

**AA-7620**  
**Administrative Special Permit**

Demolish the rear yard shed.

**Mr. Duane Gibson**  
**and Ms. Paula Gibson**  
**21 Grafton Street**

# CHEVY CHASE VILLAGE

ESTABLISHED 1890

December 20, 2019

Mr. & Mrs. Duane Gibson  
21 Grafton Street  
Chevy Chase, MD 20815

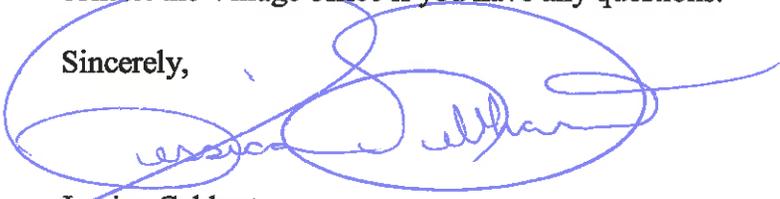
Dear Mr. & Mrs. Gibson:

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 20<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**

ELISSA A. LEONARD  
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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-7620  
MR. DUANE GIBSON AND MS. PAULA GIBSON  
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.

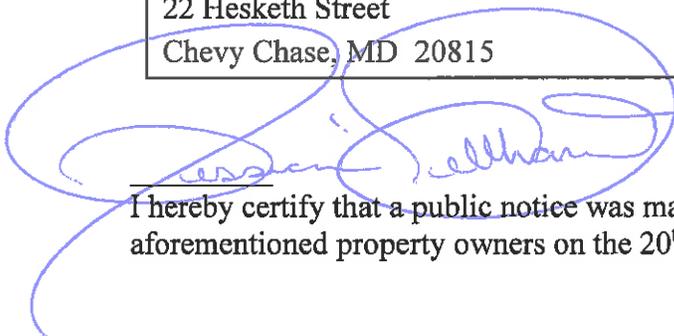
This notice was mailed (and emailed where possible) to abutting property owners on the 20<sup>th</sup> day of December, 2019. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the 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 APPEAL NUMBER AA-7620**

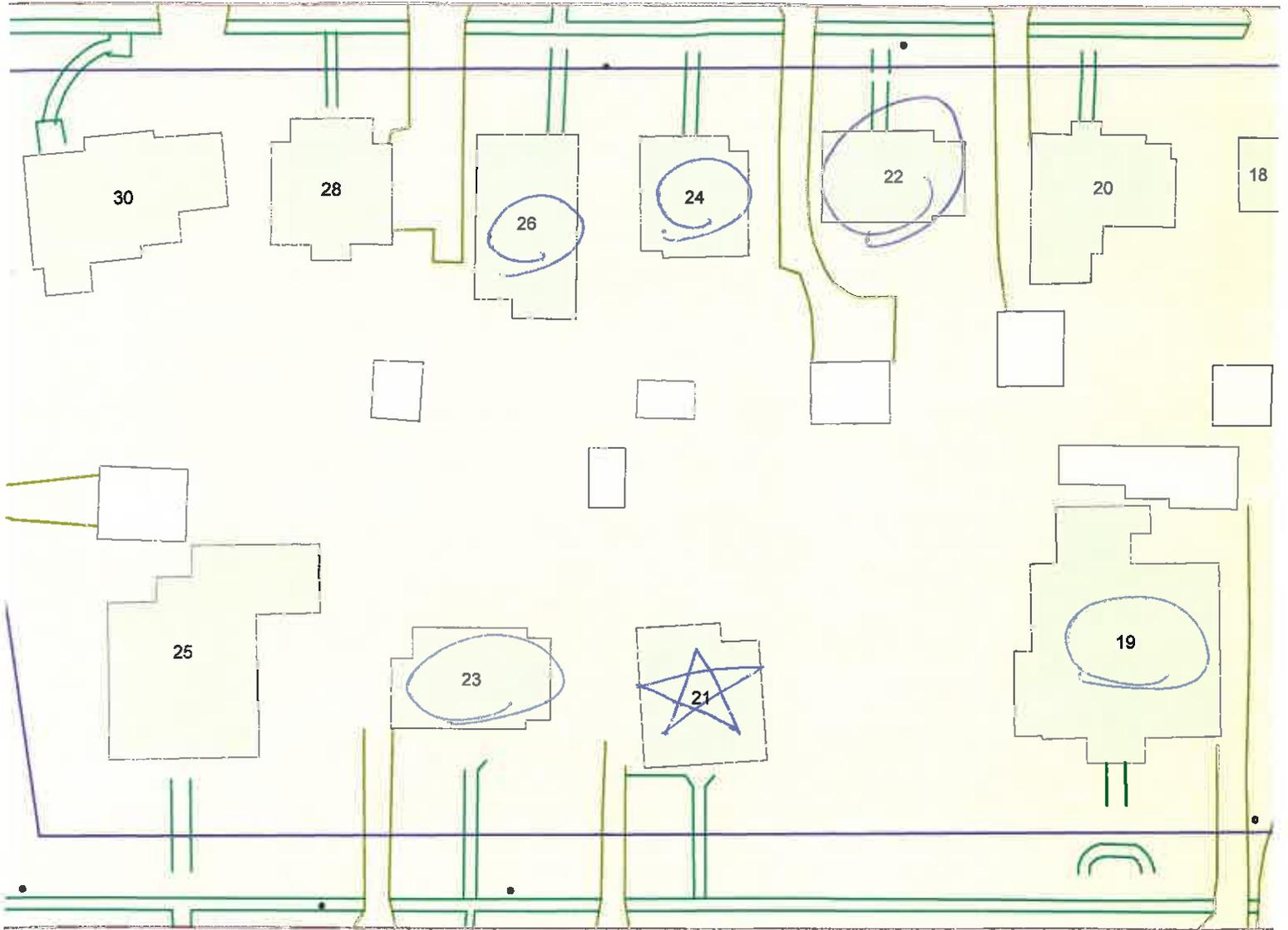
**MR. DUANE GIBSON &  
MRS. PAULA GIBSON  
21 GRAFTON STREET  
CHEVY CHASE, MD 20815**

<b>Adjoining and confronting property owners</b>	
Mr. Joseph Howe III & Ms. Mary Frances Pearson Or Current Resident 26 Hesketh Street Chevy Chase, MD 20815	Mr. Dane Butswinkas Or Current Resident 24 Hesketh Street Chevy Chase, MD 20815
Mr. Jeffrey Forbes & Ms. Elizabeth Kearney Or Current Resident 23 Grafton Street Chevy Chase, MD 20815	Mr. & Mrs. Josh Bonnie Current Resident 19 Grafton Street Chevy Chase, MD 20815
Ms. Nancy Chisman Or Current Resident 40 Grafton Street Chevy Chase, MD 20815	Mr. Joshua Horwitz & Ms. Ericka Markman Or Current Resident 30 Grafton Street Chevy Chase, MD 20815
Hon. & Mrs. Robert Marcus Or Current Resident 22 Hesketh Street Chevy Chase, MD 20815	Mr. & Mrs. Timothy Broas Or Current Resident 28 Grafton Street Chevy Chase, MD 20815

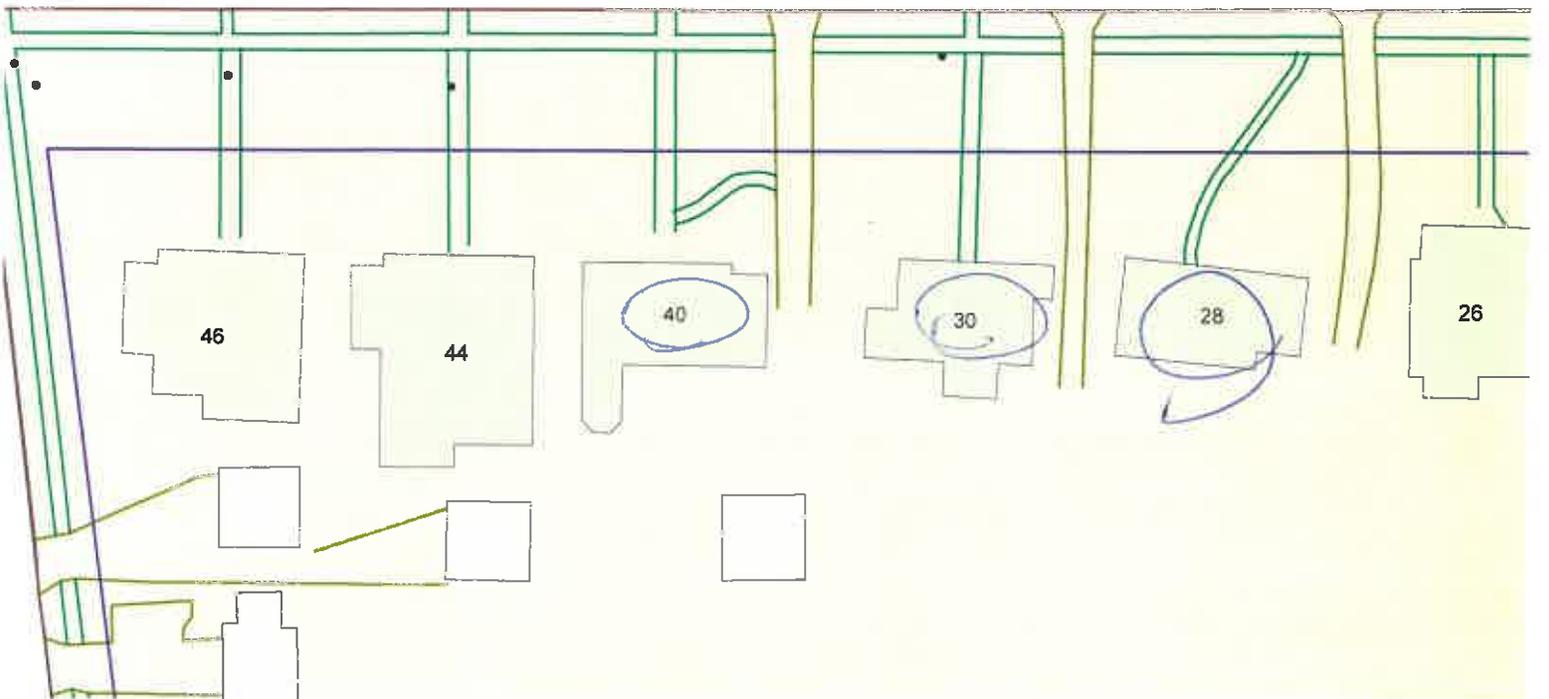
  
I hereby certify that a public notice was mailed, and emailed where possible, to the  
aforementioned property owners on the 20<sup>th</sup> day of December 2019.

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

Hesmeth



Grafton St



## Online Form Submittal: Application for a Special Permit

noreply@civicplus.com

Tue 10/1/2019 11:15 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

### Application for a Special Permit

#### Step 1

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.

Subject Property:	21 Grafton St
Describe the Proposed Project:	This is to take down old metal shed that is dilapidated and ready to fall over. It is a hazard and has not been maintained for years. The foundation is cracked from tree roots growing under it. (Tree was removed.)
Applicant Name(s) (List all property owners):	Duane R Gibson and Paula Bresnan Gibson
Phone Number	301-693-7145
Cell Number	<i>Field not completed.</i>
Email Address	dgibson@livingstongroupdc.com
Address (if different from property address):	6705 Connecticut Ave CC, MD 20815
Filing Requirements:	Completed Chevy Chase Village Application for a Special Permit (this form)

(Section Break)

#### 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 and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers 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.*

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Electronic Signature Agreement                      I agree.

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Electronic Signature                              Duane R Gibson

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Date:    10/1/2019

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Electronic Signature Agreement                      *Field not completed.*

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Electronic Signature                              Paula Bresnan Gibson

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Date:    10/1/2019

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**Step 2**

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

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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:	This shed is dilapidated. It is rusted and unsafe as concrete slab has been damaged over time by a large tree (recently removed). It has no insulation (no asbestos) and no wooden materials ((paint that might chip). This simply involves taking its metal pieces and metal supports apart and removing them.
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Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8, entitled Buildings and Building Regulations, or Chapter 25, entitled Public Rights-of-Way of the Chevy Chase Village Code.	This shed is in the rear of the house. It is not in the public right of way. It is an eyesore and needs to be removed before it falls over and injures or kills someone.  We need to get this done in advance of future renovations to the main structure and must be done before building a new garage.
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In exercising its powers in connection with a Special Permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

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**Special Permit Filing Fees**  
*Per Village Code Sec. 6.2(a)(24):*

*For new construction:*

Filing Fee Cost  
\$300

Quantity 0

*For replacing existing non-conformities:*

\$150

0

*For demolition of main building:*

\$2,250

0

*For demolition of accessory building or structure:*

\$300

1

PAID

*For fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way:*

\$300

0

File Upload *Field not completed.*

Email not displaying correctly? [View it in your browser.](#)

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

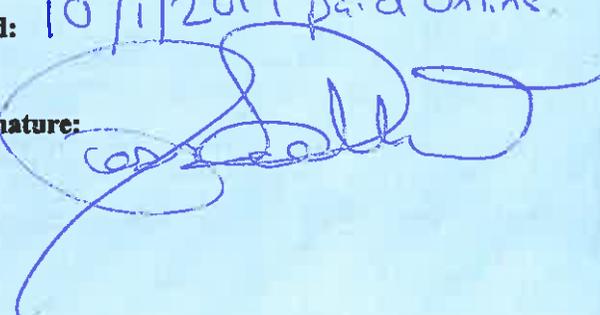
Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

Online

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:

Online

*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
<i>Per Village Code Sec. 6-2(a)(24):</i> <input type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$2,250.00 for demolition of main building. <input checked="" type="checkbox"/> \$300.00 for demolition of accessory building or structure. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <b>Fee Paid:</b>	<b>Date Paid:</b> 10/1/2019 paid Online.  <b>Staff Signature:</b> 
	<b>Approved to Issue Building Permit per Decision Signed by the Building Officer and Village Manager on:</b>  <b>Date:</b> _____  <b>Signature:</b> _____ <b>Building Officer</b>  <b>Signature:</b> _____ <b>Village Manager</b>



**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. *just shed/garage den*
- This application form, signed by resident.
- Boundary Survey *just demo*
- Site Plan (see: Village Site Plan Checklist to ensure completeness) *just demo shed/garage*
- Building plans and specifications *No building plans, just demo Shed/garage*
- 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. *just demo shed No trees garage*
- Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code. *paid already for special permit*
- Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager. *just demo garage shed*

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: \_\_\_\_\_

Date: 10-7-19

<i>To be completed by Village staff:</i>			
Is this property within the historic district?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Staff Initials: <u>[Signature]</u>
Date application filed with Village:	<u>12/20/19</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>OCT 1 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) <input type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way)	<i>Paid Online</i>
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>30.00</u>	Date: <u>10/1/19</u> Staff Signature: 

<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:

RE: Hi From Chevy Chase Village! Does MoCo require a Demo Permit for a Garden Shed?

Lucas, Gail

Tue 12/10/2019 09:06 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

Good morning Jessica,

You can use the email below. It is a matter of DPS policy that we do not issue a demolition permit for garden sheds, UNLESS the shed has electricity or water or some sort of heating system (you'd be surprised how many!). These utility services must be cut or capped off.

- Confirmed that no utilities run to the shed



**Gail M. Lucas**, Permitting Services Manager

 cid:ima  
na003.i

255 Rockville Pike, 2nd Floor

Rockville, MD 20850

240-777-6267

[gail.lucas@montgomerycountymd.gov](mailto:gail.lucas@montgomerycountymd.gov)

Have you tried DPS eServices?

<http://permittingservices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

*All information in this communication and its attachments are confidential and are intended solely for addressee(s) included above and may be legally privileged. Please take notice that any use, reproduction or dissemination of this transmission by parties other than the intended recipient(s) is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments.*

From: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

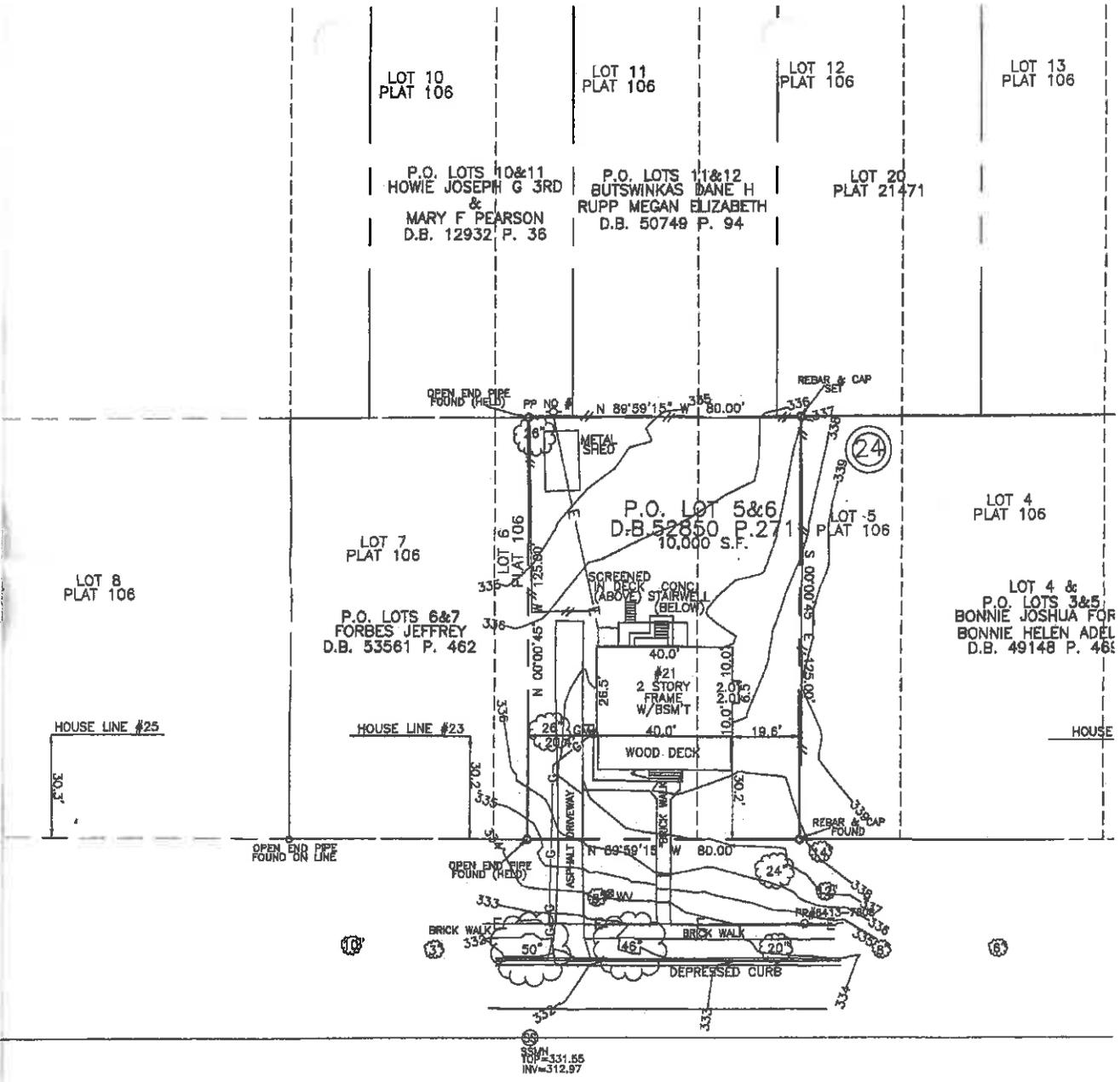
Sent: Monday, December 9, 2019 1:51 PM

To: Lucas, Gail <Gail.Lucas@montgomerycountymd.gov>

Subject: Re: Hi From Chevy Chase Village! Does MoCo require a Demo Permit for a Garden Shed?

Good afternoon Gail,

I received Esther's email below regarding the shed permit measurements. I wanted to find out if this "sheds over 100 square feet require a demo permit" is a Montgomery County Code Provision, or if this is something that is decided by the reviewer on a case-by-case basis? As the Permitting and Code Enforcement Coordinator at Chevy Chase Village, I would like to have something concrete to use moving forward for my residents since the Village does not issue their permits until we are sure the resident has obtained all applicable permits from Montgomery County.



GRAFTON STREET  
(100' R/W)

SURVEYOR'S CERTIFICATION

THE LICENSEE BELOW WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS BOUNDARY SURVEY DRAWING AND THE SURVEY WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR TITLE 09, SUBTITLE 13, CHAPTER 06 REGULATION. 12 OF THE MINIMUM PRACTICE FOR LAND SURVEYORS.

3/25/19 *Mitchell E. Goode*  
 DATE: MITCHELL E. GOODE, PROPERTY LINE SURVEYOR  
 MARYLAND REG. NO. 444 EXPIRES 12-10-20





EXISTING METAL GARAGE/SHED  
FRONT ELEVATION



SIDE ELEVATION



← Rotting & Deteriorating  
Metal shed/garage  
(BACK SIDE)

↓ Varying fence heights  
of neighboring yards



Deteriorating  
Right Side of  
shed/garage

Applicant: GIBSON

Page: ...

December 19, 2019

Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815

RE: 21 Grafton Street – Detached Garage Demolition

Dear Chevy Chase Village:

This letter is to confirm and attest the demolition and removal of all construction material and debris will be done in accordance with all applicable Chevy Chase Village (CCV) and Montgomery County codes and ordinances, as well as in accordance with the required and necessary permits including demo and historic area work permits issued in conjunction with the aforementioned work. Brief scope of work to include:

- Prior to the start of work, Churilla Homes (CH) will prepare the site and install all sediment controls and tree protection
- Prior to the start of demolition of the detached garage, the unit will be cleaned in order to remove the dust, dirt, and debris resulting from the demolition activities
- CH and its crews will make efforts to park in the driveway
- Estimated time of construction will be two days to prepare the site and two days to complete demolition
- All demo will be performed by hand with no machinery involved. The debris will then be loaded into a 30-yard dumpster which will be located in the driveway. And upon completion all dirt and debris will be removed from the site.

Further, it is in our best knowledge that the demolition of the existing detached garage will not affect the health, safety, or welfare or the reasonable use of a-joining properties. The granting of the special permit will not impair the intent or purpose of Chapter 8 of the Chevy Chase Village Code.

Sincerely,

  
Scott Churilla  
Churilla Homes

**RE: 21 Grafton: Question about Shed Demo.**

Davis-Cook, Shana

Tue 10/1/2019 01:29 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

Cc: Davis-Cook, Shana <Shana.Davis-Cook@montgomerycountymd.gov>

He will still need to follow the administrative special permit process. The Code does not provide a threshold based on size or materials.

Regarding the lead and asbestos inspections, I am willing to waive a formal report for the asbestos, but I am not sure about the lead paint. Can you confirm with Ellen is it is possible for lead paint to be used on galvanized metal? The shed has at least one window. Lead paint could be present in the window sash.

Regarding the rodent inspection and report, that will still be required. The structure is large enough and appears to be in a state that rodents may indeed be present.

Shana R. Davis-Cook

Manager, Chevy Chase Village

[shana.davis-cook@montgomerycountymd.gov](mailto:shana.davis-cook@montgomerycountymd.gov)

 ccv\_logo

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**From:** CCV Permitting

**Sent:** Tuesday, October 01, 2019 1:15 PM

**To:** Davis-Cook, Shana <Shana.Davis-Cook@montgomerycountymd.gov>

**Subject:** Fw: 21 Grafton: Question about Shed Demo.

Hello Shana,

Duane Gibson at 21 Grafton is getting ready to apply for some CCV application to renovate his home, and part of the project is removing a shed in the rear of his yard. I sent him the process for completing the Special Permit for the Shed Demo. He called me today because he feels his shed does not meet the criteria for the Administrative Special Permit and he does not feel he should have to do the rodent, lead and asbestos inspections for the shed removal. I told him to email me so his email is below if you would like to read his concerns.

I was able to pull the pics of his shed from his HPC application and have them attached to this email. Can you advise me on what to tell him?

Thank you!

**RE: 21 Grafton: Chevy Chase Village Application Links and Municipality Letter**

Gibson, Duane <dgibson@livingstongroupdc.com>

Tue 10/1/2019 11:33 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>

**[EXTERNAL EMAIL]**

Hello Jessica—

Thanks for sending this stuff. I also appreciate you answering my questions a moment ago on the phone.

Just to be clear, this shed should have fallen over years ago. It is dangerous. As we discussed, the tree (removed already) had lifted the slab and cracked it. The shed is metal, has no insulation, no wood (therefore no possible paint chips), and is heavily rusted. It is leaning over now.

We want to get this thing out of there before things get underway with the larger renovation project. I expect that permitting from the county will be done in the next week or two. But we would like this process for the demo for the shed to get underway now.

I submitted the permit electronically this morning, but many of the things that were indicated as required are entirely irrelevant for disassembling the shed. (like a rodent inspection, a asbestos inspection, building permits and drawings, surveys, etc.) They just do not apply here and will be costly.

I do not even think they will demo it or “tear it down” in the traditional sense. They will probably just take the metal pieces apart and take them away, so we are not planning on demoing it with a dozer or anything like that. (The shed is made from large metal waffle sheets of galvanized steel, so unscrewing them and taking them apart should be all that is required. And then they will likely break the concrete up to carry it away.)

Please advise if we can just get an approval for this, if disassembly even requires a permit. I nonetheless submitted paperwork electronically so that you have the specifics.

Thank you.

Duane

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**From:** CCV Permitting <ccvpermitting@montgomerycountymd.gov>

**Sent:** Thursday, September 26, 2019 3:49 PM

**To:** Gibson, Duane <dgibson@livingstongroupdc.com>

**Subject:** 21 Grafton: Chevy Chase Village Application Links and Municipality Letter

Hi Duane,

My apologies for not emailing you right after our phone call. I had a few calls after yours that took some time. I have the municipality letter attached to this email. Also, from our



October 18, 2019

Comprehensive  
Inspection  
and  
Consulting  
Services

Mr. Duane Gibson  
6705 Connecticut Avenue  
Chevy Chase, MD 20815

Brownfield  
Redevelopment

**RE: 21 Grafton Street, Chevy Chase, MD 20815 (shed only)**

Asbestos/  
Lead-Based Paint

Dear Mr. Gibson,

IAQ/Mold

Arc Environmental performed a lead-based paint inspection at the property referenced above on October 14, 2019. The purpose of this inspection was to determine the lead concentrations of representative painted building components located on the shed. This inspection was performed by Mr. Emmanuel Kungaba; a State of Maryland accredited Lead-based Paint Risk Assessor (MDE#16207).

Risk Assessment

Phase I ESAs

A RMD LPA-1 x-ray fluorescence ("XRF") spectrum analyzer, serial #3480, was utilized in the "quick" mode to perform the testing. Initial and final calibration check readings were completed to ensure the XRF instrument remained within acceptable precision and accuracy levels throughout the entire inspection process. As detailed on the "XRF Lead-Based Paint Inspection Data Sheets", the following components were found to contain lead concentrations that exceeded the Maryland standard of >0.7 mg/cm<sup>2</sup>:

Design/Build

Monitoring

- **front exterior – wall surface; door casing; fascia; soffit; cable**
- **side D exterior – wall surface; window sash**

Regulatory  
Compliance and  
Negotiation

USTs/ASTs

All components assumed positive were inaccessible due to height restrictions. For a complete listing of all the XRF readings, please refer to the attached "XRF Lead-Based Paint Inspection Data Sheets". Any renovation, remediation, or improvement projects performed on this property in order to achieve lead-free status must be performed by an accredited lead abatement worker or contractor as specified in the Maryland Regulations 26.02.07 and 26.16.01. Should you need information about contractors that are accredited and certified in the state of Maryland, you can contact the Maryland Department of the Environment at (800) 776-2706 or visit:

Site  
Characterization  
and Remediation

<https://mde.maryland.gov/programs/land/LeadPoisoningPrevention/Pages/Leadcontractors.aspx>

Hazardous  
Waste Sites  
(CERCLA RCRA)

If you have questions, comments, or concerns about the material presented in this letter, please do not hesitate to contact us at (410) 659-9971.

Building  
Assessments

Offices

Respectfully Submitted,

Baltimore, MD

Washington, DC

Emmanuel Kungaba  
MDE #16207

# XRF Lead-Based Paint Testing Data Sheet

Duane Gibson

21 Grafton Street, (back shed); Chevy Chase, MD 20815

Inspection Date: October 14, 2019

Abatement Level: 0.8

Reading No.	Wall	Room	Component	Substrate	Paint Condition	Lead (mg/cm <sup>2</sup> )	Mode	Classification
001			Calibration			0.9	TC	N/A
002			Calibration			0.8	TC	N/A
003			Calibration			0.9	TC	N/A
004	A	front exterior	wall surface	metal	Deteriorated	2.1	QM	Positive
005	A	front exterior	door casing	metal	Deteriorated	1.3	QM	Positive
006	A	front exterior	fascia	metal	Deteriorated	1.0	QM	Positive
007	D	front exterior	soffit	metal	Deteriorated	0.9	QM	Positive
008	A	front exterior	cable	metal	Deteriorated	1.0	QM	Positive
009	B	side B exterior	wall surface	metal	N/A	0.2	QM	Negative
010	C	rear exterior	wall surface	metal	N/A	0.2	QM	Negative
011	C	rear exterior	fascia	metal	N/A	0.3	QM	Negative
012	C	rear exterior	soffit	metal	N/A	0.5	QM	Negative
013	C	rear exterior	cable	metal	N/A	0.5	QM	Negative
014	D	side D exterior	wall surface	metal	Deteriorated	1.1	QM	Positive
015	D	side D exterior	window sash	metal	Deteriorated	0.9	QM	Positive
016	D	side D exterior	roof joist	metal	N/A	0.2	QM	Negative
017			Calibration			1.0	TC	
018			Calibration			0.9	TC	
019			Calibration			1.0	TC	
roof top (assume positive) unable to access								

**GARRISON'S CONTRACTING INC.**

**314 Charred Oak Court  
Annapolis, Maryland 21409  
(410) 320-9562  
MHIC # 33680**

**Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815**

**To Whom It May Concern,  
Garrison Contracting Inc, has been contracted by Churilla  
Home Improvements, LLC to demolish and remove the shed  
located at 21 Grafton Street, Chevy Chase MD in  
accordance with all federal, state and local laws and in  
accordance with EPA standards.**

**Thank you,**  
  
**Garrison Johnson**

**Garrison Contracting, Inc**

## Lead contractor

Gibson, Duane <dgibson@livingstongroupdc.com>

Tue 12/17/2019 02:58 PM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Scott Churilla <scott@churillahomes.com>

[EXTERNAL EMAIL]

Hello Jessica.

Here is the lead contractor info.

Contractor is Garrison Inc.

Lead contractor Accreditation from MD is #13023

Supervisor for lead paint certification # is 13022

Federal EPA number is Nat 94202-2

Sent from my Samsung Galaxy smartphone.

# Brussell EXTERMINATING SERVICE

Duane Gibson  
21 Grafton Street  
Chevy Chase, MD 20815

Upon our inspection of the detached shed, located in rear of property, performed on 10/21/2019 our findings are as follows:

**Observations:**

- No evidence of active or prior activity for rodents located around the detached shed location in rear of home
- No evidence of active or prior activity for rodents located inside the detached shed location in rear of home
- No evidence of activity in the forms of burrowing, gnawing or nesting rodents in or around the shed
- No evidence of droppings in or around the perimeter of the shed

Based on our observations from the job site inspection today, customer is not in need of pest elimination for rodents.

Brussell Exterminating  
PO Box 163  
Brentwood, MD 20722  
(301)434-5610  
[customerservice@brussellex.com](mailto:customerservice@brussellex.com)  
License # 28796-66504

*"Providing Excellent Service From Our Family to Your Family"™ Since 1947*

# Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development  
Landscape Management, Plant Pest Management*

Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815

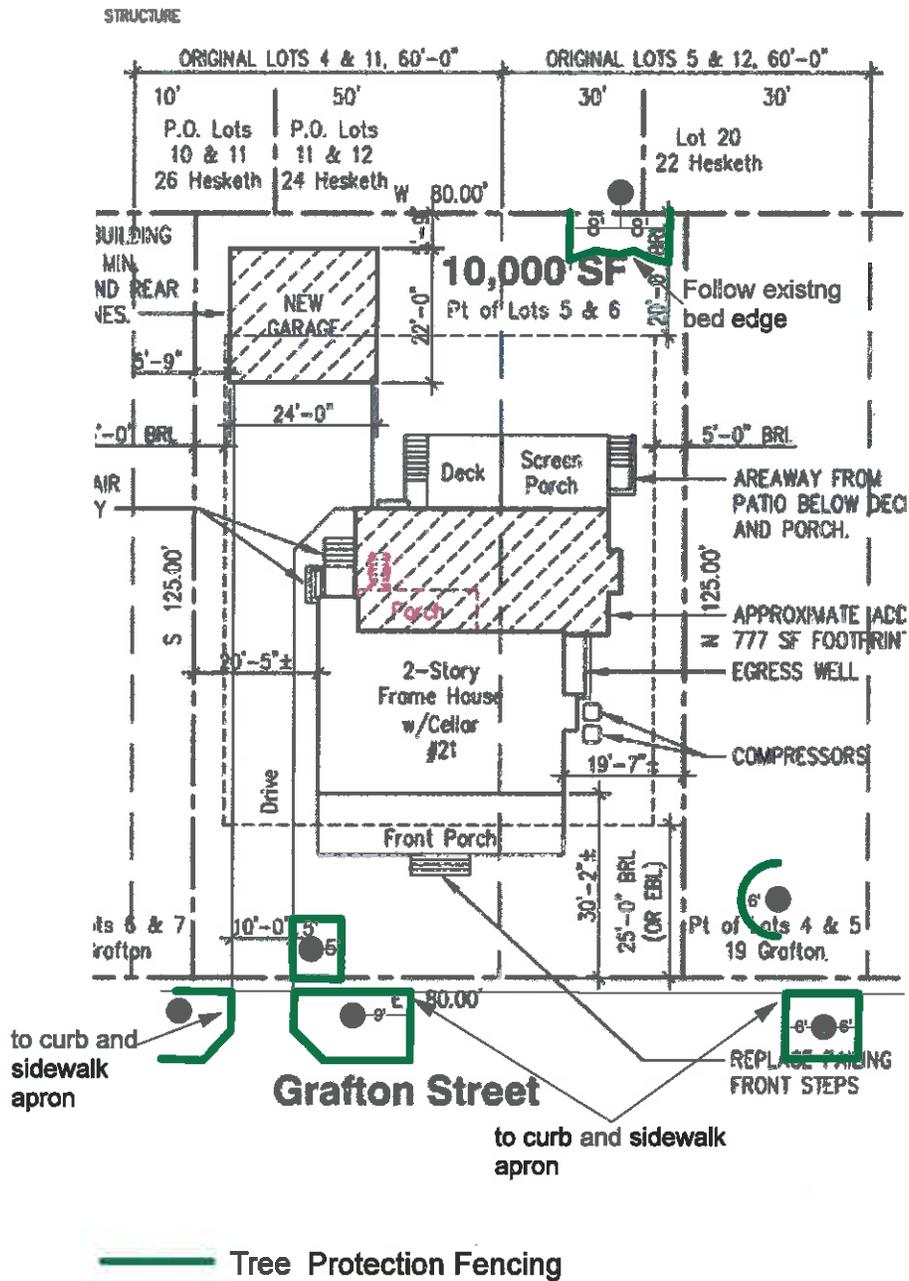
November 14, 2019

## **Tree Preservation Plan – 21 Grafton Street**

I recommend issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence 21 Grafton Street  
Tree protection shall include:

1. Tree preservation fencing shall be installed in the locations shown on the plan. The street tree shall be protected. Tree preservation fencing shall delineate the tree protection zones. Tree preservation fencing shall be 4' tall wire mesh supported with steel stakes no less than 8' apart.
2. The Owner/Contractor shall inform all workers on site that the tree preservation zones shall not be entered. Neither materials nor equipment shall be stored within the tree preservation zones. No grading shall be done within the tree preservation zones. The grading outside of the tree preservation zones shall not be changed to divert and collect water within tree preservation zones.
3. No excavation is permitted within the tree preservation areas.
4. The Chevy Chase Village office shall be notified if there is any change in the construction plans that would impact the protected trees.
5. If excavation (outside of the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.
6. The Owner/Contractor shall maintain the fencing until the construction is complete. The fencing may be removed for preparation and installation of new landscaping.



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									
<b>Account Identifier:</b>		<b>District - 07 Account Number - 00456753</b>							
Owner Information									
<b>Owner Name:</b>		GIBSON DUANE R GIBSON PAULA A				<b>Use:</b>		RESIDENTIAL	
<b>Mailing Address:</b>		21 GRAFTON ST CHEVY CHASE MD 20815				<b>Principal Residence:</b>		YES	
						<b>Deed Reference:</b>		/57297/ 00267	
Location & Structure Information									
<b>Premises Address:</b>		21 GRAFTON ST CHEVY CHASE 20815-0000				<b>Legal Description:</b>		PT LT 6 CHEVY CHASE SEC 2	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
HN41	0000	0000	7230009.16	0009		24	P5	2020	Plat Ref:
<b>Special Tax Areas: None</b>		<b>Town:</b>		CHEVY CHASE VILLAGE					
		<b>Ad Valorem:</b>		None					
		<b>Tax Class:</b>		19					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1905		2,571 SF				10,000 SF		111	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>		
2 1/2	YES	STANDARD UNIT	STUCCO/	7	2 full/ 2 half				
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2017		07/01/2019		07/01/2020	
<b>Land:</b>		882,000		882,000					
<b>Improvements</b>		422,600		422,600					
<b>Total:</b>		1,304,600		1,304,600		1,304,600			
<b>Preferential Land:</b>		0							
Transfer Information									
<b>Seller:</b> MCKEE ELLEN L		<b>Date:</b> 03/11/2019				<b>Price:</b> \$1,600,000			
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /57297/ 00267				<b>Deed2:</b>			
<b>Seller:</b> MCKEE WILLIAM J ET AL		<b>Date:</b> 09/22/2016				<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /52850/ 00271				<b>Deed2:</b>			
<b>Seller:</b> WILLIAM J & E L MCKEE		<b>Date:</b> 10/16/1996				<b>Price:</b> \$0			
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /14433/ 00564				<b>Deed2:</b>			
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		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									
<b>Homestead Application Status:</b> No Application									
Homeowners' Tax Credit Application Information									
<b>Homeowners' Tax Credit Application Status:</b> No Application					<b>Date:</b>				

## Online Form Submittal: Website Posting Notice for Appeal, Special Permit and Variance Hearing

noreply@civicplus.com

Thu 12/19/2019 01:46 PM

To: Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>; CCV Permitting <ccvpermitting@montgomerycountymd.gov>

[EXTERNAL EMAIL]

### Website Posting Notice for Appeal, Special Permit and Variance Hearing

Case Number: AA-7620

Hearing Date: 12/19/2019

(Section Break)

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at for review by the general public.

Applicant/Appellant Name Duane Gibson

Phone Number: 301-693-7145

Address: 21 Grafton St Chevy Chase MD 20815

Email Address: dgibson@livingstongroupdc.com

Applicant/Appellant Signature: Duane Gibson

(Section Break)

Agent Name for applicant/appellant: *Field not completed.*

Phone Number: *Field not completed.*

Address: *Field not completed.*

Email Address: *Field not completed.*

Signature of agent: *Field not completed.*

(Section Break)

Real Property Data Search

Search Result for MONTGOMERY COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 07 Account Number - 00458753

Owner Information

Owner Name: GIBSON DUANE R  
GIBSON PAULA A      Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 21 GRAFTON ST  
CHEVY CHASE MD 20815      Deed Reference: /57297/ 00267

Location & Structure Information

Premises Address: 21 GRAFTON ST      Legal Description: PT LT 6 CHEVY CHASE  
CHEVY CHASE 20815-0000      SEC 2

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
HN41	0000	0000	7230009.16	0009		24	P5	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
1905	2,571 SF		10,000 SF	111

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

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	882,000	882,000		
Improvements	422,600	422,600		
Total:	1,304,600	1,304,600	1,304,600	
Preferential Land:	0			

Transfer Information

Seller: MCKEE ELLEN L Type: ARMS LENGTH IMPROVED	Date: 03/11/2019 Deed1: /57297/ 00267	Price: \$1,600,000 Deed2:
Seller: MCKEE WILLIAM J ET AL Type: NON-ARMS LENGTH OTHER	Date: 09/22/2016 Deed1: /52850/ 00271	Price: \$0 Deed2:
Seller: WILLIAM J & E L MCKEE Type: NON-ARMS LENGTH OTHER	Date: 10/16/1996 Deed1: /14433/ 00564	Price: \$0 Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application      Date:

EXAMINED

*Noted to  
The J. Bisselle  
Book No.  
Dec. 19, 1910  
Per [unclear]*

At the request of Hubert L. Bisselle and Sarah M. Bisselle the following Deed was recorded November 30th A. D. 1910 at 9.16 o'clock A.M. to wit:-

THIS DEED, Made this 23rd day of November in the year one thousand nine hundred and ten, by and between John B. Macauley and Mary Y. Macauley, his wife, of the State of Illinois, parties of the first part, and Hubert L. Bisselle and Sarah M. Bisselle, his wife, of the District of Columbia, parties of the second part;

WITNESSETH, That the parties of the first part, for and in consideration of the sum of Ten (10) Dollars to them paid by the said parties of the second part, do 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:-

THE west thirty (30) feet front on Grafton Street by the full depth thereof of Lot numbered Five (5), and the East fifty (50) feet front on Grafton Street by the full depth thereof of Lot numbered six (6), in Block numbered Twenty four (24), Section Two, Chevy Chase in the subdivision made by the Chevy Chase Land Company, of Montgomery County, Maryland, as per Plat of said Subdivision recorded in Liber J. A. No. 39, folio 61, of the Land Records of said Montgomery County, Maryland.

SUBJECT to the conditions 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; that no structure of any description shall be erected within twenty five (25) feet of the front line of the said premises; and that no stable, carriage house, sheds, or outbuildings shall be erected except on the rear of said premises. In the case of corner Lots any and all lines bordering upon a street shall be considered a front line.

That no house shall be erected on said premises at a cost less than thirty five hundred (3500) Dollars, 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 structures appurtenant thereto shall be erected or maintained within Five (5) feet of the side lines of premises hereby conveyed, nor within ten (10) feet of the nearest adjacent house.

TO HAVE AND TO HOLD the said described 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.

SUBJECT to an unpaid balance of Four Thousand (4000) Dollars secured by a certain Deed of Trust of record, which the said parties of the second part hereby assume and agree to pay.

AND the said John B. Macauley hereby covenants to warrant specially the property hereby conveyed, (excepting however, as to those claiming under the deed of Trust aforesaid) and to execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals on the day and year first hereinbefore written.

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