



35/13-06G	25 West Irving St
Chevy Chase Village Historic District, 35/13	

CVS One Hour Photo

Date:	Event:
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Ask about

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Restoration

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- Add Color
- No need to leave original
- One fixed price



77003

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Time In (Hora Entregado) 8:11	Time Promised (Hora Prometida) ASAP
Date (Fecha) 3/22/06	<10

CVS One Hour Photo

Last Initial:

Twin Check

7436

Last Name (Apellido) KASBINGTON	First Name (Prenom) BRENDAN
Phone Number (Telefono) 202 798 8963	

Would you like...

Double Prints <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	Index Print <input type="checkbox"/> Y <input type="checkbox"/> N
Kodak Picture CD* <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Kodak Picture Disk <input type="checkbox"/> Y <input type="checkbox"/> N
If no box is checked, you will receive one set of glossy 4 x 6 prints	
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Print Size 4x6 <input checked="" type="checkbox"/> 3x5* <input type="checkbox"/> 5x7 <input type="checkbox"/> 8x10 <input type="checkbox"/>	
Special Instructions Matte Paper* <input type="checkbox"/>	
*available at select stores	



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Print Quantity 141	Price 5.55
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25 W. IRVING

CAPITOL ♦ HARDCAPES

John Scango

Delaware: (302) 381-3928

Cell: (240) 375-3532

Fax: (240) 497-0071

P.O. Box 30372 • Bethesda, MD 20824

e-mail: jdscango@capitolhardscapes.com

www.capitolhardscapes.com























CVS Photo Center

Subject:

Date:

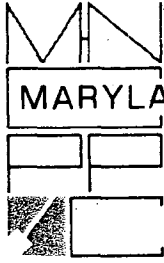
Processed: 22-MAR-2006











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: 301-907-9721

FROM: MICHELE

DATE: 4-12-06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

25 W. IRVING APPROVAL

* NOTICE BOLD PARAGRAPH ON
MEMO LTK - WE ADDED NEW
LANGUAGE REGARDING TOWN GOVT
APPROVALS. LET ME KNOW WHAT
YOU THINK?!



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: April 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 415290 for pergola removal, rear door, fence, cellar door and patio installation

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on April 11, 2006. This application was **APPROVED with conditions**. The conditions of approval were:

- The approved 6' high wood, fence will not extend beyond the rear elevation of the house. The entire fence will be installed in the rear yard of the subject house.
- The applicant will continue to work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.

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: Brendan and Margaret Babbington

Address: 25 West Irving Street (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BRENDAN BABBITTON
Daytime Phone No.: 202 498 8963

Tax Account No.: _____
Name of Property Owner: Brendan & Margaret Babbington Daytime Phone No.: 240-460-4007
Address: 25 West Irving CHEVY CHASE 20815
Street Number City Street Zip Code
Contractor: MERIDIAN LANDSCAPING Phone No. (202) 236-6018
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: West Irving Street
Town/City: Chevy Chase, MD Nearest Cross Street: Connecticut Ave
Lot: 1:2 Block: 32 Subdivision: Section 2 Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO/TAKE DOWN PERGOLA
1B. Construction cost estimate: \$ STILL IN NEGOTIATIONS (APPROX 20K)
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 6 feet _____ inches FLATBOARD w/ LATTICE (SEE ATTACHED DRAWINGS)
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.

Margaret Babbington 3/21/06
Signature of owner or authorized agent Date

Approved: X w/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 4/12/06
Application/Permit No.: 415290 Date Filed: 3/22/06 Date Issued: _____
WRITE

**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:

(SINGLE FAMILY HOME)
HOUSE BUILT IN 1918 - LOCATION IS AT 25 WEST
IRVING & CHEVY CHASE, MD 20815
HISTORIC CHEVY CHASE VILLAGE

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

- 1) PATIO IN THE REAR OF HOUSE (FLAGSTONE)
- 2) FRENCH DOOR TO REPLACE SINGLE DOOR AT THE LEFT REAR OF HOUSE
- 3) TAKE DOWN PERGOLA IN REAR OF HOUSE (CIRCA 1970)
- 4) INSTALL FENCE IN REAR OF HOUSE
- 5) Replace Cellar Door

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.
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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 → I WILL HAVE PHOTOS HERE BY 10:30AM 3/22/06
+ EMAIL BY COB

- 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).

CHCH, MD 20815 (VILLAGE)
WEST KIRKE ST (201/271/26)
WEST IRVING ST (201/271/26/27)



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: April 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **415290** for pergola removal, rear door, fence, cellar door and patio installation

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255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240 777 4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Contact Person: BRENDAN BABBITTON
Daytime Phone No.: 202 498 8963

Tax Account No.: _____
Name of Property Owner: Brendan + Margaret Babbington Daytime Phone No.: 240-460-4007
Address: 25 West Irving CHEVY CHASE 20815
Street Number City State Zip Code
Contractor: MERIDIAN LANDSCAPING Phone No. (702) 236-6018
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: West Irving Street
Town/City: Chevy Chase, MD Nearest Cross Street: Connecticut Ave.
Lot: 152 Block: 32 Subdivision: Section 2 Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: PATIO/TAKE DOWN PERGOLA
1B. Construction cost estimate: \$ STILL IN NEGOTIATIONS (CIRCA 20K)
1C. If this is a revision of a previously approved active permit, see Permit # _____

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Margaret Babbington 3/21/06
Signature of owner or authorized agent Date

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia Malley Date: 4/12/06
Application/Permit No.: 415290 Date Filed: 3/22/06 Date Issued: _____
WCRSE

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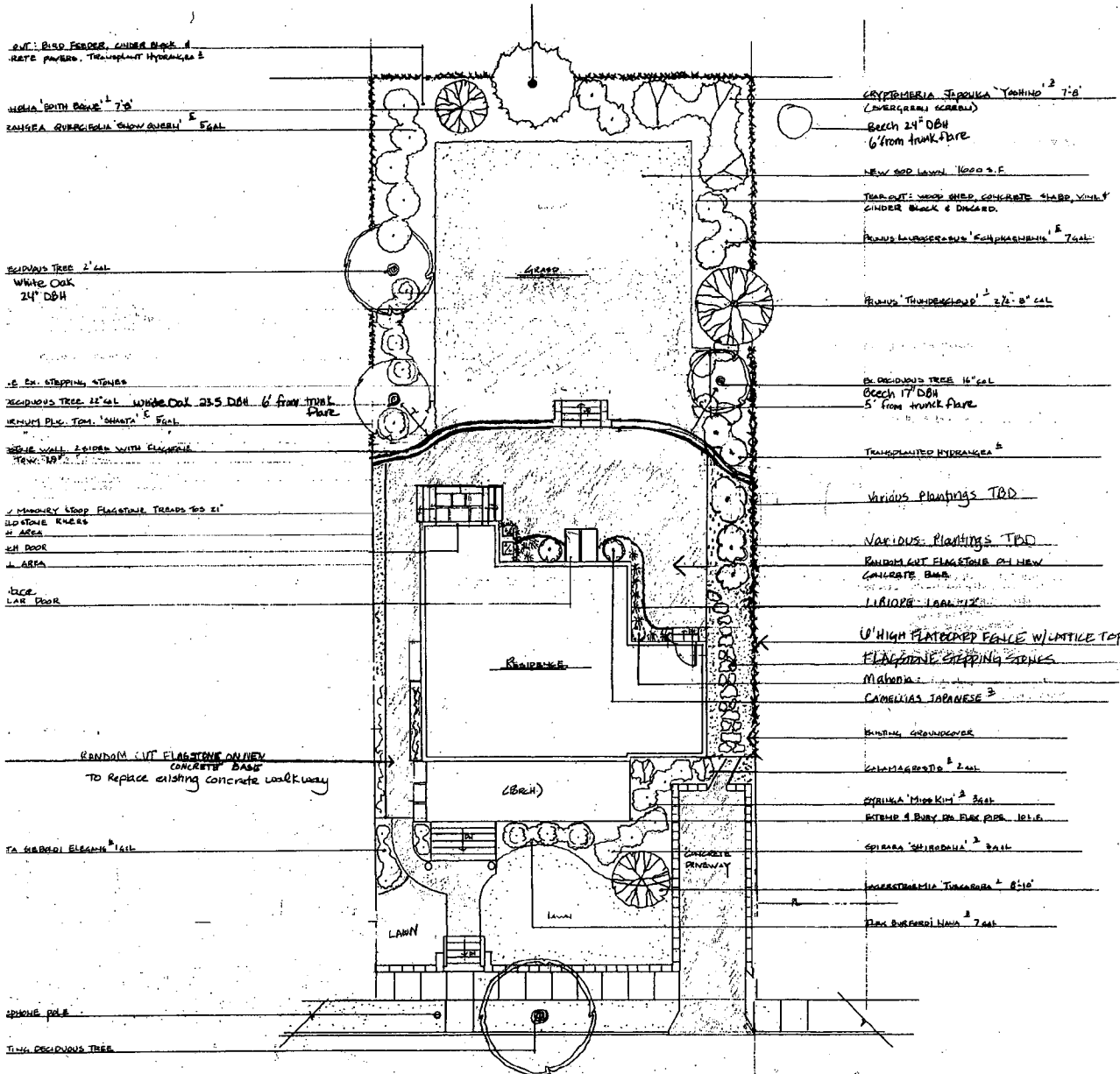
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CHCH, MD 20815 (VILLAGE)
WEST KIRKE ST (20121/26)
WEST IRVING ST (2405/27, 26/27)

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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.

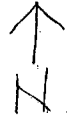


2" VIT. BIRD FEEDER, UNDER BENCH #
 RETE PAVEMENT, TRANSLUCENT HYDRANGEA #
 MAHONIA 'SOUTH BAY' 1" CAL
 7'0"
 SAUGE QUERCUS 'SNOW QUEEN' # 5' CAL
 5'
 DECIDUOUS TREE 2" CAL
 WHITE OAK
 24" DBH
 6 CM STEPPING STONES
 DECIDUOUS TREE 22" CAL WHITE OAK 23.5 DBH 6' FROM TRUNK
 PLANT
 VERNON PLUM TOM. 'CHRYSA' # 5' CAL
 BRICK WALL, FAISER WITH FLAGSTONE
 NEW 3/4"
 1/2" MAHONEY LOOP FLAGSTONE TREADS TO STAIRS
 LOSTONE RHEAT
 H AREA
 H AREA
 LACE
 LAR FLOOR
 RANDOM VIT FLAGSTONE ON NEW
 CONCRETE BASE
 TO REPLACE EXISTING CONCRETE WALKWAY
 TA HERBACEI ELEAGNE # 1' CAL
 SPECKLE POLE
 TRING DECIDUOUS TREE

CRATGEOMERIA JAPONICA 'YOUTH' 7'0"
 (COVERGARD SCARLET)
 Beech 24" DBH
 6' from trunk flare
 NEW SOD LAWN 10000 S.F.
 TRANSLUCENT WOOD SHED, CONCRETE SLAB, VINYL
 GINDER BLACK & DINGERO.
 PRUNUS LUCIDISSIMA 'KUMPHANSHU' # 5' CAL
 PRUNUS 'THUNDERCLOUD' 3/4" 8" CAL
 16' DECIDUOUS TREE 16" CAL
 Beech 17" DBH
 5' from trunk flare
 TRANSLUCENT HYDRANGEA #
 Various Plantings TBD
 Various Plantings TBD
 RANDOM CUT FLAGSTONE ON NEW
 CONCRETE BASE
 LIRIOIDE LAR 1/2"
 1/2" HIGH PLATED EDGE W/ LATTICE TOP
 FLAGSTONE STEPPING STONES
 MAHONIA
 CAMELLIAS JAPANESE #
 BUNTING GROUNDCOVER
 KALMIA LATIFOLIA # 2' CAL
 SPYGLASS 'MISTY KIM' # 3' CAL
 BIRCH # BURY ON BLUE PAPER 101.5
 SPIRAEA 'SILVERDANCE' # 3' CAL
 LONICERA MAJOR 'TUNICATA' # 8'10"
 PAX BURSARII MAJ 7' CAL

WEST IRVING STREET

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Davis
 4/12/06



Michael McCarthy Associates
 Michael McCarthy, Ph.D.
 Landscape Architect
 American Society of Landscape Architects
 4800 Wilson Lane, Bethesda, Maryland 20817
 Telephone: 301.424.0191 Fax: 301.424.0191
 www.michaelmccarthy.com

PROJECT:
MASTER LANDSCAPE PLAN

CLIENT:
BABBINGTON RESIDENCE
25 WEST IRVING STREET
CHEVY CHASE, MARYLAND

SCALE:
 1/8" = 1'-0"
 DATE:
 3.13.2006
 REVISIONS:
 3.21.2006
 PAGE:
 ONE

EXISTING EVERGREEN TREE 11' CAL

TEAR OUT: BIRD FEEDER, CINDER BLOCK & CONCRETE PAVERS, TRANSPLANT HYDRANGEA 2

MAGNOLIA 'EDITH BOYLE' 1/2 7'-8'

HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' 5 5 GAL

EX. DECIDUOUS TREE 2' CAL

White Oak
24" DBH

REUSE EX. STEPPING STONES

EX. DECIDUOUS TREE 22' CAL White Oak 23.5 DBH 6' from trunk flare

VIBURNUM PLIC. TOM. 'SHASTA' 5 5 GAL

FIELDSTONE WALL 2 SIDES WITH FLAGSTONE cap. 12" x 24"

NEW MASONRY STOOP FLAGSTONE TREADS 10.5" x 21"

FIELDSTONE RIMERS

TRASH AREA

FRESH DOOR

GRILL AREA

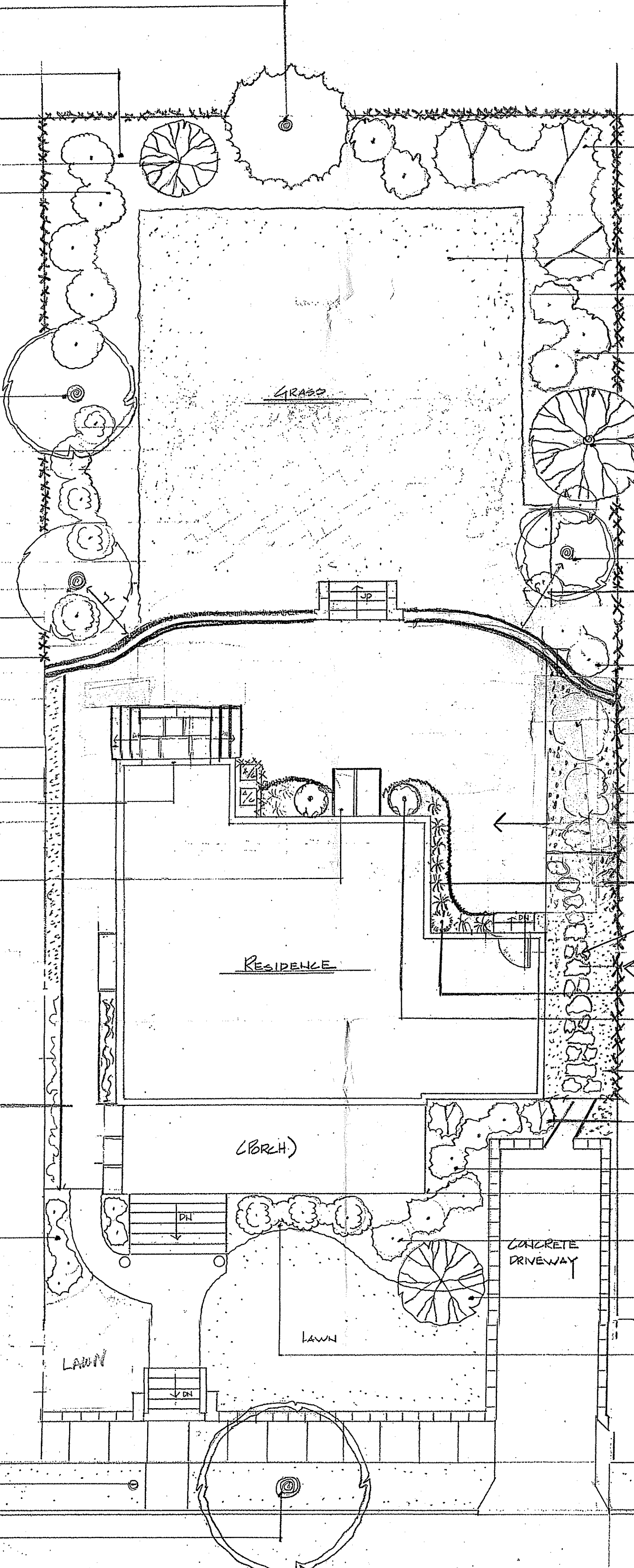
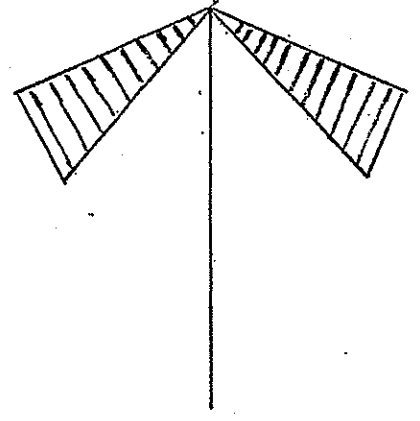
Replace CELLAR DOOR

RANDOM CUT FLAGSTONE ON NEW CONCRETE BASE TO REPLACE existing concrete walkway

HOSTA 'SIBOLDI ELEGANS' 1 GAL

TELEPHONE POLE

EXISTING DECIDUOUS TREE



CRYPTOMERIA JAPONICA 'YOSHINO' 3 7'-8'

(EVERGREEN SCREEN)

Beech 24" DBH
6' from trunk flare

NEW SOD LAWN 1600 S.F.

TEAR OUT: WOOD SHED, CONCRETE SLABS, VINYL SILLING BLOCK & DISBURSED

PRUNUS LAUROCERASUS 'SCHPAENHUIS' 5 7 GAL

PRUNUS 'THUNDERCLOUD' 1/2 2 1/2" 2' CAL

EX. DECIDUOUS TREE 16" CAL

Beech 17" DBH
5' from trunk flare

TRANSPLANTED HYDRANGEA 2

Various plantings TBD

Various plantings TBD

RANDOM CUT FLAGSTONE ON NEW CONCRETE BASE

LIRIOPE 1 GAL 12"

RANDOM CUT FLAGSTONE STEPPING STONES

6' HIGH FLAT BOARD FENCE W/ LATTICE TOP

Mahonia

CAMELLIAS JAPANESE 2

EXISTING GROUND COVER

CALAMAGROSTIS 2 2 GAL

SYRINGA 'MISS KIM' 2 3 GAL

EXTEND & BURY 1/2" FLEX PIPE 10 L.F.

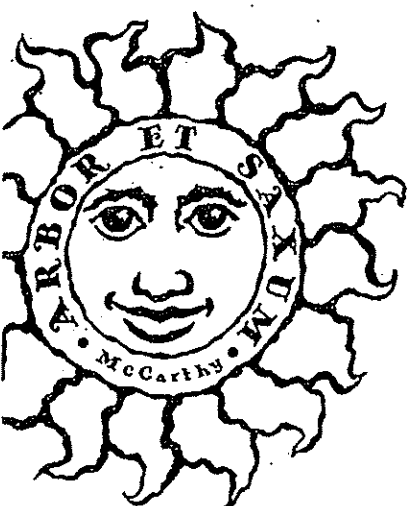
SPIRAEA 'SHIROBANA' 2 3 GAL

AGERSTROEMIA 'TUSCARORA' 1 8'-10'

ILEX BURFORDI NANA 2 7 GAL

WEST IRVING STREET

APPROVED
Montgomery County
Historic Preservation Commission
Michael McCarthy
4/12/06



Michael McCarthy Associates

Michael McCarthy, Ph.D.
Landscape Architect
American Society of Landscape Architects

6825 Wilson Lane, Bethesda, Maryland 20817
Telephone: 301.320.8452 Facsimile: 301.320.2452
www.michaelmccarthy.biz

PROJECT:

MASTER LANDSCAPE PLAN

CLIENT:

BABBINGTON RESIDENCE

25 WEST IRVING STREET

CHEVY CHASE, MARYLAND

SCALE:

1/8" = 1.0'

DATE:

3.13.2006

REVISIONS:

3.21.2006

PAGE:

ONE

EXISTING EVERGREEN TREE 11 CAL.

TEAR OUT: BIRD FEEDER, CINDER BLOCK & CONCRETE PAVERS, TRANSPLANT HYDRANGEA 2

MAGNOLIA EDITH BOGUE 1 7'-8"
HYDRANGEA QUERCIFOLIA 'GLOW QUEEN' 5 5 GAL

EX. DECIDUOUS TREE 2' CAL
WHITE OAK
24" DBH

REMOVE EX. STEPPING STONES

EX. DECIDUOUS TREE 22' CAL WHITE OAK 23.5 DBH 6' FROM TRUNK FLARE
VIBURNUM PLIC. TOM. 'SHAGTA' 5 5 GAL

FIELDSTONE WALL 2 SIDES WITH FLAGSTONE
Cap. TOWN 18" x 18"

NEW MAHONEY STOOP FLAGSTONE TREADS 100.21"
FIELDSTONE RAKERS
TERRACE AREA

FRENCH DOOR
GRILL AREA

REPLACE
CELLAR DOOR

RANDOM CUT FLAGSTONE ON NEW
CONCRETE BASE
TO REPLACE EXISTING CONCRETE WALKWAY

HOSTA HERBIDI ELEGANS 6 1 GAL

TELEPHONE POLE

EXISTING DECIDUOUS TREE

CRYPTOMERIA JAPONICA 'YOSHINO' 2 7'-8"

(EVERGREEN SCREEN)
Beech 24" DBH
6' from trunk flare

NEW SOO LAWN 1600 S.F.

TEAR OUT: WOOD SHED, CONCRETE SLABS, VINYL
CINDER BLOCK & DRUGARD.

PRUNUS LAUROCEARUS 'SCHUMPERNII' 5 7 GAL

PRUNUS THUNDERCLOUD 1 2 1/2' 2" CAL

EX. DECIDUOUS TREE 16' CAL
Beech 17" DBH
5' from trunk flare

TRANSPLANTED HYDRANGEA 2

Various Plantings TBD

Various Plantings TBD

RANDOM CUT FLAGSTONE ON NEW
CONCRETE BASE

LIBIOPE 1 GAL 12"

0' HIGH PLATEAUED FENCE W/ WATTLE TOP
FLAGSTONE STEPPING STONES

Mahonia

CAMELLIAS JAPANESE 2

EXISTING GROUND COVER

KALAMAGROSTIS 2 2 GAL

SYRINGA 'MISS KIM' 2 3 GAL

EXTEND & BURY 1/2" FLEX PIPE 101.F.

SPIRAEA 'SHIRODALI' 2 3 GAL

ASTERSTRAEMIA 'TUSCARORA' 1 8'-10'

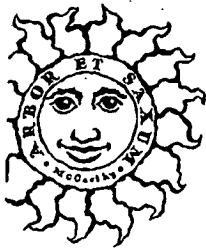
FLEX BURFORDI NANA 2 7 GAL

WEST IRVING STREET

APPROVED
Montgomery County
Historic Preservation Commission

Michelle Adams

4/12/06



Michael McCarthy Associates

Michael McCarthy, Ph.D.
Landscape Architect
American Society of Landscape Architects

6885 Wilson Lane, Bethesda, Maryland 20817
Telephone: 301.820.8492 Fax: 301.820.8498
www.michaelmccarthy.biz

PROJECT:

MASTER LANDSCAPE PLAN

CLIENT:

BABBINGTON RESIDENCE
25 WEST IRVING STREET
CHEVY CHASE, MARYLAND

SCALE:

1/8" = 1'-0"

DATE:

3.13.20

REVISIONS:

3.21.20

PAGE:

ONE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25 West Irving St, Chevy Chase	Meeting Date:	4/11/2006
Resource:	Contributing Resource Chevy Chase Village Historic District, #35/13	Report Date:	4/4/2006
Applicant:	Brendan and Margaret Babbington	Public Notice:	3/28/2006
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-06G	Staff:	Michele Oaks

PROPOSAL: Pergola removal and door, fence, and patio installation

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following conditions:

- The approved 6' high wood, fence will not extend beyond the rear elevation of the house. The entire fence will be installed in the rear yard of the subject house.
- The applicant will continue to work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c1914

HISTORIC CONTEXT:

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicants propose to:

- Demolish an existing pergola in rear yard.
- Remove and replace existing concrete walkway along west (side) elevation with a new concrete walkway of the same dimensions with a flagstone overlay.
- Remove existing deteriorated slate patio and replace with 730 sq. ft. of flagstone patio set on a new concrete base.
- Install a new, low, stone retaining wall between new flagstone patio and lawn area.
- Install stepping-stones along the eastern side of the house. The stepping-stones will be surrounded by the existing ground cover.
- Remove existing, deteriorated, wood cellar door and replace with a new metal cellar door.
- Remove existing rear door and replace with a new wood, French door.
- Construct a 6' high wood, board fence with lattice top commencing along the eastern (side) property line at the head of the driveway and following the rear and western (side) property lines until reaching the proposed location of the new, retaining wall in the rear yard.
- Replace the existing concrete wheel path driveway (9' wide x 30' long from extents of concrete) with a solid concrete driveway 10' wide x 28' long and extend the existing front knee wall to enclose new parking area (does not exceed 2' in height at any given point) (see photos on circles) **RETROACTIVE.**

APPLICABLE GUIDELINES:

When reviewing alterations contributing resources within the Chevy Chase Village *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Chevy Chase Village Guidelines* adopted as part of the Amendment to the Bethesda-Chevy Chase Master Plan in 1997. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Chevy Chase Village Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

STAFF DISCUSSION:

The retroactive driveway installation is a change to be viewed with lenient scrutiny in the design guidelines. The wheel path driveway was an existing condition on the subject property and therefore a new driveway in the front yard of this site is not being proposed, which is specified to discourage. The solid surface driveway does not negatively impact or change the surrounding streetscape or affect any trees as it is sited in its current location, therefore staff is recommending approval.

The proposed 6' high fence installation forward of the rear elevation of the house is not consistent with the design guidelines, which encourages fences to be placed so they do not detract from the existing open space. It is for this reason that the Commission has developed the policy to not approve fences higher than 4' forward of the rear elevation of the house. As such, staff is recommending approval with the condition that the 6' high fence not extend beyond the rear elevation of the house.

The remaining projects are viewed as not negatively impacting the historic integrity of the site, as they are being installed in the rear yard - not visible from the public right-of-way. They are sympathetic to the architectural design of the existing house and compatible with the adjacent historic resources. Additionally, no trees are being removed from this site as part of this project. These proposals meet the criteria outlined in the *Chevy Chase Village Guidelines*.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1), (2) & (3);

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

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.



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: BRENDAN BABBITTON
Daytime Phone No.: 202 498 8963

Tax Account No.: _____
Name of Property Owner: Brendan & Margaret Babbington Daytime Phone No.: 240-460-4007
Address: 25 West Irving CHEVY CHASE 20815
Street Number City Street Zip Code
Contractor: MERIDAN LANDSCAPING Phone No. (202) 236-6018
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: West Irving Street
Town/City: Chevy Chase, MD Nearest Cross Street: Connecticut Ave
Lot: 1:2 Block: 32 Subdivision: Section 2 Chevy Chase
Liber: _____ Folio: _____ 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: PATIO/TAKE DOWN PERGOLA
1B. Construction cost estimate: \$ STILL IN NEGOTIATIONS (APPROX 20K)
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 6 feet _____ inches FLATBOARD W/ LATTICE (SEE ATTACHED SPECIFICATIONS)
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.

Margaret Babbington
Signature of owner or authorized agent

3/21/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 415290 Date Filed: 3/22/06 Date Issued: _____
WCRH



**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:

(SINGLE FAMILY HOME)
HOUSE BUILT IN 1918 - LOCATION IS AT 25 WEST
IRVING & CHEVY CHASE, MD 20815
HISTORIC CHEVY CHASE VILLAGE

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

- 1) PATIO IN THE REAR OF HOUSE (FLAGSTONE)
- 2) FRENCH DOOR TO REPLACE SINGLE DOOR AT THE LEFT REAR OF HOUSE
- 3) TAKE DOWN PERGOLA IN REAR OF HOUSE (CIRCA 1970)
- 4) INSTALL FENCE IN REAR OF HOUSE
- 5) Replace Cellar Door

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

→ I WILL HAVE PHOTOS HERE BY 10:30 AM 3/22/06
+ EMAIL BY COB

- 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.

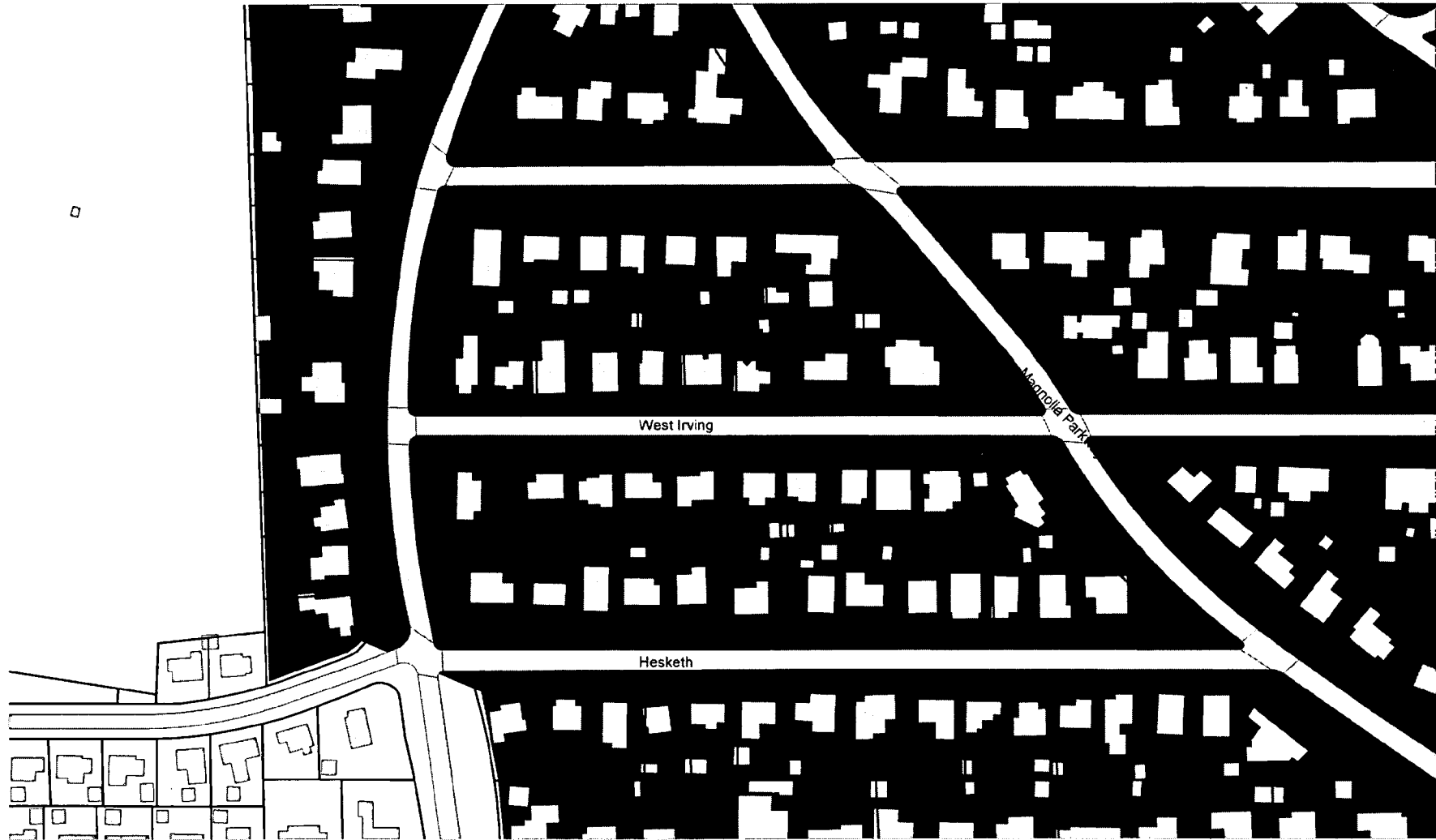
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

CHCH, MD 20815 (VILLAGE)
→ WEST KIRKE ST (20/24/06)
WEST IRVING ST (24/03/27/26/27)

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.

CHEVY CHASE VILLAGE HISTORIC DISTRICT 25 WEST IRVING STREET



Notice:
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
 Copyright © 1998

Casual User Application



Scale 1" = 200'



M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 7787 Georgia Avenue • Silver Spring, Maryland 20910-1706

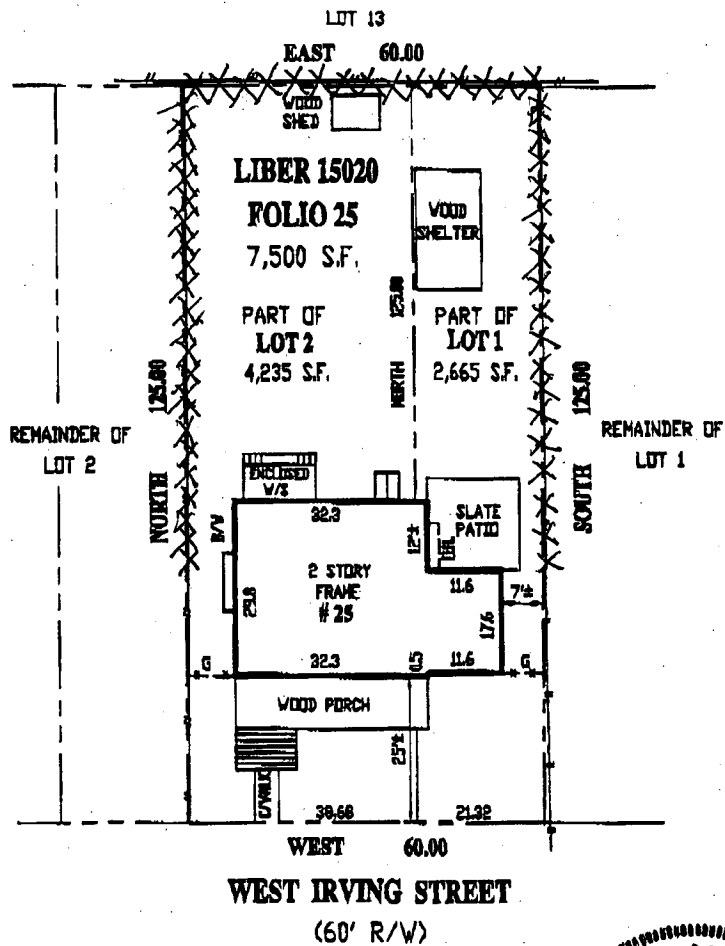
7

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.


Notes

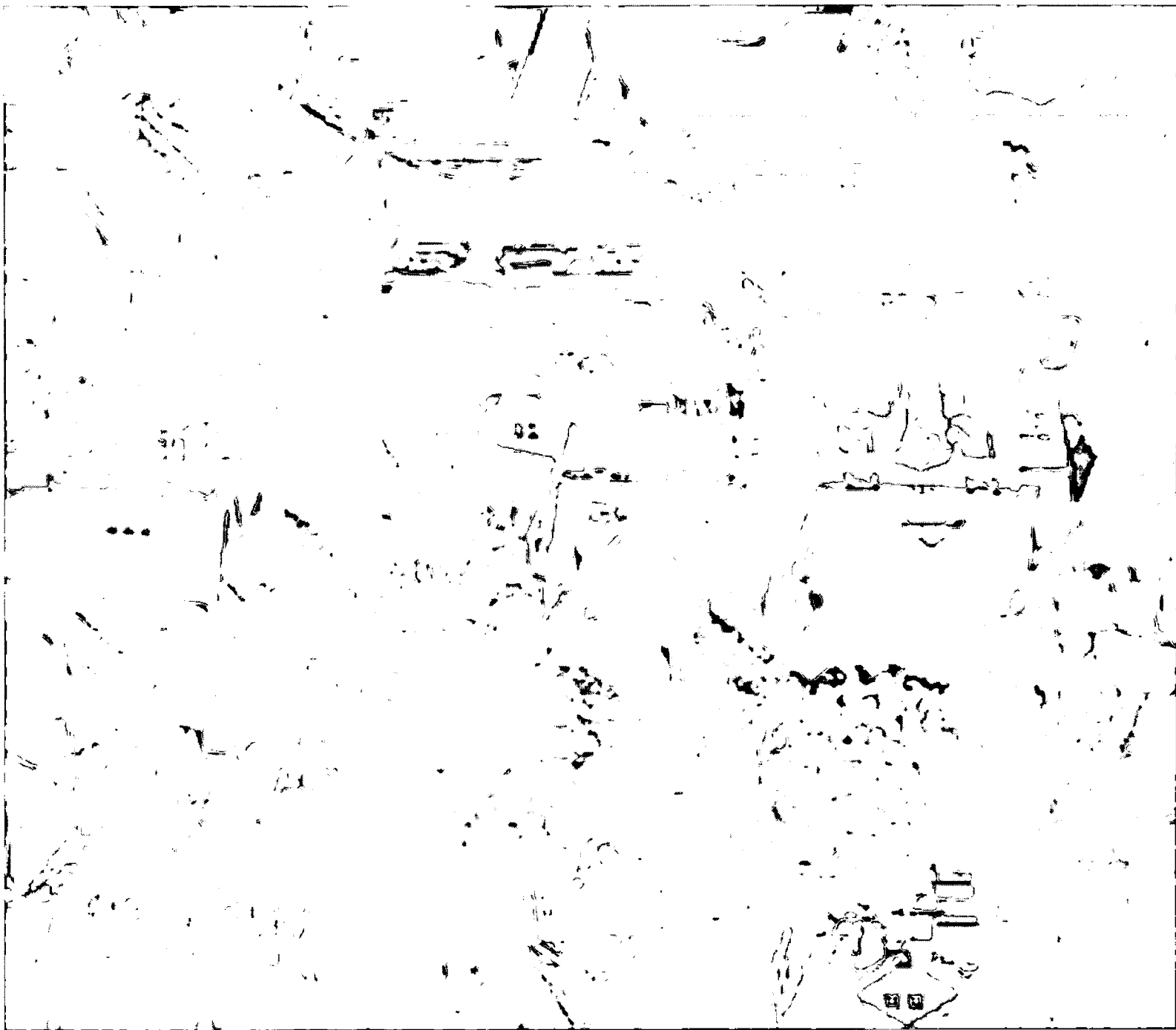
1. Flood zone information not available for Chevy Chase.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.



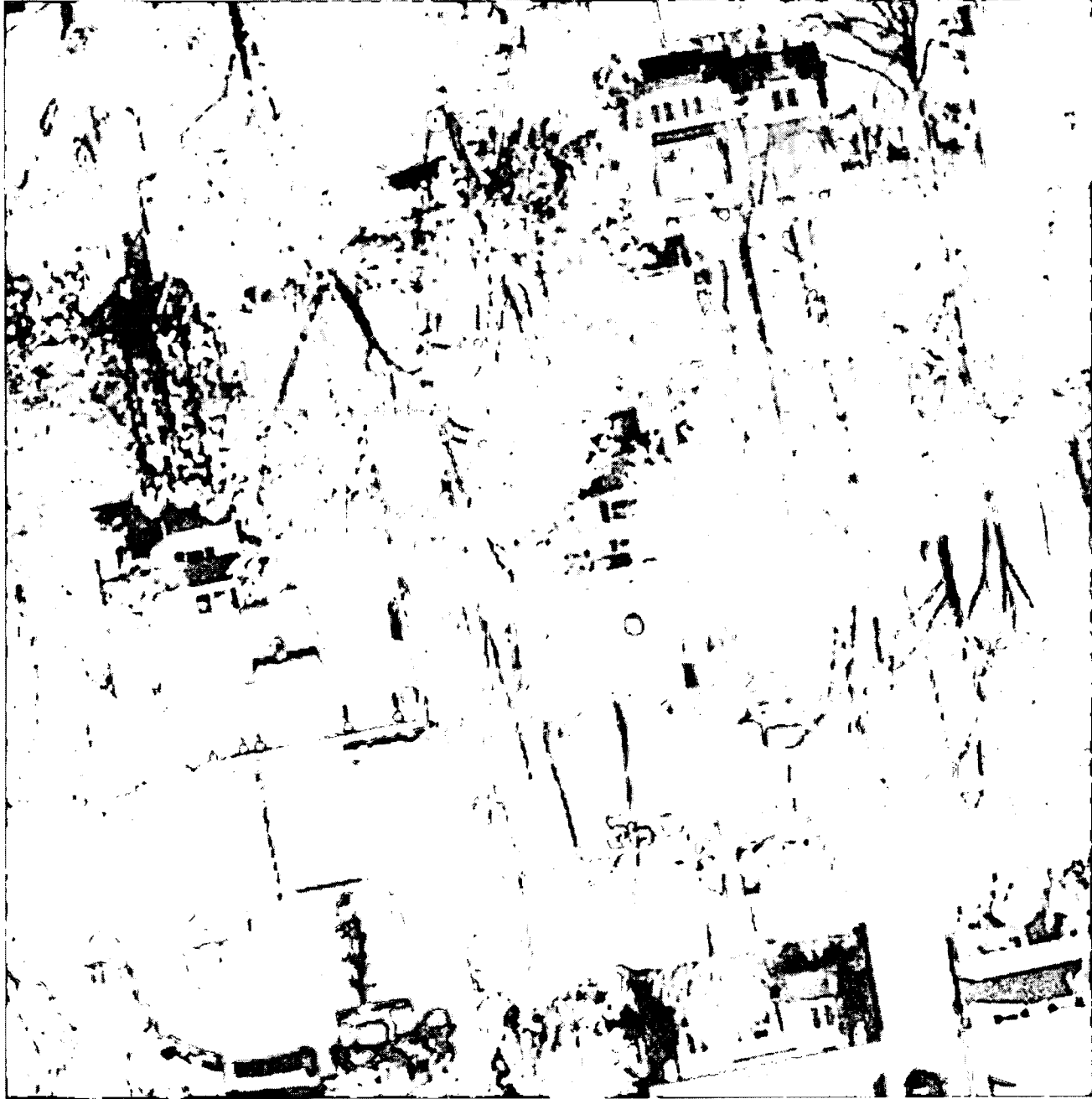
LOCATION DRAWING
PARTS OF LOTS 1 & 2, BLOCK 32
SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

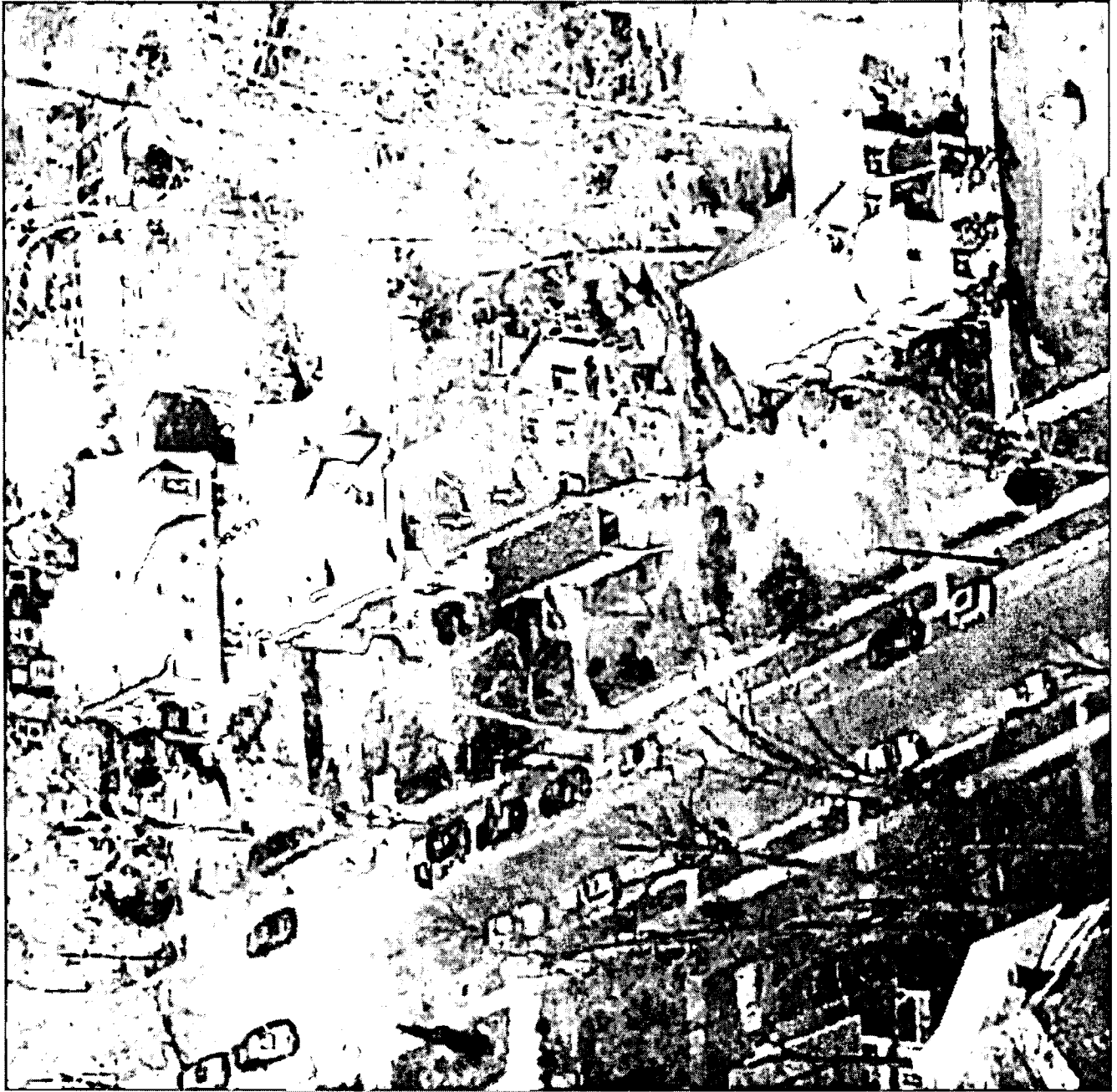


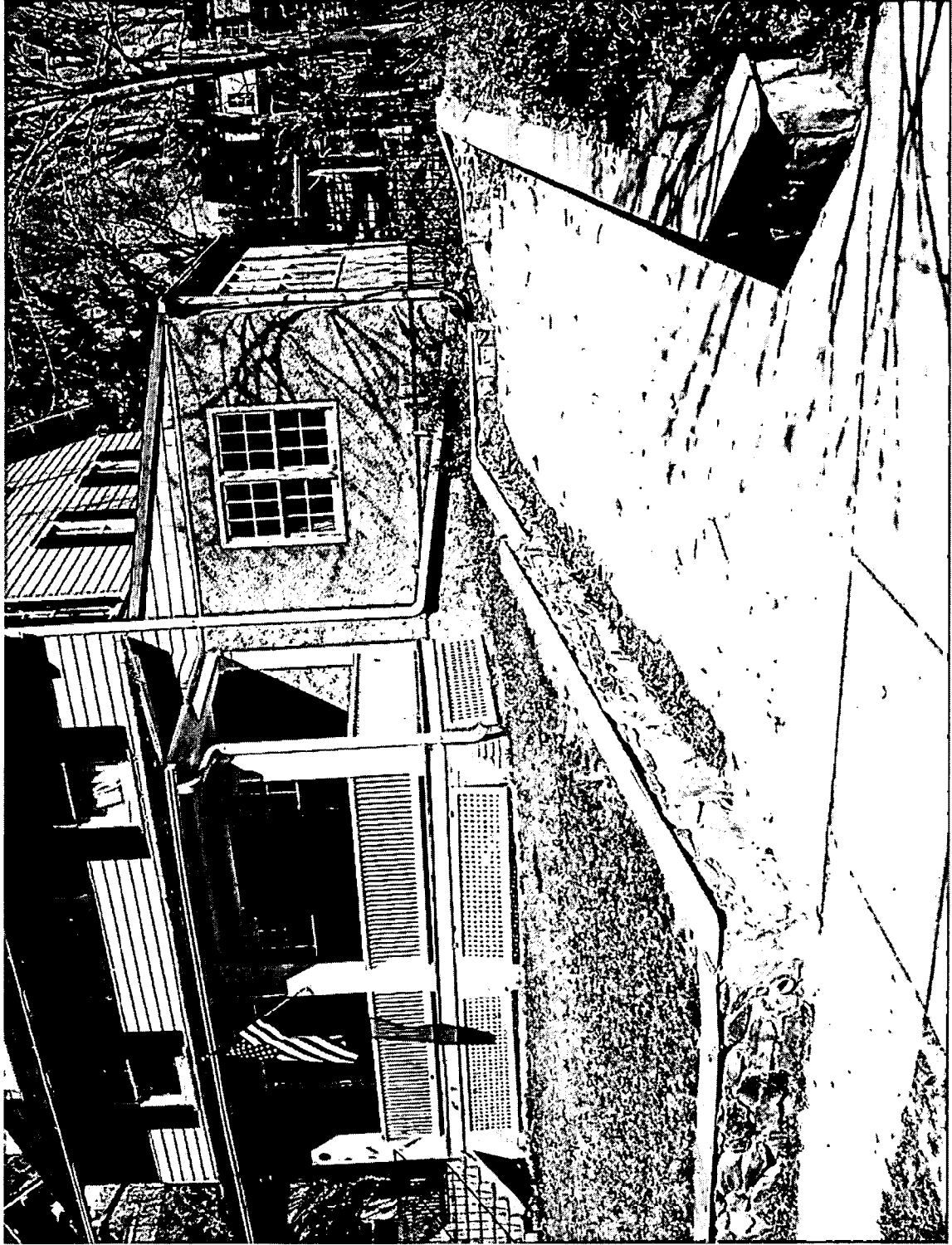
SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	REFERENCES PLAT BK. 2 PLAT NO. 108	 SHINDLER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 310 Gaithersburg, Maryland 20879 301/948-5100, Fax: 301/948-1888	DATE OF LOCATIONS SCALE: 1" = 30' DRAWN BY: E.M.G.
	LIBER FOLIO		WALL CHECK: HSE. LOC.: 08-24-04

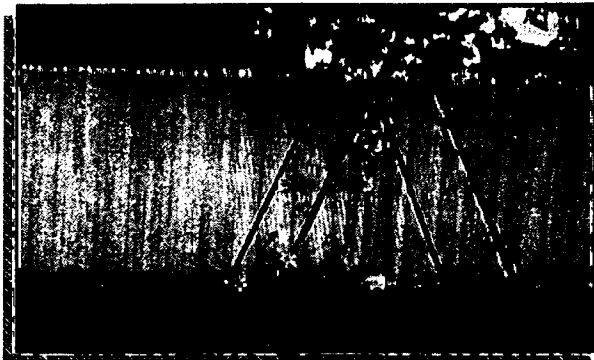












Spruce Stockade

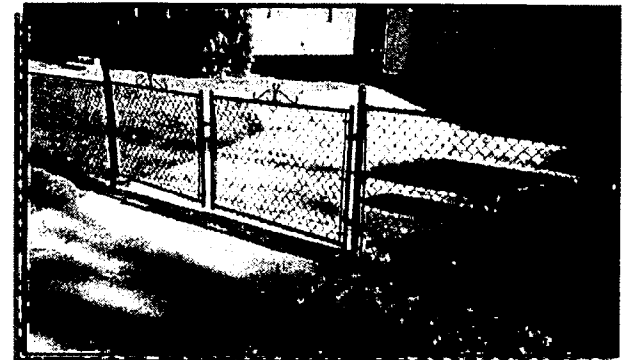
**TRI-COUNTY
FENCE**

301-607-6101

24510 Frederick Road
Clarksburg, MD 20871



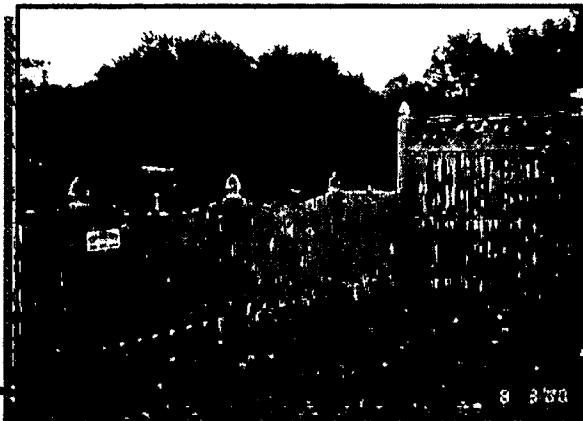
2,3,4 Split Rail



Chain Link Galvanized or Vinyl



5 or 6 Board Estate



Mt. Vernon Picket



Ornamental - Aluminum or Steel



Flat Board with Lattice

*480 Endorse
60"*

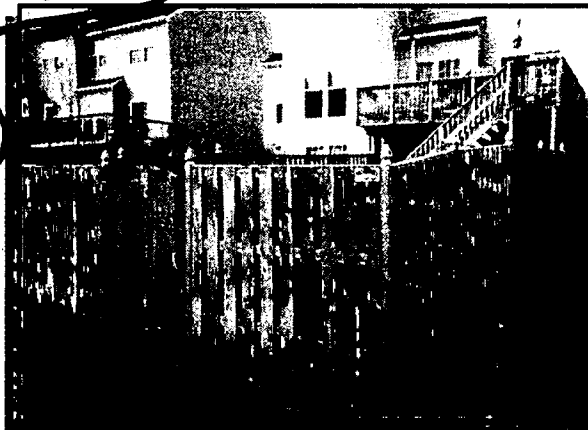
8400



Colonial Picket



3 or 4 Board Paddock



Board on Board

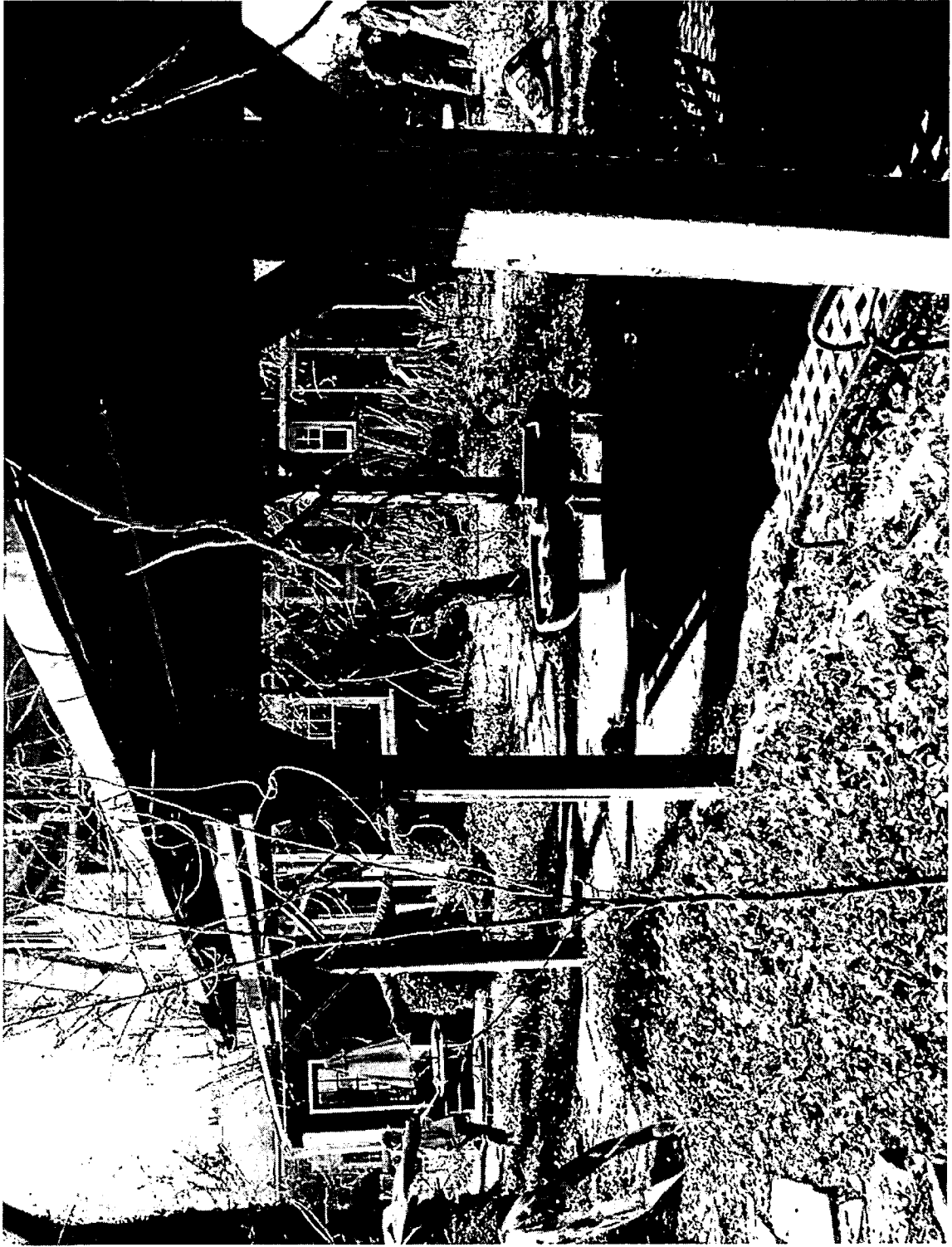


2,3,4 Rail Vinyl

15



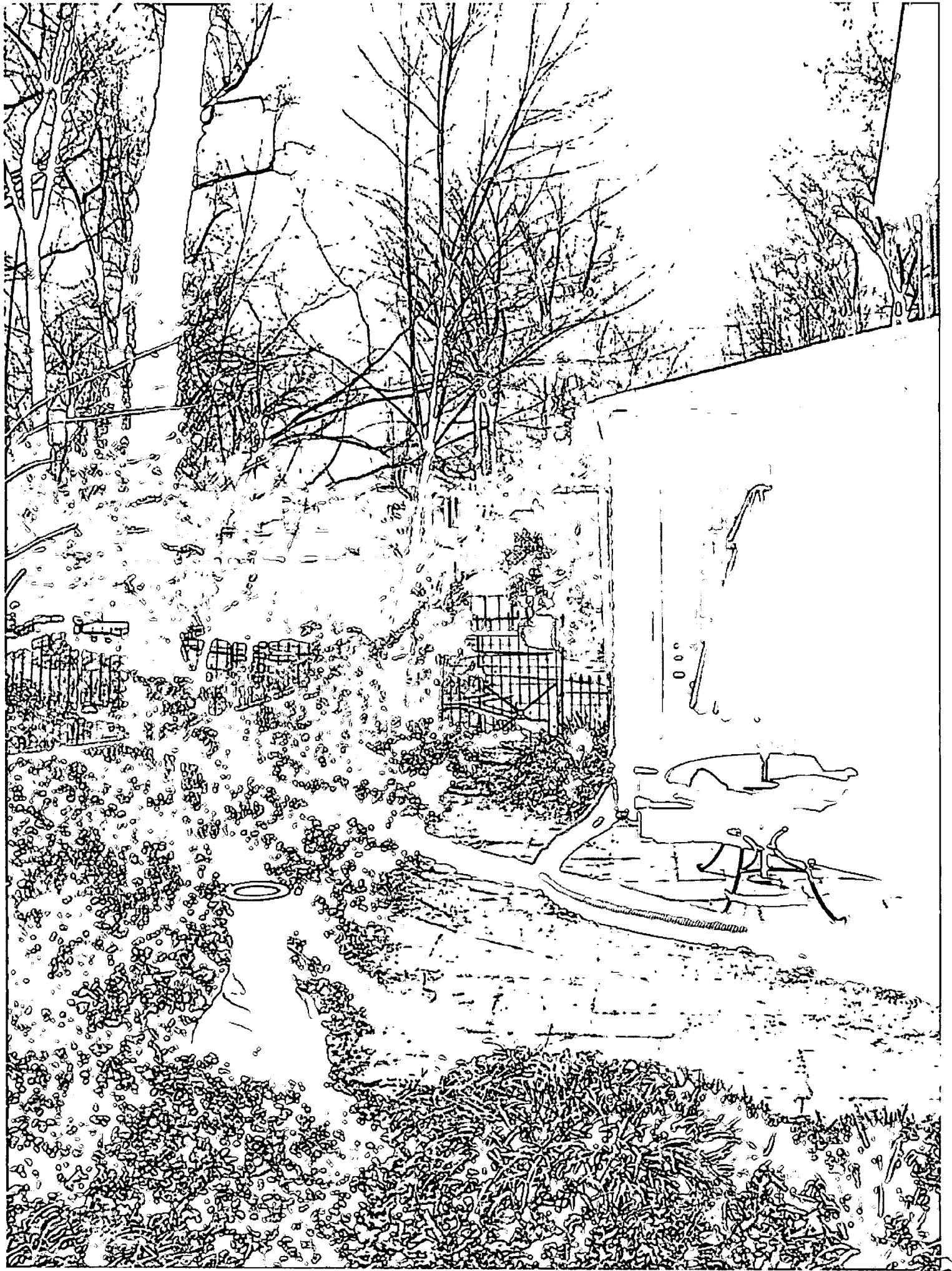


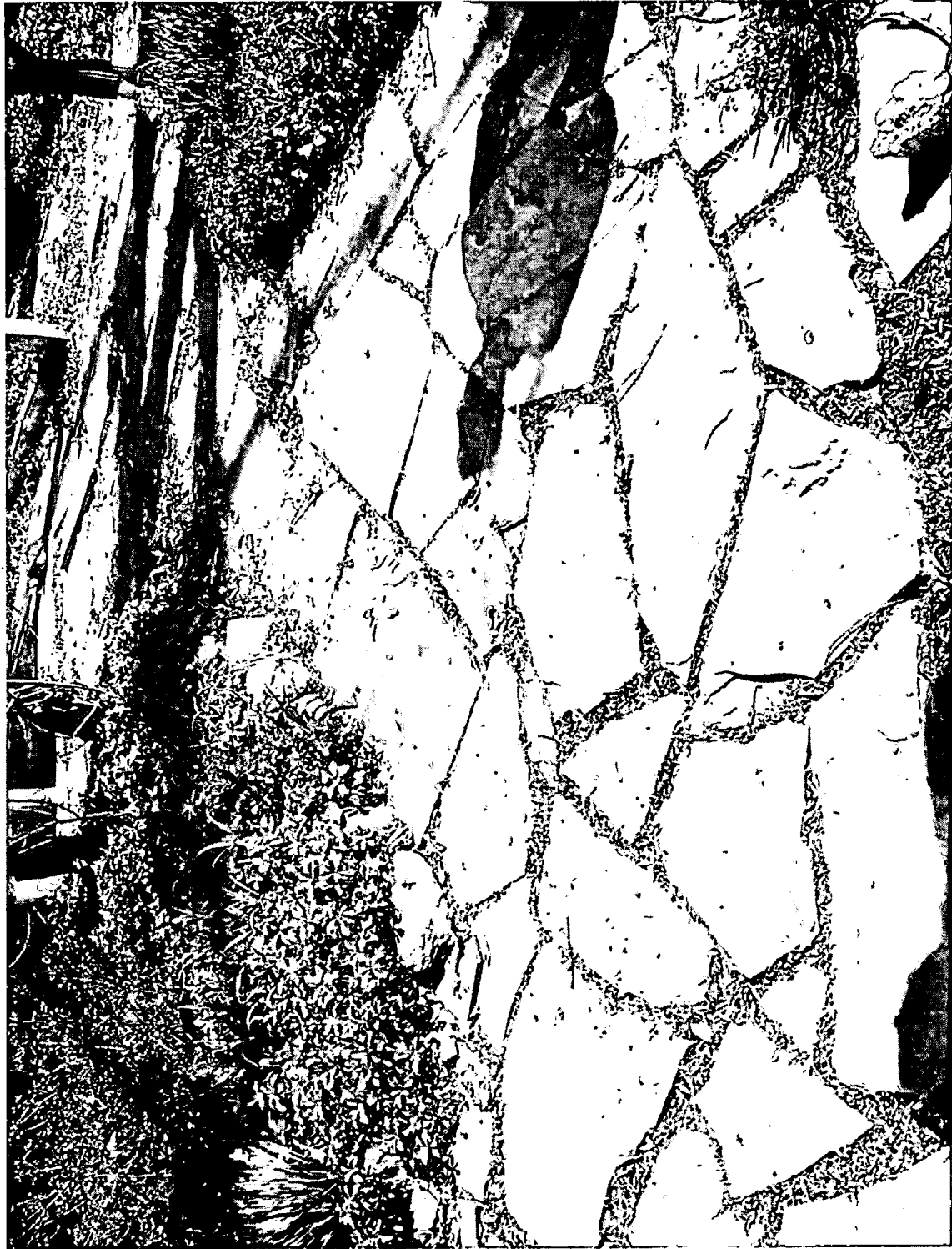
















CHEVY CHASE VILLAGE

Facsimile Transmission



5906 Connecticut Avenue
Chevy Chase, MD 20815

Telephone: (301) 654-7300

Facsimile: (301) 907-9721

Website: www.ccvillage.org

E-Mail: ccv@montgomerycountymd.gov

To: Michelle Oaks, APC

From: Shana Davis-Cook

Date: March 24, 2006

Fax Number: 301 563 3412

Total Number of Pages (Including Cover Sheet): Ten (10)

Comments: Permitting documents for my driveway approval at 25 W. Irving St.

Have a good weekend!

Shana D

CONFIDENTIAL

If all pages are not received, please contact the Village office at (301) 654-7300.

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

BUILDING PERMIT

Permit Number: 4980 – Updated 8/26/2005

Date Issued: August 17, 2005

Expires: August 17, 2006

Name of Property Owner: Mr. and Mrs. Brendan Babbington
Address of Construction: 25 West Irving Street, Chevy Chase, Maryland 20815

Contractor: Capitol Hardscapes
Contact Person: Mr. John Scango
Phone Number: (240) 375-3532

WORK TO BE DONE

- Cap existing and new knee walls with flagstone.
- Replace existing parking area with 3500psi concrete at a 9-foot width.
- Replace existing apron with 3500psi concrete.
- Extend existing knee wall to enclose parking area.
- *Updated 8/26/2005:* Driveway expanded to a maximum of 10'-5".

SPECIAL CONDITIONS

- Work must be done in accordance with submitted application.
- Apron must comply with Montgomery County driveway standard 23-C.
- Work must be completed by August 17, 2006.
- Posting of commercial signs is prohibited.

Permit Fee: \$30.00

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$30.00 (PAID)

THIS PERMIT MUST BE POSTED

Chevy Chase Village Building Permit Application

**Request to modify*

Permit Number: 4980
Date of Application: 8/25/05

Applicant Name: <u>Brendan Babingtona</u>	
Address: <u>75 West Irving</u>	Phone: <u>202 498 8963</u>
Contractor: <u>Capitol Landscapes</u>	Phone: <u>240 375 3532</u>
Contact Person: <u>John Scauco</u>	MHI/MD Contractor's Lic. No. <u>90554</u>

Filing Requirements

- A recent house location survey showing all existing and proposed structures.
- Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level are at risk of being disturbed during the construction, they must be shown on the submittal plans.
- Copy of stamped, approved Montgomery County drawings (if required). These drawings will remain on file at Chevy Chase Village.
- Copy of plans that show location of dumpster, portable sanitation facility, delivery zone and parking area.
- Copy of Covenants (if required).
- The filing fees for a Chevy Chase Village Building Permit are listed in Chapter 6 of the Village Code.
- Completed Building Permit Application and payment of filing fees.

The Village Manager will review the application and accompanying documents and, under most circumstances, will act on the building permit within 5 to 10 working days.

In the event the Montgomery County building permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the contractor, architect or other service providers associated with the permitted project shall be posted on the site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: 

Date: 8/25/05

For use by HPC only:

Historic Area Work Permit required? Yes No _____ (HPC initials)

Exact Description of Construction Plans:

*change width of driveway from
9' to 10'5'*

Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.
 Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit.

Parking Compliance

Is adequate on-site parking available for the construction crews? Yes No

If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? Yes No

Responsible Party:

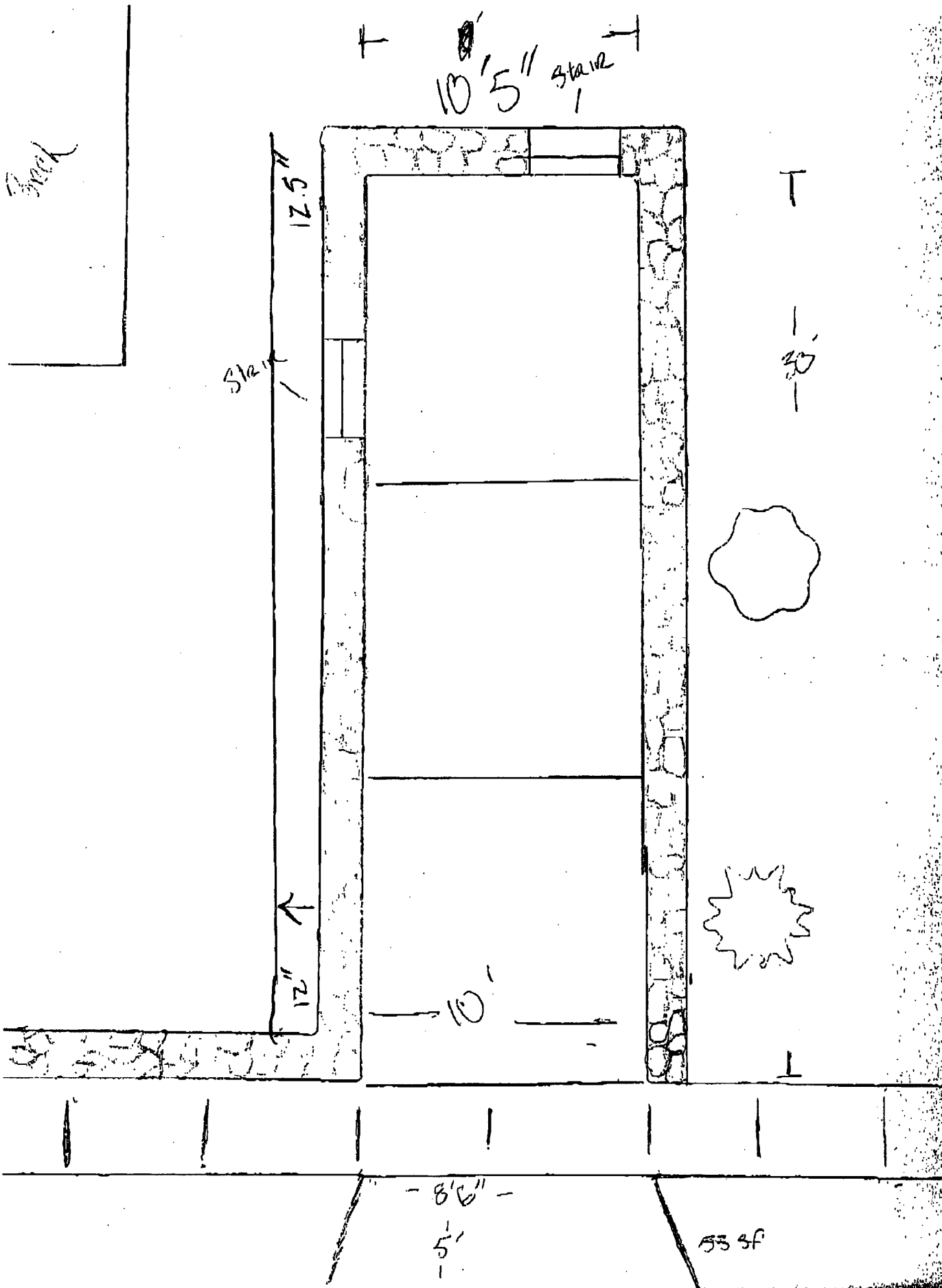
Will the residence be occupied during the construction project? Yes No

If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.

<p>APPROVED</p> <p>For Use By Village Manager</p> <p>AUG 26 2005</p> <p>Chevy Chase Village Manager</p>	Approved with the following conditions:
	<i>Self Build</i>

For Use By Village Manager	Denied for the following reasons:

Filing Fees:	Checks Payable To: Chevy Chase Village
Permit Fee:	5906 Connecticut Avenue
Damage Deposit:	Chevy Chase, MD 20815
Appeal Fee:	Date: <i>Aug 26 2005</i>
Tree Preservation Plan:	Staff Signature: <i>[Signature]</i>
Total Fees & Deposits: <i>N/A</i>	



CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

BUILDING PERMIT

Permit Number: 4980

Date Issued: August 17, 2005

Expires: August 17, 2006

Name of Property Owner: Mr. and Mrs. Brendan Babbington
Address of Construction: 25 West Irving Street, Chevy Chase, Maryland 20815
Contractor: Capitol Hardscapes
Contact Person: Mr. John Scango
Phone Number: (240) 375-3532

WORK TO BE DONE

- Cap existing and new knee walls with flagstone.
 - Replace existing parking area with 3500psi concrete at a 9-foot width.
 - Replace existing apron with 3500psi concrete.
 - Extend existing knee wall to enclose parking area.
-

SPECIAL CONDITIONS

- Work must be done in accordance with submitted application.
 - Apron must comply with Montgomery County driveway standard 23-C.
 - Work must be completed by August 17, 2006.
 - Posting of commercial signs is prohibited.
-

Permit Fee: \$30.00

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$30.00 (PAID)

THIS PERMIT MUST BE POSTED

\$3000

Chevy Chase Village Building Permit Application

Permit Number: 4980
Date of Application: 8/17/05

Applicant Name: <u>Brendan Babington</u>	
Address: <u>25 West Irving St</u>	Phone: <u>202 498 8963</u>
Contractor: <u>Capitol Hardscapes</u>	Phone: <u>240 375 3532</u>
Contact Person: <u>John Scango</u>	MH/MD Contractor's Lic. No. <u>90504</u>

Filing Requirements

A recent house location survey showing all existing and proposed structures.

Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or 6" above ground level are at risk of being disturbed during the submittal plans.



CAPITOL ♦ HARDSCAPES

John Scango Delaware: (302) 381-3928
Cell: (240) 375-3532 Fax: (240) 497-0071
e-mail: jdsango@capitolhardscapes.com
www.capitolhardscapes.com

Montgomery County Department of Planning and Zoning will remain on

Per contractor and resident - sufficient room for vehicles. and parking village Code.

Completed Building Permit Application:

The Village Manager will review the application and will act on the building permit within 5 to 10 working days, depending on the circumstances.

In the event the Montgomery County building permit is automatically suspended, revoked or lapsed, the building permit is

No signs advertising the contractor, architect or other party shall be posted on the site. ed project

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: [Signature]

Date: 8/17/05

For use by HPC only:

Historic Area Work Permit required? Yes No (HPC initials)

Exact Description of Construction Plans:

- Cap existing + new walls with flagstone
- Replace Existing Parking area w/ 3500 psi concrete
- Replace Existing Apron w/ 3500 psi concrete
- extend existing knee wall to enclose parking area

Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit.

Parking Compliance

Is adequate on-site parking available for the construction crews? Yes No

If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons? Yes No

Responsible Party:

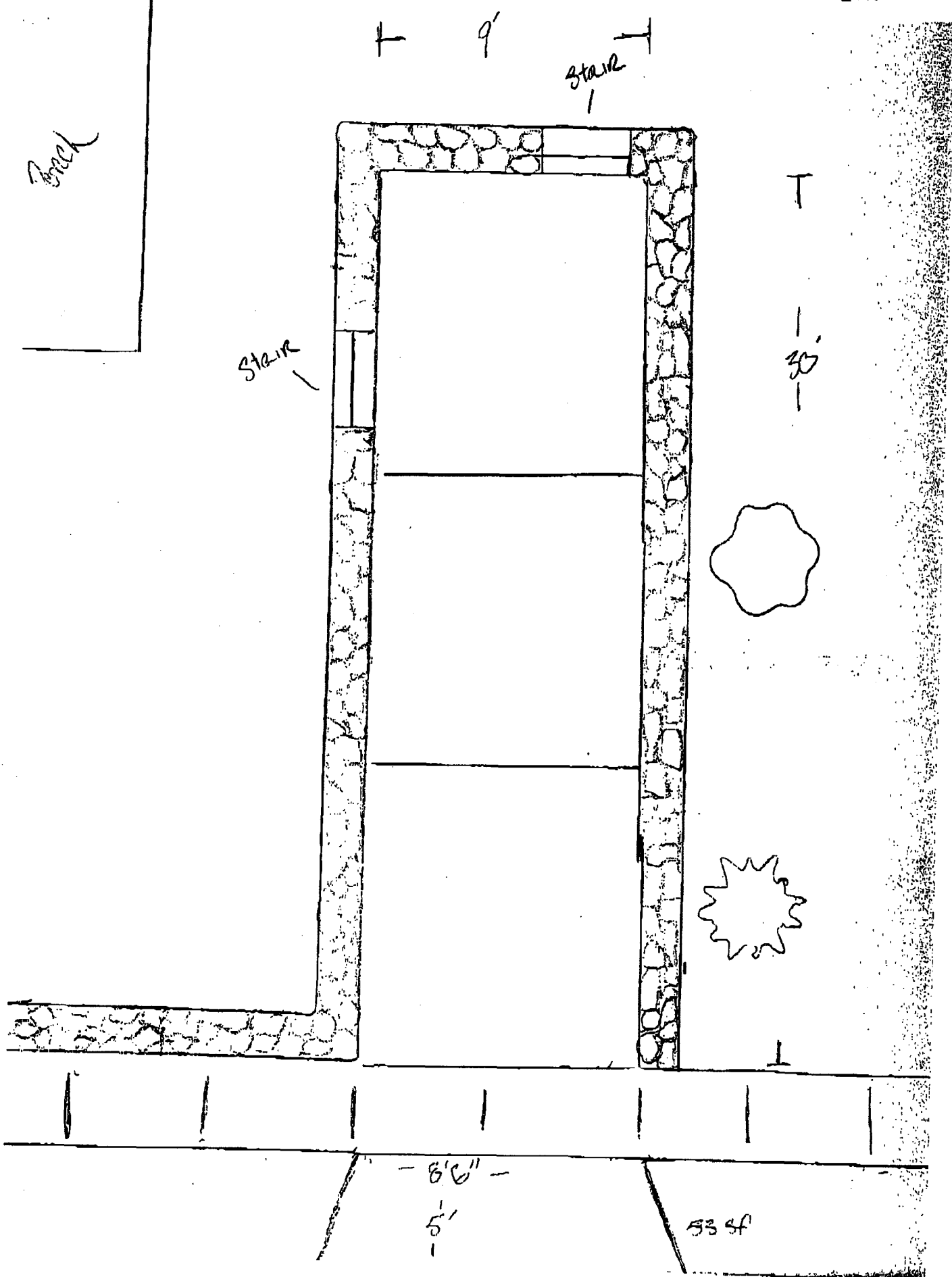
Will the residence be occupied during the construction project? Yes No

If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.

<p>APPROVED</p> <p>AUG 17 2005</p> <p>Chevy Chase Village Manager</p>	<p align="center">Approved with the following conditions:</p> <p><i>Self build</i></p>
	<p> </p> <p> </p> <p> </p>

For Use By Village Manager	Denied for the following reasons:

For Use By Village Manager	Denied for the following reasons:

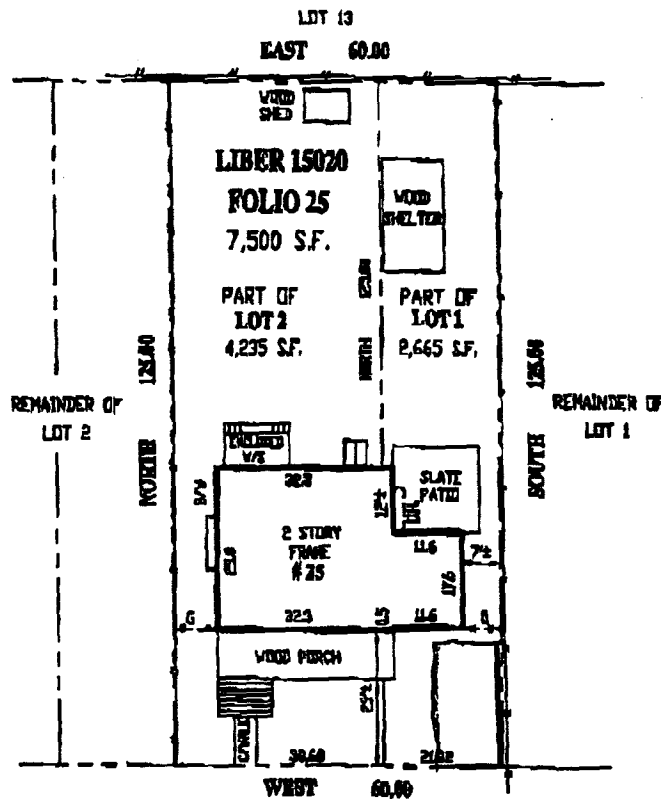


CONSIDER INFORMATION NOTES:

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.

Notes

1. Flood zone information not available for Chevy Chase.
2. 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 2 Feet.



LOCATION DRAWING
 PARTS OF LOTS 1 & 2, BLOCK 32
 SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

WEST IRVING STREET
 (60' R/W)



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."

REFERENCES
 PLAT BK. 2
 PLAT NO. 109



Survey Associates
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Priddy Road, Suite 200
 Gaithersburg, MD 20878
 301/948-8100 Fax 301/948-1288

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 557

LIBER
 FOLIO

DATE OF LOCATIONS
 WALL CHECK
 HBR. LOC.: 08-24-04

SCALE: 1" = 30'
 DRAWN BY: E.M.G.

No. 7018 P. 2/2

Aug 30 2004 9:28AM