

3706 Bradley Lane Chevy Chase
(HPC Case # 35/13-10M)
Chevy Chase Village Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: June 11, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *(JAS)*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #538140, installation of driveway, retaining wall and alterations to front walkway

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the June 9, 2010 meeting:

1. *The proposed 18" high brick retaining wall is not approved. A 12" high brick retaining wall will be installed in lieu of the 18" high wall.*

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: Alex and Cathcrinc Triantis

Address: 3706 Bradley Lane, 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jane Treacy

Daytime Phone No.: (202) 362-5226 x1

Tax Account No.: 00455975

Name of Property Owner: Alex & Catherine Triantis Daytime Phone No.: (301) 873-5213

Address: 4703 Overbrook Road, Bethesda, MD 20816
Street Number City Street Zip Code

Contractor: George Collins (Peterson & Collins) Phone No.: (202) 234-4500

Contractor Registration No.: 20522

Agent for Owner: Jane Treacy, Treacy & Eagleburger Architects PC Daytime Phone No.: (202) 362-5226 x1

LOCATION OF BUILDING/PREMISE

House Number: 3706 Street: Bradley Lane

Town/City: Cherry Chase Nearest Cross Street: Georgia Street, Brookville Road

Lot: P27 Block: 61 Subdivision: 9

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Driveway (asphalt)

1B. Construction cost estimate: \$ 23,000⁰⁰

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N.A.

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

(landscaping wall)

3A. Height 1 feet 6 inches (maximum)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jane Treacy
Signature of owner or authorized agent
Date: 5-19-10

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: THOMAS JESTER Date: 5/11/10

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Handwritten note: 528140

HAWP Application
3706 Bradley Lane
5.19.10

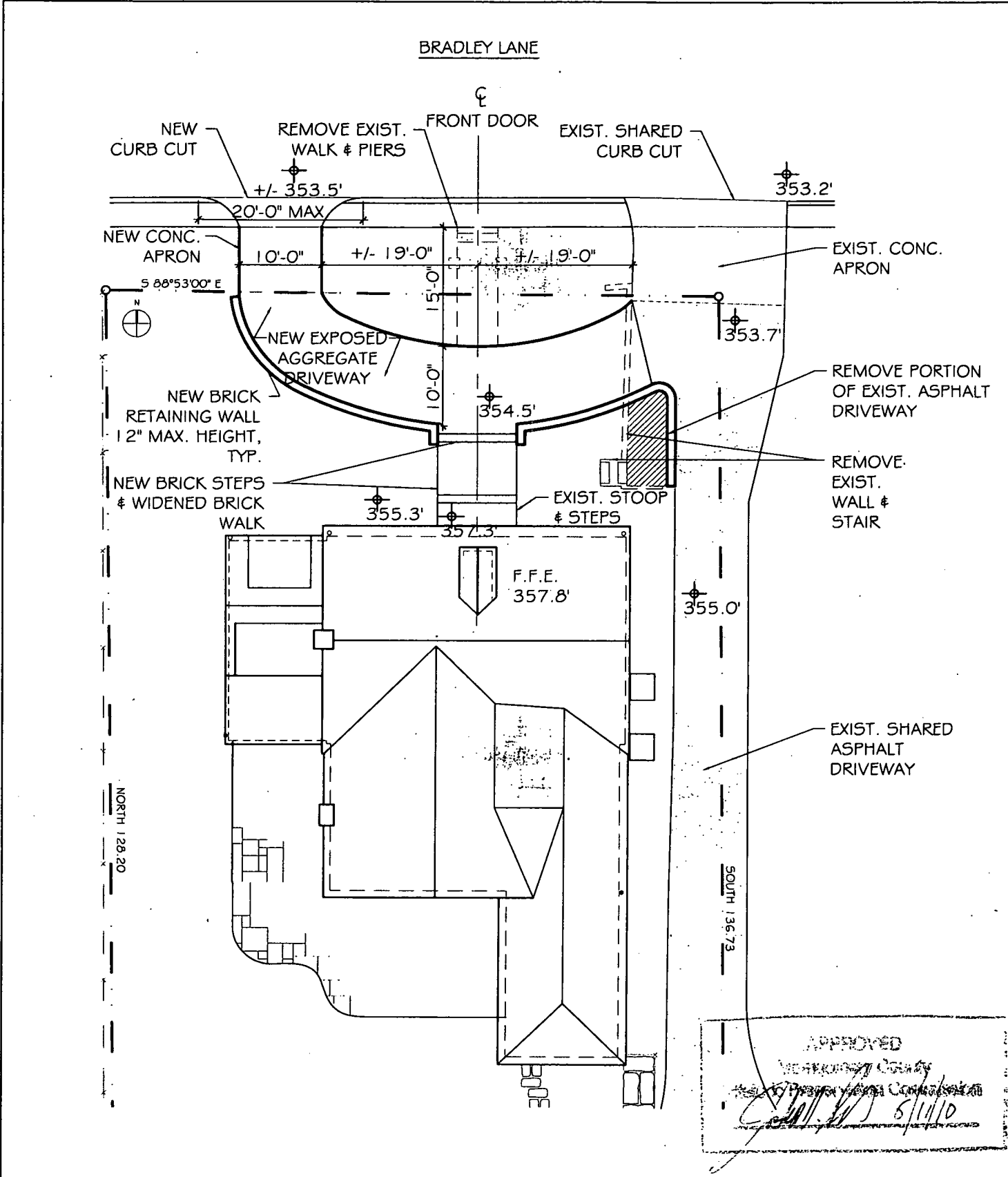
Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing house is a 2 ½ story central hall brick colonial with a 2 story side wing, to the west, and a 2 story wing to the south. The existing asphalt driveway, running along the east side of the property, is shared with the neighbors to the east. Because this driveway is shared by five cars, it is often blocked and creates an unnecessary burden on both parties. The property in question is located between two stop signs, prohibiting legal parking on the street. Furthermore, Bradley Lane is an exceptionally narrow road for the amount of vehicular traffic it sustains as a corridor between Connecticut Avenue and Brookville Road, making backing-out of the shared driveway a slow and hazardous maneuver for the owners and neighbors.

General description of the project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project is a new circular driveway linking a new curb cut on the northwest corner of the property to the existing curb cut and shared driveway on the northeast corner of the property. A landscaping wall at a maximum height of ~~18"~~^{12"} will run along the south curve of the driveway arc, closest to the house.

The project would be consistent with the character of the block, as this property is the only one with a shared driveway and there are currently at least 8 circular driveways on Bradley Lane between Connecticut Avenue and Brookville Road (see attached map and photographs). The drive will ease the burden of the owners and their neighbors by providing a safe parking alternative. As the proposed work will provide the owners an alternative to backing out onto a busy, narrow street, the driveway will improve the public safety and traffic flow of the neighborhood. Finally, in response to the owners' request for a variance for a new curb cut, Chevy Chase Village received only favorable letters of support from neighbors along Bradley Lane (see attached).



TRIAN TIS
 3706 BRADLEY LANE
 CHEVY CHASE, MD

DRIVEWAY PLAN
 HAWP PACKAGE
 1/16" = 1'-0"
 06.10.10

TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 FAX: 202-362-7791

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3706 Bradley Lane, Chevy Chase **Meeting Date:** 6/9/10
Resource: **Contributing Resource** **Report Date:** 6/2/10
 Chevy Chase Village Historic District **Public Notice:** 5/26/10
Applicant: Alex and Catherine Triantis (Jane Treacy, Architect) **Tax Credit:** None
Review: HAWP **Staff:** Josh Silver
Case Number: 35/13-10M

PROPOSAL: Installation of circular driveway, retaining wall and alterations to front walkway

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicants are proposing to:

1. Install an exposed aggregate concrete circular driveway in the front yard of the subject property. The proposed work includes a new curb cut and the removal of a small section of the existing shared asphalt driveway, two brick piers and alterations to the front walkway stairs at street level.
2. Construct a new 18" high brick retaining wall on both sides of the proposed circular driveway
3. Install new brick steps and widen the existing brick walkway at the front of the house.

APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Driveways- should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Sidewalks- should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed installation of an exposed aggregate concrete circular driveway in the front yard of the subject property. The installation of a circular driveway is consistent with the *Guidelines* and neighborhood context. The *Guidelines* state:

Driveways- should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

The proposed driveway installation will have no impact on significant landscaping or mature trees at the subject property. Furthermore, the applicant has demonstrated precedent for circular driveways along this section of Bradley Lane.

Staff finds that an exposed aggregate concrete driveway treatment in the front yard of the subject resource will have no adverse visual impact on the streetscape of the historic district.

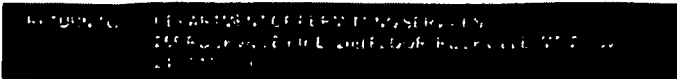
Staff supports the installation of an 18" high brick retaining wall and alterations to the existing front steps and sidewalk. The proposed alterations will have no impact on the streetscape of the historic district.

Staff recommends approval of the HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

and with the general condition that the applicant shall present the **3 permit sets 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jane Treacy
Daytime Phone No.: (202) 362-5226 x1

Tax Account No.: 00455975
Name of Property Owner: Alex & Catherine Triantis
Address: 4703 Overbrook Road, Bethesda, MD 20816
Contractor: George Collins (Peterson & Collins)
Contractor Registration No.: 20522
Agent for Owner: Jane Treacy, Treacy & Eagleburger Architects PC

LOCATION OF BUILDING/PREMISE

House Number: 3706 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Georgia Street, Brookville Road
Lot: P27 Block: 61 Subdivision: 9

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, Fence/Wall, Other: Driveway (asphalt)
1B. Construction cost estimate: \$ 23,000.00
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: N.A.
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL (landscaping wall)

- 3A. Height 1 feet 6 inches (maximum)
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: Entirely on land of owner

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Jane Treacy
Date: 5.19.10

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**HAWP Application
3706 Bradley Lane
5.19.10**

Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing house is a 2 ½ story central hall brick colonial with a 2 story side wing, to the west, and a 2 story wing to the south. The existing asphalt driveway, running along the east side of the property, is shared with the neighbors to the east. Because this driveway is shared by five cars, it is often blocked and creates an unnecessary burden on both parties. The property in question is located between two stop signs, prohibiting legal parking on the street. Furthermore, Bradley Lane is an exceptionally narrow road for the amount of vehicular traffic it sustains as a corridor between Connecticut Avenue and Brookville Road, making backing-out of the shared driveway a slow and hazardous maneuver for the owners and neighbors.

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

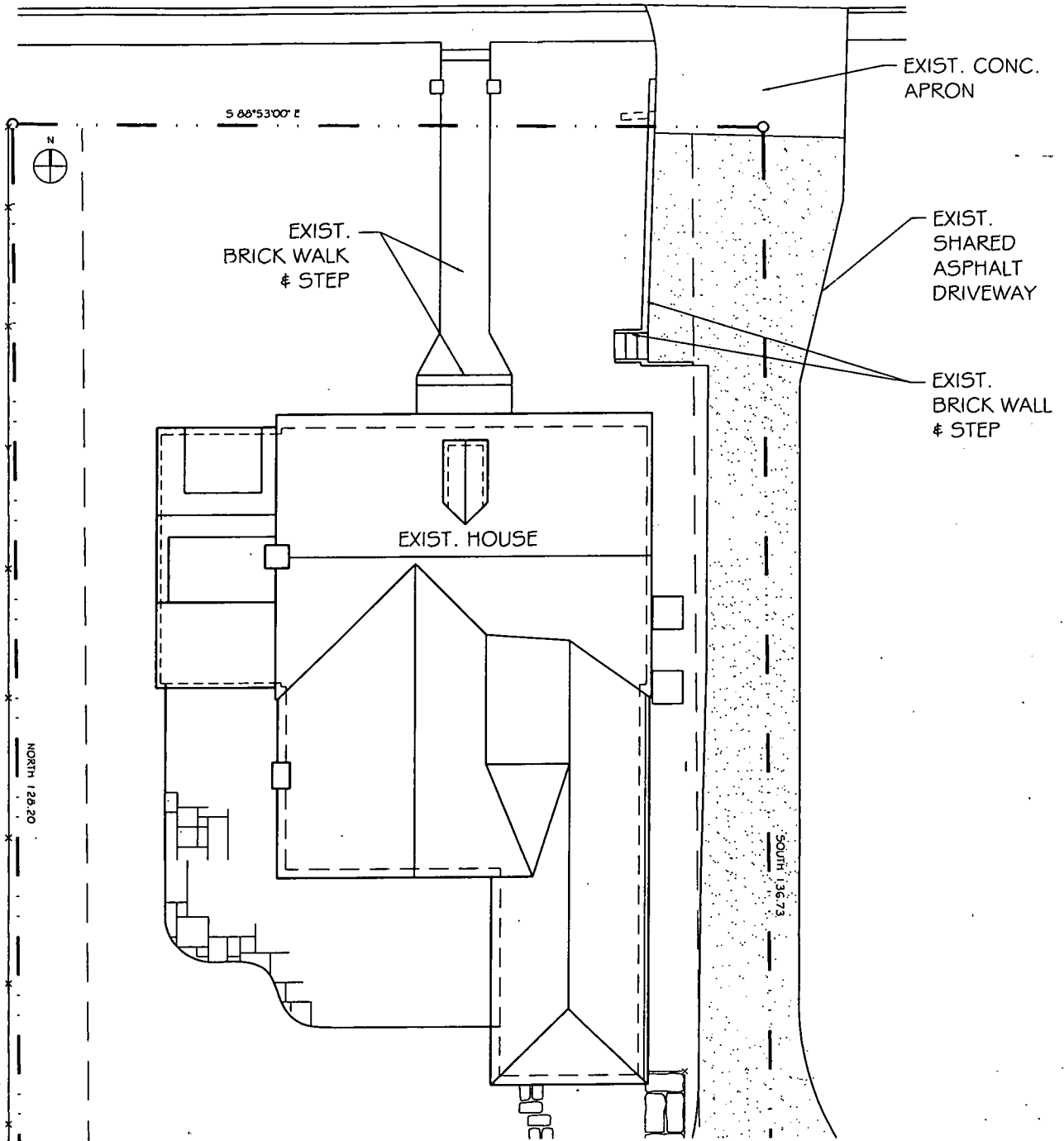
Owner's mailing address	Owner's Agent's mailing address
Alex & Catherine Triantis 4703 Overbrook Road Bethesda, MD 20816	Jane Treacy Treacy & Escheburger Architects PC 3335 Connecticut Ave, NW - 2nd Fl. Washington, DC 20008
Adjacent and confronting Property Owners mailing addresses	
Evelyn Prettzman 3708 Bradley Lane Cherry Chase, MD 20815	Charlie & Patty Firestone 3709 Bradley Lane Cherry Chase, MD 20815
Marie & Bill Wood 3707 Bradley Lane Cherry Chase, MD 20815	Kirk & Margit Nabra 3702 Bradley Lane Cherry Chase, MD 20815
Tim & Catherine Levy 3703 Bradley Lane Cherry Chase, MD 20815	Stephen Sacks 35 Quincy Street Cherry Chase, MD 20815

(see following page...)

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Lucia Grenna & Norman Piccioni 37 Quincy Street Cherry Chase, MD 20815	

BRADLEY LANE



TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

EXIST. CONDITIONS

HAWP PACKAGE

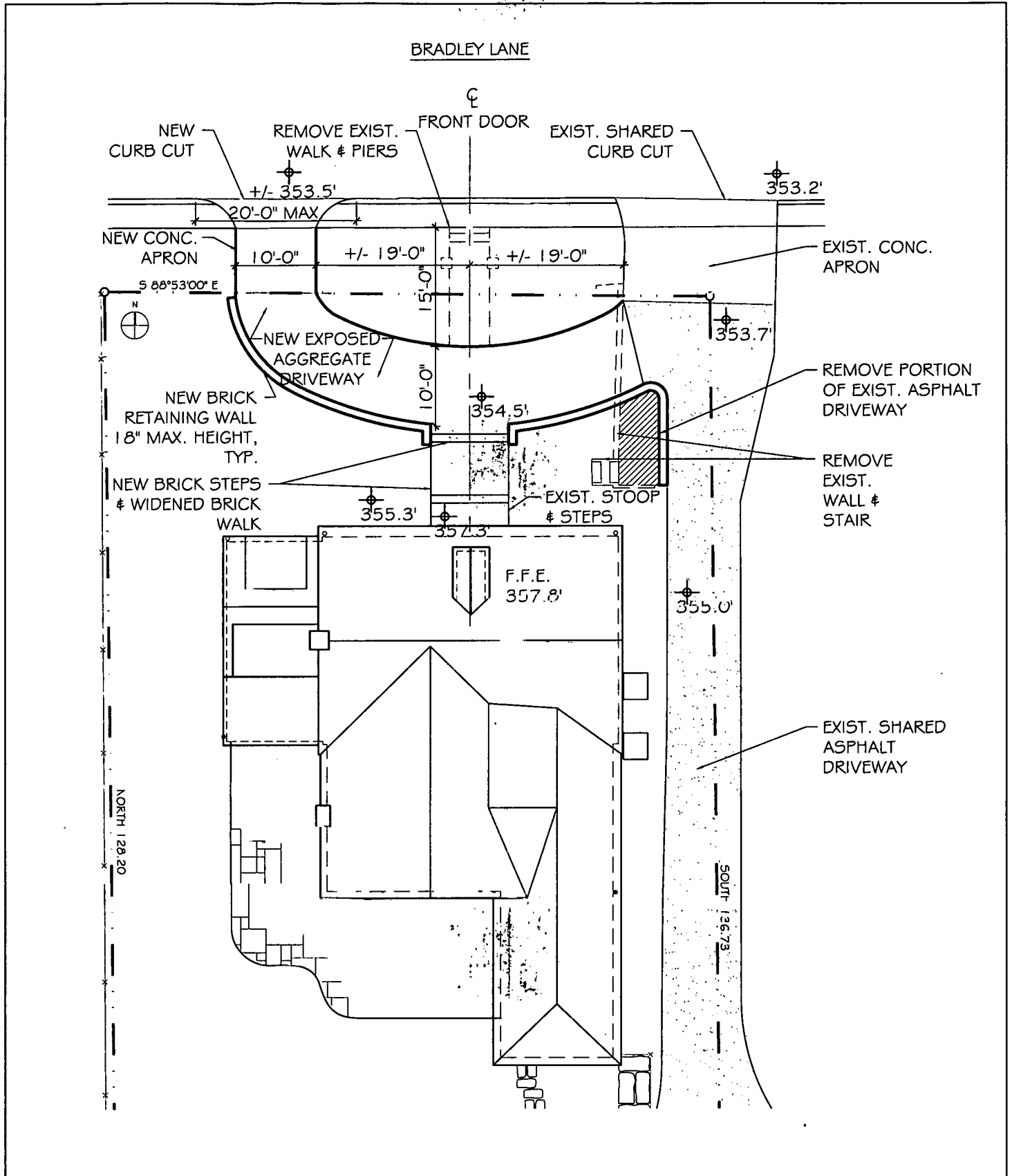
1/16" = 1'-0"

05.19.10



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791



TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

DRIVEWAY PLAN

HAWP PACKAGE

1/16" = 1'-0"

06.02.10



TREACY & EAGLEBURGER

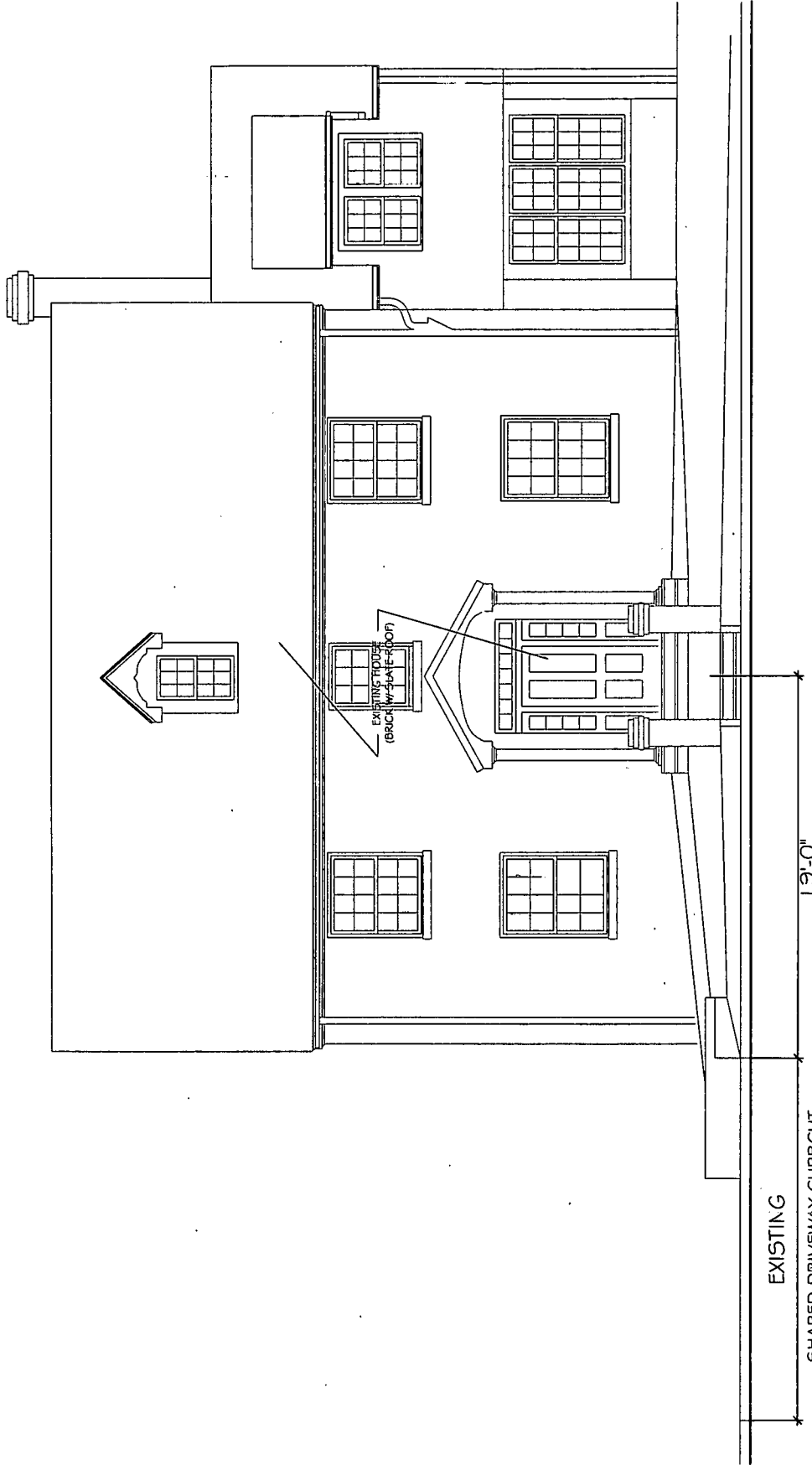
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791

TRIAN'TIS
3706 BRADLEY LANE
CHEVY CHASE, MD

EXIST. ELEV.
HAWP PACKAGE
1/8" = 1'-0"
5.19.10

TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791



NORTH ELEVATION EXISTING
1/8" = 1'-0"

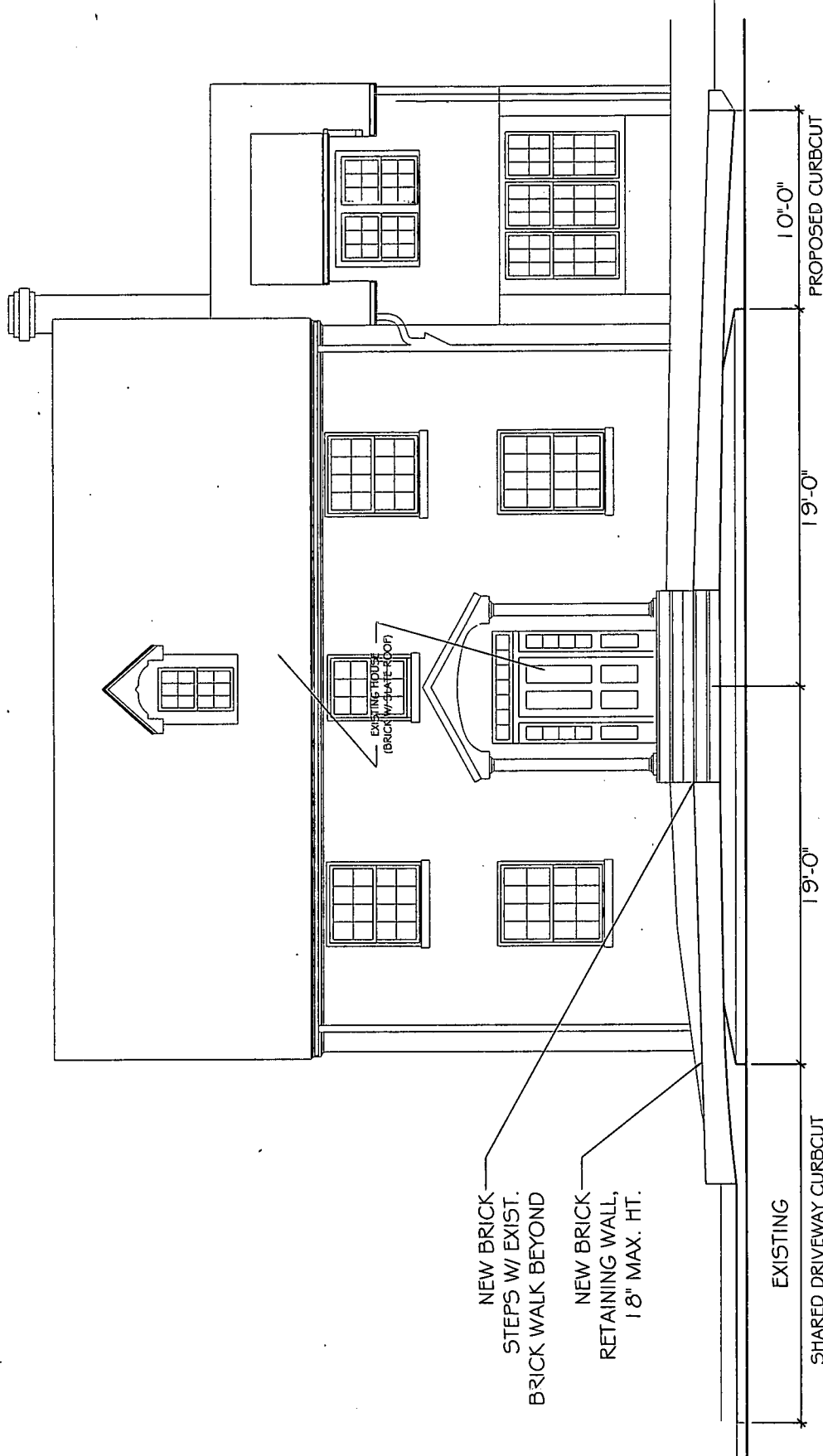
EXISTING
SHARED DRIVEWAY CURBCUT



TRIANNTIS
3706 BRADLEY LANE
CHEVY CHASE, MD

PROPOSED ELEV.
HAWP PACKAGE
1/8" = 1'-0"
S.19.10

TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791



NORTH ELEVATION PROPOSED
1/8" = 1'-0"

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VIEW OF EXISTING FRONT FACADE FROM BRADLEY LANE



VIEW OF EXISTING SHARED DRIVEWAY FROM BRADLEY LANE

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP Pkg.
MONTGOMERY Co.
05.19.10



TREACY & EAGLEBURGER
ARCHITECTS

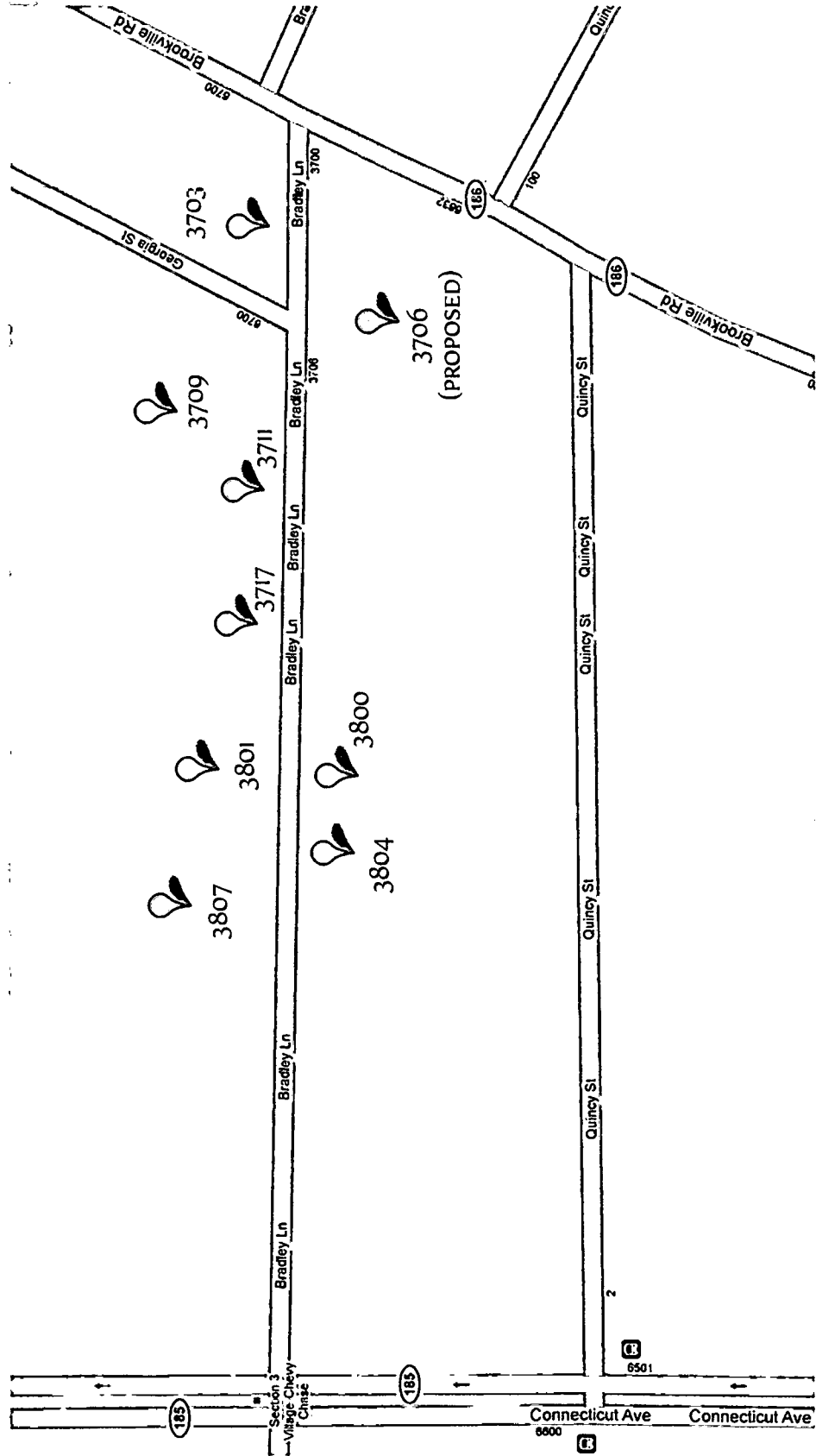
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TRIANTIS
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10

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3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
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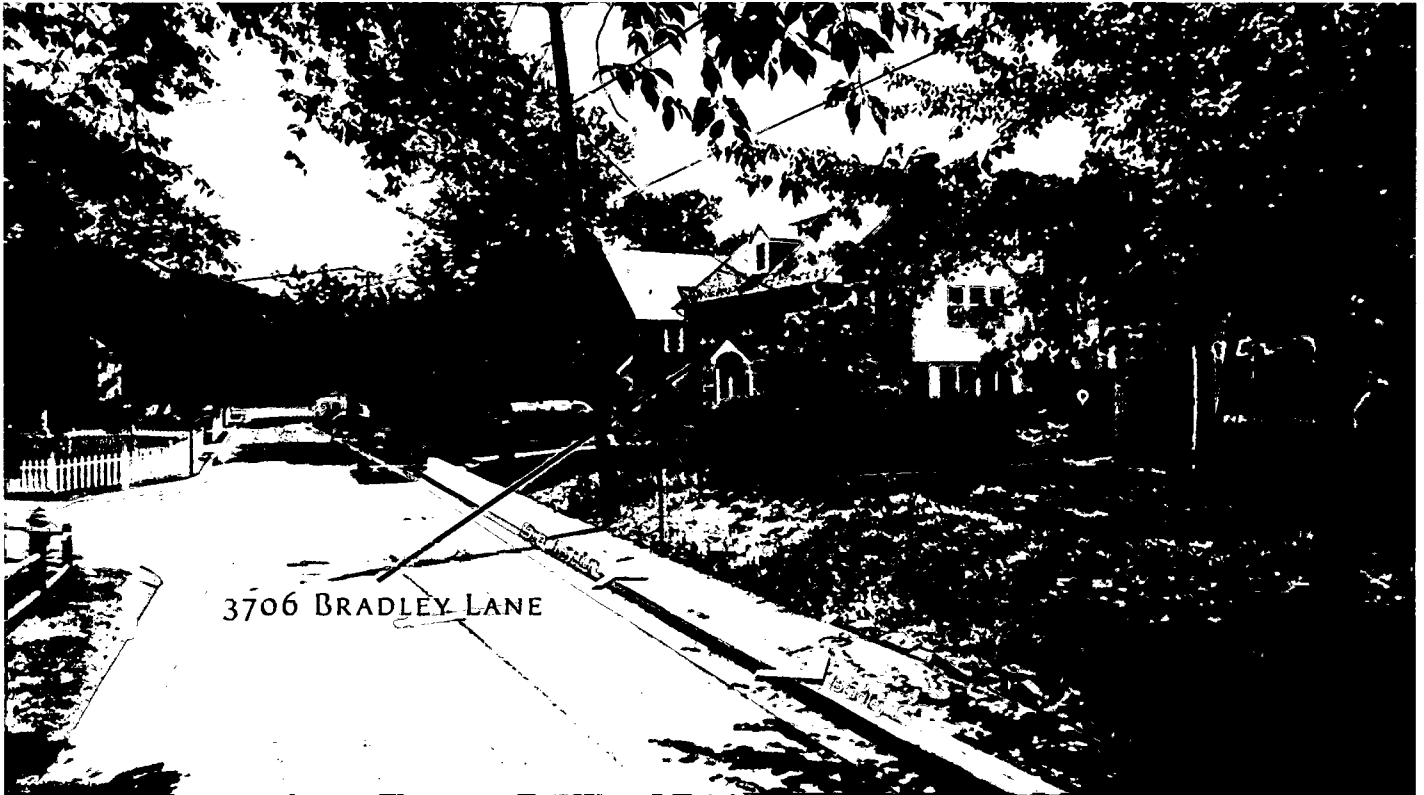
LOCATION OF EXISTING CIRCULAR DRIVES BETWEEN CONNECTICUT AVENUE AND BROOKVILLE ROAD



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BRADLEY LANE, LOOKING WEST TOWARDS GEORGIA STREET AND CONNECTICUT AVE



BRADLEY LANE, LOOKING EAST TOWARDS GEORGIA STREET AND BROOKVILLE ROAD

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
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TRIANTIS
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10

TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
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3709 BRADLEY LANE



3717 BRADLEY LANE



3703 BRADLEY LANE



3711 BRADLEY LANE

TRIANTIS
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10

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3801 BRADLEY LANE



3807 BRADLEY LANE



3800 BRADLEY LANE



3804 BRADLEY LANE

CHEVY CHASE VILLAGE

ESTABLISHED 1890

May 11, 2010

Mr. and Mrs. Alexander J. Triantis
3706 Bradley Lane
Chevy Chase, MD 20815

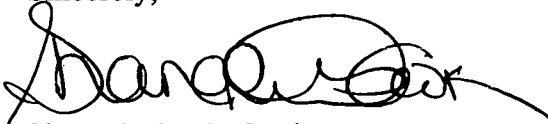
Dear Mr. and Mrs. Triantis:

As you are aware, yesterday evening the Chevy Chase Village Board of Managers heard your request for a variance to install a second curb cut for the purpose of installing a proposed circular driveway on your property. The Board directed Counsel to draft a decision approving your variance request.

Village Counsel will draft a decision for the Board to review. Once approved and signed by the Board Secretary, a copy of the decision will be mailed to you for your records. The Chevy Chase Building Permit will not be issued until you have obtained a Historic Area Work Permit (HAWP) from the Historic Preservation Commission for the installation of the proposed driveway. No work is permitted on the driveway until you have received and prominently displayed all applicable permits.

If you have any questions or need additional assistance, please contact the Village office.

Sincerely,



Shana R. Davis-Cook
Manager, Chevy Chase Village

cc: Historic Preservation Commission Staff
Treacy & Eagleburger Architects ✓

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9771

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager

DAVID R. PODOLSKY
Legal Counsel

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CASE NO. A-5698
Variance Request of Alexander J. Triantis and Catherine N. Triantis
(Hearing held May 10, 2010)

DECISION OF THE BOARD OF MANAGERS

Summary of Case

This proceeding involves an application for a variance pursuant to Section 8-12(b) of the Chevy Chase Village Code (the "Village Code"). Alexander J. Triantis and Catherine N. Triantis (the "Applicants") propose to install a second curb cut for the purpose of constructing a circular driveway. The Village Code prohibits more than one curb cut for a property. Accordingly, a variance is required. The property is known as part of Lots 27, 28, 14, and 15, Block 61, in the "Section 2, Chevy Chase" subdivision, also known as 3706 Bradley Lane, Chevy Chase, Maryland 20815 (the "Subject Property").

Applicable Law

The application seeks a variance from the requirements of Section 8-30(b) of the Village Code, which provides: "There shall be no more than one (1) curb cut for a property." Section 8-11(c) provides that the Board of Managers may grant a variance if it finds that the proposed variance is (1) "required because special conditions exist whereby the enforcement of the requirements of [the building regulations] would result in unwarranted hardship and injustice to the owner" and (2) would most nearly accomplish the intent and purpose of the requirements of [the building regulations]."

Procedural History

By application dated March 29, 2010, the Applicants requested a variance under Section 8-12(b) of the Village Code. Notice of the hearing was posted at the Village Hall, posted at the property, and mailed to all abutting and confronting property owners on April 29, 2010. The notice indicated that the Board of Managers would hold a public hearing in the Village Hall on

May 10, 2010 at 7:30 p.m. to consider the Applicants' request.

Summary of Evidence

The Applicants submitted the following materials in support of their request: (i) the aforementioned Application for a Variance; (ii) a copy of their Building Permit Application; and (iii) a location drawing depicting the proposed location of the circular driveway. Letters in support of the request were submitted by each of the following: Evelyn S. Prettyman of 3708 Bradley Lane; Pattie and Charlie Firestone of 3704 Bradley Lane; Margit Nahra of 3702 Bradley Lane; and Andy Leon Harney of 3801 Bradley Lane. A photograph of the Subject Property was submitted for the record by Village staff.

The Applicants state in their application that the Subject Property and the adjoining property to the east are the only lots on Bradley Lane that share a driveway. The Applicants explain that most properties on the block have circular driveways. According to the Applicants, approximately five cars use the shared driveway. They further explain that the Subject Property is located between two stop signs which prohibit parking on the street in front of their property. The Applicants assert that Bradley Lane is subject to heavy traffic, including emergency vehicles traveling from Connecticut Avenue, and a circular driveway is needed to safely exit their property.

Ms. Nahra states in her letter that, "... it would be much safer for all of us if they were able to pull out into traffic on Bradley from a circular drive rather than having to back out from their current driveway." Ms. Harney states in her letter that, "[b]ecause they have no parking in front of their home and share a driveway, unlike everyone else on the street, having a semi-circular driveway would clearly allow them to park close to their home and have visitors without inconveniencing their neighbor[s] or others on the street." Ms. Harney further explains that currently "most of their visitors have to park on Georgia St. as the stop sign between their

property and the Prettyman property precludes any other parking.” Similarly, the Firestones state in their letter that the requested variance would allow the Applicants to address existing parking concerns.

Ms. Triantis appeared at the hearing and testified in support of the request. She stated that Bradley Lane is a very busy street and most properties on Bradley Lane have a circular driveway. She reiterated that the stop signs in front of the Subject Property reduce the available parking. She explained that currently the Applicants and their neighbors must shift cars around on their shared driveway as cars exit. Ms. Triantis stated that the Applicants plan to implement a new landscaping plan to create more green space and minimize the impact of the paved surface of the driveway. She explained that existing posts and lanterns would be removed. Also, the existing sidewalk would be shortened to accommodate the proposed driveway.

No correspondence or testimony was presented in opposition to the Applicants’ request.

Findings of Fact

Based upon the testimony and evidence of record, the Board makes the following findings in connection with this matter:

1. The Subject Property fronts on Bradley Lane;
2. Bradley Lane is an arterial road with an unusually high volume of vehicular traffic compared to most residential streets in the Village;
3. Backing into or out of the Applicants’ shared driveway connecting to Bradley Lane is significantly more difficult and dangerous than backing into or out of driveways connecting to other residential streets in the Village;
4. To avoid this dangerous condition, a circular driveway is necessary to allow cars to enter and exit the Subject Property front-end first;
5. Several other nearby properties on Bradley Lane have circular driveways;

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6. Due to the close proximity of stop signs, parking on Bradley Lane in front of the Subject Property is restricted;

7. Not granting the variance request would create an undue hardship on the Applicants as they would be unable to enter and exit the Subject Property front-end first and create needed parking space;

8. The Applicants' adjoining neighbors to the east and west, who would be the most directly affected by the variance, and other nearby neighbors, support the Applicants' request;

9. No objections to the request have been raised; and

10. The above findings support the conclusion that the proposed second curb cut would not materially alter the character of the immediate neighborhood.

Conclusions

Based upon the foregoing findings, the Board concludes the following:

1. The proposed variance is required because special conditions exist whereby the enforcement of the requirements of the Village Building Code would result in unwarranted hardship and injustice to the owner; and

2. The proposed variance would most nearly accomplish the intent and purpose of the requirements of the Village Building Code.

Accordingly, the requested variance from the requirements of Section 8-30(b) of the Village Code, which provides: "There shall be no more than one (1) curb cut for a property" is GRANTED, provided, however, that:

1. The circular driveway described above shall be constructed and maintained in accordance with the plans and specifications submitted for the record in this matter; and

2. The construction shall be completed on or before the 10th day of May, 2011.

Resolution

The Chevy Chase Village Board of Managers hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Managers of Chevy Chase Village that the decision stated above be adopted as the decision as required by Section 8-12(d) of the Chevy Chase Village Code, and the Village Manager be and she is hereby authorized and directed to issue a building permit for the construction of a circular driveway in accordance with the above conditions and the plans and specifications submitted for the record of this matter.

The foregoing Decision and Resolution was adopted by the Chevy Chase Village Board of Managers, with the following members voting in favor: Gail S. Feldman, Lawrence C. Heilman, Douglas B. Kamerow, Peter T. Kilborn, Allison W. Shuren, David L. Winstead, and Peter M. Yeo.

I DO HEREBY CERTIFY, that the foregoing Decision was approved and adopted by the Chevy Chase Village Board of Managers on this 18th day of May, 2010.



Peter M. Yeo, Secretary
Board of Managers

Davis-Cook, Shana

From: Evelyn Prettyman [esprettyman@verizon.net]
Sent: Friday, April 23, 2010 12:10 PM
To: Davis-Cook, Shana
Subject: Re: Triantis' Variance Request

I do indeed support the Triantis' variance request for a second curb cut on their property for the purpose of installing a circular driveway. Evelyn S. Prettyman, 3708 Bradley Lane, Chevy Chase, MD 20815

----- Original Message -----

From: Davis-Cook, Shana
To: Evelyn S. Prettyman
Cc: Davis-Cook, Shana
Sent: Friday, April 23, 2010 12:01 PM
Subject: Triantis' Variance Request

Ms. Prettyman:

It was lovely speaking with you. Please reply to this message in regard to the Triantis' variance request for a second curb cut on their property for the purpose of installing a circular driveway.

Thank you and take care,

Shana R. Davis-Cook
Manager, Chevy Chase Village
shana.davis-cook@montgomerycountymd.gov

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Davis-Cook, Shana

From: Margit Nahra [mnahra@comcast.net]
Sent: Friday, April 23, 2010 2:10 PM
To: Davis-Cook, Shana
Cc: Catherine Triantis
Subject: 3706 Bradley Lane

Dear Ms. Davis-Cook,

I understand that our neighbors, the Triantis, would like to install a circular driveway in front of their house at 3706 Bradley Lane.

I am writing to let you know that we have no objection to their doing so; in fact, my guess is that it would be much safer for all of us if they were able to pull out into traffic on Bradley from a circular drive rather than having to back out from their current driveway.

Please don't hesitate to contact me if you need anything further from us.

Best regards,
Margit Nahra
3702 Bradley Lane
(301) 718-9614

DB

Davis-Cook, Shana

From: Pattie Firestone [pattie.firestone@verizon.net]
Sent: Wednesday, April 28, 2010 10:48 PM
To: Davis-Cook, Shana; Catherine & Alex Triantis; Catherine & Alex Triantis; Charlie Firestone
Subject: Driveway cut on Bradley Lane

Dear Shana,
My husband Charlie Firestone and I are enthusiastically in favor of a new driveway cut into Bradley Lane at the Triantis' property, 3706 Bradley Lane - next door to us.

We share the driveway with the Triantis family. They are a wonderful family. They will have more cars soon with their children growing up. We have limited street parking on our narrow streets. With the stop sign, parking is not safe right in front of their house.

Here are the issues from our perspective in favor of adding a driveway cut for a circular driveway at 3706 Bradley Lane:

- the safety factors around the stop sign,
- the lack of space for five or six cars using one driveway and
- the necessity of saving the street parking for guests parking for 3706, 3704, 3702, 3703 and 3701 all using the same small legal parking area on Bradley Lane.

We are in favor of a new curb cut in Bradley Lane.
Thanks for your consideration of this permit.
Pattie & Charlie Firestone

Pattie Porter Firestone
3704 Bradley Lane
Chevy Chase, MD 20815
301-654-5528 (home)
301-520-5775 (cell)
www.pattieporterfirestone.com
Pattie.Firestone@verizon.net

Davis-Cook, Shana

From: AndyLeon2000@aol.com
Sent: Wednesday, May 05, 2010 8:19 PM
To: Davis-Cook, Shana
Subject: Triantis driveway

Shana,

I am writing to endorse the semi-circular driveway for the Triantis family. Because they have no parking in front of their home and share a driveway, unlike everyone else on the street, having a semi-circular driveway would clearly allow them to park close to their home and have visitors without inconveniencing their neighbor or others on the street. As it stands now, most of their visitors have to park on Georgia St as the stop sign between their property and the Prettyman property precludes any other parking. I don't think it would present a problem for the stop sign because anyone entering or leaving their home would be seen by those stopped at the stop sign and it would provide them with much-needed on site parking.

Thanks, Andy Leon Harney

CHEVY CHASE VILLAGE

ESTABLISHED 1890

May 11, 2010

Mr. and Mrs. Alexander J. Triantis
3706 Bradley Lane
Chevy Chase, MD 20815

Dear Mr. and Mrs. Triantis:

As you are aware, yesterday evening the Chevy Chase Village Board of Managers heard your request for a variance to install a second curb cut for the purpose of installing a proposed circular driveway on your property. The Board directed Counsel to draft a decision approving your variance request.

Village Counsel will draft a decision for the Board to review. Once approved and signed by the Board Secretary, a copy of the decision will be mailed to you for your records. The Chevy Chase Building Permit will not be issued until you have obtained a Historic Area Work Permit (HAWP) from the Historic Preservation Commission for the installation of the proposed driveway. No work is permitted on the driveway until you have received and prominently displayed all applicable permits.

If you have any questions or need additional assistance, please contact the Village office.

Sincerely,



Shana R. Davis-Cook
Manager, Chevy Chase Village

cc: Historic Preservation Commission Staff ✓
Treacy & Eagleburger Architects

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

SHANA R. DAVIS-COOK
Village Manager
DAVID R. PODOLSKY
Legal Counsel

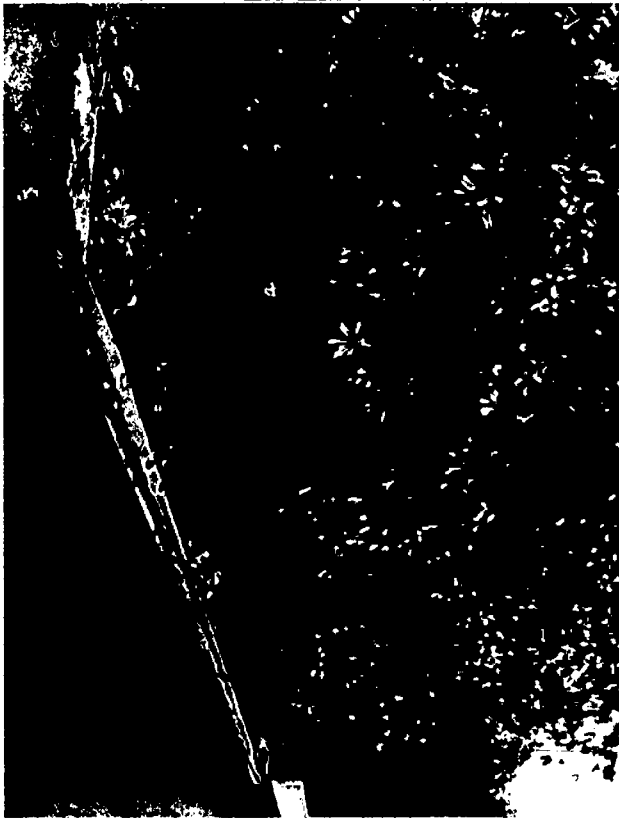
3711 BRADLEY LANE



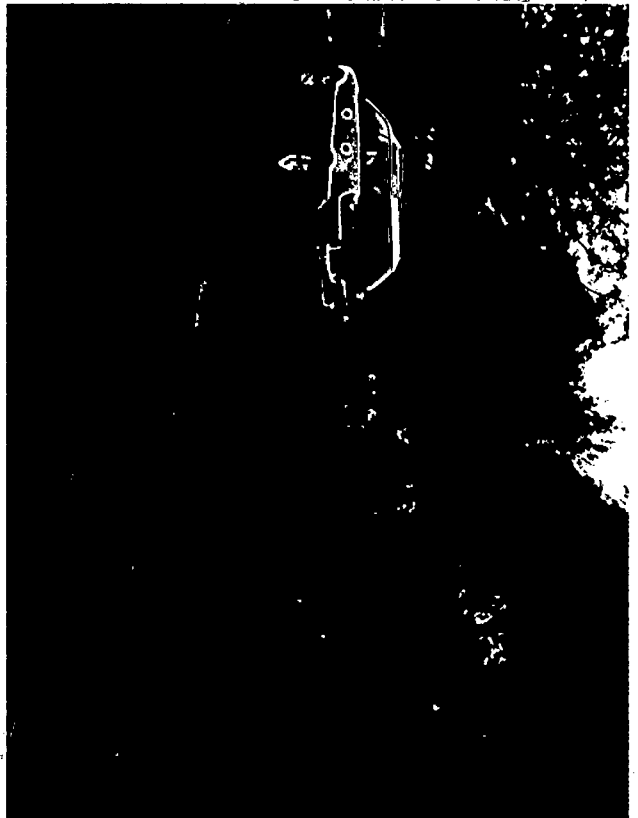
3703 BRADLEY LANE



3717 BRADLEY LANE



3709 BRADLEY LANE



TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791

TRIANTIS
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10

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3801 BRADLEY LANE



3807 BRADLEY LANE



3800 BRADLEY LANE



3804 BRADLEY LANE



VIEW OF EXISTING FRONT FACADE FROM BRADLEY LANE



VIEW OF EXISTING SHARED DRIVEWAY FROM BRADLEY LANE

TRIAN TIS

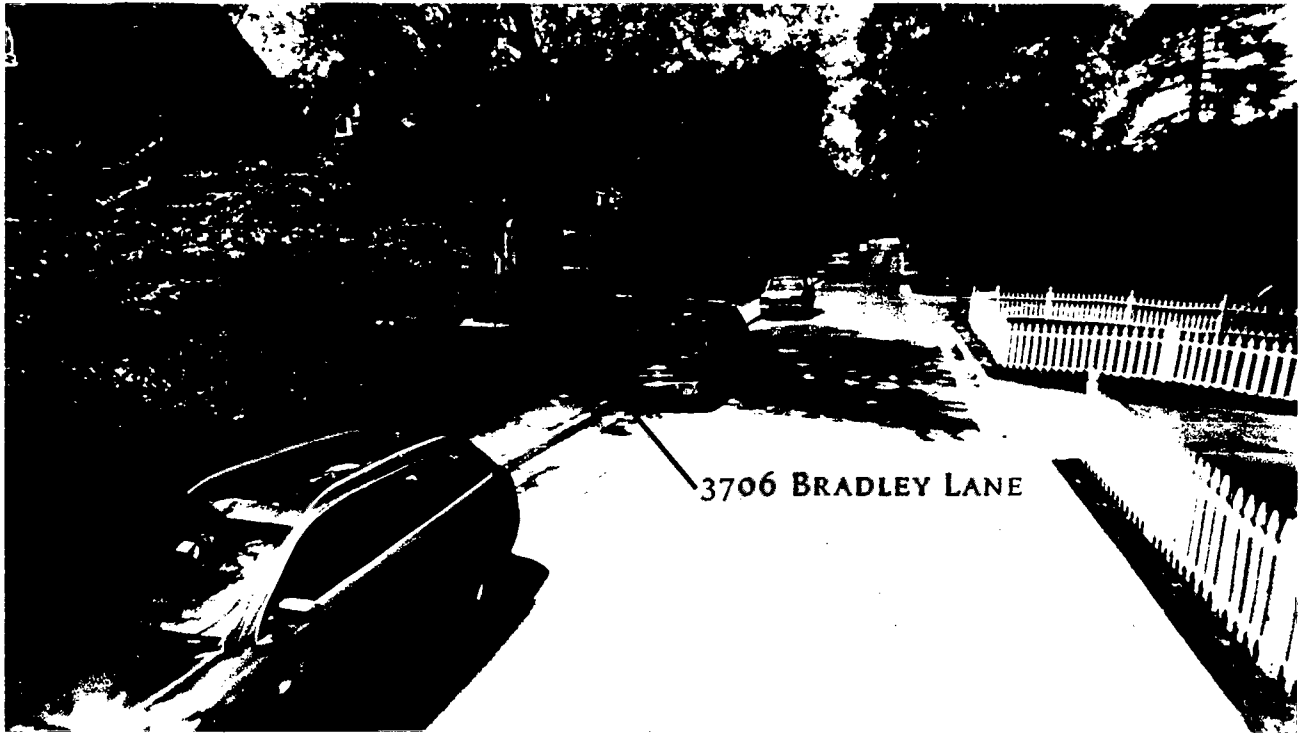
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
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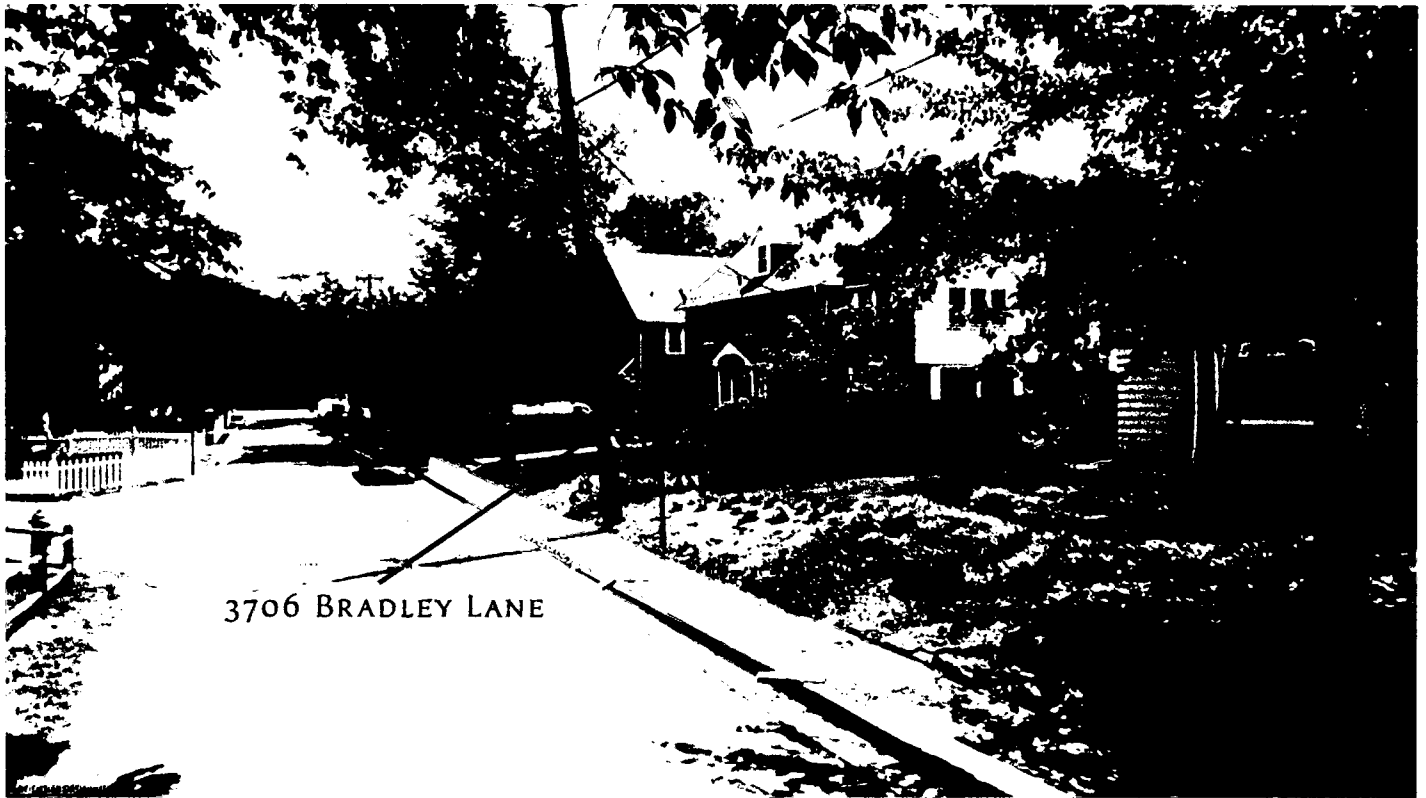


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BRADLEY LANE, LOOKING WEST TOWARDS GEORGIA STREET AND CONNECTICUT AVE



BRADLEY LANE, LOOKING EAST TOWARDS GEORGIA STREET AND BROOKVILLE ROAD

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
05.19.10



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