

**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-6945

PETITION OF CHRISTOPHER AND LAURA BELLANDE

NOTICE OF NEW HEARING DATE

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 10th day of December, 2025, 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 addition requires a variance of 5.90 feet as it is within 14.10 feet of the rear lot line. The required setback is twenty (20) feet in accordance with Section 59.4.4.9.B.2 of the Zoning Ordinance.

The subject property is Lot 3, Block 4, Tarrytown Subdivision, located at **7505 Tarrytown Road, Chevy Chase, Maryland 20815** in the R-60 Zone. (Tax Number Account No. 07-00666074)

Notices forwarded this 6th day of November, 2025, to:

Christopher and Laura Bellande

Matthew McDonald, AIA

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.

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PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): CHRISTOPHER AND LAURA BELLANDE

Address of Petitioner(s): 7505 TARRYTOWN ROAD City CHEVY CHASE Zip 20815

Description of property involved: Lot 3 Block 4 Parcel 0000 Subdivision 0106

Street and No. 7505 TARRYTOWN ROAD City CHEVY CHASE Zip 20815 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 07-00666074

Owner (including joint ownership) Other (describe) _____

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance? REAR SETBACK: SECTION 4.4.9 RESIDENTIAL 60 ZONE - TABLE 4.4.9B

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: please see attached sheets


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

Date of recording of plat of present subdivision: 1950; 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): _____

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.

 Matthew McDonald, AIA
Name of ~~Attorney~~ Agent (Print Name next to Signature) Matthew McDonald, AIA
MCStudio 4948 St. Elmo Ave, Suite 304 Bethesda MD 20814

 Chris Bellande
Signature of Petitioner(s) (Print Name next to Signature) Chris Bellande
7505 Tarrytown Road, Chevy Chase, MD 20815

Address of ~~Attorney~~ Attorney
301-215-7277 matt@mcdstudio.com

Address of Petitioner 205-533-3532 chris.bellande@gmail.com

Phone Number (OVER)

Email Address

Home Phone

Work Phone

Email Address

Justification Statement

Property: 7505 Tarrytown Road, Chevy Chase MD 20815

Land Area: Lot 3, Block 4, Parcel 0000, Subdivision 0106

Petitioner: Christopher and Laura Bellande

Request: A 7.7 foot variance to the rear yard for the screening in of an existing covered porch above the existing building footprint.

Zone: R-60

Background:

This home was built in 1951. The area is zoned R-60 and lies within the confines of the Town of Chevy Chase. This colonial style 2-story plus basement home is on Tarrytown Road. The topography of the yard has a minimal slope from Tarrytown to the front facade and then a steep slope to a walkout basement. The yard meets the minimum 60' width at the street, but is shallow in depth at 71 feet for a majority of the rear setback and therefore under the minimum 6,000sf lot size at 5,068 sf.

Reason For Appeal:

We are requesting this appeal as the existing property's shape is shallow, undersized for the zone and challenging in shape. The rear property line jags inward from the right property line and reduces the depth of the lot. The existing rear facade of the house is already a non-conforming condition and is encroaching 7.6 feet into the rear setback.

We are not proposing any further encroachment into the rear setback than the current existing condition of the walkout basement footprint. The proposed screened porch will be on the first floor on top of the existing basement footprint. The shallowness and undersized condition of the lot makes it challenging to add a screened outdoor room beyond the existing building footprint that complies with the R-60 zoning setbacks. The proposed plan utilizes the existing building footprint.

Like the County, the Town of Chevy Chase also requires zoning relief for this request. This was presented to the Town Council on September 10th, 2025 and they approved this variance request for the Town of Chevy Chase Building Ordinance.

Evidence Supporting Variance:

Per Section 59.7.3.2.E of the Zoning Ordinance the Board of Appeals must find that the following requirements (only one of the E.2.a requirements) must be met.

E.2.a.i The property contains unusual or extraordinary situations, shallowness, shape or conditions

This property is shallow and challenging in shape. A significant portion of the rear property line is 71 feet from the front property line and then jags backward to be 100 feet at the right property

line. The existing lot is 5,068 square feet which is undersized for the minimum 6,000 sf for R-60 zoning. Because the lot is undersized and unique in shape it reduces the allowable buildable area significantly. The existing rear facade of the house is already a non-conforming condition on the lot and encroaches 7.6 feet into the rear setback.

Due to the geometry of this connection of the two rear property lines, the rear setback extends beyond the existing footprint of the house. If the rear setback did not jog inwards at the right property line and maintained 100 feet across, no variance would be required for this proposed addition.

E.2.b The special circumstances or condition are not the result of actions by the Applicant

This home was built in 1951 and was acquired by the homeowners in 2019. The shallow lot depth and shape of this property are not the results of actions by the homeowners. There is no change to the building footprint proposed so the circumstances and condition are not a result of actions by the applicant.

E.2.c The requested variance is the minimum necessary to overcome the practical difficulties that full compliance would impose due to the unusual situation or condition of the property.

Due to the shallowness and shape of the lot, the existing home and original footprint are touching the R-60 setbacks or are currently non-conforming meaning that it is challenging for the owners to add square footage to their home beyond the original footprint and comply with the zoning setbacks.

A screened porch on the first floor above the existing walkout basement will give this young family an indoor/outdoor room to modestly expand their living space and connection to the rear yard from the first floor.

As the current footprint is already touching or encroaching all the setbacks on the lot. This is the one location the screened porch can go that does not modify the existing building footprint and encroach further into the setbacks.

The screened porch is proposed to be 12.4' and 14.1' from the rear property line at its furthest point. Due to the property angle, the setback cuts through the addition at an angle on the inside of the room. It would be impractical to add screens only to the portions of the covered porch that are within the rear setback.

E.2.d The variance can be granted without substantial impairment to the intent or integrity of the general or applicable master plan.

The proposed additions will still be in conformance with the residential use of the property. The Town of Chevy Chase and the surrounding homes have a history of additions and renovations to expand the existing homes and the addition proposed would not be out of character with others seen in the neighborhood.

E.2.e The granting of the Variance will not be adverse to the use and enjoyment of abutting or confronting properties.

Enclosing the open porch with a screen panel system will not adversely impact the enjoyment and use of abutting or confronting properties. Screened panels will be light and transparent and provide visual interest to the building facade.

Like the County, the Town of Chevy Chase also requires zoning relief for this request. This was presented to the Town Council on September 10th, 2025 and they approved this variance request for the Town of Chevy Chase Building Ordinance.

Conclusion:

The requests are the minimum required to provide an indoor/outdoor space within the building footprint that is a functional room. Care has been taken to ensure that this request is the minimum required for this purpose, but the shallowness of this property and awkward shape at the rear property line makes it exceptionally challenging to modify the footprint. The proposed plan provides a connection to the backyard from the first floor and provides the family a screened porch to expand their living area in a modest way.

The intent of the zoning laws is to regulate the scale and density of buildings within a given zone. Granting this variance would not change the footprint of the home and would be consistent with the scale and function of the surrounding properties.

Thank you for your time and consideration.

Respectfully Submitted,

Matthew McDonald, AIA
Principal, MCDStudio



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: Christopher & Laura Ballande

ADDRESS: 7505 TARRYTOWN RD
CHEVY CHASE, MD 20815

LOT - BLOCK: 3 - 4

ZONE:R-60

THE VARIANCE REQUEST IS FOR

- EXISTING STRUCTURE (N), PROPOSED STRUCTURE (Y), NON-CONFORMING (N), NON-COMPLYING (N), NEW SINGLE-FAMILY DWELLING (N)

TYPE OF CONSTRUCTION:

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

The proposed construction requires a 5.90 ft. variance as it is within 14.10 ft. of the rear lot line.

The required setback is 20.00 ft. in accordance with Section 59-4.4.9.B.2.

The required sum of both side yards is 0.00 ft. in accordance with Section 59-.

The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.

The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:
N/A

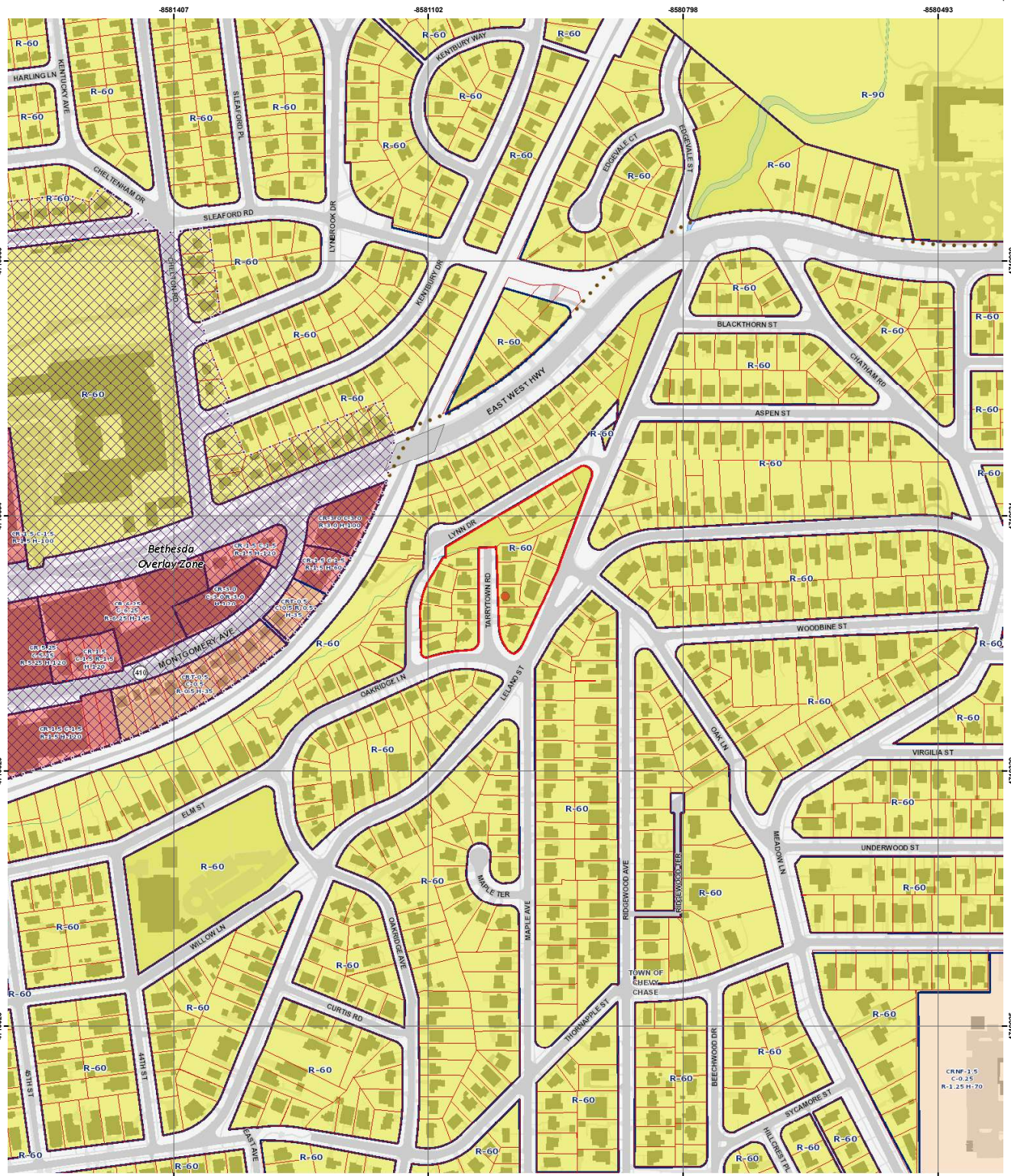
The proposed construction is a rear addition.

Delvin L. Daniels

3/13/2025

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 clarity purposes; rights-of-way included in a map amendment boundary assure 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: 2/20/2025

1 inch = 244 feet

Account #	00660074
Address	7505 TARRYTOWN RD CHEVY CHASE, 20815
Landuse	Single Family Detached
Legal Description	TARRYTOWN
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, 3, 4

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	TOWN OF CHEVY CHASE
Master Plan	BETHESDACHEVY CHASE
Historic Site/District	N/A

WSSC Grid	209NW04
Map Amendments	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 Maps as downloaded on 2/20/2025 from MCATLAS.ORG/ZONING.

Signed *Kayla Garcia*



Exhibit 7

MONTGOMERY COUNTY DIGITAL STAMP AREA

MCD STUDIO LLC DOES NOT WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. ACTUAL FIELD CONDITIONS MAY VARY. EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF THE WORK AND ANY DISCREPANCIES, HIDDEN AND UNFORESEEN CONDITIONS DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

mcdstudio
 4948 St. Elms Ave. Suite 304
 Bethesda, MD 20814
 P: (301) 215-7277
 www.mcdstudio.com



Bellande Residence
 7505 Tarrytown Road
 Chevy Chase, MD 20915

Project Number: 24-040

Client Name: Laura and Chris Bellande

- Project Status:
- As Built Conditions
 - Preliminary Design
 - Design Development
 - Permit Submission
 - Construction Documents
 - Construction Administration
 - Variance Application

Drawing Issue Date: 09/17/2025

Client Approval:

Signature: _____

Date: _____

Revision Schedule

No.	Description	Date

Drawn by: AP

Checked by: MH

Scale: 1/4" = 1'-0"

Sheet Name:

Existing Elevations

Sheet Number:

VAR 1.2

P:\24-040_Bellande_2\Rev\Permit-Plan\Bellande_2_County_Variance.rvt

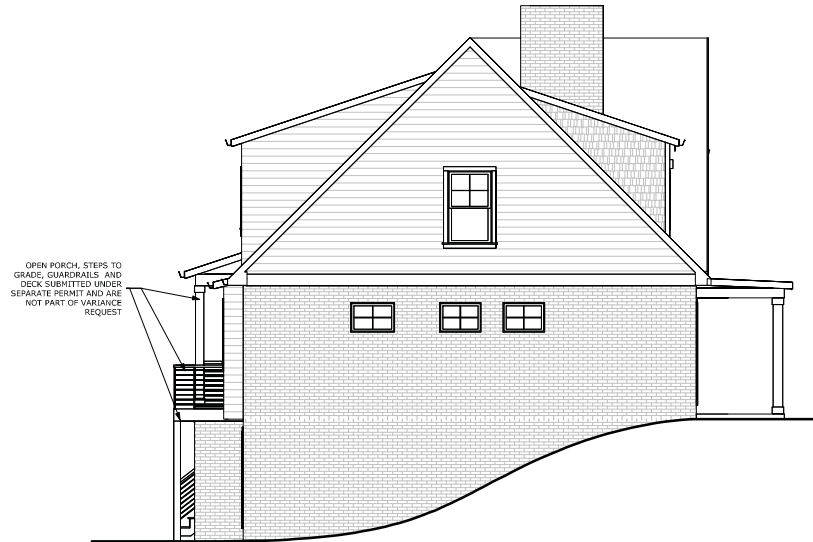


④ Existing Right Elevation
 1/4" = 1'-0"



③ Existing Rear Elevation
 1/4" = 1'-0"

OPEN PORCH, STEPS TO GRADE, GUARDRAILS AND DECK SUBMITTED UNDER SEPARATE PERMIT AND ARE NOT PART OF VARIANCE REQUEST

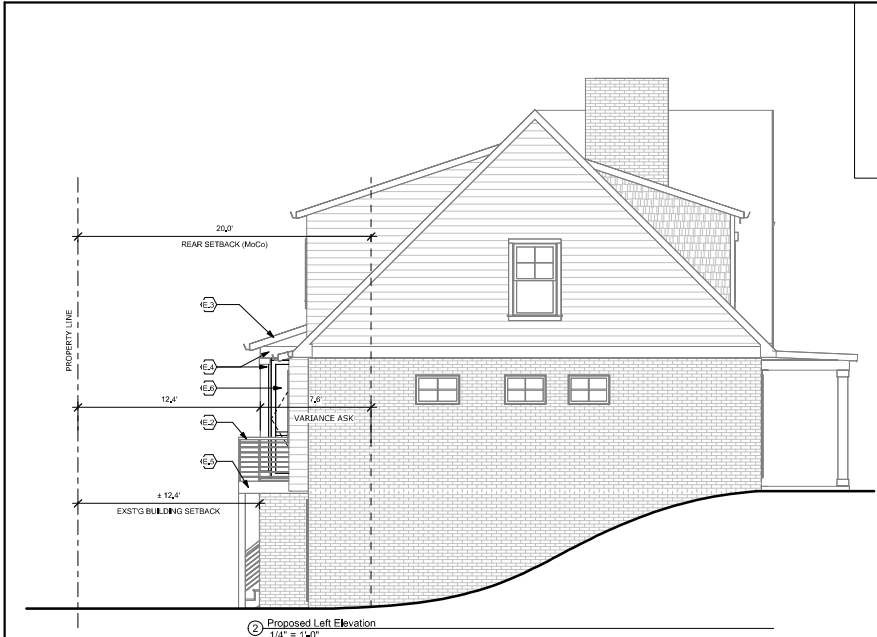


② Existing Left Elevation
 1/4" = 1'-0"

OPEN PORCH, STEPS TO GRADE, GUARDRAILS AND DECK SUBMITTED UNDER SEPARATE PERMIT AND ARE NOT PART OF VARIANCE REQUEST



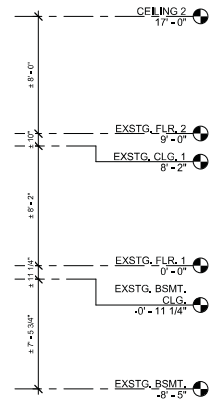
① Existing Front Elevation
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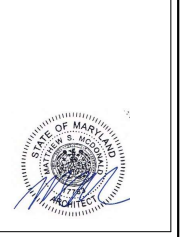
MONTGOMERY COUNTY DIGITAL STAMP AREA

NO CHANGE TO FRONT ELEVATION PROPOSED

- ELEVATION KEY NOTES**
- E1 EXTERIOR STAIR AND RAIL TO GRADE SEPARATELY PERMITTED.
 - E2 GUARDRAIL AT PORCH AND DECK SEPARATELY PERMITTED.
 - E3 ROOF AT PORCH SEPARATELY PERMITTED.
 - E4 WRAPPED PORCH POSTS AND WRAPPED BEAM SEPARATELY PERMITTED.
 - E5 REAR DECK SEPARATELY PERMITTED.
 - E6 PROPOSED SCREEN PANEL SYSTEM AT OPEN PORCH.



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Project Number: 24-040
Client Name: Laura and Chris Bellande
Project Status:
 As Built Conditions
 Preliminary Design
 Design Development
 Permit Submission
 Construction Documents
 Construction Administration
 Variance Application
 Drawing Issue Date: 09/17/2025
 Client Approval:
 Signature: _____
 Date: _____

Revision Schedule

No.	Description	Date

Drawn by: *sp/mk*
 Checked by: *mk*
 Scale: 1/4" = 1'-0"
 Sheet Name: Proposed Elevations

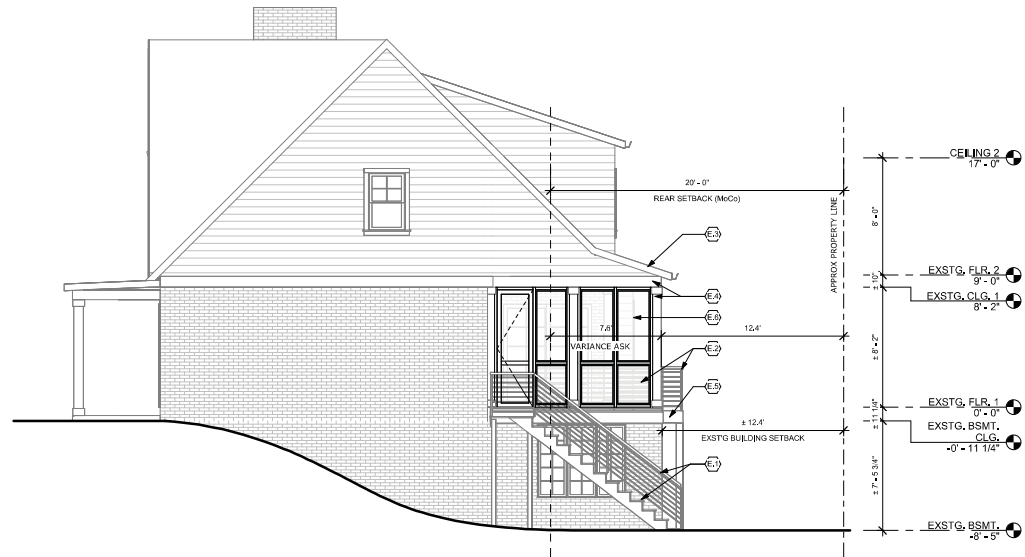
Sheet Number:
VAR 3.0



1 Rear Left View



3 Rear Right View



2 Proposed Right Elevation
1/4" = 1'-0"

MONTGOMERY COUNTY DIGITAL STAMP AREA

- ELEVATION KEY NOTES**
- E.1 EXTERIOR STAIR AND RAIL TO GRADE SEPARATELY PERMITTED.
 - E.2 GUARDRAIL AT PORCH AND DECK SEPARATELY PERMITTED.
 - E.3 ROOF AT PORCH SEPARATELY PERMITTED.
 - E.4 WRAPPED PORCH POSTS AND WRAPPED BEAM SEPARATELY PERMITTED.
 - E.5 REAR DECK SEPARATELY PERMITTED.
 - E.6 PROPOSED SCREEN PANEL SYSTEM AT OPEN PORCH.

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Drawing Issue Date: 09/17/2025

Client Approval:
 Signature: _____
 Date: _____

Revision Schedule		
No.	Description	Date

Drawn by: *zp/mk*
 Checked by: *mk*
 Scale: 1/4" = 1'-0"
 Sheet Name:

Proposed Elevations

Sheet Number:
VAR 3.1

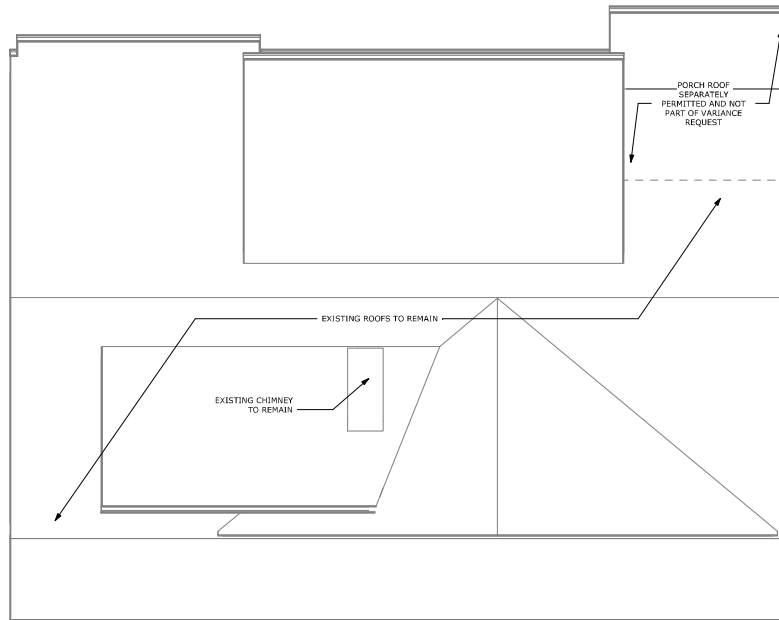
MONTGOMERY COUNTY DIGITAL STAMP AREA

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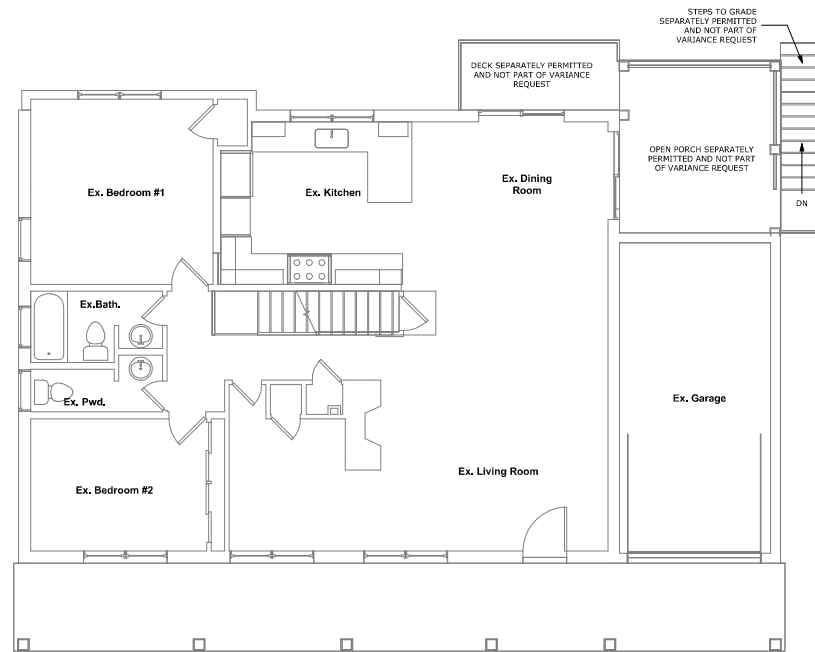
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Bellande Residence
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② Roof Existing and Demolition Plan
1/4" = 1'-0"



① First Floor Existing and Demolition Plan
1/4" = 1'-0"

Project Number: 24-040

Client Name: Laura and Chris Bellande

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Drawing Issue Date: 09/17/2025

Client Approval:
Signature: _____
Date: _____

Revision Schedule

No.	Description	Date

Drawn by: AP
Checked by: MH
Scale: 1/4" = 1'-0"
Sheet Name:

Existing Plans

Sheet Number:
VAR 1.1

MONTGOMERY COUNTY DIGITAL STAMP AREA

- FIRST FLOOR KEY NOTES**
- 1.1 EXTERIOR STAIR AND RAIL TO GRADE SEPARATELY PERMITTED.
 - 1.2 GUARDRAIL AT PORCH SEPARATELY PERMITTED.
 - 1.3 WRAPPED PORCH POSTS SEPARATELY PERMITTED.
 - 1.4 REAR DECK SEPARATELY PERMITTED.
 - 1.5 PROPOSED SCREEN PANEL SYSTEM.

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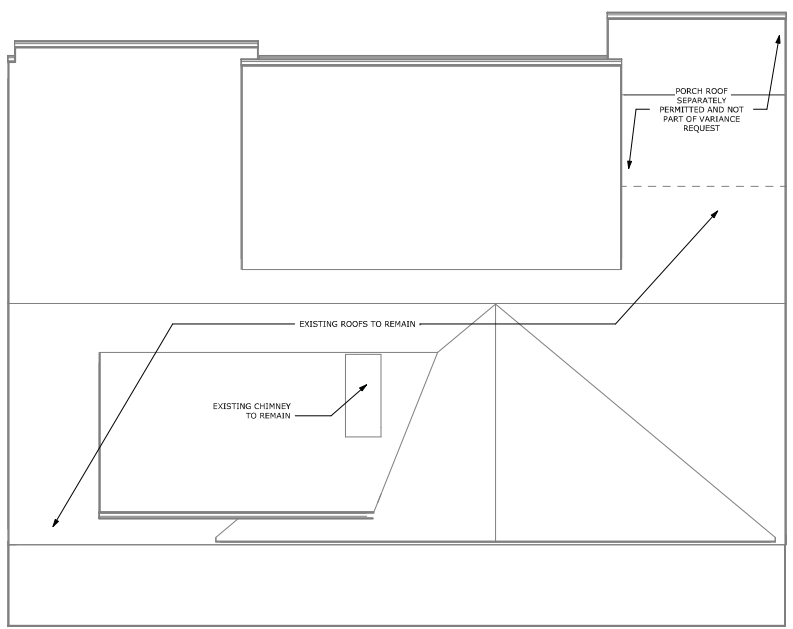
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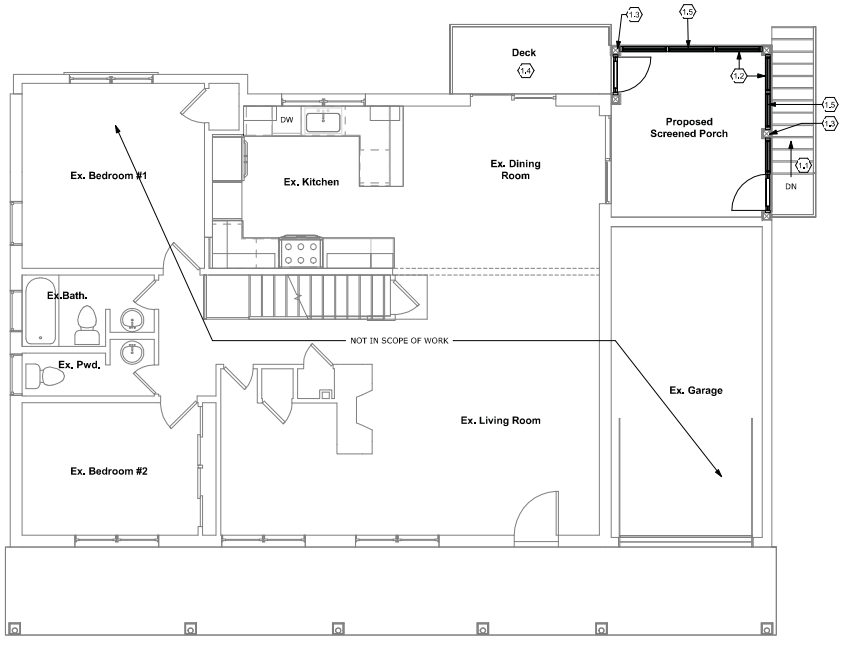
No.	Description	Date

Drawn by: AP
 Checked by: MH
 Scale: 1/4" = 1'-0"
 Sheet Name:

Proposed Plans
 Sheet Number:
VAR 2.0



2 Proposed Roof Plan
 1/4" = 1'-0"



1 Proposed First Floor Plan
 1/4" = 1'-0"



7505 TARRYTOWN ROAD VIEWED FROM
RIGHT SIDE YARD TOWARD REAR YARD



7505 TARRYTOWN ROAD VIEWED FROM
REAR YARD TOWARD LEFT REAR FACADE



7505 TARRYTOWN ROAD - EXISTING
ROOF OVER WALKOUT BASEMENT AREA



7505 TARRYTOWN ROAD VIEWED FROM LEFT
SIDE OF REAR YARD TOWARD RIGHT

CASE NO. A-6945

PETITION OF CHRISTOPHER AND LAURA BELLANDE
EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) Existing Elevations
(b) Proposed Left Side and Rear Elevations
(c) Left and Right View and Proposed Right Side Elevation
(d) Roof and First Floor Existing and Demolition Plans
(e) Proposed Roof and First Floor Plans
(f)-(g) Photographs
6. DPS Building Permit Denial
7. Zoning Vicinity Map
8. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for November 12, 2025
9. (a) Envelope showing date notice mailed
(b) Notice of new hearing date scheduled for December 10, 2025
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

