__ 35/13-06M 33 West Lenox St Chevy Chase Village Historic District, 35/13

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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

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #419333, retaining wall

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.







DPS-#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: DENNIS KEMCE
	Daytime Phone No.: 243-655
Tax Account No.:	
Name of Property Owner: JOHN + V. RGINIA RYAN	Daytime Phone No.: 301-654-3268
Name of Property Owner: JOHN + VIRGINIA RYAN Address: 33 W. LENOX STREET CLB Street Number City	ENY CHASE, MD 20815
Contractor: BEHOE LANDSCAPING	Phone No.: 301-585-2447
Contractor Registration No.: 23723	
Agent for Owner: MEMERS JOHN PEECHTON/REA	PAGA Daytime Phone No.: 301-343-0589
LOCATION OF BUILDING/PREMISE	
House Number: 33	Street W. LENOY ST.
Town/City: Ct(EU) Ct(ASE Nearest Cross S	Street: CEDAR PARKWAY
Town/City: 1 to 1 t	w 2 chery offase
Liber: 787 Folio: 168 Parcel:	!
PART ONE: TYPE OF PERMIT ACTION AND USE	
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1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/A	DDITIONS
2A. Type of sewage disposal: 01 🗆 WSSC 02 🖸 Septio	03 🗍 Other:
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well	03 🗋 Other:
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Height eta feet $ar{G}$ inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of	f the following locations:
☐ On party line/property line ☐ Entirely on land of owner	On public right of way/easement
and the same of th	
I hereby certify that I have the authority to make the foregoing application, tha approved by all agencies listed and I hereby acknowledge and accept this to	
The Army States	$r = x_0 + \lambda$ and $x_1 + \lambda x_2 + \lambda x_3 = 0$
Signature of owner or authorized agent	character (thing) 1/26/100 male
Signature of Orman of automatica agent	
Approved: For	Chairperson, Historic Preservation Commission , ,
Disapproved: Signature:	Date: 0/014/0(
	Date Filed: Date Issued:

OWET JOHN RYAN ET AL	folki N		No.: 02-1291	
erty Address: 33 W LENOX STREET			e No.:	-
CHEVY CHASE		State: MD	Zip: 20815	<u> </u>
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2. This plan is not to be relied :	won for the existing	nent or Taeotlan of Jenees	. norosea balleines as a	PPARCO
existing or future improvement	2.			
This plan does not provide for many not be required for the te	the accurate leastlist	ation of property boundary	pliner, but such identific	a Google
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LOCATION DRAWING
LOT 8 AND PARTS OF
LOTS 7.9, 11, 12 & 13 BLOCK 42
SECTION NO. 2

CHEVY CHASE MONTGONERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES		NIDER & ASSOCIATES
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Deffrey A Foster	Liber 987	WALL CHECK: 12-02-02	DRAWN BY: E.K.G.
METALINE PROPERTY LINE SURVEYOR TOD. NO 587	FOLIO 168	HSE. LOC.: 11-18-00	JOB NO.: 00-5069

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WEST LENOX STREET

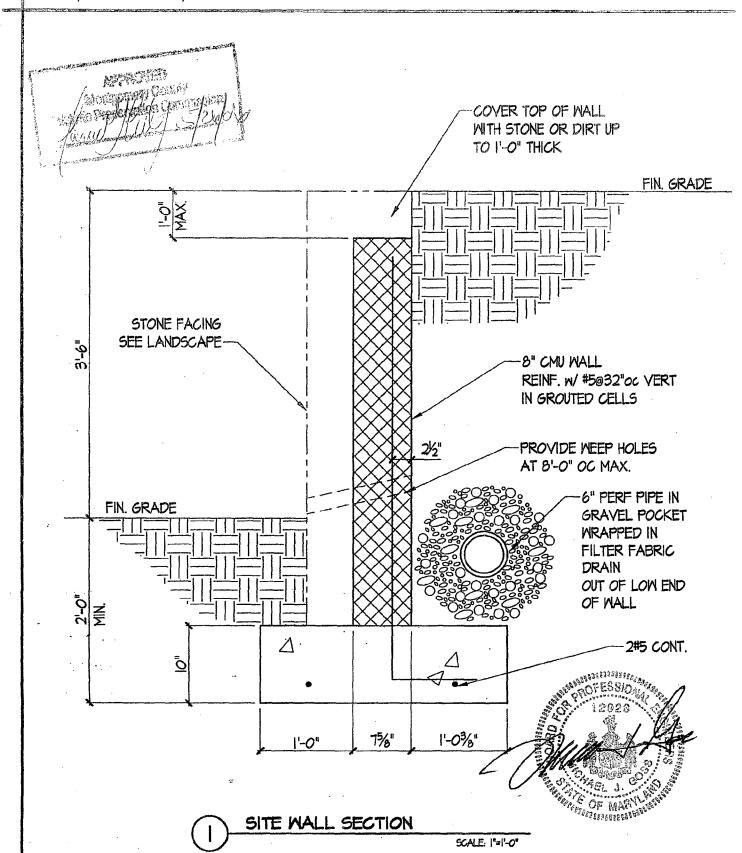


Consulting Structural Engineers

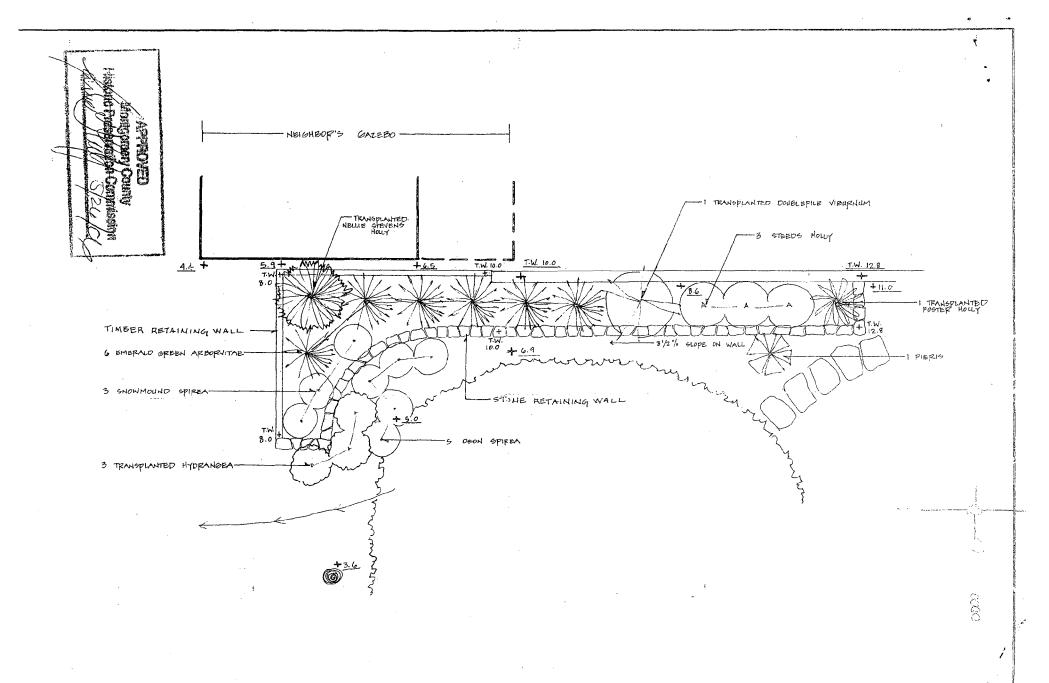
15871 Crabbs Branch Way, Rockville, Maryland 20855 301/590-0071 Fax: 301/590-0073

PROJECT	RYAN RESIDE	NCE SITE WALL	Section Control of Con	entrope - Armenia -
CLIENT _	DENNIS KEHO	E		•
JOB NO.	6002.14	DATE	22 MARCH 2006	

PAGE _____OF ___



ENGINEER GWD



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

RYAN RESIDENCE



SCALE 1/4" 1'-0" 11-7-05

REAR WALL & PLANTING

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

33 West Lenox Street, Chevy Chase

Chevy Chase Village Historic District

Meeting Date:

05/24/2006

Resource:

Contributing Resource

Report Date:

05/17/2006

Applicant:

John and Virginia Ryan

Public Notice:

05/10/2006

Review:

HAWP

Tax Credit:

None

Case Number:

35/13-06M

Staff:

Tania G. Tully

PROPOSAL:

Rear retaining wall.

/ U

consent calendar

RECOMMENDATION: Approval

ARCHITECTURAL DESCRIPTION

Letter from

Toold Brown The record

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:

- 2 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.



DPS - #1

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: VENNI METICE
	Daytime Phone No.: 200-361-343-058-5
Tax Account No.:	
Name of Property Owner: John & VIRGINIA RYAN	Daytime Phone No.: 301-654-3268
Address: 33 W. LENOX STREET CHEVY C	THASE, MD 20815
	Staet Zip Code
Contractor: HEHOE LANDSCAPING	Phone No.: 301-585-2447
Contractor Registration No.: 23723	
Agent for Owner: MENUAS JOHA KEEGAN KE FOE LANDSCAF	Daytime Phone No.: 301 - 343 - 0589
LOCATION OF BUILDING/PREMISE	
House Number: 33 Street	W. LENOX ST.
Town/City: CHEVY Off ASE Nearest Cross Street:	CEDAR PARKWAY
Town/City: CHEVY CITASE Nearest Cross Street: Lot: Subdivision: SEC+16 at 2	- CHEVY CHASE
Liber: 787 Folio: 168 Parcel:	
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL AF	PLICABLE:
☑ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐	Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐	Fireplace
= ······· = ···• =	(complete Section 4)
1B. Construction cost estimate: \$ 15 00	
1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION	<u>18</u>
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic	03 Other:
2B. Type of water supply: 01 □ WSSC 02 □ Weil	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	
On party line/property line	☐ Dn public right of way/easement
I hereby certify that I have the authority to make the foregoing application, that the approved by all agencies listed and I hereby acknowledge and accept this to be a constitute of owner or authorized agent.	
·	
Approved: For Chairper	son, Historic Preservation Commission
Disapproved: Signature:	Oate:
Application/Permit No.: USS Date File	d: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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

ومومات المهويين		PLA! MAP		
BOTOWER JOHN RYAN ET A	1	File	No.: 02-1291	
Property Address: 33.W-LENC	Y STOFFT	Cas	se No.:	
	JA STREET	State: MD	Zip: 20815	
City: CHEVY CHASE				

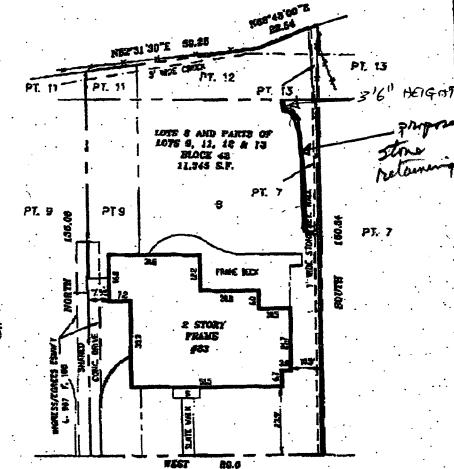
Lender: SECTUDIA MORTGAGE CORP

CONSUMER INFORMATION NOTES:

- This plan is a benefit to a consumer insular as it is required by a leader or a title insurence company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or riture improvements.
- 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-timescaling.
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of optional
- 5, No Tile 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 shows, have been located by approximate methods.

Flood Zone 'C' per H.U.D. Flood Panel No. 6176 C.



WEST LENOX STREET

LOCATION DRAWING LOT 8 AND PARTS OF LOTS 7.9, 11, 12 & 13 BLOCK 42 SECTION NO. 2 CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND

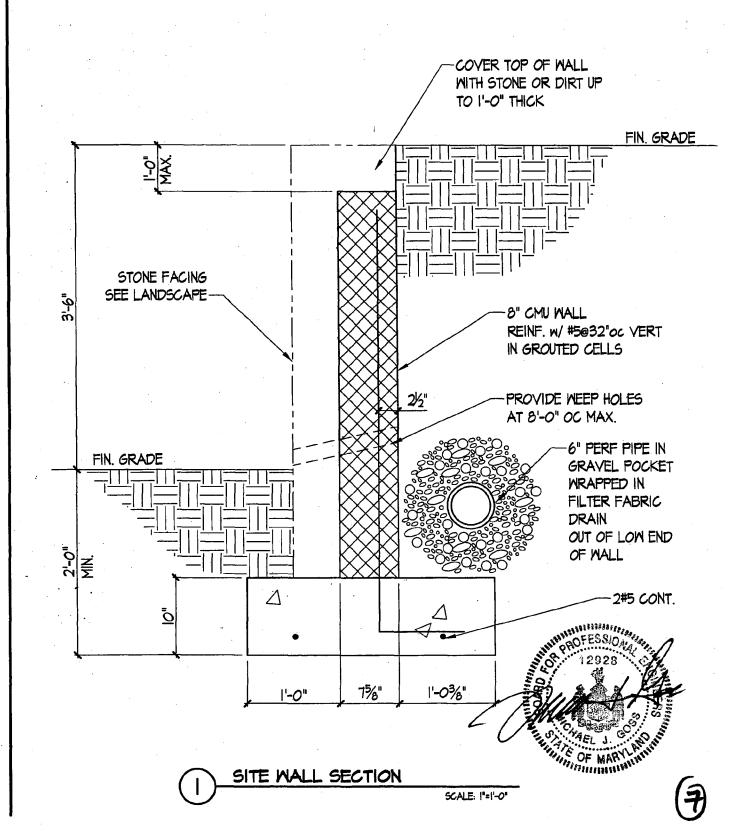
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STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED TORON LIFESTREPORTS FROM PROPERTY MARKETS FOUND	PLAT NO. 100	Cel	thersburg, Maryland 20079 48-6400, Fax 301/945-1288
OR ENDY EMPLOYEE OF THERE OF TEATHER OCCUDATION.		DATE OF LOCATIONS	SCALE: ("= 30"
Jeffry A Foster	Liber 90?	AYTT CHECK: 15-05-05	DRAWN BY: E.KO.
Marriad Phoreury Line Surveyor Sto. 80. 587	FOLIO 168	fise foc.: 11-18-00	JOB NO.: 00-5089

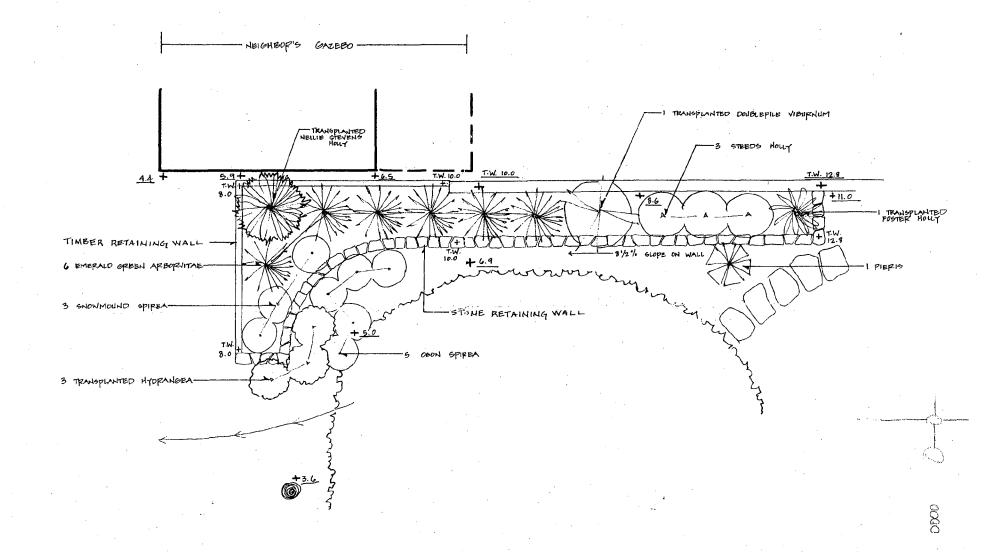


15871 Crabbs Branch Way, Rockville, Maryland 20855

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

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





CBA MESIGN BUILD

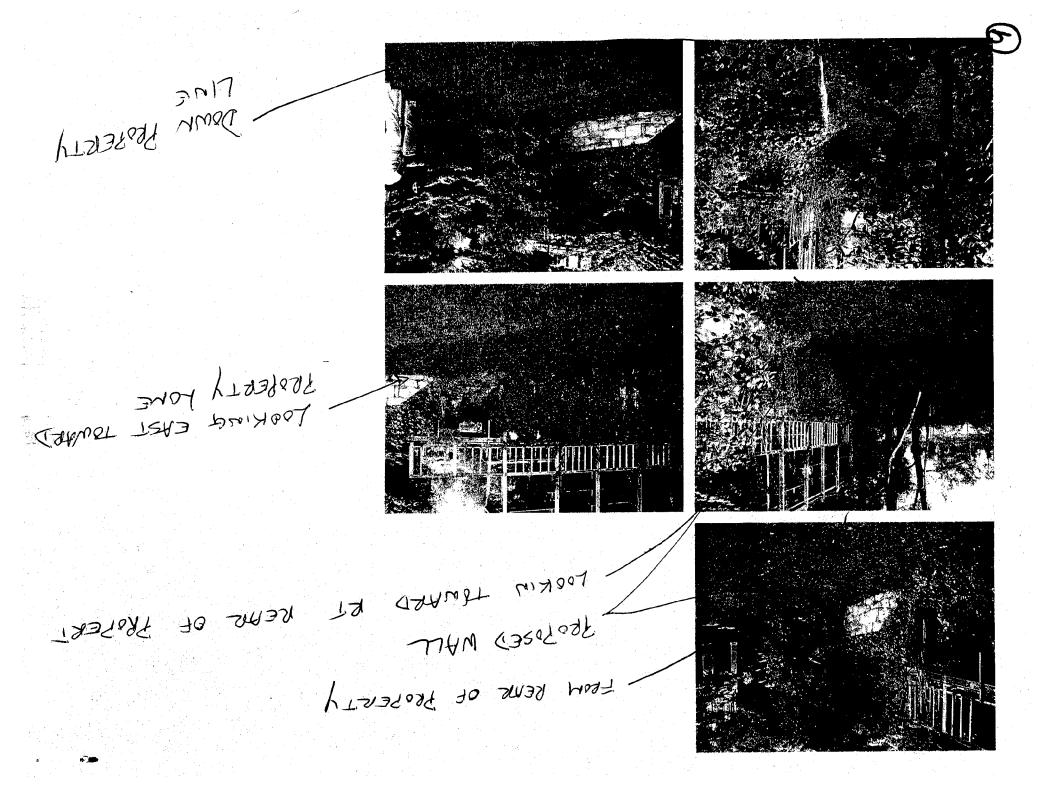
18808 Windsor Forest Roed • Mt. Airy, MD 21771 (301) 831-7084 RYAN RESIDENCE

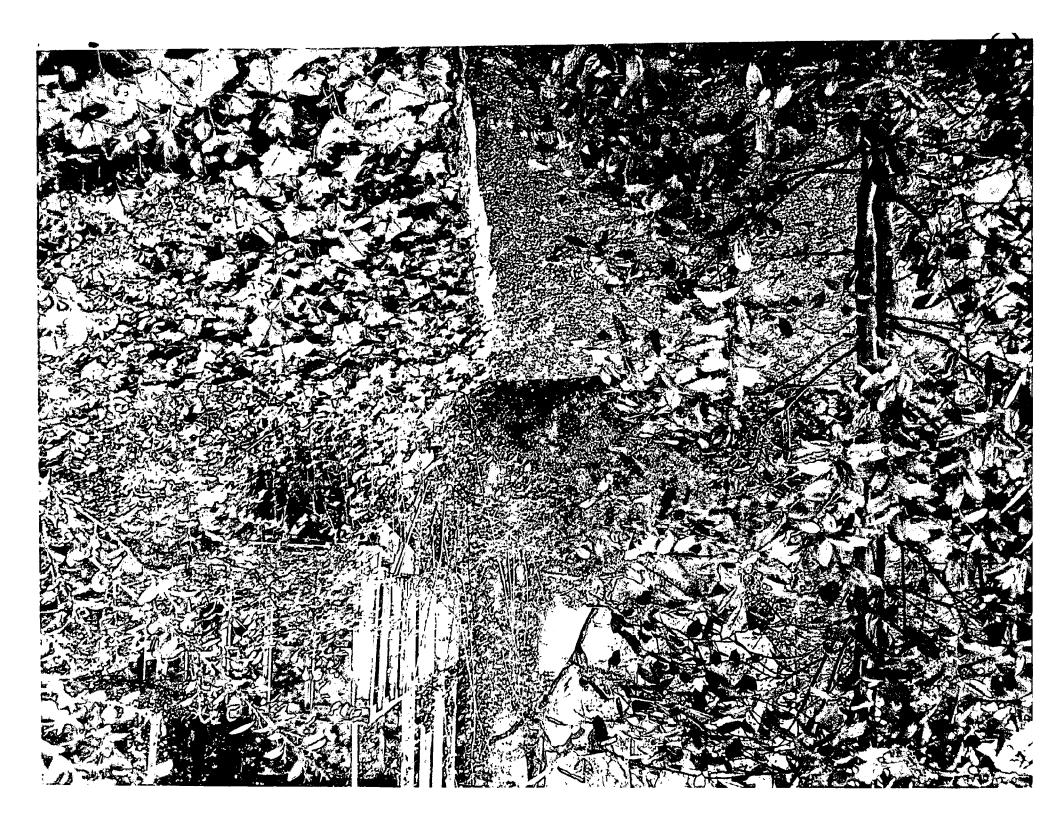


DATE 11-7-05

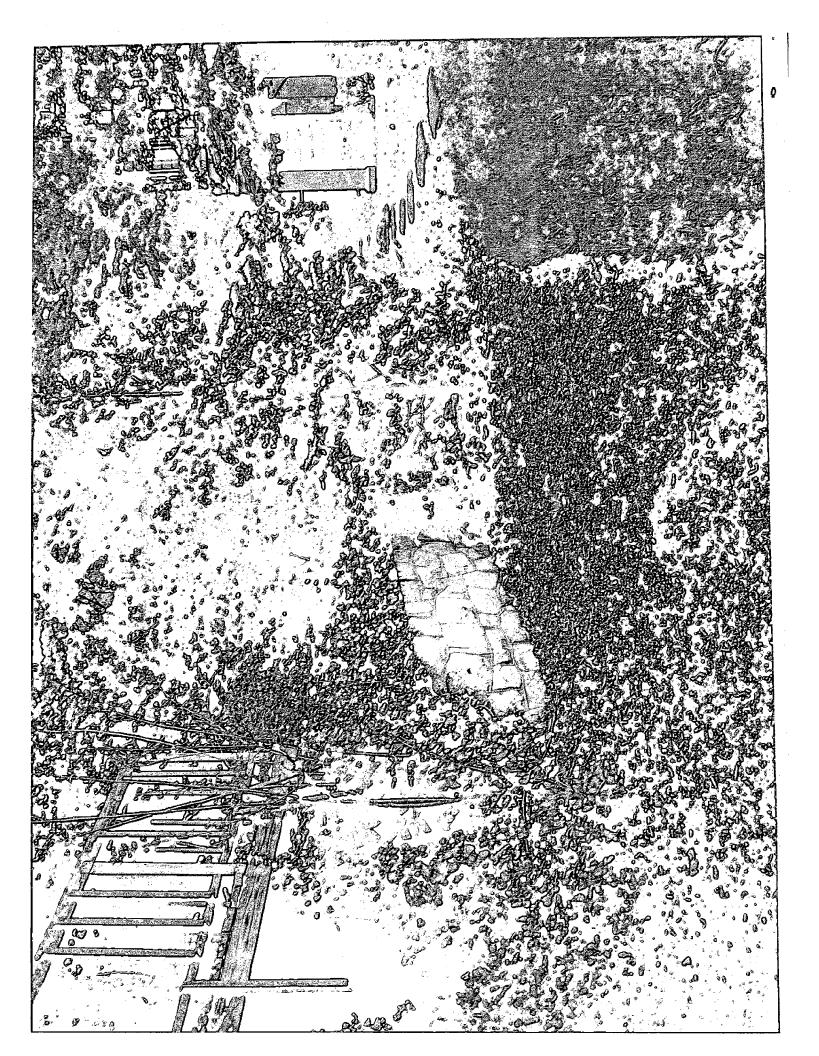
REAR WALL & PLANTING

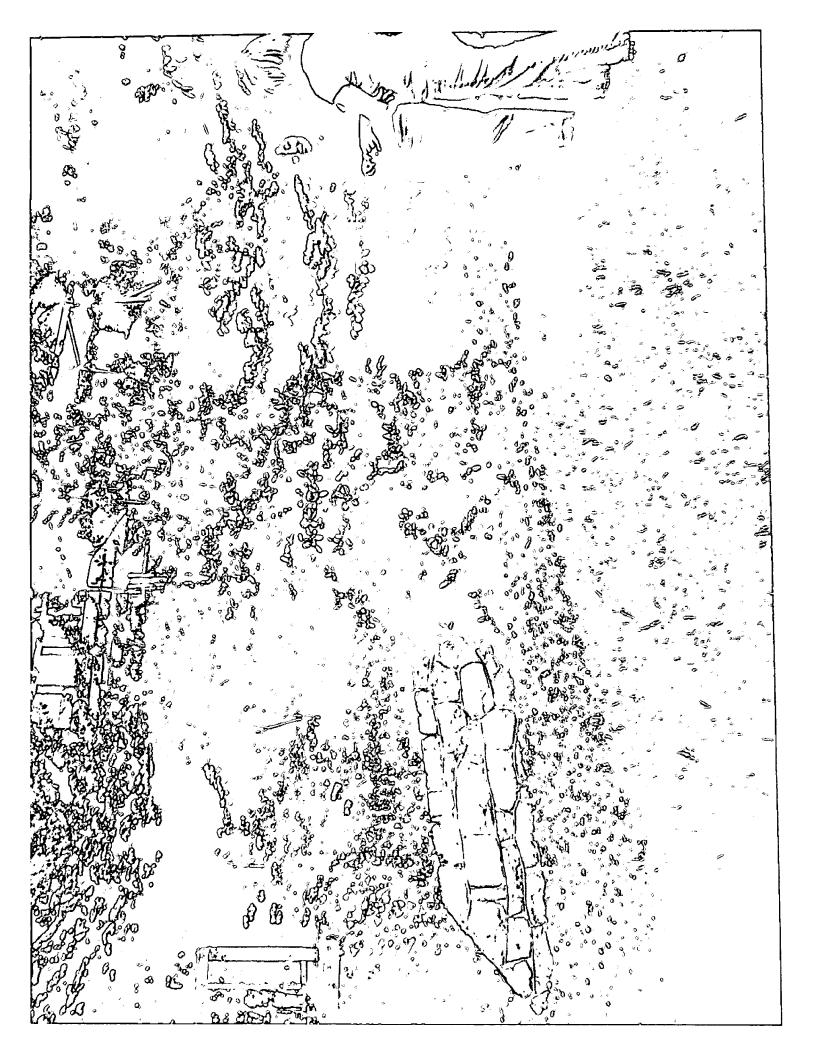
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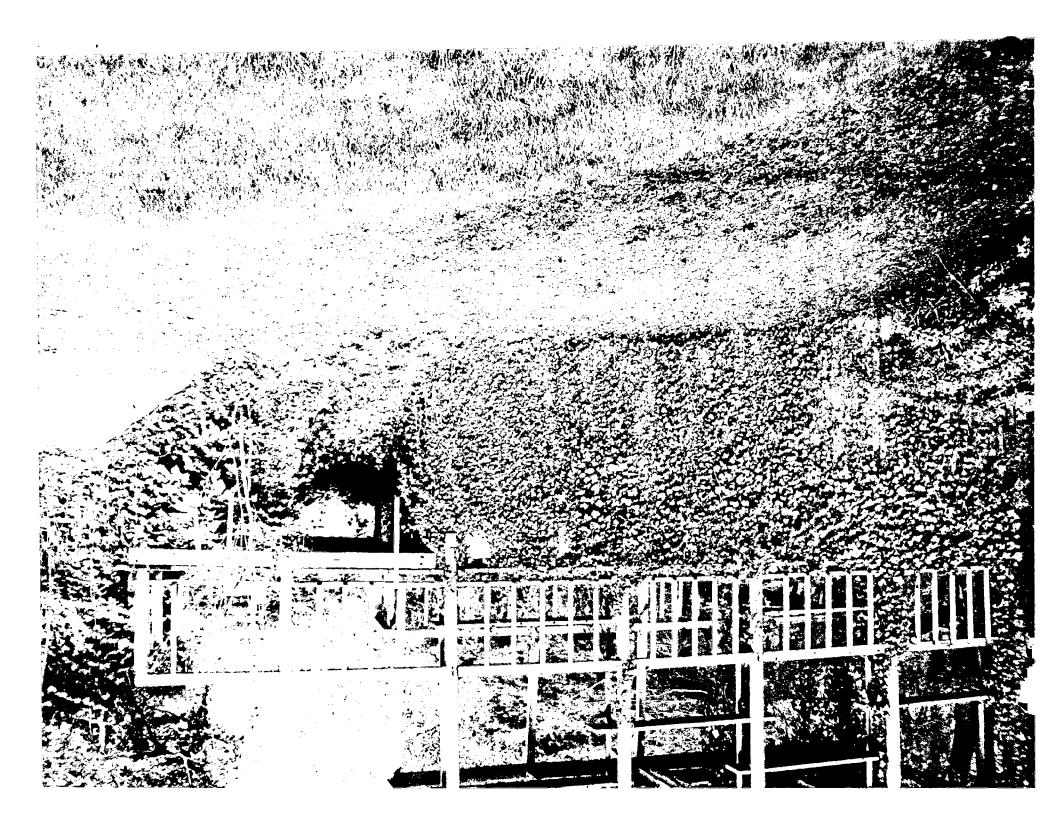














- Carderock® Veneer Stone for use in walls with setting beds of 4" to 6", such as house fronts, fireplaces, chimneys, or any job requiring stone facing. The stone is somewhat irregular in shape, many with reasonably square edges for corners, 6" to 12" in height, and lengths up to 60". Coverage of 30 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 of 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!

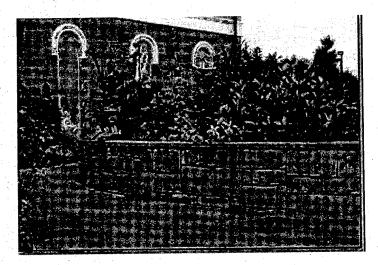


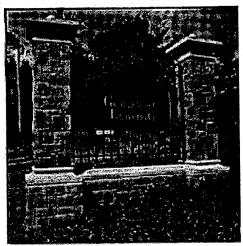


This site is under construction! Your comments Webmaster are always welcome.

Carderock Stone







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.

15871 Crabbs Branch Way, Rockville, Maryland 20855 7 301/590-0071 F 301/590-0073 E rga@rath-goss.com



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 STATE OF MARYLAND SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME DEPARTMENT OF LABOR, LICENSING AND REGULATION AND/OR ADDRESS CHANGES, BOARD MUST BE NOTIFIED OF THESE MARYLAND HOME IMPROVEMENT MANYENINDENTHE IMPROVEMENT COMMISSION COMMISSION CERTIFIES THAT 500 N. CALVERT STREET DENNIS MATTREW KEHOE BALTIMORE, MD. 21202-3651 IS AN AUTHORIZED 01 23723 CONTRACTOR/SALESMAN DENNIS MATTHEW KEHDE KENDE LANDSCAPING INCORPORATED LIC. REG. CERT. NO. CATEGORY 01 23723 01 23723 07-21-2006 N/A 8913 BROOKVILLE ROAD LICENSE REGISTRATION, OR CERTIFICATION Robert L. Ehrlich, Jr. Michael S. Steele La. Governor SILVER SPRING MD 20910-0000 D3 D1 23723 3,112,310 LICENSE, REGISTRATION, OR CERTIFICATION Robert L. Ehrlich, Jr. Governor Michael S. Steele Lt. Governor James D. Fielder, Jr., Ph.D. DEPARTMENT OF LABOR, LICENSING AND REGULATION Secretary HARYLAND HOME IMPROVEMENT COMMISSION CERTIFIES THAT DENNIS MATTHEW KENDE KEHOE LANDSCAPING INCORPORATED 01 23723 8713 BROOKVILLE ROAD 10 20910-0000 SILVER SPAINS CONTRACTOR/SALESMAN IS AN AUTHORIZED LIC. REG. CERT. NO. 23723 EFFECTIVE DATE 07-21-2006 M/A.

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

3112310





May 23, 2006

Todd D. Brown 301.961.5218 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,

INOWES AND BLOCHER LLP

rodd D. Brown

cc:

Ms.-Gwen-Wright Lee and Nicole Jundanian John and Virginia Ryan

#623269 v1



May 23, 2006

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

By Hand Delivery

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Very truly yours,

LINOWES AND BLOCHER LLP

Fodd D. Brown

cc: Ms. Gwen Wright

Lee and Nicole Jundanian John and Virginia Ryan

#623269 v1





Page 1/1

May 23, 2006

Todd D. Brown 301.961.5218 thrown@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

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)

3014951303;

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Thank you.

Very truly yours,

INOWES AND BLOCHER LLP

cc:

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

#623269 v1

Post-it* Fax Note 7671	Date 5/3 pages 1
To Tania Tully	From amen
Co./Clept.	Co.
Phone #	Phone # 3501.495.4557
Fax # 301 553-3412	Fax #

7200 Wisconsin Avenue | Suite 800 | Bethesda, MD 20814-4842 | 301.654.0504 | 301.654.2801 Fax | www.linowes-law.com

301 347 4460



FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Fax Number: (301)-563-3412

Telephone Number: (301) 563-3400

				•		•
				•		
то: Lee	elunda	ทเลก	FAX NUN	ивек: 3	01 347	4460
FROM:	Tani	2 701	14	· .		
DATE:	5/23	106		· · · · · · · · · · · · · · · · · · ·		
NUMBER	OF PAGE	S INCLUD	ING THIS T	RANSMITT	AL SHEET:	6
NOTE:	Re	· 3	3 W	Lenox	HAV	vP
				· · · · · · · · · · · · · · · · · · ·	 	
3	rall	has	recomi	uended	app	roval
					·	
		·····				

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

33 West Lenox Street, Chevy Chase

Chevy Chase Village Historic District

Meeting Date:

05/24/2006

Resource:

Contributing Resource

Report Date:

05/17/2006

Applicant:

John and Virginia Ryan

Public Notice:

05/10/2006

Review:

HAWP

Tax Credit:

None

Case Number:

35/13-06M

Staff:

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:
	Daytime Phone No.: 343 - 361 - 343 - 058
Tax Account No.:	<u>-</u>
Name of Property Dwner: JOHN & VIRGINIA RYAN	Daytime Phone No.: 301-654-3268
Address: 33 W. LENOX STREET CHEVY C	CHUSE, MD 20815
Street Number City	
, , , , , , , , , , , , , , , , , , , ,	Phone No.: 301-585-2447
Contractor Registration No.: 23723	
Agent for Owner: MENUAS JOHN KEEGAN KEACE LANDSON	Daytime Phone No.: 301-343-0589
LOCATION OF BUILDING/PREMISE	
	W. LENOX ST.
Town/City: CHOVY Off ASC Nearest Cross Street: Lot: Subdivision: SEC+16 & Z	CEDAR PARKWAY
Lot: 1 Block: 42 Subdivision: SECTION Z	2 CHEVY CHASE
Liber: <u>987</u> Folio: <u>168</u> Parcel:	. !
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL AF	PPLICABLE:
	Slab
	Fireplace Woodburning Stove Single Family
	(complete Section 4) □ Other:
1B. Construction cost estimate: \$	(complete Section 4) Unier.
1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION	<u>vs</u>
2A. Type of sewage disposal: 01 \square WSSC 02 \square Septic	03 🗆 Other:
2B. Type of water supply: 01 \square WSSC 02 \square 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 follo	owing locations
☐ On party line/property line ☑ Entirely on land of owner	On public right of way/easement
1-	
I hereby certify that I have the authority to make the foregoing application, that the approved by all agencies listed and I hereby acknowledge and accept this to be a con-	olication is correct, and that the construction will comply with plans
Of the second state of the second sec	dillow to the specimen
Cohuster Kohieland	lución 18 hos loto
Signature of owner or authorized agent	000
Approved: For Chairper	son, Historic Preservation Commission
Disapproved: Signature:	Date:
Application/Permit No. 41933 Date Filer	d Date Issued

SEE REVERSE SIDE FOR INSTRUCTIONS

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

			ile No.: 02-1291	
BOTTOWET: JOHN RYAN ET	AI .		116 140" CS-1521	
			Sana Ma .	
Property Address: 33 W LEN	OV STREET		ase No.:	
PTODERTY MODIESS. 33 VY LEN	WASINCE!		7: 00045	
		State: MD	Zip: 20815	
City: CHEVY CHASE		O POSTON TAND		

CONSUMER INFORMATION NOTES

- 1. This plan is a benefit to a consumer insofar as it is required by a leader or a title insurance company or its agent in consection 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.
- 2. 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 heaboling or re-financing.
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originals.

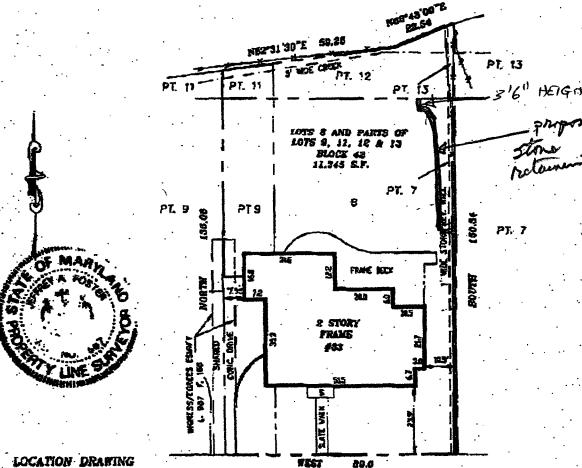
5, No Tille Report furnished.

Landar SECTUDIA MORTGAGE CORP

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



WEST LENOX STREET

LOTS AND PARTS OF LOTS 7.9, 11, 12 & 13 BLOCK 42 SECTION NO. 2

CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND

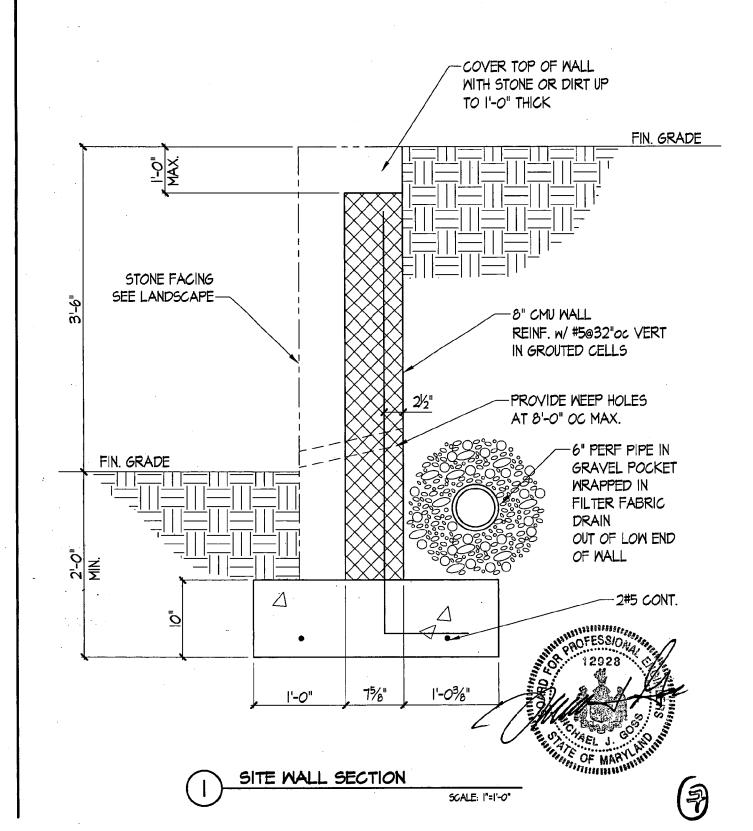
SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES
THE REPORTATION SHOWN HERBON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PORSIANT TO THE DEED DE FLAT OF MICCIED, EUSTING	PLAT BIC 2	SURVETORS — ENCRITERS LAND PLANNING CONSULTANTS
STRUCTURES SHOWN HAVE HELY FIELD LOCATED BASED LIPON MEASUREMENTS FROM PROPERTY MANGERS FOUND	PLAT NO. 100	2 Professional Drive, Auto 218 Gaithersburg, Maryland 30879 301/848-6160; Fex 301/845-1288
OR SHOTH EMOLENCE OF THEFT OF THEFT OCCUPATION.		DATE OF LOCATIONS SCALE (* 30'
Jeffrey A Foster	Liber 987	WALL CHECK: 12-02-02 DRAWN BY: . C.M.O.
Morrison Property Line Supremos 880, NO. 587	FULIQ 168	HSE LOC.: 11-18-00 JOB NO.: 00-5089

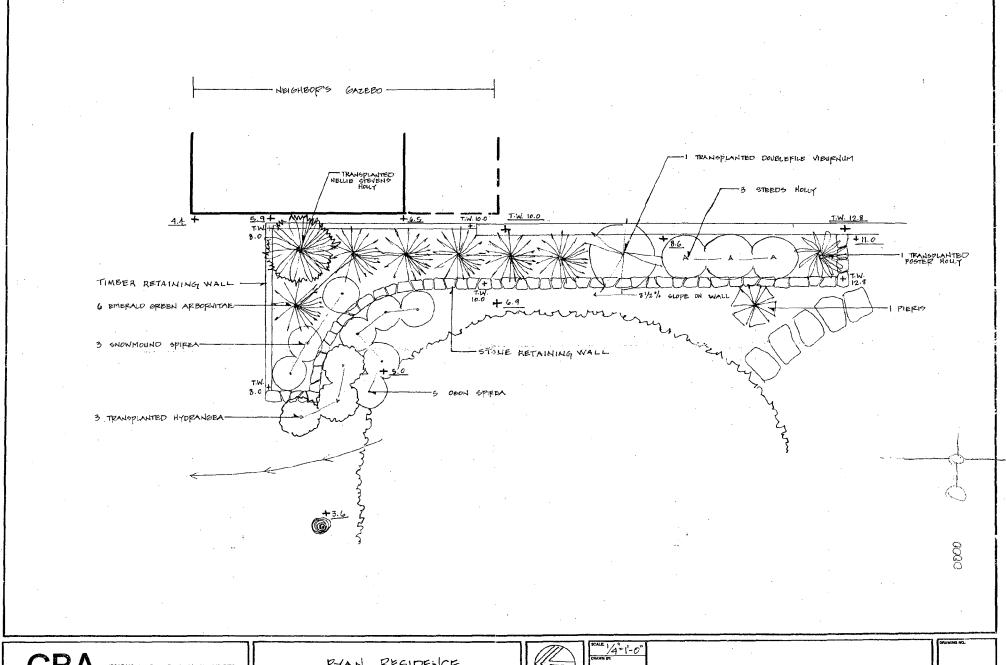


Consulting Structural Engineers

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	DATE22 MARCH 2006	
ENGINEER	GMD	PAGEOF	





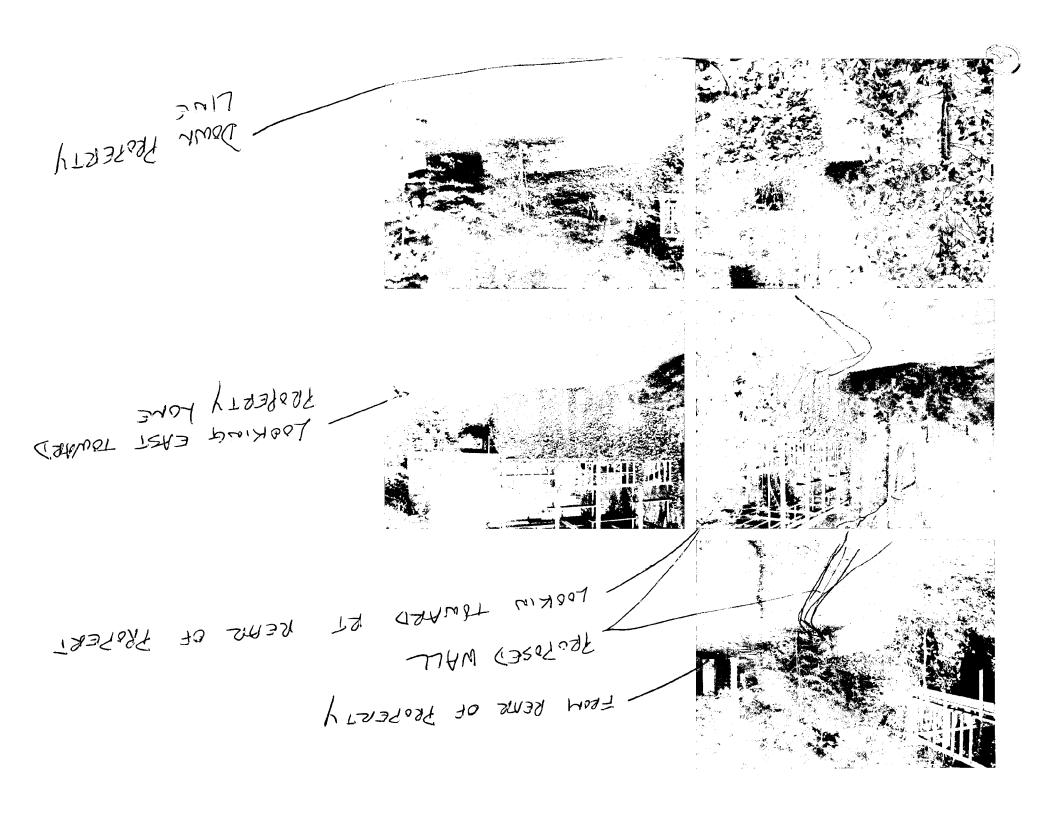
18608 Windsor Forest Road • Mt. Airy, MD 21771 (301) 831-7064

RYAN RESIDENCE



11-7-05

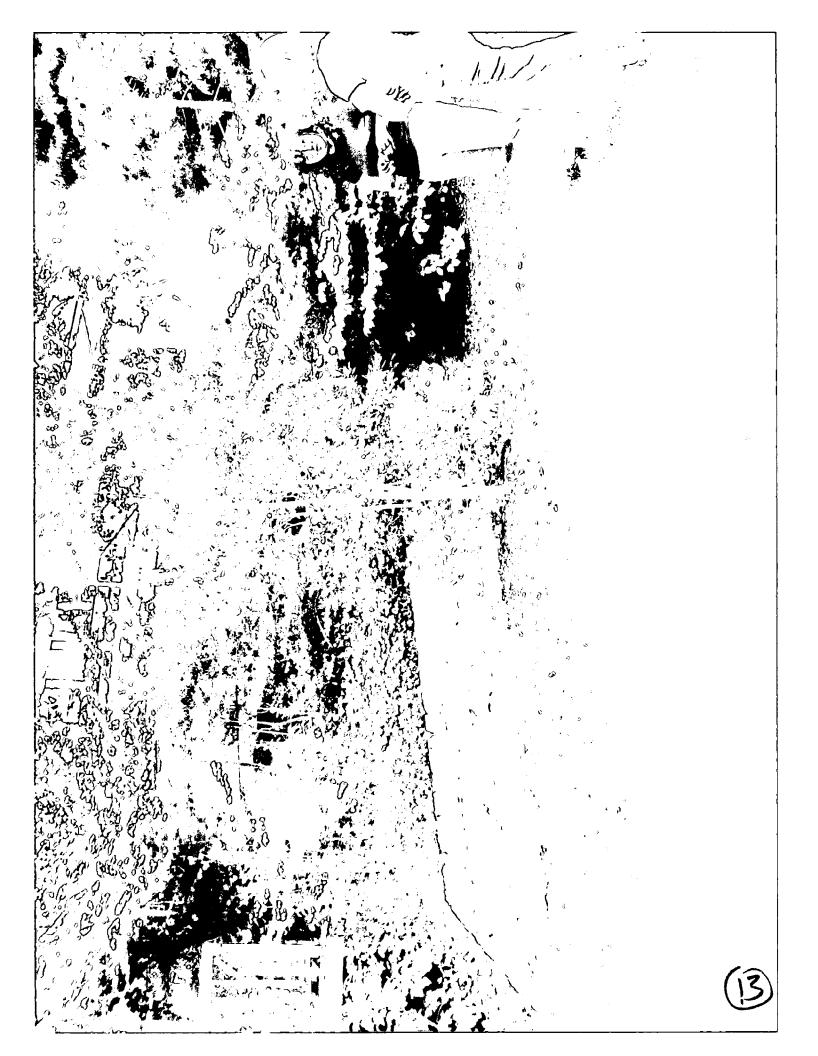
REAR WALL & PLANTING















- 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 of 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!



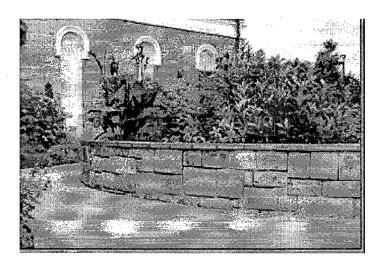


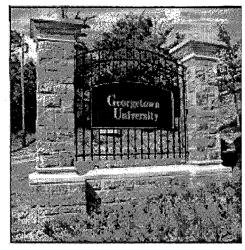
This site is under construction! Your comments webmaster are always welcome.



Carderock Stone







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.

15871 Crabbs Branch Way, Rockville, Maryland 20855 7 301/590-0071 F 301/590-0073 E rga@rath-goss.com



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

Hand W. Durdy F. Bill Duvall, P.E.
Project Manager

Accepted for Kehoe Landscaping By:

(signature) (date)

(Printed Name and Title)



ı	LICENSE, REGISTF	RATION, OR CERTIFICATION
AND/OR ADDRESS CHANGES		SE DEFINITION OF LABOR, EIGENSING AIM REGLATION CONTROL SING CERTIFIES THAT DENNIS MATTREE KEHOE DENNIS MATTREE KEHOE
DENNIS MATTHEW KENDE LANDSCAPI O1 23723 8913 BROOKVILLE SILVER SPRING	NG INCORPORATED	UC. REG. CERT. NO. EXPIRATION DATE EFFECTIVE DATE CATEGORY 23723 D7-21-2006 N/A 01 LICENSE REGISTRATION, OR CERTIFICATION Robert L. Ebrilich, Jr. Michael S. Stucle L. Governor 3112310
Robert L. Ehrlich; Jr. Governar	08 01 23723 LICENSE, REGISTE	3,112,310 RATION, OR CERTIFICATION
Michael S. Steele Lt. Governor James D. Fielder, Jr., Ph.D. Secretary DEI	MARYLAND HOME IM	COCCOMPLEMENT LICENSING AND REGULATION PROVEMENT COMMISSION PRIMES THAT PREMOE
	The state of the s	ING INCORPORATED
IS AN AUTHORIZED	CONTRACTOR/SAL	ESMAN
LIC. REG. CERT. NO. 2 3 7 2 3	EXPIRATION DATE OFFECTIVE DATE OFFECTIVE DATE N/A	TE CATEGORY

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

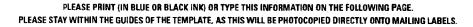
WRITT	N DESCRIPTION OF PROJECT	
a. Des	cription of existing structure(s) and environmental setting, including their historical features and significance:	
	·	
. Ger	eral description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:	
. Ger	CONSTRUCT A 30' X 3'/2' RETAING WALL	
	TO PLANT.	-
ITE PI	<u>AN</u>	
ite and	environmental setting, drawn to scale. You may use your plat. Your site plan must include:	
tha	social porth presure and data:	
	scale, north arrow, and date;	
. dim	ensions of all existing and proposed structures, and	
. site	features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.	
H AMC	AND ELEVATIONS	
ou mu	at 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.	
	ematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and features of both the existing resource(s) and the proposed work.	d oth
Aii	ations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, co naterials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing o de affected by the proposed work is required.	
MATER	IALS SPECIFICATIONS	
	description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included drawings.	on yo
<u>РНОТО</u>	<u>GRAPHS</u>	
	rrly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on tof photographs.	the
	orly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be pla front of photographs.	ced
REE S	<u>URVEY</u>	
	e proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), as an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.	⁄ou

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

2.

3.

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).





FAX TRANSMITTAL SHEET

Historic Preservation Office Department of Park & Planning

Fax Number: (301)-563-3412

Telephone Number: (301) 563-3400

TO: Stang FAX NUMBER:30) 718 96	,2
TO. FAX NUMBERS 1 / C //O	<u>_</u>
FROM: lania	-
DATE: 5/8/06	
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET:	<u>-</u> []
NOTE:	
lo: 33 W Lonox	
E Kirko (Anno's)	
Carderock Stone Veneer,	
Looks read to me.	



Edit 6/21/99 ~

TURN TO: DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCK

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

		Contact Pers	on: DENNIS	KEHOE
		Daytime Pho	one No.: 200 - 36	1-343-058
Tax Account No.:				· · · · · · · · · · · · · · · · · · ·
Name of Property Owner: John 4	VIRGINIA RY	AN Davtime Pho	ne No.: 3nd-lo	54-3268
Address: 33 W. LENC	X STREET	anevy CHASE.	MD	20815
Street Number	_	de-read		
Contractor: HEHOE LAND	130 APING	Pho	ne No.: <u>301-58</u>	5-2447
Contractor Registration No.: 2372	}	,	· · · · · · · · · · · · · · · · · · ·	4
Agent for Owner: White So	HW KEEGAN/	READE Daytime Pho	ne No.: <u>301 30</u>	13-0589
LDCATION OF BUILDING/PREMISE		1		
House Number: 33		Street:		
Town/City: OHEVY OHA	SE Nearest	Cross Street: $C \in D^7$	FR PARK	WAY
Lot: 8 Block: 42	Subdivision: SEC	+1001 2 CHE	VY CHASE	· / · · · · · · · · · · · · · · · · · ·
	Parcel:			•
PART ONE: TYPE OF PERMIT ACTION	I AND LISE			
	ANDUSE	CHECK ALL ADDITIONELE.	gradien van Filip	
1A. CHECK ALL APPLICABLE: Construct	Alton/Donoverto	CHECK ALL APPLICABLE:	Danie Addition D	
· · _	Alter/Renovate			Porch Deck Shed
Jan San San San San San San San San San S	Wreck/Raze	Solar Fireplace	• • • •	Single Family
	Revocable	Fence/Wall (complete Sec	ction 4)	· · · · · · · · · · · · · · · · · · ·
1B. Construction cost estimate: \$	15,0000	<u> </u>		
1C. If this is a revision of a previously appro	ved active permit, see Permi	t #		· · · · · · · · · · · · · · · · · · ·
PART TWO: CDMPLETE FDR NEW CD	NSTRUCTION AND EXTE	ND/ADDITIONS		
2A. Type of sewage disposal: 01	□ WSSC 02 □	/ Septic 03 □ Ott	ner:	
2B. Type of water supply: 01	□ wssc	Well 03 🗆 Oti	ner:	
			A	
PART THREE: COMPLETE ONLY FOR F	ENCE/RETAINING WALL			
3A. Height 5 feet 6	inches		1	
3B. Indicate whether the fence or retainin	g wall is to be constructed or	n one of the following location:	s:	
☐ On party line/property line	Entirely on land of ow	rner 🗆 On public	right of way/easement	
I hereby certify that I have the authority to	make the foregoing applicati	on, that the application is con	rect, and that the construc	ction will comply with plans
approved by all agencies listed and I hereb	iy acknowledge and accept.:	his to be a condition for the i	ssuance of this permit.	
John Deege	Kok	re la Suisa	14	he 106
Signature of owner or a	outhorized agent		1)	Date Date
				J
Approved:	1	For Chairperson, Historic P	reservation Commission	
Disapproved:	Signature:		Date:	·
Application/Permit No.:	333	Date Filed:	Date Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS



DPS - #

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person:
ſ	Daytime Phone No.: 201-343-058 9
Tax Account No.:	
Name of Property Owner: JOHN & VIRGINIA RYAN	Daytime Phone No.: 301-654-3268
Address: 33 W. LENOX STREET CHEVY C	HUSE MD 20815
	Staet Zip Code
Contractor: HEHOE LANDSCAPING	Phone No.: 301-585-2447
Contractor Registration No.: 23723	<u> </u>
Agent for Owner: WENDS JOHN KEEGAN KE FOE LAND CAPE	Daytime Phone No.: 301-343-0559
LOCATION OF BUILDING/PREMISE	
House Number: Street	W. LENOX ST.
House Number: 33 Street Town/City: CHEVY CHASE Nearest Cross Street: 1 Lot: J Block: 42 Subdivision: SEC+/6 & 2	CEDAR PARKWAY
Lot: Subdivision: SECTION 2	CHEVY CHASE
Liber: 987 Folio: 168 Parcel:	. (
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL APP	<u>LICABLE</u> :
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ S	lab Room Addition Porch Deck Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fi	ireplace
	complete Section 4)
1B. Construction cost estimate: \$ 15,000.79	
1C. If this is a revision of a previously approved active permit, see Permit #	
DADY TIMO. COMMON STEE SOR MESA CONSTRUCTION AND SYTEMO ADDITIONS	
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: CDMPLETE ONLY FOR FENCE/RETAINING WALL	<u> </u>
3A. Height 3 feet 6 inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the follow	ving locations
	On public right of way/easement
Company miles property mile Se Entirely on tand or dwiles	
I hereby certify that I have the authority to make the foregoing application, that the appli	cation 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 condi	ition for the issuance of this permit.
Will Read Will I	
Significant or authorized agent	128 100
7	
Approved: For Chairperso	on, Historic Preservation Commission
	Oate:
1110/222	
Application/Permit No.: Date Filed:	Oate Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

W	RITTEN DESCRIPTION OF PROJECT
a.	Description of existing structure(s) and environmental setting, including their historical features and significance:
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	TO PLANT.
Si	TE PLAN
	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
8.	the scale, north arrow, and date;
	dimensions of all existing and proposed structures; and
b.	
C.	site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
PI	ANS AND ELEVATIONS
<u>Yo</u>	u 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.
а.	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.
ъ.	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.
M	ATERIALS SPECIFICATIONS
	eneral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your sign drawings.
<u>Pi</u>	HOTOGRAPHS
a.	Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placad 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.
I	REE SURVEY
	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 ust file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.
٨	DODESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

2.

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.

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,

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

DATE OF THE PART OF AL	File No.:	02-1291
BOTOWET: JOHN RYAN ET AL. Property Address: 33 W LENOX STREET	Case No	
	State: MD	Zip: 20815
City: CHEVY CHASE		

CONSUMER INFORMATION NOTES

- 1. This plan is a benefit to a someomer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-flowering.
- 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or sinura 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 hospoling or re-timescape.
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originalar.

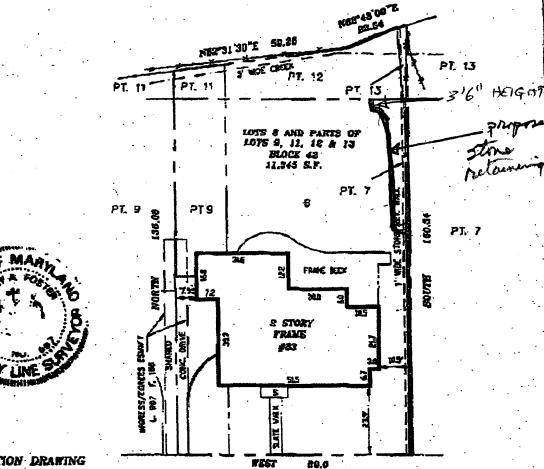
5, No Tille Report Jurusmed.

Lander SECUOIA MORTGAGE CORP

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 shows, have been located by approximate methods.

Flood Zone "C" per H.U.D. Flood Panel No. 0176 C



WEST LENOX STREET

LOCATION DRAWING
LOT 8 AND PARTS OF
LOTS 7, 9, 11, 12 & 13 BLOCK 42
SECTION NO. 2

CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

SHRVEYOR'S CERTIFICATE THE BYCHMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD DESPECTION PURSUANT TO THE RESULTS OF RETAIN PROPERTY MATERIAL BASED UPON HEASTREETEN FROM PROPERTY MATERIAL FOUND OR REPURSIVE OCCUPATION.	REPERENCES PLAT SK. 2 PLAT KO. 106	SNIDER & ASSOCIATES SURVEYORS — ENCRIPERS LAND PLANNING CONSULTANTS 2 Protential Drive, Suite 218 Getherburg, Maryland 30879 301/948-5400, Faz 301/945-1288
Deffrey A Forter NO. 507	Liber 987 Folio 168	HALL CHECK: 12-02-02 DRAWN BY: E.K.G. HISE. LOC: 11-18-00 JOB NO.: 50-5089

BOTOWET JOHN RYAN ET AL.	File No.: 02-	1291
Property Address: 33 W LENOX STREET	Case No.:	
City: CHEVY CHASE	State: MD	Zip: 20815
Landar SEQUOIA MORTGAGE CORP.	•	·
CLARGE SECUCIA MORTGAGE CORP.		

CONSUMER INFORMATION NOTES:

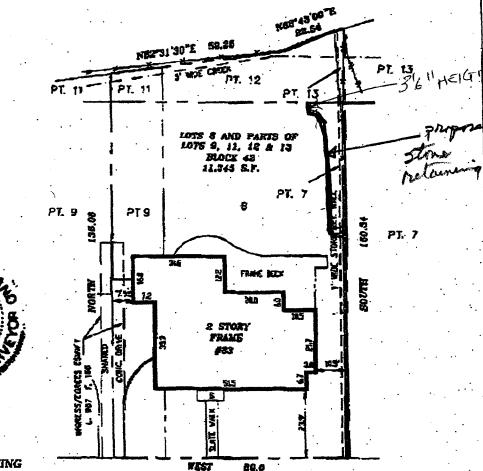
- 1. This plan is a benefit to a commoner insufar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, functing or re-financing.
- 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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 accuring manning or re-financing.
- 4. Building line and/or Plood Lone information is taken from available sources and is subject to interpretation of originater.

5. No Tille Report Jurassed.

Selback 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. 0176 C.



LOT 8 AND PARTS OF LOTS 7.9, 11, 12 & 13 BLOCK 42 SECTION NO. 2

•

WEST LENOX STREET

CHEVY CHASE
MONTGONERY COUNTY: MARYLAND

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Petting A Fater Porty Po			DRAWN BY: ELCO. JOB NO: 00-5089

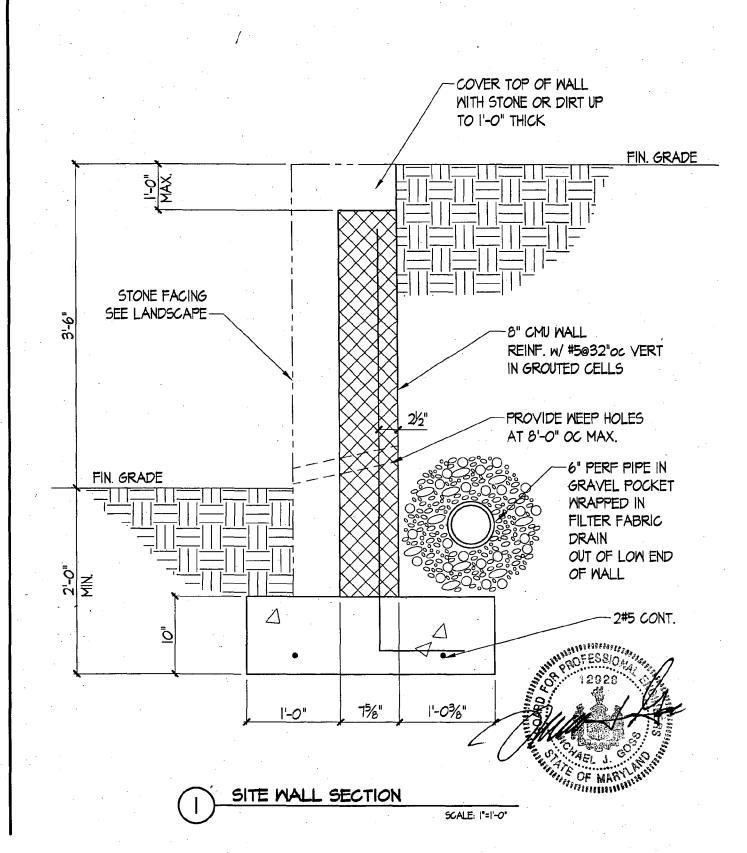


Consulting Structural Engineers

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			

PAGE ____OF __



ENGINEER GND



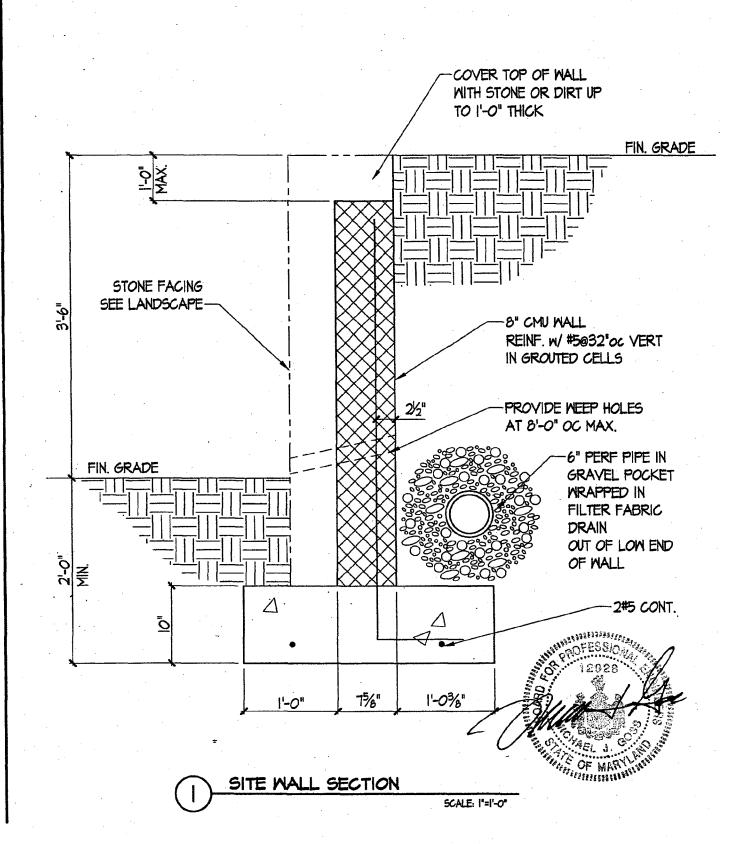
Consulting Structural Engineers

15871 Crabbs Branch Way, Rockville, Maryland 20855 301/590-0071 Fax: 301/590-0073 PROJECT RYAN RESIDENCE SITE WALL

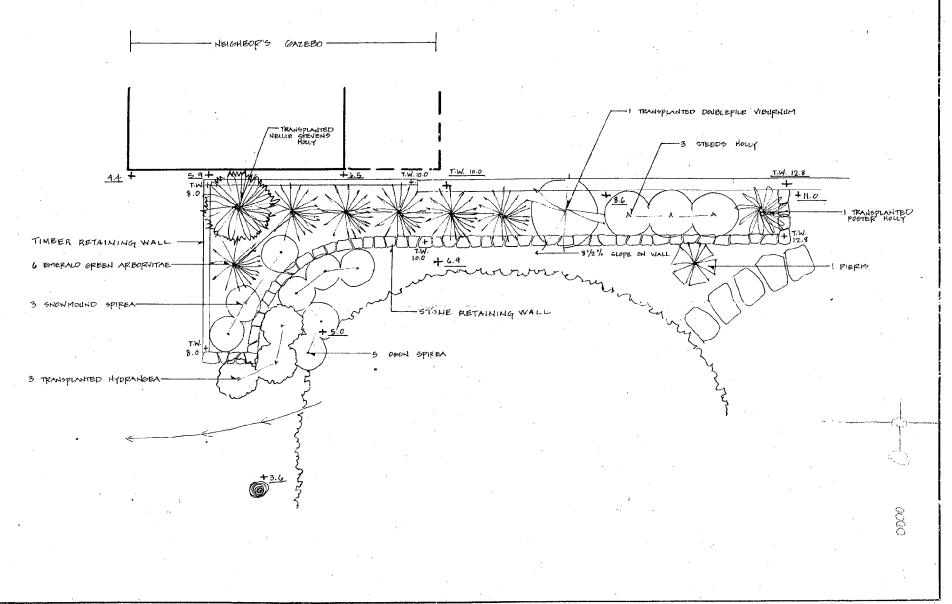
CLIENT DENNIS KEHOE

JOB NO. 6002.14 DATE 22 MARCH 2006

PAGE _____OF ___



ENGINEER GWD



CBA DESIGN BUILD

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

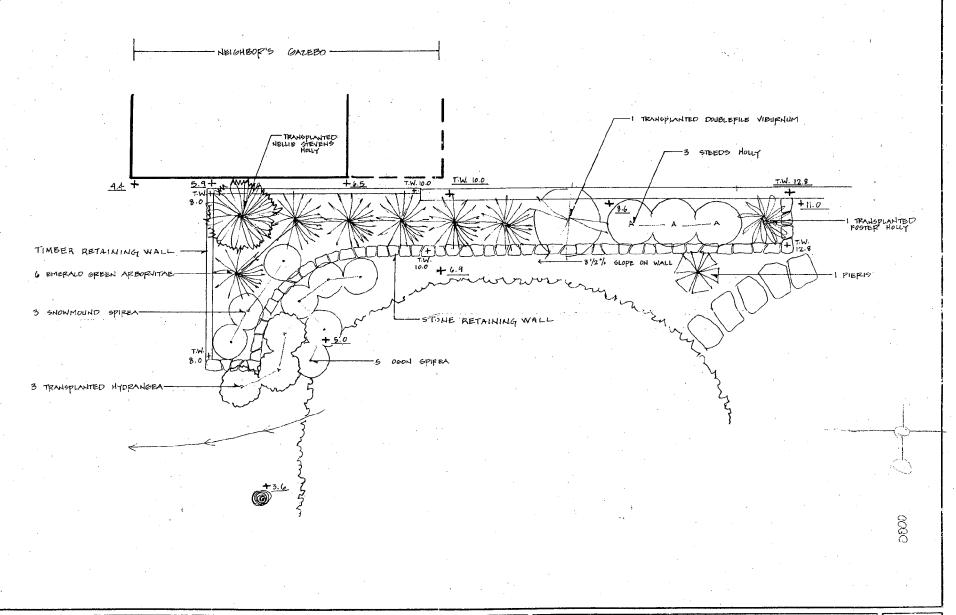


SCALE 1/4" | 1-0"
CRAWN BY:

DATE: 11-7-05

REAR WALL & PLANTING

DHIWAR



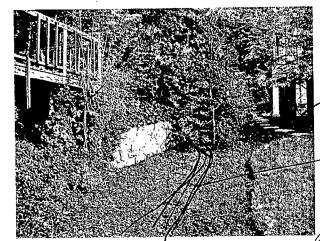
18608 Windsor Forest Road • Mt. Airy, MD 21771 [301] 831-7064

RYAN RESIDENCE



1/4"-1-0" 11-7-05

REAR WALL & PLANTING

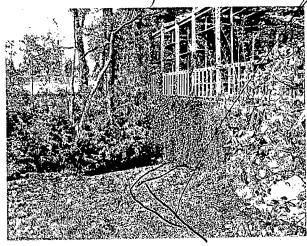


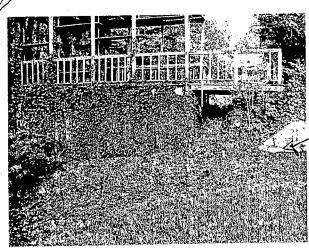
FROM REMR OF PROPERTY

TROPOSED WALL

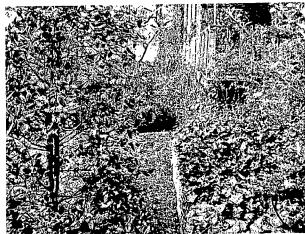
TROPOSED WALL

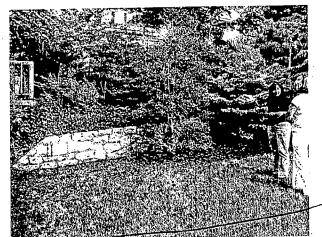
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LOOKING EAST TOWARD
PROPERTY LONE





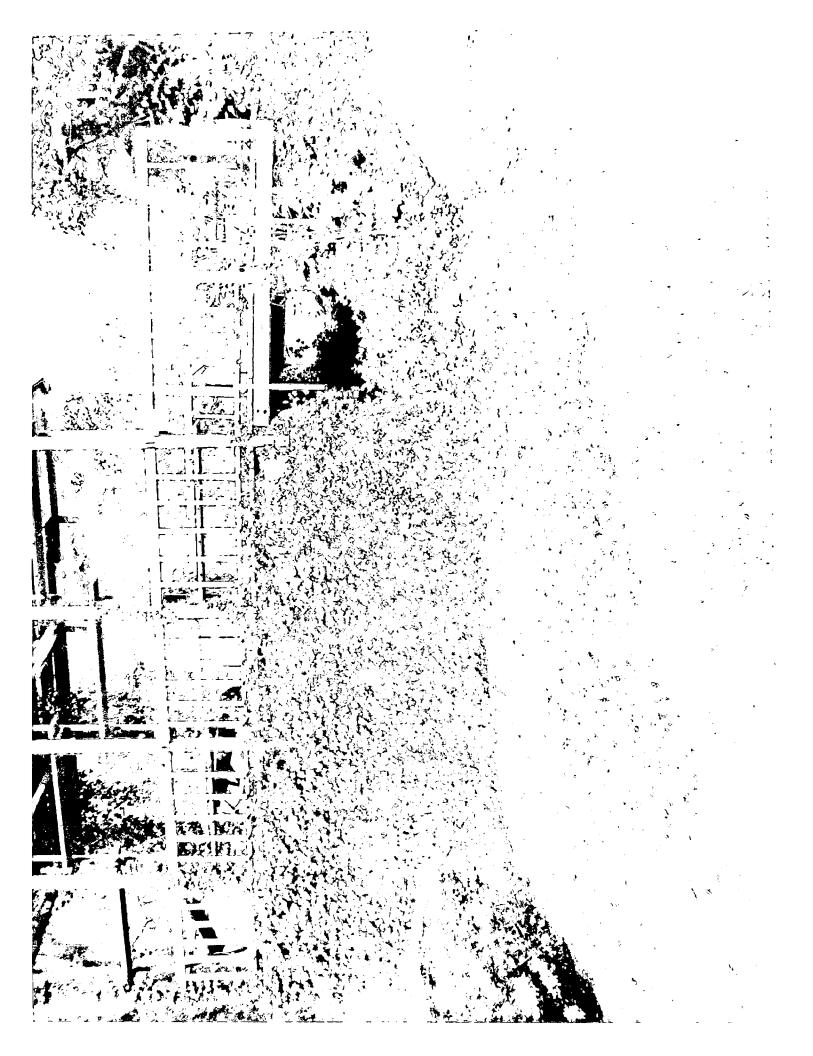
- DOWN PROPERTY













- 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 of 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!





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



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.

Consulting Structural Engineers

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 Guideling for the Structural Engineer of Record. We will provide a cross section describing the wall constructive 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 st hourly rates (refer to Exhibit A), or for an agreed upon lump sum. The Terms and Conditions 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

Project Manager

Accepted for Kehoe Landscaping By:

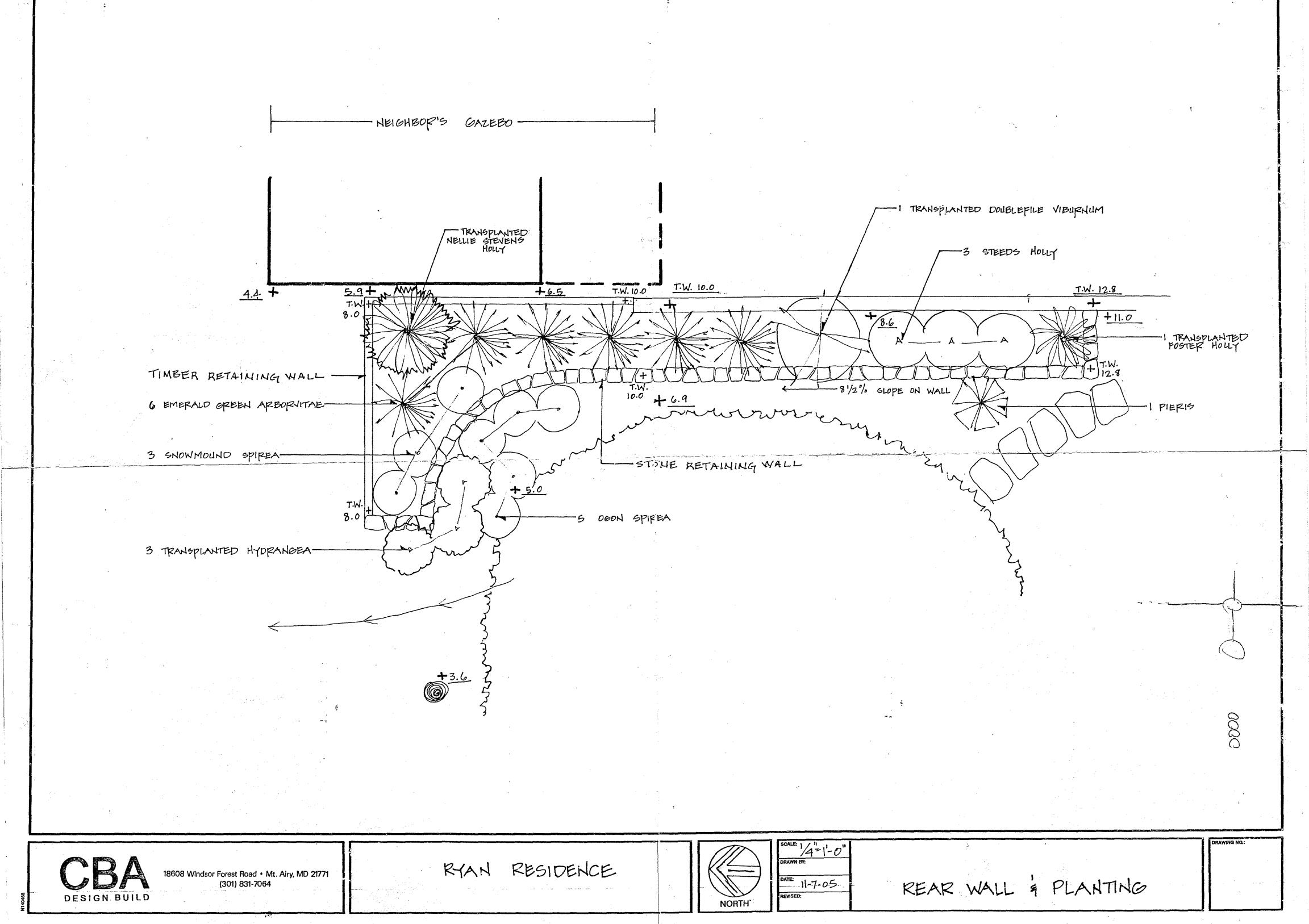
(signature) (date)

(Printed Name and Title)



LICENSE, REGISTRATION, OR CERTIFICATION

-	1- :		<i>}</i>	OWNERS OF STATE OF ST	
	SAVE THIS PORTION OF	CARD AND USE REVERSE SID	E FOR NAME	STATE OF MARYI DEPARTMENT OF LABOR, LICENSI	
		GES. BOARD MUST BE NOTIFI	ED OF THESE	MARYLAND HOME IMP	ROVEMENT
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	COMMISSION		## I	CERTIFIES THAT	
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	BALTIMORE, MD		ពិ		
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