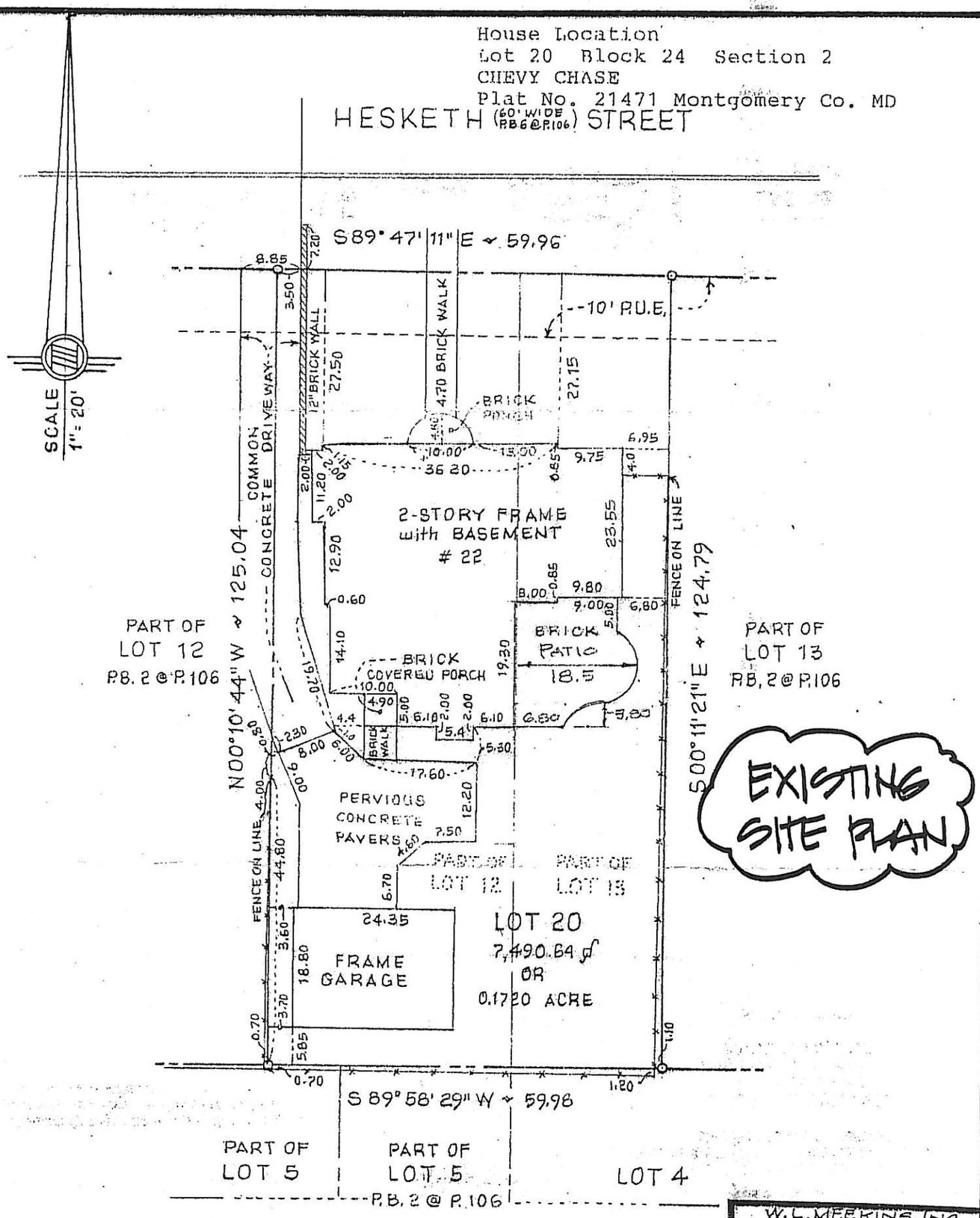
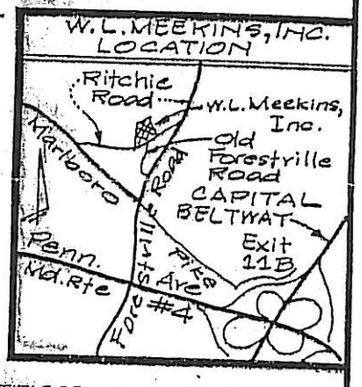
House Location
Lot 20 Block 24 Section 2
CHEVY CHASE
Plat No. 21471 Montgomery Co. MD





The property shown hereon is not within Zone A-Special Flood Hazard Area per F.E.M.A. Flood Insurance Rate Maps.

SURVEYOR'S CERTIFICATES :

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no visible encroachments.

Date : 10-20-08

STATE OF MARYLAND
WILLIAM L. MEEKINS
No. 2134
REGISTERED
PROFESSIONAL LAND SURVEYOR

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipes are in place as shown.

Date :

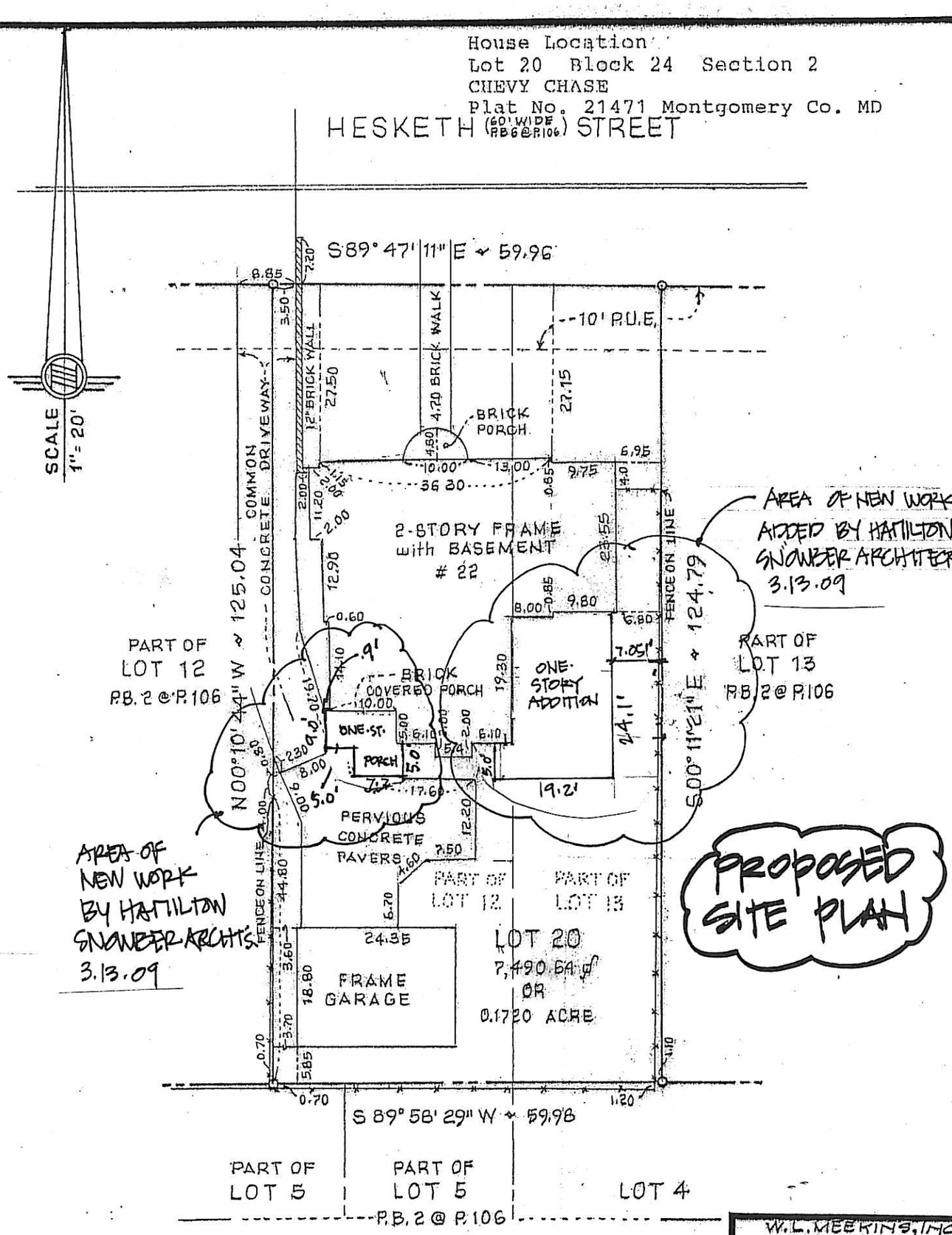
Note : House location surveys do not include setting iron pipes on property corners.

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

W.L. MEEKINS, INC.
3101 Ritchie Road
Forestville MD 20747-4434
301-736-6387/5366

REGISTRATIONS
MD # 2134 & # 10833
VA # 576 D.C. L.S. # 900860
www.meekins.net

House Location
Lot 20 Block 24 Section 2
CHEVY CHASE
Plat No. 21471 Montgomery Co. MD



The property shown hereon is not within Zone A-Special Flood Hazard Area per F.E.M.A. Flood Insurance Rate Maps.

SURVEYOR'S CERTIFICATES :

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no visible encroachments.

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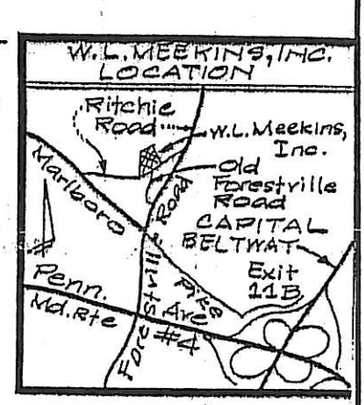

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www.meekins.net

Project Data

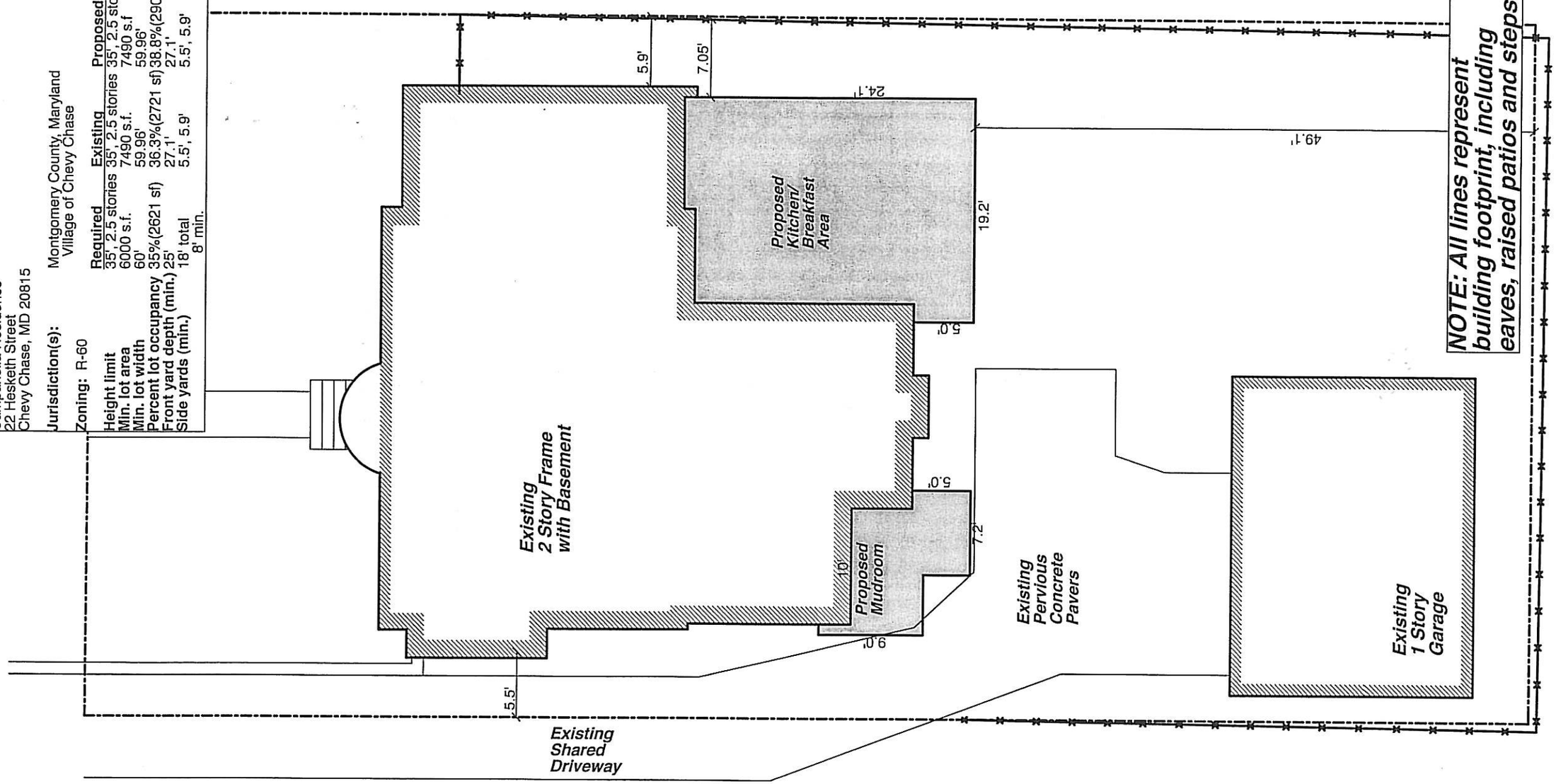
Zoning Review

Campanella Residence
22 Hesketh Street
Chevy Chase, MD 20815

Jurisdiction(s): Montgomery County, Maryland
Village of Chevy Chase

Zoning: R-60

	Required	Existing	Proposed
Height limit	35', 2.5 stories	35', 2.5 stories	35', 2.5 stories
Min. lot area	6000 s.f.	7490 s.f.	7490 s.f
Min. lot width	60'	59.96'	59.96'
Percent lot occupancy	35%(2621 sf)	36.3%(2721 sf)	38.8%(2909 sf)
Front yard depth (min.)	25'	27.1'	27.1'
Side yards (min.)	18' total 8' min.	5.5', 5.9'	5.5', 5.9'



NOTE: All lines represent building footprint, including eaves, raised patios and steps.

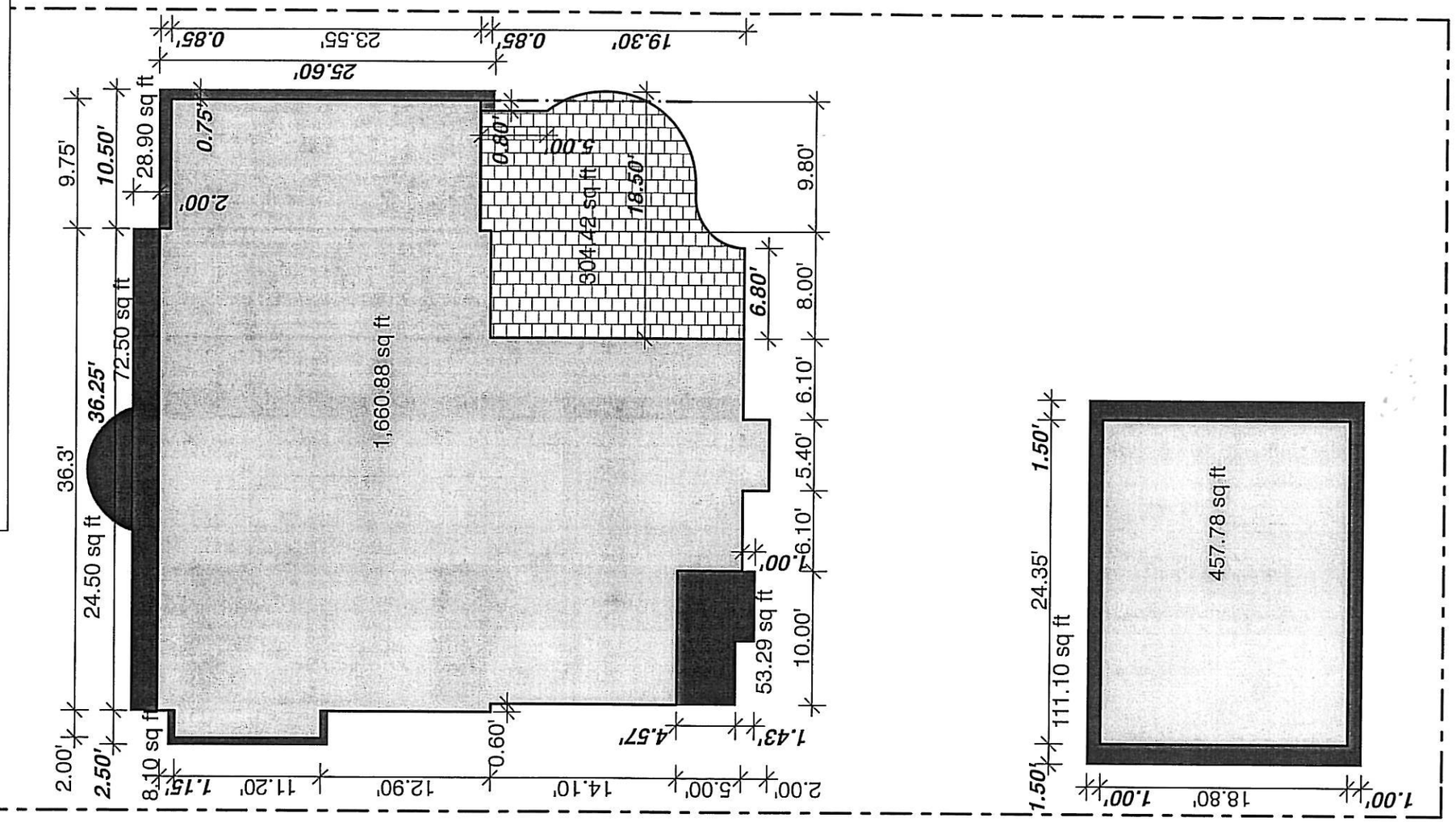
HAMILTON SNOWBER
Architects

Lot Coverage Site Plan
Scale: 3/32" = 1'-0"
03/12/2009

Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815
Sheet A1

Existing Lot Coverage:

House:	1661 sf
Garage:	458 sf
Eaves, Steps & Overhangs:	298 sf
Raised Patio:	304 sf
TOTAL:	2721 sf 36.33%



HAMILTON SNOWBER

Architects

Existing Lot Coverage
Scale: 3/32" = 1'-0"
03/12/2009

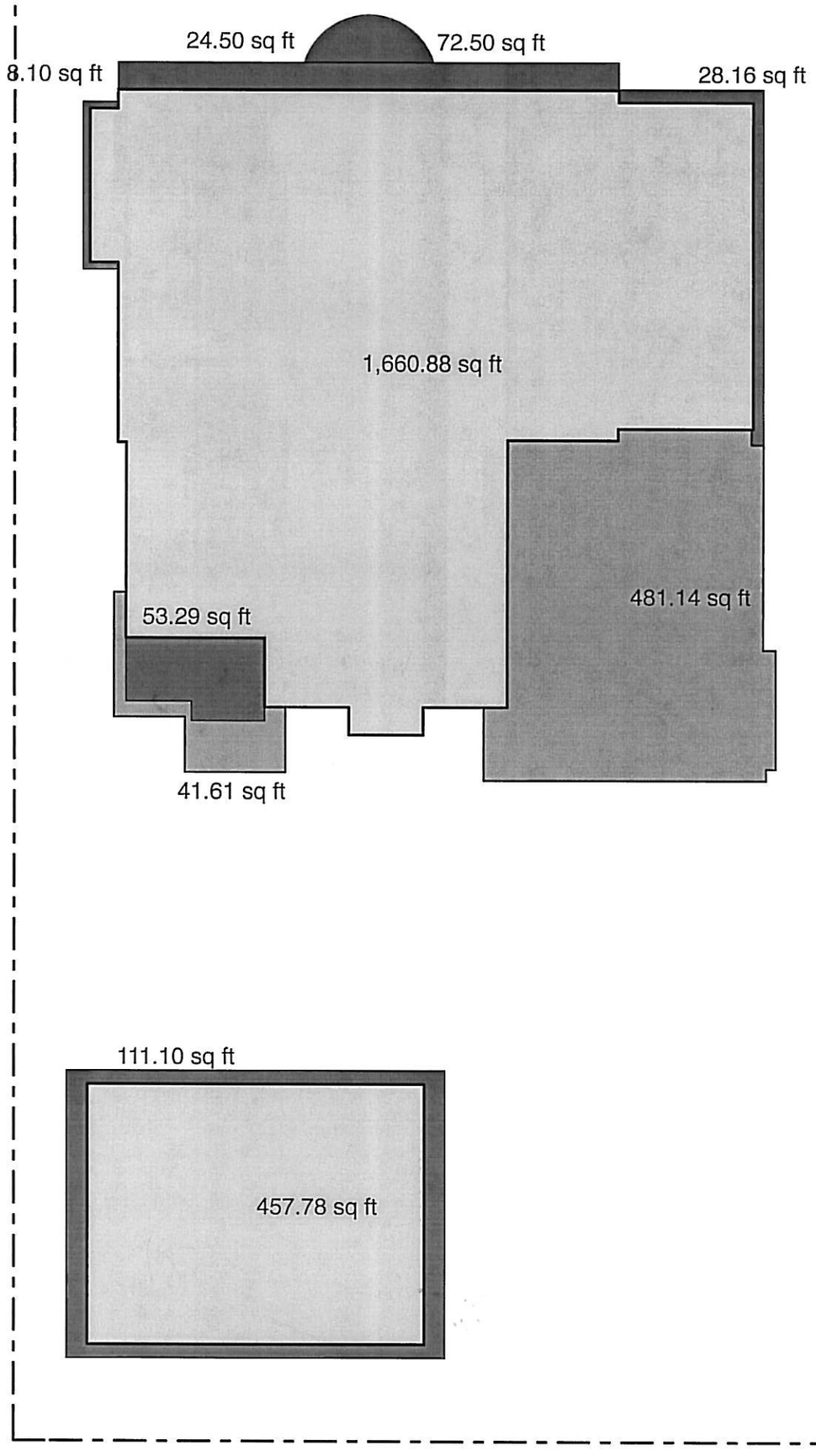
Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815

Sheet A2

HAMILTON SNOWBER
Architects

Proposed Lot Coverage:
(Approved at 2/9/09 meeting)

EXISTING:	2721 sf
PROPOSED	
Mudroom steps:	42 sf
Kitchen / Breakfast:	481 sf
less overlap:	- 304 sf
TOTAL:	2940 sf
	39.2%



Lot Coverage for Approved Setback Variance (2/9/09)
Scale: 3/32" = 1'-0"
03/12/2009

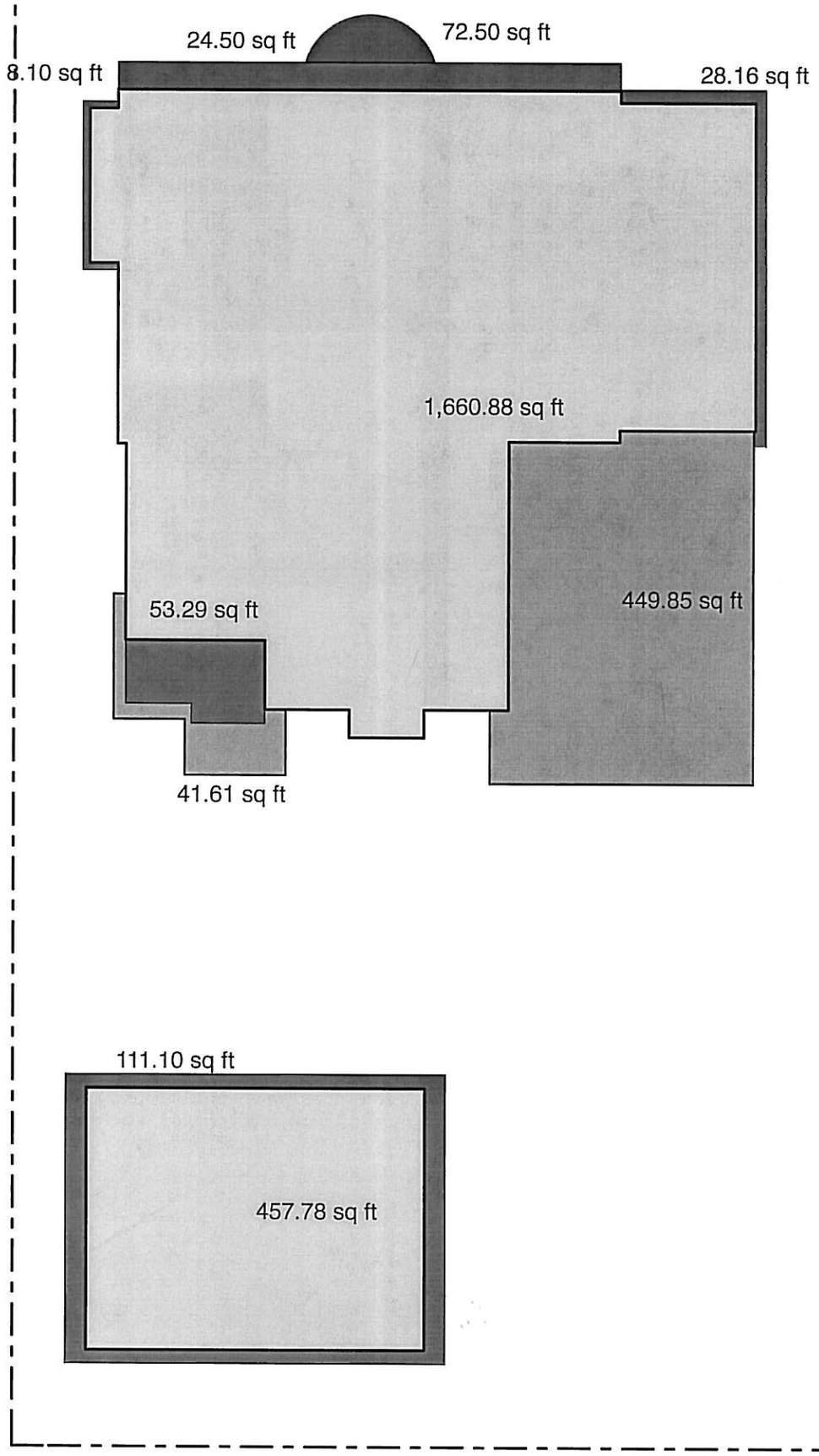
Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815

Sheet A3

HAMILTON SNOWBER
Architects

Proposed Lot Coverage:
(To be reviewed at 4/6/09 meeting)

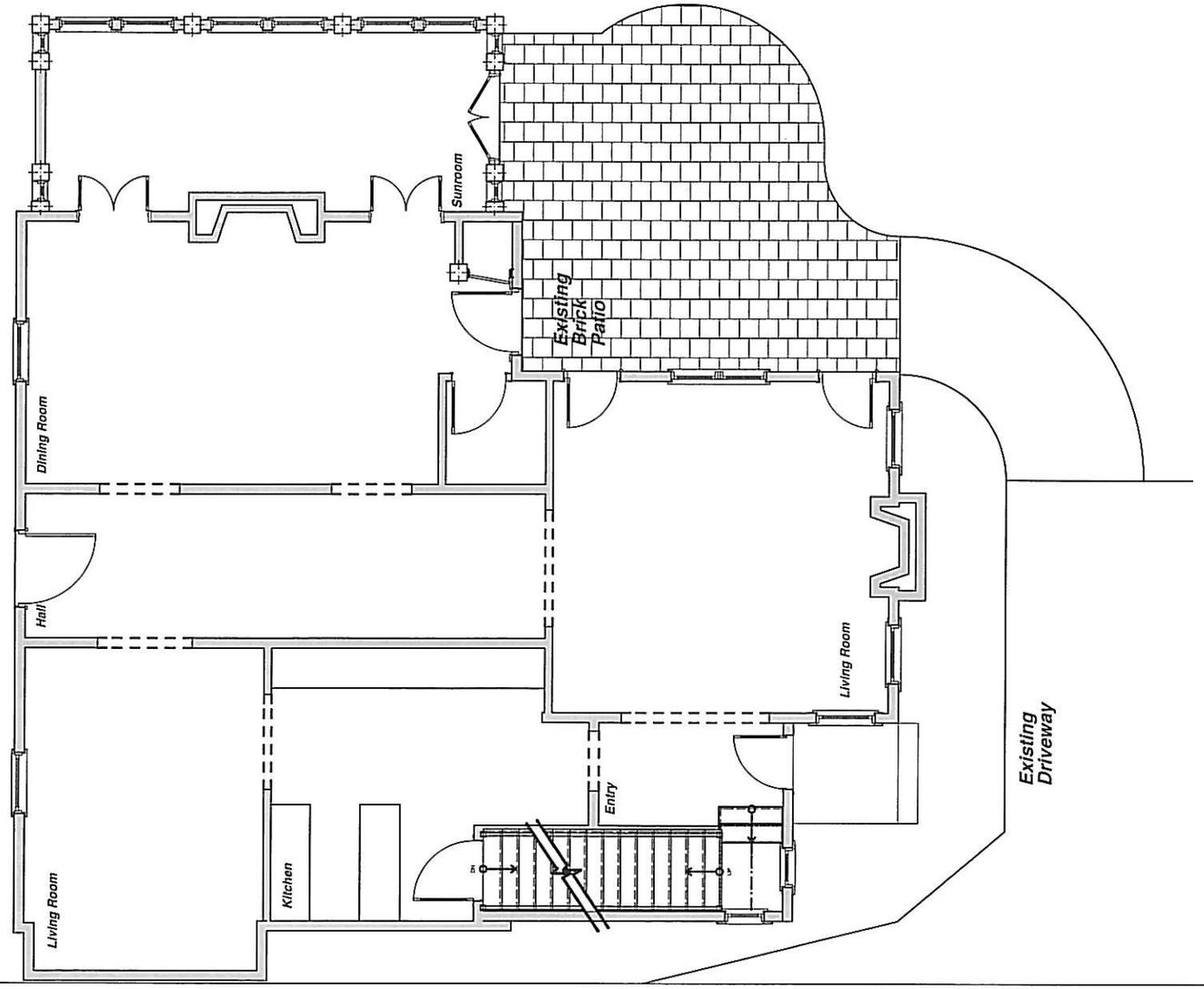
EXISTING:	2721 sf
PROPOSED:	
Mudroom steps:	42 sf
Kitchen / Breakfast:	450 sf
less overlap:	-304 sf
TOTAL:	2909 sf
	38.8%



Proposed Lot Coverage
Scale: 3/32" = 1'-0"
03/12/2009

Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815

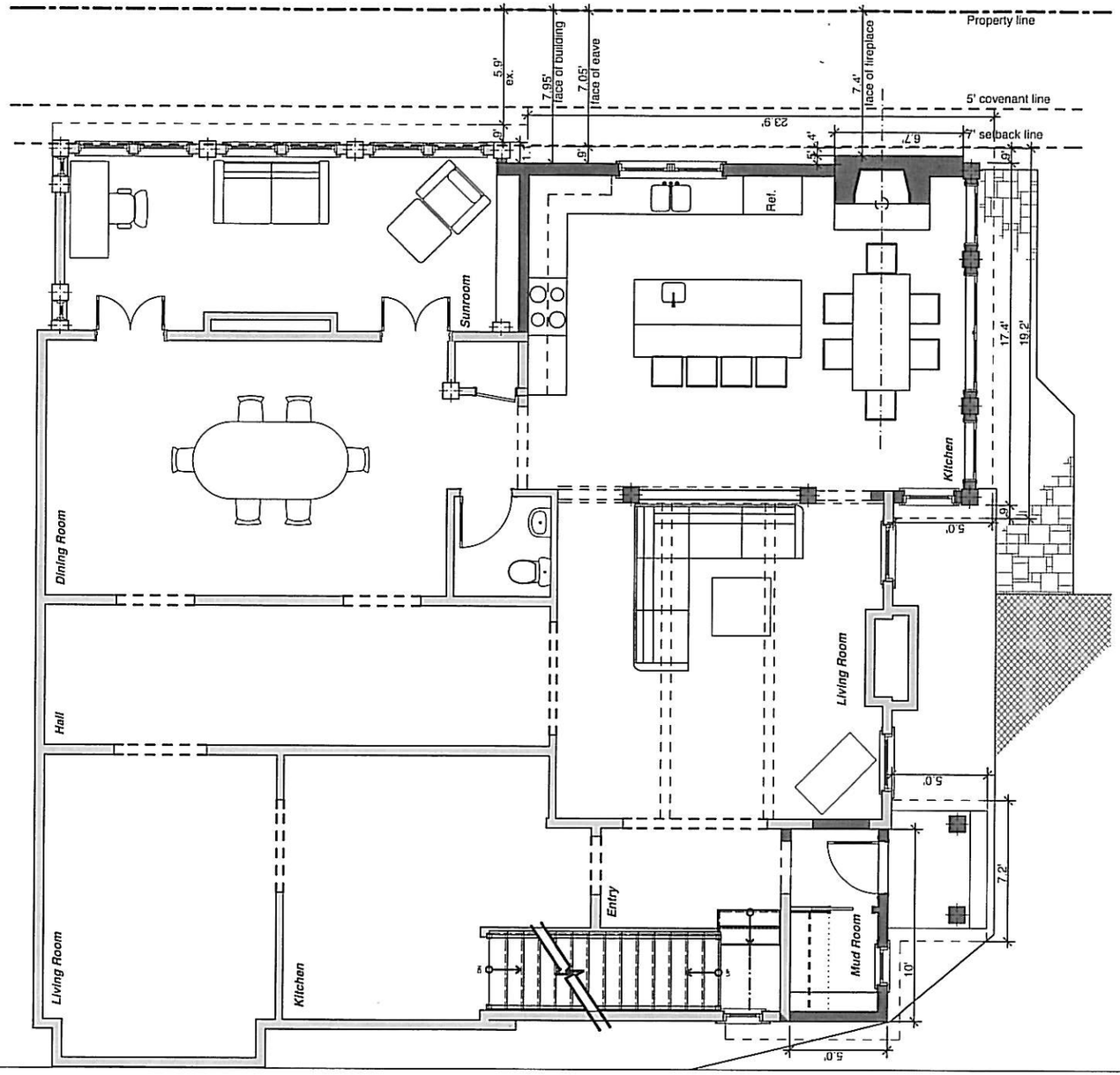
Sheet A4



HAMILTON
SNOWBER
Architects

Existing First Floor Plan
Scale: 1/8" = 1'-0"
03/12/2009

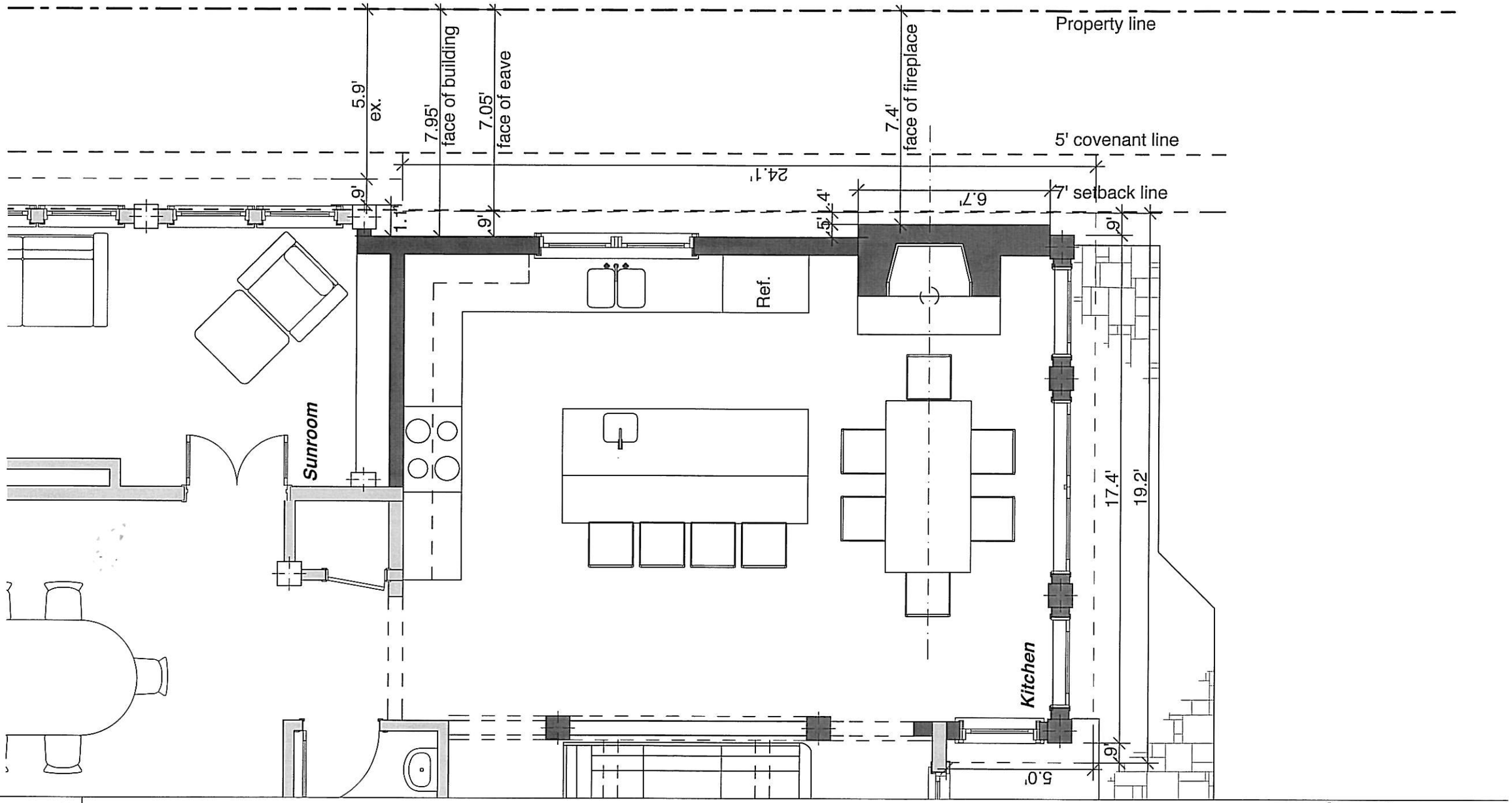
Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815
Sheet A5



HAMILTON
SNOWBER
Architects

Proposed First Floor Plan
Scale: 1/8" = 1'-0"
03/12/2009

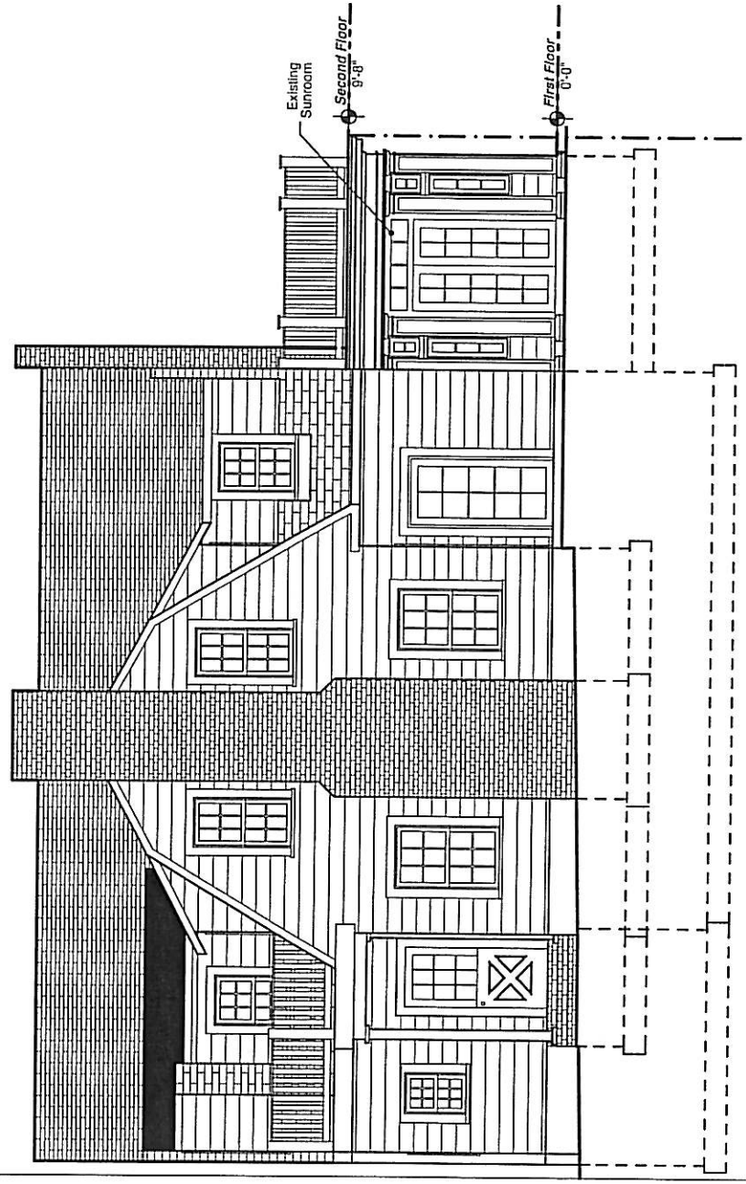
Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815
Sheet A6



HAMILTON
SNOWBER
Architects

Kitchen Plan
Scale: 1/4" = 1'-0"
03/12/2009

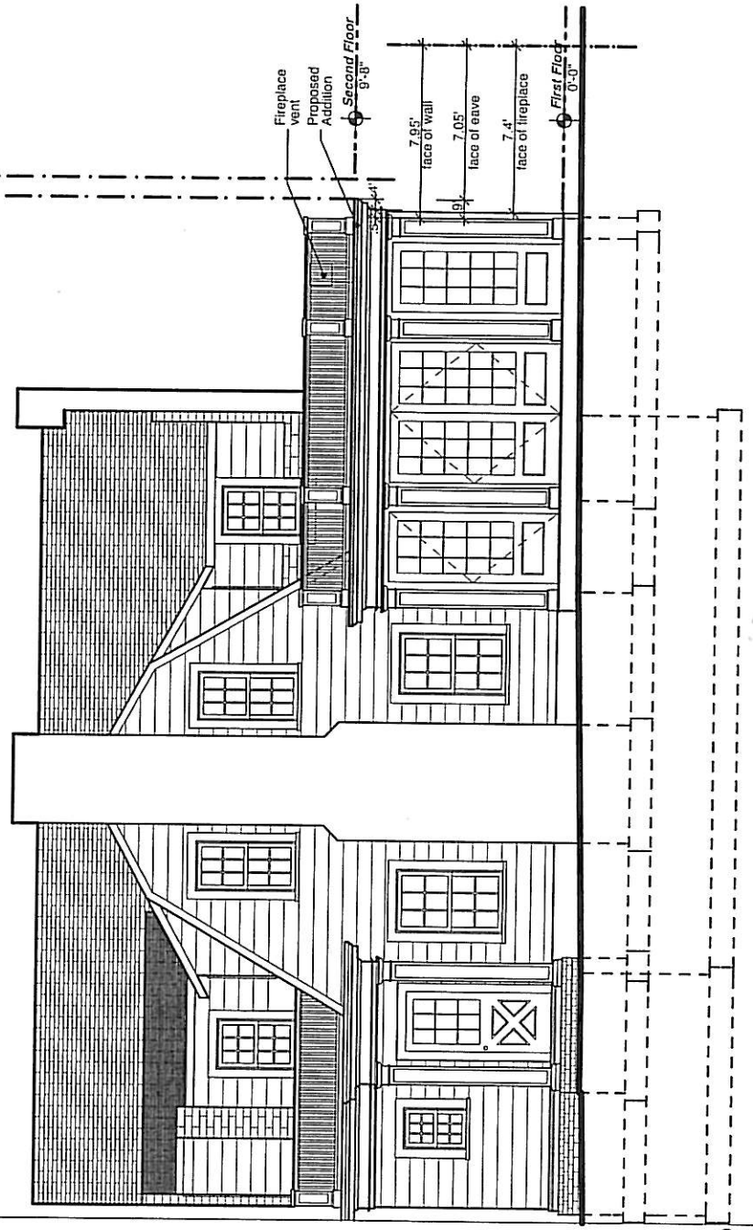
Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815
Sheet A7



Existing South Elevation

Existing

New



Proposed South Elevation

HAMILTON
SNOWBER

Architects

South Elevations

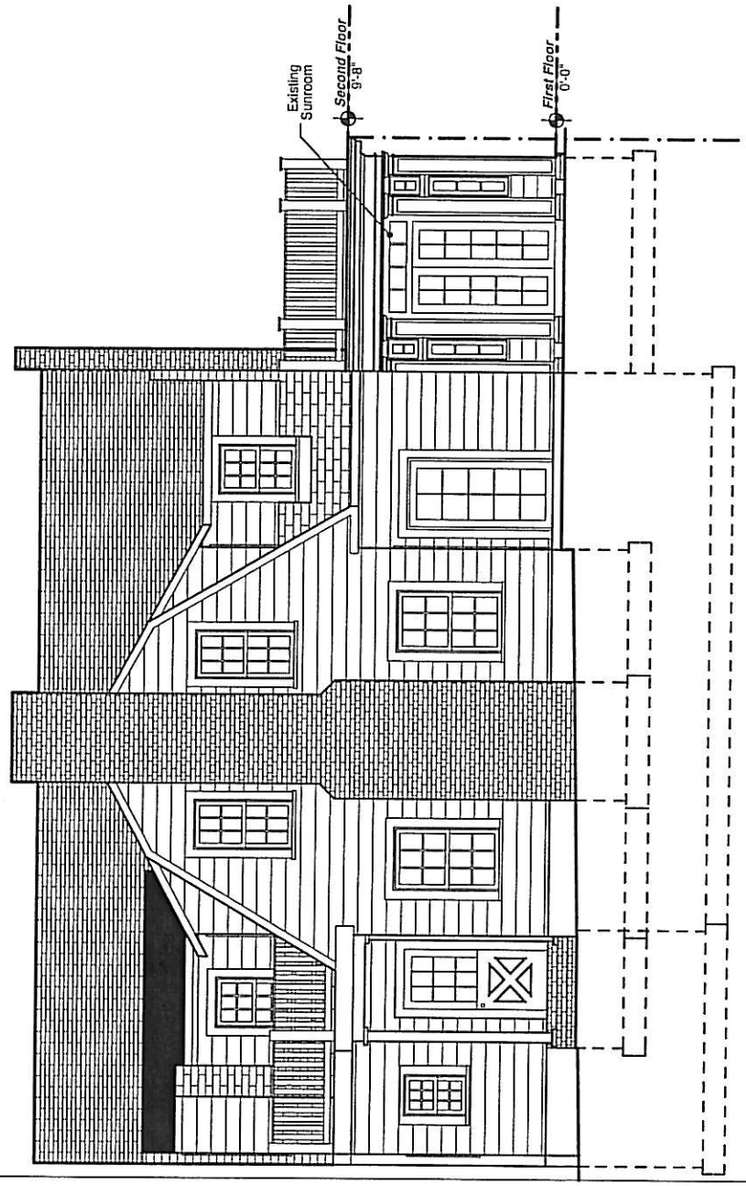
Scale: 1/8" = 1'-0"

03/12/2009

Campanella Residence

22 Hesketh St
Chevy Chase, MD 20815

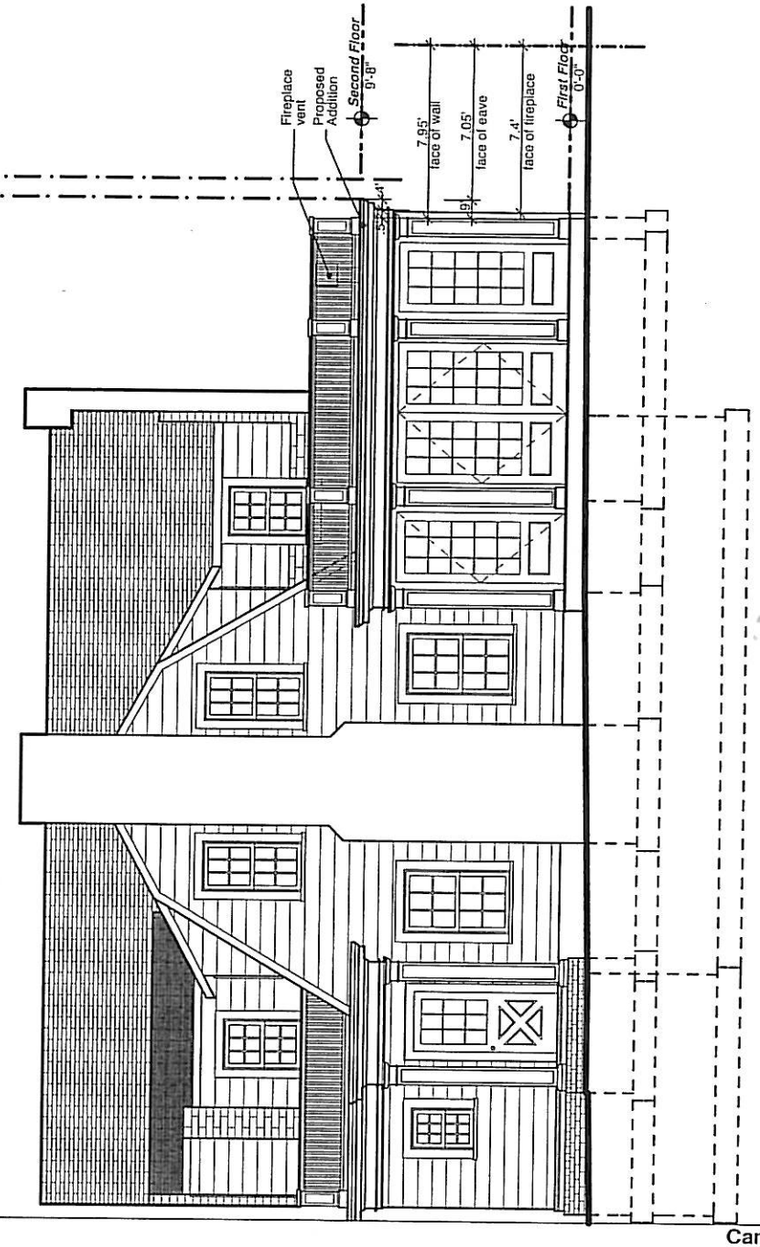
Sheet A8



Existing South Elevation

Existing

New



Proposed South Elevation

HAMILTON
SNOWBER

Architects

South Elevations

Scale: 1/8" = 1'-0"

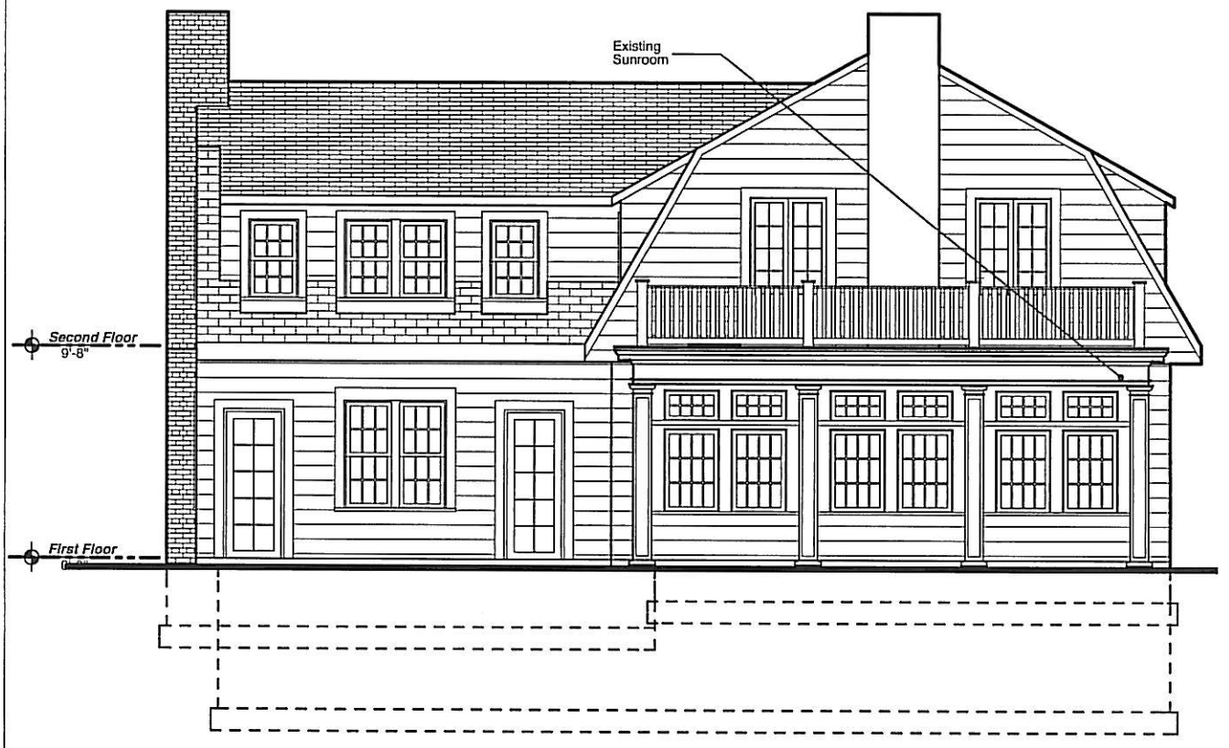
03/12/2009

Campanella Residence

22 Hesketh St
Chevy Chase, MD 20815

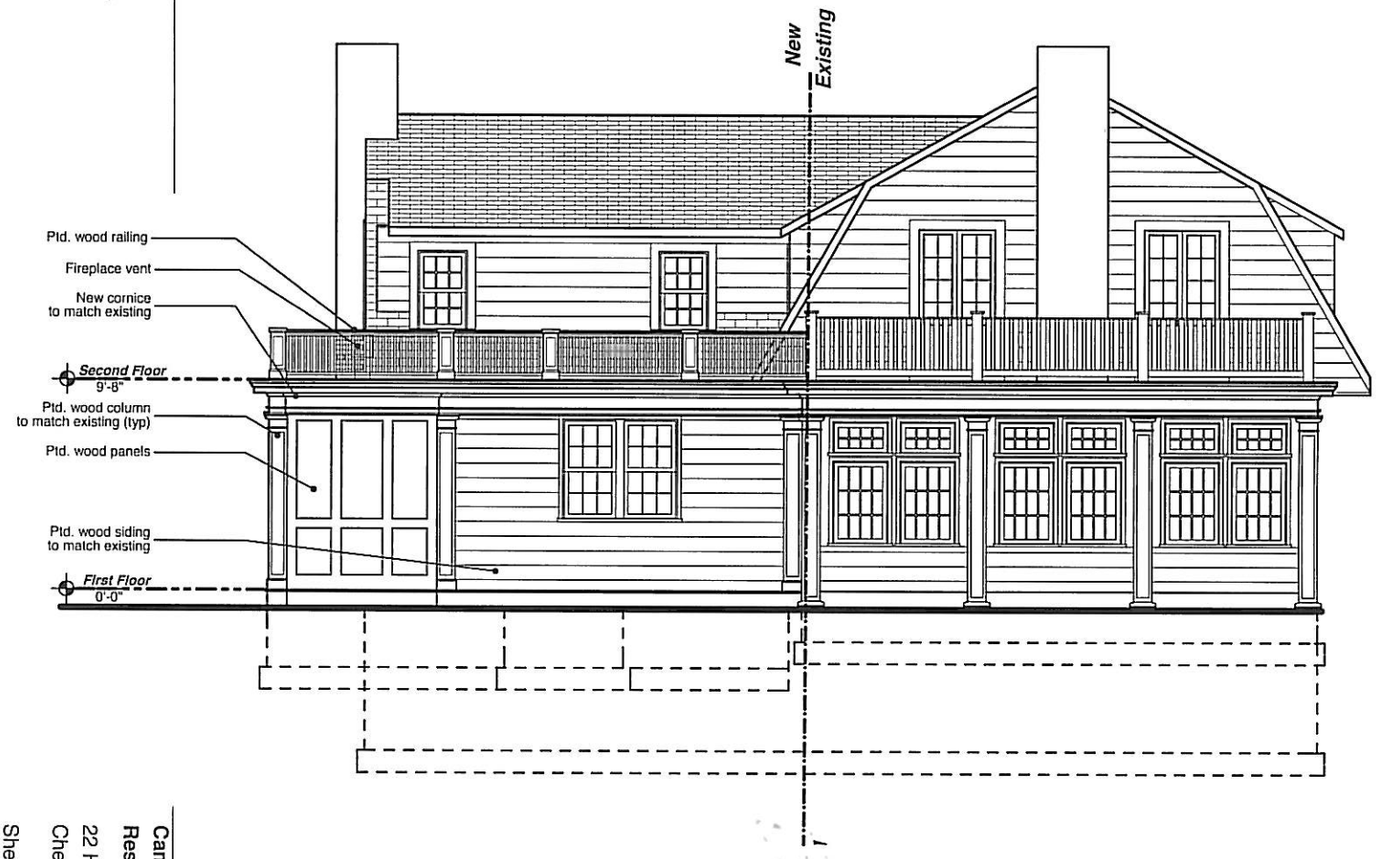
Sheet A8

HAMILTON SNOWBER
Architects



Existing East Elevation

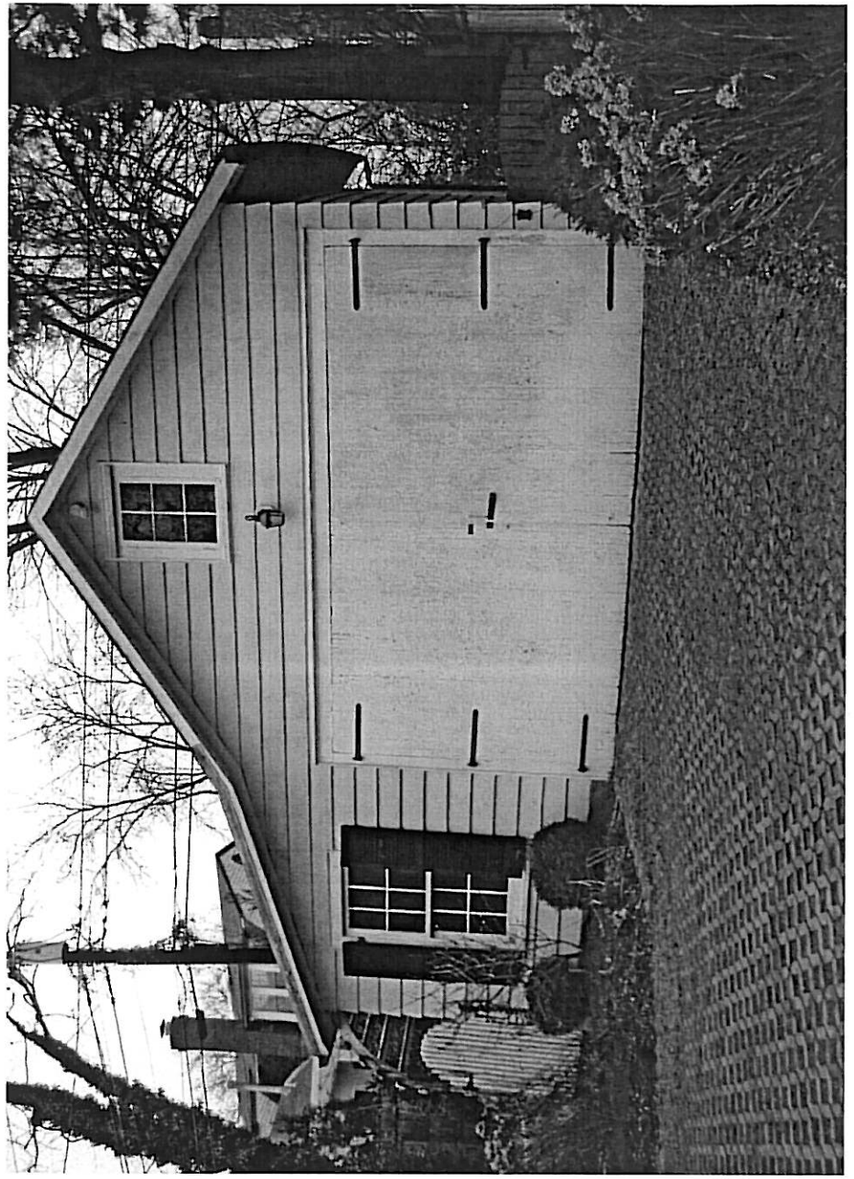
East Elevations
Scale: 1/8" = 1'-0"
03/12/2009



Proposed East Elevation

Campanella Residence
22 Hesketh St
Chevy Chase, MD 20815
Sheet A9

Front View



View of Garage

HAMILTON
SNOWBER

Architects

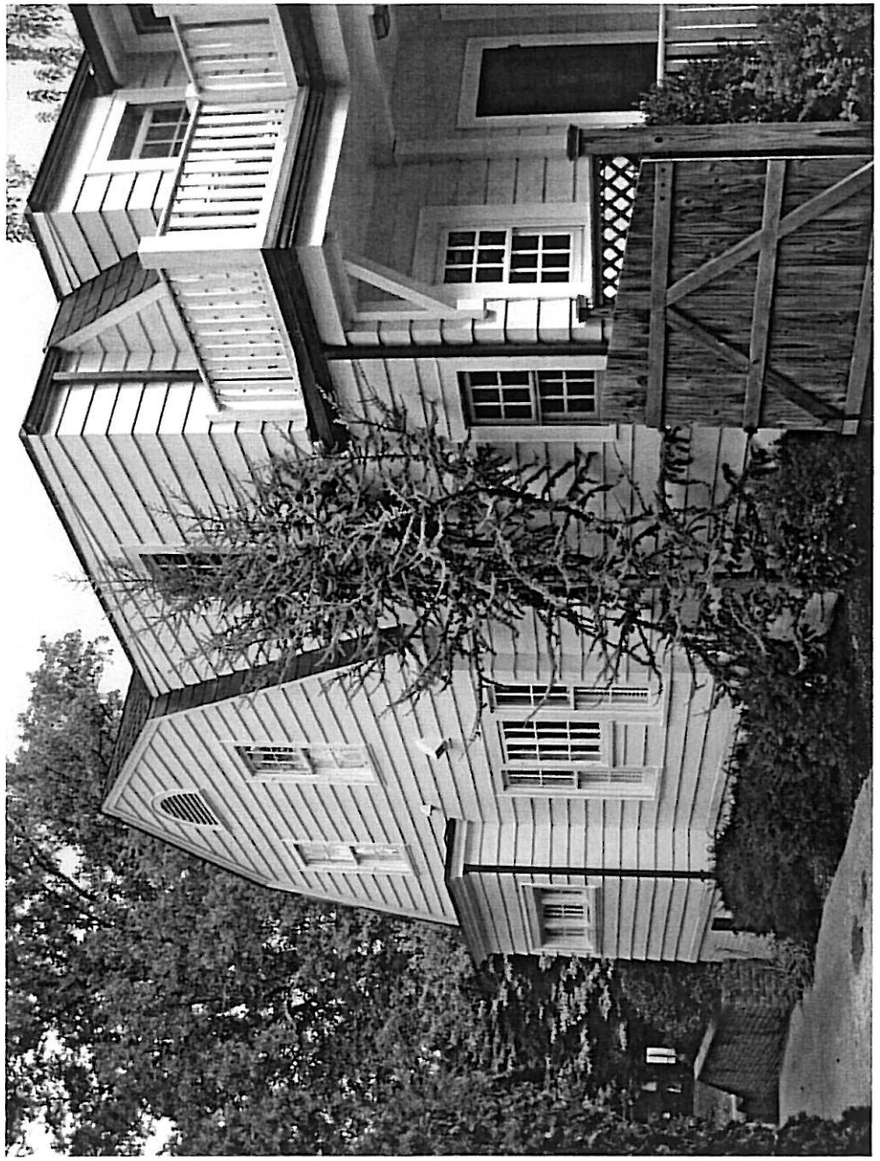
Photos

03/12/2009

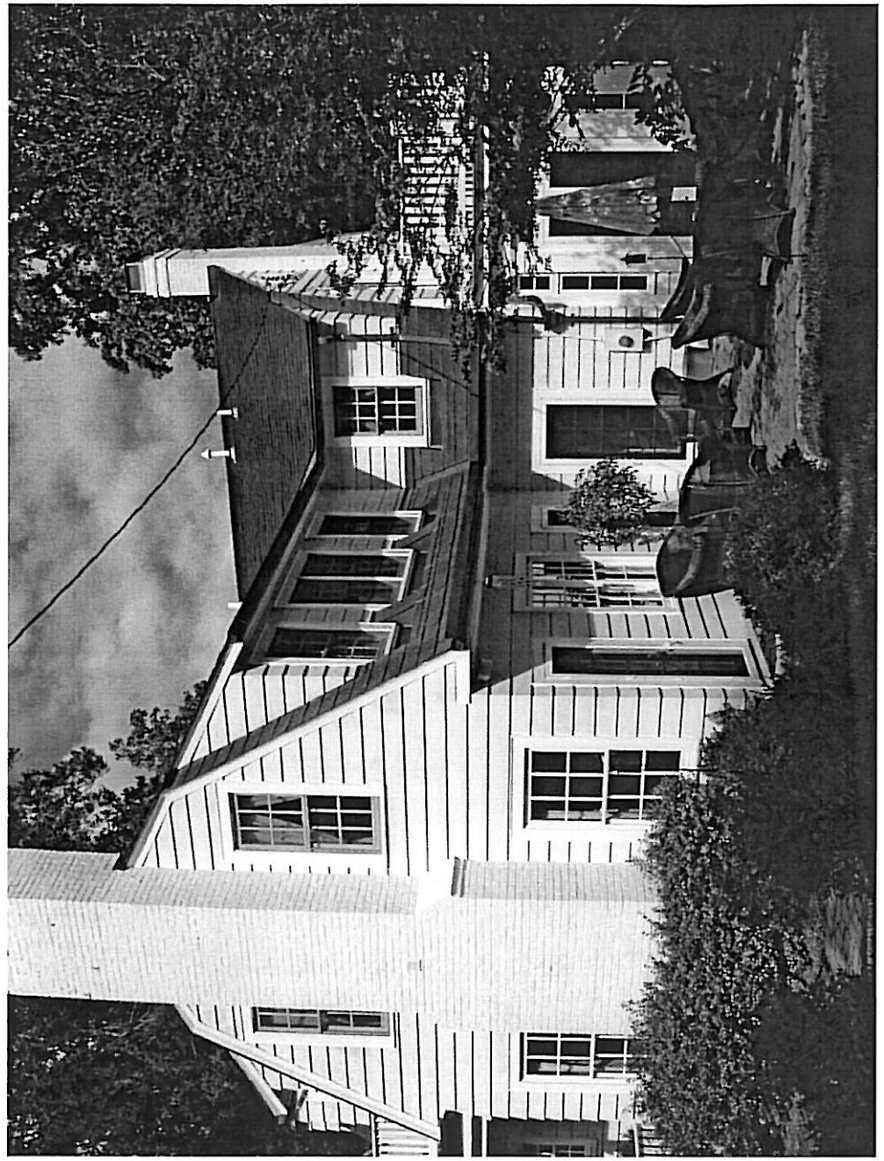
Campanella Residence

22 Hesketh St
Chevy Chase, MD 20815

Sheet A10



View of SW Corner



View of SE Corner

HAMILTON
SNOWBER

Architects

Photos
Scale: 1:1.08
03/12/2009

Campanella Residence

22 Hesketh St
Chevy Chase, MD 20815

Sheet A11

Campanella
Liber 278
Folio 179-180

To Have and to Hold the piece or parcel of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said John A. Bartemeier, his heirs and assigns forever.

And the said parties of the first part covenants that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals.

Test:

Jno T. Meany.

E. Coppee Thurston, (SEAL)

Alice T. Thurston, (SEAL)

(INTERNAL REVENUE $4.50)

District of Columbia, ss:

I hereby certify that on this 10th day of March 1919, before the subscriber, a Notary Public, personally appeared Edward Coppee Thurston and Alice T. Thurston, his wife, and did each acknowledge the aforegoing Deed to be their act.

In Testimony Whereof, I have affixed my official seal this 10th day of March A.D. 1919.

Jno. T. Meany,
Notary Public, D. C.

John T. Meany
Notary Public
District of
Columbia.

EXAMINED
mailed to
Thomas J.
Fisher & Co.
Wash. D.C.
July 1, 1919.

At the request of Henry M. French and Edith T. French, the following Deed was recorded March 13th A. D. 1919, at 2:29 o'clock P. M. to-wit:-

This Deed, Made this First day of March in the year one thousand nine hundred and nineteen by and between The Chevy Chase Land Company, of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and Henry M. French and Edith T. French, his wife, of the District of Columbia, parties of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Eighteen Hundred and Seventy-five (1875) Dollars to it paid by the said parties of the second part, and of the covenants and agreements of the said parties of the second part as hereinafter set forth does hereby grant and convey unto the said parties of the second part, in fee simple, as tenants by the entirety the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely:

Part of Lots numbered Twelve (12) and Thirteen (13) in Block numbered Twenty-four

(24), Section Two (2), "Chevy Chase", a subdivision made by the Chevy Chase Land Company of Montgomery County, Maryland, as per plat of said subdivision recorded in Plat Book No. 2, page 106, of the Land Records of Montgomery County, Maryland, said plat of subdivision being a re-record of the Subdivision recorded among said Land Records in Liber J. A. #36, folio 61, described by metes and bounds, as follows, viz.:- Beginning for the same on the South line of Hesketh Street at a point distant thirty-seven (37) feet west from the Northeast corner of said lot numbered Thirteen (13), and running thence west along said line of said street, Sixty (60) feet; thence South and at right angles to said street, one hundred and twenty-five (125), feet to the south line of said lot numbered Twelve (12); thence east along the south line of said lots numbered Twelve (12) and Thirteen (13), sixty (60) feet, thence North and at right angles to said street, one hundred and twenty-five (125) feet to Hesketh Street and the place of beginning.

To Have and to Hold the said land and premises, with the improvements, easements and appurtenances, unto and to the use of the said parties of the second part, as tenants by the entirety in fee simple.

In Consideration of the execution of this Deed, the said parties of the second part, for themselves and for each of them, for their and each of their heirs, and assigns, hereby covenant and agree with the party of the first part, its successors and assigns (such covenants and agreements to run with the land), as follows, viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage- houses, sheds or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or calling, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises, and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.

In the case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than Three Thousand (3000) Dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of The Chevy Chase Land Company, Maryland, its successors and assigns (assigns including any person deriving title mediately or immediately from said Company to any lot or square, or part of a lot or square in the section of the Subdivision of which the land hereby conveyed forms a part

And the said party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said