

ZEN MATRUX

7 Newland's Street
Cherry Chase Village M.D.



HISTORIC PRESERVATION COMMISSION

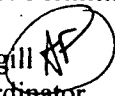
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 7/28/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #572296—retaining wall replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on July 27, 2011.

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: Paul and Robin Perito
Address: 7 Newlands 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROBIN PERITO

Daytime Phone No.: 301.986.1175

Tax Account No.: 00456981

Name of Property Owner: PAUL L. & ROBIN C. PERITO Daytime Phone No.: 301.986.1175

Address: 7 NEWLANDS ST. CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: CARLETTY ASSOCIATES Phone No.: 202.244.5004

Contractor Registration No. 69002115

Agent for Owner: MARC ULEP Daytime Phone No.: 202.489.7955

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: X Block: 54 Subdivision: _____

Liber: 3791 Folio: 860 Parcel: _____

* LOTS 15 & PARTS OF LOTS 1 & 14

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- REPLACE**
- 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: _____

1B. Construction cost estimate: \$ 10,000.

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 8 feet _____ inches MAXIMUM HEIGHT

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.

Robin Perito
Signature of owner or authorized agent

June 22, 2011
Date

Approved: _____
Signature: _____ Date: _____

Disapproved: _____ Signature: _____ Date: 7/28/11

Application/Permit No.: 572296 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

The replacement of an ~~existing~~ existing retaining wall on the property of homeowner. It is obscured by existing bushes and trees and its purpose is to prevent against soil erosion from homeowners property to adjacent property at 8 Oxford Street.

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

The project involves the replacement of a deteriorating retaining wall between homeowners property, 7 Newlands St. and neighbors at 8 Oxford Street. It is not visible to either property.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

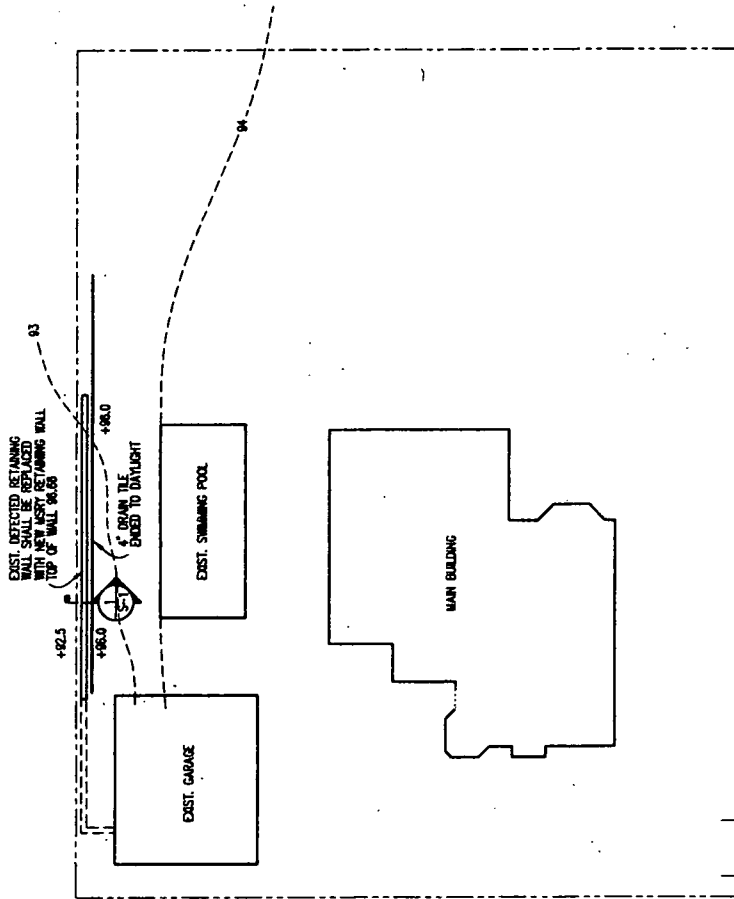
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARKING LABELS.



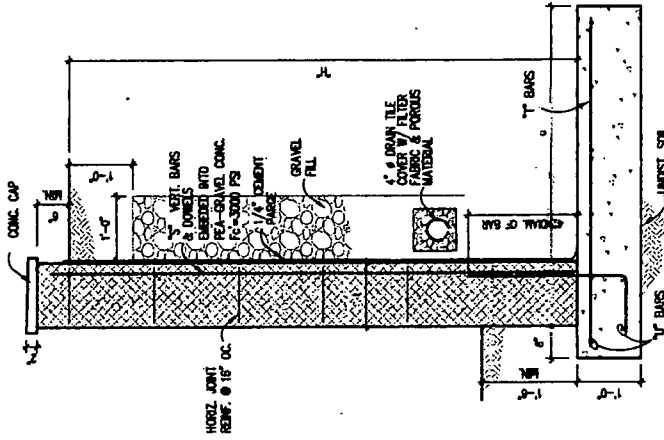
SITE PLAN
SCALE: 1/8" = 1'-0"

STRUCTURAL NOTES

1. SOIL VALUE = ASSUMED AT 2000 PSF
2. EQUIVALENT FLUID PRESSURE = 40 PSF
3. CONCRETE: F_c = 4000 PSI IN 28 DAYS
4. REINF. BARS SHALL BE GRADE 60
5. CONCRETE WEATHER SHALL BE TYPE "3"

SCOPE OF WORK

1. REMOVE THE DETERIORATED EXIST. WALL COMPLETELY.
2. BUILD THE NEW RETAINING WALL ACCORDINGLY.



1 TYP. RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"

MASTY RETAINING WALL SCHEDULE

RETAINING WALL HGT.	REINF.
1'-0" MIN. TO 1'-6" MAX.	1" S
1'-6" MIN. TO 2'-0" MAX.	1" S, 1" T
2'-0" MIN. TO 3'-0" MAX.	1" S, 1" T, 1" V
3'-0" MIN. TO 4'-0" MAX.	1" S, 1" T, 1" V, 1" W
4'-0" MIN. TO 5'-0" MAX.	1" S, 1" T, 1" V, 1" W, 1" X
5'-0" MIN. TO 6'-0" MAX.	1" S, 1" T, 1" V, 1" W, 1" X, 1" Y

STRUCTRON ENGINEERING
Consulting Engineers
4208 ASPEN HILL ROAD
ROCKVILLE, MD 20853
Tel (301)871-3104
Fax (301)460-8209



APPROVED
Newlands Engineering Co.
Newlands Project with G...
[Signature]
1/7/26/11

YARD RETAINING WALL

PERITO RESIDENCE
7 NEWLANDS STREET
CHEVY CHASE, MARYLAND 20015

PLAN & DETAIL

Date: 4-26-2011
Project No:
Drawn By: X.C.
Scale: AS NOTED

S-1

Buffon

From: Buffon <kc.buffon@verizon.net>
Sent: Friday, July 22, 2011 2:15 PM
To: 'MCP-Historic@mncppc-mc.org'
Subject: Paul and Robin Perito: request for permit (HPC Case No. 35/13-11V)

To the Maryland National Capital Park and Planning Commission

We are writing in strong support of the Peritos' request to replace a collapsed retaining wall at the rear of 7 Newlands St., Chevy Chase, MD. The historic permit request is on the agenda for the HPC meeting at 7:30 on Wednesday, July 27, 2011. The retaining wall separates our properties – it is at the rear of their property and at the rear of ours. Because of a difference in grade, the retaining wall is crucially necessary to prevent erosion from the Peritos' yard into our yard. The retaining wall is entirely unobtrusive on their side and fully screened by shrubbery on our side and therefore presents no aesthetic concerns. We urge you to approve the request.

Thank you.

Sincerely,

Kathleen & Charles Buffon

Kathleen and Charles Buffon

8 Oxford Street

Chevy Chase, MD 20815

301 654-1516

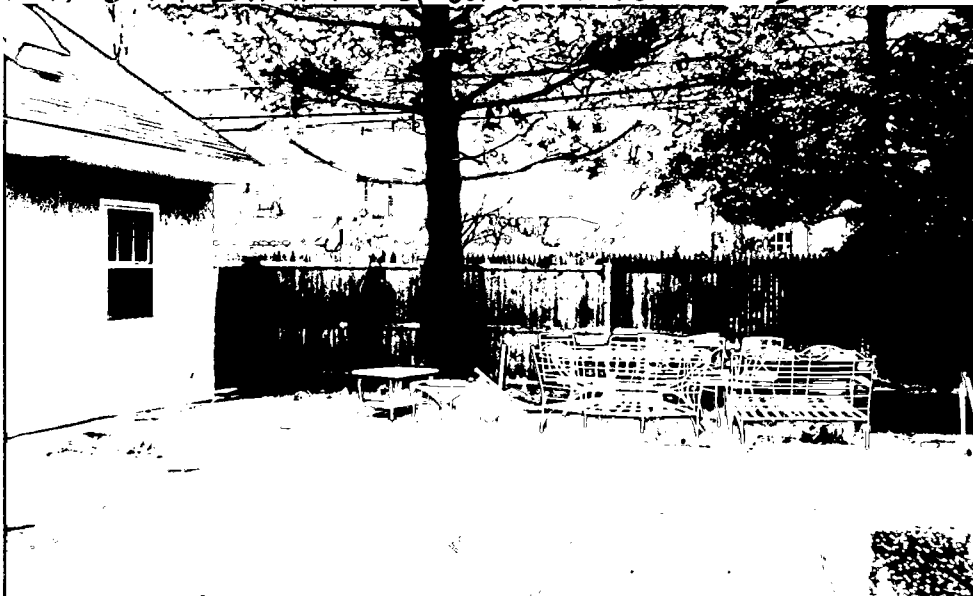




PHOTO OF HOMEOWNER'S PROPERTY WHERE WALL ON OTHER SIDE IS DETERIORATING THE MOST



HOMEOWNER'S PROPERTY AND FENCE BEHIND WHICH RETAINING WALL IS LOCATED.



7 NEWLANDS STREET - REAR FENCE BE -
HIND WHICH IS SITE OF MOST EXTREME DETER -
IORATION OF RETAINING WALL. PINE TREE
IS BEING REMOVED BY APECO.

(3)

(PERITO)

From: Marc Ulep <mkulep@gmail.com>
Subject: Perito Residence
Date: June 16, 2011 12:37:22 PM EDT
To: robin perito <rcperito@verizon.net>
▶ 1 Attachment, 7.1 MB

EMAIL FROM HOMEOWNER AGENT,
MARC ULEP THAT MONTGOMERY
COUNTY HAS APPROVED DRAWINGS
BUT WILL NOT RELEASE...

Robin,

Here is the wall file, Montgomery County has approved the drawing, but will not release it until HPC and CCV requirements are met. If you have any questions please feel free to contact me.

Thanks,
Marc

┆

ZIP

Wall.zip (7.1 MB)



BOTH PHOTOS OF NEIGHBORS (8 OXFORD STREET)
SHOWING SHEWBERT & DETERIORATING WALL.

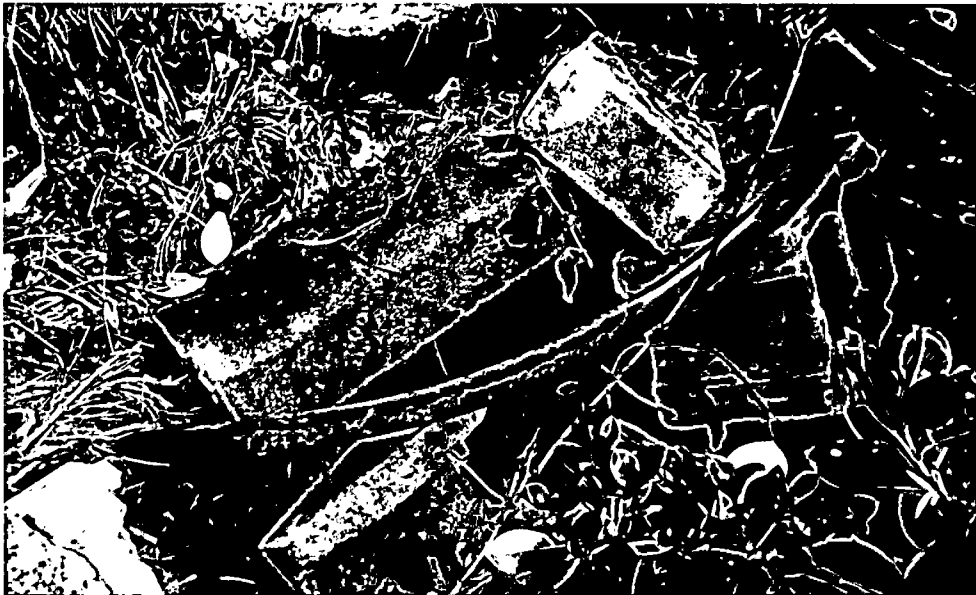


①

(PERITO)



HOMEOWNER'S WOODEN FENCE, OBSCURING
RETAINING WALL ON OTHERSIDE AT BOXWOOD ST.



VIEW FROM NEIGHBOR'S (BUFFON) YARD AT
PROPERTY LINE SHOWING DETERIORATION
OF RETAINING WALL.

(2)

(AERITO)

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7 Newlands Street, Chevy Chase	Meeting Date:	7/27/11
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	7/20/11
Applicant:	Paul and Robin Perito	Public Notice:	6/13/11
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-11V	Staff:	Anne Fothergill
Proposal:	Retaining wall replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival Four Square
DATE: 1908

PROPOSAL

The applicants are proposing to replace a deteriorated retaining wall at the rear of their property behind the existing privacy fence, garage and swimming pool. The 59' long parged block wall will be 5'3" from the bottom of the footing to the top of the cap with approximately 2 ½' of the wall above ground (same dimensions as the existing wall).

APPLICABLE GUIDELINES

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

- (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.)

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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBIN PERITO

Daytime Phone No.: 301.986.1175

Tax Account No.: 00456981

Name of Property Owner: PAUL L. & ROBIN C. PERITO Daytime Phone No.: 301.986.1175

Address: 7 NEWLANDS ST. CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: CARL PETTY ASSOCIATES Phone No.: 202.244.5004

Contractor Registration No. 69002115

Agent for Owner: MARC ULEP Daytime Phone No.: 202.489.7955

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: * Block: 54 Subdivision: _____

Liber: 3791 Folio: 860 Parcel: _____

* LOTS 15 & PARTS OF LOTS 1 & 14

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1B. Construction cost estimate: \$ 10,000.

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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.

Robin Perito
Signature of owner or authorized agent

June 22, 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 572296 Date Filed: _____ Date Issued: _____

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ABUTTING & CONFRONTING NEIGHBORS

MR. & MRS. PAUL PERITO
7 NEWLANDS STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. & Mrs. Byron E. Anderson Or Current Resident 5 Newlands Street Chevy Chase, MD 20815	Ms. Barbara Cuttriss Or Current Resident 11 Newlands Street Chevy Chase, MD 20815
Mr. and Mrs. Frank Saul Or Current Resident 14 Newlands Street Chevy Chase, MD 20815	Mr. & Mrs. Edward Symes III Or Current Resident 10 Newlands Street Chevy Chase, MD 20815
Mr. Peter J. Sharfman Ms. Bettina Silber Or Current Resident 10 Oxford Street Chevy Chase, MD 20815	Mr. & Mrs. Charles E. Buffon Or Current Resident 8 Oxford Street Chevy Chase, MD 20815

#7 Newlands

Plat of Survey
Lot 15 & Parts of Lots 1 & 14 - Block 54
SECTION 2 - CHEVY CHASE
Montgomery County
Maryland

Date April 11, 1978

Case _____

SURVEYOR'S CERTIFICATE

We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record.

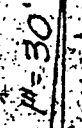
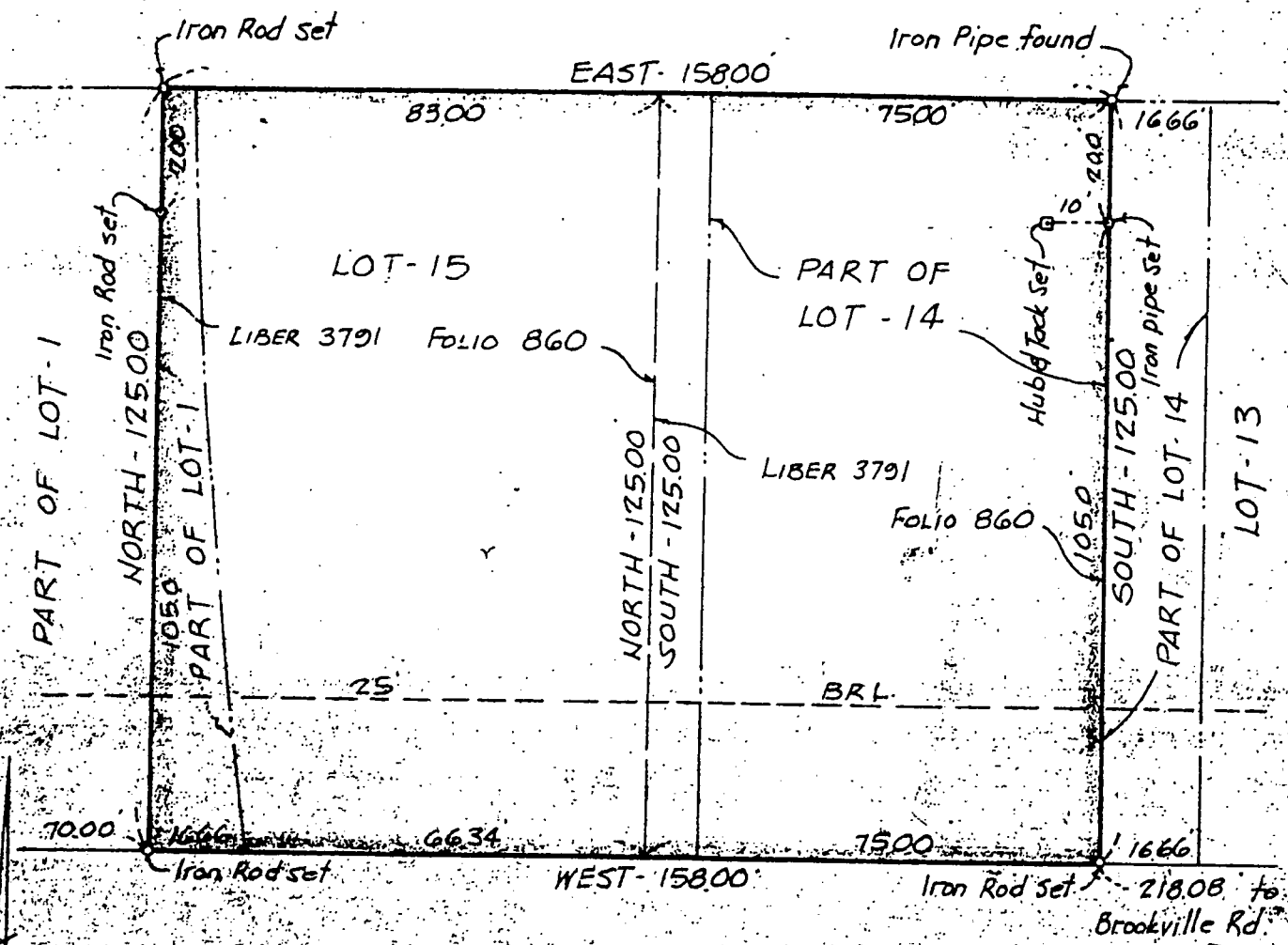
Plat Book 2

Plat 106

WORTHINGTON & ASSOCIATES, INC.

• Land Surveyors •
Rockville, Maryland

J. P. Worthington, Jr.
J. P. Worthington, Jr.
Maryland Reg. No. 5135



NEWLANDS STREET

NOTE:

No property corners have been set by this survey unless otherwise noted

File No. 78-410

6

Building Location Plat
Lot 24 Block 54
Section 2
CHEVY CHASE
Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

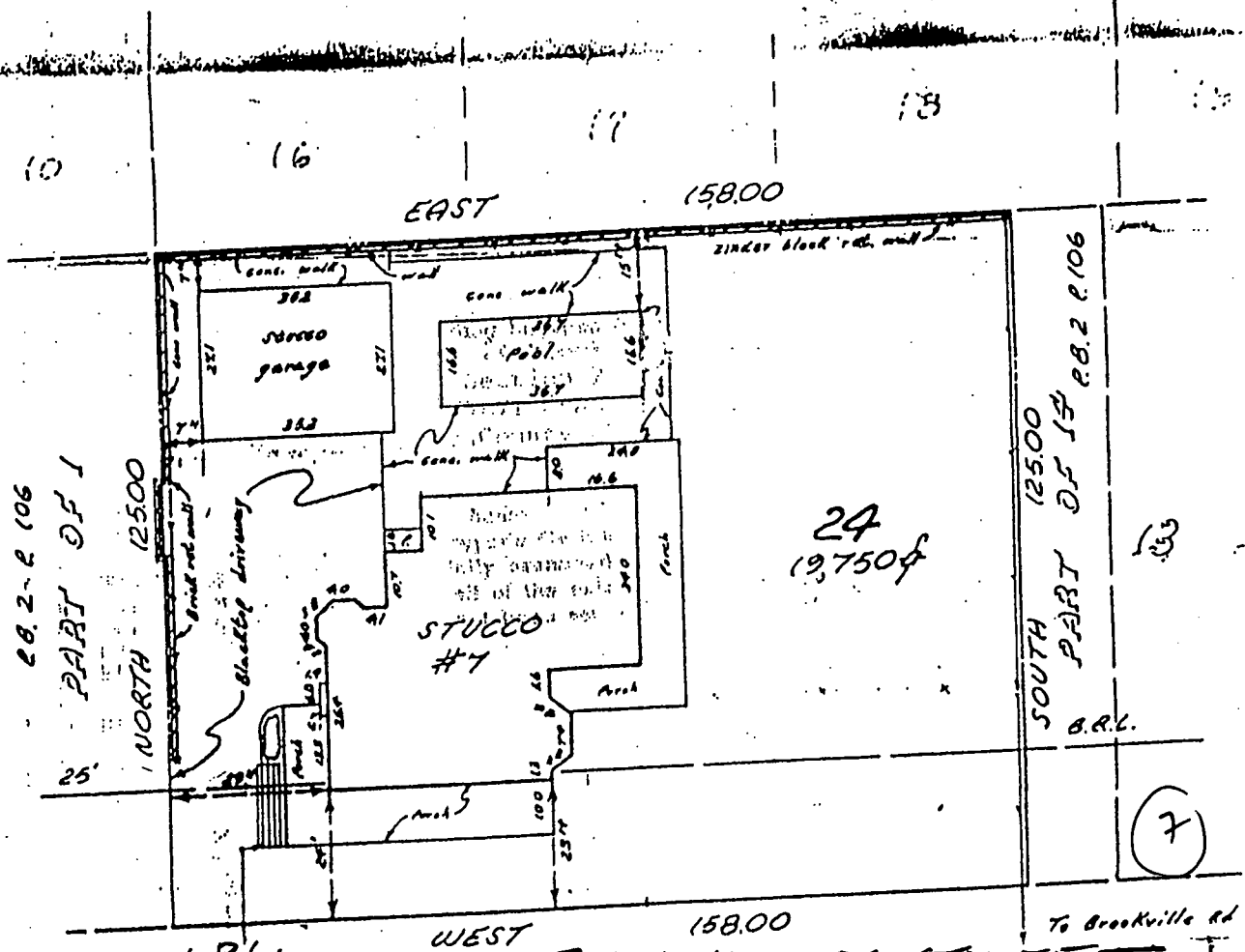
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

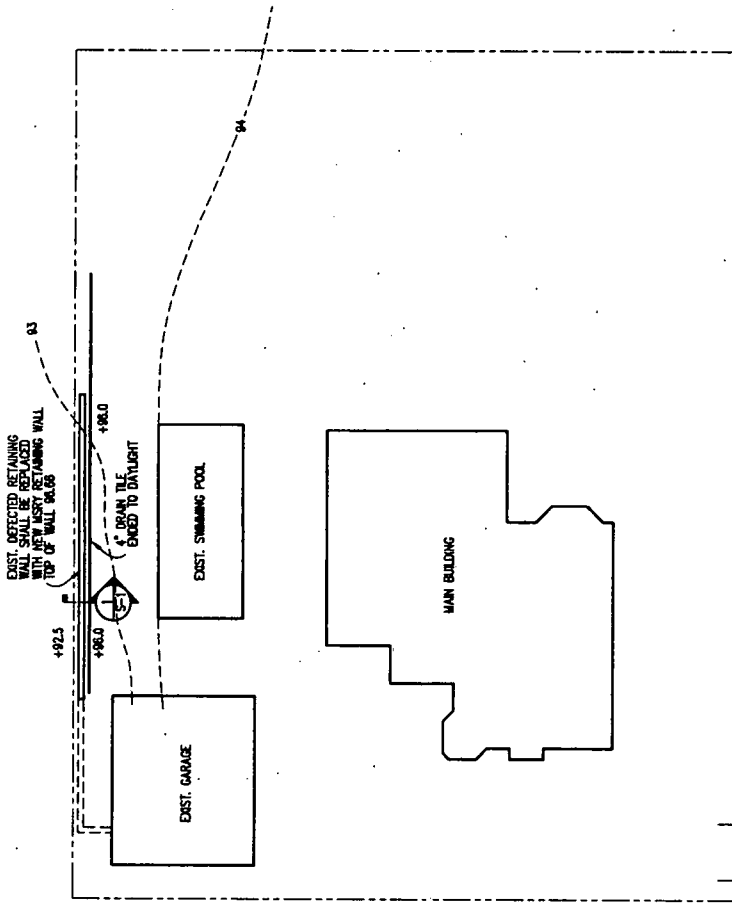
Date: June 18, 1987

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 888-3110

Plat Book 104
Plat No. 11937

By James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3884





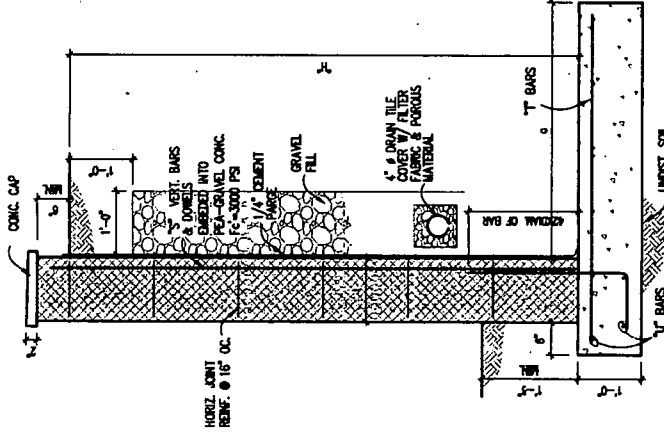
SITE PLAN
SCALE: 1/16" = 1'-0"

STRUCTURAL NOTES

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2. EQUIVALENT FLUID PRESSURE = 40 PCF
3. CONCRETE: FC = 4000 PSF IN 28 DAYS
4. REINF. BARS SHALL BE GRADE 60
5. CEMENT MORTAR SHALL BE TYPE "S"

SCOPE OF WORK

1. REMOVE THE DETERIORATED EXIST. WALL COMPLETELY.
2. BUILD THE NEW RETAINING WALL ACCORDINGLY.



1. TYP. RETAINING WALL DETAIL
SCALE: 3/4" = 1'-0"

MSRY RETAINING WALL SCHEDULE

RETAINING WALL DIA.	REINF.	1"	2"	3"	4"	5"	6"	7"	8"	9"	10"	11"	12"
12"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
14"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
16"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
18"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
20"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
22"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
24"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
26"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
28"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
30"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
32"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
34"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
36"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
38"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
40"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
42"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
44"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
46"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
48"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
50"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
52"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
54"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
56"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
58"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
60"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"

STRUCTURON ENGINEERING
Consulting Engineers
4208 ASPEN HILL ROAD
ROCKVILLE MD 20853
Tel (301)871-3104
Fax (301)460-9209



YARD RETAINING WALL
PERITO RESIDENCE
7 NEWLANDS STREET
CHEVY CHASE, MARYLAND 20015
PLAN & DETAIL

Date: 4-26-2011
Project No:
Drawn By: X.C.
Scale: AS NOTED

S-1

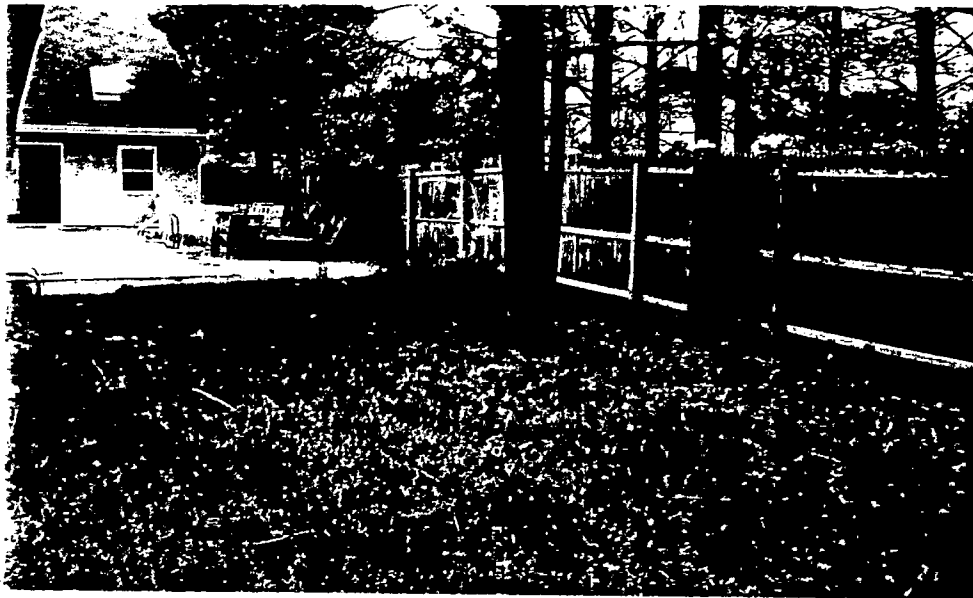
8



BOTH PHOTOS OF NEIGHBORS (8 OXFORD STREET)
SHOWING SIBEWYBERT & DETERIORATING WALL.



(1)
(PERITO) (9)



HOMEOWNERS WOODEN FENCE, OBSCURING
RETAINING WALL ON OTHERSIDE AT BACKYARD.



VIEW FROM NEIGHBOR'S (BUFFON) YARD AT
PROPERTY LINE SHOWING DETERIORATION
OF RETAINING WALL.

(10)

(2)

(PERITZ)

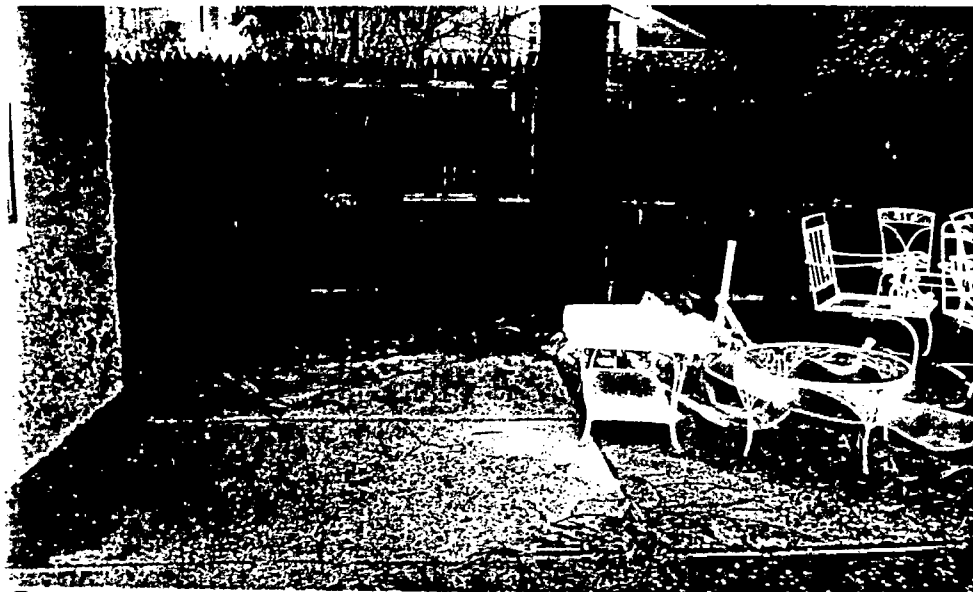
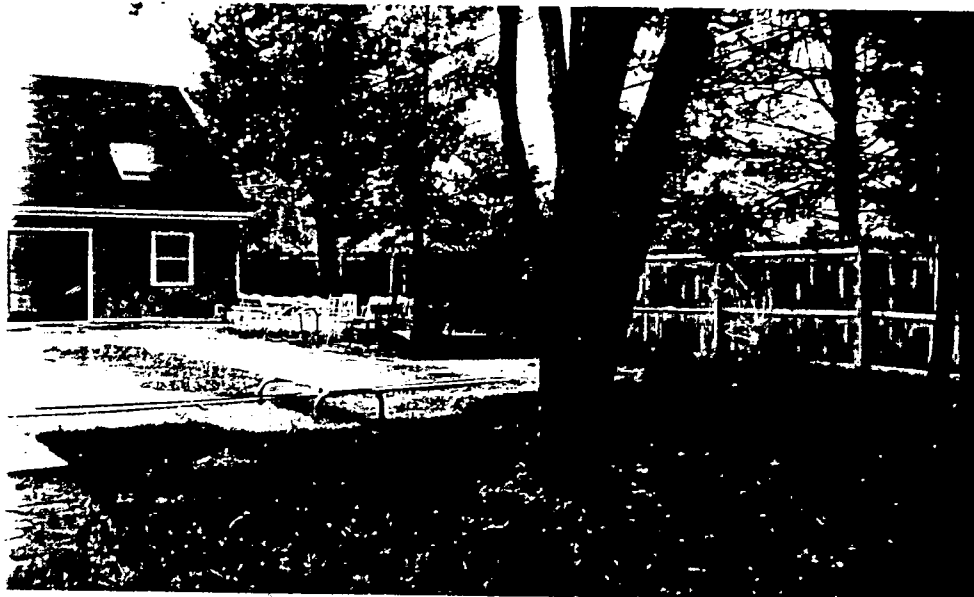
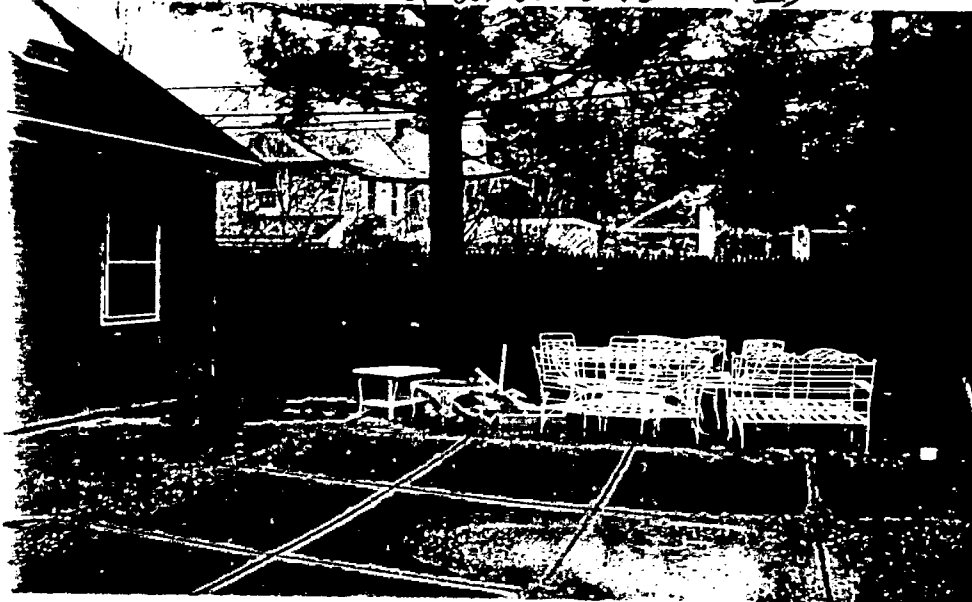


PHOTO OF HOMEOWNER'S PROPERTY WHERE WALL ON OTHER SIDE IS DETERIORATING THE MOST



HOMEOWNER'S PROPERTY AND FENCE BEHIND WHICH RETAINING WALL IS LOCATED.



7 NEWLANDS STREET - REAR FENCE BEHIND WHICH IS SITE OF MOST EXTREME DETERIORATION OF RETAINING WALL. PINE TREE IS BEING REMOVED BY OWNER

(11)

(3)

(REMOVED)

From: Marc Ulep <mkulep@gmail.com>
Subject: **Perito Residence**
Date: June 16, 2011 12:37:22 PM EDT
To: robin perito <rcperito@verizon.net>
1 Attachment, 7.1 MB

EMAIL FROM HOMEOWNER AGENT,
MARC ULEP THAT MONTGOMERY
COUNTY HAS APPROVED DRAWINGS
BUT WILL NOT RELEASE...

Robin,

Here is the wall file, Montgomery County has approved the drawing, but will not release it until HPC and CCV requirements are met. If you have any questions please feel free to contact me.

Thanks,
Marc

Wall.zip (7.1 MB)

7 Newlands



7 Newlands



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