

35/13-06M 33 West Lenox St

Chevy Chase Village Historic District 35/13



File  
Copy

## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 5/25/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner <sup>TGT</sup>  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #419333, retaining wall

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 5/24/2006 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: John Ryan & Virginia

Address: 33 West Lenox 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  
240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DENNIS KEMOE  
Daytime Phone No.: 301-343-0559

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN + VIRGINIA RYAN Daytime Phone No.: 301-654-3268  
Address: 33 W. LENOX STREET CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: KEMOE LANDSCAPING Phone No.: 301-585-2447  
Contractor Registration No.: 33723  
Agent for Owner: DENNIS JOHN KEMOE / KEMOE LANDSCAPING Daytime Phone No.: 301-343-0559

**LOCATION OF BUILDING/PREMISE**

House Number: 33 Street: W. LENOX ST.  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: 1 Block: 42 Subdivision: SECTION 2 CHEVY CHASE  
Liber: 987 Folio: 168 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 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: \$ 15,000.00  
 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: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 3 feet 6 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 of owner or authorized agent: [Signature] Date: 5/28/06

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/24/06  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Borrower: JOHN RYAN ET AL

Case No.:

Property Address: 33 W LENOX STREET

State: MD

Zip: 20815

City: CHEVY CHASE

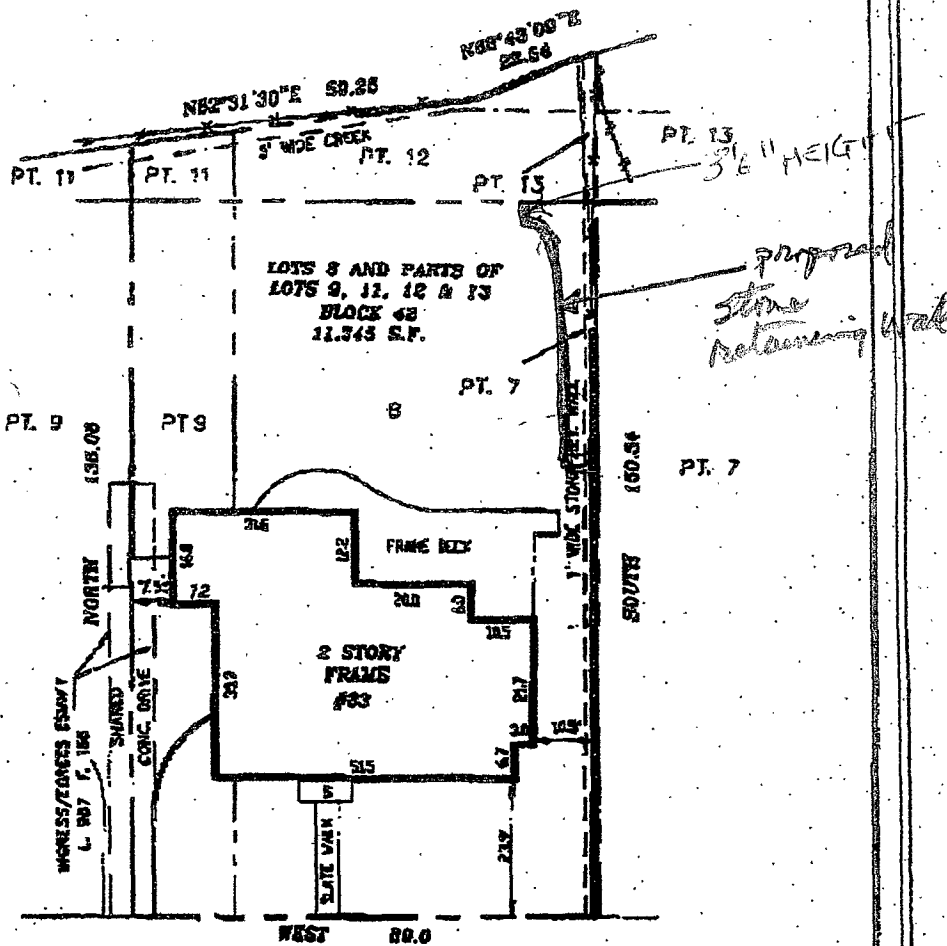
Lender: SECUQIA MORTGAGE CORP

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.
- 5. No Title Report furnished.

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 1 foot.  
 Fences, if shown, have been located by approximate methods.  
 Flood Zone "C" per H.U.D. Flood Panel No. 0228 C.

*APPROVED*  
 Montgomery County  
 Planning & Zoning Commission  
*James H. Kelly 5/26/02*



LOCATION DRAWING  
 LOT 8 AND PARTS OF  
 LOTS 7, 9, 11, 12 & 13 BLOCK 42  
 SECTION NO. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

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.

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 537

REFERENCES

PLAT BK.	2
PLAT NO.	100
LIBER	987
FOLIO	168



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 215  
 Gaithersburg, Maryland 20878  
 301/845-6100, Fax 301/845-1280

DATE OF LOCATIONS	SCALE: 1" = 50'
WALL CHECK: 12-02-02	DRAWN BY: S.M.G.
HSE. LOC.: 11-18-00	JOB NO.: 00-5080

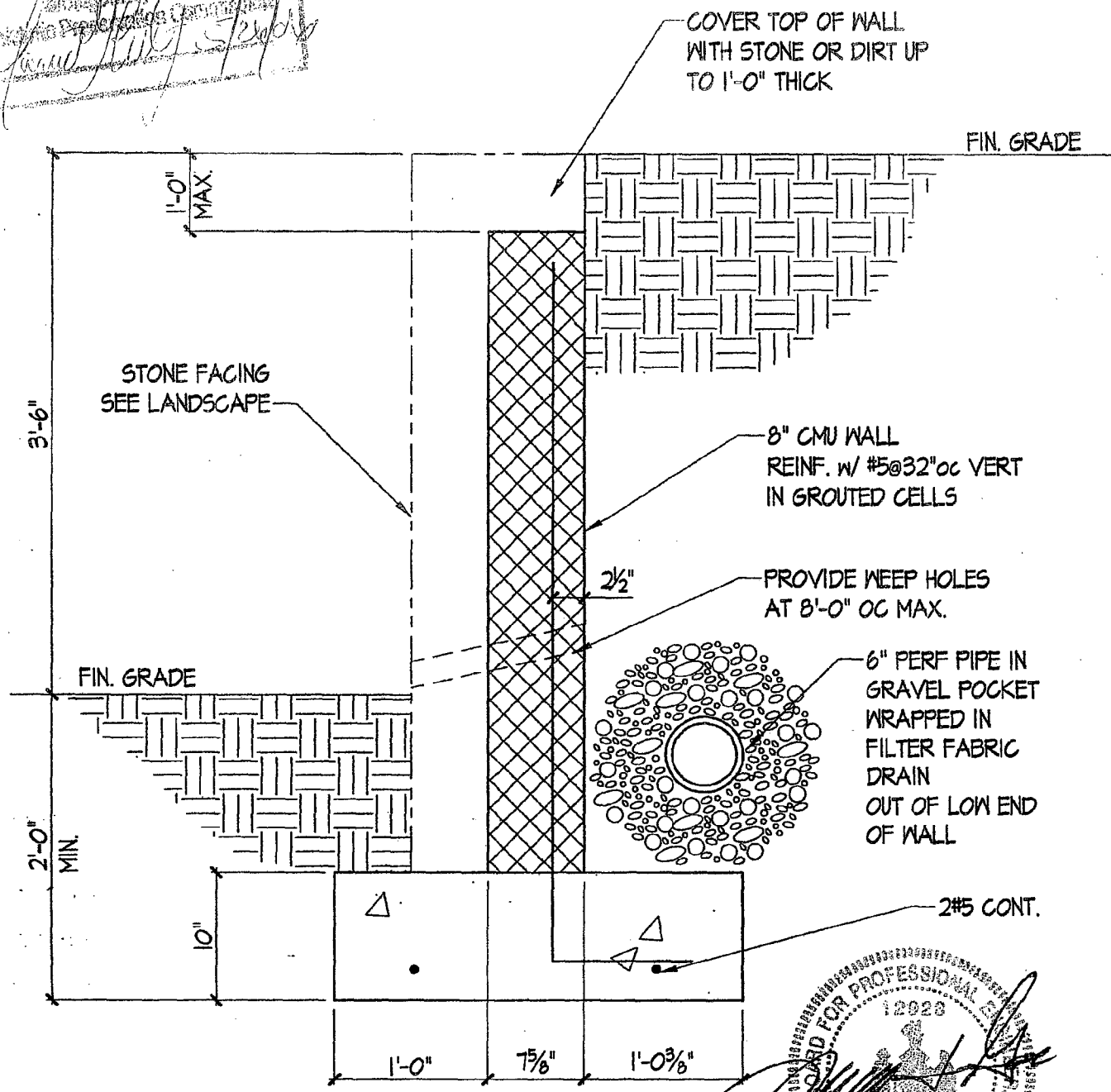


**RATHGEBER/  
GOSS  
ASSOCIATES**

**Consulting Structural Engineers**  
15871 Crabbs Branch Way, Rockville, Maryland 20855  
301/590-0071 Fax: 301/590-0073

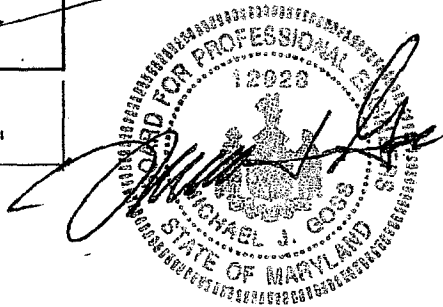
**PROJECT** RYAN RESIDENCE SITE WALL  
**CLIENT** DENNIS KEHOE  
**JOB NO.** 6002.14 **DATE** 22 MARCH 2006  
**ENGINEER** GND **PAGE** 1 **OF** 1

*APPROVED*  
*James H. Goss*  
*3/22/06*

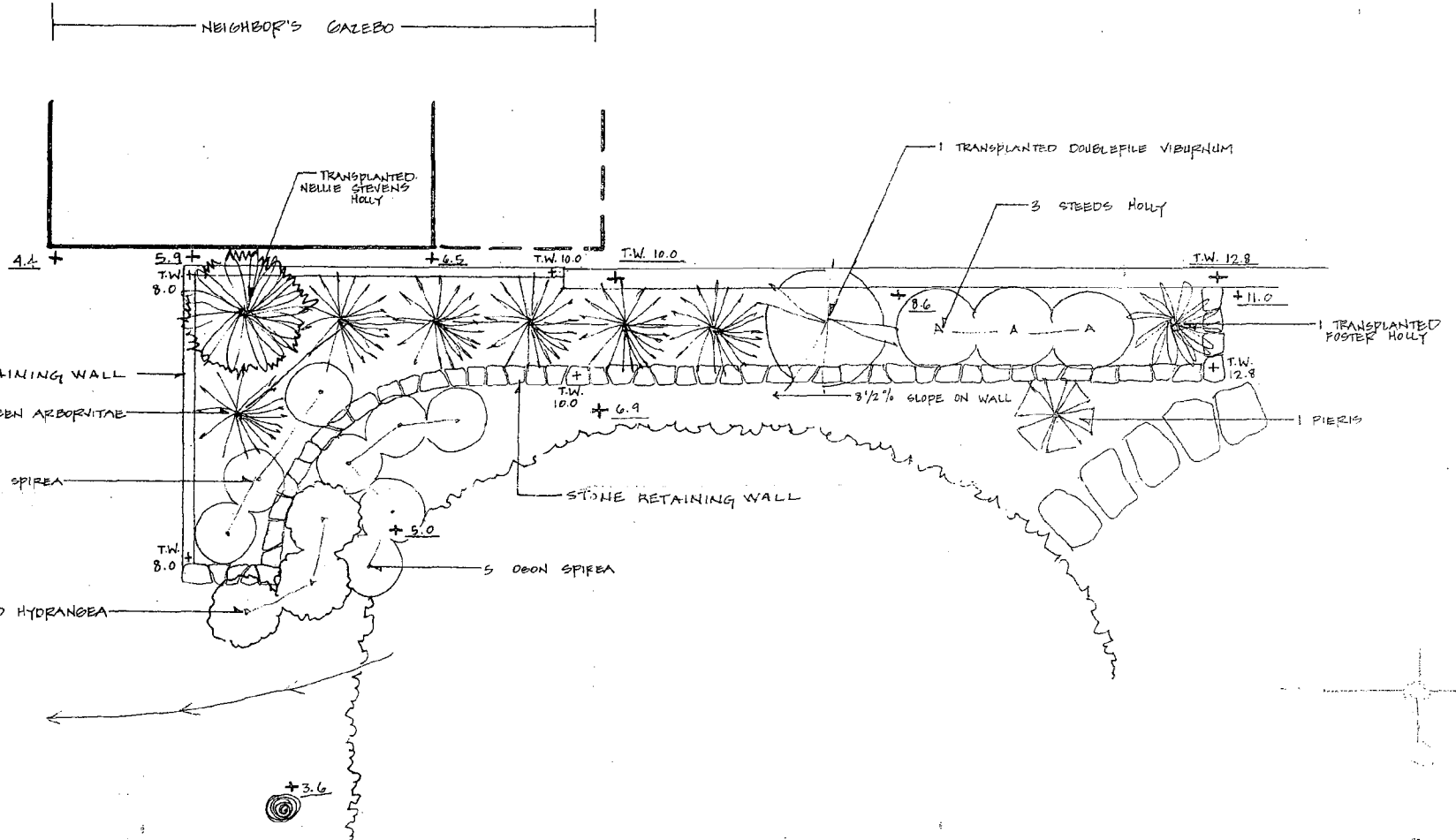


① **SITE WALL SECTION**

SCALE: 1"=1'-0"



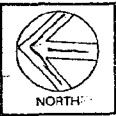
APPROVED  
 Montgomery County  
 Planning & Zoning Commission  
 [Signature]



**CBA**  
 DESIGN BUILD

18508 Windsor Forest Road • Mt. Airy, MD 21771  
 (301) 831-7084

RYAN RESIDENCE



SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 DATE: 11-7-05  
 REVISED:

REAR WALL & PLANTING

DRAWING NO.

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	33 West Lenox Street, Chevy Chase	<b>Meeting Date:</b>	05/24/2006
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	05/17/2006
<b>Applicant:</b>	John and Virginia Ryan	<b>Public Notice:</b>	05/10/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-06M	<b>Staff:</b>	Tania G. Tully

**PROPOSAL:** Rear retaining wall.

**RECOMMENDATION:** Approval

✓ on consent calendar  
 (1) Jef  
 (2) Caroline unanimous

**ARCHITECTURAL DESCRIPTION**

Letter from Todd Brown noted on the record.

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1924

**PROPOSAL:**

Construct a 50' long x 3 1/2' high stone veneer retaining wall in the rear yard.

**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

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:

- 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.

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.



## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.
  7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
  8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
  9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
  10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
  11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
  12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
  13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
  14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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: DENNIS KEMDE  
Daytime Phone No.: 301-361-343-0589

Tax Account No.:  
Name of Property Owner: JOHN + VIRGINIA RYAN Daytime Phone No.: 301-654-3268  
Address: 33 W. LENOX STREET CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: KEMDE LANDSCAPING Phone No.: 301-585-2447  
Contractor Registration No.: 23723  
Agent for Owner: DENNIS JOHN KEEGAN / KEMDE LANDSCAPING Daytime Phone No.: 301-343-0589

LOCATION OF BUILDING/PREMISE

House Number: 33 Street: W. LENOX ST.  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: 8 Block: 42 Subdivision: SECTION 2 CHEVY CHASE  
Liber: 987 Folio: 168 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 15,000.00  
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:  
2B. Type of water supply: 01  WSSC 02  Well 03  Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 6 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 of owner or authorized agent: Dennis Keegan / Kemde Landscaping Date: 4/28/06

Approved: For Chairperson, Historic Preservation Commission  
Disapproved: Signature: Date:  
Application/Permit No.: 419333 Date Filed: Date Issued:



Ryan  
33 W. Lenox  
Chevy Chase, MD 20815

## **RETAINING WALL**

### **DESCRIPTION**

Construct a retaining wall of CMU with stone facing. Wall will be approximately 50 feet in length with a maximum height of 3'6" above grade. Wall will run parallel to an existing stone wall on the property line. Purpose is to retain soil for planting.

### **MATERIAL SPECIFICATIONS**

CMU  
Carderock stone facing - see attached

### **TREE SURVEY**

No work within the dripline of any trees of 6" or larger diameter.

### **ADJACENT PROPERTY OWNERS**

To the west:           Smith/Holverson  
                              35 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-907-3417

To the east:           Lee Jundanian  
                              15 W. Lenox Street  
                              Chevy Chase, MD 20815

Across the street:   Lazaros Malho  
                              20 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-656-6566

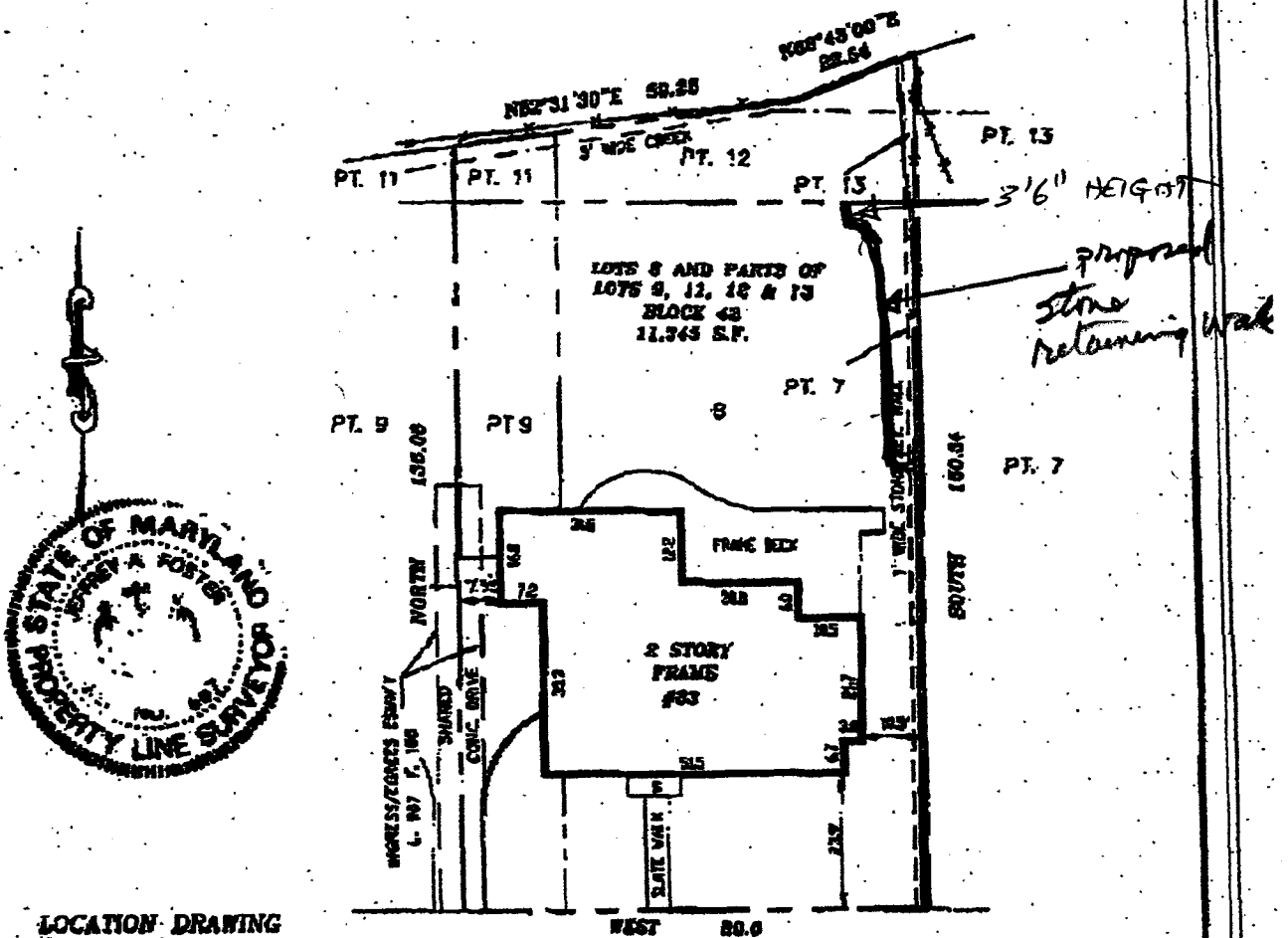
Borrower: JOHN RYAN ET AL.  
 Property Address: 33 W. LENOX STREET  
 City: CHEVY CHASE  
 Lender: SECUQIA MORTGAGE CORP.

File No.: 02-1291  
 Case No.:  
 State: MD Zip: 20815

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.
5. No Title Report furnished.

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 1 foot.  
 Fences, if shown, have been located by approximate methods.  
 Flood Zone "C" per H.U.D. Flood Panel No. 0175-C.



LOCATION DRAWING  
 LOT 8 AND PARTS OF  
 LOTS 7, 9, 11, 12 & 13 BLOCK 42  
 SECTION NO. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR FLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

*Jeffrey A. Foster*  
 PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

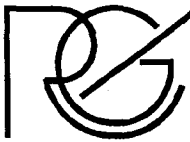
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 FLAT NO: 108  
 LIBER: 987  
 FOLIO: 165



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 215  
 Gaithersburg, Maryland 20878  
 301/945-8100, Fax 301/945-1200

DATE OF LOCATIONS: 11-18-00  
 SCALE: 1" = 30'  
 WALL CHECK: 12-02-02  
 DRAWN BY: E.L.C.  
 ESE. LOC.: 11-18-00  
 JOB NO.: 02-5089

6



**RATHGEBER/  
GOSS  
ASSOCIATES**

**Consulting Structural Engineers**

15871 Crabbs Branch Way, Rockville, Maryland 20855

301/590-0071 Fax: 301/590-0073

**PROJECT** RYAN RESIDENCE SITE WALL

**CLIENT** DENNIS KEHOE

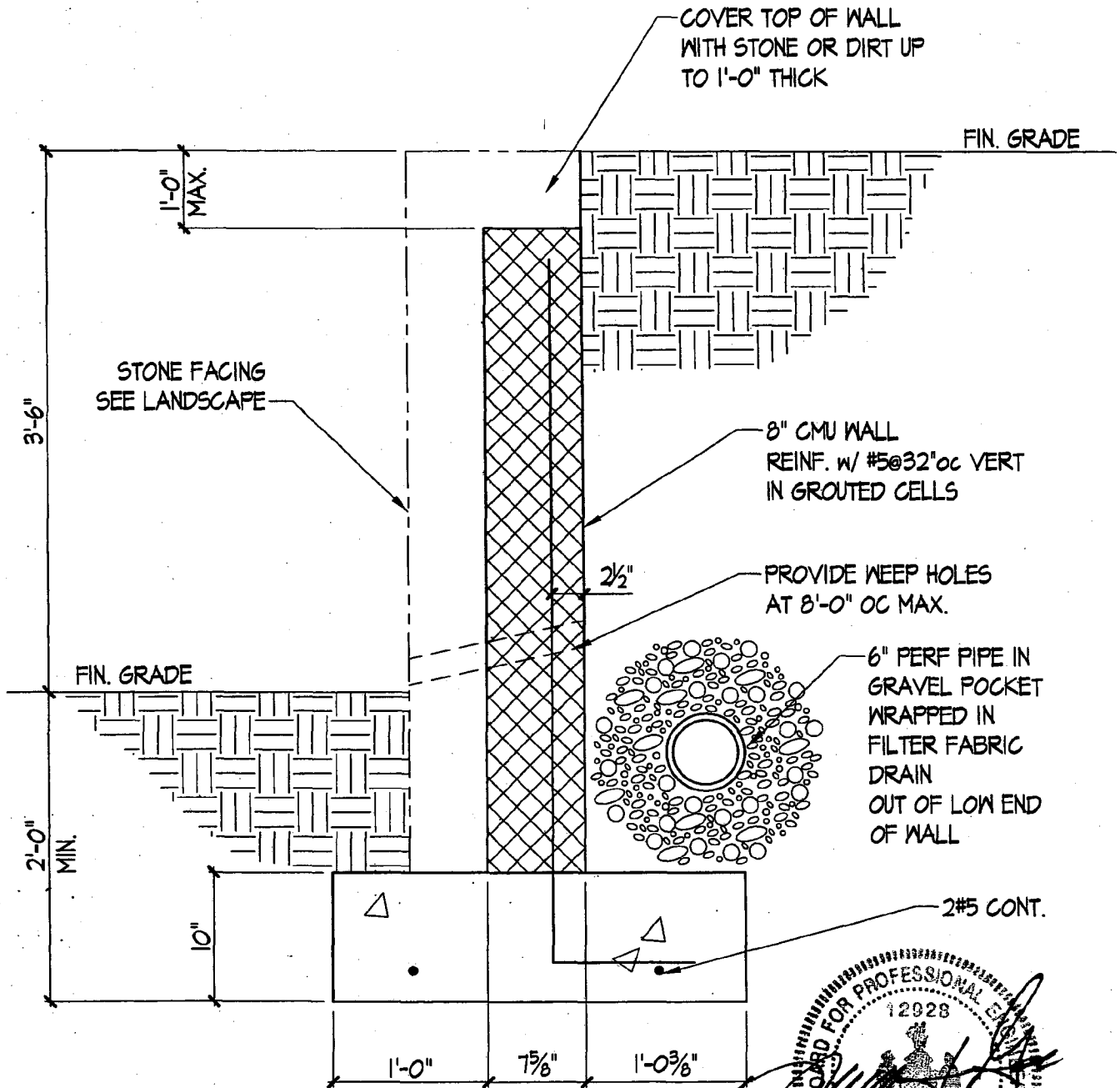
**JOB NO.** 6002.14

**DATE** 22 MARCH 2006

**ENGINEER** GWD

**PAGE** 1

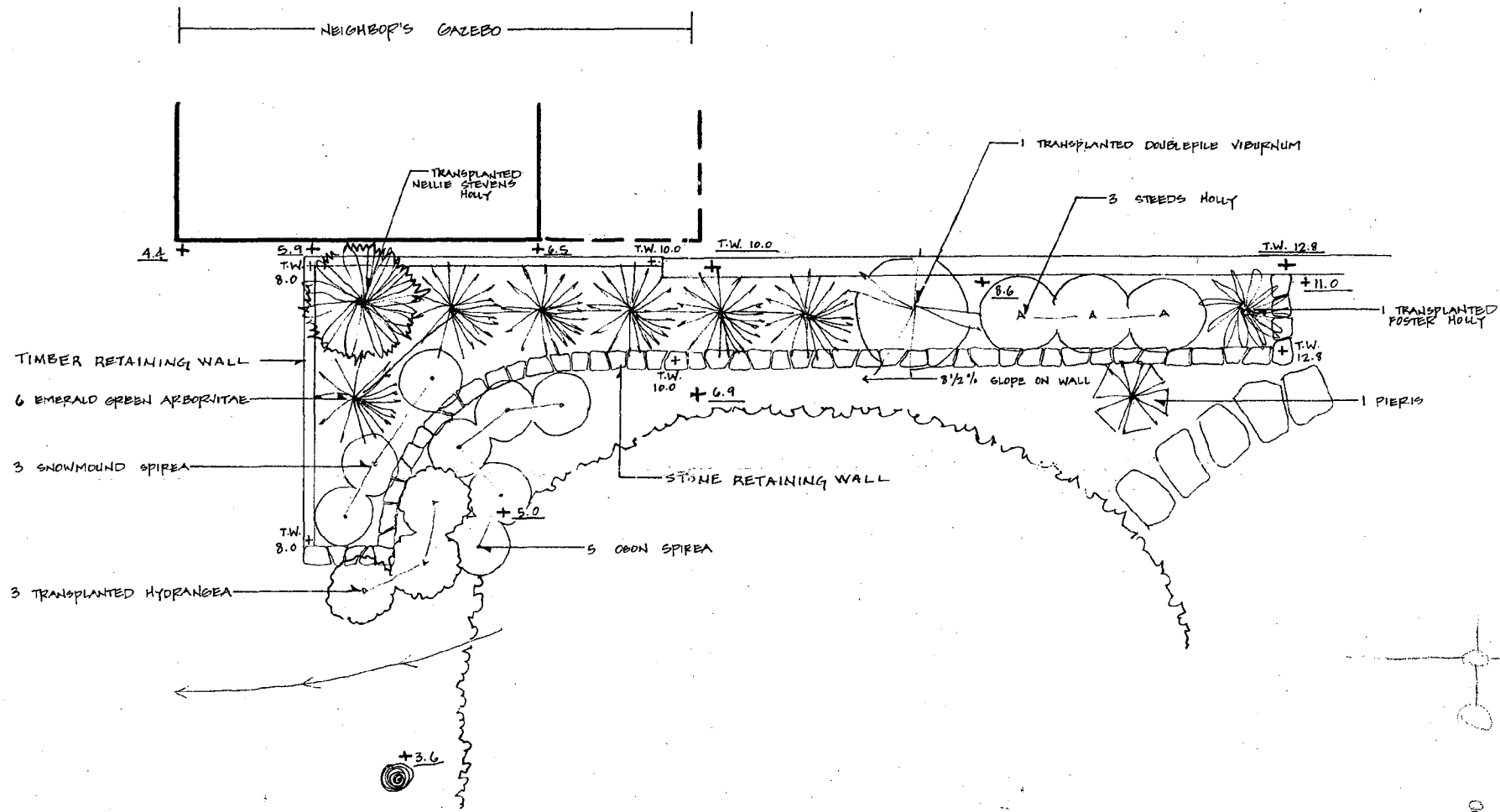
**OF** 1



① **SITE WALL SECTION**

SCALE: 1"=1'-0"

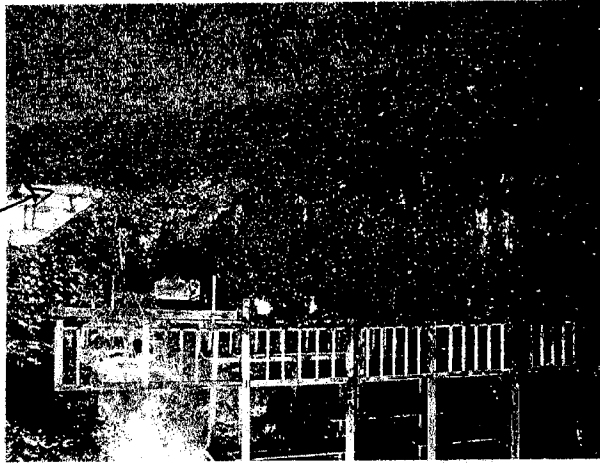
⑦



DOWN PROPERTY LINE

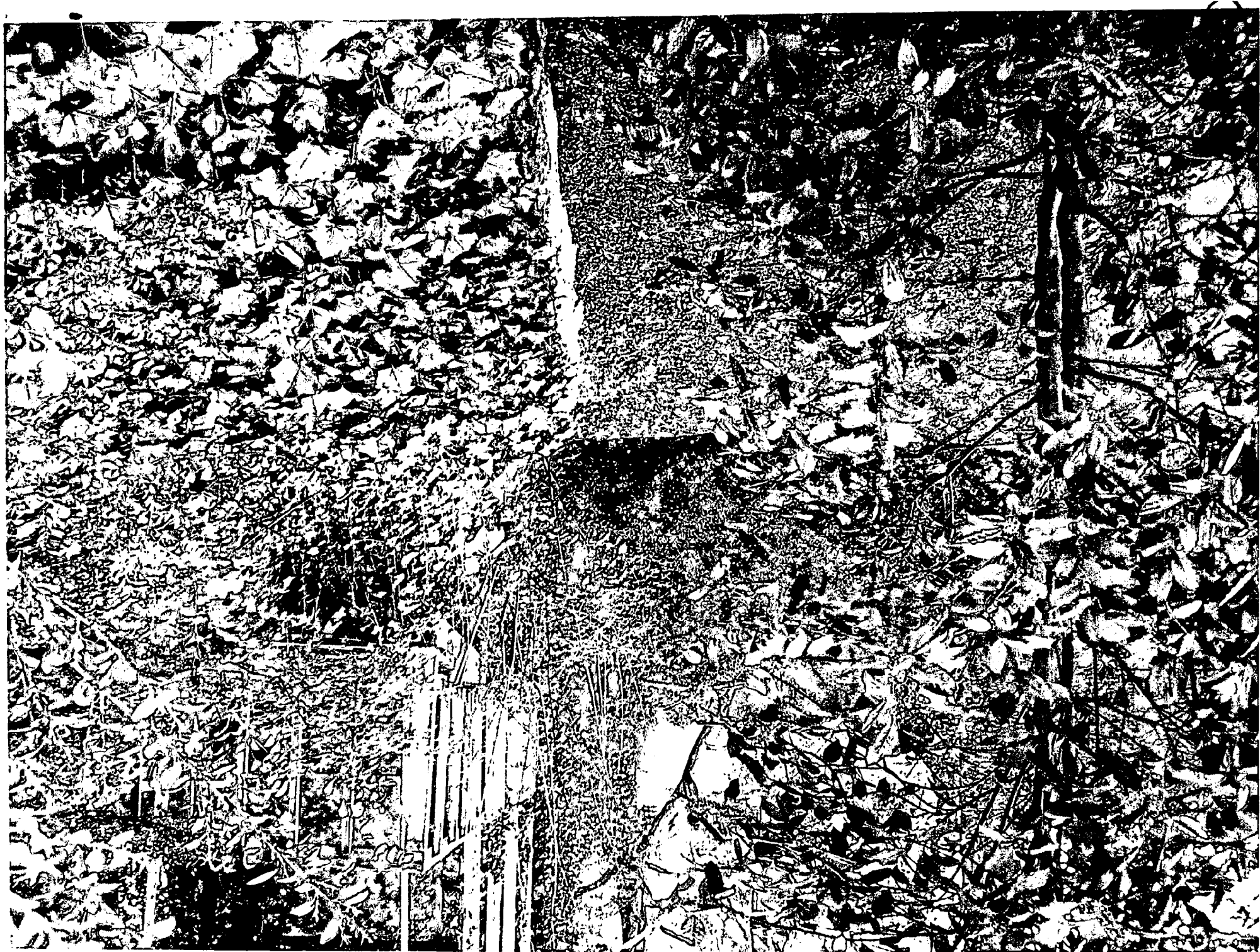


LOOKING EAST TOWARD PROPERTY HOME



FROM REAR OF PROPERTY  
PROPOSED WALL  
LOOKING TOWARD RT REAR OF PROPERTY

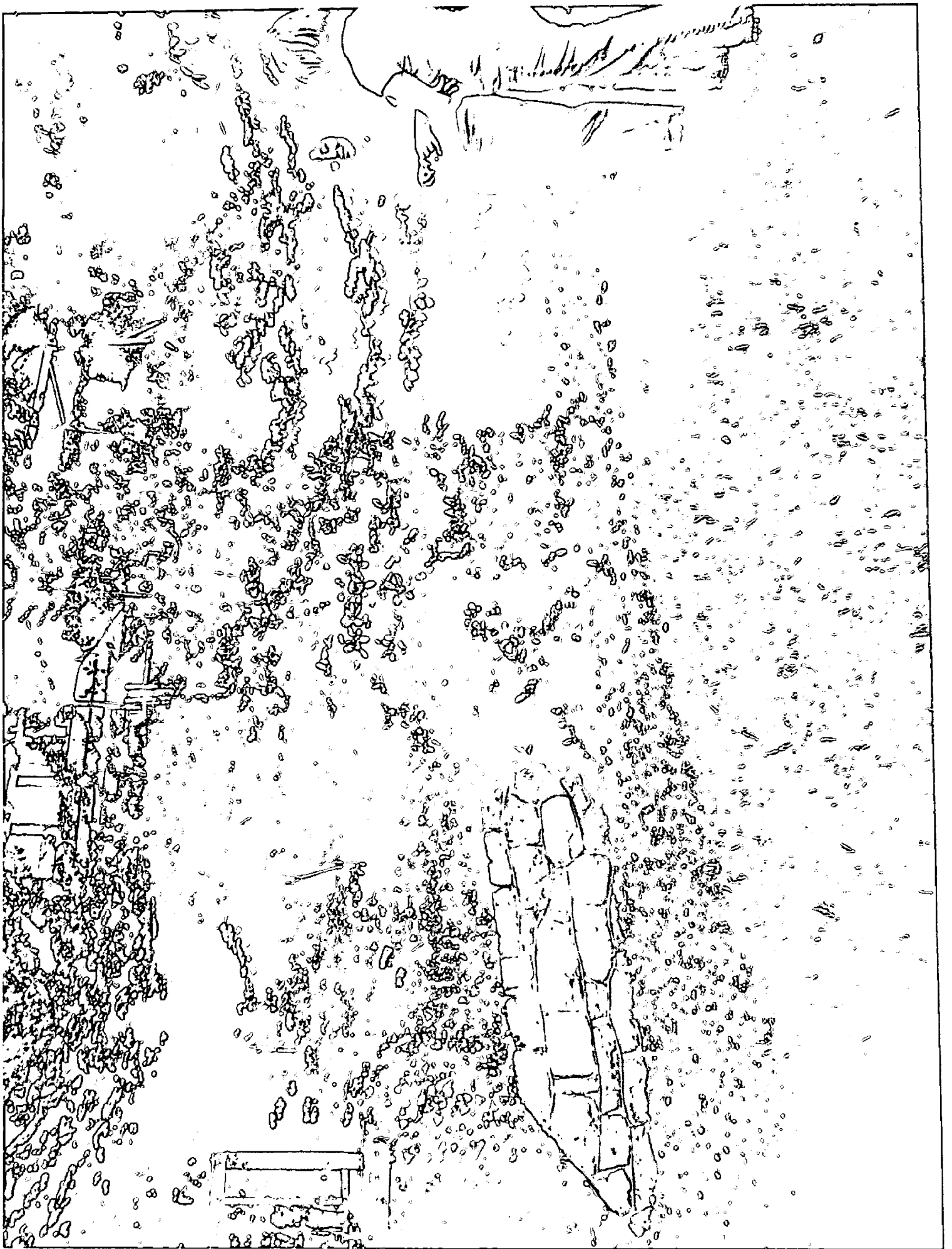


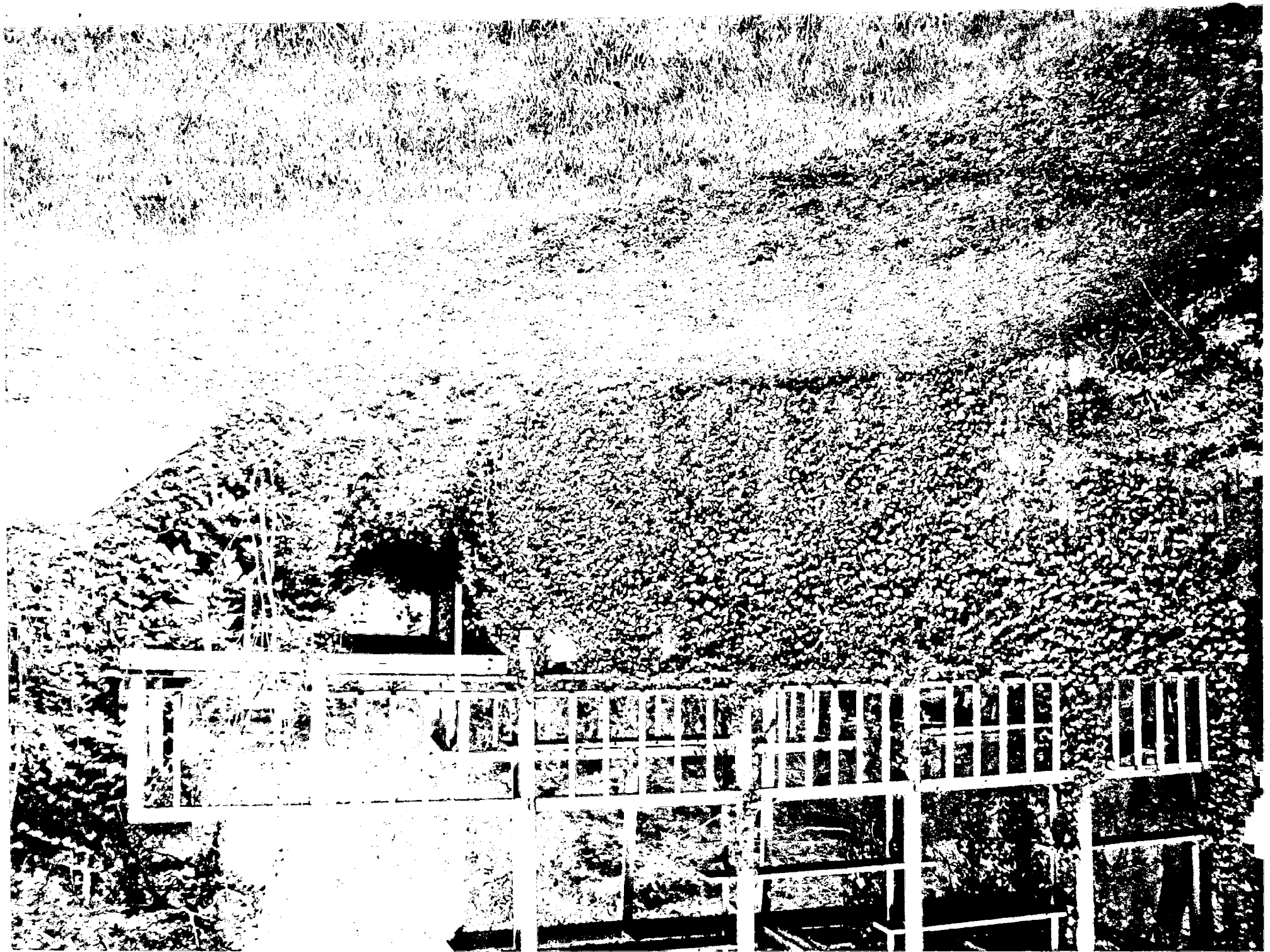












 **Specifications** 


- **Carderock® Veneer Stone** - for use in walls with setting beds of 4" to 6", such as house fronts, fireplaces, chimneys, or any job requiring stone facing. The stone is somewhat irregular in shape, many with reasonably square edges for corners, 6" to 12" in height, and lengths up to 60". Coverage of 30 to 35 square feet per ton can be expected for rubble style applications.
- **Carderock® Garden Wall Stone** - irregular in shape and somewhat flat, this grade of stone is ideal for dry or semi-dry stack retaining walls up to 24" in height, such as those defining a raised garden bed. With one reasonably good face, 8" to 12" deep, 3" to 6" in height, up to 18" in length, coverage of 18 to 20 square feet per ton can be expected.
- **Carderock® Drywall Stone** - somewhat flat and irregular in shape, many stones will have one good face. Suitable for dry and semi-dry retaining walls, the stone averages 8" to 14" in depth, 4" to 10" in thickness, and up to 24" in length. Approximate coverage is 12 to 15 square feet per ton.
- **Carderock® Flagstone** - suitable for use as stepping stones or coping. Broad and relatively flat, from 2" to 4" in thickness and 1.5 to 5 square feet in area. Coverage of 45 to 50 square feet per ton.
- **Carderock® Landscape Boulders** - of varying shape and dimension, from 300 pounds to 5000 pounds in weight.

All grades of **Carderock® Stone** are available either palletized or bulk. *Dealer inquires encouraged!*



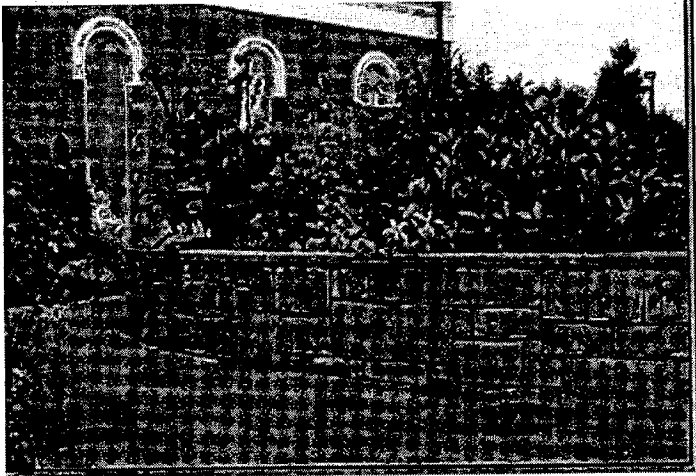
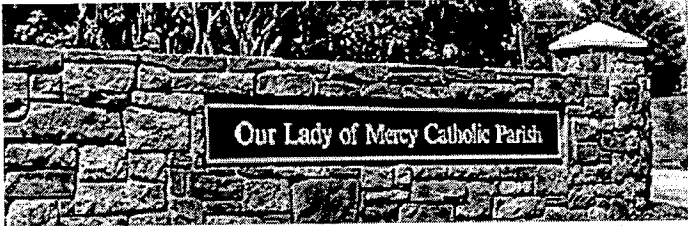
Main Page



This site is under construction! Your comments  **Webmaster** are always welcome.



Carderock Stone





**AN AGREEMENT FOR THE PROVISION  
OF PROFESSIONAL SERVICES**

22 March 2006

Mr. Dennis Kehoe  
Kehoe Landscaping  
P.O.Box 139  
Chevy Chase, MD 20815

RE: Ryan Residence Site Wall  
33 W. Lenox Street  
Chevy Chase, MD

Dear Dennis,

We are pleased to propose the following agreement for providing structural engineering services on this project.

**DESCRIPTION OF PROJECT**

This proposal is for structural engineering services related to the design of a site wall at the back of the property. The footing will be set to bear 2'-0" below grade for frost and the wall will extend no taller than 3'-6" above final grade.

**SCOPE OF SERVICES**

The structural engineering services to be provided are based on the CASE National Practice Guidelines for the Structural Engineer of Record. We will provide a cross section describing the wall construction suitable for obtaining a permit and signed by a Professional Engineer registered in the State of Maryland. Our scope of services does not include any site visits during construction.

**ENGINEERING CHARGES**

Compensation for our structural services shall be a lump sum of ~~One Thousand Dollars (\$1,000.00)~~ Seven Hundred-Fifty Dollars (\$750.00).

Any Additional Services approved by you or the Owner shall be charged at our then current standard hourly rates (refer to Exhibit A), or for an agreed upon lump sum. The Terms and Conditions (Exhibit A) are also a part of this agreement.

**REIMBURSABLES**

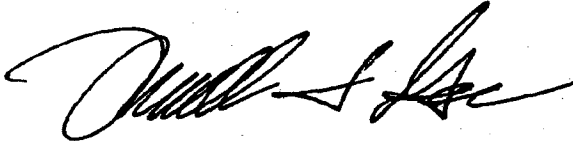
Reimbursable expenses as described in the Terms and Conditions shall be billed as a multiple of 1.10 times the cost incurred.

This Letter of Agreement, and Exhibit A, hereto, constitutes the entire agreement between the parties. Two copies of this Letter of Agreement have been provided to you. Please examine these documents and if acceptable, sign the original of this letter, initial Exhibit A as indicated, and return it to us. Retain a copy for your records. We will begin services upon receipt of a signed contract.


We look forward to working with you again on this project.

Sincerely,

RATHGEBER/ GOSS ASSOCIATES, PC



Michael J. Goss, P.E.  
Vice-President



Bill Duvall, P.E.  
Project Manager

Accepted for Kehoe Landscaping By:

\_\_\_\_\_ (signature) \_\_\_\_\_ (date)

\_\_\_\_\_ (Printed Name and Title)





LICENSE, REGISTRATION, OR CERTIFICATION

SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGES. BOARD MUST BE NOTIFIED OF THESE CHANGES IMMEDIATELY.  
MARYLAND HOME IMPROVEMENT COMMISSION  
500 N. CALVERT STREET  
BALTIMORE, MD. 21202-3651

DENNIS MATTHEW KEHOE  
KEHOE LANDSCAPING INCORPORATED  
01 23723  
8913 BROOKVILLE ROAD  
SILVER SPRING

01 23723

MD 20910-0000

FOLD LINE

STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT  
DENNIS MATTHEW KEHOE  
IS AN AUTHORIZED  
CONTRACTOR/SALESMAN

LIC. REG. CERT. NO.    EXPIRATION DATE    EFFECTIVE DATE    CATEGORY  
23723    07-21-2006    N/A    01  
LICENSE REGISTRATION, OR CERTIFICATION  
Robert L. Ehrlich, Jr.    Michael S. Steele  
Governor    Lt. Governor    3112310

SIGNATURE OF BEARER

08 01 23723

3,112,310

LICENSE, REGISTRATION, OR CERTIFICATION

Robert L. Ehrlich, Jr.  
Governor  
Michael S. Steele  
Lt. Governor  
James D. Fielder, Jr., Ph.D.  
Secretary

*State of Maryland*

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND HOME IMPROVEMENT COMMISSION

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LIC. REG. CERT. NO.    EXPIRATION DATE    EFFECTIVE DATE    CATEGORY  
23723    07-21-2006    N/A    01

3112310

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

SIGNATURE OF BEARER

(19)

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

May 23, 2006

**Todd D. Brown**  
301.961.5218  
[tbrown@linowes-law.com](mailto:tbrown@linowes-law.com)

***By Hand Delivery***

Ms. Julia O'Malley, Chair  
Historic Preservation Commission  
Maryland-National Capital Park  
and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

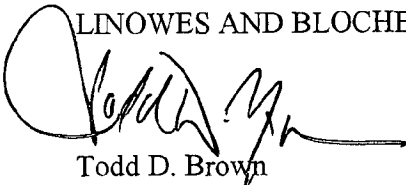
Re: Historic Area Work Permit Application for 33 West Lenox Street, Chevy Chase,  
Maryland (HPC Case No. 35/13-O6M) (Chevy Chase Village Historic District)

Dear Ms. O'Malley:

Our office represents Lee and Nicole Jundanian. The Jundanians own the property located at 15 West Lenox Street which is adjacent to the property that is the subject of the above-referenced application. The purpose of this letter is to enter the Jundanians' appearance as parties in the Historic Area Work Permit review proceedings scheduled before the Commission on May 24, 2006. Please include this letter as a part of the public record.

Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP  
  
Todd D. Brown

cc: ~~Ms. Gwen Wright~~  
Lee and Nicole Jundanian  
John and Virginia Ryan

#623269 v1

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**AND | BLOCHER LLP**  
ATTORNEYS AT LAW

May 23, 2006

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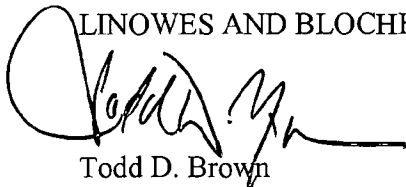
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Todd D. Brown

cc: Ms. Gwen Wright  
Lee and Nicole Jundanian  
John and Virginia Ryan

#623269 v1

III-D

**LINOWES AND BLOCHER LLP**  
ATTORNEYS AT LAW

May 23, 2006

Todd D. Brown  
301.961.5218  
tbrown@linowes-law.com

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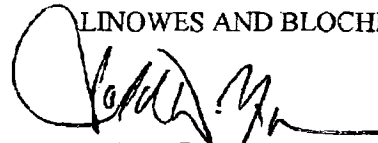
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Thank you.

Very truly yours,

LINOWES AND BLOCHER LLP  
  
Todd D. Brown

cc: Ms. Gwen Wright  
Lee and Nicole Jundanian  
John and Virginia Ryan

#623269 v1

Post-it® Fax Note	7671	Date	5/23	# of pages	1
To	Tania Tully	From	Gwen		
Co./Dept.		Co.			
Phone #		Phone #	301-495-4557		
Fax #	301 565-3412	Fax #			

301 347  
4460

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Lee Jundanian FAX NUMBER: 301 347 4460

FROM: Tania Tully

DATE: 5/23/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 6

NOTE:

Re: 33 W Lenox HAWP

Staff has recommended approval

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***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	33 West Lenox Street, Chevy Chase	<b>Meeting Date:</b>	05/24/2006
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	05/17/2006
<b>Applicant:</b>	John and Virginia Ryan	<b>Public Notice:</b>	05/10/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-06M	<b>Staff:</b>	Tania G. Tully

**PROPOSAL:** Rear retaining wall.

**RECOMMENDATION:** Approval

---

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1924

**PROPOSAL:**

Construct a 50' long x 3 ½' high stone veneer retaining wall in the rear yard.

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

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:

- 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.

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.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
  4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
  5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  6. Signs that are in conformance with all other County sign regulations.
  7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
  8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
  9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
  10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
  11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
  12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
  13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
  14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.





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: DENNIS KEMOE  
Daytime Phone No.: 301-301-343-0589

Tax Account No.:  
Name of Property Owner: JOHN + VIRGINIA RYAN Daytime Phone No.: 301-654-3268  
Address: 33 W. LENOX STREET CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: KEMOE LANDSCAPING Phone No.: 301-585-2447  
Contractor Registration No.: 23723  
Agent for Owner: DENNIS JOHN KEEGAN / KEMOE LANDSCAPING Daytime Phone No.: 301-343-0589

LOCATION OF BUILDING/PREMISE

House Number: 33 Street: W. LENOX ST.  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: 8 Block: 42 Subdivision: SECTION 2 CHEVY CHASE  
Liber: 987 Folio: 168 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 15,000.00  
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:  
2B. Type of water supply: 01  WSSC 02  Well 03  Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 6 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 of owner or authorized agent: John Keegan / Kevin Landscaping Date: 4/28/06

Approved: For Chairperson, Historic Preservation Commission  
Disapproved: Signature: Date:  
Application/Permit No.: 419333 Date Filed: Date Issued:

Ryan  
33 W. Lenox  
Chevy Chase, MD 20815

**RETAINING WALL**

**DESCRIPTION**

Construct a retaining wall of CMU with stone facing. Wall will be approximately 50 feet in length with a maximum height of 3'6" above grade. Wall will run parallel to an existing stone wall on the property line. Purpose is to retain soil for planting.

**MATERIAL SPECIFICATIONS**

CMU  
Carderock stone facing - see attached

**TREE SURVEY**

No work within the dripline of any trees of 6" or larger diameter.

**ADJACENT PROPERTY OWNERS**

To the west:           Smith/Holverson  
                              35 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-907-3417

To the east:           Lee Jundanian  
                              15 W. Lenox Street  
                              Chevy Chase, MD 20815

Across the street:   Lazaros Malho  
                              20 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-656-6566

Borrower: JOHN RYAN ET AL.

Case No.:

Property Address: 33 W LENOX STREET

State: MD

Zip: 20815

City: CHEVY CHASE

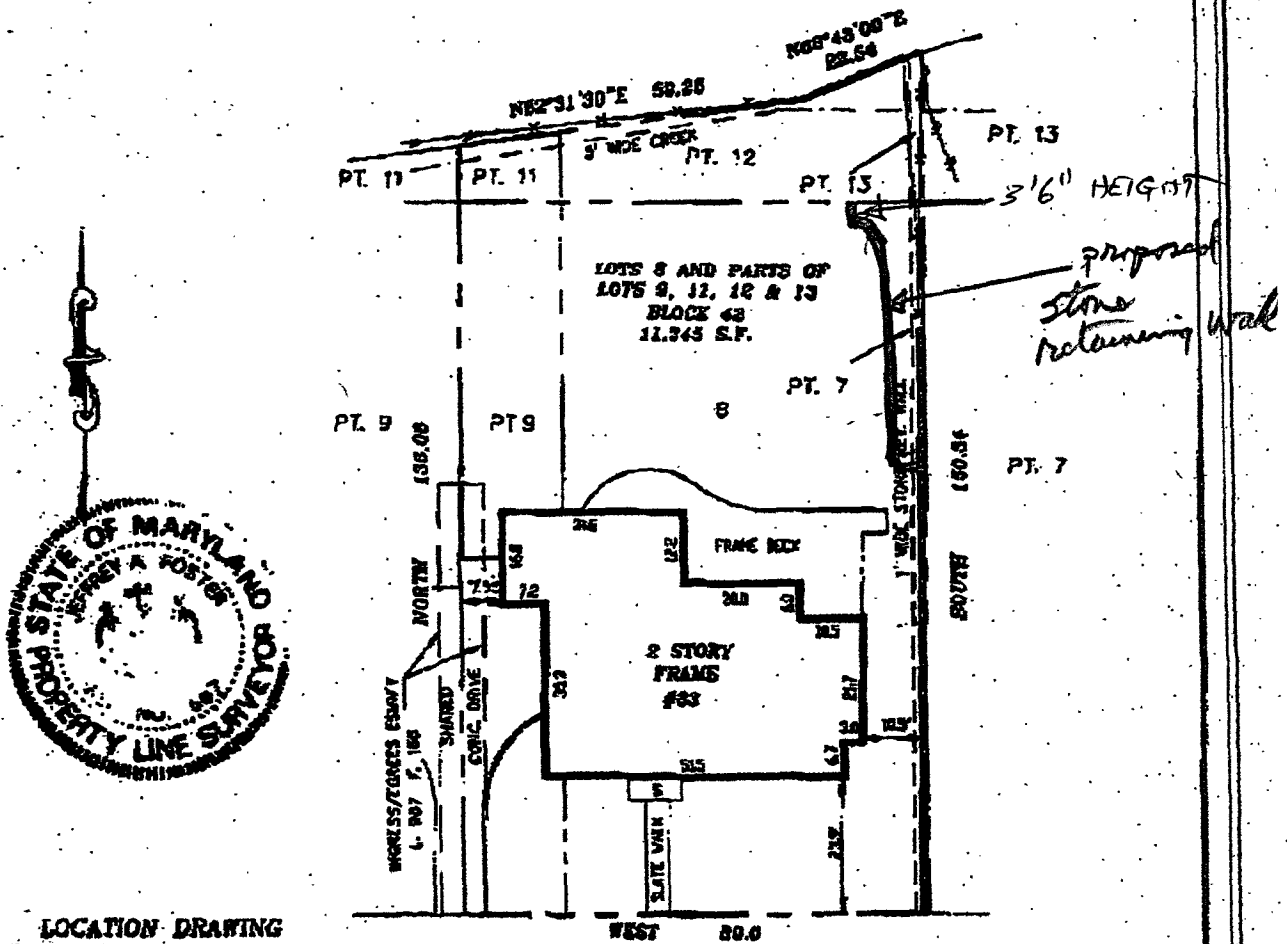
Lender: SEQUOIA MORTGAGE CORP.

**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.
5. No Title Report furnished.

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 1 foot.  
Fences, if shown, have been located by approximate methods.

Flood Zone "C" per H.U.D. Flood Panel No. 0198 C.



LOCATION DRAWING  
LOT 8 AND PARTS OF  
LOTS 7, 9, 11, 12 & 13 BLOCK 42  
SECTION NO. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATE**

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.

*Jeffrey A. Foster*  
MONTGOMERY COUNTY, MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

**REFERENCES**

PLAT BK 2  
PLAT NO. 100  
LIBER 987  
FOLIO 188



**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 215  
Gaithersburg, Maryland 20879  
301/848-8400, Fax 301/848-1288

DATE OF LOCATIONS

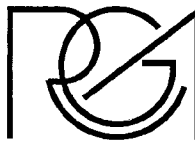
SCALE: 1" = 30'

WALL CHECK: 12-02-02

DRAWN BY: E.J.G.

HSE. LOC.: 11-18-00

JOB NO.: 00-5089



**RATHGEBER/  
GOSS  
ASSOCIATES**

**Consulting Structural Engineers**

15871 Crabbs Branch Way, Rockville, Maryland 20855

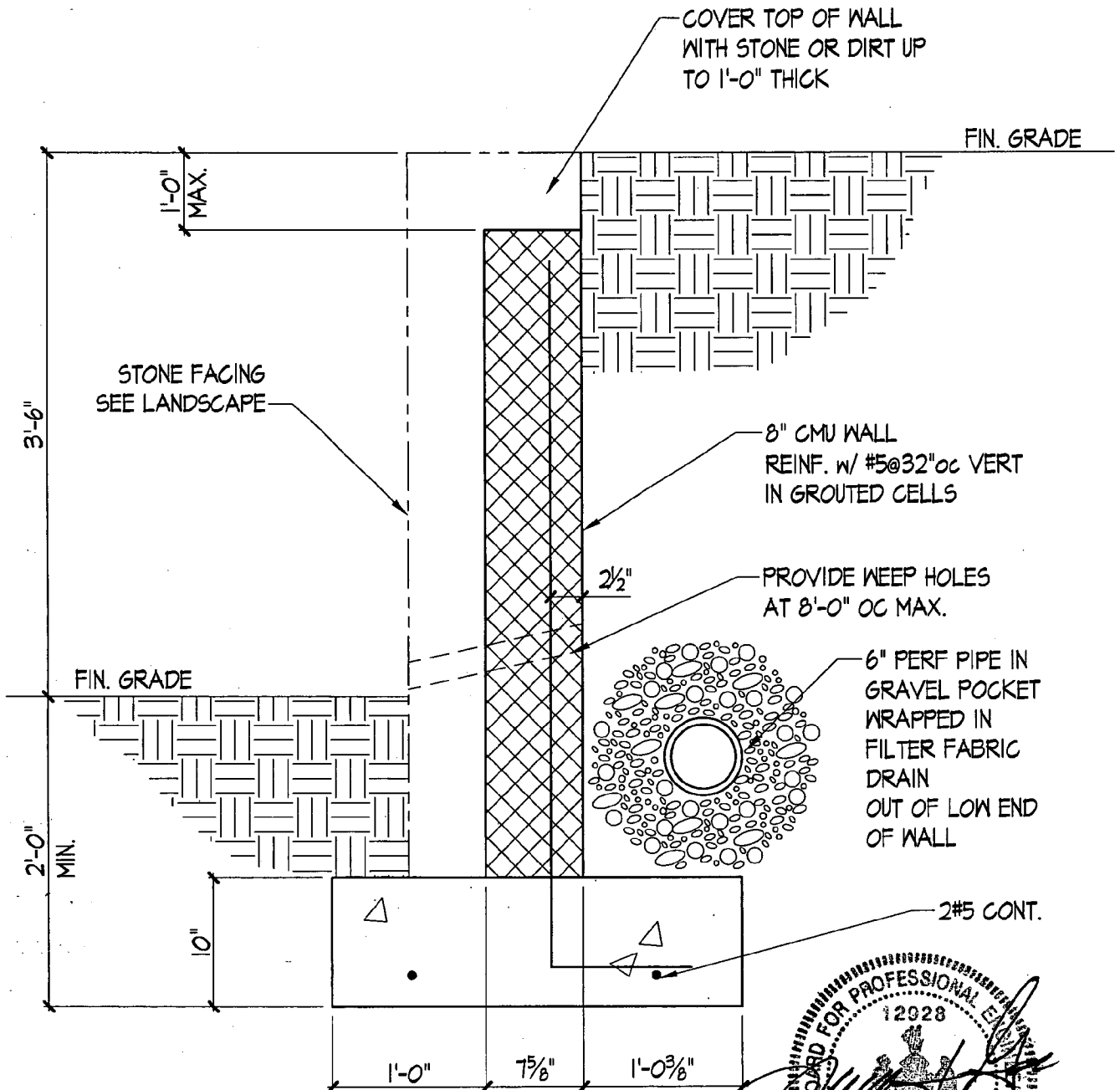
301/590-0071 Fax: 301/590-0073

PROJECT RYAN RESIDENCE SITE WALL

CLIENT DENNIS KEHOE

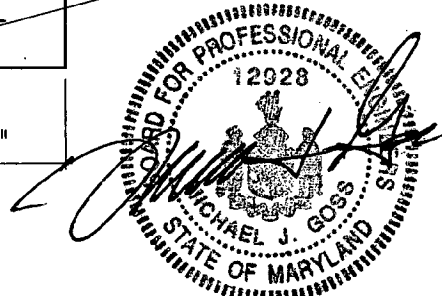
JOB NO. 6002.14 DATE 22 MARCH 2006

ENGINEER GND PAGE 1 OF 1

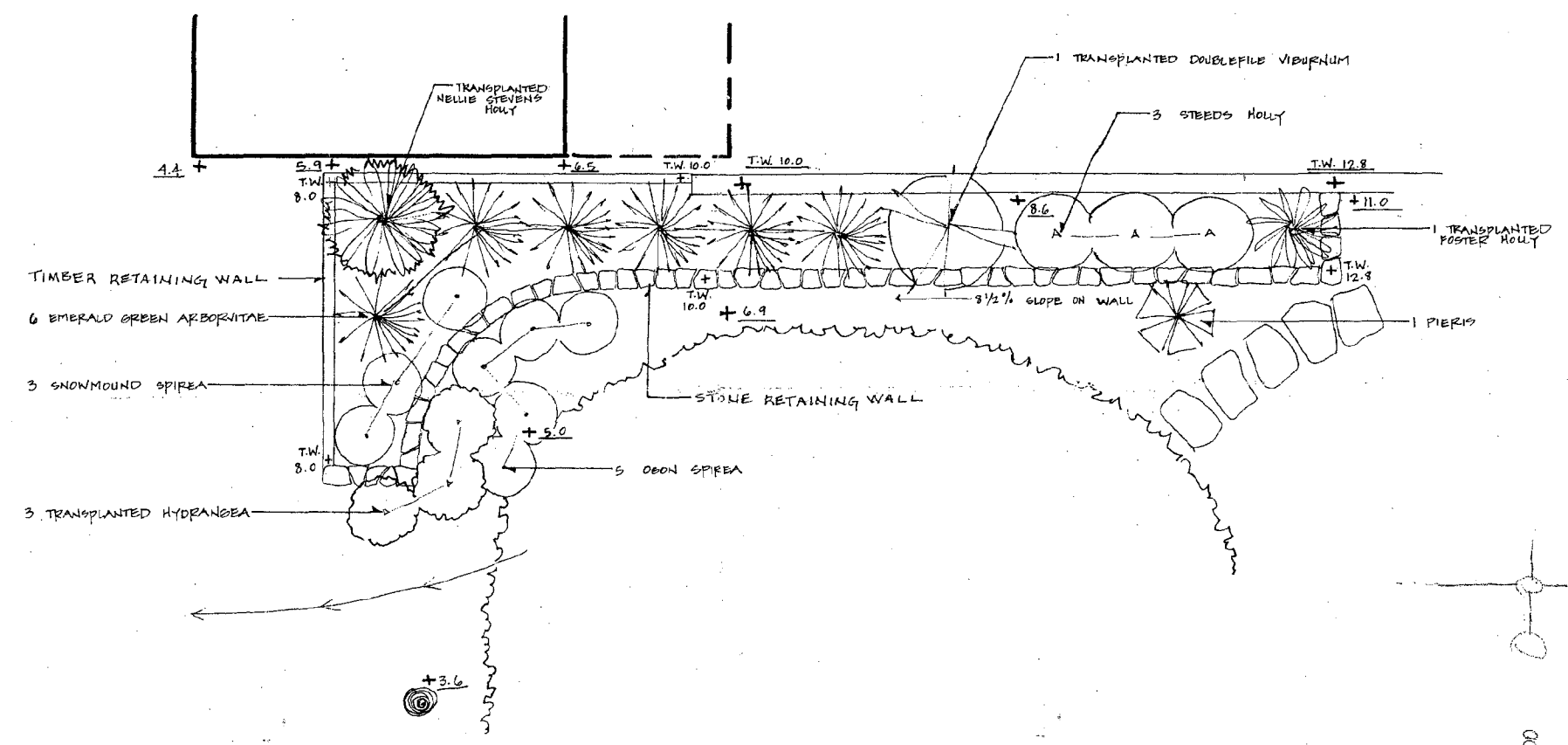


**SITE WALL SECTION**

SCALE: 1"=1'-0"



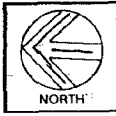
NEIGHBOR'S GAZEBO



**CBA**  
DESIGN BUILD

18908 Windsor Forest Road • Mt. Airy, MD 21771  
(301) 831-7064

RYAN RESIDENCE



SCALE: 1/4" = 1'-0"  
DRAWN BY:  
DATE: 11-7-05  
REVISED:

REAR WALL & PLANTING

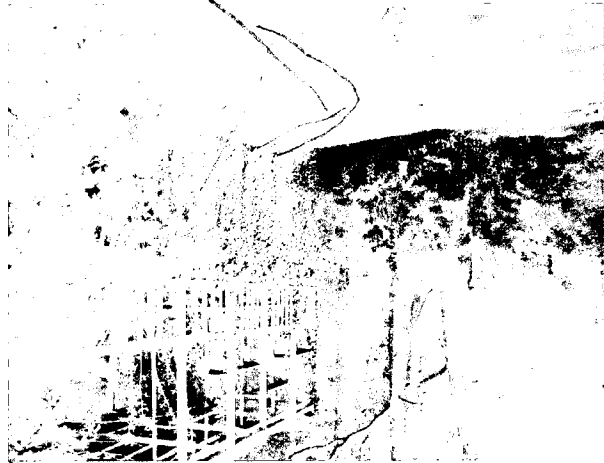
DRAWING NO.



DOWN  
PROPERTY  
LINE



LOOKING EAST TOWARD  
PROPERTY HOME



FROM REAR OF PROPERTY  
LOOKING TOWARD PT  
REAR OF PROPERTY

FROM REAR OF PROPERTY

LOOKING TOWARD PT  
REAR OF PROPERTY

PROPOSED WALL















 **Specifications** 

---

● **Carderock® Veneer Stone** - for use in walls with setting beds of 4" to 6", such as house fronts, fireplaces, chimneys, or any job requiring stone facing. The stone is somewhat irregular in shape, many with reasonably square edges for corners, 6" to 12" in height, and lengths up to 60". Coverage of 30 to 35 square feet per ton can be expected for rubble style applications.

● **Carderock® Garden Wall Stone** - irregular in shape and somewhat flat, this grade of stone is ideal for dry or semi-dry stack retaining walls up to 24" in height, such as those defining a raised garden bed. With one reasonably good face, 8" to 12" deep, 3" to 6" in height, up to 18" in length, coverage of 18 to 20 square feet per ton can be expected.

● **Carderock® Drywall Stone** - somewhat flat and irregular in shape, many stones will have one good face. Suitable for dry and semi-dry retaining walls, the stone averages 8" to 14" in depth, 4" to 10" in thickness, and up to 24" in length. Approximate coverage is 12 to 15 square feet per ton.

● **Carderock® Flagstone** - suitable for use as stepping stones or coping. Broad and relatively flat, from 2" to 4" in thickness and 1.5 to 5 square feet in area. Coverage of 45 to 50 square feet per ton.

● **Carderock® Landscape Boulders** - of varying shape and dimension, from 300 pounds to 5000 pounds in weight.


All grades of **Carderock® Stone** are available either palletized or bulk. *Dealer inquires encouraged!*

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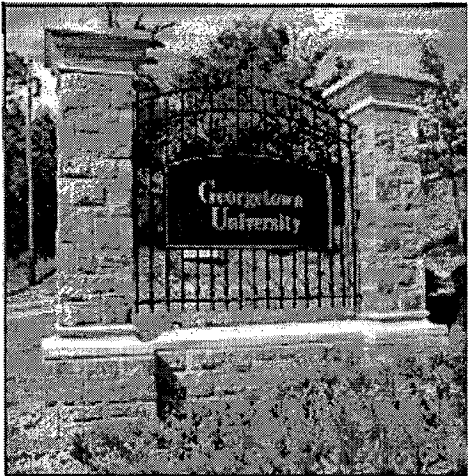
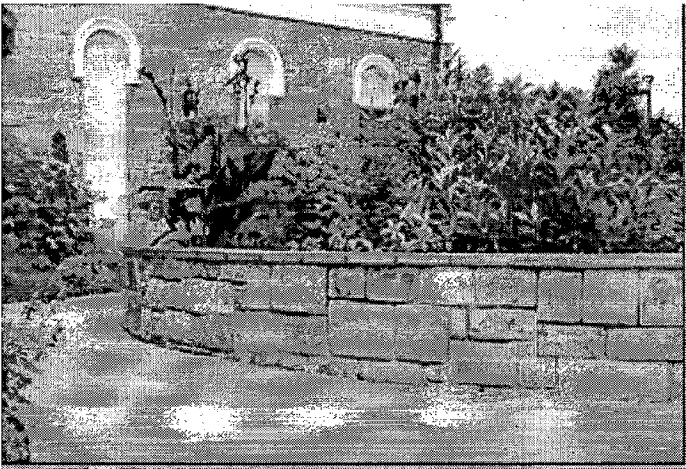
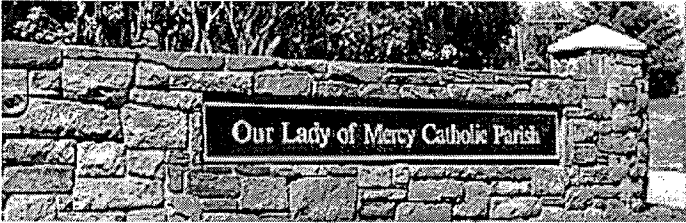
Main Page



This site is under construction! Your comments  **Webmaster** are always welcome.



Carderock Stone





**RATHGEBER/GOSS  
ASSOCIATES**

Consulting Structural Engineers

*W. Eric Rathgeber, S.E., P.E.  
Michael J. Goss, P.E.*

*Craig E. Johnson, P.E.  
Bill Duvall, P.E.  
Amy S. Barabas, P.E.*

**AN AGREEMENT FOR THE PROVISION  
OF PROFESSIONAL SERVICES**

22 March 2006

Mr. Dennis Kehoe  
Kehoe Landscaping  
P.O.Box 139  
Chevy Chase, MD 20815

RE: Ryan Residence Site Wall  
33 W. Lenox Street  
Chevy Chase, MD

Dear Dennis,

We are pleased to propose the following agreement for providing structural engineering services on this project.

**DESCRIPTION OF PROJECT**

This proposal is for structural engineering services related to the design of a site wall at the back of the property. The footing will be set to bear 2'-0" below grade for frost and the wall will extend no taller than 3'-6" above final grade.

**SCOPE OF SERVICES**

The structural engineering services to be provided are based on the CASE National Practice Guidelines for the Structural Engineer of Record. We will provide a cross section describing the wall construction suitable for obtaining a permit and signed by a Professional Engineer registered in the State of Maryland. Our scope of services does not include any site visits during construction.

**ENGINEERING CHARGES**

Compensation for our structural services shall be a lump sum of ~~One Thousand Dollars (\$1,000.00)~~ Seven Hundred-Fifty Dollars (\$750.00).

Any Additional Services approved by you or the Owner shall be charged at our then current standard hourly rates (refer to Exhibit A), or for an agreed upon lump sum. The Terms and Conditions (Exhibit A) are also a part of this agreement.

**REIMBURSABLES**

Reimbursable expenses as described in the Terms and Conditions shall be billed as a multiple of 1.10 times the cost incurred.

This Letter of Agreement, and Exhibit A, hereto, constitutes the entire agreement between the parties. Two copies of this Letter of Agreement have been provided to you. Please examine these documents and if acceptable, sign the original of this letter, initial Exhibit A as indicated, and return it to us. Retain a copy for your records. We will begin services upon receipt of a signed contract.

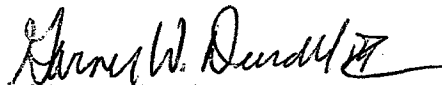
We look forward to working with you again on this project.

Sincerely,

RATHGEBER/ GOSS ASSOCIATES, PC



Michael J. Goss, P.E.  
Vice-President



Bill Duvall, P.E.  
Project Manager

Accepted for Kehoe Landscaping By:

\_\_\_\_\_ (signature) \_\_\_\_\_ (date)

\_\_\_\_\_ (Printed Name and Title)



LICENSE, REGISTRATION, OR CERTIFICATION

SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGES. BOARD MUST BE NOTIFIED OF THESE CHANGES IMMEDIATELY.

MARYLAND HOME IMPROVEMENT COMMISSION  
500 N. CALVERT STREET  
BALTIMORE, MD. 21202-3651

01 23723

DENNIS MATTHEW KENOE  
KENOE LANDSCAPING INCORPORATED  
01 23723  
8913 BROOKVILLE ROAD  
SILVER SPRING

MD 20910-0000

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STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT  
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*State of Maryland*

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT

DENNIS MATTHEW KENOE  
KENOE LANDSCAPING INCORPORATED  
01 23723  
8913 BROOKVILLE ROAD  
SILVER SPRING

MD 20910-0000

IS AN AUTHORIZED

CONTRACTOR/SALESMAN

LIC. REG. CERT. NO.  
23723

EXPIRATION DATE  
07-21-2006

EFFECTIVE DATE  
N/A

CATEGORY  
01

3112310

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

SIGNATURE OF BEARER

(19)



**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:

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

CONSTRUCT A 50' x 3 1/2' RETAINING WALL  
TO PLANT -

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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**

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**

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**

- 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.

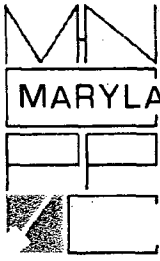
6. **TREE SURVEY**

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

**FAX TRANSMITTAL SHEET**

**Historic Preservation Office  
Department of Park & Planning**

**Telephone Number: (301) 563-3400**

**Fax Number: (301)-563-3412**

TO: Shana FAX NUMBER: 301 718 9631

FROM: Tania

DATE: 5/8/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: ~~2~~ 1

**NOTE:**

Re: 33 W Lenox  
1 E Kirke (Anne's)  
Carderock Stone Veneer  
Looks good to me!



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: DENNIS KEMOE  
Daytime Phone No.: 301-343-0589

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN + VIRGINIA RYAN Daytime Phone No.: 301-654-3268  
Address: 33 W. LENOX STREET CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: KEMOE LANDSCAPING Phone No.: 301-585-2447  
Contractor Registration No.: 23723  
Agent for Owner: JOHN KEELAN / KEMOE LANDSCAPING Daytime Phone No.: 301-343-0589

**LOCATION OF BUILDING/PREMISE**

House Number: 33 Street: W. LENOX ST.  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: 8 Block: 42 Subdivision: SECTION 2 CHEVY CHASE  
Liber: 987 Folio: 168 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: \$ 15,000.00  
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: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 3 feet 6 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.

John Keelan / Kemoe Landscaping 4/28/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 419333 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

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Daytime Phone No.: 301-343-0589

Tax Account No.: \_\_\_\_\_  
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Street Number City State Zip Code  
Contractor: KEHOE LANDSCAPING Phone No.: 301-585-2447  
Contractor Registration No.: 23723  
Agent for Owner: DENNIS JOHN KEHOE / KEHOE LANDSCAPING Daytime Phone No.: 301-343-0589

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 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
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Dennis Kehoe (Kehoe Landscaping) 4/28/06  
Signature of owner or authorized agent Date

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 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
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Ryan  
33 W. Lenox  
Chevy Chase, MD 20815

**RETAINING WALL**

**DESCRIPTION**

Construct a retaining wall of CMU with stone facing. Wall will be approximately 50 feet in length with a maximum height of 3'6" above grade. Wall will run parallel to an existing stone wall on the property line. Purpose is to retain soil for planting.

**MATERIAL SPECIFICATIONS**

CMU  
Carderock stone facing - see attached

**TREE SURVEY**

No work within the dripline of any trees of 6" or larger diameter.

**ADJACENT PROPERTY OWNERS**

To the west:           Smith/Holverson  
                              35 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-907-3417

To the east:            Lee Jundanian  
                              15 W. Lenox Street  
                              Chevy Chase, MD 20815

Across the street:    Lazaros Malho  
                              20 W. Lenox Street  
                              Chevy Chase, MD 20815  
                              301-656-6566

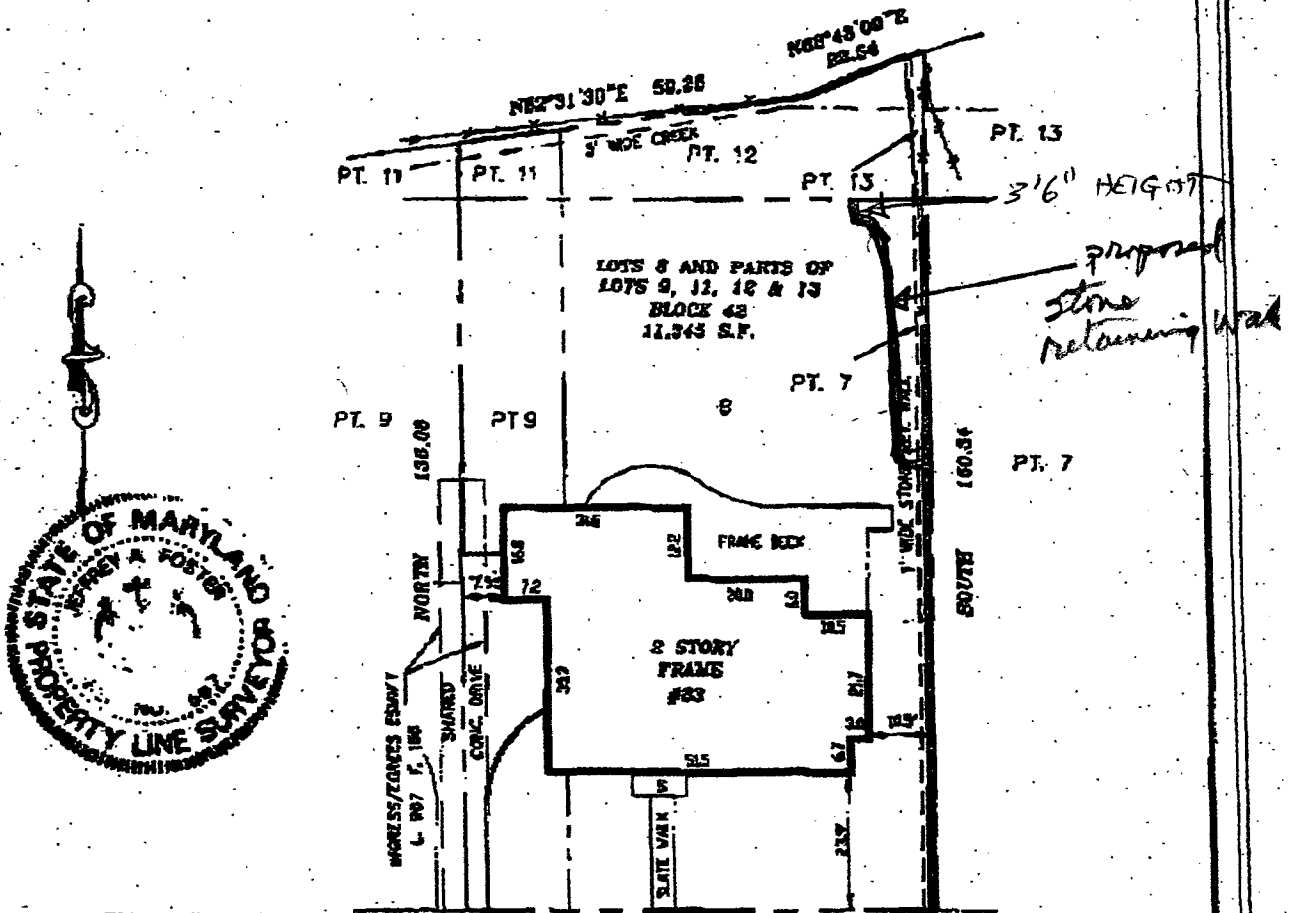
Borrower: JOHN RYAN ET AL.  
 Property Address: 33 W LENOX STREET  
 City: CHEVY CHASE  
 Lender: SEQUOIA MORTGAGE CORP.

File No.: 02-1291  
 Case No.:  
 State: MD  
 Zip: 20815

**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.
5. No Title Report furnished.

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 1 foot.  
 Fences, if shown, have been located by approximate methods.  
 Flood Zone "C" per H.U.D. Flood Panel No. 0178.C



LOCATION DRAWING  
 LOT 8 AND PARTS OF  
 LOTS 9, 11, 12 & 13 BLOCK 42  
 SECTION NO. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND



<b>SURVEYOR'S CERTIFICATE</b> 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.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	<b>REFERENCES</b> PLAT BK. 2 PLAT NO. 108	 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 215 Gaithersburg, Maryland 20878 301/945-2400, Fax 301/945-1288
	LIBER 987 FOLIO 168	

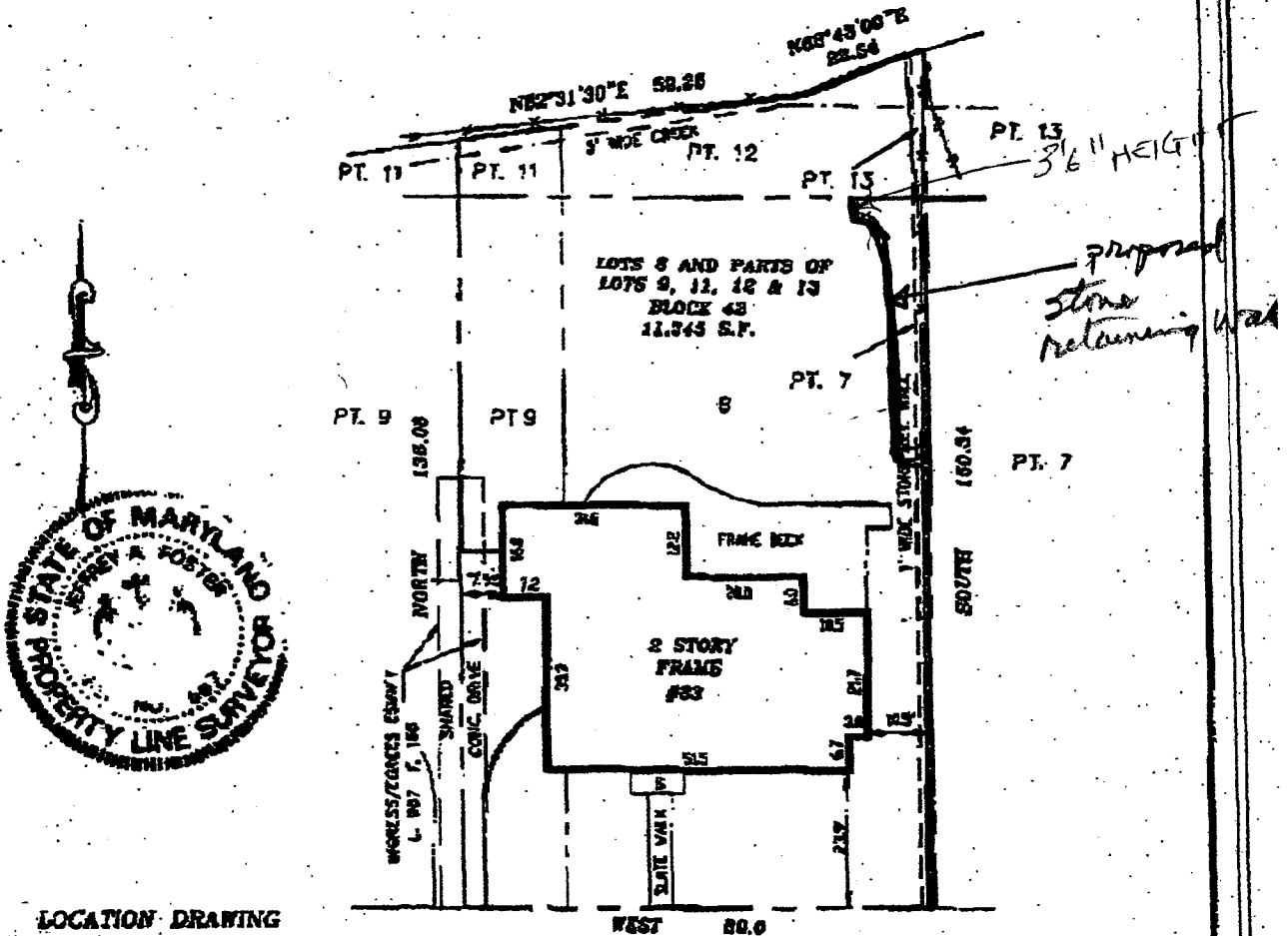
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*Jeffrey A. Foster*  
 MONTGOMERY PROPERTY LINE SURVEYOR REG. NO. 587

**REFERENCES**

FLAT BK. 2  
 FLAT NO. 108  
 LIBER. 997  
 FOLIO 188



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 215  
 Gaithersburg, Maryland 20878  
 301/948-8400, Fax 301/948-1288

**DATE OF LOCATIONS**

WALL CHECK: 12-02-02  
 RISE. LOC.: 11-18-00

**SCALE**

1" = 30'  
 DRAWN BY: E.J.C.  
 JOB NO.: 00-5069





**RATHGEBER/  
GOSS  
ASSOCIATES**

**Consulting Structural Engineers**

15871 Crabbs Branch Way, Rockville, Maryland 20855  
301/590-0071 Fax: 301/590-0073

PROJECT RYAN RESIDENCE SITE WALL

CLIENT DENNIS KEHOE

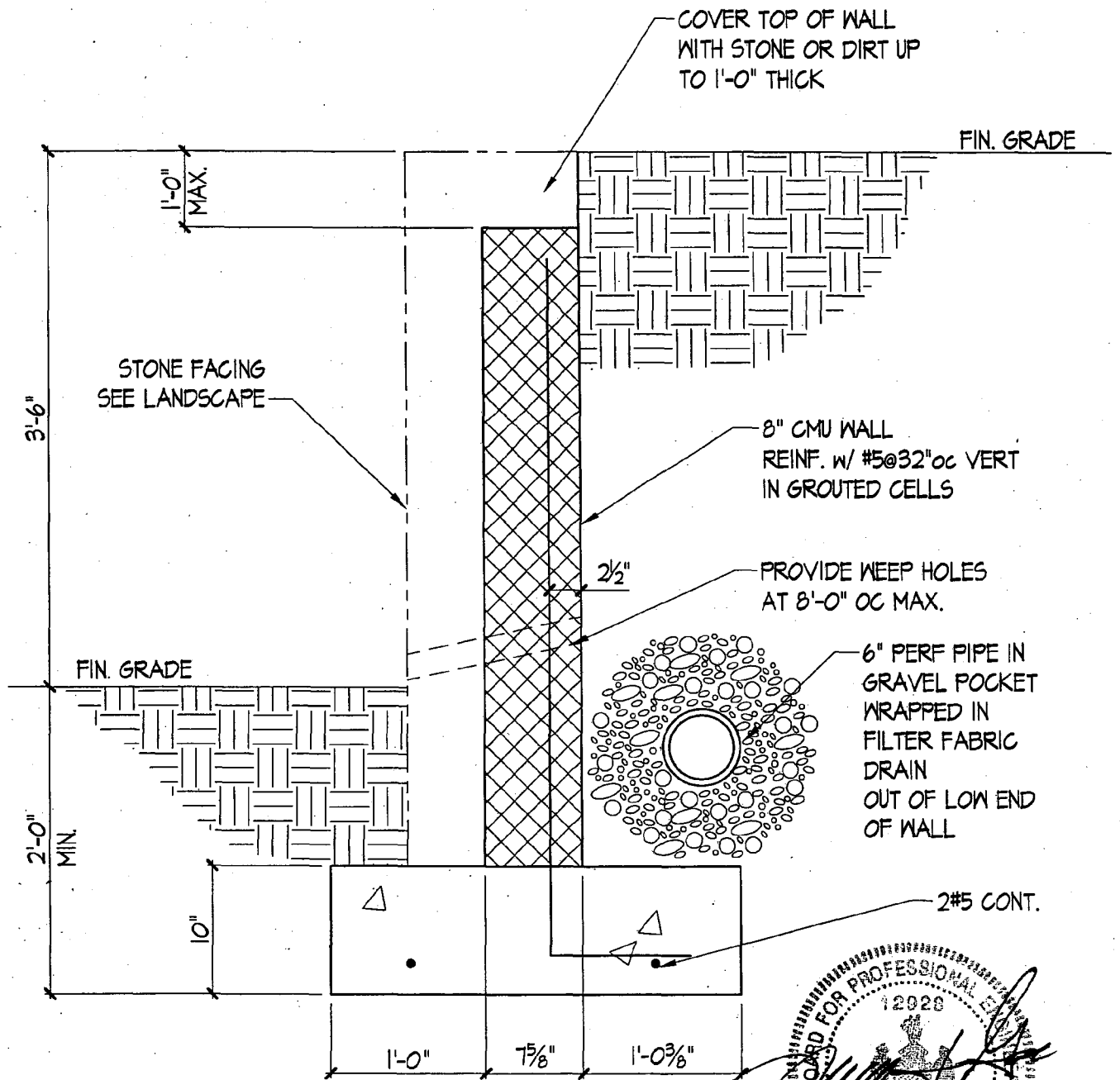
JOB NO. 6002.14

DATE 22 MARCH 2006

ENGINEER GWD

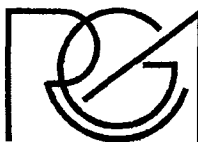
PAGE 1

OF 1



**1 SITE WALL SECTION**

SCALE: 1"=1'-0"



**RATHGEBER/  
GOSS  
ASSOCIATES**

**Consulting Structural Engineers**

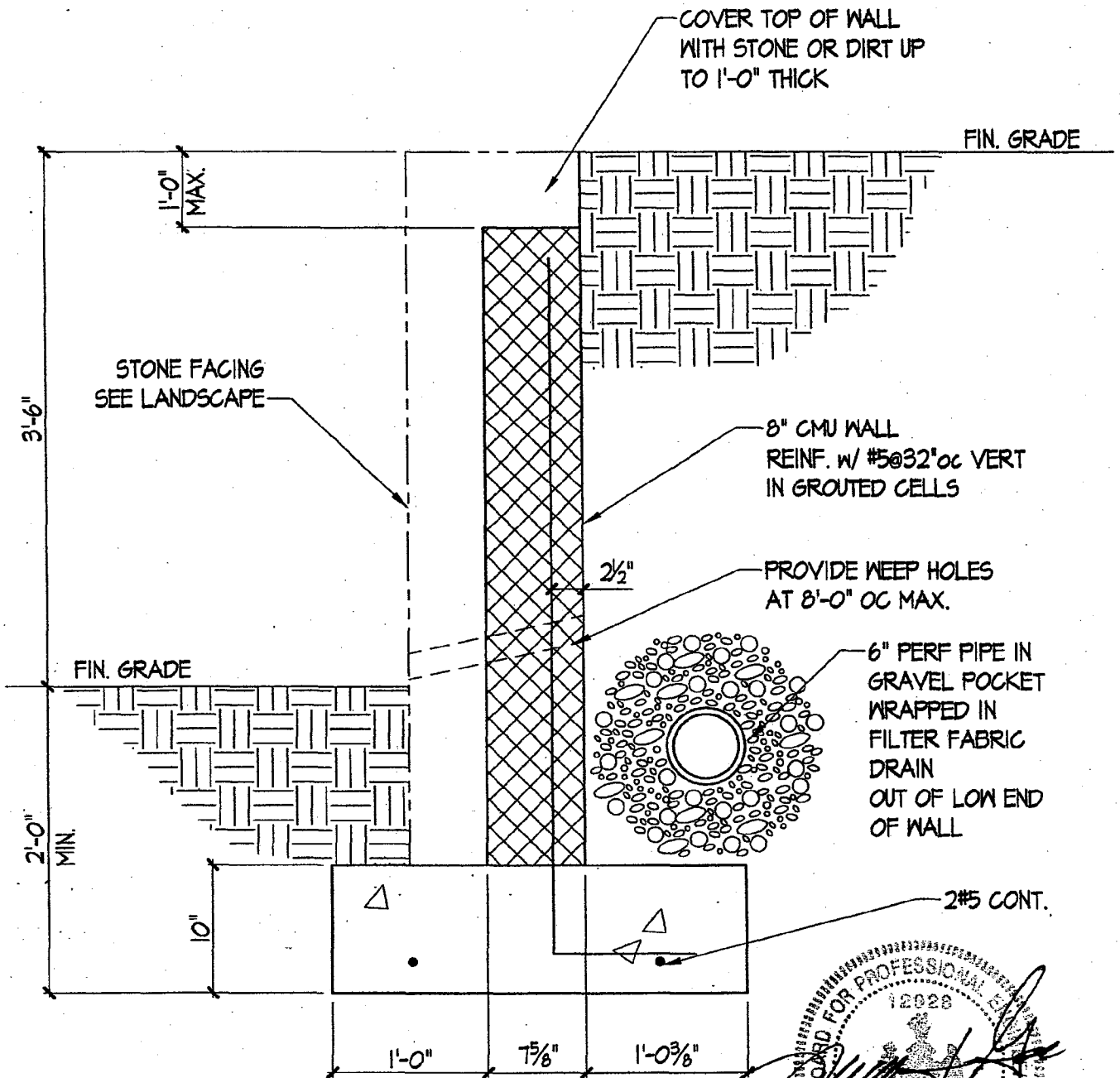
15871 Crabbs Branch Way, Rockville, Maryland 20855  
301/590-0071 Fax: 301/590-0073

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CLIENT DENNIS KEHOE

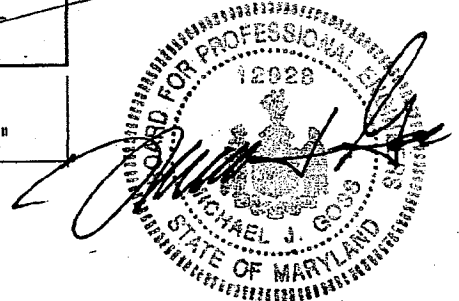
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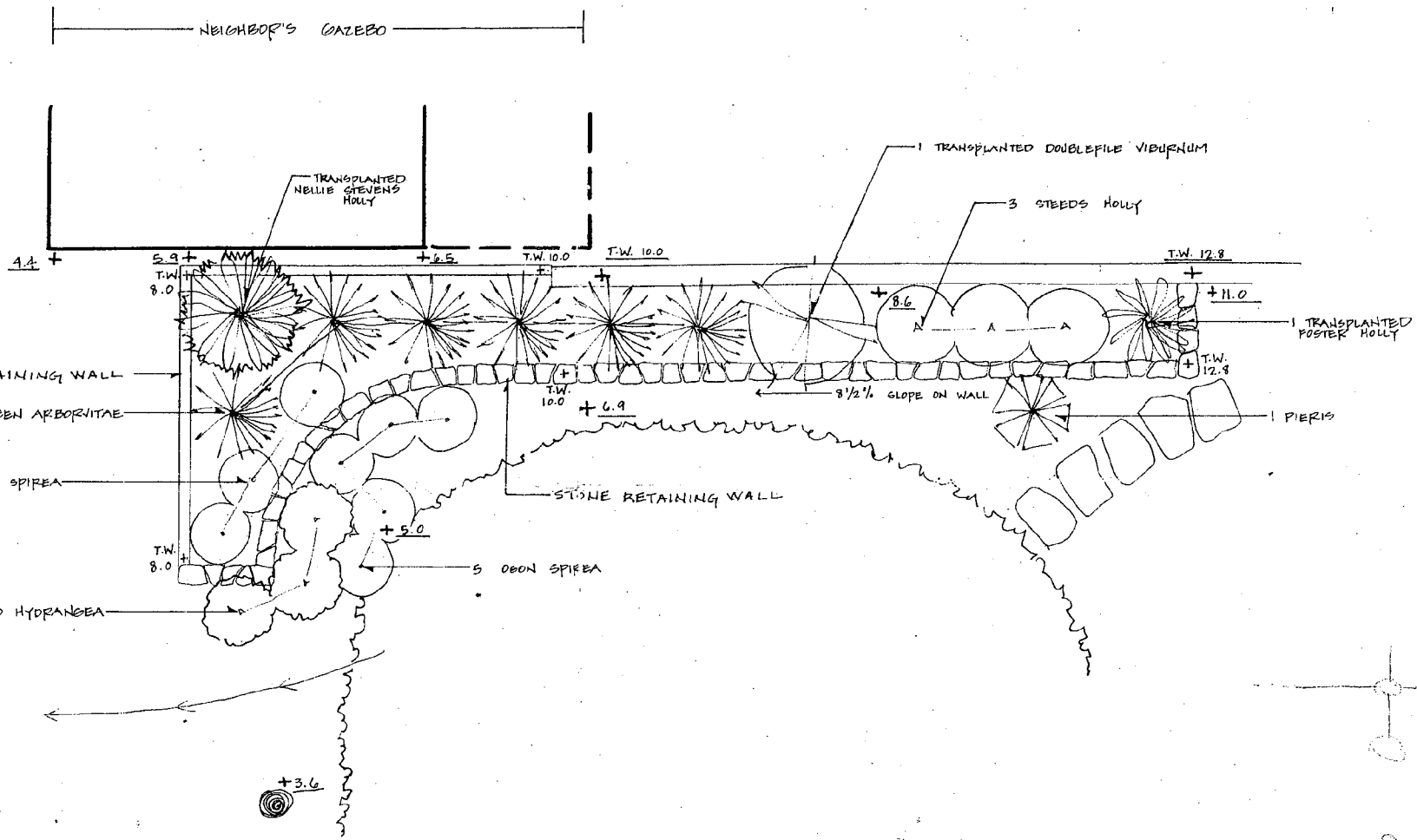
ENGINEER GND PAGE 1 OF 1



**SITE WALL SECTION**

SCALE: 1"=1'-0"





**CBA**  
DESIGN BUILD

18608 Windsor Forest Road - Mt. Airy, MD 21771  
(301) 831-7064

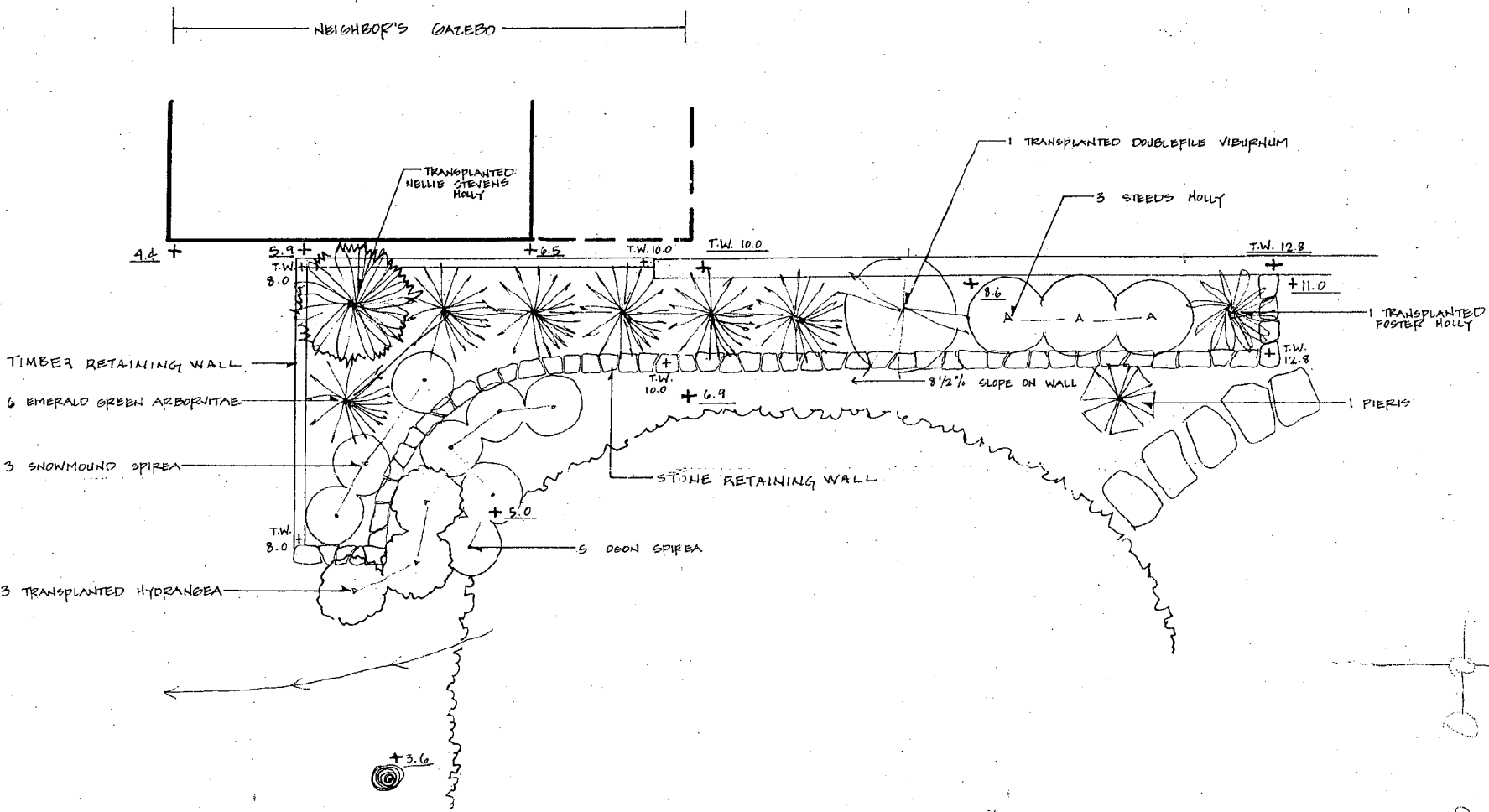
RYAN RESIDENCE



SCALE: 1/4" = 1'-0"  
DRAWN BY:  
DATE: 11-7-05  
REVISED:

REAR WALL & PLANTING

DRAWING NO.:



**CBA**  
DESIGN BUILD

18608 Windsor Forest Road • Mt. Airy, MD 21771  
(301) 831-7064

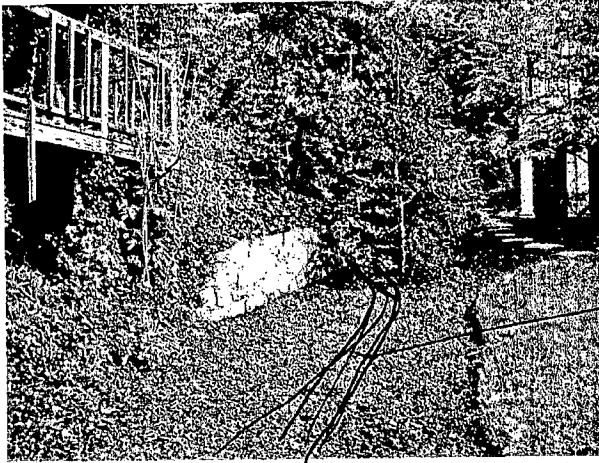
RYAN RESIDENCE



SCALE: 1/4" = 1'-0"  
DRAWN BY:  
DATE: 11-7-05  
REVISED:

REAR WALL & PLANTING

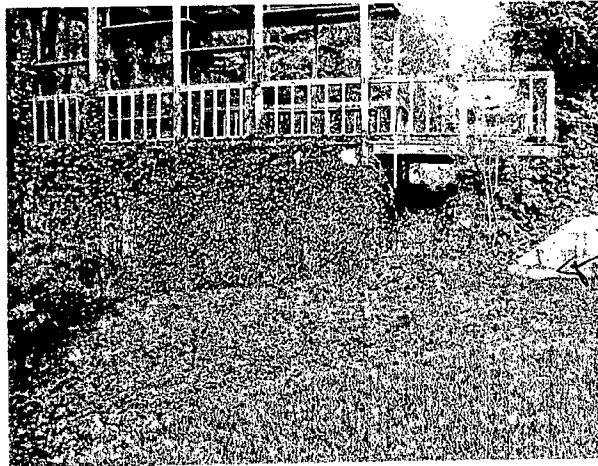
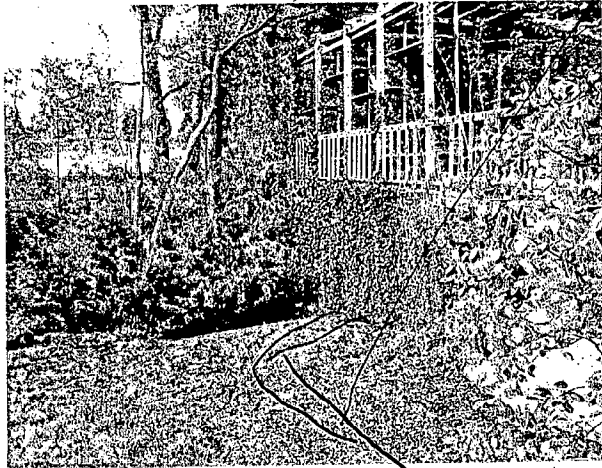
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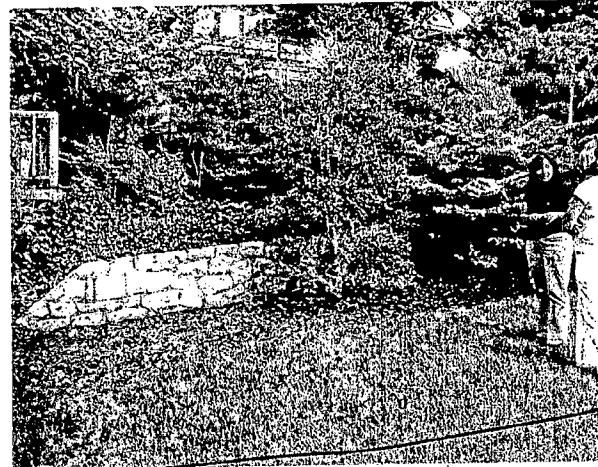
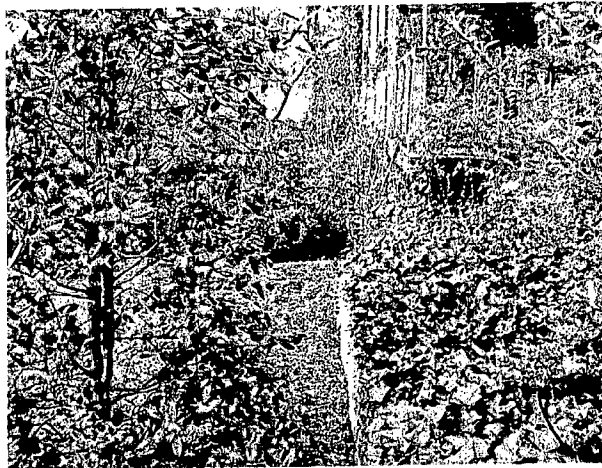
FROM REAR OF PROPERTY

PROPOSED WALL

LOOKING TOWARD RT REAR OF PROPERTY



LOOKING EAST TOWARD  
PROPERTY LINE



DOWN PROPERTY  
LINE













 *Specifications* 


- **Carderock® Veneer Stone** - for use in walls with setting beds of 4" to 6", such as house fronts, fireplaces, chimneys, or any job requiring stone facing. The stone is somewhat irregular in shape, many with reasonably square edges for corners, 6" to 12" in height, and lengths up to 60". Coverage of 30 to 35 square feet per ton can be expected for rubble style applications.
- **Carderock® Garden Wall Stone** - irregular in shape and somewhat flat, this grade of stone is ideal for dry or semi-dry stack retaining walls up to 24" in height, such as those defining a raised garden bed. With one reasonably good face, 8" to 12" deep, 3" to 6" in height, up to 18" in length, coverage of 18 to 20 square feet per ton can be expected.
- **Carderock® Drywall Stone** - somewhat flat and irregular in shape, many stones will have one good face. Suitable for dry and semi-dry retaining walls, the stone averages 8" to 14" in depth, 4" to 10" in thickness, and up to 24" in length. Approximate coverage is 12 to 15 square feet per ton.
- **Carderock® Flagstone** - suitable for use as stepping stones or coping. Broad and relatively flat, from 2" to 4" in thickness and 1.5 to 5 square feet in area. Coverage of 45 to 50 square feet per ton.
- **Carderock® Landscape Boulders** - of varying shape and dimension, from 300 pounds to 5000 pounds in weight.

All grades of **Carderock® Stone** are available either palletized or bulk. *Dealer inquires encouraged!*



Main Page



This site is under construction! Your comments  **Webmaster** are always welcome.



**RATHGEBER/GOSS  
ASSOCIATES**

Consulting Structural Engineers

*W. Eric Rathgeber, S.E., P.E.  
Michael J. Goss, P.E.*

*Craig E. Johnson, P.E.  
Bill Duvall, P.E.  
Amy S. Barabas, P.E.*

**AN AGREEMENT FOR THE PROVISION  
OF PROFESSIONAL SERVICES**

22 March 2006

Mr. Dennis Kehoe  
Kehoe Landscaping  
P.O.Box 139  
Chevy Chase, MD 20815

RE: Ryan Residence Site Wall  
33 W. Lenox Street  
Chevy Chase, MD

Dear Dennis,

We are pleased to propose the following agreement for providing structural engineering services on this project.

**DESCRIPTION OF PROJECT**

This proposal is for structural engineering services related to the design of a site wall at the back of the property. The footing will be set to bear 2'-0" below grade for frost and the wall will extend no taller than 3'-6" above final grade.

**SCOPE OF SERVICES**

The structural engineering services to be provided are based on the CASE National Practice Guidelines for the Structural Engineer of Record. We will provide a cross section describing the wall construction suitable for obtaining a permit and signed by a Professional Engineer registered in the State of Maryland. Our scope of services does not include any site visits during construction.

**ENGINEERING CHARGES**

Compensation for our structural services shall be a lump sum of ~~One Thousand Dollars (\$1,000)~~ Seven Hundred-Fifty Dollars (\$750.00).

Any Additional Services approved by you or the Owner shall be charged at our then current standard hourly rates (refer to Exhibit A), or for an agreed upon lump sum. The Terms and Conditions (Exhibit A) are also a part of this agreement.

**REIMBURSABLES**

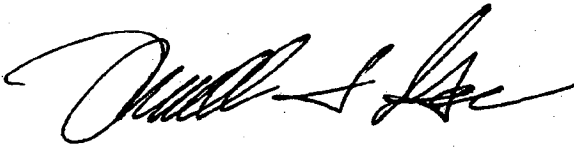
Reimbursable expenses as described in the Terms and Conditions shall be billed as a multiple of 1.10 times the cost incurred.

This Letter of Agreement, and Exhibit A, hereto, constitutes the entire agreement between the parties. Two copies of this Letter of Agreement have been provided to you. Please examine these documents and if acceptable, sign the original of this letter, initial Exhibit A as indicated, and return it to us. Retain a copy for your records. We will begin services upon receipt of a signed contract.

We look forward to working with you again on this project.

Sincerely,

RATHGEBER/ GOSS ASSOCIATES, PC



Michael J. Goss, P.E.  
Vice-President



Bill Duvall, P.E.  
Project Manager

Accepted for Kehoe Landscaping By:

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(Printed Name and Title)

LICENSE, REGISTRATION, OR CERTIFICATION

SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGES. BOARD MUST BE NOTIFIED OF THESE CHANGES IMMEDIATELY.

MARYLAND HOME IMPROVEMENT COMMISSION  
500 N. CALVERT STREET  
BALTIMORE, MD. 21202-3651

DENNIS MATTHEW KENOE  
KENOE LANDSCAPING INCORPORATED  
01 23723  
8913 BROOKVILLE ROAD  
SILVER SPRING MD 20910-0000

01 23723

MD 20910-0000

FOLD LINE

STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT  
DENNIS MATTHEW KENOE  
IS AN AUTHORIZED  
CONTRACTOR/SALESMAN

LIC. REG. CERT. NO.      EXPIRATION DATE      EFFECTIVE DATE      CATEGORY

23723      07-21-2006      N/A      01

LICENSE REGISTRATION, OR CERTIFICATION

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor

3112310

SIGNATURE OF BEARER

08 01 23723

3,112,310

LICENSE, REGISTRATION, OR CERTIFICATION

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor

James D. Fiedler, Jr., Ph.D.  
Secretary

*State of Maryland*

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND HOME IMPROVEMENT COMMISSION

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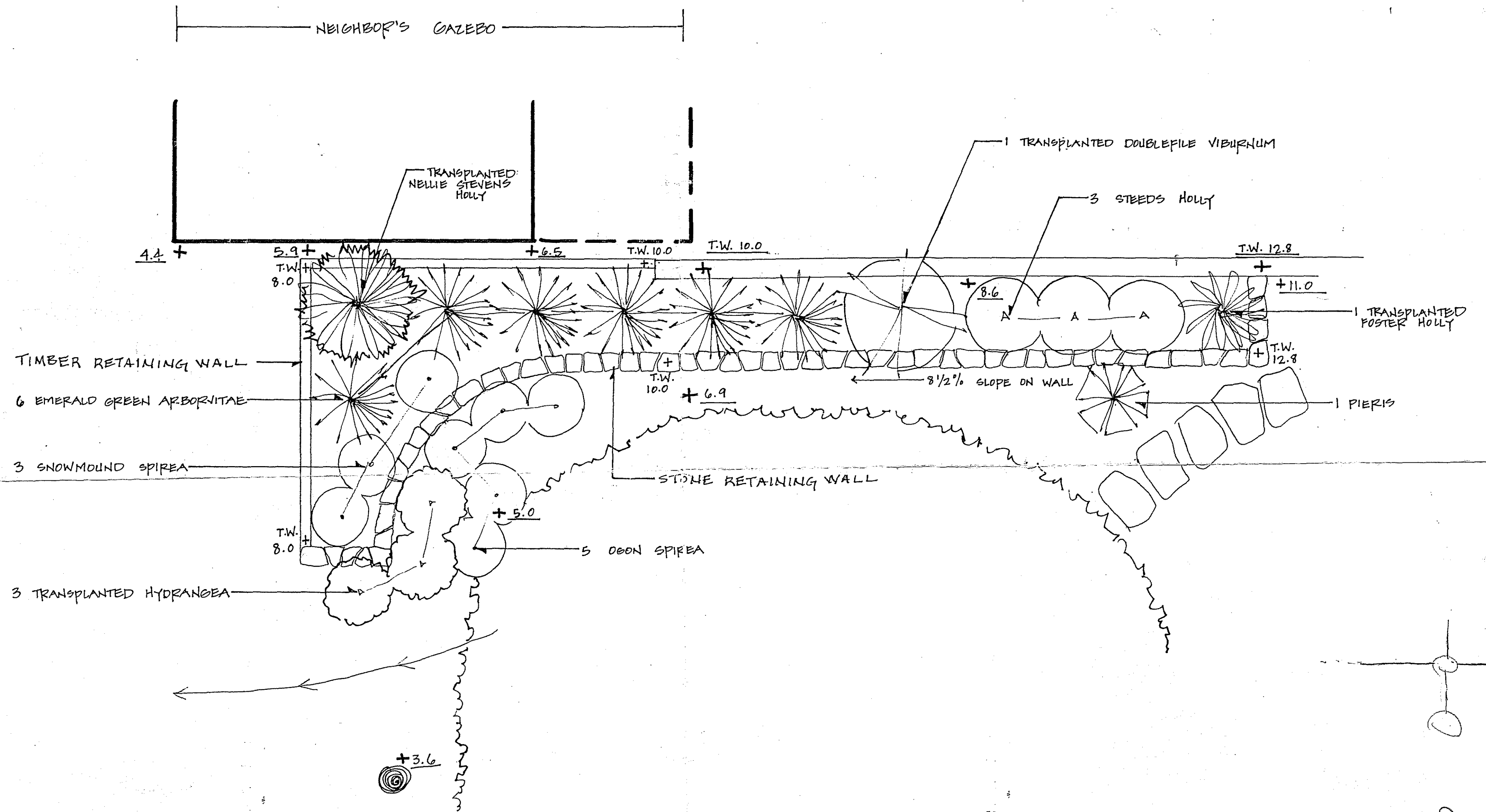
EFFECTIVE DATE  
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CATEGORY  
01

3112310

SIGNATURE OF BEARER

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES



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