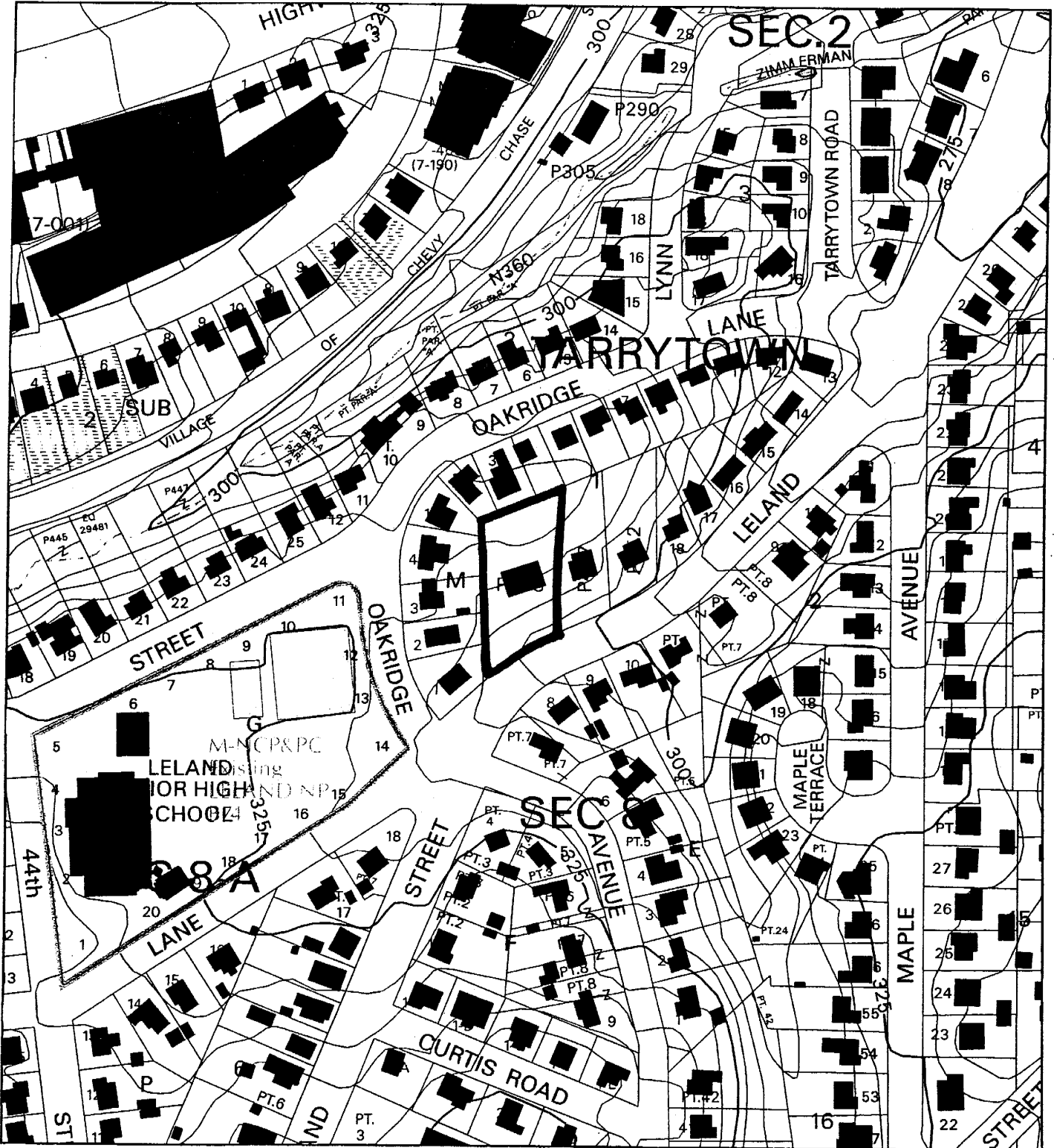


# CHEVY CHASE SECTION 8 (7-04061)



Map compiled on April 21, 2004 at 9:30 AM | Site located on base sheet no - 209NW04

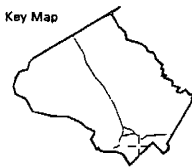
## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



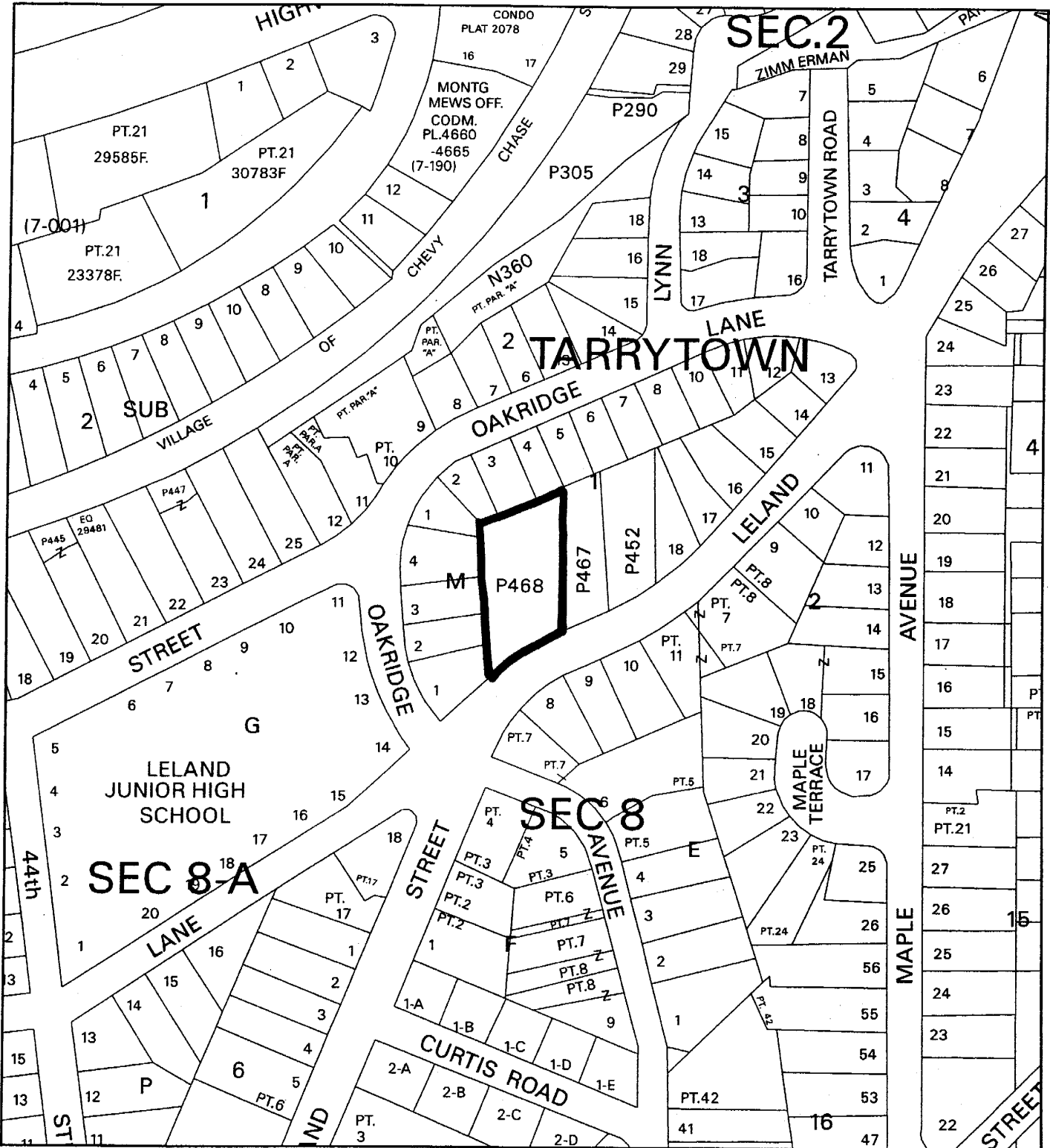
Research & Technology Center



1 inch = 200 feet  
1 : 2400

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# CHEVY CHASE SECTION 8 (7-04061)



Map compiled on April 21, 2004 at 10:51 AM | Site located on base sheet no - 209NW04

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Key Map



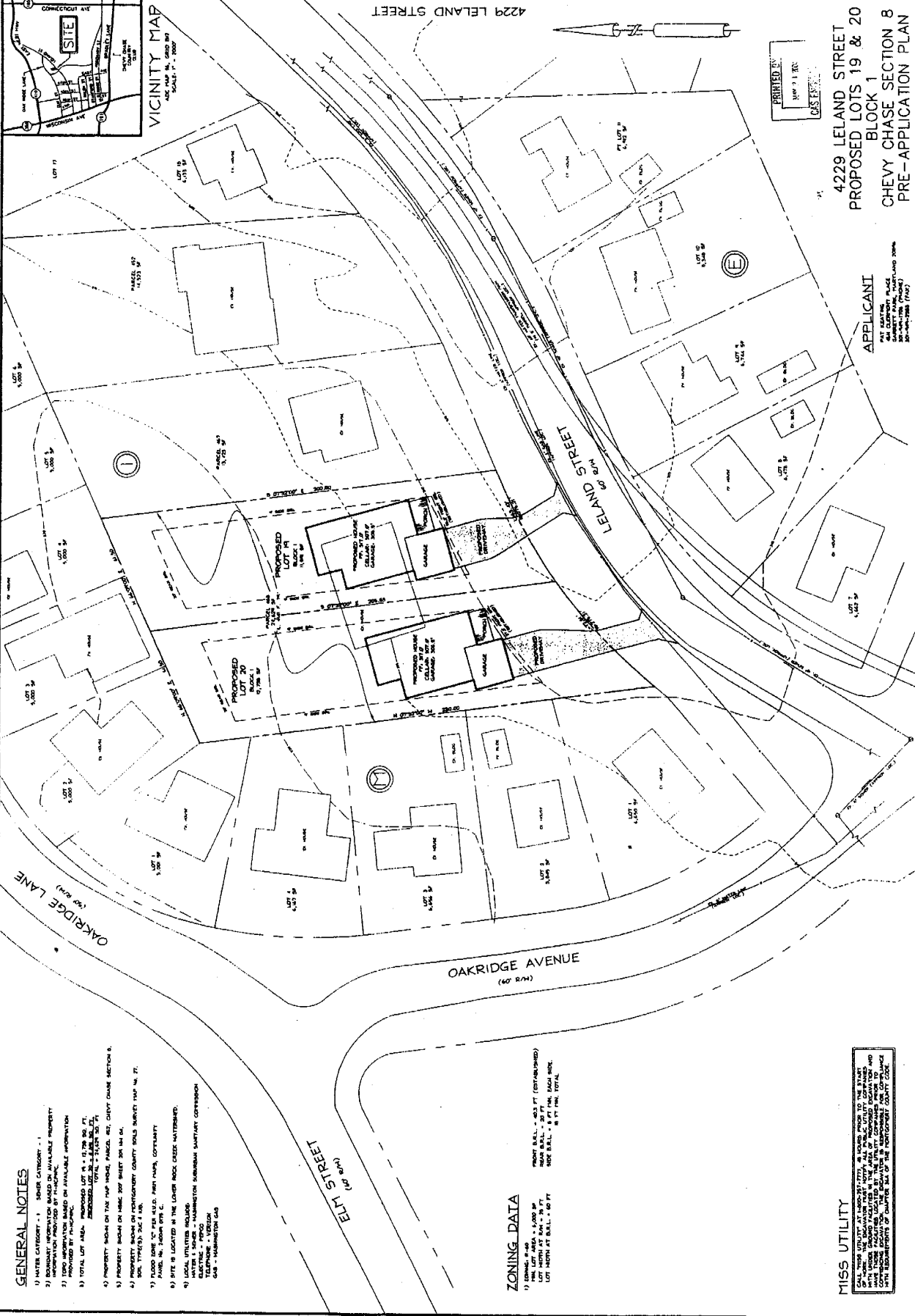
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Research & Technology Center



1 inch = 200 feet  
1 : 2400



4229 LELAND STREET  
 PROPOSED LOTS 19 & 20  
 BLOCK 1  
 CHEVY CHASE SECTION 8  
 PRE-APPLICATION PLAN

APPLICANT  
 MR. MARTIN E. BUCK  
 4229 LELAND STREET  
 MOUNT AIRY, NC 27551  
 252-521-2511

- GENERAL NOTES**
- 1) WATER CATEGORY - 1 - SINK CATEGORY - 1
  - 2) EXISTING INFORMATION BASED ON AVAILABLE PROPERTY RECORDS
  - 3) EXISTING INFORMATION BASED ON AVAILABLE INFORMATION PROVIDED BY PLANNING
  - 4) TOTAL LOT AREA - PROPOSED LOT 19 - 13,700 SQ. FT. PROPOSED LOT 20 - 13,700 SQ. FT. TOTAL - 27,400 SQ. FT.
  - 5) PROPERTY - SHOWN ON THE MAP INDICATE, PARCEL, SET, CHEVY CHASE SECTION 8.
  - 6) PROPERTY - SHOWN ON THE MAP INDICATE, PARCEL, SET, CHEVY CHASE SECTION 8.
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**ZONING DATA**

FRONT YARD - 40' FT. (REQUIREMENT)  
 REAR YARD - 20' FT. (REQUIREMENT)  
 SIDE YARD - 5' FT. (REQUIREMENT)  
 LOT AREA - 13,700 SQ. FT.  
 LOT WIDTH AT REAR - 30' FT.  
 LOT WIDTH AT FRONT - 30' FT.

**MISS UTILITY**

CALL MISS UTILITY AT 1-800-327-2777, 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION PROJECT. MISS UTILITY WILL LOCATE AND MARK ALL MISS UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION AND PROVIDE A MISS UTILITY REPORT TO THE PLANNING DEPARTMENT. THE MISS UTILITY REPORT IS NECESSARY FOR THE PLANNING DEPARTMENT TO APPROVE THE PRE-APPLICATION PLAN. THE MISS UTILITY REPORT IS NECESSARY FOR THE PLANNING DEPARTMENT TO APPROVE THE PRE-APPLICATION PLAN.

**ENGINEERING**

A Division of CAS Enterprises, Inc.

civil engineering • surveying • land planning

63 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771  
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

June 11, 2004

The M-NCP&PC  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, MD 20910

Attn: Richard Weaver

Re: #4229 Leland Street  
Proposed Lots 19 & 20  
Block 1, Chevy Chase Section 8  
MNCPPC No. 7-04061

Dear Mr. Weaver,

On behalf of our client, Mr. Patrick Keating, we are requesting Planning Board acknowledgement and binding action on the above referenced Pre-Application Concept Plan in accordance with Montgomery County Code Section 50-33A. Specifically, we would like to Board to consider:

1. Section 50-29.(a)(1); Lot dimensions (lot size, width shape and orientation) are appropriate.
2. Section 59-C-1.322(b) Minimum lot width at front building line
3. House placements and orientations

We've attached 12 copies of the updated Pre-Application Plan for your use. If you have any questions or need any additional information please do not hesitate to call me at 301-607-8031.

Sincerely,

for: Jeffrey A. Robertson  
Project Manager

cc: P. Keating  
J. Gibson  
E. Murtagh

04081.0610

4230 Leland Street  
Chevy Chase, Md 20815  
7 December 2004

Mr. Derick P. Berlage  
Chairman, Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Md. 20910-3760

Sir:

I live directly across from 4229 Leland Street and have been a neighbour of the Wood family for over 30 years. When Mr. Wood decided to subdivide his property, he talked to all of the residents adjoining the parcel explaining what he planned to do and asked for comments and any reservations. There were none.

Mr. Wood is a long time resident of Chevy Chase and, over the years, has been active in efforts to protect the unique charm and character of our town including serving on various town committees. He combined his architectural expertise in both domestic and international programmes to formulate a development package that addressed his own desires as well as environmental, esthetic and zoning law requirements

The notice in the Town of Chevy Chase "Forecast" did not reflect Mr. Wood's efforts to satisfy all parties involved, namely the Town, the Planning Board and his neighbours. As an official notification of a pending meeting, it may not be possible to reflect such, but I can confidently state that my neighbours and I have no problems whatsoever with his plans. We firmly support his efforts and hope that a favourable finding will result from the meeting. I will not be able to attend the meeting because of prior commitments but request that these comments be entered into the record and made a part of the consideration process.

Sincerely,

Capt. S. T. Ching, Ret.