



Barney Rush, *Mayor*  
Cecily Baskir, *Vice Mayor*  
Wicca Davidson, *Secretary*  
Kirk Renaud, *Treasurer*  
Joel Rubin, *Intergovernmental  
and Public Liaison*

## NOTICE OF ADMINISTRATIVE VARIANCE REQUEST

**To:** Residents Abutting and Confronting 7406 Ridgewood Avenue  
**Fr:** David Walton, Town of Chevy Chase  
**Date:** January 16, 2020  
**Re:** Administrative Variance Notice

Julio Delgado, 7406 Ridgewood Avenue, is proposing to construct an addition onto the house. The proposed addition will create a wall plane with a length of 39 feet along the north façade of the house. Town building regulations prohibit walls with a plane length greater than 34 feet unless there is an offset or articulation in the wall plane that measures at least 2 feet deep and 5 feet long. The proposed wall does not have such an articulation; therefore, a variance is required.

The Town Code allows for administrative approval of this variance request. If no written objection to the granting of the variance is received in the Town Office by 5:00 p.m. on Friday, January 31, 2020, the variance will be granted. If the Town receives a written objection to the granting of these variances by Friday, January 31, 2020, a public hearing of the Council may be requested by the applicant following standard variance procedures. If you have questions or need additional information regarding these requests, please contact me in the Town Office by January 31.

**Attachments:** site plan, elevation

Sent To: 7311, 7313 Maple Avenue  
7404, 7407, 7408, 7409 Ridgewood Avenue

CC: Town Council

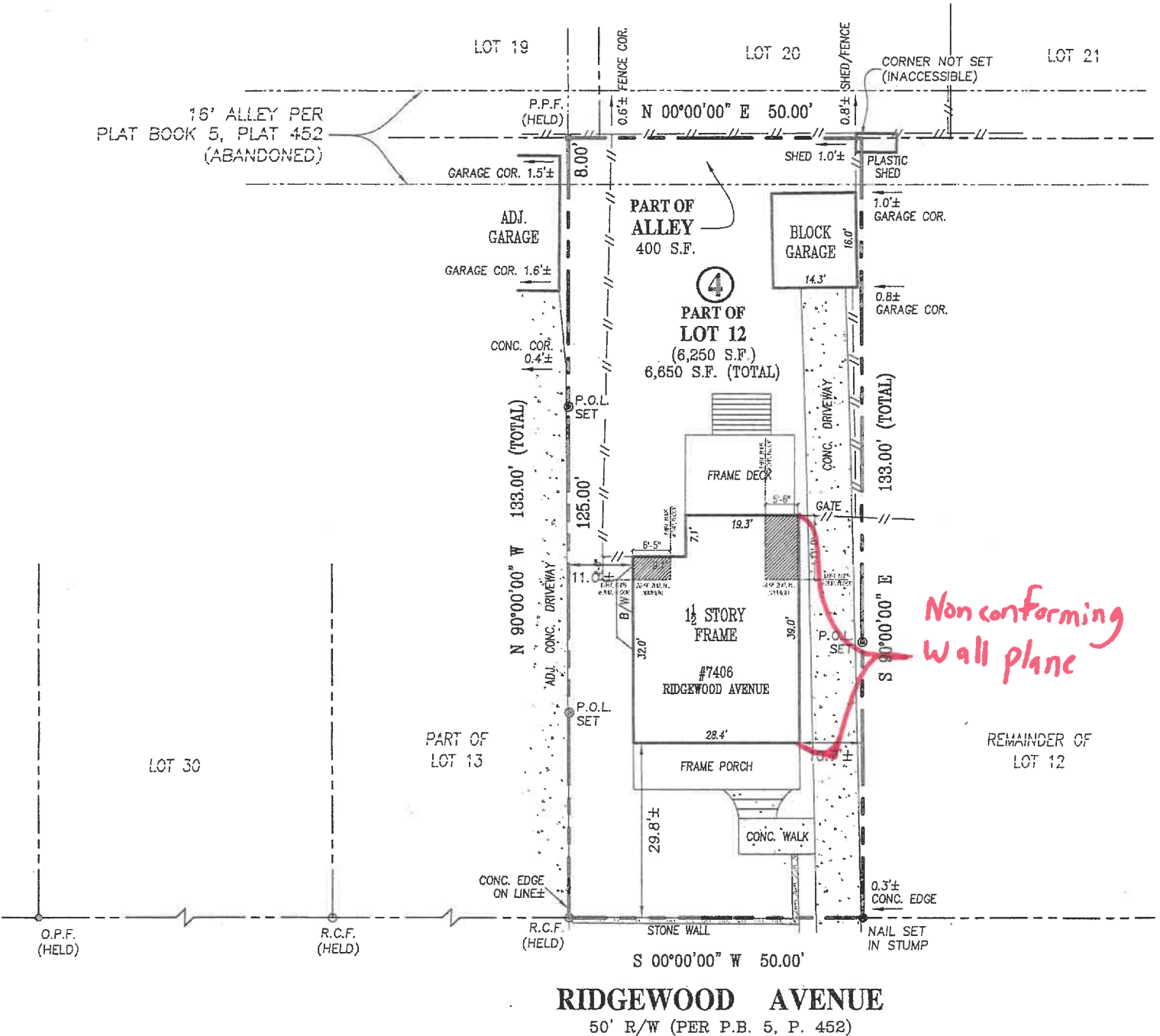
GENERAL NOTES:

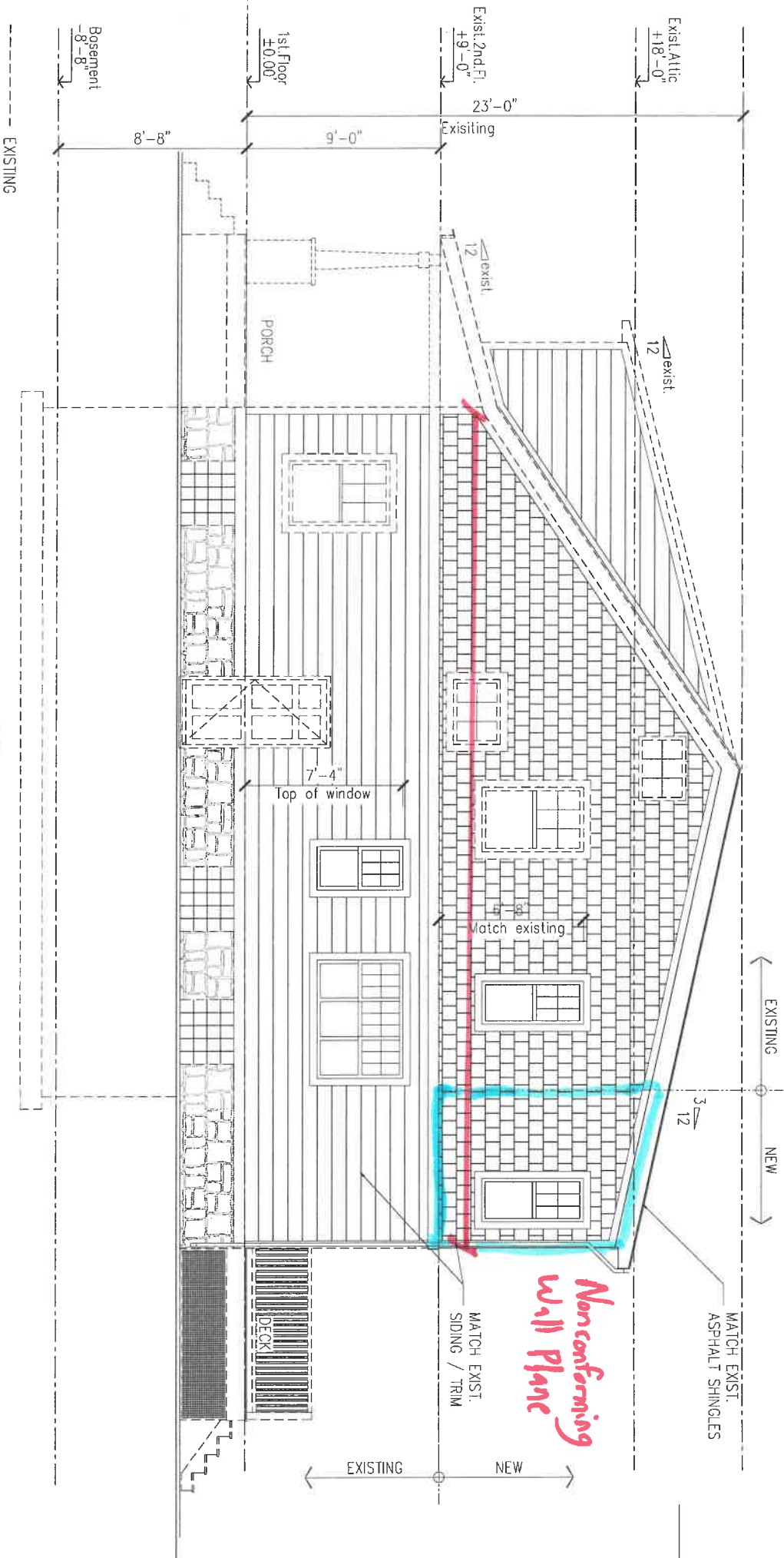
1. The property is shown in Montgomery County Tax Assessment Map HN-42.
2. Premises Address: 7406 Ridgewood Avenue, Chevy Chase 20815-5143.
3. All property corners have been recovered or set and verified per a field survey performed: October 30, 2019.
4. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 132 and as described in Liber 32568 at Folio 395.
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.
6.
  - ⊙ P.O.L. SET indicates a point set on the property line.
  - ⊙ R.B.C. indicates a Rebar & Cap Set.
  - ⊙ O.P.F. indicates an Open Pipe Found.
  - ⊙ R.C.F. indicates a Rebar & Cap Found.
  - ⊙ P.P.F. indicates a Pinched Pipe Found.

PLAT BOOK 2, PLAT 132



CHEVY CHASE PARK ~ PLAT BOOK 5, PLAT 452






 - Proposed addition

Nonconforming  
 Wall Plane

3  
 Elevation  
 1/8" = 1'-0"