

**COUNCIL OF CHEVY CHASE VIEW**  
**Monthly Meeting**

Date: July 21, 2021  
Place: Meeting was held at Christ Episcopal Church  
Present: Paula Fudge, Chair; Peter Marks, Carlos Molina and Nancy  
Somerville, Council members  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel for Town  
Joseph Toomey, CCV Building Permit Administrator  
Others Present: Ron Sherrow, 4013 Glenridge Street

Called Meeting to Order: 7:00 p.m. by Paula Fudge

**Approval of Minutes of June 23, 2021 Monthly Council Meeting:** Nancy Somerville moved the minutes of the June 23, 2021 Monthly Council Meeting be approved. Carlos Molina seconded the motion and it passed with a 3-0 vote. Paula Fudge abstained from the vote as she was unable to attend the June Council meeting.

**Financial Report for Period June 1, 2021 to June 30, 2021:** The FY21 fiscal year ended on June 30, 2021. Actual income was close to original projections when we first compiled a budget in March 2020; expenditures in total were about 20% less than budgeted.

Income:	Budget - \$1,042,015	Actual - \$1,002,782
Expenses:	Budget - \$ 686,400	Actual - \$ 546,280
Surplus Revenues added to the Capital Improvement Fund - \$367,305		

Nancy Somerville moved that the financial report for the period June 1, 2021 to June 30, 2021 be accepted. Peter Marks seconded the motion and it passed with a 4-0 vote.

**Council Member Walk:** Peter marks conducted the monthly Council member walk and submitted his report.

**Building Permit Application - Demolition/New Two-Story Garage - 4009 Cleveland Street (Albright):** David and Lisa Albright submitted a permit application for the demolition/new two-story garage at 4009 Cleveland Street in the Town of Chevy Chase View. The application complies with all of the applicable rules and restrictions of the Chevy Chase View Municipal Code.

Mr. Toomey's review is based upon the description of the project in the application, the Boundary Survey by Real Estate Surveyors & Developers, LLC, dated May 12, 2021, and the architectural drawings by Paul Gaiser Architect, dated June 19, 2021. The scope of the project is to demolish the existing one-story rear yard garage and construct a new, larger two-story, two-car garage, which will include a gym and office within the second level. The proposed garage/gym/office structure will also be located within the rear yard, 9 feet from the rear property line and approximately 31 feet from the right (east) side property line and 43

feet from the left (west) side property line. The applicants were informed that the office cannot be converted into an Accessory Dwelling Unit. Mr. Toomey recommended that the Town Council approve this building permit application.

A building permit for this project will also be required by the Montgomery County Department of Permitting Services.

Peter Marks moved that the permit application be approved. Carlos Molina seconded the motion and it passed with a 4-0 vote.

### **CCV Building Permit Summary for July 2021**

#### **New applications for a Building Permit:**

- 4009 Cleveland Street (Albright) - Detached Garage - applied 6/2/21

#### **Applications for Fence Permits:**

- 4016 Dresden Street (Plank) Fence - applied 6/24/21, approved 6/30/21, issued 7/8/21

#### **Applications on hold pending further information:**

- 4312 Glenridge Street (Stogoski) Fence - applied 3/2/21

#### **Approved applications awaiting issuance of the Chevy Chase View permit:**

- 4100 Dresden Street (Tyson) Shed and fence - applied 6/23/20, approved 7/15/20
- 4209 Franklin Street (Winters) Addition and entry portico - applied 2/3/21, approved 2/17/21
- 4021 Glenridge Street (Matan) Addition - applied 4/7/21, approved 4/21/21
- 9808 Summit Avenue (Manfreda) Deck and patio - applied 5/5/21

#### **Active and open permit construction projects:**

- 9819 Connecticut Avenue (Spry) Porch and deck addition - applied 2/29/21, approved 3/17/21
- 4016 Dresden Street (Plank) Fence - applied 6/24/21, approved 6/30/21, issued 7/8/21
- 4016 Dresden Street (Plank) Construct a new home - applied 4/14/20, approved 5/20/20, revision approved 6/17/20, issued 8/12/20
- 4213 Dresden Street (Potomac Heritage Homes) New house construction - applied 11/21/20, approved 12/16/20, issued 1/14/21
- 4108 Everett Street (Tarbutton) Fence - applied 5/17/21, approved 5/25/21, issued 6/7/21
- 4204 Franklin Street (Gonella) Outdoor kitchen and fireplace - applied 6/3/21, approved 6/23/21, issued 6/30/21
- 4008 Glenrose Street (Delfin) Patio sitting wall - applied 5/3/21, approved 5/4/21, issued 5/5/21

- 9910 Kensington Parkway (Noce/Lucas) Fence and retaining wall - applied 3/17/21
- 4205 Saul Road (4205 Saul Road, LLC) New house - applied 9/3/20, approved 9/16/20, issued 12/21/20
- 10114 Summit Avenue (Wellner/Pickard) Screen porch - applied 4/7/21, approved 4/21/21

**Completed projects since the May 2021 Council meeting:**

- 4101 Dresden Street (Klaffky) Storage unit - applied 3/30/21, issued 3/30/21

**Update on Thrive Montgomery 2050:** The Montgomery County PHED Committee met on July 15<sup>th</sup> and two Councilmembers, Andrew Friedson and Will Jawando, expressed interest in slowing down the process so that: a) the process could be better defined and communicated to the public; and b) additional outreach to typically underrepresented communities could take place.

The Planning Board had its first work session on July 8 and will meet again on July 22 - here are highlights:

- want to include in Thrive goals more direct language and focus on economic development;
- ask staff to come back with a definition of attainable housing that is clearer and more focused on the intent of attainable housing;
- decide to use the R40, R60, R90, and R200 zones to identify where multi-family housing can be built by right, rather than the Thrive Growth map, given that it is not yet adopted;
- decide to recommend by right: 1) duplexes in the R-40, R-60, R-90, and R-200 zones; 2) triplexes in the R-40, R-60, and R-90 zones; and 3) quadplexes in the Priority Housing Districts (not yet fully defined);
- support the concept of using the Priority Housing District to allow quadplexes and reduced parking requirements, but asked staff to come back and show options for the boundaries, including a ½ mile walkshed around Metrorail, and Purple Line, and MARC stations; and
- ask Planning staff to produce Zoning Text Amendments (ZTAs) that detailed the recommendations for transmittal to the County Council.

**Link to draft Thrive Montgomery 2050 ZTA:**

**<https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>**

**Acceptance of Stormwater Management Committee Report/Committee Status:**

The Council acknowledged receipt of the final report and the Stormwater Management Committee was formally dissolved by Council consensus.

The Council has planned for the Stormwater Management Committee to present its final report on Tuesday, July 27, 2021, at 7:00 pm. The presentation will be held virtually.

**Discuss Pepco Proposal to Perform Valuation of Town Streetlights:**

The Town manager is assembling historical information that lays out the Town's 2003-2004 agreement with Pepco to install 78 induction street lights, the 34 High Pressure Sodium Teardrop lights (and brackets) along Connecticut Avenue which were installed in 2009, and the LED post-top lights/poles on East Dresden Street and Cleveland Street which were installed in 2014-2015. The Town's lighting consultant, Scott Watson, will help develop a Fair Market value of the streetlights. The Town has the streetlighting maps and knows the purchase price and installation year for all the fixtures. A meeting will be requested with Pepco officials to review this information and discuss a counter proposal to the pre-paid \$7,500 fee that Pepco wants the Town to pay in order for a third-party consultant to perform the fair market value analysis.

**ZTA 19-07 - County Zoning Rules on 5G/Small Cell Wireless**

**Telecommunication:** Council discussed the pending County zoning text amendment that will alter the requirements for installation of small cell/wireless telecommunication antennae and equipment. The Council discussed the impact on the Town, and the need to review the adequacy of the Town's ordinance. Ron Bolt explained what some other jurisdictions plan to do and will keep the Council informed.

**Clark/Azar Proposal for FY21/22 Final Design and Permitting:** The Council discussed the Clark/Azar FY21/22 Final Design and Permitting proposal dated June 11, 2021. The proposal covers the survey, base sheet development and design work for the anticipated FY22 capital improvements. The Council will ask Clark/Azar to amend the proposal to include:

- Consideration of feasible green/gray infrastructure possibilities given the existing road formation/contour and right-of-way space
- Examination of cost differential to include this green/gray concept
- Sensitivity to time constraints as the Council does not want to miss opportunity to change course yet remain on scheduled for budgeted FY22 capital improvements.

**Connecticut Avenue Speed Enforcement:** Ron Sherrow asked the Council members for an update on the Connecticut Avenue speed enforcement research and offered to assist if deemed necessary. The Town of Kensington has asked Town Manager Jana Coe to participate as of a member of its Pedestrian and Bicycling Access and Safety Working Group. While the working group's emphasis remains focused primarily on the Town of Kensington, the working group wants to make certain the Town of Chevy Chase View's safety efforts on Connecticut Avenue are considered in the overall traffic and safety considerations. The Council anticipates having more information in the Fall regarding SHA and Montgomery County's review of Connecticut Avenue issues.

**Applicability of Public Information Act to Town Advisory Committees:**

Ron Bolt discussed the Public Information Act and its applicability to the Town's Stormwater Management Committee, formed to assist the Town Council in making decisions about stormwater management. He concluded that the Committee is an instrumentality of the Town government and subject to the Act. Its members were appointed by the Town Council, its

operational procedures were approved by the Council, the Committee served at the pleasure of the Council, and the Committee charter expressly rendered PIA applicable. The Committee provided advice on a government function.

The Council agreed that it is important to seek an opinion on this issue from the State's Attorney General, as the Town Council should have clear guidance if and when it might have similar committees in the future. Ron Bolt will prepare a letter for Chair Paula Fudge to sign and send to the State Attorney's office.

**Review of Leaf Removal Proposals for FY22/FY23:** The Town received four proposals for FY22 and FY23 leaf removal from Town streets. After review of the submissions, Carlos Molina moved the Town approve the proposal from Hughes Landscaping, our current contractor. Peter Marks seconded the motion and it passed with a 4-0 vote.

**Review of Snow Removal Proposals for FY22/FY23:** The Town received four proposals for FY22 and FY23 snow removal from streets as well as Connecticut Avenue and Cedar Lane sidewalks. After review of the submissions, Carlos Molina moved the Town approve the proposal from Rolling Acres Landscaping, our current contractor. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

**CCV Directory for 2021-2022:** The 2021-2022 Resident Directory is scheduled for issuance mid-October 2021. Residents are asked to check your listing in the printed 2020-2021 directory, and you can also double-check your information in the Town's online directory via link - <http://www.chevyCHASEview.org/wp/residents/town-directory/>

Please report any changes to Jana Coe, Town Manager, by sending an email to [admin@chevyCHASEview.org](mailto:admin@chevyCHASEview.org).

**Town e-mailings and Regular Mailing of Monthly Minutes:** In 2011, the Town introduced e-Town mailings as a means for our residents to receive communications via electronic format. For residents who preferred to not opt-in to the e-Town mailings, the Town continued sending the standard paper mailings.

Last Fall, residents who are receiving these paper mailings were advised that the Town would be discontinuing these paper mailings in 2021 and **all** communications would be sent via e-Town mailings.

**Effective September 1, 2021, all paper mailings will be discontinued (with exception of annual budget meeting and election notices).**

What should you do to stay informed? Go to the CCV website - [www.chevyCHASEview.org](http://www.chevyCHASEview.org) - on the front page click "For Residents" - choose the box that says "e-Town Mailings". Add your address in the space at the bottom of the page and click "Go." This will take you to the website of our partner, Constant Contact. Follow the directions on the screen to complete your registration. After you have completed these steps, you will receive an email confirming your registration.

You can register as many email addresses as you like for your household, but you must use the link on the website page and enter each recipient individually.

**Status of Annual CCV:** The Council discussed the merits of hosting the annual picnic in September. There was discussion of staging food trucks for carry-out service, but it was noted that the picnic's draw is its social aspect and the opportunity to get to know your neighbors, which would not be provided with staggered food pickup from the food trucks.

**NOTE:** The Council has decided that, due to the latest surge in Covid cases, that this year's picnic will be cancelled.

**Motion to Adjourn:** At 9:15 p.m. Carlos Molina moved that the meeting be adjourned. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

**Time and Place of Next Meeting:** The Council will meet next for its monthly meeting on September 15, 2021, at 7:00 pm. at Christ Episcopal Church.

Respectfully submitted,  
Jana Coe, Town Manager

**NOTES and REMINDERS:**

**Unleashed Dogs:** Many residents are expressing increasing concern about unleashed dogs in the Town. Dog owners are reminded of the following provisions in the Montgomery County Code, Chapter 5, related to Animals and Public Nuisance:

Animal Trespass (Montgomery County Code, Sec. 5-203(a)(3)) - "An owner must not allow an animal to enter private property without the property owner's permission. (\$100 fine). Any dog is at large if it is outside the owner's premises and not leashed, unless it is a service dog, is in a dog exercise area designated by the Maryland National Capital Park and Planning Commission or is participating in an approved activity." (\$100 fine for first offense; \$500 fine for each subsequent violation).

Unwanted Contact - "The pet owner must prevent unwelcome or unsolicited threatening physical contact or close proximity to a person or a domestic animal that occurs outside the owner's property that may cause alarm in a reasonable person, such as biting, chasing, tracking, inhibiting movement, or jumping." (\$500 fine). **You are reminded to clean up after your dog and place the bag in your own trash container for disposal by Ecology Services' crew.**

**Bulk Pick-Up** - The next monthly bulk pick-up is scheduled on **Saturday, August 7, 2021**. As a reminder, heavy refuse includes major appliances (must have Freon removed), furniture, large toys, bicycles, and plumbing fixtures. Excluded are batteries, propane tanks, bricks, general construction debris and iron pipes. Please have your items at the curb by 7:00 AM on Saturday as the truck comes through early.

**Application for Building Permit** - Building Permit Applications for consideration at the September 15, 2021 meeting must be submitted to the Town Manager by 5:00 p.m. on September 1, 2021. Please note that the review may take several days, and an application is not considered

perfected until the Town Permit Administrator-Municipal Engineer completes his review. Please contact Jana Coe, Town Manager, at [janacoe@chevychaseview.org](mailto:janacoe@chevychaseview.org) or by calling 301-949-9274.

**PLEASE TAKE ADVANTAGE OF THE FOLLOWING THREE COMMUNICATION OPTIONS FOR TOWN RESIDENTS ONLY**

**1. Sign Up for eTown Mailings:** You can receive the monthly CCV Council meeting minutes and other Council messages and important announcements from the Town Manager. This does not replace the CCV listserv. Go to the CCV website - on the front page click "For Residents" - choose the box that says "e-Town Mailings". Add your address in the space at the bottom of the page and click "Go." This will take you to the website of our partner, Constant Contact. Follow the directions on the screen to complete your registration. After you have completed these steps, you will receive an email confirming your registration.

You can register as many email addresses as you like for your household, but you must use the link on the website page and enter each recipient individually.

**2. Town Directory and Members Only Access:** The Town publishes a Resident Directory in early Fall each year. In addition, this Resident Directory is available online, when you to sign up for "Members Only" (link) access to the Resident Directory. When you sign up for access, the online Resident Directory will be updated to include the information you provide. If you are new to the Town, we would like to add you to the Town's online Resident Directory. Then, when the annual directory is reprinted in the Fall, your information will be included in the printed version as well. The Town Manager administers online access accounts and formally activates residents' accounts. You will receive an email with instructions once approved. We take your privacy seriously and have done everything possible to bring this useful content to you in a secure manner.

**3. Listserv** - Please consider becoming a member of the CCV listserv by emailing [ChevyChaseViewNet+subscribe@groups.io](mailto:ChevyChaseViewNet+subscribe@groups.io)