Chevy Chase Village
Building & Tree Removal Permits
Permits Issued- April 2013

Building Permits

Permit #	Address	Type of Work
6325	5612 Grove Street	Interior alterations and one-story rear addition.
6324	5612 Grove Street	Replace driveway & apron; construct new walkway.
6323	5 West Irving Street	Replace 6' wood fence in west and rear yard; install new gates in side yards.
6322	5 West Irving Street	Construct new paver driveway; replace apron.
6321	24 Hesketh Street	Install 1-1/2" copper water line upgrade.
6320	136 Grafton Street	Install 1-1/2" copper water line upgrade.
6317	109 Primrose Street	Replace driveway, apron & walkway; install stone veneer on stoop.
6316	5508 Park Street	Install a/c condenser in rear yard.
6315	10 Hesketh Street	Install irrigation system including a portion in the Hesketh St. ROW.
6313	1 Quincy Street	Install arborvitae & maintain fence in the Connecticut Ave public ROW.
6312	4005 Oliver Street	Install new a/c condenser in rear yard.
6311	24 Hesketh Street	Construct rear addition and detached garage.
6310	24 West Kirke Street	Construct rear two-story addition w/ screened porch.
6309	3919 Oliver Street	Replace concrete front walkway w/ brick in same location.
6305	4003 Oliver Street	Replace 6' wood fence at same height in same location.
6304	5502 Center Street	Construct 6' fence in side and rear yards.
6303	5610 Kirkside Drive	Construct 4' fence on private property.

Tree Removal Permits

Permit #	Address	Type of Tree	Reason for Removal
2058	5 West Irving Street	(1) Silver Maple	Hazardous; decay in main trunk; co-dominant leader
2057	5510 Center Street	(1) Elm	Dead
2056	24/22 Hesketh Street	(1) Virginia Juniper	Hazardous from past storms.
2055	20 Hesketh Street	(1) Locust	Hazardous lean and decay in trunk.
2054	24 Hesketh Street	(1) Norway Spruce (1) Oxford Cedar	Twin leaders; Hazardous.
2053	5610 Kirkside Drive	(1) Dogwood	Decay in main trunk.

Expiring Permit Notices Mailed This Month

Permit #	Address	Type of Work
6154	10 Newlands Street	Driveway modification; replace apron and walkway
6151	5511 Center Street	Construct new walkway in rear yard
6150	5501 Montgomery Street	Install new a/c condenser in rear yard

Chevy Chase Village
Permitting and Code Enforcement Activity April 2013

Telephone Queries: +/-110
Walk-Ins: +/- 90
Pre-Design Review Meetings: 5
Municipality Letters (issued to the County for new projects): 7
Administrative Building Permits Issued: 15 Building; 3 Dumpster; 3 Courtesy; 0 Portable Storage Unit; 2 Utility.
Licenses to Use the Public Right-of-Way: Two (2) licenses were executed.
Appeals: Two (2) appeal cases were prepared this month. One (1) decision was drafted and approved from the April agenda.
Administrative Appeals: 0
Enforcement Incidents: Routine code enforcement patrols and site inspections of construction projects were conducted. Additionally:
- A shed was installed at a historic district property without the applicable Village permit and HPC approval. Staff spoke with the resident and determined that per the current Village regulations, the shed was not a permanent structure and was therefore not subject to the regulations of Chapter 8 of the Village Code, however HPC was contacted.
- A dumpster was delivered to a property without the applicable permit. Staff contacted the contractor, who completed the paperwork within the hour and obtained the permit.
- A contractor placed a dumpster in the street, damaging the roadway. A citation was issued.
- A portable storage unit was placed in the roadway over a weekend. While the applicable permit had been obtained, the resident explained that they had been misinformed by the storage company regarding the requirements for placing the unit and that there was not enough space available in the rear yard to unload the unit. Staff visited the property and the unit was removed.
- A portable storage unit was placed in the street and the resident did not have the applicable permit. The resident had the unit removed and filed the application retroactively.
- Two residents obtained courtesy permits and then neglected to post the permits while work was ongoing. On a routine enforcement patrol, staff noticed the absence of the permits and contacted the residents; the permits have been posted.
- A resident neglected to post a building permit prior to commencing the project. The work was proceeding in compliance with the issued permit. Staff contacted the contractor, who had the permit posted.
- A resident installed a lattice panel, which is subject to height and location restrictions of a fence, in the front yard of their property. The panel exceeds the allowable height for a fence in that location. Staff contacted the resident, who responded that they would bring the fence into compliance. Staff will continue to monitor the project.
- Two residents complained of stormwater runoff issues. Staff visited both properties and determined to return at the next rainstorm.
- In an ongoing enforcement process, plantings had been installed in the Connecticut Avenue right-of-way without the resident having obtained the applicable permit, State Highway approvals and license to use the public right-of-way. The resident was notified, and over the course of several weeks they obtained the State Highway authorizations, a right-of-way license and the applicable Village permit.
- A resident called to complain about ongoing work that was affecting the shared driveway at an abutting address. Staff visited the site and advised the contractor that it appeared a Montgomery County permit was required and possibly a Village permit. The contractor said he would follow through with the County. The resident of that property contacted staff regarding the permitting process and has filed for the applicable County and Village permit. The work appears compliant with Village regulations and the dispute with the neighbor is a private property issue.

- A retaining wall was constructed in the Village right-of-way taller than indicated on the permit drawings. The height did not exceed the allowable height for a wall in that location, however staff asked for confirmation from an engineer that the wall construction was adequate given the additional earth being retained.
- Portions of a fence with gates recently installed in the front yard of a property exceed the allowable height for a fence in that location. Additionally, a row of shrubs outside the fence had been installed in the Village right-of-way. The resident was contacted and has submitted: 1) the applicable building permit application to maintain the shrubs, 2) the paperwork to obtain a right-of-way license; and 3) an application for a special permit to maintain the fence gates at the constructed height.
- Several commercial and real estate signs were improperly posted. Staff removed the commercial signs and contacted the realtor.
- Two citations were issued this month, one for damage by a dumpster to the Village right-of-way and one for placing a portable storage unit in the street.

Tree Requests: 11 tree inspections or tree preservation plans related to building projects were requested.
Administrative Tree Removal Permits: 6 permits were issued for removal of a total of seven (7) trees.
Tree Ordinance Board: No new Consent Agreements were prepared this month, however in one previously approved case, the applicant requested to change the reforestation species. The proposed alternate was amenable to the Tree Ordinance Board and staff is revising the applicable paperwork for new signatures.
Expired Permit Memos Sent: 3

Additional Activity

- Bids were solicited for repair of the railings at the front porch of the Village Hall; a contract recommendation has been approved by the Village Manager.
- Staff is working to enforce reforestation requirements, providing a draft "Expiring Reforestation Memo" and an accompanying memo to the Board regarding such.
- In response to the January approval of the elimination of right-of-way mowing, staff has prepared a letter that can be sent to residents who have not yet begun complying with the change in policy, advising them of the new procedure and requesting compliance.

-compiled by Ellen Sands, Permitting and Code Enforcement Coordinator