN PLAN)
- PUTTING GREEN WITH BORDER FRINGE (AS SHOWN IN ADJ. IMAGE)
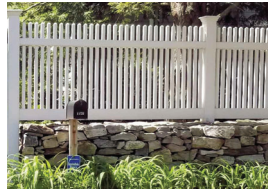- 42" HEIGHT GARDEN FENCE (AS SHOWN IN ADJ. IMAGE)

HARDSCAPE

WALKWAY AND TERRACE PAVING - PENNSYLVANIA BLUESTONE

STEPPING STONE - BLUESTONE PAVERS

FENCING

PROPOSED FENCING - 2x2 PICKET - PAINTED
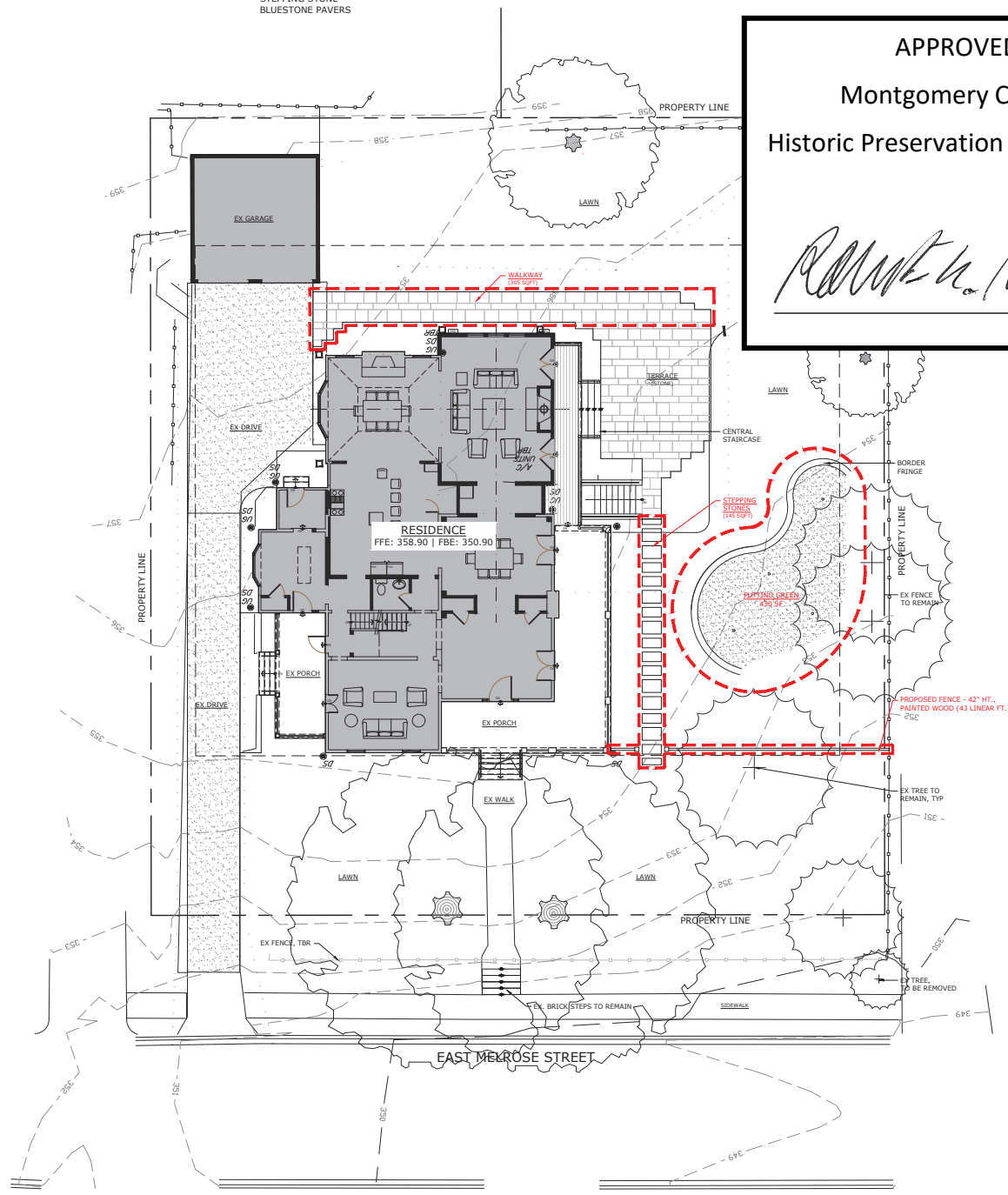
SITE FEATURES

PUTTING GREEN WITH BORDER FRINGE

REVIEWED
By Michael Kyne at 1:32 am, Mar 26, 2021

APPROVED

Montgomery County

Historic Preservation Commission

EAST MELROSE STREET
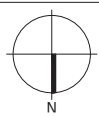
SNIDER RESIDENCE
6 EAST MELROSE STREET, CHEVY CHASE MARYLAND 20815

DESIGN DEVELOPMENT PLAN

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

DATE	FEBRUARY 2021
SCALE	1/8" = 1'-0"
REVISIONS	

9 JR