

**AA-7642**  
**Administrative Special Permit**

Demolish the rear yard shed.

**Mr. Bryan Burke**  
**and Ms. Amanda Burke**  
**5509 Montgomery Street**



December 5, 2019

Mr. Bryan Burke  
And Ms. Amanda Burke  
5509 Montgomery Street  
Chevy Chase, MD 20815

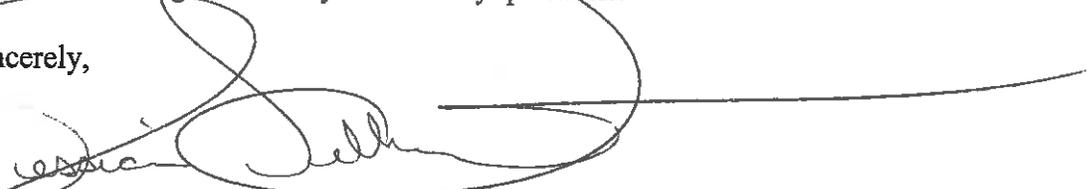
Dear Mr. and Ms. Burke:

Please note that your request for an administrative Special Permit to demolish the rear yard shed on your property is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 5<sup>th</sup> day of December, 2019 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,



Jessica Gebhart  
Permitting and Code Enforcement  
Chevy Chase Village

enclosures

CHEVY CHASE VILLAGE  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov  
www.chevychasevillagemd.gov

BOARD OF MANAGERS

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*Chair*

ROBERT C. GOODWIN, JR.  
*Vice Chair*

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LINDA WILLARD  
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VILLAGE MANAGER  
SHANA R. DAVIS-COOK

LEGAL COUNSEL  
SUELLEN M. FERGUSON

**CHEVY CHASE VILLAGE  
NOTICE OF ADMINISTRATIVE SPECIAL PERMIT REQUEST**

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Please take notice that the Chevy Chase Village Building Officer and Village Manager will conduct an administrative review of a Special Permit application for the following:

**APPEAL NUMBER AA-7642  
MR. BRYAN BURKE AND MS. AMANDA BURKE  
5509 MONTGOMERY STREET  
CHEVY CHASE, MARYLAND 20815**

The applicants seek an administrative Special Permit pursuant to Section 8-11 of the Chevy Chase Village Building Code to demolish the rear yard shed.

**The Chevy Chase Village Code Sec. 8-18 states:**

Any person intending to demolish, raze or tear down more than fifty (50) percent of the exterior features of an existing building, garage or accessory building within the Village must first obtain an administrative Special Permit pursuant to Sec. 8-11 for such demolition in order to ensure that such work will be carried out in such a manner that abutting property owners will not be adversely affected and that the interests of the Village in public health, safety and welfare are not jeopardized by such work.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov) or you may contact the office for this information to be mailed to you.

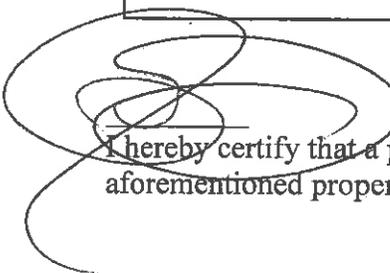
This notice was mailed (and emailed where possible) to abutting property owners on the 5th day of December, 2019. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

**Chevy Chase Village Office  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
301-654-7300**

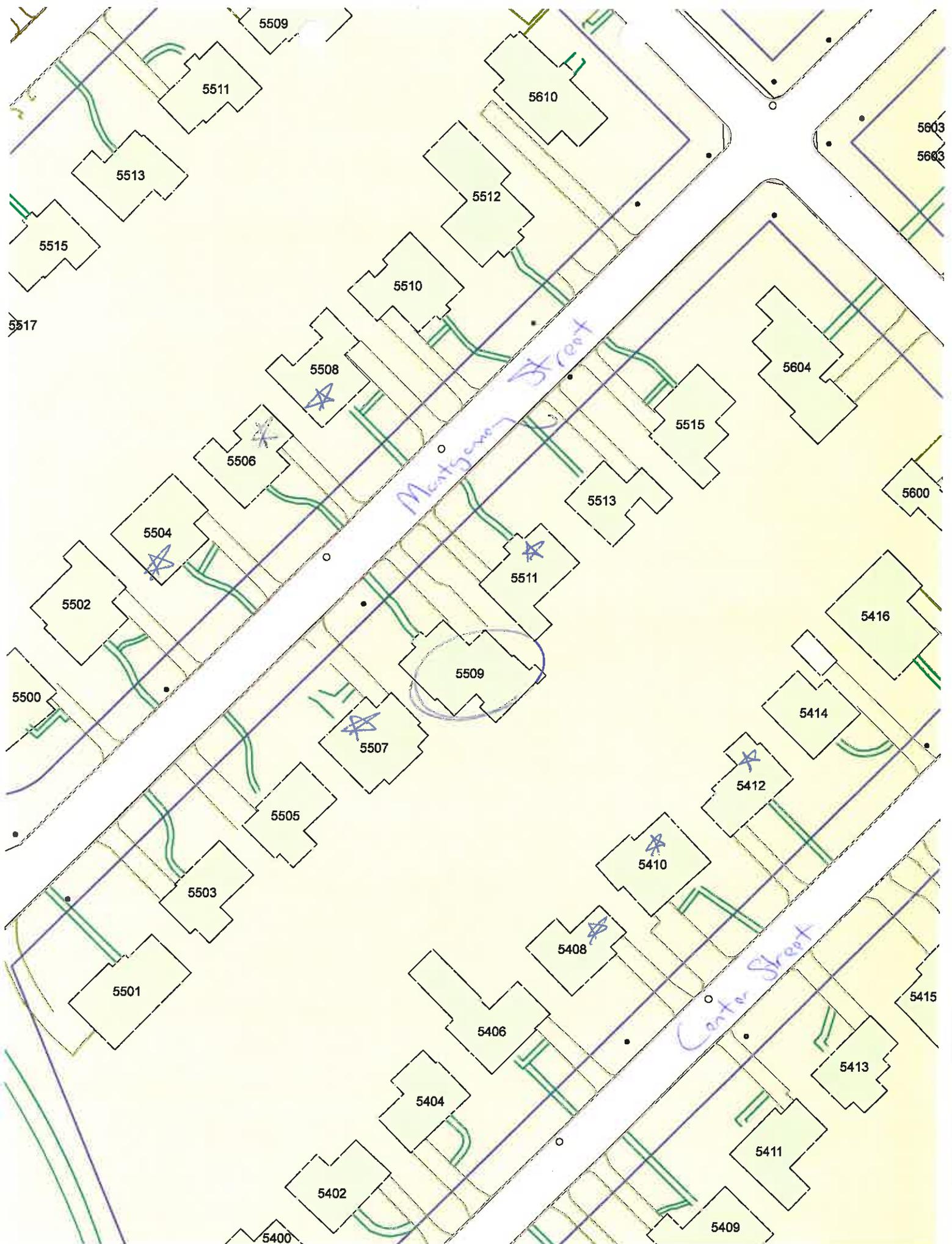
MAILING LIST FOR APPEALS AA-7642

MR. BRYAN BURKE  
& MS. AMANDA BURKE  
5509 MONTGOMERY STREET  
CHEVY CHASE, MD 20815 ✓

Adjoining and confronting property owners	
Mr. & Mrs. Matthew Greeves Or Current Resident 5504 Montgomery Street ✓ Chevy Chase, MD 20815	Mr. Bogdan Srdanovic & Ms. Jelena Pantelic Or Current Resident 5506 Montgomery Street ✓ Chevy Chase, MD 20815
Mr. Alan Strasser & Ms. Patricia Hartge Or Current Resident 5508 Montgomery Street ✓ Chevy Chase, MD 20815	Mr. Christopher Bruun & Ms. Emily Miller Or Current Resident 5507 Montgomery Street ✓ Chevy Chase, MD 20815
Mr. & Mrs. Malcolm Martin Or Current Resident 5511 Montgomery Street ✓ Chevy Chase, MD 20815	Mr. & Ms. Christophe Viaud Or Current Resident 5408 Center Street ✓ Chevy Chase, MD 20815
Mr. & Mrs. Richard Cook Or Current Resident 5410 Center Street ✓ Chevy Chase, MD 20815	Mr. & Mrs. David Valeck Or Current Resident 5412 Center Street ✓ Chevy Chase, MD 20815

 I hereby certify that a public notice was mailed, and emailed where possible, to the  
aforementioned property owners on the 5th day of December 2019.

Jessica Gebhart  
Permitting and Code Enforcement Coordinator  
Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815



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5412

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5503

5408

5501

5406

5415

5404

5413

5402

5411

5400

5409

Montgomery Street

Center Street

Received 12/4/2019  
 @ 8:05 a.m.  


# Chevy Chase Village Application for an Administrative Special Permit

*Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting, or take other action where such permission is required by this Chapter. The administrative Special Permit is a written authorization from the Building Officer and Village Manager pursuant to Sec. 8-11 permitting construction in a manner not otherwise allowed by the Village Code.*

Subject Property: <u>5509 MONTGOMERY ST. CHEVY CHASE, MD 20815</u>	
Describe the Proposed Project: <u>Take down/remove shed</u>	
Applicant Name(s) (List all property owners): <u>BRYAN BURKE</u>	
Daytime telephone: <u>917 301 1897</u>	Cell: _____
E-mail: <u>BRYANBURKE@GMAIL.COM</u>	
Address (if different from property address): _____	
For Village staff use: Date this form received: _____ Special Permit No: _____	

### Filing Requirements:

Applications will be reviewed for satisfaction of all requirements and are not considered complete until approved as such by staff.

- Completed Chevy Chase Village Application for an Administrative Special Permit (this form)
- Completed Chevy Chase Village Building Permit Application
- Completed Website Posting Notice
- A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- Copy of Covenants, except for Special Permits authorized by Secs. 8-21, 8-26 or Chapter 25 of the Chevy Chase Village Code.
- Applicable Special Permit fee listed in Chapter 6 of the Village Code.

### Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements in this matter. I hereby authorize the Village Manager, or the Manager's designee, to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: 

Date: 10/25/2019

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Describe the basis for the Special Permit** (Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

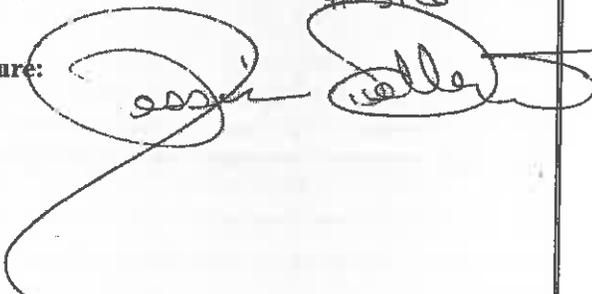
Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

I need to demo the shed in my backyard

Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8 or Chapter 25 of the Chevy Chase Village Code:

Professionals would be removing the shed. No impairment will take place.

*In exercising its powers in connection with an administrative special permit request, the Chevy Chase Village Building Officer and the Village Manager may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.*

<b>Special Permit Filing Fees</b>	<b>Checks Payable To:</b> Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<p><i>Per Village Code Sec. 6-2(a)(24):</i></p> <p><input type="checkbox"/> \$300.00 for new construction.</p> <p><input type="checkbox"/> \$150.00 for replacing existing non-conformities.</p> <p><input type="checkbox"/> \$2,250.00 for demolition of main building <u>\$250.00</u></p> <p><input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure.</p> <p><input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way.</p> <p><b>Fee Paid:</b></p>	<p><b>Date Paid:</b> <u>12.4.19</u> <u>Paid in office check #516</u></p> <p><b>Staff Signature:</b> </p>
	<p><b>Approved to Issue Building Permit per Decision Signed by the Building Officer and Village Manager on:</b></p> <p><b>Date:</b> _____</p> <p><b>Signature:</b> _____ <b>Building Officer</b></p> <p><b>Signature:</b> _____ <b>Village Manager</b></p>



**Building Permit Filing Requirements:**  
Application will not be reviewed until the application is complete

- Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- This application form, signed by resident.
- Boundary Survey
- Site Plan (see: Village Site Plan Checklist to ensure completeness)
- Building plans and specifications
- Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

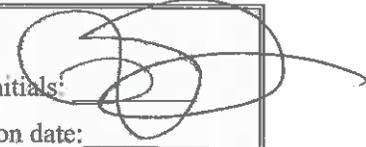
*Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.*

*If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

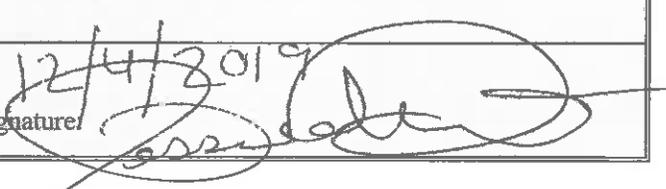
*No signs advertising the architect, contractor, or any other service provider may be posted on the work site.*

**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 Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.**

**Applicant's Signature:** Ray Bell **Date:** 10/16/2019

<i>To be completed by Village staff</i>			
Is this property within the historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Staff Initials: 
Date application filed with Village: <u>12/4/19</u>	Date permit issued: _____	Expiration date: _____	

<b>For Use By Village Manager</b>	<b>Application approved with the following conditions:</b>
<b>For Use By Village Manager</b>  <b>DENIED</b>  <b>DEC 4 2019</b>  <i>Chevy Chase Village Manager</i>	<b>Application denied for the following reasons:</b>

<b>Filing Fees</b> (due when application submitted)	<b>Checks Payable to:</b>	<b>Chevy Chase Village</b> <b>5906 Connecticut Ave.</b> <b>Chevy Chase, MD 20815</b>
Permit Application Fee: \$ <u>30.00</u> (see Permit Fee Worksheet)	Date: <u>12/4/2019</u> Staff Signature: 	
<input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)		
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <u>Already in Place 11/14/19</u> <input type="checkbox"/> Not required for this project.		
TOTAL Fees: <u>30.00</u>		

<b>Damage Deposit/Performance Bond</b> (due when permit is issued)	<b>Checks Payable to:</b>	<b>Chevy Chase Village</b> <b>5906 Connecticut Ave.</b> <b>Chevy Chase, MD 20815</b>
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: _____ Village Manager Signature: _____	
Cost of damage to R-O-W: (calculated at close-out) Amount of refund: _____	Date: _____ Village Manager Signature: _____	

5509 Montgomery Street

Photos of Shed





4927 Eskridge Terrace, NW  
Washington DC, 20016 [www.hanlonbuild.com](http://www.hanlonbuild.com)

Chevy Chase Village Permitting  
Attn: Jessica Gebhart

Re: 5509 Montgomery Street  
Chevy Chase, MD 20815

To whom it may concern,

This letter is to attest and confirm that the demolition and removal of construction materials and debris will at all times be done in accordance with all applicable Chevy Chase Village and Montgomery County codes and ordinances, as well as in accordance with the requirements of any and all permits, including demolition permits and Historic Area Work Permits issued in conjunction with said work.

The demolition will require a totality of one hour's work.

Prior to commencing demolition, we will ensure that site has all sediment controls in place including, tree protection.

Deconstruction will be done by hand initially by cutting off the roof of the shed and cutting it at all four corners. Disposal will be completed by carrying the roof and the four sides to the designated dump truck.

The demolition of the existing shed at 5509 Montgomery Street, Chevy Chase, MD 20815 should not affect the health, safety or welfare or the reasonable use of adjoining properties.

Sincerely,  
Luke Hanlon  
Luke Hanlon  
Hanlon Design Build

## 5509 Montgomery St. Shed /Insulation

Bryan Burke <bryanburke@gmail.com>

Fri 11/22/2019 11:19 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

**[EXTERNAL EMAIL]**

Jessica,

There is no insulation in the shed.

Let me know if you have any questions.

Bryan



4927 Eskridge Terrace, NW  
Washington DC, 20016 [www.hanlonbuild.com](http://www.hanlonbuild.com)

**Chevy Chase Village Permitting**  
**Attn: Jessica Gebhart**

**Re: 5509 Montgomery Street**  
**Chevy Chase, MD 20815**

To whom it may concern,

On December 3, 2019, I performed lead tests on the storage shed at 5509 Montgomery Street, Chevy Chase, MD. The test performed was the EPA recognized 3M Lead Check. Samples were tested on the shed siding and trim. All tests performed were negative for the presence of lead.

Sincerely,  
  
John J Hanlon

# United States Environmental Protection Agency

This is to certify that



Hanlon Design Build

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

## In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories

This certification is valid from the date of issuance and expires August 02, 2020

NAT-68494-2

Certification #

April 09, 2015

Issued On

A handwritten signature in black ink that reads "Michelle Price".

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch



Capitol Pest  
 5455 Butler Road  
 Bethesda, MD 20816  
 301-657-4480

**Service Inspection Report**

**INVOICE #: 348644**

WORK DATE: 11/27/19

**BILL-TO 115164**

BRYAN BURKE  
 5509 MONTGOMERY ST  
 CHEVY CHASE, MD 20815-7106

Phone: 917-301-1897

**LOCATION 115164**

BRYAN BURKE  
 5509 MONTGOMERY ST  
 CHEVY CHASE, MD 20815-7106

Phone: 917-301-1897

Time In: 11/27/19 1:25 PM

Time Out: 11/27/19 2:03 PM

Customer Signature

Customer Unavailable to Sign  
 Technician Signature

Edgar Mendez  
 License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 30	VECTOR RODENT INSPECTION	1.00	275.00
<b>Subtotal</b>				275.00
<b>Tax</b>				0.00
<b>Total Due:</b>				<b>150.00</b>

**GENERAL COMMENTS / INSTRUCTIONS**

INSPECT ON THE INTERIOR FOR RODENT ACTIVITY AND THE EXTERIOR FOR RODENT BURROWS AND WRITE REPORT OF FINDINGS. CALL THE OFFICE IF YOU FIND RODENT ACTIVITY.

THE SHED IN THE BACK IS GOING TO BE DEMOED. THAT IS THE STRUCTURE TO INSPECT

Findings: Customer requested vector inspection for shed at rear. Inspected shed and found mice droppings to around bottom of foundation. House is nearby commercial buildings, so it is under Stan le that rodents are around exterior shed for shelter. Miscellaneous items are kept inside shed.

Action taken: contacted office to get approval from customer. Customer agreed on having treatment done and get letter of approval to demolish shed. Placed bait all around shed for the control of rodents.

Recommendations: Please contact our office if you have any questions or concerns.

**PRODUCTS APPLICATION SUMMARY**

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
First Strike Soft Rodent Bait		7173-258	0.0025%	n/a	Difethalalone	20.0000 Each	
Target Pests: MICE INSIDE, RATS INSIDE							

**PRODUCTS APPLIED**

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method		Lot #
First Strike Soft Rodent Bait	0.0025%	20.0000 Each	Applied product by hand	1 pouch/8-12 ft (4 where heavy activity)	1:56:28 PM
7173-258	n/a		Applied product as a bait placement		

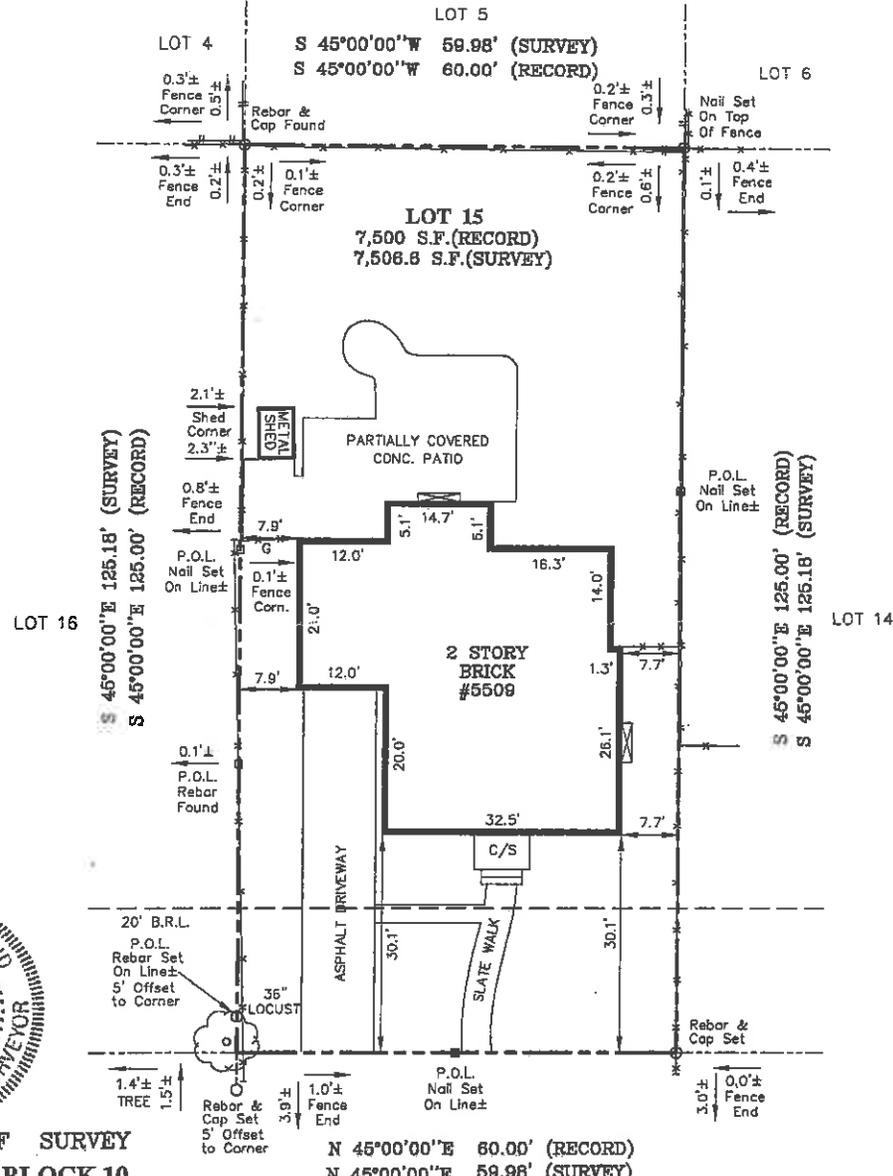
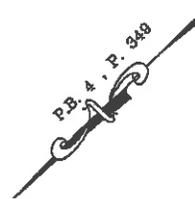
Target Pests: MICE INSIDE, RATS INSIDE

Comment: Placed bait all around shed for the control of rodents.

Weather: 0°, 0 MPH

**GENERAL NOTES:**

1. Flood zone "X" per H.U.D. Flood Insurance Rate Maps Community - Panel No. 0455D. Flood zone information has been taken from available sources and is subject to the interpretation of the originator.
2. Property shown in Montgomery County Tax Assessment Map Book page HM-33.
3. All property corners have been recovered or set and verified per field survey performed: December 10, 2010.
4. Property is recorded among the land records of Montgomery County in Plat Book 4, Plat No. 349 and described in Liber 11865 at Folio 65.
5. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.



PLAT OF SURVEY  
 LOT 15, BLOCK 10  
 SECTION 1-A  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

**5509 MONTGOMERY STREET**  
 (60' R/W PER PLAT)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN".  <i>Joseph E. Snider</i> MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229	PLAT BK.	4		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
	PLAT NO.	349			
	LIBER	11865	DATE OF LOCATIONS	SCALE:	1" = 20'
	FOLIO	65	WALL CHECK:	DRAWN BY: E.H.	
		HSE. LOC.:	JOB NO.: 10-05049B		
		PROP. CORS.: 12-10-10			

Real Property Data Search

Search Result for MONTGOMERY COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Tax Exempt:** None      **Special Tax Recapture:** None  
**Exempt Class:** None

**Account Identifier:**      **District - 07 Account Number - 00452312**

Owner Information

**Owner Name:** BURKE BRYAN J  
 BURKE AMANDA MCKEEVER      **Use:** RESIDENTIAL  
**Mailing Address:** 5509 MONTGOMERY ST      **Principal Residence:** YES  
 CHEVY CHASE MD 20815-0000      **Deed Reference:** /51153/ 00097

Location & Structure Information

**Premises Address:** 5509 MONTGOMERY ST      **Legal Description:** CHEVY CHASE SEC 1A  
 CHEVY CHASE 20815-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HM33	0000	0000	7230007.16	0007		10	15	2020	Plat Ref:

**Special Tax Areas:** None      **Town:** CHEVY CHASE VILLAGE  
**Ad Valorem:** None  
**Tax Class:** 19

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	2,142 SF	270 SF	7,500 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	7	2 full/ 1 half	1 Carport	

Value Information

	Base Value	Value As of 01/01/2017	Phase-In Assessments	
			As of 07/01/2019	As of 07/01/2020
Land:	753,300	753,300		
Improvements	451,800	451,800		
<b>Total:</b>	<b>1,205,100</b>	<b>1,205,100</b>	<b>1,205,100</b>	
Preferential Land:	0			

Transfer Information

<b>Seller:</b> NOSSAMAN SHIRLEY T	<b>Date:</b> 10/23/2015	<b>Price:</b> \$1,100,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /51153/ 00097	<b>Deed2:</b>
<b>Seller:</b> BETTY B DORSEY	<b>Date:</b> 10/08/1993	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /11865/ 00065	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	0.00

**Tax Exempt:** None      **Special Tax Recapture:** None  
**Exempt Class:** None

Homestead Application Information

**Homestead Application Status:** Approved 03/08/2016

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application      **Date:**

personally appeared before me, in said District, the said Karl L. Jarrell and Harrison Somerville, being personally well known to me as the persons who executed the said Deed and acknowledged the same to be their act and deed.

Given under my hand and seal this 8th day of August, A. D.

1945.

Helen A. Ingersoll  
Notary Public D. C.

Helen F. Ingersoll  
Notary Public  
District of  
Columbia

*BIBL*  
*Thomas J. ...*  
*...*  
At the request of Buford G. Eastham the following Deed was recorded October 10th A. D. 1945 at 1:31 o'clock P. M. to wit:  
This Deed Made this 27th day of September in the year one thousand

nine hundred and forty-five 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 Buford G. Eastham of the State of Maryland, party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of Twenty-five Thousand (\$25,000.00) Dollars to it paid by the said party of the second part, and of the covenants and agreements of the said party of the second part as hereinafter set forth, does hereby grant and convey unto the said party of the second part, in fee simple; the following described land and premises, with the improvements, easements, and appurtenances thereto belonging, situate in the County of Montgomery State of Maryland, namely;

Lots numbered One (1) Two (2) Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) in Block numbered Twelve (12) and Lots numbered eleven (11) Twelve (12) Thirteen (13) Fourteen (14) Fifteen (15) Sixteen (16) Seventeen (17) Eighteen (18) and Nineteen (19) in block numbered Ten (10) in the subdivision known as "Section 1-A, Chevy Chase", as per plat of said Subdivision recorded in Plat Book No. 4, at 10110 449, one of the Land Records of Montgomery County, Maryland;

Subject to a building restriction line as shown on said recorded plat.

It is hereby expressly understood and agreed by and between the parties hereto, their respective successors, heirs, personal representatives and assigns, that the general plan of subdivision of which the land and premises hereby conveyed is a part, embraces only and is limited to the area contained in and covered by the subdivision known as "Section One-A, Chevy Chase", Montgomery County, Maryland, and further that no covenant, restriction or condition whether or not herein contained shall apply to, charge or affect lots in blocks 6 and 11 of the said subdivision, and that no objection will be raised to the rezoning of said blocks 6 and 11, for commercial purposes. It is hereby understood and agreed that no building shall be erected on the land hereby conveyed unless and until the plans or the elevations, the design and color scheme thereof as well as the location of said building on said land shall be first approved in writing by The Chevy Chase Land Company of Montgomery county, Maryland, or its successors.

In evidence of his acceptance of the foregoing and following covenants

assessments and appurtenances unto and to the use of the said party of the second part, in fee simple,

In consideration of the execution of this Deed, the said party of the second part, for himself, his heirs and assigns, hereby covenants and agrees 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 sales, 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 Seventy-five hundred Dollars (\$7,500.00) 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, of Montgomery County, 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 or 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 land as may be requisite.

In testimony whereof, on the day and year first hereinbefore written, the said, The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward L. Hillier its President, attested by Willard G. Mouraw, its secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint Willard G. Mouraw, its true and lawful Attorney-in-fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

Attest  
Willard G. Mouraw  
Secretary

The Chevy Chase Land Co.  
Of Montgomery Co.

The Chevy Chase Land Company, of  
Montgomery County, Maryland,  
by: Edward L. Hillier  
President

Maryland (Internal Revenue \$7.50) Buford G. Nathan (Seal)  
(State Tax \$3.00)

District of Columbia, to wit:

I, Frank I. Greenwalt, a Notary Public in and for the said District of Columbia, do hereby certify that on this 27, day of Sept. 1945, Willard G. Mouraw, who is personally well-known to me to be the person named as Attorney-in-fact in the foregoing and annexed deed, dated the 27th day of September, 1945, to acknowledged the same, personally appeared before me in the said District of Columbia, and the Attorney-in-fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid deed, acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery