

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-6959**

**PETITION OF JOSHUA AND LAURA KLEIN**

**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 25th 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, a second floor dormer addition and new gable roof on an existing structure that is located 6.05 feet from the left side lot line, requires a 0.95 foot variance to be located within 6.05 feet of the left side lot line. The required setback is seven (7) feet, in accordance with Section 59.4.4.9.B.2 of the Zoning Ordinance.

The subject property is Lot 3, Block C, Section 7 Chevy Chase Subdivision, located at **108 Oxford Street, Chevy Chase, Maryland 20815** in the R-60 Zone. (Tax Number Account No. 07-00469334)

Notices forwarded this 20<sup>th</sup> day of February 2026, to:

**Joshua and Laura Klein**

**Michael Rouse, 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.**

**PETITION FOR VARIANCE UNDER ZONING ORDINANCE**

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Joshua and Laura Klein

Address of Petitioner(s): 108 Oxford Street City Chevy Chase, MD Zip 20815

Description of property involved: Lot 3 Block C Parcel \_\_\_\_\_ Subdivision Section 7- Chevy Chase

Street and No. 108 Oxford Street City Chevy Chase Zip 20815 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 00469334

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? Second floor dormer addition and new gable roof requires a variance to encroach .95' into the 7-foot side yard setback. Section 59-4.4.9.B.2.

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: Non-conforming existing structure: Existing house already encroaches into the side yard setback.

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? If not granted, the existing interior room under the existing shed roof will continue to limit head room (6'-0") and can not legally be renovated without a new roof line to create a code compliant space.

Petitioner is renovating their home within its existing footprint.

Date of recording of plat of present subdivision: 7/16/23; 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.

Michael Rouse, AIA.  
Name of Attorney/Agent (Print Name next to Signature)  
1232 Hamilton Street, NW, Washington, DC 20011

Laura Klein, LAURA KLEIN  
Josh Klein, JOSH KLEIN  
Signature of Petitioner(s) (Print Name next to Signature)  
108 Oxford St, Chevy Chase, MD 20815

Address of Attorney  
202-390-0955 mike@mprarchitecture.com

Address of Petitioner

Phone Number      Email Address      Home Phone      Work Phone      Email Address

22 January 2026

## JUSTIFICATION STATEMENT

**Property:** 108 Oxford Street, Chevy Chase, MD 20815, Tax Account No. 00469334, Lot 3 of Block C, Section 7 - Chevy Chase

**Land Area:** 6,121 square feet

**Petitioners:** Joshua and Laura Klein, Owners

**Request:** Second floor dormer addition and new gable roof requires a variance to encroach 0.95 feet into the 7-foot east side yard setback. Section 59-4.4.9.B.2

**Zone:** R-60

### **Factual Background**

The existing lot has required setbacks including a 7-foot east side yard setback under Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance. Petitioners purchased the existing property with the existing structure already encroaching into the east side yard setback in 2020. The existing non-conforming structure was constructed prior to current zoning requirements, and Petitioners acquired the property with this pre-existing condition.

### **Reason for Appeal**

Petitioners propose to construct a second floor dormer addition and new gable roof directly above the footprint of the existing second floor, which already encroaches .95 feet into the required 7-foot east side yard setback. The proposed dormer and new roof will encroach 0.95 feet into the east side yard setback, matching the footprint of the existing non-conforming structure below. Montgomery County Department of Permitting Services reviewed and denied the building permit application on January 14, 2026, citing Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance. It was recommended by the Department of Permitting Services that Petitioners obtain a variance for the proposed addition from the Board of Appeals.

## **Applicable Portion of Zoning Code**

Petitioners are seeking a variance for the addition under the Montgomery County Zoning Code Section 59-4.4.9.B.2. Petitioners propose to construct the second floor dormer addition and new gable roof within the existing footprint of the second floor structure, which currently encroaches 0.95 feet into the required east side yard setback. The proposed renovation will maintain the existing building envelope and will not expand outside of the existing building footprint. All height requirements will be met in accordance with zoning regulations.

## **Evidence Supporting Variance**

Pursuant to Section 59-7.3.2.E of the Montgomery County Zoning Ordinance, the Board of Appeals must make affirmative findings on each of the following requirements (Only one of the E.2.a requirements need to be met) and the following evidence will support those findings.

### **E.2.a. Exceptional circumstances or conditions affecting the property**

The subject property contains a non-conforming existing structure that was constructed prior to current zoning requirements and already encroaches into the required east side yard setback. This pre-existing non-conforming condition creates an extraordinary situation unique to this property. The existing house footprint, which was lawfully constructed but does not meet current setback requirements, presents a practical impossibility for vertical expansion without continuing the existing encroachment into the east side yard. The configuration of the existing structure and its relationship to the east property line creates conditions that are peculiar to this property and distinguishes it from other properties in the neighborhood.

Furthermore, the existing structure substantially conforms with the established historic and traditional development pattern of the neighborhood. The homes along Oxford Street reflect a variety of building footprints and setbacks that were established over decades of development, and the subject property's existing configuration is consistent with this historic pattern. The proposed renovation maintains this established character while allowing the Petitioners to improve their home in a manner that respects the neighborhood's architectural heritage.

### **E.2.b. The special circumstances or conditions are not the result of actions by the Petitioners**

The existing structure's encroachment into the east side yard setback predates the Petitioners' ownership of the property. When Petitioners purchased the property in 2020, the structure was already in its current location and configuration. The non-conforming condition was created by previous owners and was not a result of any actions by the Petitioners. The Petitioners are simply seeking to renovate and improve their home within the existing building envelope that was established decades ago.

**E.2.c. The requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on this property**

Without a variance, the Petitioners would be unable to add a second story dormer and new gable roof to their home within the existing footprint. The current interior space under the existing shed roof suffers from limited headroom (6 feet), which severely restricts the usability and functionality of the space and prevents legal renovation to create a code-compliant living area. To comply with current setback requirements while adding a second story would require demolishing and reconstructing the second floor, which would be economically prohibitive and structurally unnecessary. The requested variance of 0.95 feet represents the absolute minimum necessary to allow Petitioners to renovate their home within its existing footprint, improve interior living conditions, and create code-compliant spaces with adequate headroom. The variance will not expand the existing non-conforming condition but merely allow vertical improvement within the established building envelope.

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

By renovating within the existing footprint of the home, the proposed addition preserves the established residential character of the neighborhood and maintains the existing building pattern on Oxford Street. The addition will not alter the fundamental relationship between the structure and adjacent properties, as it maintains the same east side yard distance that has existed for decades. The new gable roof line will better align with the architectural style of the house and contribute to the historic character of the neighborhood. The proposal represents a thoughtful renovation that modernizes the home while respecting the neighborhood context. A variance can be granted without impairment to the intent and integrity of the general plan and any applicable master plan for this area, as the project improves the property without expanding its impact on neighboring properties.

Additionally, the Petitioners received the Village of Chevy Chase's approval for the variance on December 8, 2025, demonstrating local support and recognition that the project is compatible with community values and planning objectives.

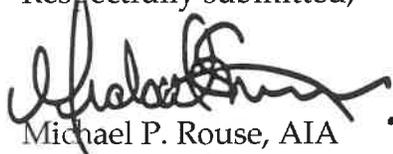
**E.2.e. The granting of the variance will not be adverse to the use and enjoyment of abutting or confronting properties**

The proposed dormer addition and new gable roof will not extend beyond the existing footprint of the structure below, thus maintaining the current distance to the east side property line. The renovation will not reduce light, air, or privacy for neighboring properties beyond what currently exists. The addition will not negatively impact views, access, or the general character of adjacent properties. The project represents an improvement to the property that will enhance the neighborhood while respecting the established patterns of development. The addition will not negatively impact the character, health, safety, welfare, or security of the neighboring residents.

## Conclusion

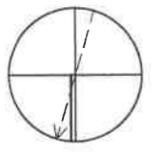
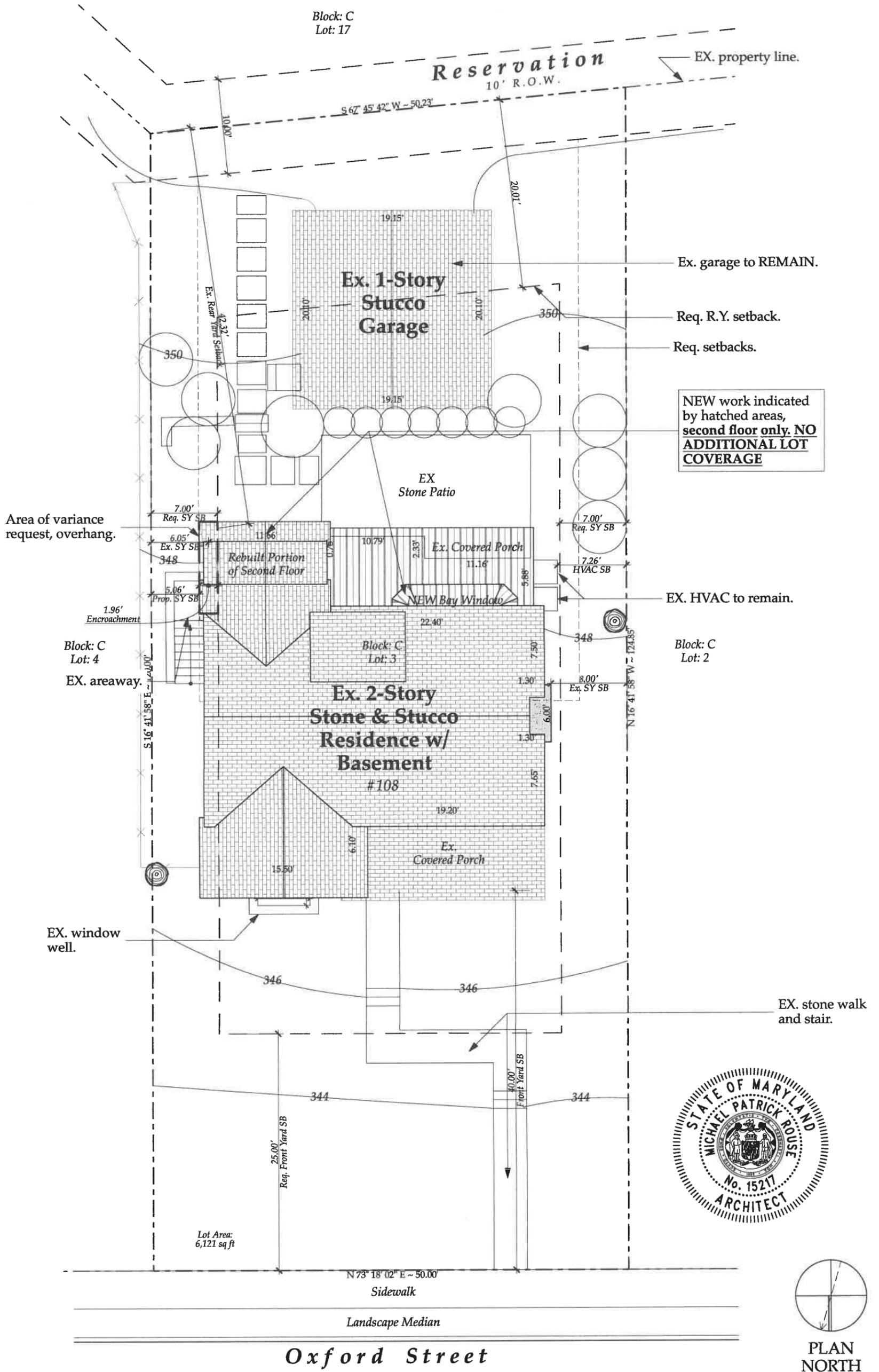
Petitioners submit that the subject application meets the evidentiary requirements of Section 59-7.3.2.E of the Montgomery County Zoning Ordinance by demonstrating that the subject property has unique and unusual circumstances created by its pre-existing non-conforming structure. This pre-existing condition, which was not created by the Petitioners, creates a practical difficulty in renovating and improving the home to meet modern living standards while complying with current setback requirements. The requested variance is the minimum necessary to allow reasonable use and enjoyment of the property, and the granting of the variance will not be detrimental to the surrounding neighborhood or contrary to the general plan and master plan for the area.

Respectfully submitted,



Michael P. Rouse, AIA  
Principal Architect  
MPR Architecture, PLLC  
1232 Hamilton Street, NW  
Washington, DC 20011  
Phone: 202-390-0955  
mike@mprarchitecture.com  
Agent for Petitioners

Block: C  
Lot: 17



PLAN  
NORTH  
SP

**MICHAEL PATRICK ROUSE**  
architecture

Plat

**Concept Set**

1232 Hamilton Street NW  
Washington, DC 20011  
info@mprarchitecture.com

**Klein Residence**  
108 Oxford Street • Chevy Chase, MD 20815

Scale: 1" = 10', 1' = 1'-0"  
Date: 10/28/25

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EXHIBIT NO. 4



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: Joshua R and Laura Bruce Klein

ADDRESS: 108 Oxford Street
Chevy Chase, MD 20815

LOT - BLOCK: 3 - C

ZONE: R-60

THE VARIANCE REQUEST IS FOR

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

TYPE OF CONSTRUCTION:

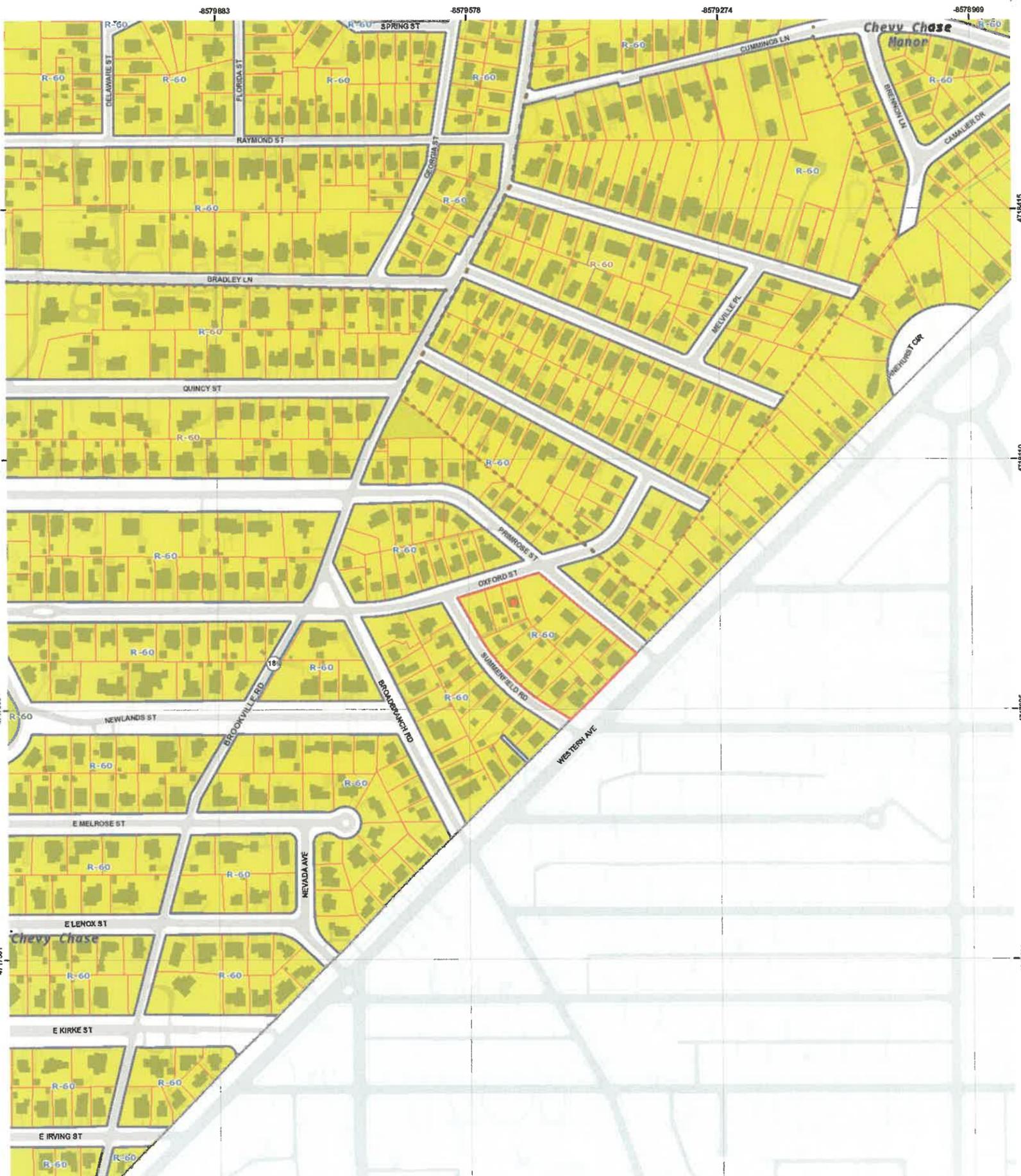
- Y ROOM ADDITION N SWIMMING POOL
N PORCH N DECK
N SHED N FENCE/RETAINING WALL
N ACCESSORY STRUCTURE N GARAGE/CARPORT
Y OTHER

The proposed construction requires a 0.95 ft. variance as it is within 6.05 ft. of the left side lot line.
The required setback is 7.00 ft. in accordance with Section 59-4.4.9.B.2. Lot recorded before 1/1/54 7' side setback each side.
The variance request is to allow exterior structural improvements to an already existing 2-story structure 0.95' into the side setback area.
The improvements are to include a new window, new roof configuration and a new cedar privacy wall facade within the required side setback

The proposed construction is to make changes to the exterior facade within 0.95' of the required 7' side setback requirement.

Matthew Makowski 1/21/2026
Signature Date

EXHIBIT NO. 6



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-ways previously dedicated by plat or other method of subdivision can be included in map amendments for density purposes; rights-of-way included in a map amendment boundary assume the new zoning assigned in the map amendment.

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# MONTGOMERY COUNTY ZONING MAP

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



Account #	00469334
Address	108 OXFORD ST CHEVY CHASE, 20815
Landuse	Single Family Detached
Legal Description	SEC 7 CHEVY CHASE
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, C

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	208NW03
Map Amendments	G-688 G-888 G-956
Water/Sewer Category	W-1 / S-1

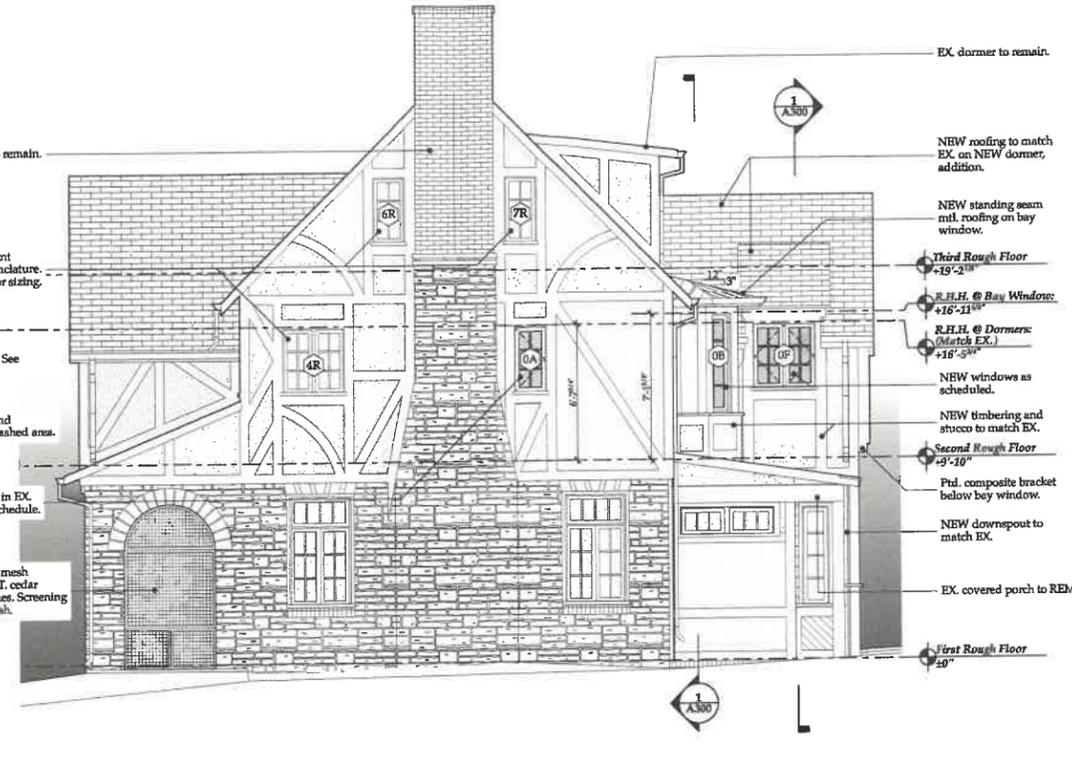
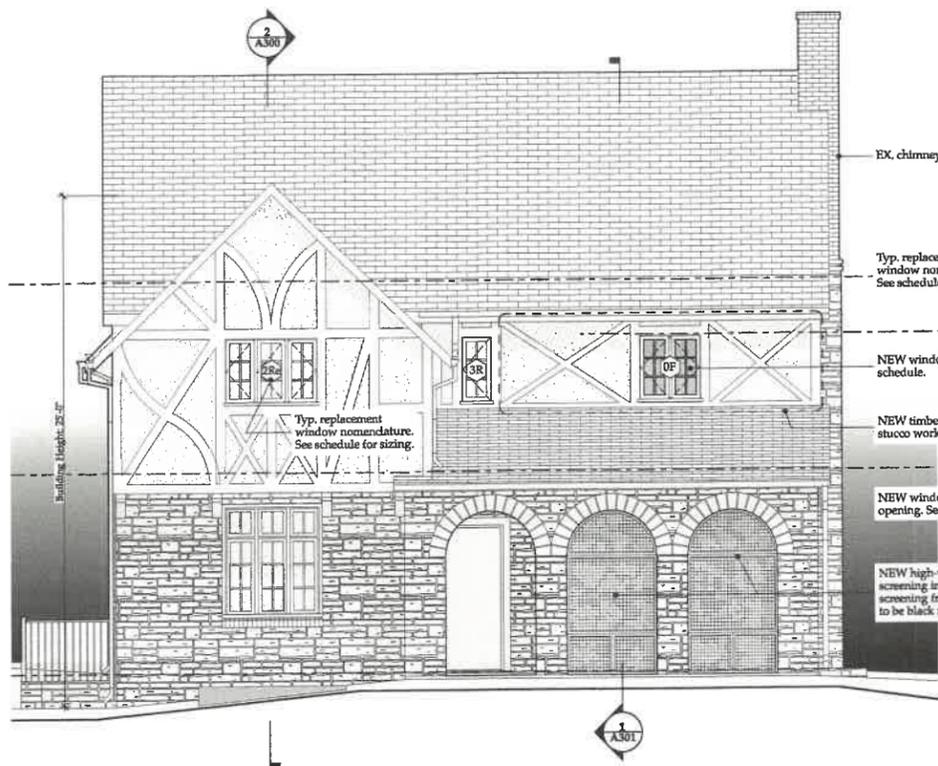
Printed: 1/15/2026

1 inch = 250 feet

I certify that this document is a copy of the official Montgomery County Zoning Map as downloaded on 1/15/2026 from [mcatlas.org/zoning](http://mcatlas.org/zoning).

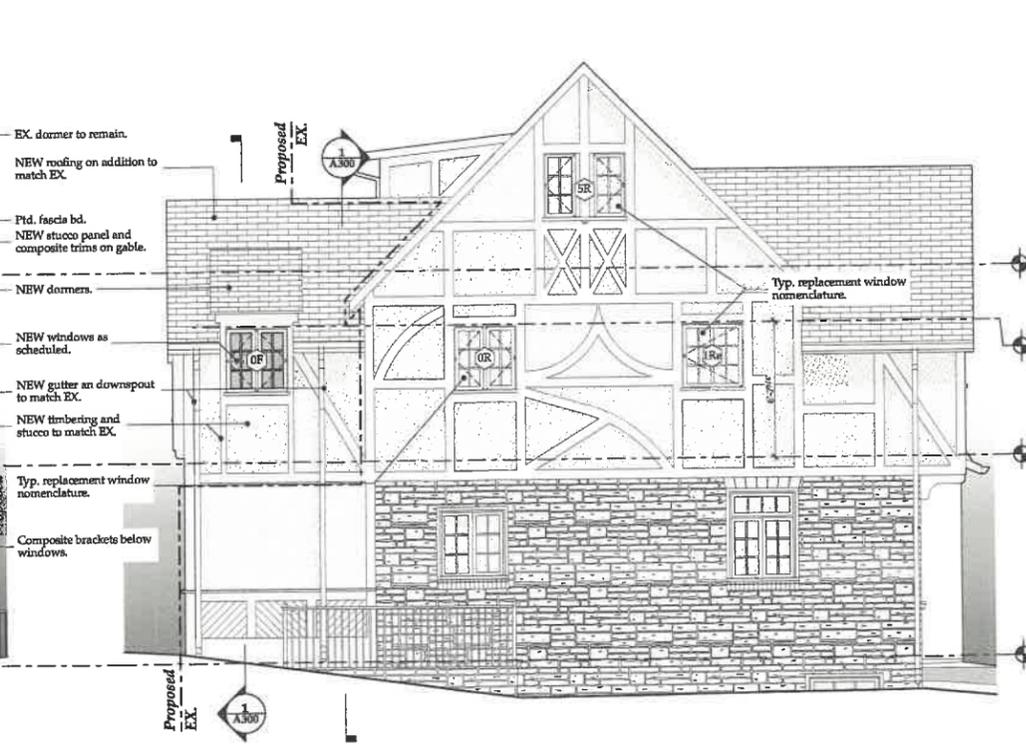
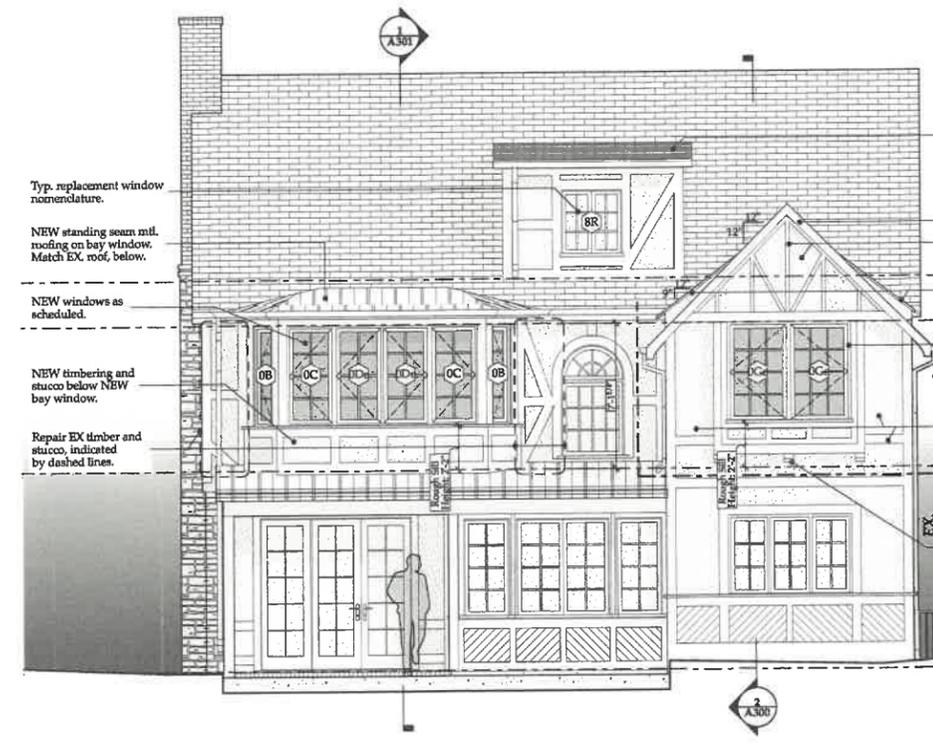
*Russell Corbin*





1 North (Oxford St) Elevation  
Scale: 1/4" = 1'-0"

2 WEST (Side) Elevation  
Scale: 1/4" = 1'-0"

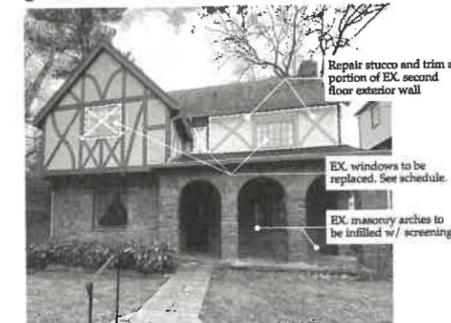


3 SOUTH (Rear) Elevation  
Scale: 1/4" = 1'-0"

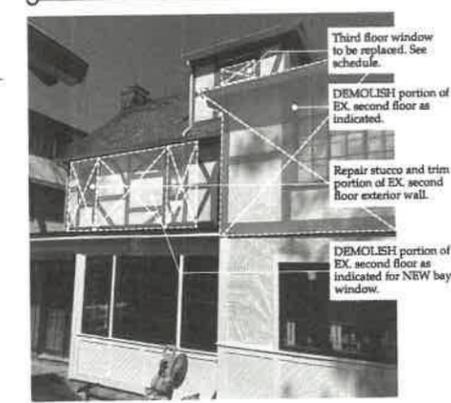
4 EAST (Side) Elevation  
Scale: 1/4" = 1'-0"



EX. Residence (Rear)



EX. Residence (Front)



EX. Residence (Rear)

**MR**  
ARCHITECTURE  
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www.mprarchitecture.com

**Klein Residence**

108 Oxford Street  
Chevy Chase, MD 20815

Building Permit No.: 1143453

**Elevations**



Issue:  
Montgomery County BoA  
Date: 01/26/26

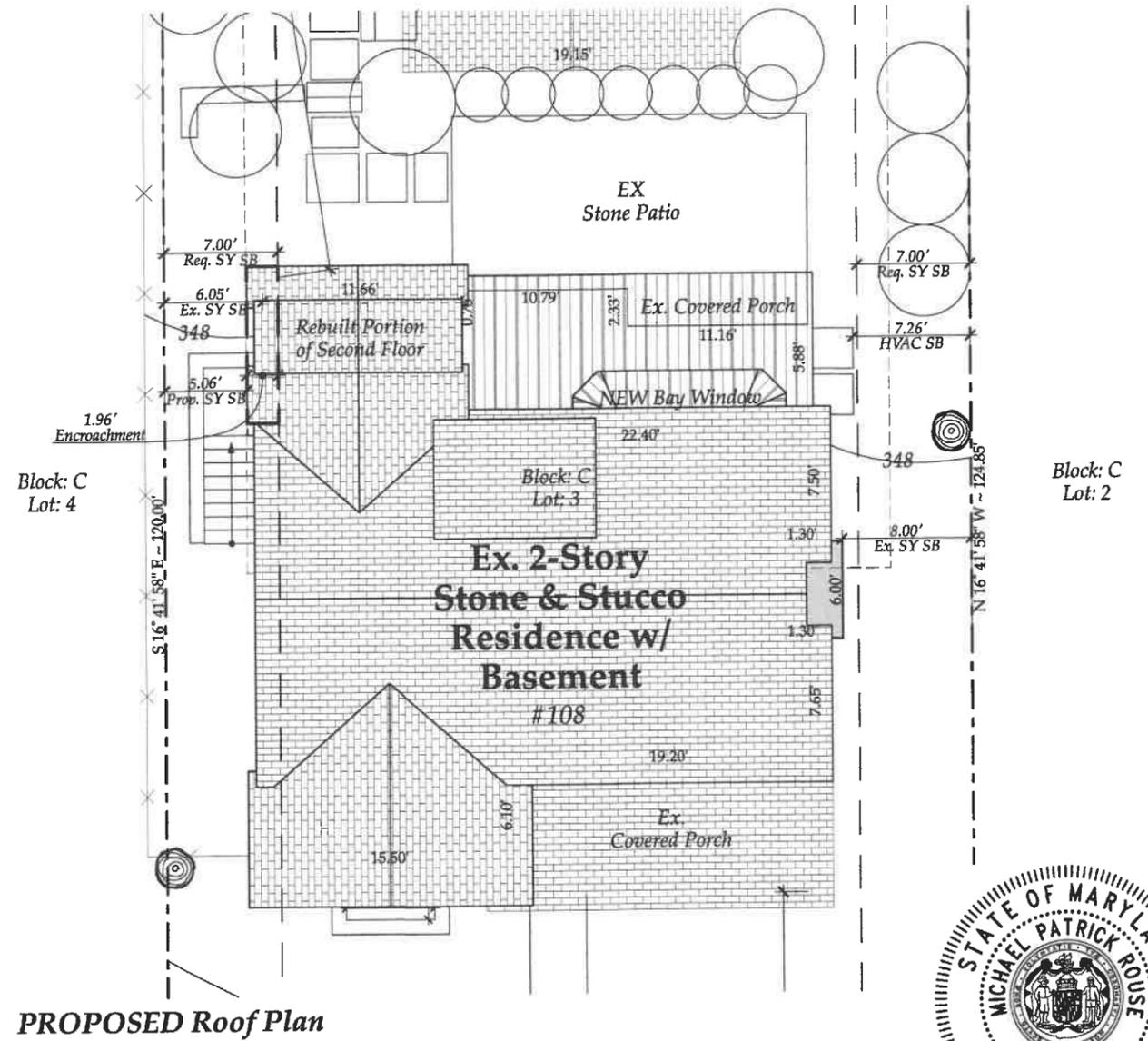
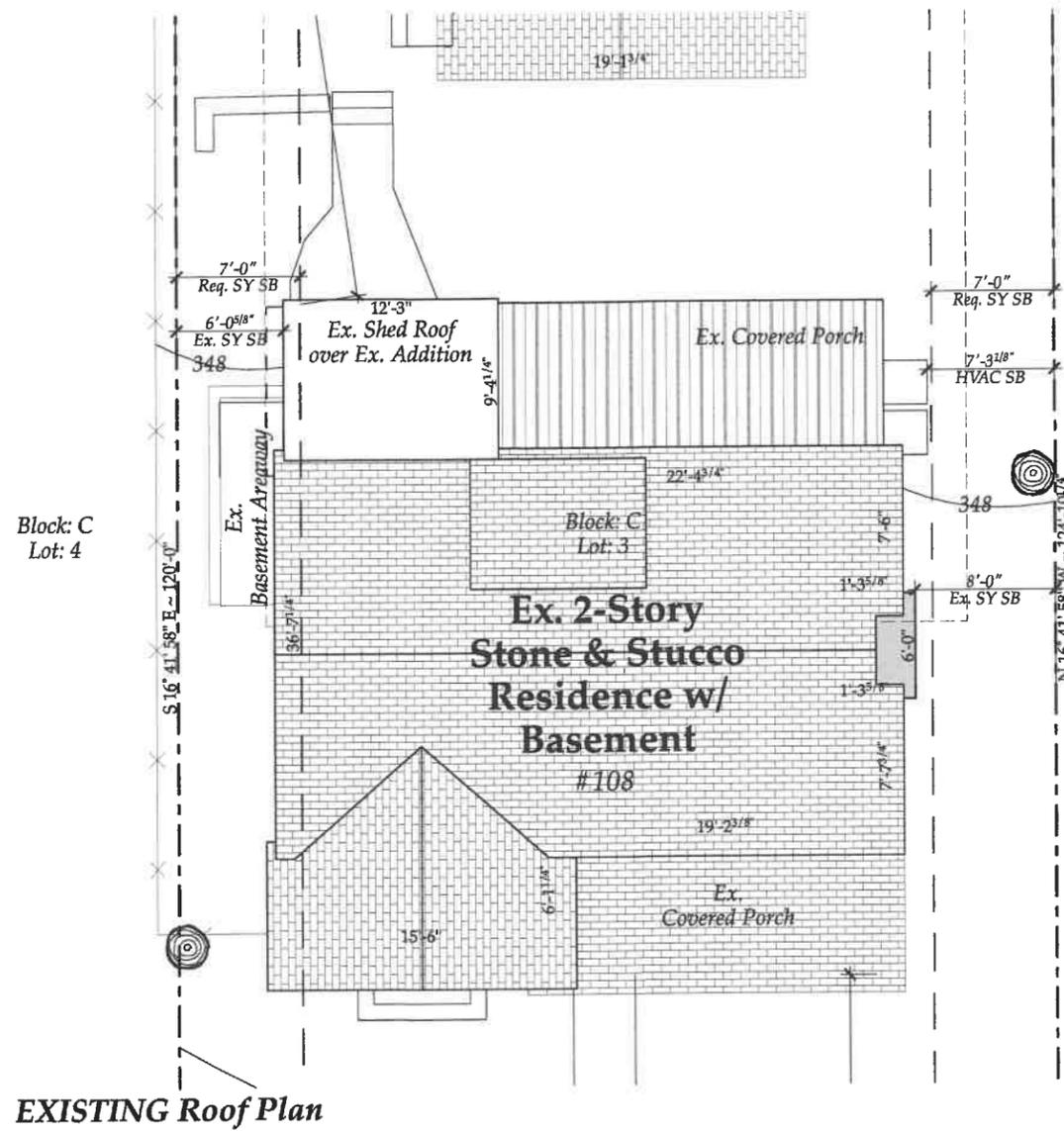
Sheet # LayOutSubset of 14  
Sheet:

**A200**

NOTE: The drawings shown on this sheet are only intended to depict graphically the general nature of the work for the project.

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EXHIBIT NO. 5(a)



**MICHAEL PATRICK ROUSE**  
architecture

1232 Hamilton Street NW  
Washington, DC 20011  
info@mprarchitecture.com

Combined Site Plans

**Klein Residence**

108 Oxford Street • Chevy Chase, MD 20815

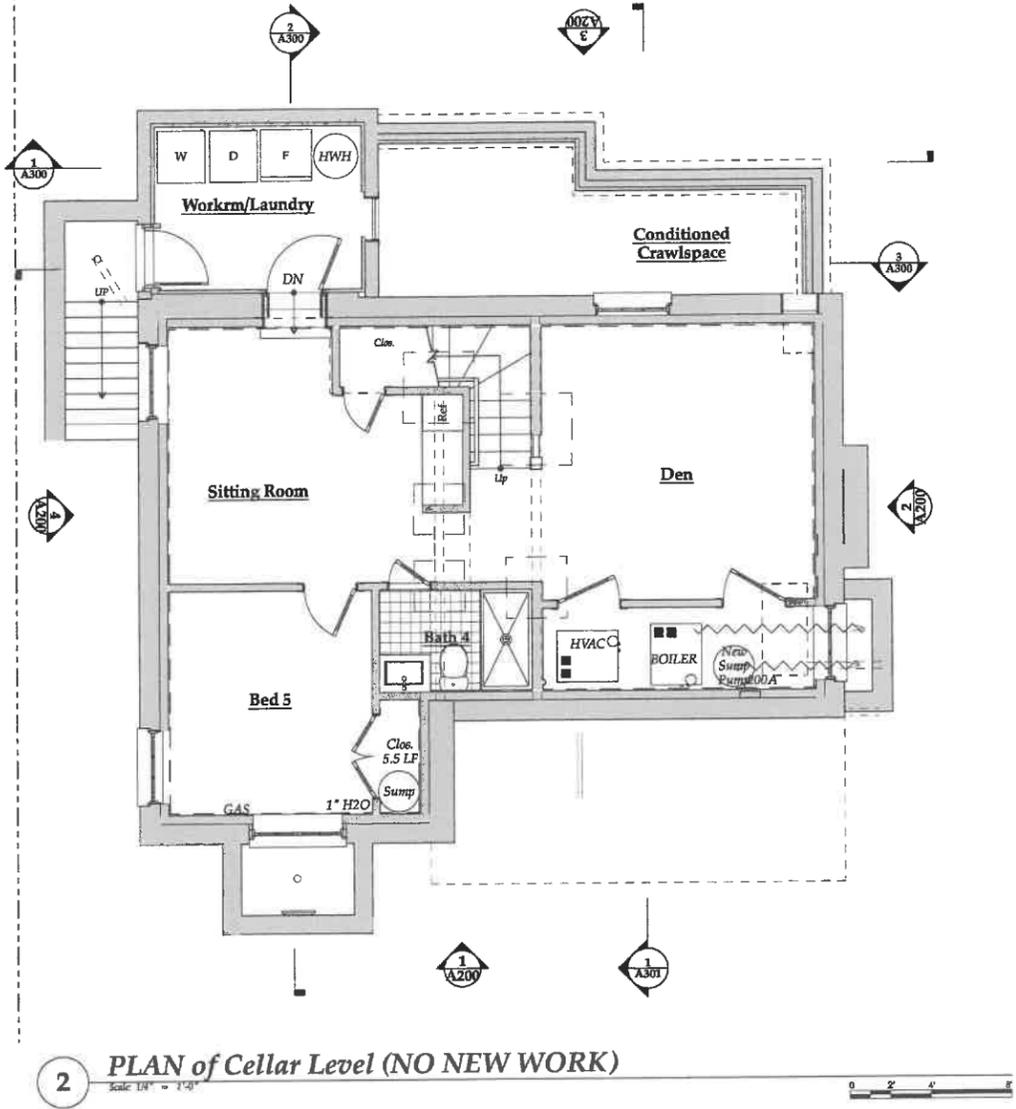
A-1

**Concept Set**

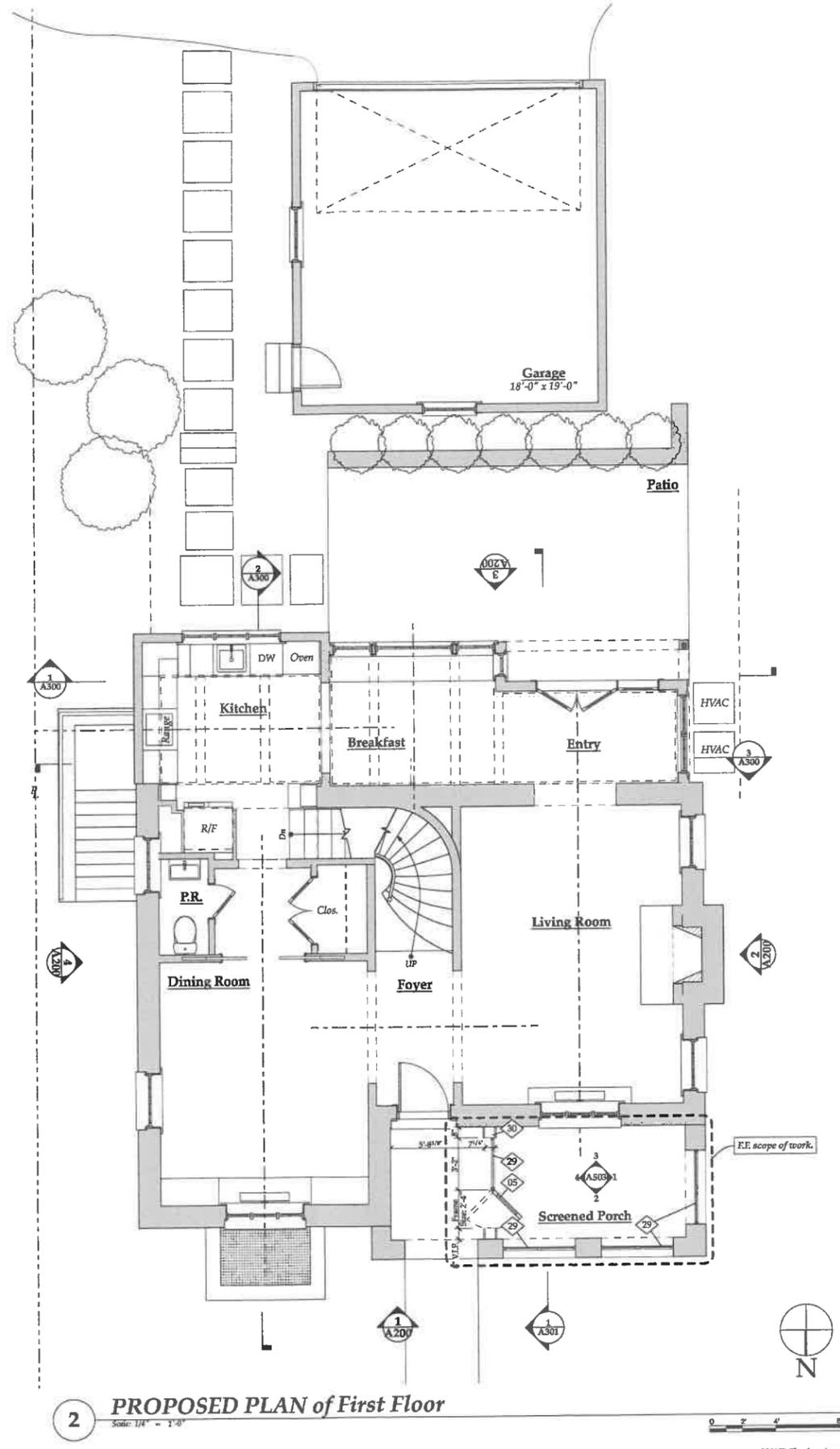
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Date: 9/4/24

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EXHIBIT NO. 5(b)



2 PLAN of Cellar Level (NO NEW WORK)



2 PROPOSED PLAN of First Floor

**CONSTRUCTION LEGEND**

- NEW WALL- See Partition Schedule (A002) and Legend, this sheet.
- NEW DOOR- See Interior Door Schedule, A001.
- NEW WINDOW- See Exterior Door and Window Schedule, A001.
- DOWNSPOUT
- CENTER LINE
- DIMENSION REGULATING LINE
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- INTERIOR ELEVATION MARKER
- ROUGH FLOOR HEIGHT MARKER
- FINISH CEILING HEIGHT MARKER
- FINISHES ALIGNMENT INDICATOR
- CHANGE IN FLOOR/CLG LEVEL
- ROUGH DIMENSIONS
- FINISH DIMENSIONS
- ANNOTATION TAG- See Key Notes, this sheet.

**Demolition Plan Key Notes**

ID	Note
D-01	Remove portion of ex. wall as indicated by hatch and/or dimension.
D-02	Remove ex. door/window as indicated.
D-03	Demolish ex. wall tile and underlayment.
D-04	Prepare EX. wall for NEW window / opening.
D-05	Reserve door for reinstallation.
D-07	Demolish ex. radiator and relocate as shown on the proposed plans.
D-08	Ex. waste stack location.
D-09	Demolish portion of ex. mtd. roofing and prepare for NEW bay window.
D-10	Remove existing flooring materials and subfloor for NEW level floor framing with adjacent, this room.
D-11	Remove existing plaster ceiling and prepare for new drywall installation, this room.
D-12	Reserve portion of EX. hardwood from shaded area for reinstallation in NRW spaces.
D-13	Demolish ex. bath in its entirety.
D-14	Demolish ex. closet.
D-15	Demolish ex. roof.
D-16	Reserve ex. cast-iron bath for reuse in ex. location.
D-17	Demolish ex. plumbing fixtures.
D-18	Demolish ex. tile flooring.

**Proposed Plan Key Notes**

ID	Note
01	New gutter and mtd. downspout to PVC boot / spillway at grade. Match EX.
02	New replacement windows. See window schedule.
03	NEW bath in EX location with NEW plumbing, fixtures, and finishes.
04	New furred interior wall with drywall and insulation.
05	NEW window / door unit. See schedule.
06	NEW grayfoam insulation in EX. roof rafters, NEW gyp bd. ptd. ceiling attic. No other interior work, third floor. See sections.
07	NEW soffit above.
08	New shower with tiled pan, tempered shower glass, fixtures, and tiled shower surround.
09	New custom vanity. See allowances.
10	New wall mtd. rmtal radiator to replace EX.
11	NEW drywall tudor arch. See interior elevations.
12	NEW site-built adjustable shelving in box cabinetry.
13	Reinstall EX. door and reversed swing.
14	Custom closet shelving by owner, N.I.C.
15	Ex. stair and handrail to remain.
16	New 2x6 Stucco exterior wall with timbering trim. See elevations.
17	NEW Standing seam roof.
18	New window in existing infilled opening. Retrim and stucco exterior as necessary. See elevations.
19	Insulate existing stud wall cavity in existing walls. Assume closed cell sprayfoam.
20	NEW architectural-grade synthetic slate shingle roof. Match EX.
21	NEW drywall niche w/ floating wd. shelves. See interior elevations.
22	NEW tiled niche. See details.
23	NEW vaulted ceiling, above. See interior elevations, RCP.
24	EX. roof to REMAIN, below.
25	EX fireplace chimney to REMAIN.
26	EX thermostat to REMAIN in EX. location.
27	NEW tiled surround on EX. walls. Assume NEW cement board and waterproofing underlayment, Schluter Kerdi membrane or eq.
28	NEW gyp. bd. ceiling treatment / room crown. See RCP.
29	Infill EX. stone openings w/ NEW P.T. cedar screening frames and high-vis. mesh screening. See elevations.
30	NEW 2x8 stucco exterior wall at screen porch.

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www.mprarchitecture.com

**Klein Residence**  
108 Oxford Street  
Chevy Chase, MD 20815  
Building Permit No.: 1143453

Basement and First Floor Plans



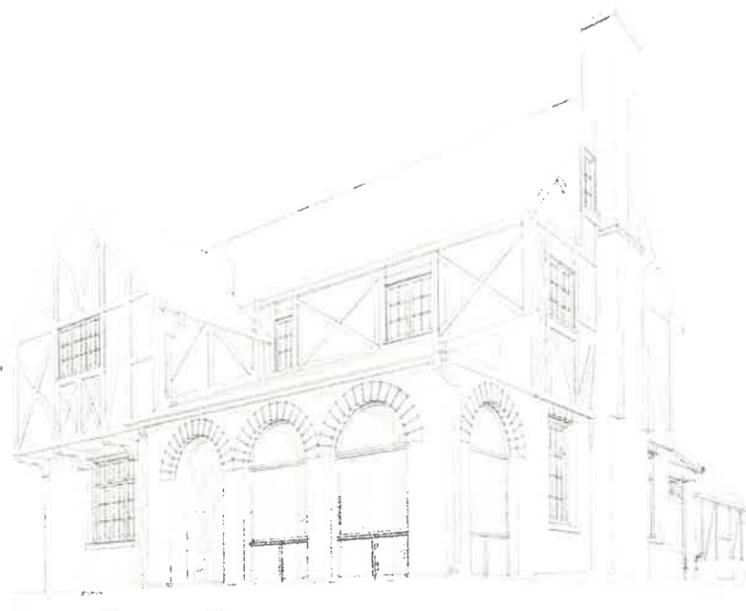
Issue:  
Montgomery County BoA  
Date: 01/26/26  
Sheet # LayOutSubset of 14  
Sheet:  
**A100**

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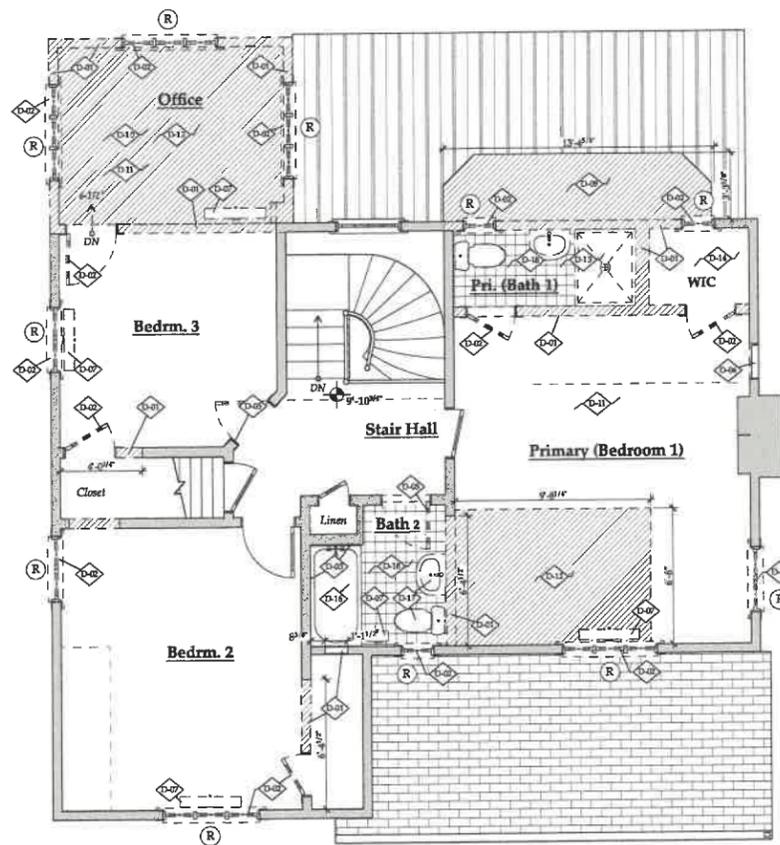
EXHIBIT NO. 5(c)



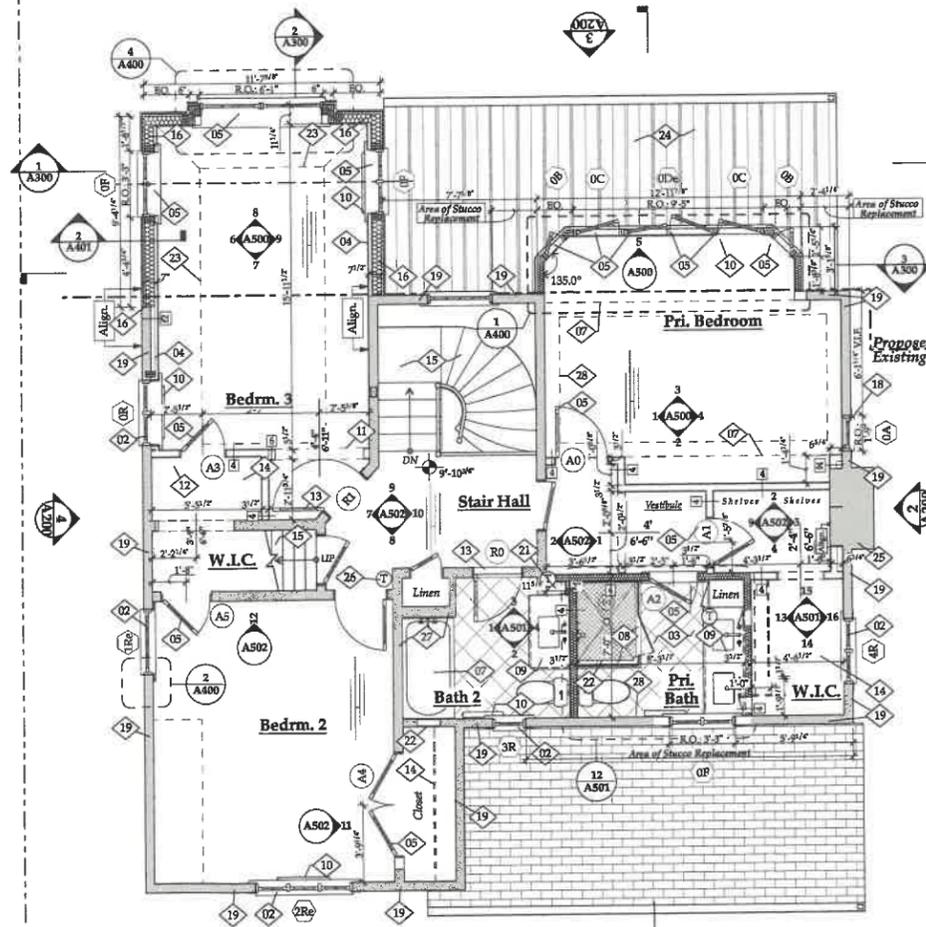
View of Rear of Residence



View of Front of Residence



1 DEMO PLAN of Second Floor



2 PROPOSED PLAN of Second Floor

CONSTRUCTION LEGEND

- NEW WALL- See Partition Schedule (A002) and Legend, this sheet.
- NEW DOOR- See Interior Door Schedule, A001.
- NEW WINDOW- See Exterior Door and Window Schedule, A001.
- DOWNSPOUT
- CENTER LINE
- DIMENSION REGULATING LINE
- ELEVATION MARKER
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- FINISH CEILING HEIGHT MARKER
- FINISHES ALIGNMENT INDICATOR
- CHANGE IN FLOOR/CLG LEVEL
- ROUGH DIMENSIONS
- FINISH DIMENSIONS
- ANNOTATION TAG- See Key Notes, this sheet.

Demolition Plan Key Notes

- | ID   | Note  |
|------|---|
| D-01 | Remove portion of ex. wall as indicated by hatch and/or dimension.                                    |
| D-02 | Remove ex. door/window as indicated.  |
| D-03 | Demolish ex. wall tile and underlayment.  |
| D-04 | Prepare EX. wall for NEW window / opening.  |
| D-05 | Reserve door for reinstallation.  |
| D-07 | Demolish ex. radiator and relocate as shown on the proposed plans.                                    |
| D-08 | Ex. waste stack location.   |
| D-09 | Demolish portion of ex. mtl. roofing and prepare for NEW bay window.                                  |
| D-10 | Remove existing flooring materials and subfloor for NEW level floor framing with adjacent, this room. |
| D-11 | Remove existing plaster ceiling and prepare for new drywall installation, this room.                  |
| D-12 | Reserve portion of EX. hardwood from shaded area for reinstallation in NEW spaces.                    |
| D-13 | Demolish ex. bath in its entirety.  |
| D-14 | Demolish ex. closet.  |
| D-15 | Demolish ex. roof.  |
| D-16 | Reserve ex. cast-iron bath for reuse in ex. location.   |
| D-17 | Demolish ex. plumbing fixtures.   |
| D-18 | Demolish ex. tile flooring.   |

Proposed Plan Key Notes

- | ID | Note   |
|----|--|
| 01 | New gutter and mtl. downspout to PVC boot / spillway at grade. Match EX.   |
| 02 | New replacement windows. See window schedule.  |
| 03 | NEW bath in EX location with NEW plumbing, fixtures, and finishes.   |
| 04 | New furred interior wall with drywall and insulation.  |
| 05 | NEW window / door unit. See schedule.  |
| 06 | NEW sprayfoam insulation in EX. roof rafters, NEW gyp bd. ptd. ceiling attic. No other interior work, third floor. See sections. |
| 07 | NEW soffit above.  |
| 08 | New shower with tiled pan, tempered shower glass, fixtures, and tiled shower surround.   |
| 09 | New custom vanity. See allowances.   |
| 10 | New wall mtd. rmtal radiator to replace EX.  |
| 11 | NEW drywall tudor arch. See interior elevations  |
| 12 | NEW site-built adjustable shelving in box cabinetry.   |
| 13 | Reinstall EX. door and reversed swing.   |
| 14 | Custom closet shelving by owner, N.I.C.  |
| 15 | Ex. stair and handrail to remain.  |
| 16 | New 2x6 Stucco exterior wall with timbering trim. See elevations   |
| 17 | NEW Standing seam roof.  |
| 18 | New window in existing infilled opening. Retrim and stucco exterior as necessary. See elevations.                                |
| 19 | Insulate existing stud wall cavity in existing walls. Assume closed cell sprayfoam.  |
| 20 | NEW architectural-grade synthetic slate shingle roof. Match EX.  |
| 21 | NEW drywall niche w/ floating wd. shelves. See interior elevations.  |
| 22 | NEW tiled niche. See details.  |
| 23 | NEW vaulted ceiling, above. See interior elevations, RCP.  |
| 24 | EX. roof to REMAIN, below.   |
| 25 | EX fireplace chimney to REMAIN.  |
| 26 | EX thermostat to REMAIN in EX. location.   |
| 27 | NEW tiled surround on EX. walls. Assume NEW cement board and waterproofing underlayment, Schluter Kerdi membrane or eq.          |
| 28 | NEW gyp. bd. ceiling treatment / room crown. See RCP.  |
| 29 | Infill EX. stone openings w/ NEW P.T. cedar screening frames and high-vis. mesh screening. See elevations                        |
| 30 | NEW 2x6 stucco exterior wall at screen porch.  |



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Klein Residence

108 Oxford Street  
Chevy Chase, MD 20815

Building Permit No.: 1143453

Second Floor Plans & Project Views



Issue:  
Montgomery County BoA  
Date: 01/26/26

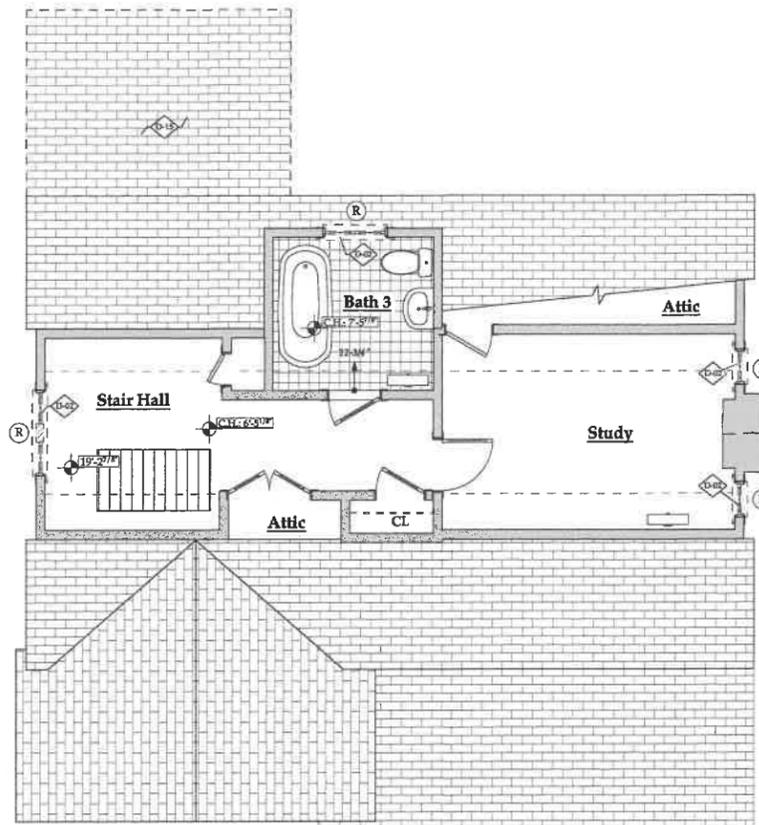
Sheet # LayNoInSubset of 14  
Sheet:

A101

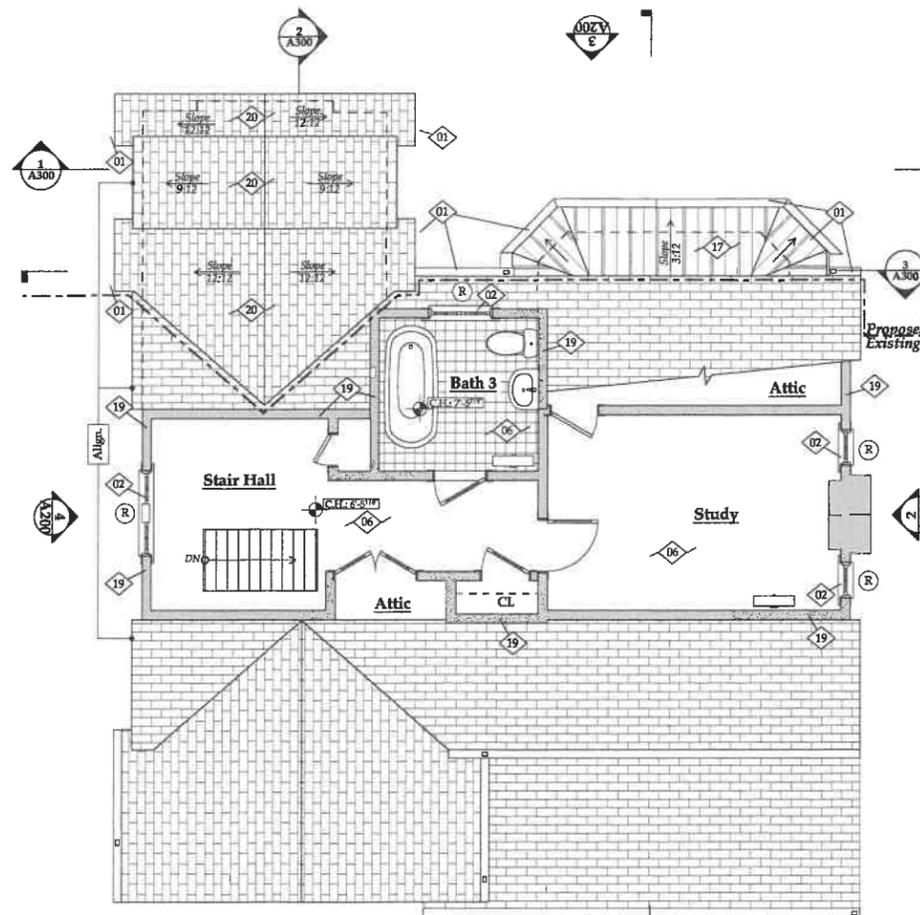
NOTE: The drawings shown on this sheet are only intended to depict graphically the general nature of the work for the project.

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EXHIBIT NO. 5(d)



**1 DEMO PLAN of Third Floor**  
 Scale: 1/4" = 1'-0"  
 0 2 4 8



**2 PROPOSED PLAN of Third Floor**  
 Scale: 1/4" = 1'-0"  
 0 2 4 8

CONSTRUCTION LEGEND	
	NEW WALL- See Partition Schedule (A002) and Legend, this sheet.
	NEW DOOR- See Interior Door Schedule, A001.
	NEW WINDOW- See Exterior Door and Window Schedule, A001.
	DOWNSPOUT
	CENTER LINE
	DIMENSION REGULATING LINE
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
	INTERIOR ELEVATION MARKER
	ROUGH FLOOR HEIGHT MARKER
	FINISH CEILING HEIGHT MARKER
	FINISHES ALIGNMENT INDICATOR
	CHANGE IN FLOOR/CLG LEVEL
	ROUGH DIMENSIONS
	FINISH DIMENSIONS
	ANNOTATION TAG- See Key Notes, this sheet.

Demolition Plan Key Notes	
D-01	Remove portion of ex. wall as indicated by hatch and/or dimension.
D-02	Remove ex. door/window as indicated.
D-03	Demolish ex. wall tile and underlayment.
D-04	Prepare EX. wall for NEW window / opening.
D-05	Reserve door for reinstallation.
D-07	Demolish ex. radiator and relocate as shown on the proposed plans.
D-08	Ex. waste stack location.
D-09	Demolish portion of ex. mtl. roofing and prepare for NEW bay window.
D-10	Remove existing flooring materials and subfloor for NEW level floor framing with adjacent, this room.
D-11	Remove existing plaster ceiling and prepare for new drywall installation, this room.
D-12	Reserve portion of EX. hardwood from shaded area for reinstallation in NEW spaces.
D-13	Demolish ex. bath in its entirety.
D-14	Demolish ex. closet.
D-15	Demolish ex. roof.
D-16	Reserve ex. cast-iron bath for reuse in ex. location.
D-17	Demolish ex. plumbing fixtures.
D-18	Demolish ex. tile flooring.

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**Klein Residence**

108 Oxford Street  
 Chevy Chase, MD 20815

Building Permit No.: 1143453

**Third Floor Plans**



Issue:  
 Montgomery County BoA  
 Date: 01/26/26

Sheet # LayNoInSubset of 14

Sheet:  
**A102**

*The*  
*Klein Residence*

*108 Oxford Street • Chevy Chase, MD 20815*

Montgomery County BoA

*26 January 2026*

MICHAEL PATRICK ROUSE  
*architecture*

1232 Hamilton Street NW  
Washington, DC 20011  
info@mprarchitecture.com

**CASE NO. A-6959**

**PETITION OF JOSHUA AND LAURA KLEIN**  
**EXHIBIT LIST**

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. Site Plan
5. (a) North (Oxford St., West (Side), South (Rear) and East (Side) Elevations  
(b) Existing and Proposed Roof Plan  
(c) Cellar Level Plan (No New Work) and Proposed First Floor Plan  
(d) Demo and Proposed Second Floor Plans  
(e) Demo and Proposed Third Floor Plans  
(f) Cover Sheet
6. Zoning Vicinity Map
7. (a) Envelope showing date notice mailed  
(b) Notice of hearing scheduled for March 25, 2026
8. \_\_\_\_\_
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 - 00469334**Owner Information**

**Owner Name:** KLEIN JOSHUA R  
KLEIN LAURA BRUCE  
**Use:** RESIDENTIAL  
**Principal Residence:** YES

**Mailing Address:** 108 OXFORD ST  
CHEVY CHASE MD 20815  
**Deed Reference:** /59389/ 00315

**Location & Structure Information**

**Premises Address:** 108 OXFORD ST  
CHEVY CHASE 20815-0000  
**Legal Description:** SEC 7 CHEVY CHASE

**Map:** HN51 **Grid:** 0000 **Parcel:** 0000 **Neighborhood:** 7230015.16 **Subdivision:** 0015 **Section:** C **Block:** 3 **Lot:** 2026 **Assessment Year:** 2026 **Plat No:** / 259  
**Plat Ref:** / 259

**Town:** CHEVY CHASE VILLAGE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1928	2,304 SF		6,121 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	1/2 BRICK FRAME/6 FRAME	3 full	1 Attached	2022	

**Value Information**

	Base Value	Value			Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026		
<b>Land:</b>	711,800	783,000				
<b>Improvements</b>	841,200	918,100				
<b>Total:</b>	1,553,000	1,701,100	1,553,000		1,602,367	
<b>Preferential Land:</b>	0	0				

**Transfer Information**

<b>Seller:</b> EFRON KAY DISCLAIMER TRUST <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 04/16/2020 <b>Deed1:</b> /59389/ 00315	<b>Price:</b> \$985,000 <b>Deed2:</b>
<b>Seller:</b> EFRON RICHARD <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 10/02/2014 <b>Deed1:</b> /49239/ 00370	<b>Price:</b> \$0 <b>Deed2:</b>
<b>Seller:</b> EFRON RICHARD & K <b>Type:</b> NON-ARMS LENGTH OTHER	<b>Date:</b> 03/26/2014 <b>Deed1:</b> /48456/ 00473	<b>Price:</b> \$0 <b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture:** None**Homestead Application Information****Homestead Application Status:** Approved 07/08/2020**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**