

**Agenda for  
3505 Raymond St. Variance Hearing  
10/29/2020  
Via Zoom**

- 7:30 p.m. Call to Order, Opening Remarks & Explanation of Procedure
- 7:35 p.m. Presentation of Staff Report
- 7:40 p.m. Applicant Presentation of Variance Request
- 7:55 p.m. Opportunity for Council to Ask Questions of the Applicant
- 8:10 p.m. Opportunity for Residents to Ask Questions of the Applicant\*
- 8:25 p.m. Opportunity for Resident Comments (in support or opposition of the variance) \*
- 8:40 p.m. Applicant Rebuttal
- 8:55 p.m. Council Deliberation and Vote

\* In the interest of time, and depending on the number of residents who may wish to comment or ask a question, the Village may limit residents to two minutes of speaking time. Residents should please limit comments to new information for the Council to consider and questions which have not already been answered. Please note: all resident letters sent to the Council and/or Village Office have been entered in the official record.

This hearing will be audio recorded. All attendees should avoid talking unless recognized by the Chair, and coming to the podium to speak and identifying oneself by name and address.

## **Virtual Meeting Information**

Below is the information for those residents who would prefer to dial in remotely or video in to the Council meeting.

### **1. Dial-In Option**

Call: 1 301 715 8592

When prompted, enter the Meeting ID: 870 7951 8512# (you must enter the "#")

Password: 873234

### **2. Web/Video Option:**

- a. Go to the Zoom meeting link: <https://us02web.zoom.us/j/87079518512?>
- b. It will take you to Zoom to download, which is free. Then the meeting will launch. You can view the meeting or just listen in and talk when prompted.

Meeting ID: 870 7951 8512

Password: 873234

Topic: Variance Public Hearing

Time: October 29, 2020, 07:30 p.m. Eastern Time (US and Canada)

MONTGOMERY CONSULTING  
MEMO

TO: The Village of Martin's Additions

FROM: Doug Lohmeyer

DATE OF MEMO: October 23, 2020

SUBJECT: 3505 Raymond St. – HVAC Variance

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The original building permit application from 2016 indicates the left side of the existing house was setback from the left side property line 9.67 feet and the proposed addition at the rear would be located 8.33 feet from the right-side property line, for a total of 18.00 feet.

The Village Code states the minimum side yard setback on one side of the building must be at least 8.0 feet and the total of the both side yard setbacks must be at least 18.0 feet.

The County R-60 Code and the Village Code do not permit HVAC units to be located within the minimum side yard setback.

The variance application indicates the two proposed HVAC units will be placed on the right side of the new addition, will be placed 1.0 feet from the side of the house and the units will measure 3.0 feet beyond that 1-foot.

Thus, the proposed variance indicates the right-side of the two HVCA units will be located 4.0 feet from the side of the house and 4.33 feet from the right-side property line. (8.33 – 4.00 = 4.33)

The R-60 zone and the Village Code require a minimum total side yard setback of 18.0 feet, thus a variance of 4 feet is required.

The applicants have indicated that if the variance is approved, they will place evergreen shrubs around the two HVAC units, in order to diffuse the sound of the units from the adjacent neighbor.

I recommend that a legal document be recorded, which will require those shrubs and future shrubs to remain and continue from owner to owner.

## **Background**

1. The original building permit application and site plan (submitted in 2016 by the previous owner), indicated two new HVAC units were proposed at the rear of the proposed addition.
2. During construction, the previous homeowner instructed the contractor to install the two HVAC units on the right side of the new addition.
3. During the final inspection, by the MCDPS inspector observed that the two HVAC units were in violation of the R-60 side yard setback.
4. The MCDPS inspector required the units to be relocated to the rear of the new addition, as indicated on the original approved site plan submitted to the County and the Village.
5. The original owner did not request a Variance for the two HVAC units from the Village.
6. The units were then relocated to the rear of the new addition.
7. In addition to needing a variance from the Village, the applicants will also need to obtain a variance and a mechanical building permit from the County.
8. If those three approvals are obtained, then the Village may issue the building permit.



**Village of Martin's Additions**

7013 B Brookville Road  
Chevy Chase, MD 20815  
Email: manager@martinsadditions.org  
301-656-4112 (Phone) 301-656-0030 (Fax)  
Form Updated: June 1, 2020

**Building Permit/Request Denied** \_\_\_\_\_  
**Variance Request Filed** \_\_\_\_\_  
**Variance Number:** \_\_\_\_\_  
**Hearing Date:** \_\_\_\_\_ **Decision:** \_\_\_\_\_

**Application for Variance from the  
Village of Martin's Additions Building Regulations  
[See Chapter 7, Section 7-405 of VMA Building Regulations]**

Variance requests are considered by the Village Council at public hearings. Hearings take place at the monthly meetings of the Council, time permitting. The Council may, in its discretion, schedule a special meeting. Public notice of a variance request must be mailed to neighboring properties at least 20 days in advance of the hearing. Thus, based on the date of filing of the completed variance application, there may be insufficient time to hear the request at the next regularly-scheduled monthly meeting of the Council.

**Applicant Name:** Rachel and William Yavinsky  
**Address and Lot Number:** 3505 Raymond Street, Lot 28  
Chevy Chase MD 20815  
**City State Zip**  
**Phone:** 301.704.2165 **E-Mail** rachel.yavinsky@gmail.com; will.yavinsky@gmail.com

**Property Owner(s) (if other than applicant):**  
**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City State Zip**  
**Phone:** \_\_\_\_\_ **E-Mail** \_\_\_\_\_

**Briefly Describe Each Variance Requested (if part of larger project, please include context):**  
Variance to requirements of Section 7-402(c)(3)(i) for:  
Movement of two air conditioning compressors from the rear yard to the side yard at a distance less than eight feet of the setback on the East side nearest 3503 Raymond Street. As indicated in our attached Exhibit A and Survey, the compressors would extend 48 inches from our secondary wall.

- Burden of Proof: In order for the Village Council to grant a petition for a variance, an applicant for a variance must prove that:**
- By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to the lot, the strict application of the Village Code would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property.
  - Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions; and
  - Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

**Variance Request Guidelines:** The Council may grant a variance from the Village of Martin’s Additions zoning regulations by relaxing the standard which has caused a peculiar or unusual practical difficulty or exceptional or undue hardship. Examples of the zoning standards that may be altered are minimum front, rear, and side yard setbacks, and height requirements. The Council strictly applies the requirements for a variance because a variance can change the development standards that all other property owners in the Village of Martin’s Additions must follow.

Please note that the difficulty or hardship that would be remedied by the proposed variance must result from the application of zoning standards, not from the action or inaction of the property owner. In other words, *the condition which a variance relieves must not be self-inflicted by the owner.* Personal circumstances are not a basis for consideration of whether to grant or deny a requested variance. The Council can impose conditions to lessen the effects of a variance on a neighboring property and the community. See page 4 of this application for the Code citation.

**This variance is requested for (Check all):**     **Main Building**     **Accessory Building**

- Building height       Flat Roof
- Wall plane height:     Front             Side             Rear
- Wall plane length:     Front             Side             Rear (Accessory Building)
- Setback(s):
  - Front setback
  - Rear setback
  - Side setback:  One Side     Sum of both sides     Additional side setback
- Projections (main buildings): bay windows, oriel entrances, balconies, vestibules
- Unenclosed porches, decks, breezeways, steps, stoops, exterior stairways, terraces
- Air conditioning units, heat pumps
- Building coverage                       Non-vegetative surface area
- Curb cut                                       Driveway width                       Front loading garage
- Other: \_\_\_\_\_

**This variance is requested because this property (check all that apply):**

- is exceptionally narrow       has unusual topographical conditions
- is exceptionally shallow       has other extraordinary situations or conditions
- is unusually shaped

**Describe the condition(s) checked above and how this property compares to other properties in the Village of Martin’s Additions:**

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**This variance is requested because conforming to the Village’s building code would (check all that apply):**

- result in exceptional or undue hardship     cause peculiar or unusual practical difficulties

**Explain why conforming to the Village Code would cause peculiar or unusual practical difficulties:**

Maintaining the two air conditioning compressors in the rear yard, where placed by a prior owner, rather than the side yard, presents a safety hazard for our young children (ages 3 & 6);  
and the extension of long refrigerant line sets to the compressors in the rear yard location (i) significantly reduces the lifespan of those compressors, which must run constantly and are over-worked; and

(ii) creates water drainage and burgeoning wall leak issues alongside the side wall of our house as rainwater runs and gets trapped between the lines and the house.

**Describe why the variance is the minimum reasonably necessary to overcome the exceptional condition:**

As indicated in the attached exhibit, the compressors will be placed as close to the side of the house as safely possible, with the outside edge of the units approximately 50 inches from our abutting neighbor's (3503 Raymond Street) barrier wall.

**Explain why the variance would not be detrimental to the use and enjoyment of neighboring properties:**

We have discussed and developed these plans incorporating the recommendations and requests of our abutting neighbors on the impacted side of the house, Barbara and Gary Glickman of 3503 Raymond Street, and are applying based on their declared support. The A/C compressors are approximately 4 years old and are relatively quiet, but run constantly in their current location given the extended length of the refrigerant lines. Moving the compressors to the side yard will move them farther from the outdoor living space of surrounding neighbors. The Glickmans requested, and we agree, to plant boxwoods surrounding the compressors when moved.

**List of Required Filing Documents to Complete Application for Variance:**

- Boundary survey** with a margin of error of 0.1 foot or less.
- Accurate site plan** showing boundaries, dimensions, area, topography and frontage of the subject property, the location and dimensions of all existing and proposed structures, the distances of such structures from the nearest lot lines, with all required setbacks clearly shown.
- Plans**, architectural drawings, photographs, elevations, specifications, or other detailed information depicting fully the exterior appearance of existing and proposed construction.
- A list of the names and mailing addresses** of the adjoining and confronting property owners who are entitled to notice of this variance application.

**Abutting Neighbor #1:**

Name Barbara and Gary Glickman  
Street Address 3503 Raymond Street

**Abutting Neighbor #2:**

Name Ellen Harris and David Zinn  
Street Address 3507 Raymond Street

**Abutting Neighbor #3:**

Name Lois Dean Courtney  
Street Address 3418 Cummings Lane

**Abutting Neighbor #4:**

Name n/a  
Street Address \_\_\_\_\_

**Confronting Neighbor #1:**

Name Anne and Mathew Jaffe  
Street Address 3504 Raymond Street

**Confronting Neighbor #2:**

Name David and Joanne Bamberger  
Street Address 3502 Raymond Street

**[Attach more pages as necessary to provide a complete list of all abutting and confronting neighbors.]**

- EBL Calculations:** Applications for variances from an established building line (EBL) should identify all lots used to calculate the EBL, and the calculations that determine the applicable EBL, and the locations of all structures and front yard setbacks on those lots.
- All additional exhibits** which the applicant intends to introduce at the Village Council review meeting.
- A non-refundable filing fee** of \$1,500 made payable to "Village of Martin's Additions" for the first variance request and \$250 for each subsequent variance in the request. Cash not accepted.

## **Section 7-405. Variances**

(a) A property owner may apply to the Village Council for a variance from the strict application of the terms of this Article. The Council may authorize a variance from the strict application of any specific requirement of this Article when the standards described herein are met.

(b) Processing and Public Hearing Requirement

(1) Applications for a variance shall be submitted to the Village Manager and shall include the following:

(i) Written application on the form provided by the Village Manager, including a statement detailing the specific provisions of this Article from which a variance is sought;

(ii) Detailed information pertaining to the nature and extent of the variance sought, including the following: (a) a boundary survey with a margin of error of +/- onetenth (0.10) of a foot, or better, showing boundaries, dimensions, area, topography, and frontage of the lot involved, as well as the location and dimensions of all buildings existing and proposed to be erected, and the distances of the buildings from the nearest lot lines; and (b) plans, architectural drawings, photographs, elevations, specification or other detailed information depicting fully the exterior appearance of existing and proposed construction;

(iii) A summary of what the applicant expects to prove at the hearing, including the names of applicant's witnesses, summaries of the testimonies of expert witnesses, and the estimated time for presentation of the applicant's case; and

(iv) Any additional exhibits which the applicant intends to introduce at the hearing.

(2) The Council shall hold a public hearing on all applications for the grant of a variance. A minimum of twenty (20) days prior to the scheduled hearing, the Village Manager or his or her designee shall post notice of the hearing at the applicant's property that is the subject of the variance request and mail written notice to all adjoining and confronting

property owners by first-class mail.

(c) Standards for decision on variances: The Council may grant petitions for variances upon proof by the applicant by a preponderance of the evidence that: (1) by reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to the lot, the strict application of this

Article would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner of such property;

(2) such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions; and

(3) such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

(d) Conditions. In granting a variance, the Council may impose such conditions as it determines, in its judgment, are necessary to protect the public health, safety, and welfare.

(e) Decision. The decision of the Council granting or denying a variance shall be in writing and shall be final and effective as of the date the Council approves the written decision.

(f) Duration. A building permit for the construction authorized by the variance must be obtained within twelve (12) months of the effective date of the variance or the variance shall be void, unless an extension is granted in writing by the Code Enforcement Officer. The Code Enforcement Officer may grant an extension of the variance, upon such

conditions as the Code Enforcement Officer may set, upon a reasonable showing that there has been no material change in circumstances since the effective date of the decision approving the variance and despite due diligence by the recipient of the variance, additional time is necessary to secure a building permit.

**(Ord. No. 4-09-2, adopted 5/27/09, effective 6/16/09; Ord. No. 11-15-1, adopted 1/21/16, effective 2/10/16)**

**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 understood 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 Council to enter onto the subject property for the purposes of assessing the site in relation to this variance 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/Property Owner Signature**

Rachel Yavinsky

\_\_\_\_\_  
**Print Name**

9/24/2020

\_\_\_\_\_  
**Date**



\_\_\_\_\_  
**Applicant/Property Owner Signature**

William Yavinsky

\_\_\_\_\_  
**Print Name**

9/24/2020

\_\_\_\_\_  
**Date**

<p><b>Date Variance Application Received by VMA:</b> _____</p> <p><b>Non-refundable Filing Fee. <input type="checkbox"/> Date and Check Number:</b> _____</p> <p><b>Date Notice of Variance Application Posted on Subject Property*:</b> _____</p> <p><b>Date of Written Notification to Confronting and Adjoining Neighbors*:</b> _____</p> <p>(*must be at least 20 days prior to public hearing)</p> <p><b>Date of Village Council review**:</b> _____</p> <p>(**usually the 3rd Thursday of each month)</p>
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Rachel and William Yavinsky  
3505 Raymond Street  
Chevy Chase, MD 20815

September 23, 2020

Via Email

Village Council of the Village of Martin's Additions  
c/o Village Manager  
7013 Brookville Road  
Suite B, 2<sup>nd</sup> Floor  
Chevy Chase, MD 20815-3263  
Email: [manager@martinsadditions.org](mailto:manager@martinsadditions.org)

Dear Council Members and Niles:

We have lived in Martin's Additions for more than 8 years, first at 7213 Chestnut Street beginning March 2012, and moving in August 2020 to 3505 Raymond Street. We love the neighborhood and are proud to raise our family here. This is the first request we have brought to the Council, as we are facing a costly and potentially damaging situation with our home.

When our home was renovated by a prior owner in 2016, the architect specified that the two air conditioning compressors should be placed at a location on the East side of the house (towards 3503 Raymond Street). However, the specified location was and is not a sufficient distance from the side setback and apparently a variance was not sought at that time. The compressors were instead placed in the rear yard, connected via long refrigerated line sets.

Maintaining the two air conditioning compressors in the rear yard, rather than the side yard, presents a safety hazard for our young children (ages 3 and 6), and the extension of long refrigerant line sets to the compressors reduces the lifespan of those compressors, which must run constantly given the long distance and are overworked, and creates water drainage and burgeoning wall leak issues on the side of our house as rainwater runs and gets trapped between the lines and the house.

We are moving forward with this application and the attached plans at great cost only because we have received assurances in conversations with the neighbors most potentially impacted, Barbara and Gary Glickman of 3503 Raymond Street, that they are supportive.

Our contractor included a sound fence in its proposal but, as requested by the Glickmans, we agree to plant boxwoods instead. We are also glad to discuss further remediation that the Council views as necessary.

Thank you for your consideration.

Sincerely,

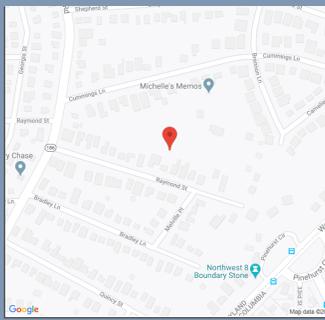
Rachel and Will Yavinsky  
3505 Raymond Street

Attachments: Application for Variance; Exhibit A (H&M 9/22/20 proposal); Exhibit B (8/27/20 H&M report)

ORDERED BY:



795 Rockville Pike | Rockville | MD, 20852  
301.230.0070 | www.rgstitle.com



PROPERTY ADDRESS: 3505 RAYMOND STREET CHEVY CHASE, MARYLAND 20815

SURVEY NUMBER: MD2004.5246

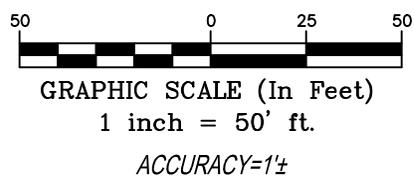
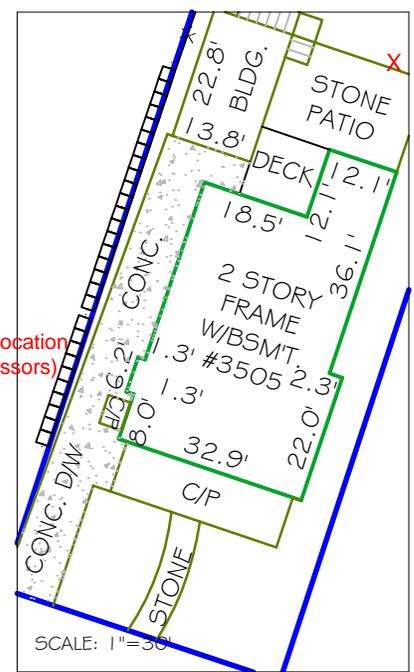
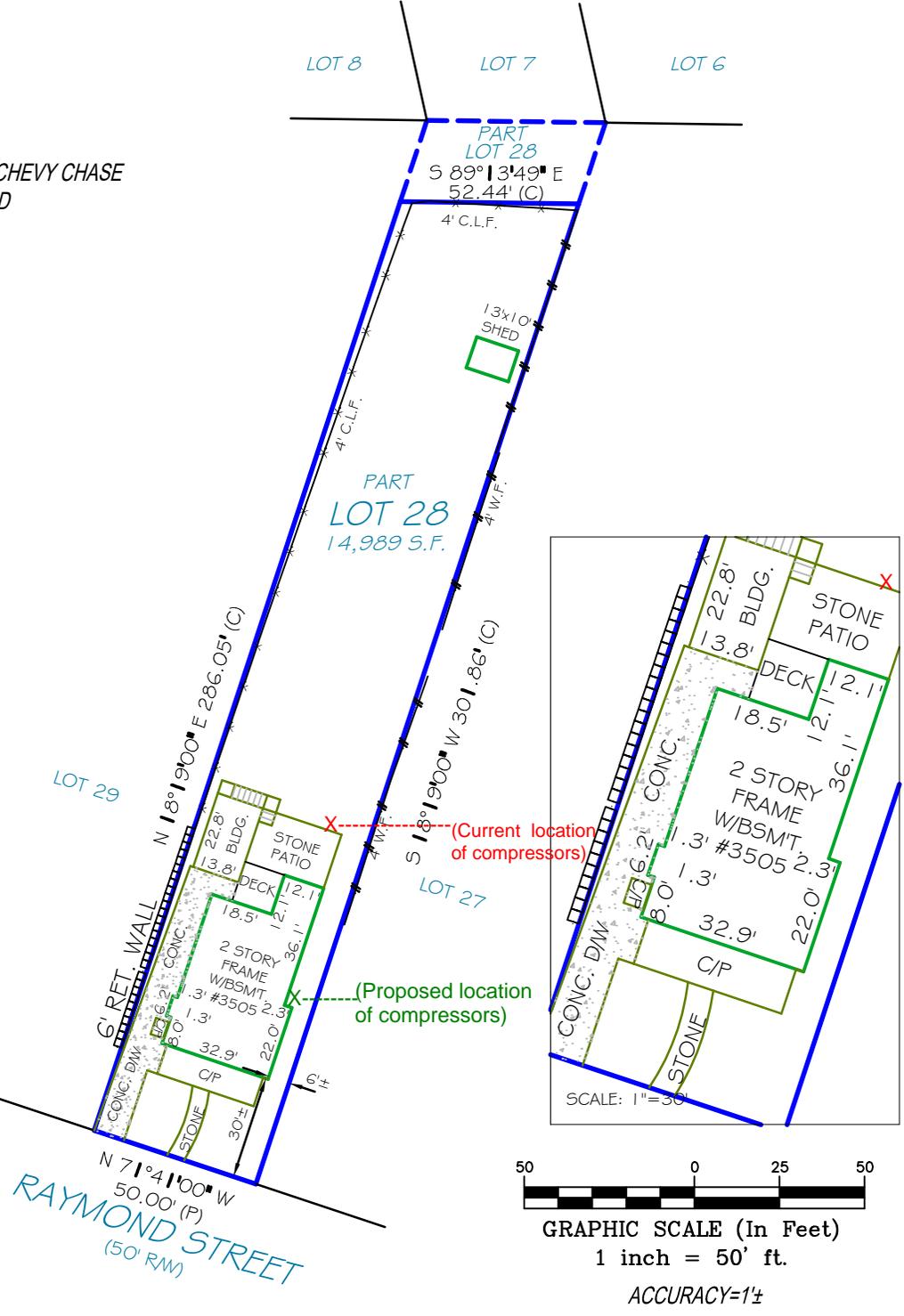
FIELD WORK DATE: 7/25/2020

REVISION HISTORY: (REV.0 7/28/2020)

MD2004.5246  
LOCATION DRAWING  
PART LOT 28  
H.M MARTIN'S THIRD ADDITION TO CHEVY CHASE  
MONTGOMERY COUNTY, MARYLAND  
07-28-2020 SCALE 1"=50'



**PLEASE NOTE**  
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



POINTS OF INTEREST:  
NONE VISIBLE

CLIENT NUMBER: 287336ROC DATE: 07/28/20

BUYER: William Yavinsky and Rachel Yavinsky,

SELLER: BRENDAN MCCABE AND JENNIFER MCCABE,

CERTIFIED TO:  
WILLIAM YAVINSKY AND RACHEL YAVINSKY, ; RGS TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; PROSPERITY HOME MORTGAGE

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

**Leslie Friedson** REALTOR  
c: 301.455.4506  
o: 301.298.1001  
leslie.friedson@compass.com

**EXACTA** MARYLAND SURVEYORS  
www.exactamd.com LB# 21535

LEGAL DESCRIPTION:

PART OF LOT 28 IN THE SUBDIVISION KNOWN AS "H.M MARTIN'S THIRD ADDITION TO CHEVY CHASE" AS PER PLAT RECORDED IN PLAT BOOK 1 AT PLAT NO. 70 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

JOB SPECIFIC SURVEYOR NOTES:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK 1 AT PAGE 70 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

ACCURACY EQUALS ONE FOOT PLUS OR MINUS

GENERAL SURVEYOR NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This drawing does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-ways may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
11. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

**LINETYPES: (UNLESS OTHERWISE NOTED)**

BOUNDARY LINE	IRON FENCE
STRUCTURE	OVERHEAD LINES
CENTERLINE	SURVEY TIE LINE
CHAIN-LINK or WIRE FENCE	WALL OR PARTY WALL
EASEMENT	WOOD FENCE
EDGE OF WATER	VINYL FENCE

**SURVEYOR'S LEGEND**

**SURFACE TYPES: (UNLESS OTHERWISE NOTED)**

ASPHALT	BRICK or TILE
CONCRETE	COVERED AREA
WATER	WOOD

**SYMBOLS: (UNLESS OTHERWISE NOTED)**

	BENCH MARK		FIRE HYDRANT
	CENTERLINE		FIND OR SET MONUMENT
	CENTRAL ANGLE or DELTA		GUYWIRE OR ANCHOR
	COMMON OWNERSHIP		MANHOLE
	CONTROL POINT		TREE
	CONCRETE MONUMENT		UTILITY OR LIGHT POLE
	CATCH BASIN		WELL
	ELEVATION		

(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT
(D) DEED	ELEV. ELEVATION	NAV88 NORTH AMERICAN VERTICAL	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT
(F) FIELD	EM. ELECTRIC METER	DATUM OF 1988	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.
(M) MEASURED	ENCL. ENCLOSURE	NGVD29 NATIONAL GEODETIC	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.
(P) PLAT	ENT. ENTRANCE	VERTICAL DATUM OF 1929	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT
(R) RECORD	EUB. ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT.
(S) SURVEY	F.F. FINISHED FLOOR	O.G. ON GROUND	S.T.L. SURVEY TIE LINE	ESMT. EASEMENT
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.B. OFFICIAL RECORD BOOK	S.W. SEAWALL	I.E./E.E. INGRESS/EGRESS ESMT.
A/C AIR CONDITIONING	F/DH FOUND DRILL HOLE	O.R.V. OFFICIAL RECORD VOLUME	S/GD SET GLUE DISC	IRR. IRRIGATION EASEMENT
B.C. BLOCK CORNER	FCM FND. CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.
B.F.P. BACKFLOW PREVENTOR	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.
B.R. BEARING REFERENCE	FIPC FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.
B.R.L. BUILDING RESTRICTION LINE	FIR FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE
B/W BAY/BOX WINDOW	FIRC FOUND IRON ROD & CAP	OHL OVERHEAD LINES	SEW. SEWER	MAINTENANCE EASEMENT
BLDG. BUILDING	FN FOUND NAIL	ON INSIDE OF SUBJECT PARCEL	SIRC SET IRON ROD & CAP	M.E. MAINTENANCE EASEMENT
BLK. BLOCK	FN&D FOUND NAIL AND DISC	PB. PLAT BOOK	SN&D SET NAIL & DISC	P.U.E. PUBLIC UTILITY EASEMENT
BM BENCHMARK	FND. FOUND	P.C. POINT OF CURVATURE	SQ.FT. SQUARE FEET	R.O.E. ROOF OVERHANG ESMT.
BSMT. BASEMENT	FPM FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND	STY. STORY	S.W.E. SIDEWALK EASEMENT
C. CURVE	FPM&D FOUND PK NAIL & DISC	P.C.P. CURVATURE	SV SEWER VALVE	S.W.M.E. STORM WATER MANAGEMENT
C.B. CONCRETE BLOCK	FRRSPK FOUND RAILROAD SPIKE	P.I. PERMANENT CONTROL POINT	T.O.B. TOP OF BANK	EASEMENT
C.L.F. CHAIN LINK FENCE	GAR. GARAGE	P.I. POINT OF INTERSECTION	TBM TEMPORARY BENCHMARK	T.U.E. TECHNOLOGICAL UTILITY ESMT.
C.O. CLEAN OUT	GM GAS METER	P.O.B. POINT OF BEGINNING	TEL. TELEPHONE FACILITIES	U.E. UTILITY EASEMENT
C.V.G. CONCRETE VALLEY GUTTER	ID. IDENTIFICATION	P.O.C. POINT OF COMMENCEMENT	TWP. TOWNSHIP	
C/L CENTER LINE	ILL. ILLEGIBLE	P.P. PINCHED PIPE	TX TRANSFORMER	
C/P COVERED PORCH	INST. INSTRUMENT	P.R.C. POINT OF REVERSE CURVATURE	TYP. TYPICAL	
C/S CONCRETE SLAB	INT. INTERSECTION	P.R.M. PERMANENT REFERENCE	U.R. UTILITY RISER	
CATV CABLE TV RISER	L. LENGTH	MONUMENT	UG UNDERGROUND	
CH CHORD BEARING	LB# LICENSE # - BUSINESS	P.T. POINT OF TANGENCY	UR UTILITY RISER	
CHIM. CHIMNEY	LS# LICENSE # - SURVEYOR	P/E POOL EQUIPMENT	V.F. VINYL FENCE	
CONC. CONCRETE	M.B. MAP BOOK	PG. PAGE	W.F. WOODEN FENCE	
COR. CORNER	M.E.S. MITERED END SECTION	PLS. PROFESSIONAL LAND SURVEYOR	W/C WITNESS CORNER	
CS/W CONCRETE SIDEWALK	M.F. METAL FENCE	PLT. PLANTER	W/F WATER FILTER	
D.F. DRAIN FIELD	MES. MITERED END SECTION	PSM. PROFESSIONAL SURVEYOR AND MAPPER	WM WATER METER/VALVE BOX	
D.H. DRILL HOLE	MH. MANHOLE	R. RADIUS or RADIAL	WV WATER VALVE	
D/W DRIVEWAY	N.R. NON RADIAL			

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

**TO PRINT IN BLACK + WHITE:**

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".



Exacta Maryland Surveyors, Inc.  
1220 E Churchville Road | Suite 100  
Bel Air, MD 21014  
LB# 21535

Contact Us  
Phone (443)692-6523  
Toll Free: 866-735-1916  
www.exactamd.com

## STATE OF MARYLAND REQUIRED APPROVAL FORM

PRIOR TO CLOSING, PLEASE SIGN & EMAIL this page to  
**ORDERS@EXACTAMD.COM**  
for COMAR compliance.

Exacta Maryland Surveyors, Inc. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property.

**A LOCATION DRAWING IS NOT A BOUNDARY SURVEY AND CANNOT BE RELIED UPON BY ANYONE TO SHOW WHERE THE PROPERTY'S BOUNDARIES ARE.**

The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property) is desired, a surveyor should be contacted independently. The cost of a boundary survey will be greater than the cost of a location drawing.

For further information, contact: Exacta Maryland Surveyors, Inc. at 1220 E Churchville Road, Suite 100 Bel Air, MD 20613, (443) 692-6523 or www.exactamd.com. I/we approve the preparation of a location drawing.

- I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement.
- I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

Consumer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_

In connection with the purchase or refinancing of the property located at:

<b>PROPERTY ADDRESS</b>	<b>JOB NO:</b> MD2004.5246
3505 RAYMOND STREET CHEVY CHASE , MARYLAND 20815	
<b>LEGAL DESCRIPTION</b>	
PART OF LOT 28 IN THE SUBDIVISION KNOWN AS "H.M MARTIN'S THIRD ADDITION TO CHEVY CHASE" AS PER PLAT RECORDED IN PLAT BOOK 1 AT PLAT NO. 70 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.	
<b>CLIENT NAME</b>	
RGS TITLE - ROCKVILLE	

Service Date: September 22, 2020

Service Time: 5:29 PM

Customer Name: William Yavinsky

Job Address: 3505 Raymond St Chevy Chase, MD 20815

HVAC Service Requested by William Yavinsky

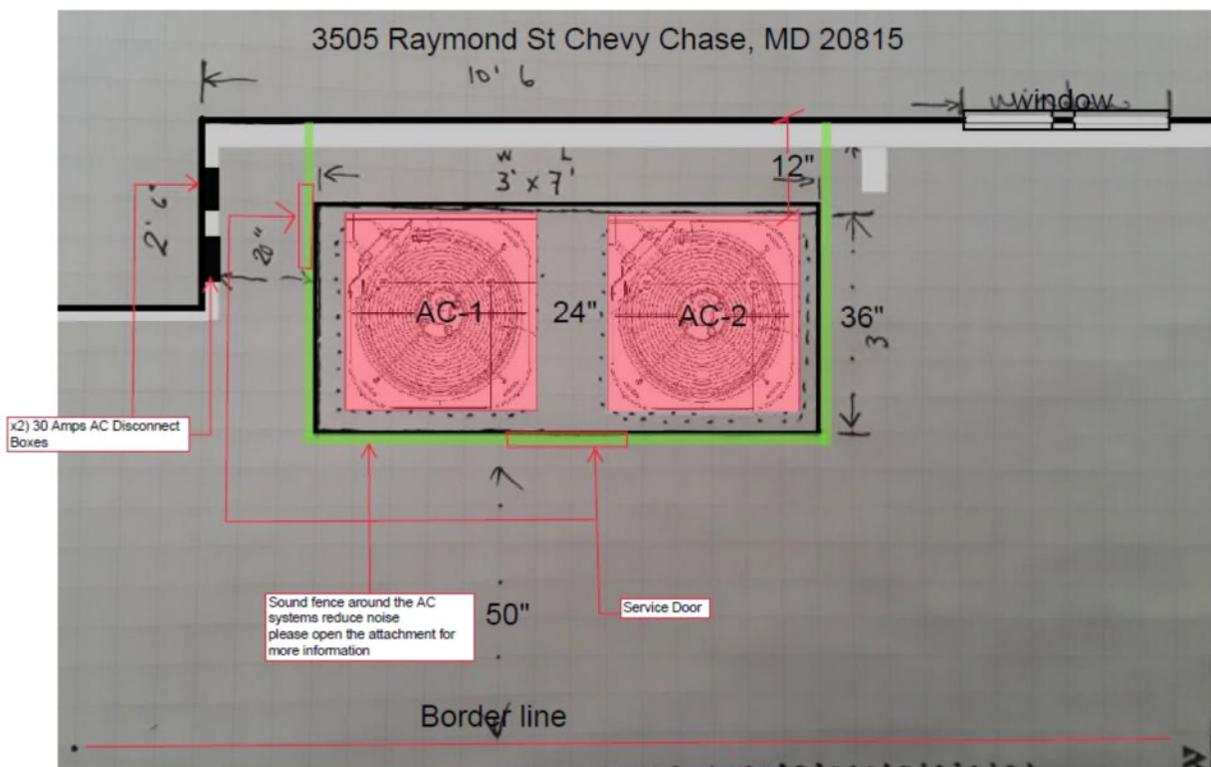
Reason of Service Call: Relocate two AC condensing units, and install new 1/2 gas line to the balcony area

H&M Service Tech: Ivan Zuniga

H&M State License Number: 2705150009 Expires: 4 30 2021

Proposed Plan Below

### Proposed sound fence layout



Proposed sound fence



Location for proposed sound fence



## Neighbor borderline picture



### Recommendations:

Option#1 Relocate both condensing units closer to the house to gain more efficiency.

If you have any questions or concerns, please feel free to contact us.

# Estimate

506 Shaw Rd. Suite 308  
 Sterling, VA 20166-9444  
 T.703.862.4768 C.703.863.4388

Date	Estimate #
8/27/2020	2020-528

Name / Address
William Yavinsky 3505 Raymond St Chevy Chase, MD 20815

Project
3505 Raymond St

Item	Description	Qty	Rate	Total
_SCD	<p>Service Date: August 26, 2020            Service Time: 5:29 PM            Customer Name: William Yavinsky            Job Address: 3505 Raymond St Chevy Chase, MD 20815            HVAC Service Requested by William Yavinsky            Reason of Service Call: Service Diagnose AC System not working properly            H&amp;M Service Tech: Ivan Zuniga            H&amp;M Virginia State License Number: 2705150009            Expires: 4 30 2021            H&amp;M Maryland State License Number: 100665 Expires: 10-19-2020            Existing System Informations:            Carrier AC#1 Model No.24ACC630A0030010 Serial No.2216E08344            Carrier AC#1 Model No.24ACC442A0030011 Serial No.2916E09869</p> <p>The length of the existing refrigerant line sets connected to the air conditioning systems are accessing the manufacturer's recommendations systems are working for long periods to satisfy the thermostats.</p> <p>Recommendations:            Option#1 Relocate both condensing units closer to the house to gain more efficiency.            Option#2 Replace both condensing units half a ton bigger,            note: as per manufacturer recommendations, new refrigerant line sets are required for this option.</p> <p>If you have any questions or concerns, please feel free to contact us.</p> <p>Thank you for your business - we appreciate it very much.</p> <p>Sincerely,</p>	1	135.00	135.00

<b>Total</b>
--------------

Signature

# Estimate

506 Shaw Rd. Suite 308  
 Sterling, VA 20166-9444  
 T.703.862.4768 C.703.863.4388

Date	Estimate #
8/27/2020	2020-528

Name / Address
William Yavinsky 3505 Raymond St Chevy Chase, MD 20815

Project
3505 Raymond St

Item	Description	Qty	Rate	Total
	H&M GENERAL CONSTRUCTION INC. 506 Shaw Rd #308 Sterling, VA 20166 T. 703-862-4768 C. 703-863-4388 www.hm-hvac.com			

<b>Total</b>	\$135.00
--------------	----------

This is a quotation on the goods named, subject to the conditions noted below:  
 Describing of any conditions pertaining to these prices and any additional  
 terms of the agreement, including contingencies that will affect the quotation.

To accept this quotation, sign below and return:

Signature \_\_\_\_\_