

OK

Staff Item
Anne Fothergill
June 22, 2011 HPC meeting

The owners of 28 Hesketh Street recently installed two lampposts in front of their house. They found out they need to get approval from Chevy Chase Village (CCV) for this change and CCV wants the HPC to review this before they do. The owners have an approved HAWP and would like to add this installation as a minor revision to their approved site plan. Photos and revised site plan are below.

before



after





PERMIT IS REQUIRED

MONTGOMERY COUNTY EXECUTIVE REGULATION 24-04 THE FINAL INSPECTION MUST BE REQUESTED AND APPROVED BEFORE A BUILDING (OR PORTION THEREOF) IS USED OR OCCUPIED

PARTS OF LOTS 10 & 11 - BLOCK 24, SECTION NO. 2, HEVY CHASE TOTAL AREA: 7,500 SF

NOTE THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRIC PERMIT TO DO ANY ELECTRICAL WORK.

EXISTING FISH ROAD TO BE REMOVED. GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION.

CHANGES OR MODIFICATIONS TO THESE PLANS MAY REQUIRE RESUBMITTAL WITH ADDITIONAL PERMIT FEES. NO CHANGES SHALL BE MADE TO THE APPROVED SET OF CONSTRUCTION PLANS.

ELECTRICAL WIRING MUST CONFORM TO THE 2011 NATIONAL ELECTRICAL CODE AND COUNTY AMENDMENTS

COMPLIANCE WITH IECC ENERGY EFFICIENCY SHALL BE AS NOTED

PRELIMINARY PACKAGE WORKSHEET

RECHECK COMPLIANCE REPORT

TOTAL BA ALTERNATIVE

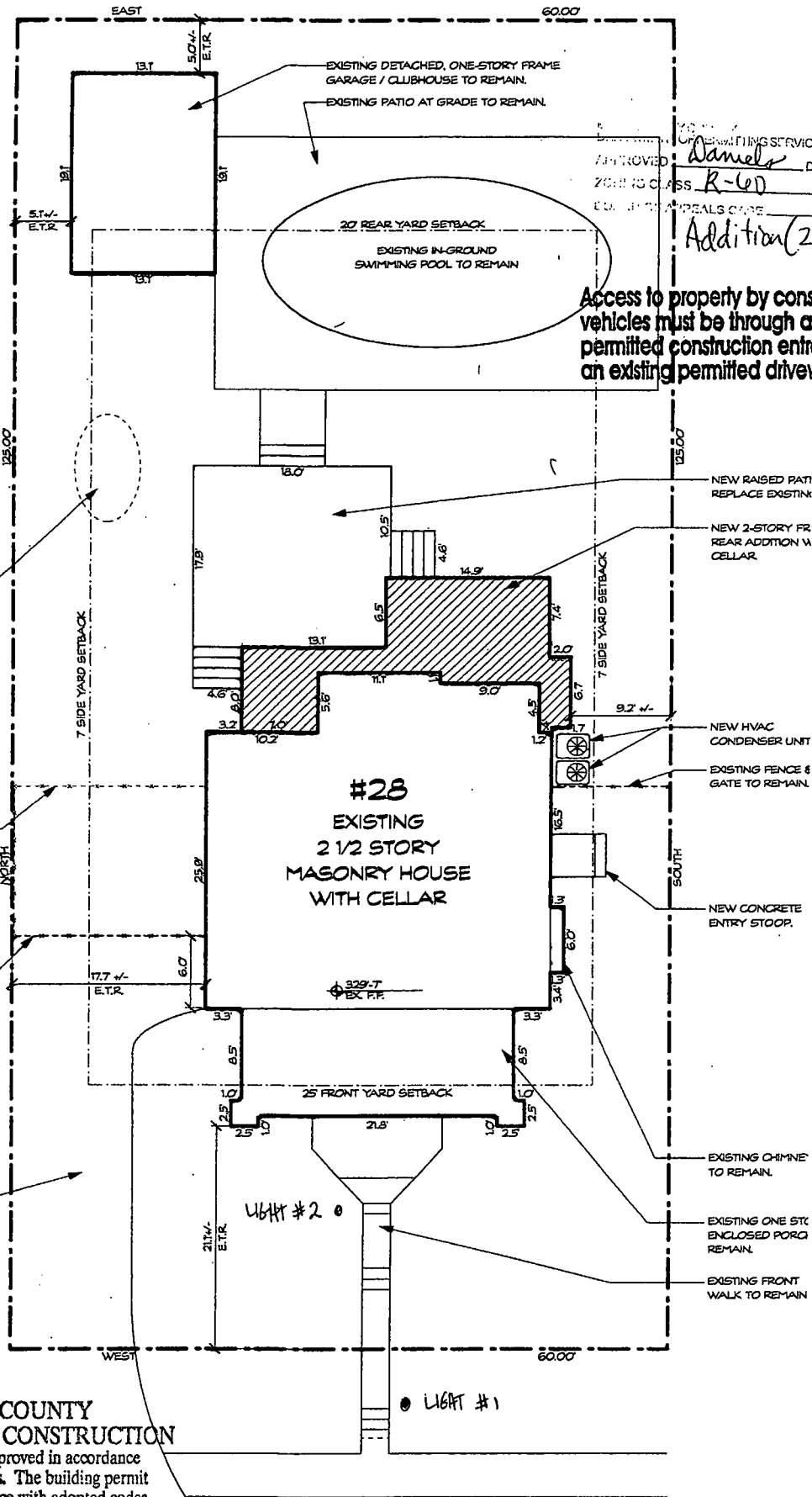
EXISTING ASPHALT DRIVE

N#, Refers To The Corresponding Item On The "Residential Code Notes" Attached To The Front Of These Plans

MONTGOMERY COUNTY DIVISION OF BUILDING CONSTRUCTION

These plans are conditionally approved in accordance with any correction notes on plans. The building permit is license to construct in accordance with adopted codes and does not waive any code requirements not noted during plan review. Issuance of permit does not prevent field inspectors from ordering corrections to meet codes when issues are noted during inspections.

Approvals: Arch. 2/27/10 Life Safety Struct. 4/27/10 Mech. X Elec. X Permit Number: 537533



Access to property by cars vehicles must be through a permitted construction entrance an existing permitted driveway

APPROVED Daniel C. ZONING CLASS R-60 SPECIALS CODE Addition 2

NEW RAISED PATI REPLACE EXISTING NEW 2-STORY REAR ADDITION W CELLAR

NEW HVAC CONDENSER UNIT EXISTING FENCE & GATE TO REMAIN

NEW CONCRETE ENTRY STOOP

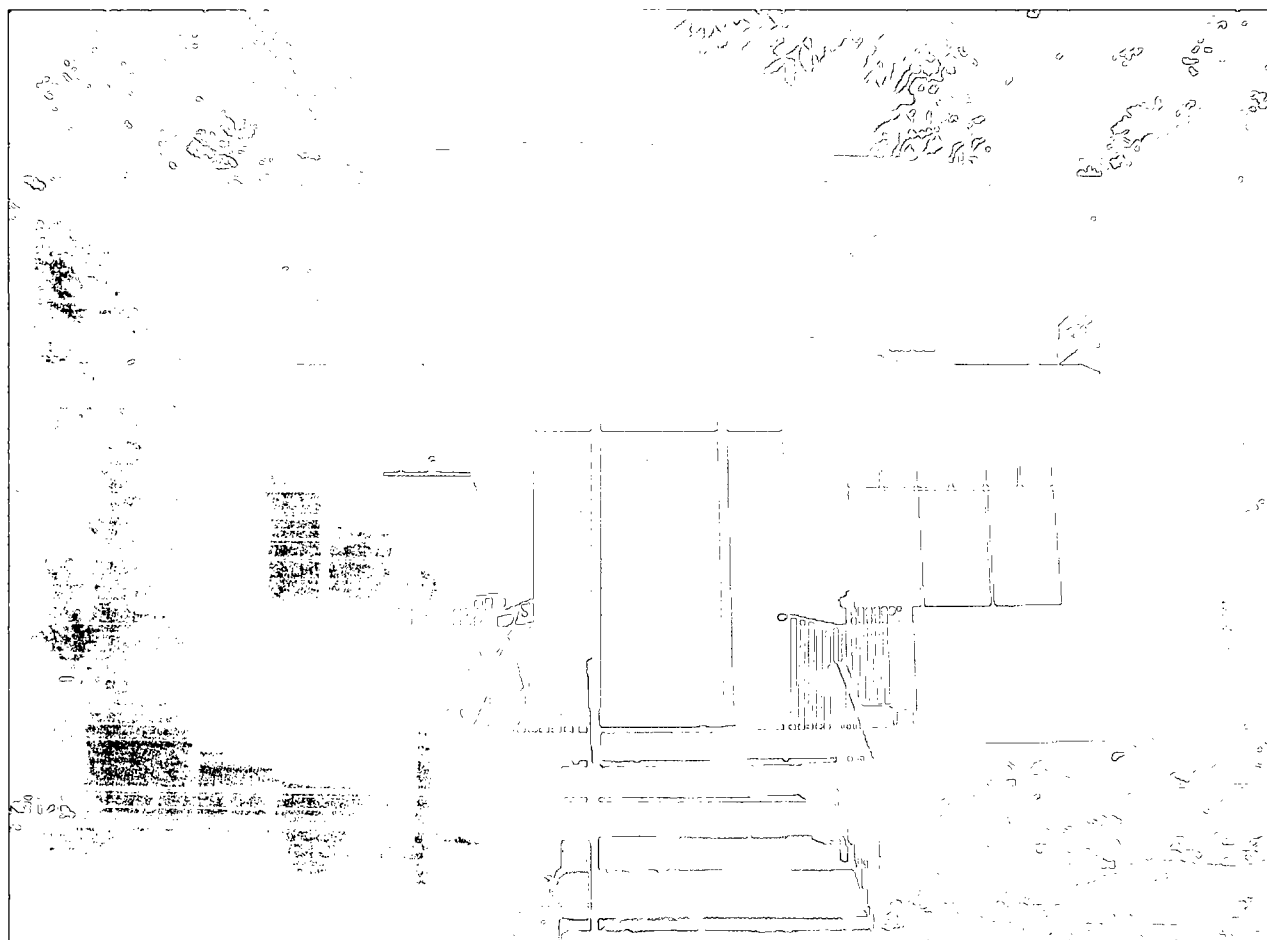
EXISTING CHIMNEY TO REMAIN

EXISTING ONE STY ENCLOSED PORCH REMAIN

EXISTING FRONT WALK TO REMAIN

HESKETH STREET

5.21.10 1/2010







HISTORIC PRESERVATION COMMISSION

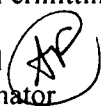
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 8/18/11

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 #574854—tree removal

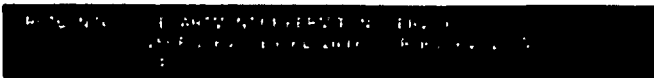
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on August 17, 2011.

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: Christopher Sperl and Christopher Erckert
Address: 28 Hesketh 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: CHRISTOPHER SPERL
Daytime Phone No.: 202.441.0053

Tax Account No.: _____
Name of Property Owner: CHRISTOPHER SPERL + CHRISTOPHER ERCKERT Daytime Phone No.: _____
Address: 28 HESKETH STREET CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28 Street: HESKETH STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 9810 Block: 24 Subdivision: SECTION 2 #2 - CHEVY CHASE
Liber: 4173 Folio: 710 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: TREE REMOVAL

1B. Construction cost estimate: \$ _____

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 _____ feet _____ inches
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.

[Signature] _____ July 20, 2011
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 8/18/11
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

A/P # 574854

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	28 Hesketh Street, Chevy Chase	Meeting Date:	8/17/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/10/11
Applicant:	Christopher Sperl and Christopher Erckert	Public Notice:	8/3/11
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-11X	Staff:	Anne Fothergill
Proposal:	Tree removal		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1926

PROPOSAL

The applicants are proposing to remove one damaged 16 ½" holly and one unhealthy 10 ½" juniper tree. They will plan two 2 ½" caliper deciduous hardwood replacement trees on their property.

Chevy Chase Village has approved this tree removal.

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

- (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.)

STAFF RECOMMENDATION

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

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
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House Number: 28 Street: HESKETH STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 9 & 10 Block: 24 Subdivision: SECTION # 2 - CHEVY CHASE
Liber: 4173 Folio: 710 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>TREE REMOVAL</u> | | | |
- 1B. Construction cost estimate: \$ _____
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 _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

[Signature] _____ Date: July 20, 2011
Signature of owner or authorized agent Date

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

A/P # 574854

MAILING LIST FOR APPEAL A-1865

**MR. CHRISTOPHER SPERL
MR. CHRISTOPHER ERCKERT
28 HESKETH STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Ms. Kristen Donoghue & Mr. Jonathan D. Hacker Or Current Resident 30 Hesketh Street Chevy Chase, MD 20815	Ms. Louisa J. Bullard Or Current Resident 29 Hesketh Street Chevy Chase, MD 20815
Ms. Grace H. Spring Or Current Resident 27 Hesketh Street Chevy Chase, MD 20815	Mr. & Mrs. Martin J. Weinstein Or Current Resident 25 Hesketh Street Chevy Chase, MD 20815
Ms. Mary Frances Pearson & Mr. Joseph G. Howe, III Or Current Resident 26 Hesketh Street Chevy Chase, MD 20815	Mr. & Mrs. Michael F. Kelleher Or Current Resident 25 Grafton Street Chevy Chase, MD 20185
Ms. Margaret Thomson <i>AMY</i> Or Current Resident <i>ZANTZINGER</i> 23 Grafton Street Chevy Chase, MD 20815	

I hereby certify that a public notice was mailed to the aforementioned property owners on the 3rd day of December, 2010.

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

28 Hesketh

House Location Plat
Parts of Lots 9 & 10 - Block 24
SECTION NO. 2 - CHEVY CHASE
Montgomery County
Maryland

Date September 6, 1973

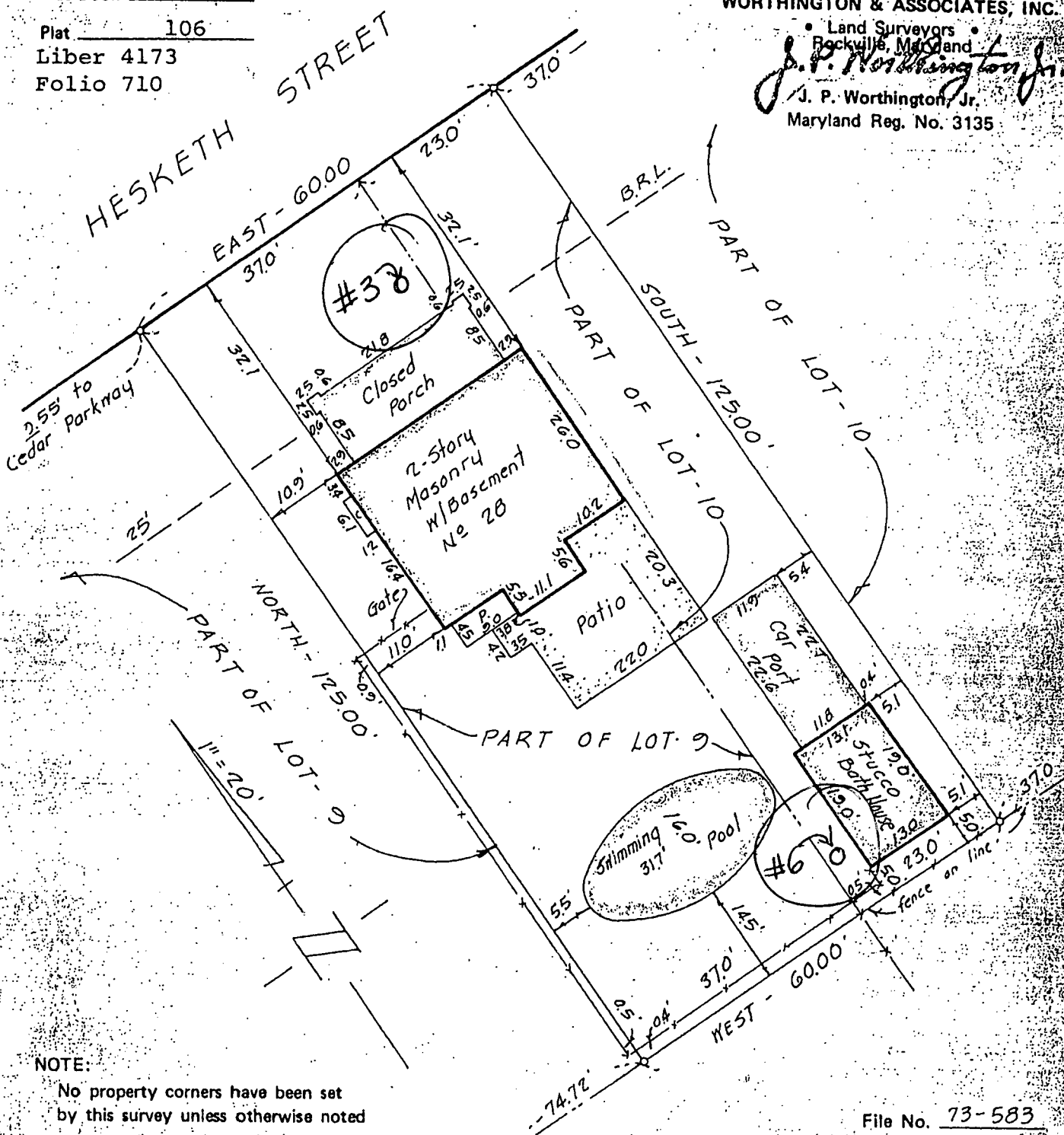
Case No. 6597-73

SURVEYOR'S CERTIFICATE

We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements shown hereon by transit-tape survey and; that there are no encroachments either way across property lines other than shown.

Plat Book 2
Plat 106
Liber 4173
Folio 710

WORTHINGTON & ASSOCIATES, INC.
Land Surveyors
Rockville, Maryland
J. P. Worthington, Jr.
J. P. Worthington, Jr.
Maryland Reg. No. 3135



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

File No. 73-583

In accordance with Montgomery County Zoning Ordinance, all above ground gas vents, condensing units, and fuel tanks must comply with the following setback distances:

Page 20 Side 1 Rear 15

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NOTE
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ANY ELECTRICAL WORK
AS SEPARATE ELECTRIC
BY ELECTRICAL WORK

EXISTING FISH
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REMOVED

AL STRUCTURAL
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T TO FURTHER
OF CONSTRUCTION

RECONSTRUCTION TO
AND MAY REQUIRE
AL WITH ADDITIONAL
PER. NO CHANGES
ARE TO THE APPROVES
REVALUATION FEE.

EXISTING FENCE
TO BE REMOVED

ING MUST CONFORM TO
NATIONAL ELECTRICAL
COUNTY AMENDMENTS

NEW FENCE TO
BE 4' HIGH, MAX.

FRAMES MUST
BE AS SHOWN

FRAMES MUST
BE AS SHOWN

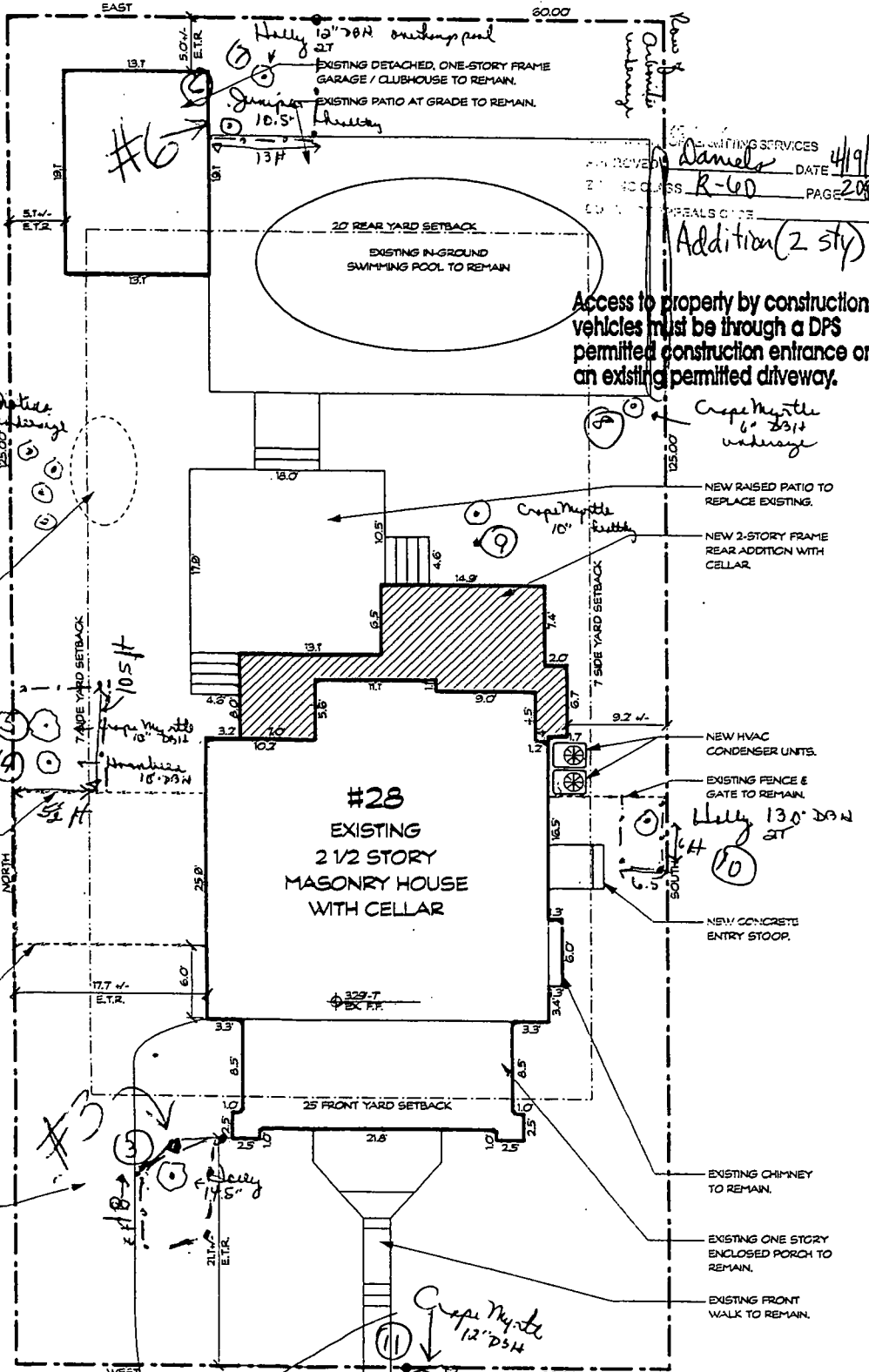
FRAMES MUST
BE AS SHOWN

FRAMES MUST
BE AS SHOWN

EXISTING
ASPHALT DRIVE

Corresponding
nial Code Notes"
Of These Plans

MONTGOMERY COUNTY
N OF BUILDING CONSTRUCTION
Plans are conditionally approved in accordance



RECEIVED
DATE 4/9/10
PAGE 208/209
APPROVALS
ADDITION (2 STY)

Access to property by construction vehicles must be through a DPS permitted construction entrance or an existing permitted driveway.

Cape Myrtle
6' 3/4\"/>

NEW RAISED PATIO TO REPLACE EXISTING.
NEW 2-STORY FRAME REAR ADDITION WITH CELLAR.

NEW HVAC CONDENSER UNITS.

EXISTING FENCE & GATE TO REMAIN.

NEW CONCRETE ENTRY STOOP.

EXISTING CHIMNEY TO REMAIN.

EXISTING ONE STORY ENCLOSED PORCH TO REMAIN.

EXISTING FRONT WALK TO REMAIN.

DA

1 April

© 201

VICIN

6

Chevy Chase Village
~~Tree Removal Permit Application~~

Tree Removal Plans

Tree #3

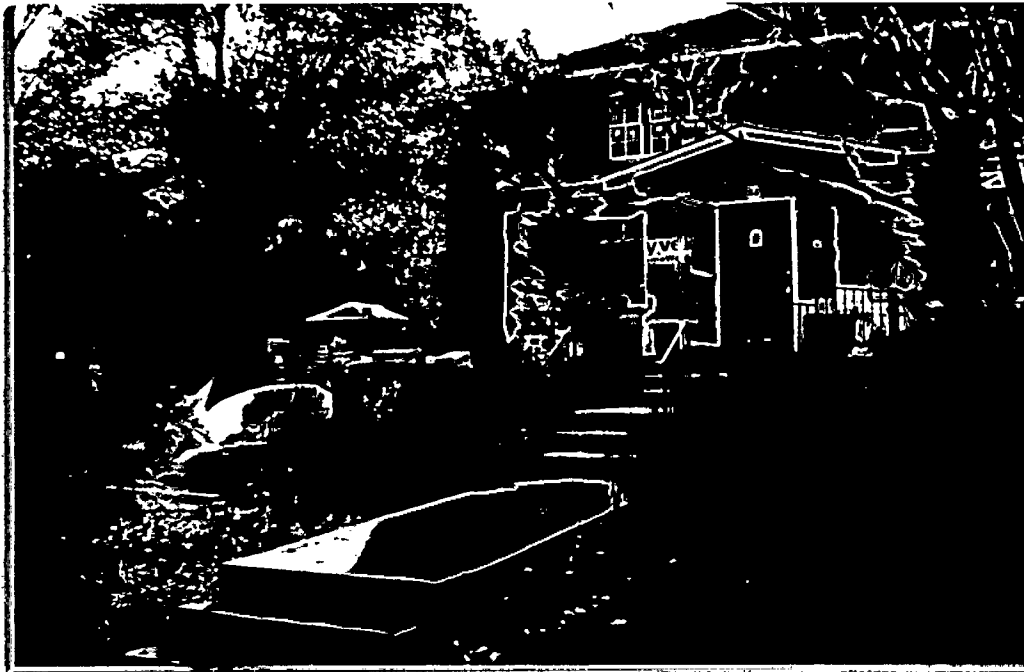
Tree #3 (Holly) on the Tree Protection Plan has had significant damage during last year's snowstorm. Additionally, the top of the tree broke off and landed on the enclosed front porch, which constitutes a hazard to the safety of persons and to our home. Tree #9 on the plan is a Crepe Myrtle that was to be removed to build our addition. It has been on all of the plans that have been submitted and have been approved. That tree currently is being stored offsite by a licensed arborist.

We would propose removing Tree #3 and having Tree #9 or a similar crepe myrtle replanted in its place. We met with an arborist from Bartlett Tree Experts that told us that Tree #3 was damaged, could be removed, and a tree could be planted in the exact location.

Tree #6

Tree #6 (Juniper) is too close to the garage and is dying. As a result, it constitutes a hazard to the garage and to persons. We propose to remove that tree and plant another at a safer distance from the garage.

28 Hesketh Street



View of Holly tree between house and driveway



View of driveway and Holly tree at right



Juniper tree in rear yard abutting garage

CHEVY CHASE
VILLAGE
ESTABLISHED 1890

December 14, 2010

Mr. Christopher Sperl & Mr. Christopher Erckert
28 Hesketh Street
Chevy Chase, MD 20815

Dear Mr. Sperl & Mr. Erckert:

As you are aware, yesterday evening the Chevy Chase Village Board of Managers heard your tree removal appeal to remove a 10.5" Juniper and a 16.5" Holly at 28 Hesketh Street. The Board directed Counsel to draft a decision approving your requests.

The Board directed Counsel to draft a decision approving your request with the condition that you reforest with two deciduous hardwood trees that are 2 ½ -inch caliper diameter at the time of installation and will reach a mature height of at least 45 feet. Enclosed is a copy of the Village Reforestation Guidelines which lists some of the tree that meet the criteria.

The Chevy Chase Village Tree Removal Permit will not be issued until you have obtained a Historic Area Work Permit (HAWP) from the Historic Preservation Commission and a copy of the permit is presented to the Village office. No work is permitted on the removal of the tree 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,

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village

enclosure

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

28 Henketh



(11)