

PLEASE NOTE: When Montgomery County Schools are closed due to the weather, Board of Appeals hearings will not be held. When Montgomery County Schools announce a delayed opening, Board of Appeals hearings will also be delayed by the same amount of time.

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217
Rockville, MD 20850
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6960

PETITION OF ANDREW CHASIN

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 18th day of March, 2026, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59.7.3.2.A of the Zoning Ordinance. As a property owner applying for the variance, you must attend the public hearing or have counsel appear on your behalf. If you have an architect, contractor, or engineer, they are welcome to appear and testify at the hearing, but can only do so if you or your attorney are present.

The proposed construction of a rear room addition requires a variance of 1.67feet as it is within 5.33 feet of the side lot line. The required setback is seven (7) feet, in accordance with Section 59.4.7.7.1.D.3.a of the Zoning Ordinance.

The subject property is Lot P10, Block 64, Partial Lot 11 Chevy Chase Section 2 Subdivision, located at **121 Grafton Street, Chevy Chase, Maryland 20815** in the R-60 Zone.

(Tax Number Account No. 07-00454914)

Notices forwarded this 13th day of February 2026, to:

Andrew Chasin

Nicholas Lucarelli

Corey Talcott, Associate County Attorney

Elana Robison, Associate County Attorney

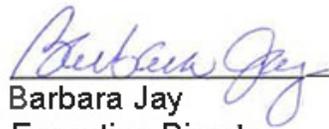
Washington Suburban Sanitary Commission

State Highway Administration County Board of Education

Contiguous and confronting property owners

Local Citizens Associations

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6960
Date Filed 1-28-26
Hearing Date 3-18-26
Time 9:30 a.m.

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Andrew Chasin

Address of Petitioner(s): 121 Grafton Street City Chevy Chase Zip 20815

Description of property involved: Lot P10 Block 64 Parcel _____ Subdivision _____

Street and No. 121 Grafton Street City Chevy Chase Zip 20815 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. _____ Owner (including joint ownership) Other (describe) _____

If not owner, name and address of owner:

N/A

What variance is requested, and what is the pertinent section of the Zoning Ordinance?

The proposed construction requires a 1.67 ft. variance as it is within 5.33 ft. of the side lot line. The required side setback is 7.00 ft. in

accordance with Section 7.7.1.D.3.a. (Pre-1928 Lot). The proposed construction is a rear room addition.

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:

narrowness _____ shallowness shape _____ topography _____ other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties:

The existing house was built following the 5'-0" side yard setback that had been established for that block on Grafton Street prior to

the current 7'-0" side yard setback requirement.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted?

There is currently a one-story extension of the existing house that will be used as part of the addition. The use of this existing extension provides

continuity to the main house. It will avoid an interrupted facade and roof line on the side yard elevation by incorporating the existing 1-story

extension, which avoids the cost of creating an irregular floor plan, facade, and roof line.

Date of recording of plat of present subdivision: _____; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: _____

Has any previous variance application involving this property been made to the Board of Appeals?

If so, give Case Number(s): NO

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

NICHOLAS LUCARELLI
Name of Attorney/Agent (Print Name next to Signature)

Andrew Chasin
Signature of Petitioner(s) (Print Name next to Signature)

6723 WHITTIER AVE SUITE
Address of Attorney

121 Grafton Street Chevy Chase MD 20815
Address of Petitioner

414 McVEAN VA 22101
Phone Number Email Address

415-999-4187 Home Phone Work Phone Email Address
Andy.Chasin@bba.mdc

NLUCARELLI@NLARCHITECTS.COM

■ Nicholas Lucarelli Architects, L.L.C. ■

6723 Whittier Avenue, Suite 414, McLean, VA 22101 (703)790-9606 Fax (703)790-0005

2.13.2026

Montgomery County Board of Appeals
Council Office Building
100 Maryland Avenue room 217
Rockville, MD 20850

Re:
Variance Application Statement
121 Grafton Street
Chevy Chase, MD 20815

Background:

The applicant has lived at 121 Grafton Street for more than a decade. When they purchased the house, it had a small extension that was built following the 5'-0" side yard setback that had been established for that block on Grafton Street prior to the current 7'-0" side yard setback requirement. They are asking for a variance to build a small mud-room contiguous to and consistent with the current extension.

Chevy Chase Village has approved this variance and recognized that the proposal was consistent with other properties in the neighborhood. The neighbor sharing the driveway also sent a letter to Chevy Chase village along with the permit application saying she supported the extension since it is consistent with the current property lines and would not infringe on the shared driveway.

Reason for Appeal:

There is currently a one-story extension of the existing house that will be extended as part of the new addition. The use of this existing extension provides continuity to the main house. It will avoid an interrupted facade and roof line on the side yard elevation by incorporating the existing 1-story extension which avoids creating an irregular floor plan, facade, and roof line. It also will avoid creating a two-foot gap between the current paved driveway (currently bordered by a fence) and the new physical structure. This space would need to be paved or filled in, but it would be un-useable and unsightly. The variance will allow the addition to maintain the existing side elevation of the house and it has been approved by Chevy Chase Village.

Evidence Supporting Variance:

- 1) Denying the variance would result in no reasonable use of the property: If the variance is denied, it would create an un-usable two-foot gap between the current paved driveway and the new extension. Representing about 14 square feet, this space cannot be put to any reasonable use because it would be between the shared driveway and the house

extension. Currently a fence extends from the end of the existing extension to the beginning of the garage to enclose a patio. Part of the patio will be covered by the new extension. There is no potential use of that 14 square feet between the proposed extension and the driveway if the footprint of the proposed extension has to cut in from the current structure.

In the alternative, each of the following apply:

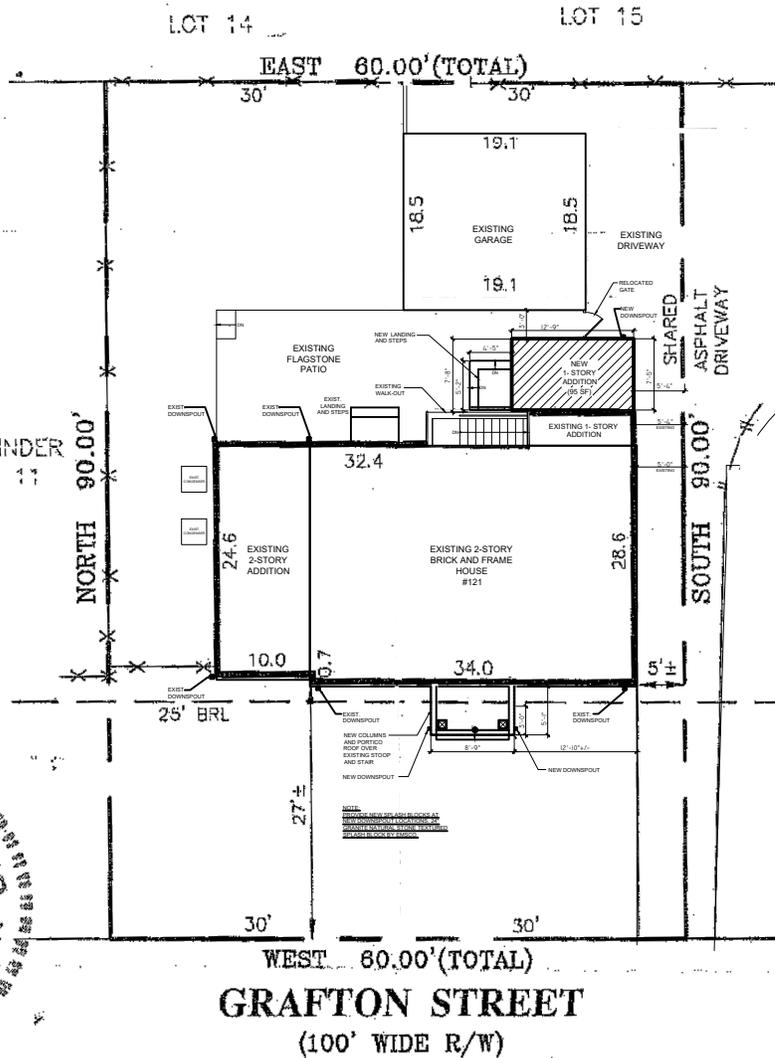
- 2) A. The proposed development uses an existing legal nonconforming property or structure and it substantially conforms with the established historic traditional development patterns of the street and neighborhood: The proposed extension would carry forward the footprint of an existing extension that was approved before the owner moved into the property. The proposed variance would use the property lines of the now nonconforming structure that were changed after the existing structure was built. Additionally, the majority of houses on Grafton Street have much more significant extensions that extend the footprint of the original structure. Chevy Chase Village has already approved the variance with little discussion and noted during the hearing that the proposed variance was consistent with other property in Chevy Chase Village.
- B. The special circumstances are not the result of actions by the applicant: The variance would continue an existing extension that was built before the setback was changed and before the owner bought the house. They are trying to maintain a consistent structure, not expand outside the current property lines.
- C. The requested variance is the minimum necessary: The requested variance is only approximately 14 square feet and would not impact the neighbor or current shared driveway. There is no alternative design that would maintain a consistent property line without the requested variance.
- D. The variance can be granted without substantial impairment to the intent and integrity of the master plan: Chevy Chase Village has approved the variance and it is consistent with the majority of houses in the neighborhood that have much larger extensions.
- E. Granting the variance will not be adverse to the use an enjoyment of abutting or confronting properties: The neighbor next door who shares the driveway signed a letter of support for the variance. Currently there is a fence that stands where the extension would be, so there would be no change in the way the neighbors interact with the property lines or structures.

Nicholas Lucarelli



CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences, if shown, have been located by approximate methods.
3. No property corners found.
4. Total area: 5,400 s.f.



LOCATION DRAWING
 PART OF LOTS 10 & 11
 BLOCK 64, SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1286
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 3 PLAT NO. 273	
LIBER 16000 FOLIO 178	MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2013	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 11-13-12	SCALE: 1" = 20' DRAWN BY: J.T.H. JOB NO.: 12-04635



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: Andrew Chasin

ADDRESS: 121 GRAFTON ST
CHEVY CHASE, MD 20815

LOT - BLOCK: P10 - 64

ZONE: R-60

THE VARIANCE REQUEST IS FOR

- | | | | |
|---|----------------------------|---|--------------------|
| N | EXISTING STRUCTURE | Y | PROPOSED STRUCTURE |
| N | NON-CONFORMING | N | NON-COMPLYING |
| N | NEW SINGLE-FAMILY DWELLING | | |

TYPE OF CONSTRUCTION:

- | | | | |
|---|---------------------|---|----------------------|
| Y | ROOM ADDITION | N | SWIMMING POOL |
| N | PORCH | N | DECK |
| N | SHED | N | FENCE/RETAINING WALL |
| N | ACCESSORY STRUCTURE | N | GARAGE/CARPORT |
| N | OTHER | | |

The proposed construction requires a 1.67 ft. variance as it is within 5.33 ft. of the side lot line.

The required side setback is 7.00 ft. in accordance with Section 7.7.1.D.3.a. (Pre-1928 Lot).

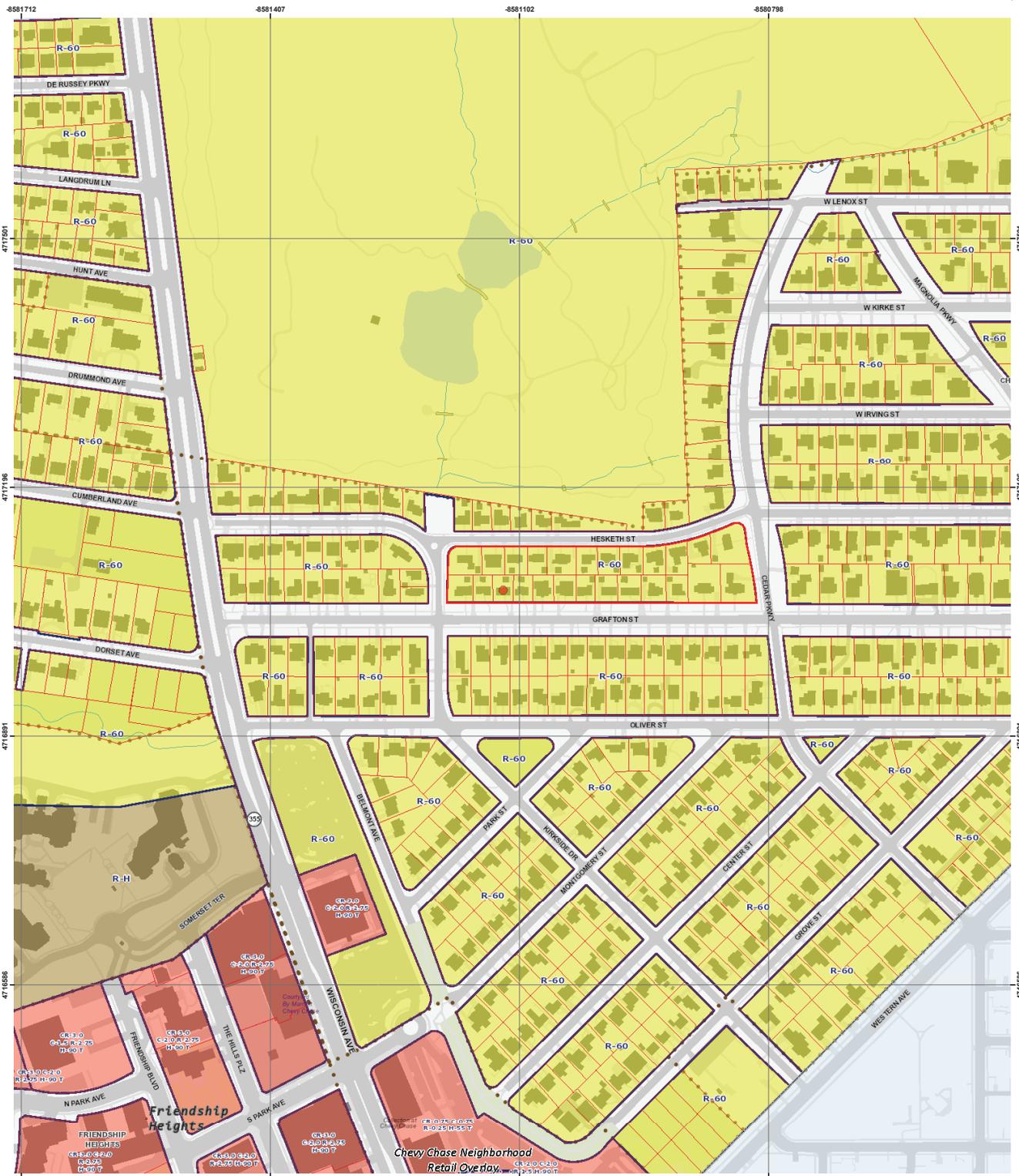
The proposed construction is a rear room addition.

Progen Waterstreet

01/14/2026

Signature

Date



NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.
 2. Zone boundaries within rights-of-way previously delineated by plat or other method of subdivision can be included in map amendments for density purposes; right-of-way included in a map amendment boundary assume the new zoning assigned in the map amendment.

MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Department



Printed: 1/23/2026

1 inch = 250 feet

Account #	00454914
Address	121 GRAFTON ST CHEVY CHASE, 20815
Landuse	Single Family Detached
Legal Description	PT LT 11 CH CH SEC 2
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, P10, 64

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	CHEVY CHASE VILLAGE
Master Plan	BETHESDA CHEVY CHASE
Historic Site/District	N/A

WSSC Grid	208NW04
Map Amendments	G-666 G-666 G-956
Water/Sewer Categories	W-1 / S-1

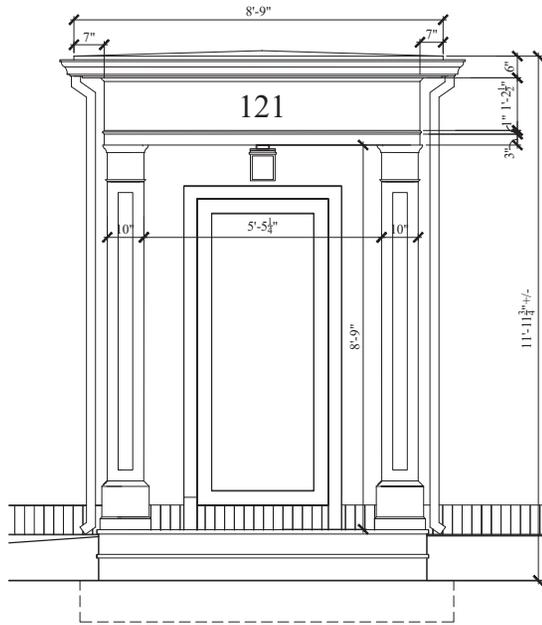
I certify that this document is a copy of the official Montgomery County Zoning Map as downloaded on 1/23/2026 from mcatlas.org/zoning.

Russell Corbin

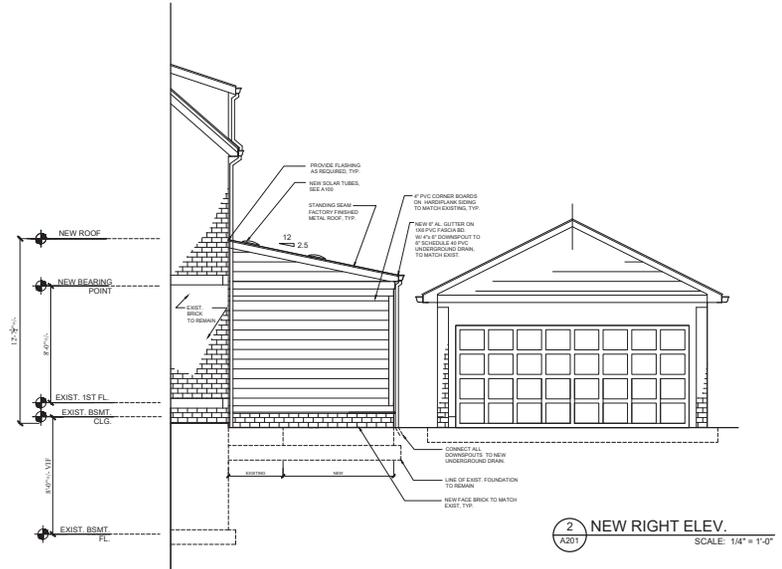


Exhibit 7

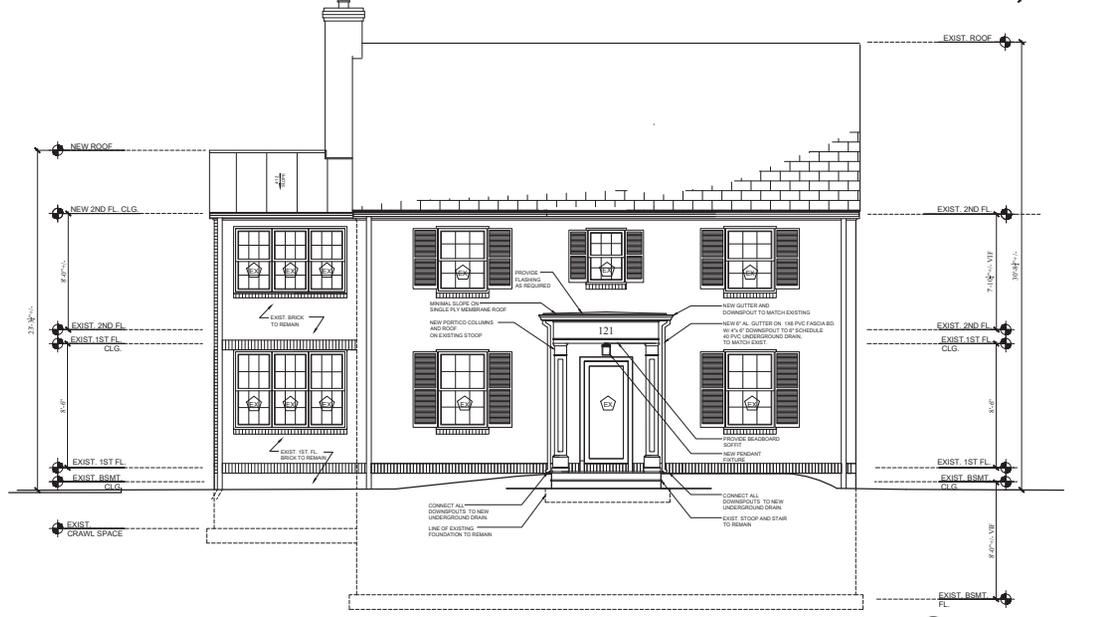
Right, Front & Portico Elevations



3 ENLARGED PORTICO ELEVATION
SCALE: 3/4" = 1'-0"



2 NEW RIGHT ELEV.
SCALE: 1/4" = 1'-0"



1 NEW FRONT ELEV.
SCALE: 1/4" = 1'-0"

CHASIN RESIDENCE
121 GRAFTON STREET
CHEVY CHASE, MARYLAND 20815

Nicholas Lucarelli Architects, L.L.C.
6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

CONSULTANTS

DATE	REV	ISSUED FOR
8.23.2025	DD	
10.4.2025	DD	
10.7.2025	PERMIT	

DRAWN BY:

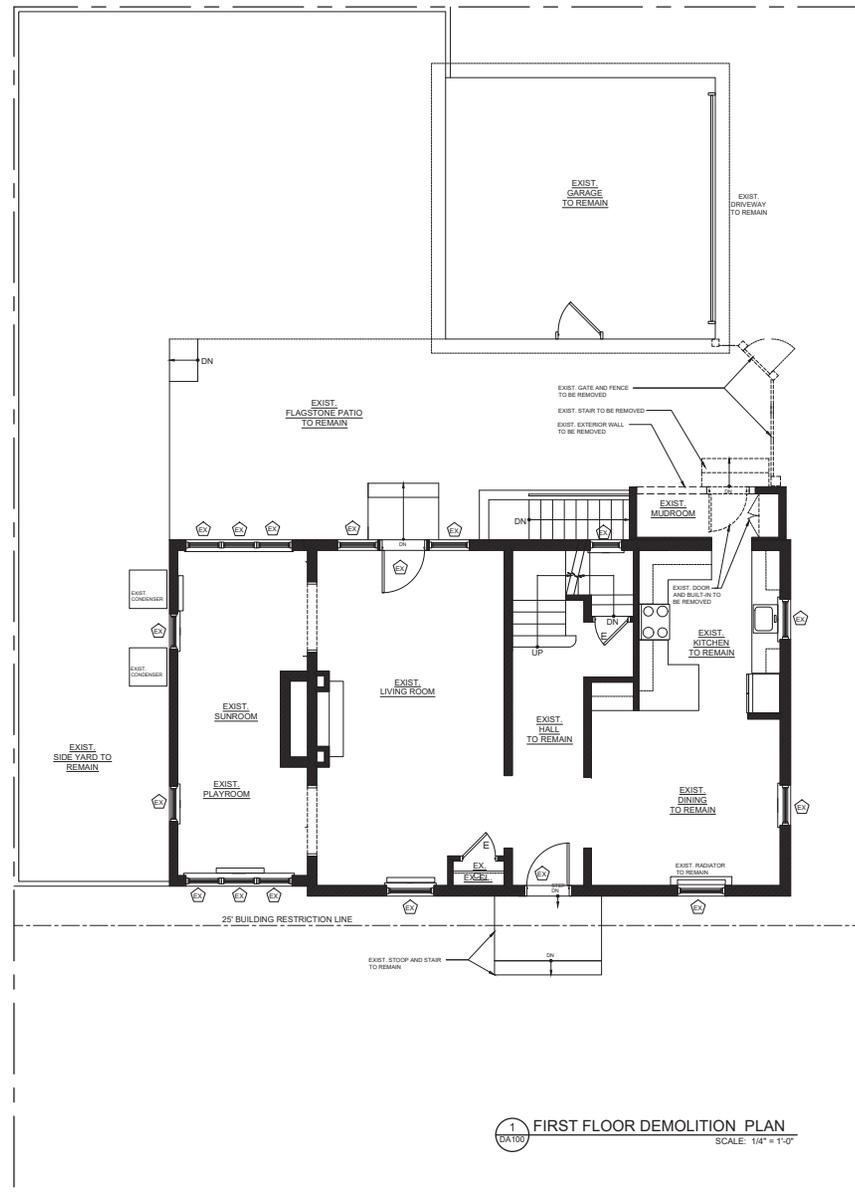
ARCHITECT'S SEAL

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 8304, EXPIRATION: APRIL 5, 2027.

NEW FRONT AND RIGHT ELEVATIONS AND PORTICO ELEVATION

A201

First Floor Demo Plan



1 FIRST FLOOR DEMOLITION PLAN
DA100 SCALE: 1/4" = 1'-0"

CHASIN RESIDENCE
121 GRAFTON STREET
CHEVY CHASE, MARYLAND 20815

Nicholas Lucarelli Architects, L.L.C.
6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

CONSULTANTS

DATE	REV	ISSUED FOR
9.23.2025	DD	
10.7.2025	PERMIT	

DRAWN BY:

ARCHITECT'S SEAL



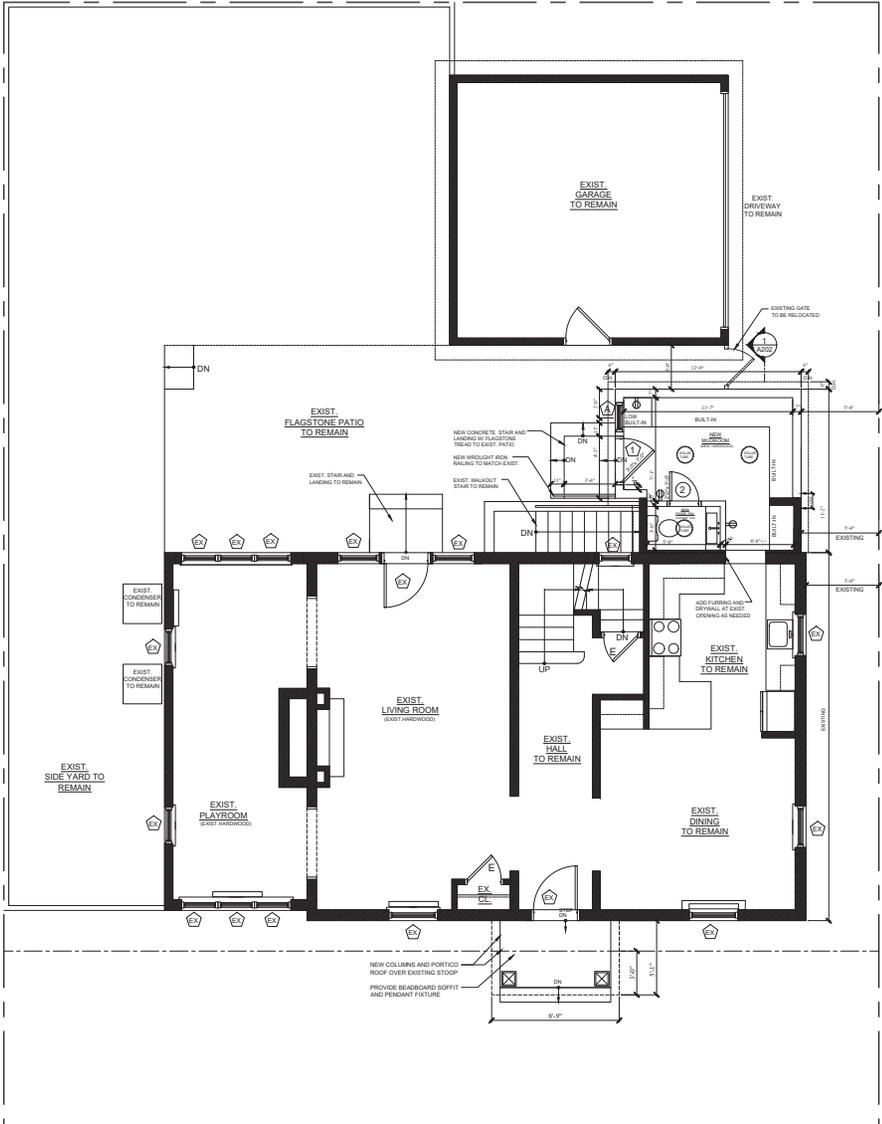
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 8503. EXPIRATION APRIL 6, 2027.

DEMOLITION PLAN

DA100

First Floor Plan

WINDOW/ DOOR SCHEDULE						
NOTES: 1. ALL WINDOW GROUPS TO BE FACTORY ASSEMBLED.						
3. SPECIFY MARVIN ELEVATE COLLECTION UNLESS OTHERWISE NOTED.						
TYPE	DESCRIPTION	QTY	ITEM No.	R.O. SIZE	FRAME SIZE	MARVIN COLLECTION COMMENTS
A	DOOR/FRONT SINGLE UNIT GLAZ	1	100-000	2'-0" X 4'-0" 1/2"	2'-0" X 4'-0"	ELEVATE
B	DOOR/TERRACE SLOUGHT	1	200-000	2'-0" X 4'-0"	2'-0" X 4'-0"	ELEVATE
C	EXTERIOR SINGLE HINGED DOOR	1	-	-	2'-0" X 4'-0"	ELEVATE
D	INTERIOR SINGLE HINGED S.S. W/D	1	-	-	2'-0" X 4'-0"	ELEVATE
E	INTERIOR SINGLE HINGED S.S. W/D	1	-	-	2'-0" X 4'-0"	ELEVATE
F	INTERIOR SINGLE HINGED S.S. W/D	1	-	-	2'-0" X 4'-0"	ELEVATE
1. ALL DOORS MUST OPEN TO FULL 90 DEGREES UNLESS OTHERWISE NOTED. 2. FINISHES TO BE SELECTED BY OWNER.						
ABBREVIATIONS: EX. EXISTING S.S. SMOOTH SURFACE S.S. SEMI-GLOSS						



1 NEW FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CHASIN RESIDENCE
 121 GRAFTON STREET
 CHEVY CHASE, MARYLAND 20815
Nicholas Lucarelli Architects, L.L.C.
 6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

CONSULTANTS

DATE	REV	ISSUED FOR
9.23.2025	DD	PERMIT
10.7.2025		

DRAWN BY:

ARCHITECT'S SEAL



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NEW FIRST FLOOR PLAN

A100

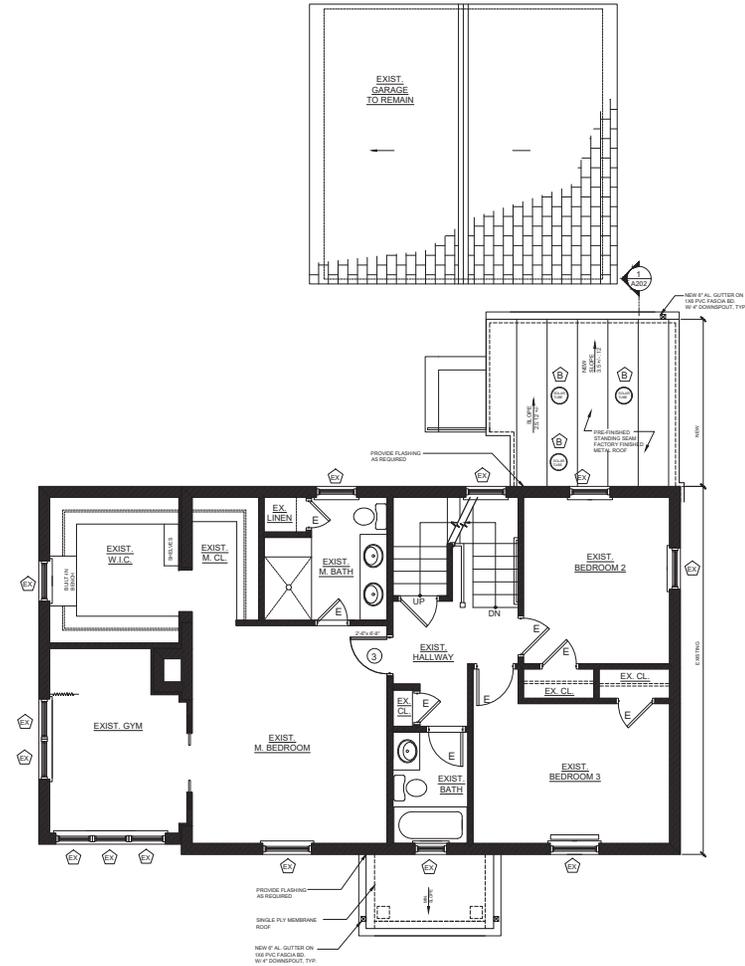
New Roof Plan

WINDOW/ DOOR SCHEDULE							
NOTES: 1. ALL WINDOW GROUPS TO BE FACTORY ASSEMBLED.							
3. SPECIFY MARVIN ELEVATE COLLECTION UNLESS OTHERWISE NOTED.							
TYPE	DESCRIPTION	QTY	ITEM No.	R.O. SIZE	FRAME SIZE	MARVIN COLLECTION	COMMENTS
A	DOUBLE HUNG - SINGLE UNIT GLAZ.	1	250-150	20'0" X 10'0"	22'0" X 10'0"	ELEVATE	
B	250-150 TUBULAR SKYLIGHT	1	250-150	14'0" DIA.	14'0" DIA.	SKYLITE	
1	EXTERIOR SINGLE BOWING DOOR	1	-	3'0" X 7'0"	-	T81	
2	INTERIOR SINGLE HINGED S.S. SW.	1	-	2'0" X 2'0"	-	-	PAINTED

1. ALL DOORS MUST OPEN TO A FULL 90 DEGREES UNLESS OTHERWISE NOTED.

2. FINISHES TO BE SELECTED BY OWNER.

ABBREVIATIONS
S.C. = SELECTED
S.S. = STAINLESS STEEL
S.S. = SEMI SOLID



1 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

CHASIN RESIDENCE
121 GRAFTON STREET
CHEVY CHASE, MARYLAND 20815
Nicholas Lucarelli Architects, L.L.C.
6723 WHITTIER AVE, McLEAN, VA 22101 703-790-9606

CONSULTANTS

DATE	REV	ISSUED FOR
9.23.2025	DD	
10.7.2025	PERMIT	

DRAWN BY:

ARCHITECT'S SEAL



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 101925, EXPIRATION APRIL 5, 2027.

NEW ROOF PLAN

A101

Cover Sheet

CHASIN RESIDENCE

REAR 1-STORY ADDITION AND PORTICO ROOF ADDITION TO EXISTING SINGLE FAMILY HOME
121 GRAFTON STREET, CHEVY CHASE, MD 20815



Nicholas Lucarelli Architects L.L.C.



6723 WHITTIER AVENUE, SUITE 414 McLEAN, VA 22101 (703) 790-9606

OWNER INFORMATION	GENERAL NOTES	PLAT																																								
<p>ANDREW CHASIN AND GARGEE GHOSH CHASIN 121 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE NEW IRC 2021 THE DESIGN LOAD CRITERIA IS AS FOLLOWS: GROUND SNOW LOAD 30 PSF WIND SPEED 115 MPH FROST DEPTH 30"</p> <p>2. GENERAL CONTRACTOR SHALL EXAMINE THE SITE AND FULLY UNDERSTAND ALL CONDITIONS, INCLUDING ANY DISCREPANCIES BETWEEN ACTUAL FIELD VERIFIED CONDITIONS AND THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS.</p> <p>3. GENERAL CONTRACTOR TO REFER ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.</p> <p>4. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.</p> <p>5. GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY CAPACITIES, INCLUDING ELECTRIC, SEWAGE, WATER ETC. AND NOTIFY ARCHITECT OF ANY INEFFICIENCIES FOR PROPOSED REQUIREMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>6. GENERAL CONTRACTOR SHALL ARRANGE ALL DISCONTINUANCES AND RECONNECTIONS OF ALL PUBLIC UTILITIES AS REQUIRED.</p> <p>7. GENERAL CONTRACTOR WILL OBTAIN ALL REQUIRED PERMITS FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>8. CONTRACTOR SHALL INSTALL SMOKE DETECTORS AS REQUIRED BY CODE.</p> <p>9. ALL DIMENSIONS ARE TO FINISH FACE OF MATERIAL OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.</p> <p>10. SOIL BEARING ASSUMED TO BE 2,500 PSF, IRD TABLE R401.4.1</p> <p>11. MINIMUM CONCRETE DESIGN STRENGTH 2500 PSI</p>	<p style="text-align: right;">SCALE: 1/8" = 1'-0"</p>																																								
<p>BUILDING CONTRACTOR</p> <p>CHRISTOPHER JONES AMERICAN RESIDENTIAL CONSTRUCTION INC. 703-715-6903 703-244-1963 CELL</p>																																										
<p>DRAWING INDEX</p> <p><u>ARCHITECTURAL</u></p> <p>C1 COVER SHEET DA100 FIRST FLOOR DEMOLITION PLAN A100 NEW FIRST FLOOR PLAN A101 NEW ROOF PLAN A200 NEW REAR AND LEFT ELEVATIONS A201 NEW FRONT AND RIGHT ELEVATIONS A202 SECTION L100 NEW REFLECTED CEILING PLAN</p> <p><u>STRUCTURAL</u></p> <p>S001 STRUCTURAL NOTES & DETAILS S002 FOUNDATION, EXIST. 1ST FLOOR & 2ND FLOOR FRAMING PLAN</p>	<p>THE DESIGN AND CONCEPTS REPRESENTED IN THESE PRINTS AND ACCOMPANYING DOCUMENTS ARE THE SOLE PROPERTY OF NICHOLAS LUCARELLI ARCHITECTS, L.L.C., AND MAY NOT BE REPRODUCED, CHANGED OR COPIED WITHOUT PRIOR WRITTEN CONSENT FROM SAID ARCHITECTS. ANY PRINTS NOT BEARING THE OFFICIAL SEAL SHALL BE SCHEMATIC OR DESIGN DEVELOPMENT IN NATURE AND NOT FOR CONSTRUCTION.</p>																																									
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	<p>ARCHITECT'S SEAL</p> <p>I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 8630. EXPIRATION APRIL 5, 2027.</p>																																									

10.7.2025 PERMIT
11.6.2025 REV 1

CASE NO. A-6960

PETITION OF ANDREW CHASIN
EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Rear and Left Elevations
(b) Right, Front and Portico Elevations
(c) First Floor Demo
(d) First Floor Plan
(e) Roof Plan
(f) Section Through Mudroom
(g) Cover Sheet
6. DPS Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for March 18, 2026
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____

Real Property Data Search ()

Search Result for MONTGOMERY COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: District - 07 Account Identifier - 00454914

Owner Information

Owner Name: GHOSH GARGEE & CHASIN ANDREW E **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 121 GRAFTON ST **Deed Reference:** /45639/ 00416
 CHEVY CHASE MD 20815-3425

Location & Structure Information

Premises Address: 121 GRAFTON ST **Legal Description:** PT LT 11 CH CH SEC 2
 CHEVY CHASE 20815-3425

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 HN31 0000 0000 7230009.16 0009 64 P10 2026 Plat Ref:

Town: CHEVY CHASE VILLAGE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1928 1,968 SF 635 SF 5,400 SF 111

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
 2 YES STANDARD UNITBRICK/ 6 3 full/ 1 half 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
			01/01/2026	07/01/2025
Land:	969,100	1,065,900		07/01/2026
Improvements	476,700	511,400		
Total:	1,445,800	1,577,300	1,445,800	1,489,633
Preferential Land:	0	0		

Transfer Information

Seller: JUNG STEPHEN M ET AL **Date:** 12/27/2012 **Price:** \$1,135,000
Type: ARMS LENGTH IMPROVED **Deed1:** /45639/ 00416 **Deed2:**

Seller: VICKI S ANOFF **Date:** 07/01/1998 **Price:** \$537,000
Type: ARMS LENGTH IMPROVED **Deed1:** /16000/ 00178 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments: Class 07/01/2025 07/01/2026
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/10/2013

Homeowners' Tax Credit Application Information

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