

16 E. Melrose Street, Chevy Chase
3513-0700



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 8/16/2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #461023, fence replacement

The Montgomery County Historic Preservation Commission (IIPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the August 15, 2007 meeting.

- 1. Detail of the proposed gates will be shown to staff prior to approval.*
- 2. The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*

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: Emily Miller

Address: 16 East Melrose St, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mark Rasevic

Daytime Phone No.: 301-343-5563

Tax Account No.: 00457872

Name of Property Owner: Emily Miller / 16 E. Melrose St. LLC Daytime Phone No.: 301-654-1194

Address: 16 E. Melrose St. Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: Rasevic Landscape Company Phone No.: 301-951-1244

Contractor Registration No.: _____

Agent for Owner: Mark Rasevic Daytime Phone No.: 301-343-5563

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: E. Melrose

Town/City: Chevy Chase Nearest Cross Street: Brookville Road

Lot: P15 Block: 44 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: _____

1B. Construction cost estimate: \$ 30,860

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 4' feet 0" 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 → both

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.

Mark Rasevic (Mark A Rasevic) 3/22/07
Signature of owner or authorized agent Date

Approved For Chairperson, Historic Preservation Commission
Disapproved Signature [Signature] Date: 8/16/07
Application Permit No. _____ Date _____ 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:

*- existing 4' chain link fence with
concrete hedge*

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

*- we are proposing to remove the existing
fence and install a new 4' tall
wood fence (2x2 pyramid point cedar
pickets hung on 2x4 cedar rails on 6x6
pine posts, all stainless steel hardware); painted white
- this is similar to many fence styles in the village of Cherry Oak
- hedge will be removed as
well + replaced w/
low hedge in future*

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

- see attached Exhibits 'A' + 'B' + 'C'

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 6 1/2" x 11" paper are preferred.

- a. 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
- b. 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

- see attached proposal - Exhibits 'D' + 'E'

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

- see exhibits 'F' - 'L'

- a. 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.
- b. 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

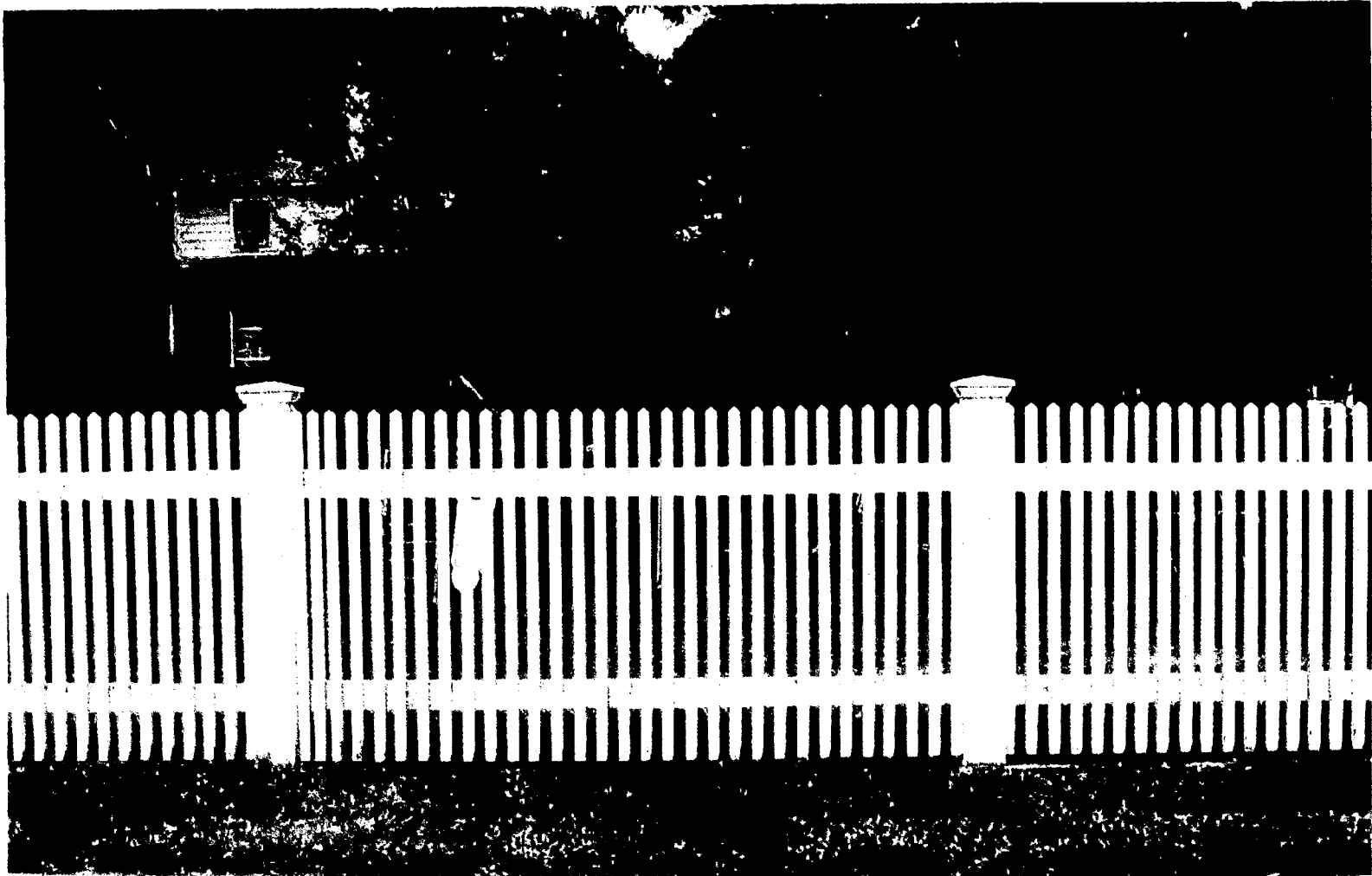
- see exhibit M

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 MAILING LABELS.



APPROVED
Montgomery County
Historic Preservation Commission
John R. [unclear] 7/12/07

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

Proposed Fence style

Exhibit C

Exhibit 'D'

RASEVIC LANDSCAPE COMPANY

5200 River Road, Building Six, Bethesda, MD 20816
phone: 301/951-1244 fax: 301/951-9458 e-mail: gardens@rasevic.com www.rasevic.com

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

Proposal

#1429

Emily Miller
16 E. Melrose St.
Chevy Chase, MD 20815

August 8, 2006

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

I. Scope:

a. Fence

- i. Perform boundary survey to set property corners and one point-on-line on each property line.
- ii. Remove existing fence along front, left and rear property lines.
- iii. Install 375 feet of 48" tall picket fencing (2x2 pyramid point cedar pickets and 2x4 cedar rails on 6x6 pine posts; all stainless steel hardware).
- iv. Install 1 single gate in rear near garage and 1 double gate at front lead walk.
- v. Paint fence (1 coat of primer, 2 coats of paint).
- vi. Cost: \$30,860

II. Cost Summary & Draw Schedule:

- a. Total project cost is \$30,860.
- b. Payment of \$9,860 is due with accepted proposal.
- c. Payment of \$21,000 is due upon completion of project.

III. Clarifications:

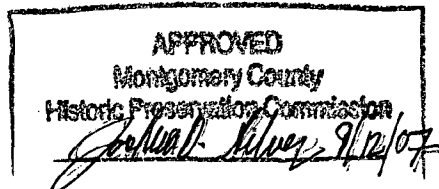
- a. This proposal is valid for 30 days.
- b. Rasevic Landscape Company to secure permits from Montgomery County and the Village of Chevy Chase.
- c. Rasevic Landscape Company is not liable for damage to private underground utilities including, but not limited to, landscape lighting, irrigation systems, storm drain lines, invisible fences, pool equipment lines and privately-installed electric lines. Repairs to such items will be made upon authorization from the owner, at additional cost. Public utilities will be marked by Miss Utility.

Submitted by:

Mark A. Rasevic 8/8/2006
President
Rasevic Landscape Company

Accepted by:

Wm. James...
Owner or Owner's Agent Date



Initials: _____ /MAR



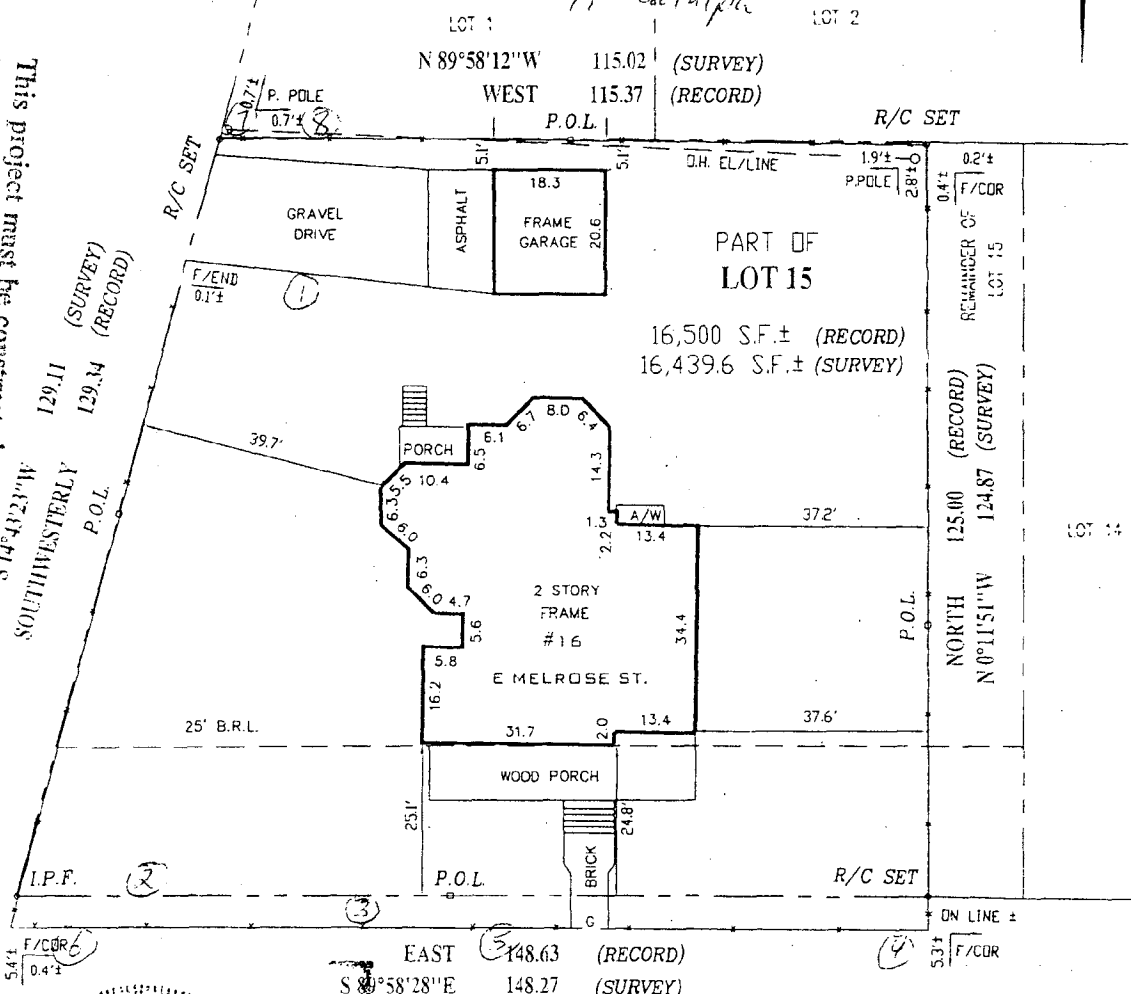
The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone per H.U.D. is not available
- 2) All property corners have been recovered or set and verified per field survey performed: 08/11/2006
- 3) I.P.F. indicates rebar & cap set. P.C. indicates nail set along property line.

- 1 = 24" silver maple
- 2 = 23" silver maple
- 3 = 19" pin oak
- 4 = 18" sycamore
- 5 = 18" sycamore
- 6 = 7" maple
- 7 = 17" silver maple
- 8 = 19" catalpa

This project must be constructed as shown in these approved plans. Any changes to the approved plans must be approved in writing by the Montgomery County Historic Preservation Commission.



MELROSE STREET
 (60' R/W)
PLAT OF SURVEY
PART OF LOT 15
BLOCK 44, SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.</p> <p style="text-align: right;"><i>Joseph E. Zuder</i> 21229 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO.</p>	<p>REFERENCES</p> <p>PLAT BK 2 PLAT NO. 106</p> <p>LIBER 30970 FOLIO 257</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>
		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 08-26-2005</p> <p>PROP. CORS.: 10-09-2006</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: E.M.G.</p> <p>JOB NO.: 05-6997 B</p>

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16 Melrose St, Chevy Chase	Meeting Date:	8/15/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/8/2007
Applicant:	Emily Miller (Mark Rasevic, Agent)	Public Notice:	8/1/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-07DD	Staff:	Josh Silver
PROPOSAL:	Fence replacement		

STAFF RECOMMENDATION:

- Approval with conditions
- ① The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

② *Detail of proposed gates will be shown to staff prior to approval. See Final Approval Letter*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c1895

PROPOSAL:

The applicant is proposing to remove an existing chain link fence from the front, left, and rear of the subject property, and install a new 4' high cedar picket fence in the same location. The front section of the new fence will also include one wooden double gate at the front walkway. The new cedar fence and gate will be painted. An existing hedgerow will be removed as a result of this project.

The applicant is also proposing to:

- Remove 37.5 -linear feet of the existing chain link fence along the rear property line. (See page: 8).
- Install a new 4' high wooden fence with a single gate along the north side of the gravel driveway. (See page: 8).
- Install a new 5' section of cedar fence at the rear of the property to connect the southeast side of the existing garage with the new 4' high fence located at the rear. (See page: 8).

APPLICABLE GUIDELINES:

When reviewing alterations and new construction 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 below.

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:

- Fences should be subject to strict scrutiny.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

Montgomery County Code; Chapter 24A

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.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 RECOMMENDATION:

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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.



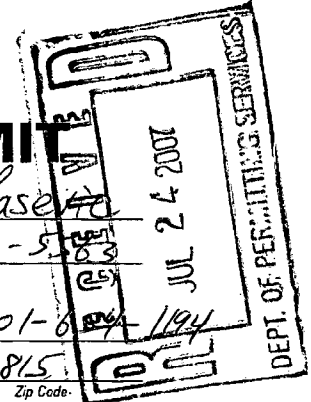
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-5370

Permit # 461023 J

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT



Contact Person: Mark Rasene
Daytime Phone No.: 301-343-5563
Tax Account No.: 00457872
Name of Property Owner: Emily Miller / 16 E. Melrose St. LLC
Address: 16 E. Melrose St. Chevy Chase MD 20815
Contractor: Rasene Landscape Company Phone No.: 301-951-1244
Contractor Registration No.: _____
Agent for Owner: Mark Rasene Daytime Phone No.: 301-343-5563

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: E. Melrose
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: P15 Block: 44 Subdivision: 9
Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ 30,860

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 4' feet 0" 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 → both

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: (Mark A. Rasene) Date: 7-22-07

Approved: ✓ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/16/07

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

*- existing 4' chain link fence with
euonymus hedge*

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

*- we are proposing to remove the existing
fence and install a new 4' tall
wood fence (2x2 pyramid point cedar
pickets hung on 2x4 cedar rails on 6x6
pine posts, all stainless steel hardware); painted white
- this is similar to many fence styles in the Village of Cherry Chase
- hedge will be removed as
well + replaced w/
low hedge in future*

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

- see attached Exhibits 'A' + 'B' + 'C'

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.

- a. **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.
- b. **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

- see attached proposal - Exhibits 'D' + 'E'

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

- see exhibits 'F' - 'L'

- a. 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.
- b. 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

- see exhibit M

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).

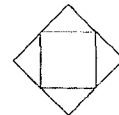
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Emily Miller 16. E. Melrose St. Chevy Chase MD 20815</p>	<p>Owner's Agent's mailing address Mark Rasevic Rasevic Landscape Company 5200 River Road, #6 Bethesda MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Darwin Curtis 13 E. Melrose St. Chevy Chase MD 20815</p>	<p>Charles Farmer 15 E. Melrose St. Chevy Chase MD 20815</p>
<p>Michael Williams Susan Gallagher 21. E. Melrose St. Chevy Chase MD 20815</p>	<p>Daniel Korengold Martha Dippell 101 E. Melrose St. Chevy Chase MD 20815</p>
<p>William Clinton 102 E. Melrose St. Chevy Chase MD 20815</p>	<p>Scott Campbell 12 E. Melrose St. Chevy Chase MD 20815</p>

Laura Winslow 15 E. Lenox St. Cherry Chase MD 20815	
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Site Plan

- see attached exhibit A



Shade portion to indicate North

Applicant: *Emily Miller*

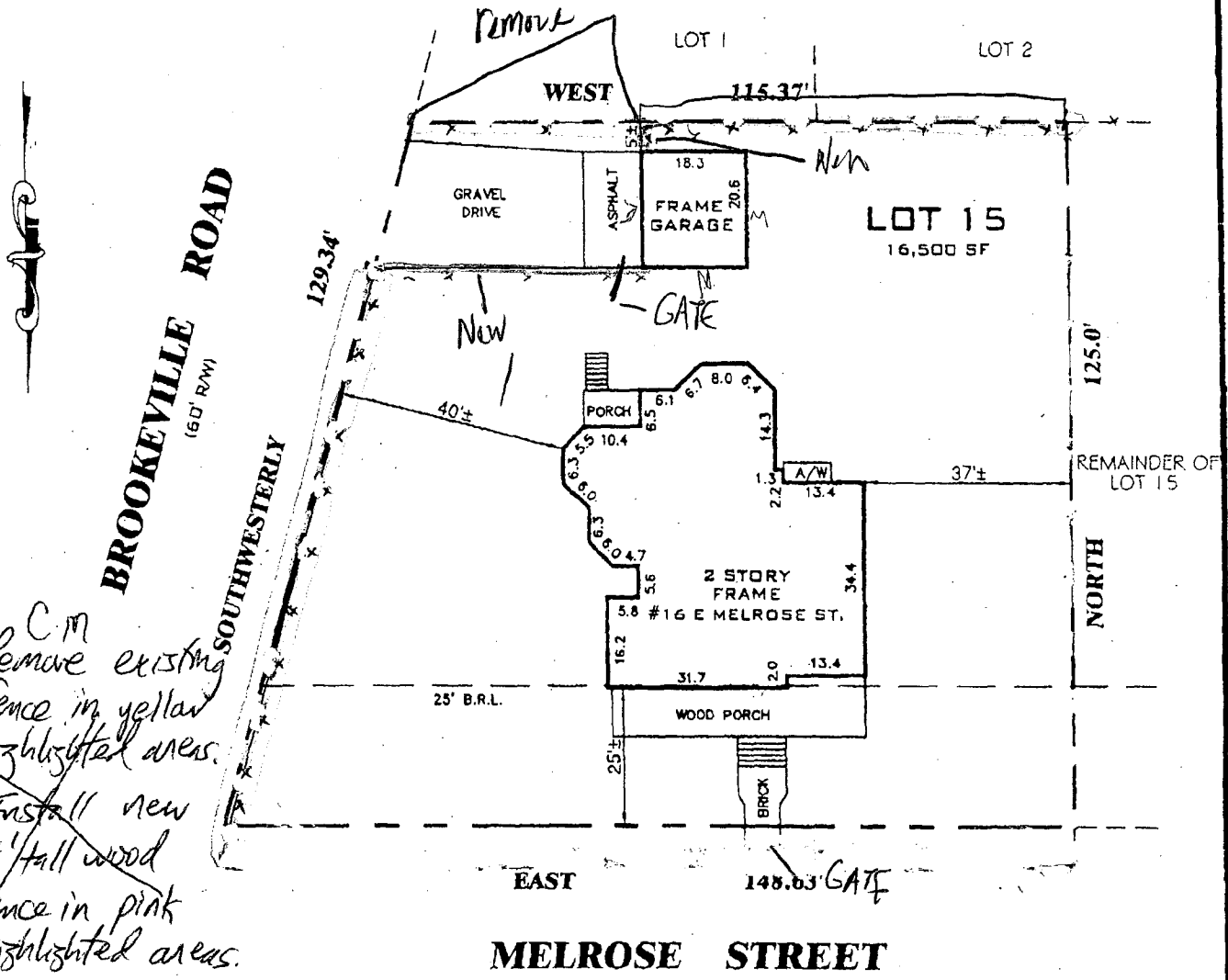
Page: 1

Exhibit A'

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 Feet.
 Flood zone information not available. Fences, if shown, have been located by approximate methods.
 No property corners found.



1. Remove existing fence in yellow highlighted areas.
2. Install new 4' tall wood fence in pink highlighted areas.

LOCATION DRAWING
LOT 15, BLOCK 44
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED [Signature] DATE 11-6-06
 ZONING CLASS R-60 PAGE 208/211
 BOARD OF APPEALS CASE fence 482



SURVEYOR'S CERTIFICATE		REFERENCES			JONDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Plaza, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	2		
		PLAT NO.	108	WALL CHECK:	DRAWN BY: F.A.
		LIBER	12623	HSE. LOC.: 08-26-2005	JOB NO.: 2005-6997
		FOLIO	621		

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 7071



Exhibit 'B'

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

FENCE
PERMIT

Issue Date: 10/6/2006

Permit No: 435302
Expires: 10/7/2007
X Ref.
Rev. No:
ID: AC1058928

THIS IS TO CERTIFY THAT: RASEVIC LANDSCAPE COMPANY
5200 RIVER ROAD #6
BETHESDA MD 20816

HAS PERMISSION TO: CONSTRUCT FENCE
4 Feet 0 Inches in height
PROPERTY LINE N OWNERS LAND Y RIGHT OF WAY N

PERMIT CONDITIONS: 4ft fence

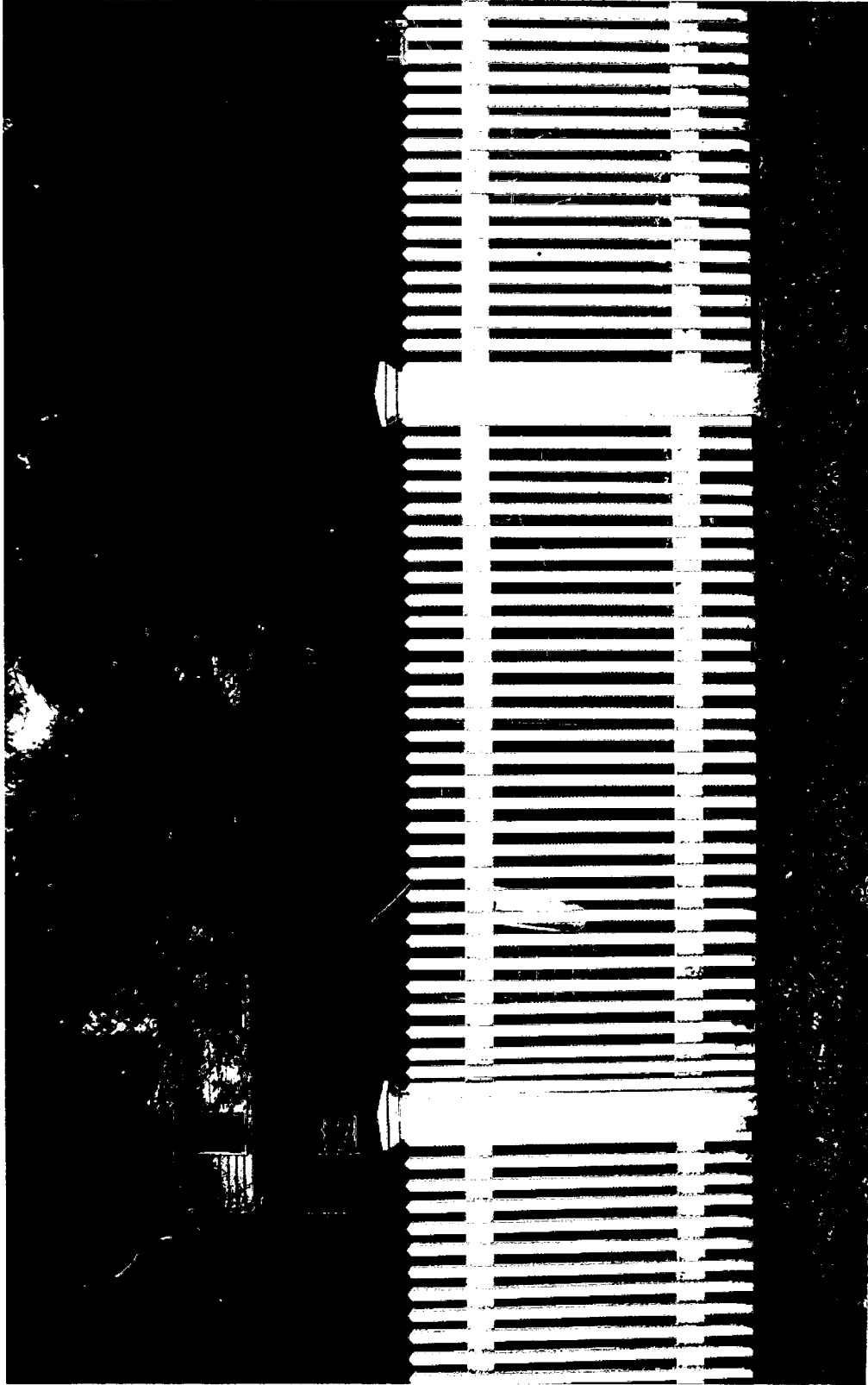
PREMISE ADDRESS: 16 E MELROSE ST
CHEVY CHASE MD 20815-4204

LOT P15 BLOCK 44 ZONE R-60 GRID
LIBER ELECTION DISTRICT 07 PLATE PARCEL
FOLIO TAX ACCOUNT NO.: PS NUMBER
PERMIT FEE: \$45.10 SUBDIVISION CHEVY CHASE SEC 2

MUST BE POSTED ON JOB SITE

Director, Department of Permitting Services

Exhibit 'C'



Proposed Fence style

Exhibit 'D'

RASEVIC LANDSCAPE COMPANY

5200 River Road, Building Six, Bethesda, MD 20816
phone: 301/951-1244 fax: 301/951-9458 e-mail: gardens@rasevic.com www.rasevic.com

Proposal

#1429

Emily Miller
16 E. Melrose St.
Chevy Chase, MD 20815

August 8, 2006

I. Scope:

a. Fence

- i. Perform boundary survey to set property corners and one point-on-line on each property line.
- ii. Remove existing fence along front, left and rear property lines.
- iii. Install 375 feet of 48" tall picket fencing (2x2 pyramid point cedar pickets and 2x4 cedar rails on 6x6 pine posts; all stainless steel hardware).
- iv. Install 1 single gate in rear near garage and 1 double gate at front lead walk.
- v. Paint fence (1 coat of primer, 2 coats of paint).
- vi. Cost: \$30,860

II. Cost Summary & Draw Schedule:

- a. Total project cost is \$30,860.
- b. Payment of \$9,860 is due with accepted proposal.
- c. Payment of \$21,000 is due upon completion of project.

III. Clarifications:

- a. This proposal is valid for 30 days.
- b. Rasevic Landscape Company to secure permits from Montgomery County and the Village of Chevy Chase.
- c. Rasevic Landscape Company is not liable for damage to private underground utilities including, but not limited to, landscape lighting, irrigation systems, storm drain lines, invisible fences, pool equipment lines and privately-installed electric lines. Repairs to such items will be made, upon authorization from the owner, at additional cost. Public utilities will be marked by Miss Utility.

Submitted by:

Mark A. Rasevic 8/8/2006
President
Rasevic Landscape Company

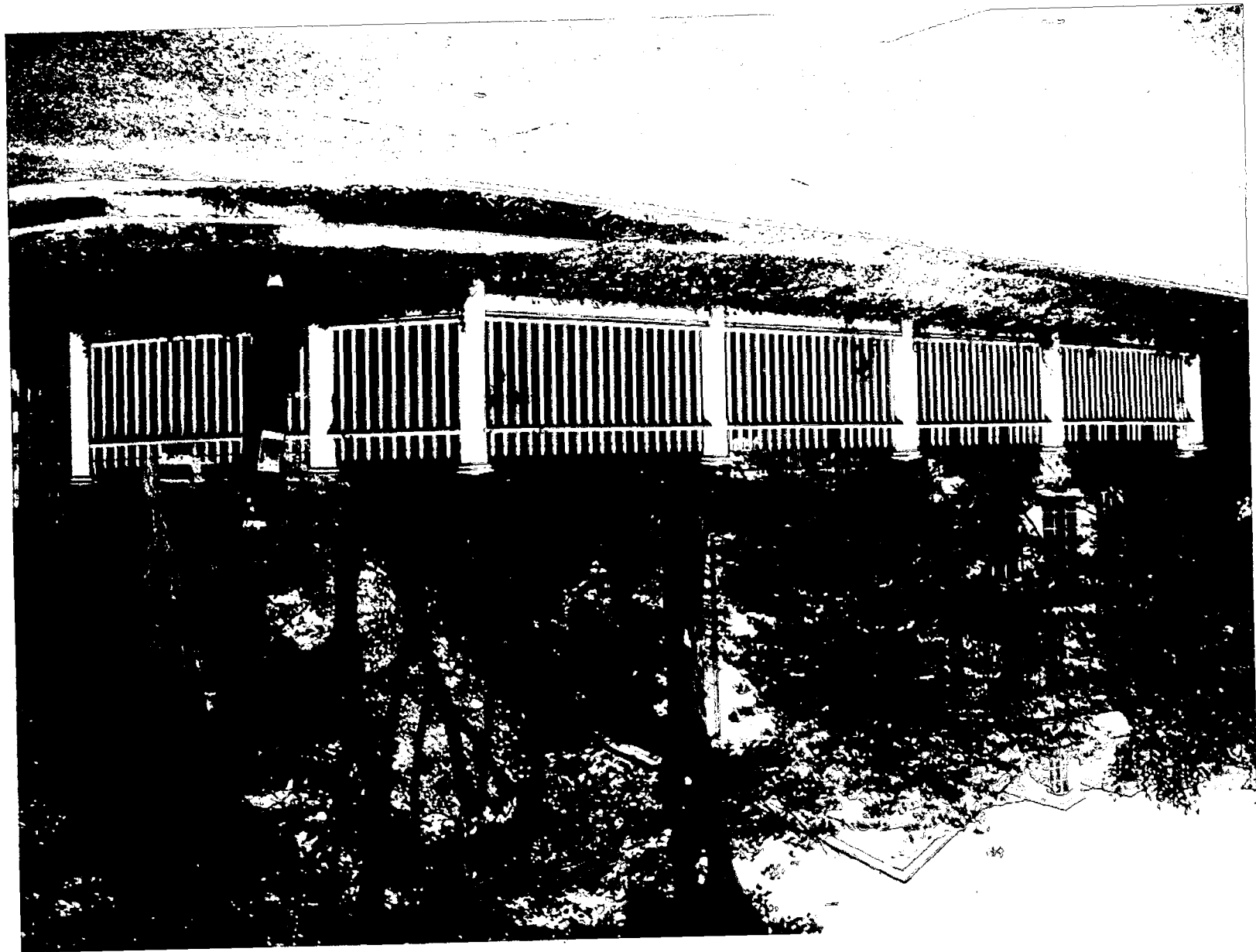
Accepted by:

Mary Sue
Owner or Owner's Agent Date

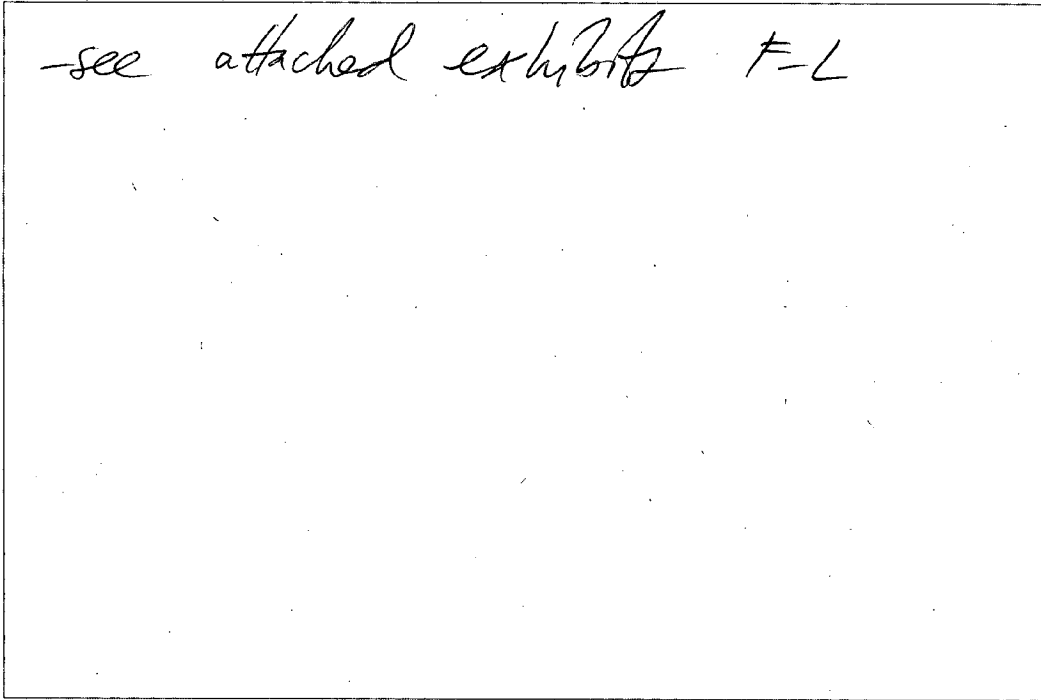
Atschel
8/8/06

Exhibit 'E'

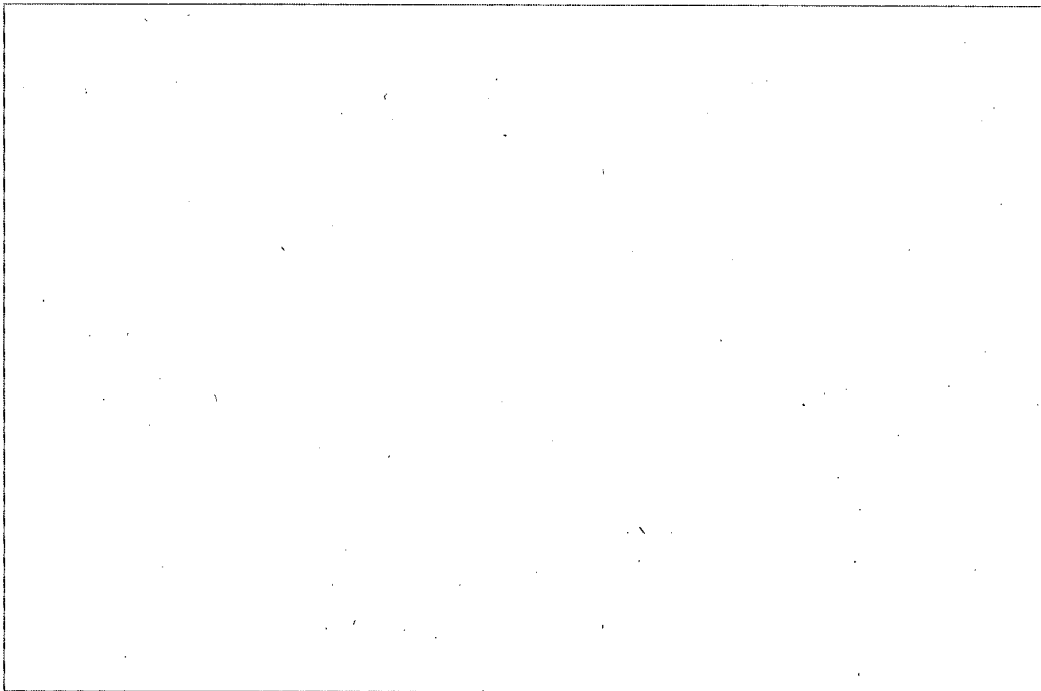
Similar Style fence at 101 E. Melrose St.



Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

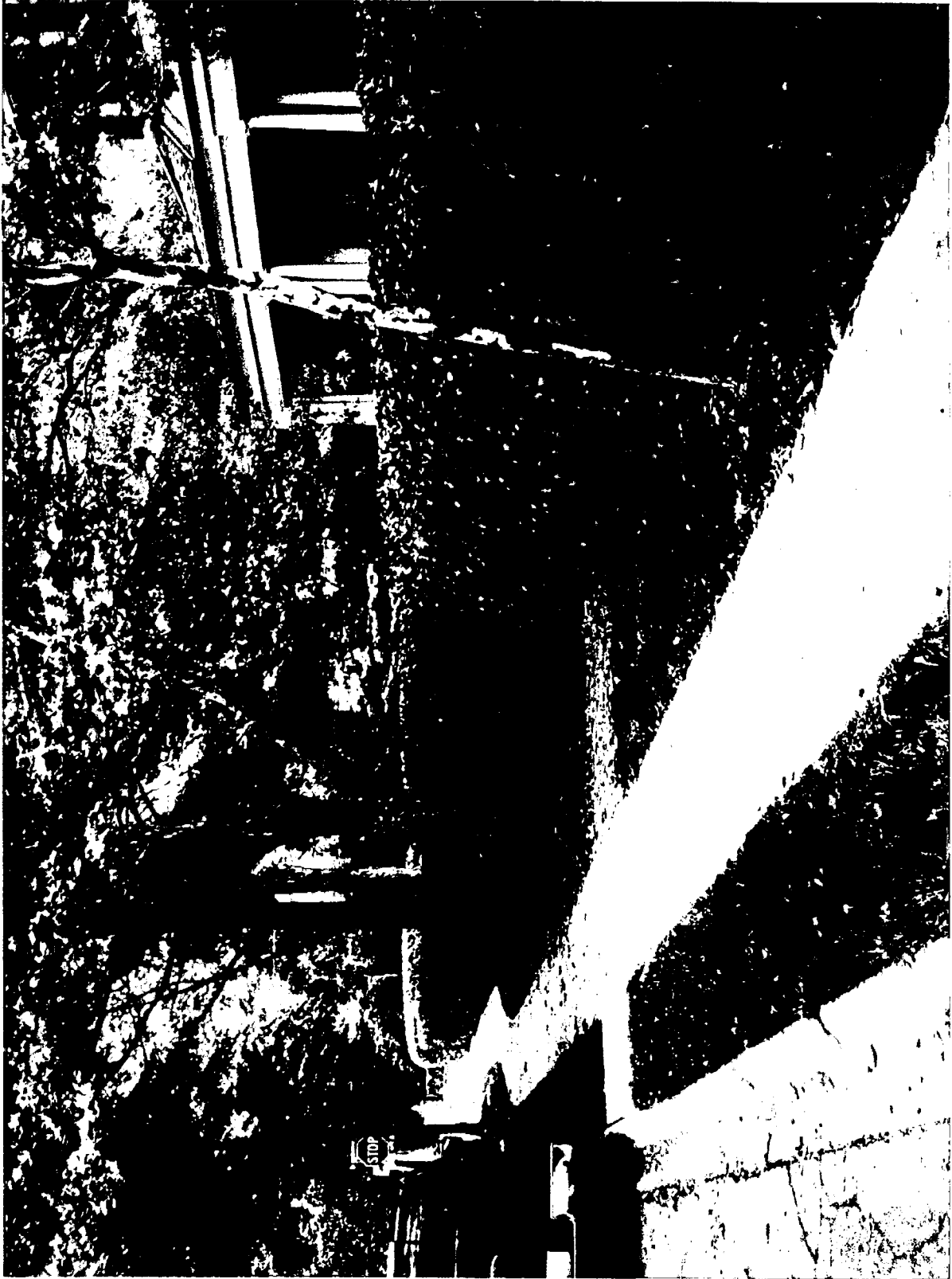
Applicant: Emily Miller

Exhibit 'F'



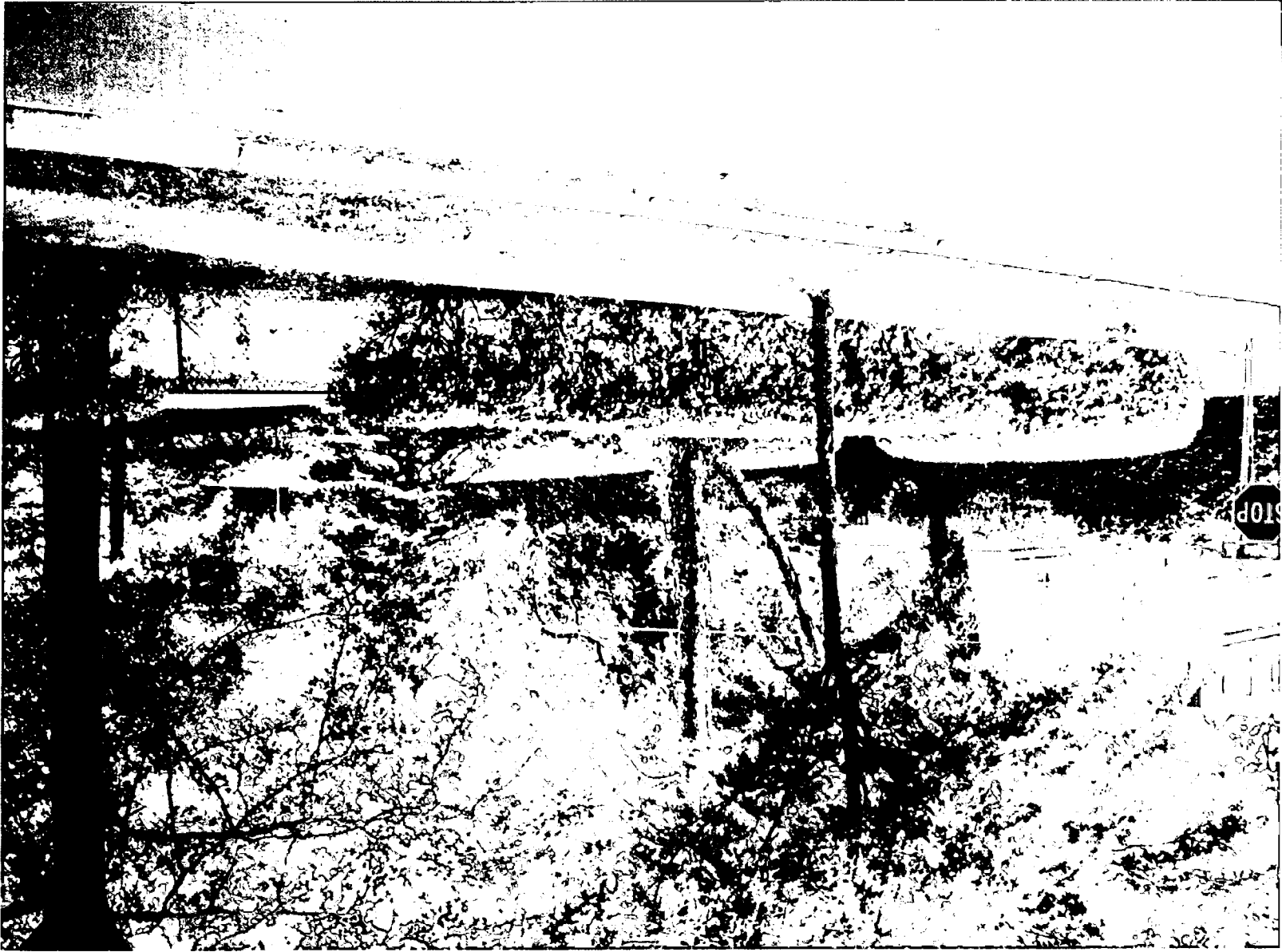
- View from E. Melrose St.

Exhibit 'G'



- View from E. Melrose St

Exhibit #1



- Corner of Brookville Rd. + E. McBride St.

- corner of Brookline Rd + E. Main St

Ex 7, Figure 12

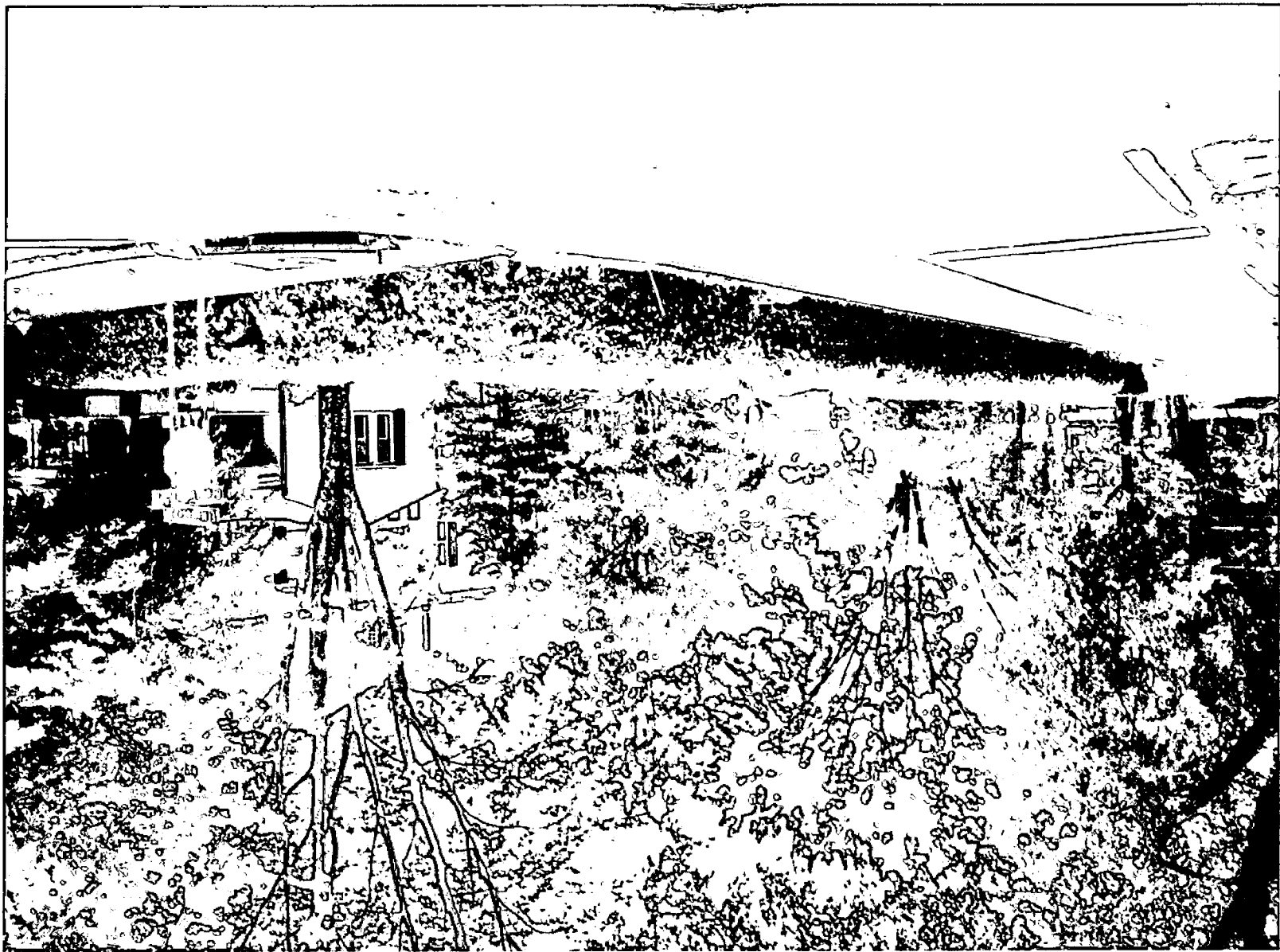


Exhibit 5'

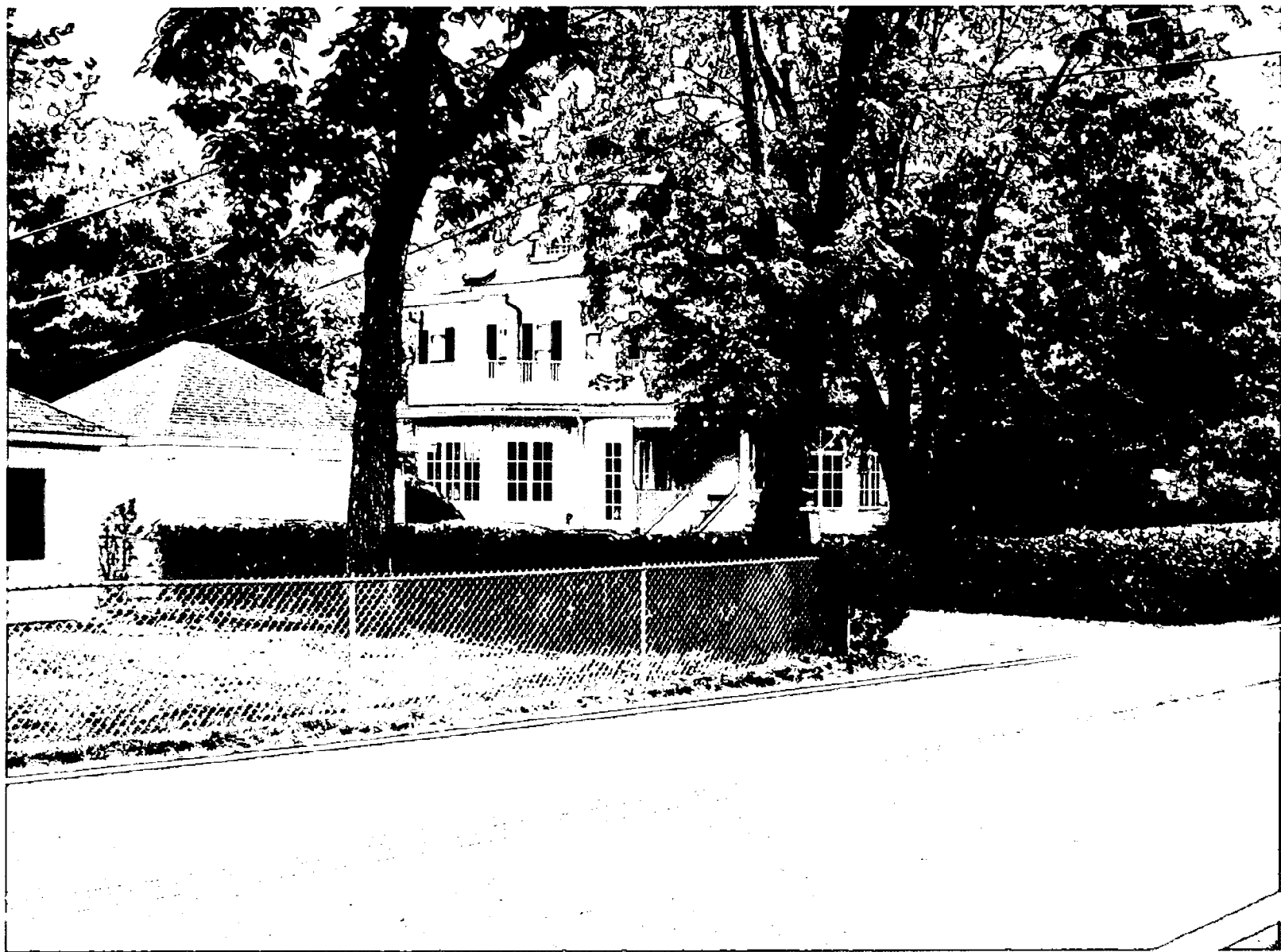


-view from Brookville Rd



view from Brookville Rd.

Exhibit 1K



-view from Brookville Rd

EXHIBIT 11

Tree Survey

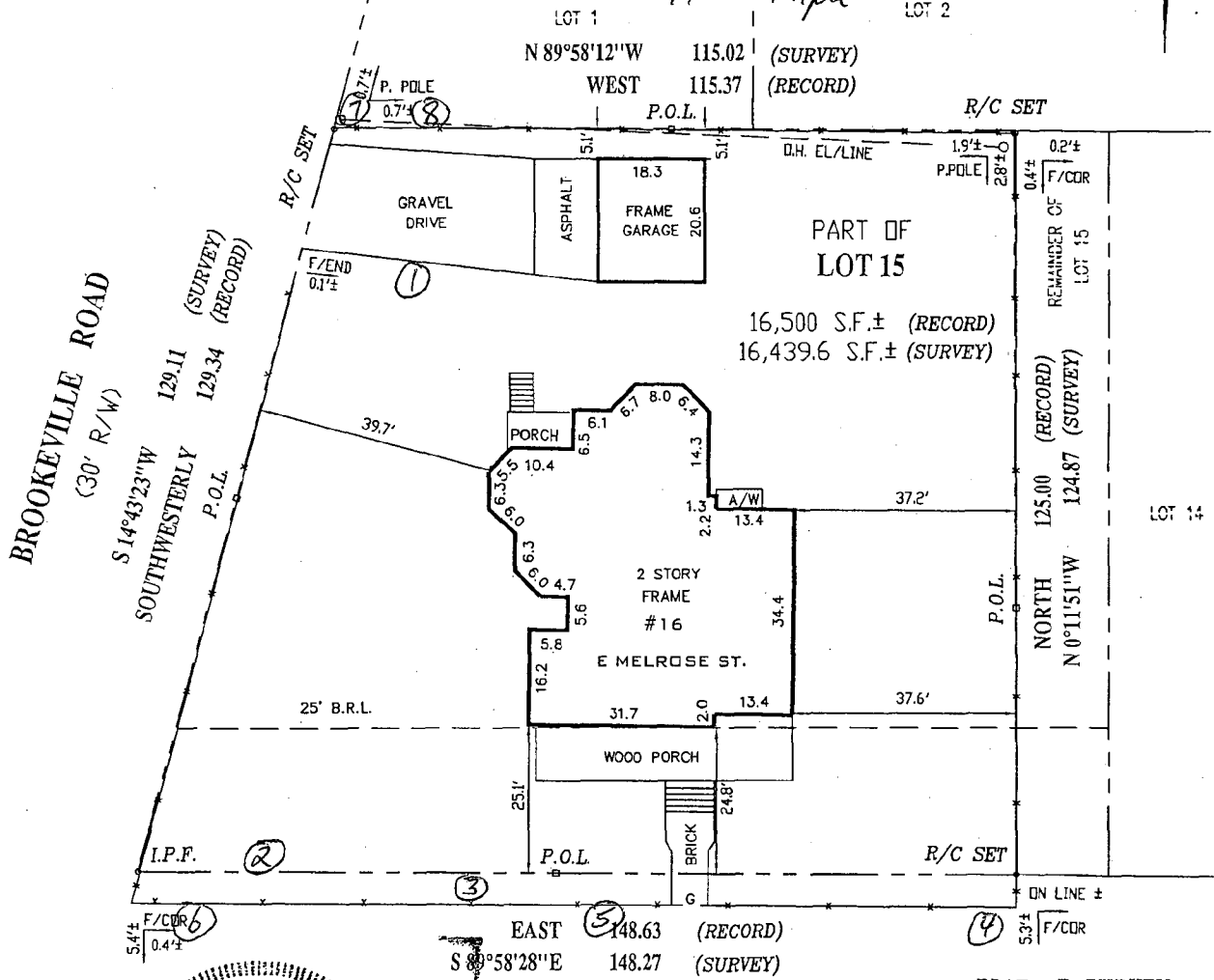
Exhibit ~~SM~~ M

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone per H.U.D. is not available
- 2) All property corners have been recovered or set and verified per field survey performed: 08-26-05 and 09/21/06- 10/09/06
- 3) I.P.F. Indicates iron pipe found.
R/C SET Indicates rebar & cap set
P.O.L. Indicates nail set along property line.

- 1 = 24" silver maple
- 2 = 23" silver maple
- 3 = 19" pin oak
- 4 = 18" sycamore
- 5 = 18" sycamore
- 6 = 7" maple
- 7 = 17" silver maple
- 8 = 19" catalpa



PLAT OF SURVEY
PART OF LOT 15
BLOCK 44, SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND



Building Line and Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN".</p> <p><i>Joseph E. Snider</i> 21229</p> <p>MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. _____</p>	<p>REFERENCES</p> <p>PLAT BK. 2</p> <p>PLAT NO. 106</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>	
	<p>LIBER 30970</p> <p>FOLIO 257</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 08-26-2005</p> <p>PROP. CORS.: 10-09-2006</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: E.M.G.</p> <p>JOB NO.: 05-6997 B</p>

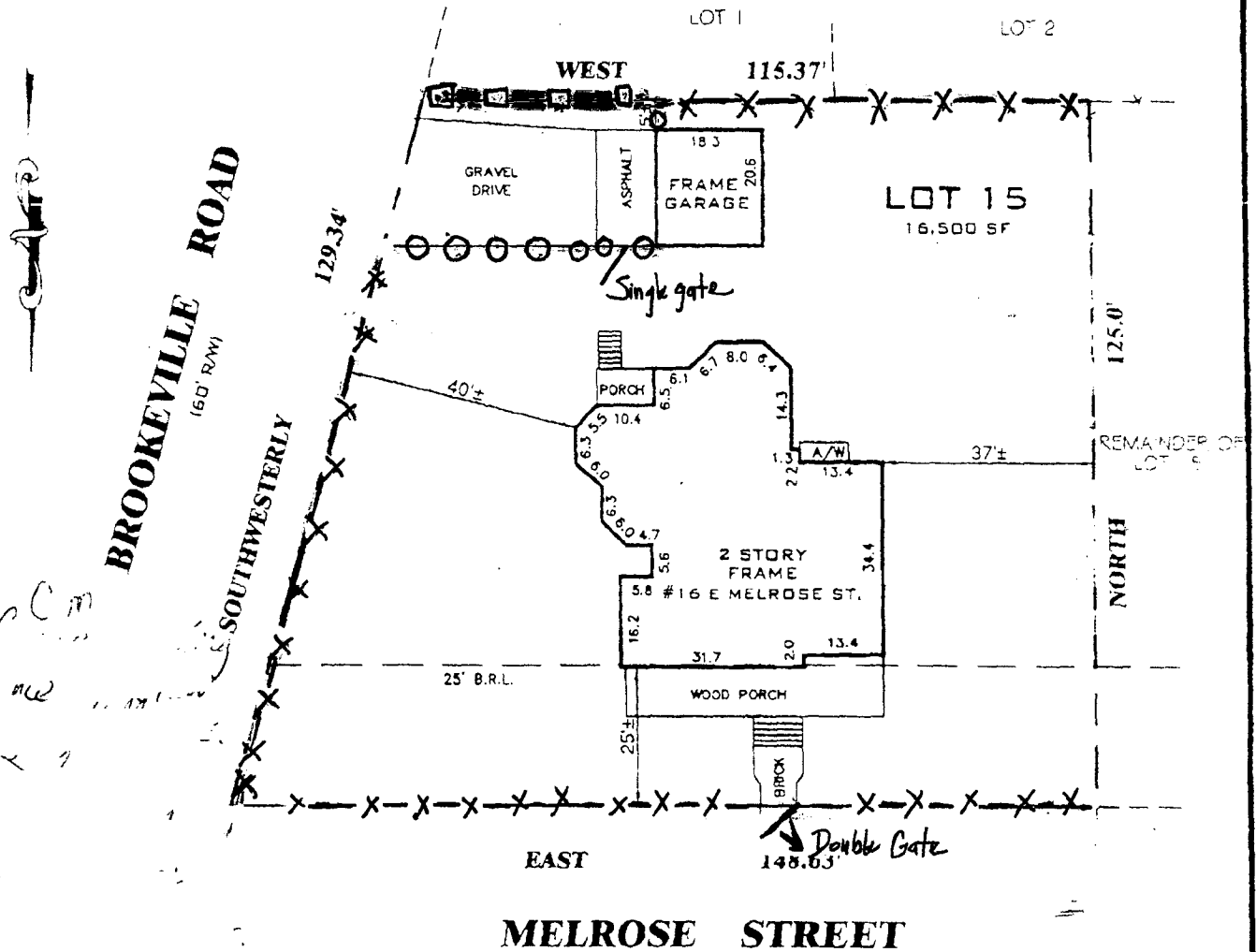
Exhibit A

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 Feet.


Flood zone information not available. Fences, if shown, have been located by approximate methods. No property corners found.



LOCATION DRAWING
LOT 15, BLOCK 44
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED JE DATE 10/12/05
 ZONING CLASS R-40 PAGE 23
 BOARD OF APPEALS CASE 100444



SURVEYOR'S CERTIFICATE		REFERENCES			JEFFREY A. FOSTER & ASSOCIATES LAND SURVEYORS - ENGINEERS PLANNING CONSULTANTS 2 Frederick Street, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	2		
Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 907		PLAT NO.	108	WALL CHECK:	DRAWN BY: F.A.
		LIBER	12623	HSE. LOC.:	08-26-2005
		FOLIO	621		

Josh

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

From: Mark Rasevic [mailto:mark@rasevic.com]
Sent: Wednesday, August 22, 2007 4:27 AM
To: Silver, Joshua
Subject: Re: 16 E. Melrose Street Chevy Chase Village

Hi Josh,

Thanks for letting me know. I actually came to the meeting, walked in the door, was told that it was approved, & left. It all took 4 minutes!

The gates will match the new fence style; they will look like fence bays. The rear gate will be a single 42" wide gate and the front will be a double 6' wide gate (I am not exactly sure of that dimension as the plans are not in front of me, but it is wide enough to span the lead walk).

What is the next step? Do you issue the permit and I pick it up from you or does it go to DPS in Rockville?

--

Mark A. Rasevic
Rasevic Landscape Company
5200 River Road, Building 6
Bethesda MD 20816
Phone: (301) 951-1244
Fax: (301) 951-9458
E-mail: mark@rasevic.com

From: "Silver, Joshua" <Joshua.Silver@mncppc-mc.org>
Date: Fri, 17 Aug 2007 13:34:21 -0400
To: <mark@rasevic.com>
Conversation: 16 E. Melrose Street Chevy Chase Village
Subject: 16 E. Melrose Street Chevy Chase Village

Hi Mark,

The Historic Area Work Permit for the above mentioned property was **approved** at the August 15, 2007 Historic Preservation Commission meeting. The Commission added one additional condition of approval: Detail of the proposed gates will be shown to staff prior to approval. Please e-mail me an image and the dimensions of the gate(s) you plan to use at the subject property.

Thanks,

Josh

Joshua Silver, Senior Planner
Historic Preservation Section
Montgomery County Department of Planning

Silver, Joshua

From: Mark Rasevic [mark@rasevic.com]
Sent: Thursday, August 23, 2007 5:30 PM
To: Silver, Joshua
Subject: Re: 16 E. Melrose Street Chevy Chase Village

Josh,

I will take care of this tomorrow.

I have spoken to the Village of Chevy Chase and they told me that they will not be requiring any tree protection for this project.

--
Mark A. Rasevic
President
Rasevic Landscape Company
5200 River Road
Building 6
Bethesda MD 20816
(301) 951-1244 343.5563
Fax: (301) 951-9458
E-mail: mark@rasevic.com

From: "Silver, Joshua" <Joshua.Silver@mncppc-mc.org >
Date: Thu, 23 Aug 2007 17:26:02 -0400
To: Mark Rasevic <mark@rasevic.com >
Conversation: 16 E. Melrose Street Chevy Chase Village
Subject: RE: 16 E. Melrose Street Chevy Chase Village

Hi Mark,

Thank you for providing me with the additional information. In order to process your HAWP application I need a graphical representation of what the proposed gate(s) with dimensions will look like. This can be just a simple picture of what will be used, with the dimensions written on it. Also, have you checked in with the Chevy Chase Village arborist to discuss if a tree protection plan is needed for your project?

After receiving a picture of the gates, with dimensions I can stamp your plans so you go to DPS in Rockville for final permitting.

Regards,

Silver, Joshua

From: Mark Rasevic [mark@rasevic.com]
Sent: Monday, September 10, 2007 9:37 AM
To: Silver, Joshua
Cc: shana.davis-cook@montgomerycountymd.gov
Subject: Miller Residence
Attachments: IMG_0127.jpg

Hi Josh,

I got your message the other day about the gates at the Miller Residence at 16 E. Melrose Street. Sorry about the delay, but I forgot to do this before I went away on vacation.

I have attached a photo of the gate style we are going to use. This is the best I could find. Ours will be the same, just painted white.

In the rear, the gate will be a single, 36" wide gate. In the front, the gate will be a double, 72" wide gate.

Let me know if there is anything else you need. Please let me know when the permit is ready.

--

Mark A. Rasevic
President
Rasevic Landscape Company
5200 River Road
Building 6
Bethesda MD 20816
(301) 951-1244
Fax: (301) 951-9458
E-mail: mark@rasevic.com

----- Forwarded Message

From: Mark Rasevic <mark@rasevic.com>
Date: Mon, 10 Sep 2007 09:25:21 -0400
To: Mark Rasevic <mark@rasevic.com>
Conversation: Gate
Subject: Gate

--

Mark A. Rasevic
President
Rasevic Landscape Company
5200 River Road
Building 6
Bethesda MD 20816
(301) 951-1244
Fax: (301) 951-9458
E-mail: mark@rasevic.com

----- End of Forwarded Message

Silver, Joshua

From: Mark Rasevic [mark@rasevic.com]
Sent: Tuesday, September 11, 2007 9:29 AM
To: Silver, Joshua
Subject: Re: 16 Melrose Street

Yes, both gates will be 4' tall. Thank you.

--
Mark A. Rasevic
President
Rasevic Landscape Company
5200 River Road
Building 6
Bethesda MD 20816
(301) 951-1244
Fax: (301) 951-9458
E-mail: mark@rasevic.com

From: "Silver, Joshua" <Joshua.Silver@mncppc-mc.org >
Date: Tue, 11 Sep 2007 09:27:22 -0400
To: <mark@rasevic.com >
Conversation: 16 Melrose Street
Subject: 16 Melrose Street

Mark,

Thanks for sending over the image. It looks great! Could you please confirm both gates will be 4' tall. I will have your plans stamped probably sometime today. I'll call you when the plans are ready to be picked up.

Thanks,

Joshua Silver, Senior Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
joshua.silver@mncppc-mc.org

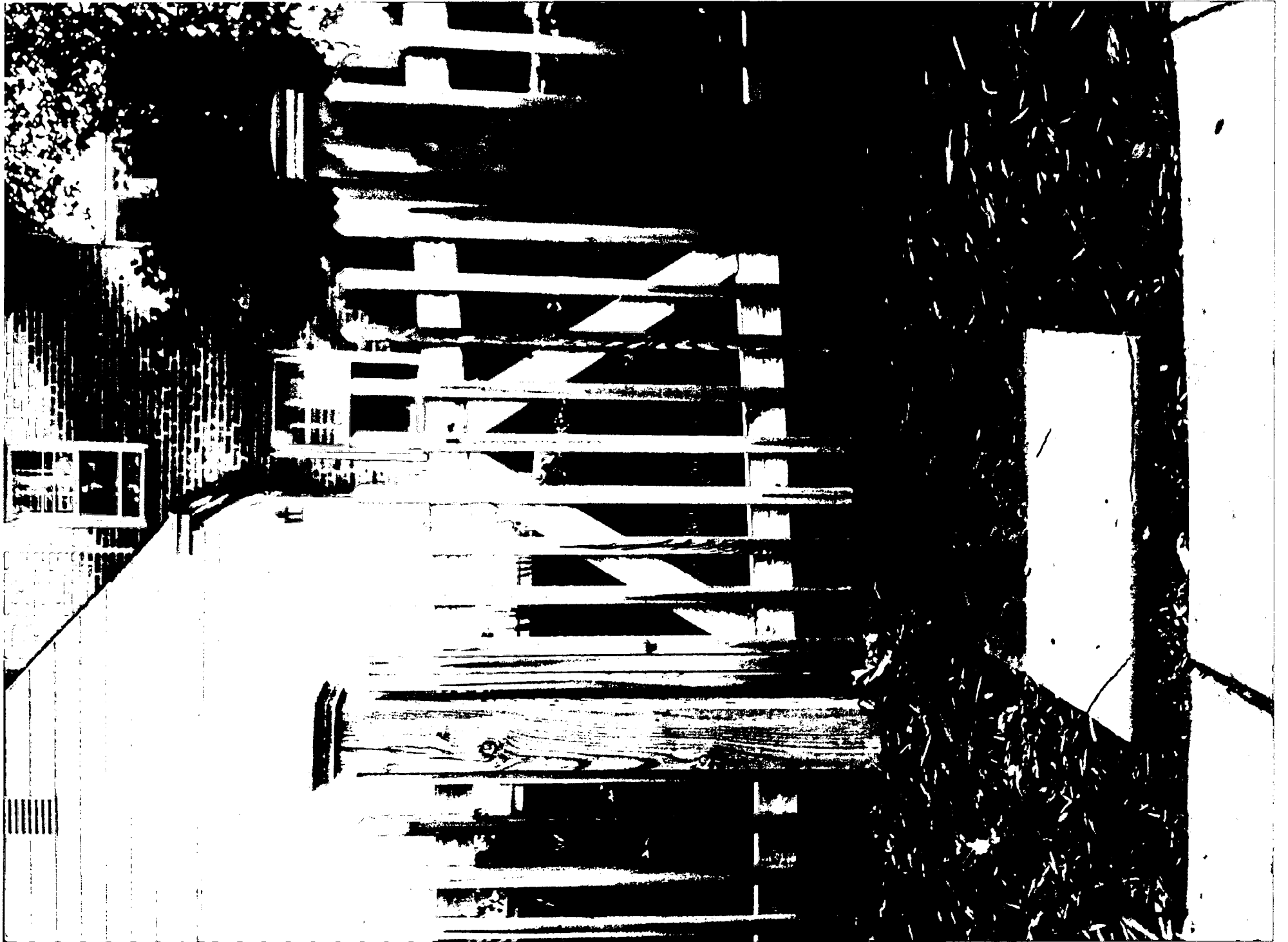
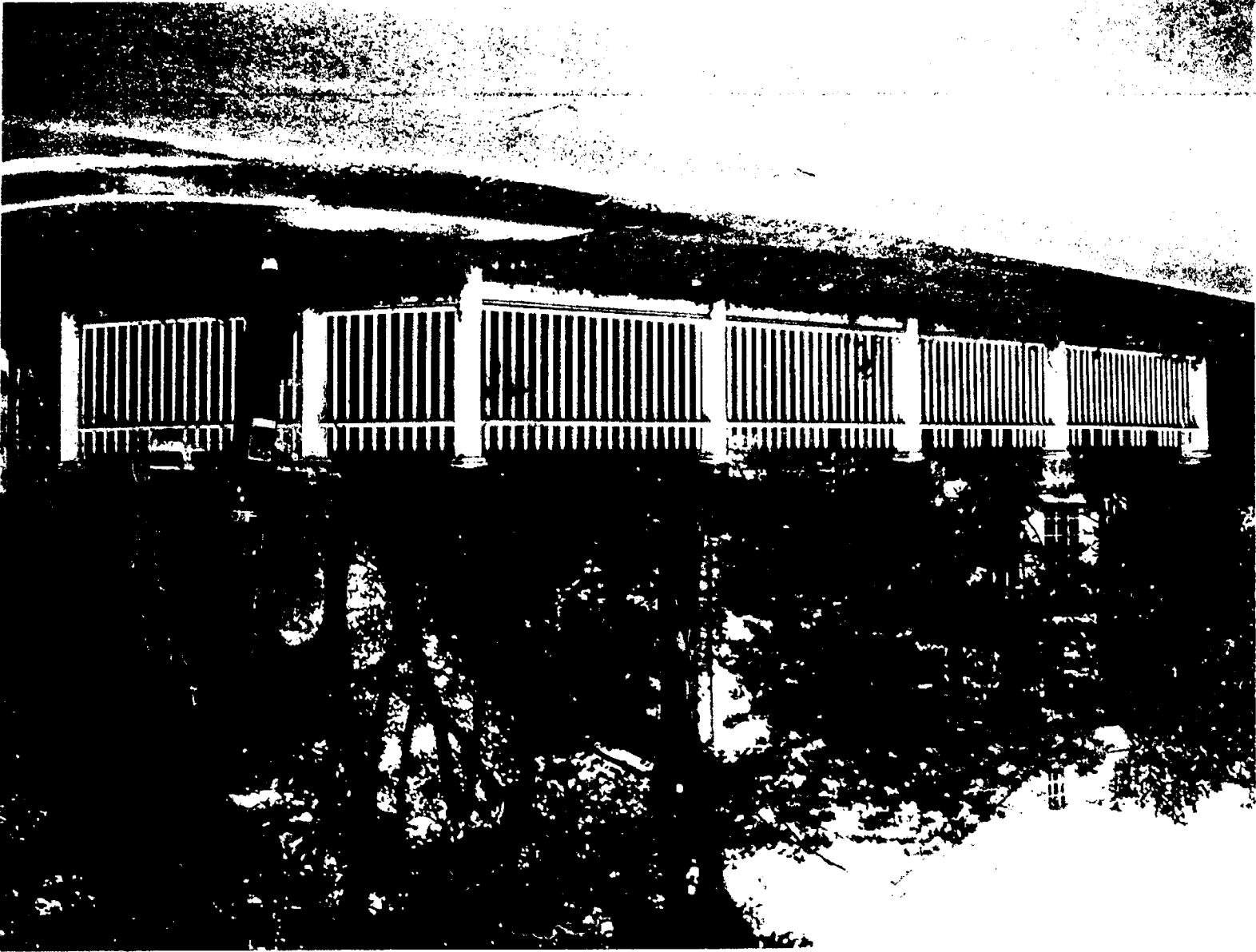


Exhibit 'E'

Similar style fence at 101 E. Welsh St.



Exhib. A 'F'

- View from E. Melese St.

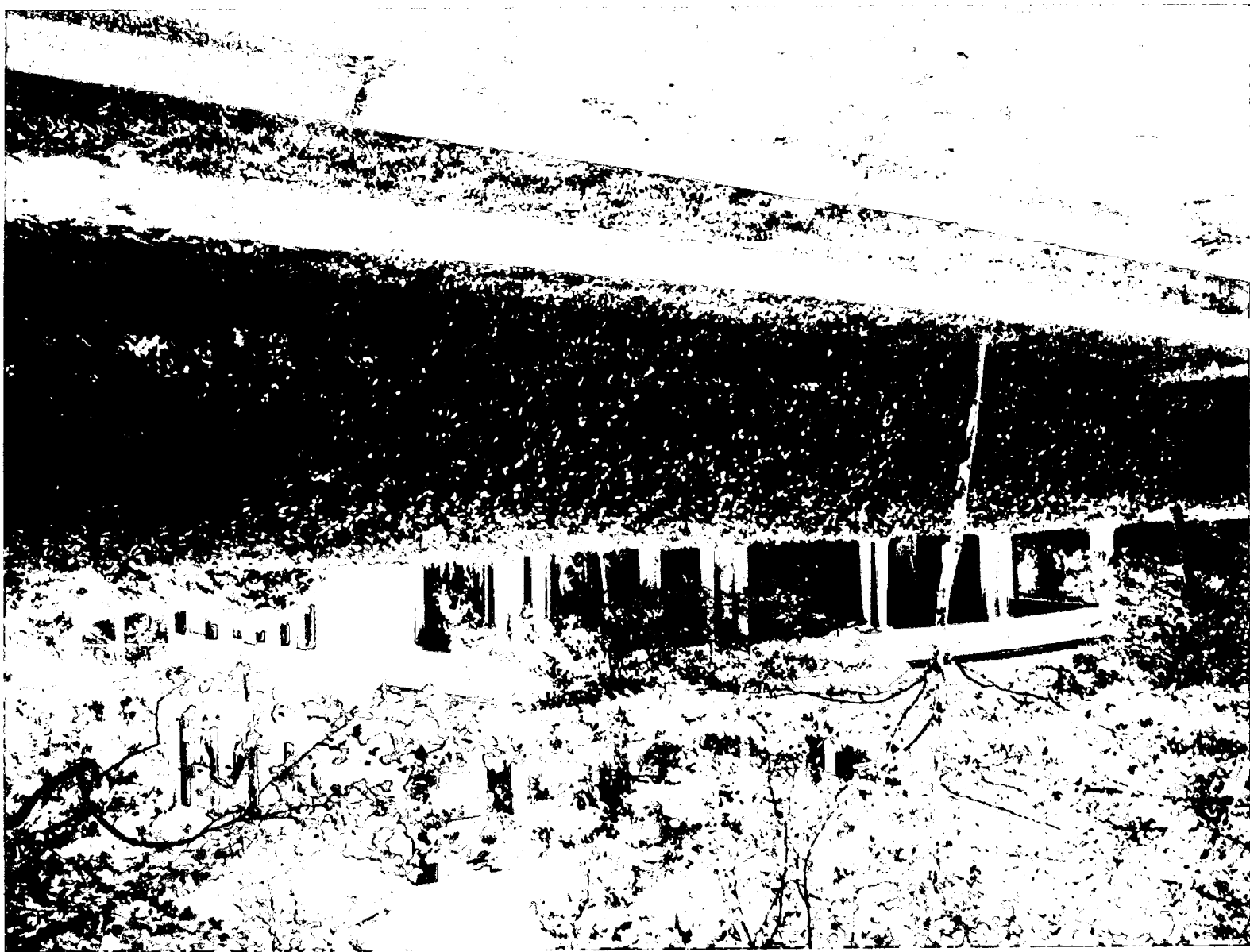
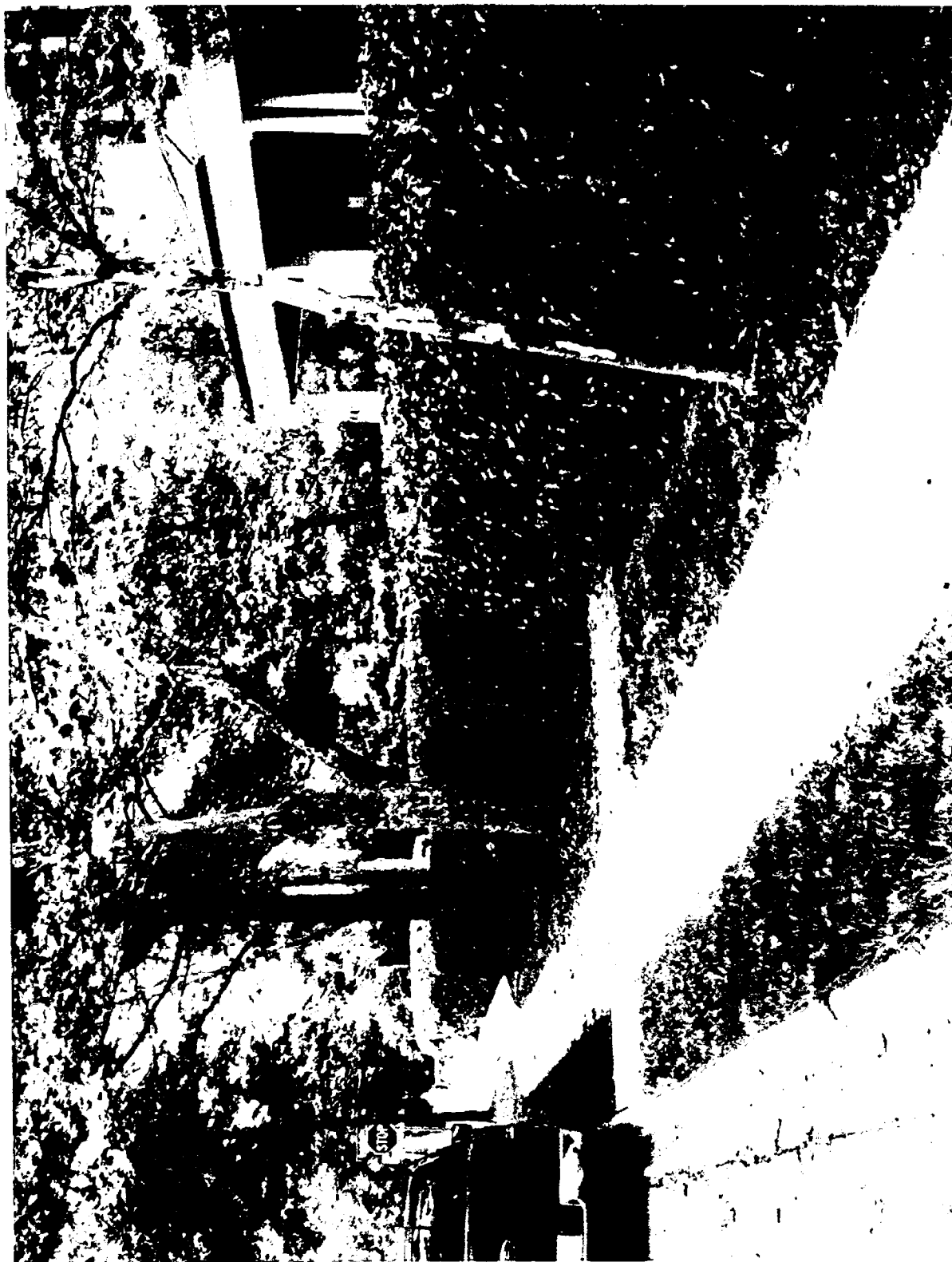


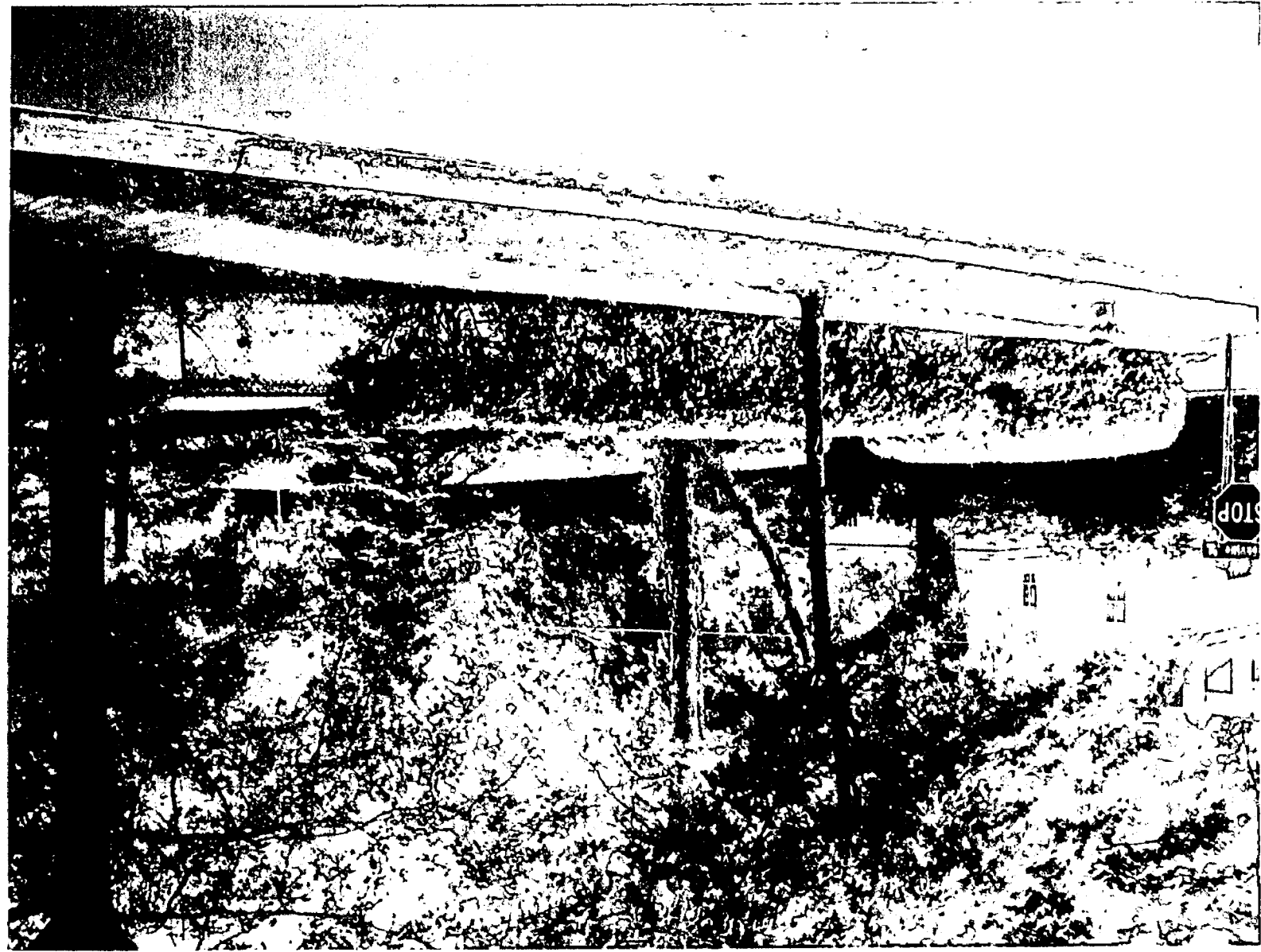
Exhibit 'G'



- View from E. Melrose St.

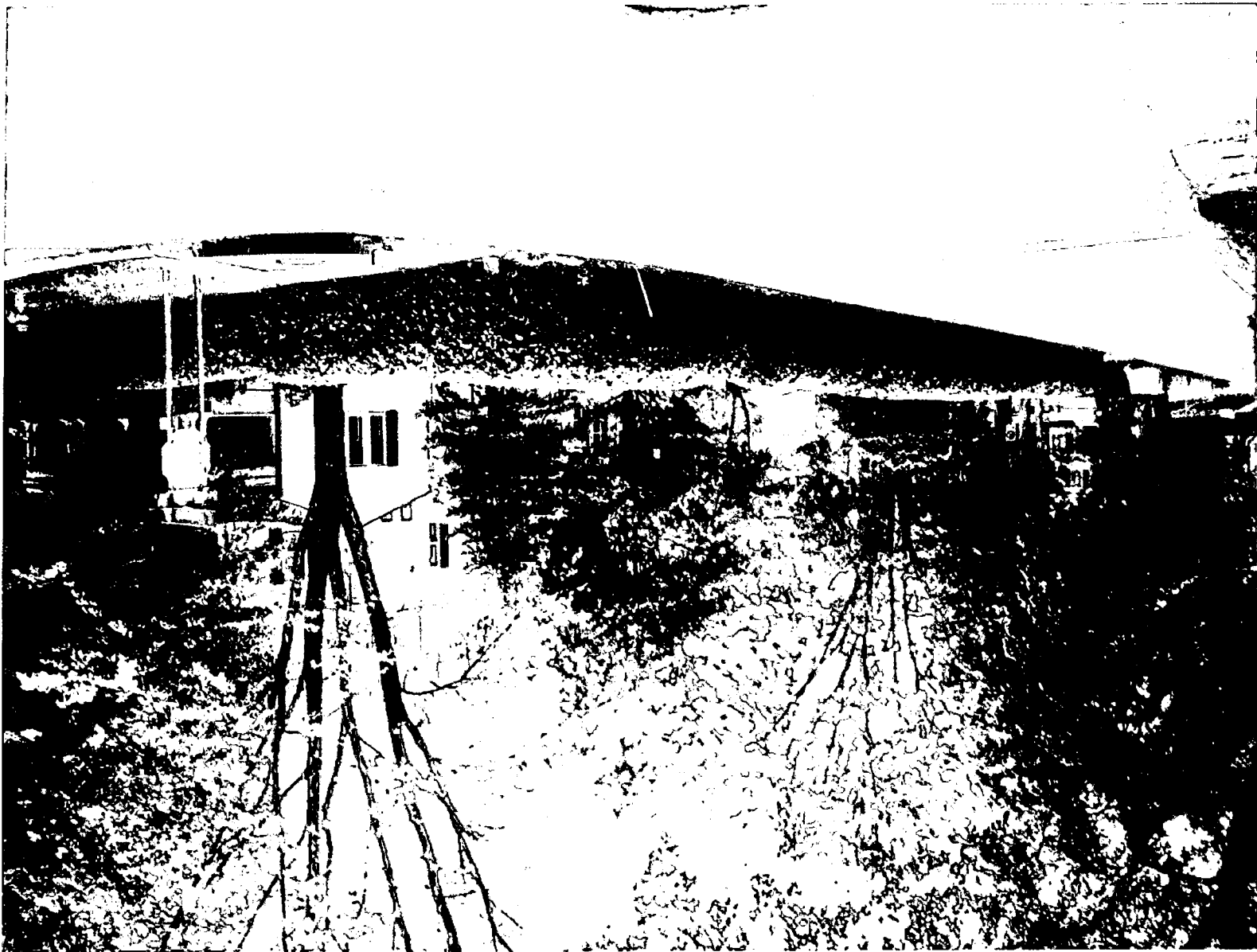
Ex 27 H

- Corner of Brookville Rd. + E. McBride St.



- corner of Bushville Rd. + E. McNamee St.

Exhibit 7





(17)

-view from Brookville Rd

Exhibit 51

-View from Brooklyn R.R.

Exhibit 7 (K)



Exhibit 7 '21

-view from Beskette RR. K.R.

(5)

