

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

Date: December 18, 2019  
Place: Christ Episcopal Church, Kensington, Maryland  
Present: Paula Fudge, Chair; Lisa Fair, Peter Marks and Ron Sherrow, Council members  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel for Town  
Joseph Toomey, CCV Building Permit Administrator

Others Present: Annie Cross, 4313 Glenrose Street

Called Meeting to Order: 7:10 p.m. by Paula Fudge, Chair

**Approval of Minutes of the November 20, 2019 Monthly Council Meeting:**

Peter Marks moved the minutes of the November 20, 2019 Monthly Council Meeting. Paula Fudge seconded the motion and it passed with a 4-0 vote.

**Financial Report for Period November 1, 2019 to November 30, 2019:**

Paula Fudge moved that the financial report for the period November 1, 2019 to November 30, 2019 be accepted. Ron Sherrow seconded the motion and it passed with a 4-0 vote.

**Council Member Walk:** Carlos Molina conducted the monthly Council member walk and presented his findings to the Town manager.

**Building Permit Application - Addition - 10001 Connecticut Avenue (Ansah):**

William Ansah submitted a building permit application for an addition to his home at 10001 Connecticut Avenue, 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 on the application, the construction plans by Allejiant Renovations, dated November 19, 2019, and the Location Drawing by Duley and Associates, Inc., dated November 13, 2019, inserted on sheet 6 of the construction plans. The scope of the project is to demolish the existing addition at the rear of the house and construct a new 16'-0" by 26'-6" two-story, with basement, addition, on a slightly larger footprint.

The addition will be set back approximately 25 feet from the right (south) side property line, 23 feet from the left (north) property line, and 80 feet from the rear property line. Mr. Toomey recommended that this permit application be approved. A building permit was issued by the Montgomery County Department of Permitting Services (number 897489) on December 9, 2019. Ron Sherrow moved that the building permit application be approved. Paula Fudge seconded the motion and it passed with a 4-0 vote.

**Building Permit Application - New Home - 4201 Saul Road (4201 Saul Road LLC)**: Dan Demeria (4205 Saul Road, LLC) submitted a building permit application for a new home at 4201 Saul Road 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 on the application, the Site Plan by Norton Land Design, dated May 2019, and as revised and submitted on December 12, 2019, and the architectural plans by Joshua A. McKenrick of Moment Engineering Design, dated December 4, 2019. The scope of the project calls for the construction of a new home on the vacant corner lot of the recently re-subdivided property at Saul Road and Gartrell Place. The new home will include an attached two-car garage, screened porch and open front porch. The driveway entrance will be from Saul Road with an open front porch facing Gartrell Place, even though the property has a Saul Road address.

The front wall of the house will be setback 37.0 feet from Gartrell Place, meeting the 35-foot setback requirement for the property. The front porch roof will project into the front setback 4.9 feet, meeting the allowable 5-foot projection. The Saul Road face of the house will be set back 38.6 feet, meeting the required 35-foot setback. The rear (west) side of the house is set back 25.1 feet from the property line, meeting what is considered the required rear yard setback of 25 feet. The right side (north) of the house is set back 15.2 feet, meeting the 15-foot side setback requirement. Roof overhangs are one foot, meeting allowable projections into front, rear and side setback requirements.

The driveway in the front yard that faces Saul Road will occupy 18.4% of that front yard, meeting the allowable 30% non-vegetative surface requirement. Mr. Toomey recommended that this permit application be approved. A building permit application has been submitted to the Montgomery County Department of Permitting Services, dated December 8, 2019 (number 898904) for the construction of a single-family dwelling. Paula Fudge moved that the building permit application be approved. Lisa Fair seconded the motion and it passed with a 4-0 vote.

**Building Permit Application - Shed - 4217 Glenridge Street (Jones)**: Josh and Amy Jones submitted a building permit application for a shed at 4217 Glenridge 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 on the application, the Location Drawing by Paragon Title, dated July 23, 2019, with the proposed shed location added to, and highlighted on the drawing, and a catalog cut sheet of the shed. The scope of the project is to place a prefabricated, site assembled plastic shed in the side yard of the property. The shed will be located seven feet from the right side and seven feet from the rear property lines, meeting the required side and rear property line setback requirements for an accessory structure. As the house located on the property recently underwent a major addition, property corner stakes and pins still mark and identify actual property corners. Mr. Toomey recommended that this permit application be approved. A permit from Montgomery County is also required for this project. Paula Fudge moved that the building permit application be approved. Lisa Fair seconded the motion and it passed with a 4-0 vote.

**CCV Building Permit Summary for December 2019**

**New applications for a Building Permit:**

- 10001 Connecticut Avenue (Ansah) Major Addition - applied 12/10/19
- 4217 Glenridge Street (Jones) Shed - applied 12/16/19
- 4201 Saul Road (4205 Saul Road LLC) - New Home - 12/9/19

**Applications on hold pending further information on the application:**

- 3810 Dresden Street (Ford) Fence - applied 10/23/19

**Active and open permit construction projects:**

- 9909 Cedar Lane (Vorhis) Additions and entry roof - applied 5/6/19, approved 5/15/19, issued 5-31-19
- 3904 Dresden Street (Graham/Aslan) Major addition - applied 6/4/19, approved 8/22/19, issued 8/23/19
- 4011 Dresden Street (Quinn) New house construction - applied 12/4/18, approved 1/16/19, issued 6/24/19
- 3803 Everett Street (Gelsuso) Dumpster - applied 6/27/19, issued 7/1/19
- 3815 Everett Street (Blank) Outside patio - applied 2/5/19, approved 2/20/19, issued 6/18/19
- 4216 Everett Street (Petry) Porch addition and rear yard garage - applied 8/29/19, approved 9/30/19
- 4016 Franklin Street (Barnes) Dumpster - applied, 11/4/19, issued 11/4/19
- 4028 Franklin Street (Strittmatter) Dumpster - applied, 11/5/19, issued 11/5/19
- 4201 Franklin Street (Scarff) Storage pod - applied 8/30/19, issued 8/31/19
- 4104 Glenridge Street (Hastings) Front portico and side entry stoop - applied 5/2/18, approved 5/16/18, extension of time approved 11/14/18, revision of plans approved 2/20/19, issued 2/26/19
- 4304 Glenridge Street (McConarty) New house construction - applied 12/11/18, approved 1/16/19, issued 4/29/19
- 4309 Glenrose Street (Covell) Dumpster - Applied 2/22/19, issued 2/25/19

**Completed projects since the November 2019 Council meeting:**

- 10101 Connecticut Avenue (Temple Emanuel) Fence - applied 9/5/19, approved 9/18/19, issued 9/19/19

**Hearing for Ordinance No. 81 to Regulate Accessory Dwelling Units:** At the November 20, 2019 Council meeting, Ordinance No. 81 to Regulate Accessory Dwelling Units was introduced, with the public hearing scheduled for the December Council meeting. Ordinance No. 81 addresses the impact that Montgomery County ZTA 19-01 will have on Town residents.

Council discussed the communication from Marie LaBaw of the Montgomery County Department of Permitting Services Fire Department. The Council discussed possible requirements for walkway width, signage for an ADU in backyard as well as the appropriate distance between the main dwelling and the detached accessory dwelling unit. The Council concluded that they would hold a work session on these issues at a later date. Ms. Cross provided comments about the draft.

After considerable discussion, Paula Fudge moved that Ordinance No. 81 to Regulate Accessory Dwelling Units, as amended, be adopted. Lisa Fair seconded the motion and it passed with a 4-0 vote. The effective date of Ordinance No. 81 is December 18, 2019.

**Hearing for Ordinance No. 82 to Add Provisions for**

**Reasonable Accommodations Requests:** At the November 20, 2019 Council meeting, the Council introduced Ordinance No. 82 to add provisions to the variance process in the Town Code for reasonable accommodation requests, which would allow such requests to be processed administratively to avoid the need for a hearing. A notice would be issued to adjoining and adjacent neighbors and, if no objection is raised, the variance could be granted without a hearing. If an objection is raised, a hearing would be held.

Paula Fudge moved that the Ordinance No. 82 to Add Provisions for Reasonable Accommodations Requests and Resolution No. 133-12-19 to Adopt Policy and Regulations for Reasonable Accommodation Processing be approved. Lisa Fair seconded the motion and it passed with a 4-0 vote.

**Summit Avenue Sidewalk Improvement Project Update:** Joe Toomey reported that concrete work for the Summit Avenue sidewalk rebuild has been completed. Clark/Azar is determining areas with technical deficiencies and these will be reported to the contractor. The contractor has to perform sod placement (and replacement), crosswalk and stop line striping, as well as ground cover plantings.

**Update on Connecticut Avenue Safety Issues:** Jana Coe reported that District 18 delegates arranged conference calls with Montgomery County DOT, State Highway Administration (SHA) and Montgomery County Police for District 2.

The conference call participants addressed short-term and long-term goals that will address the Connecticut Avenue safety issues. District 2 Commander Gagen reported that their traffic unit has been spending more time along this corridor and identifying rush hour patterns. SHA is conducting a study that should be completed by the end of December. The preliminary findings will be shared with Town officials. District 18 delegates are committed to helping the Town secure short-term and long-term solutions.

**Report on WSSC Water Main Replacement Projects BRLR5837A15 and BRLR6078A16:** These two water main replacement projects have been underway for nearly one year. These contracts include Kensington Parkway between Everett Street and Saul Road, East Everett Street from Connecticut Avenue to Kensington Parkway, and a small portion of both Saul Road and Franklin Street just east of Connecticut.

These projects are covered under a 5-phase contract, with WSSC just finishing phase 3 and starting phase 4 in early 2020. This is water main relocation work, which means no temporary bypass (above ground plastic pipe). The contractor will install a new main, test it and then switch the house connections over. The residents will remain sourced on the old water main until the new main is installed and ready to go. The Town manager will meet with WSSC officials on January 8, 2020, to discuss the contractor's work schedule. WSSC estimates no disruption on Everett Street or Franklin Street until the second week of January 2020.

**Motion to Adjourn:** At 8:55 p.m., Paula Fudge moved the meeting be adjourned. Lisa Fair seconded the motion and it passed by a vote of 4-0.

**Time and Place of Next Meeting:** The Council will meet next for its monthly Council meeting on Wednesday, January 15, 2020, at 7:00 pm at Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,  
Jana Coe, Town Manager

**NOTES AND REMINDERS -**

**Christmas Tree Pick Up:** Ecology Services will pick up Christmas trees left curbside on the Mondays from January 6 to January 27 with the yard waste collection.

**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)

**Bulk Pick-Up** - The next monthly bulk pick-up is scheduled on **Saturday, January 4, 2020**. 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 January 15, 2020 meeting must be submitted to the Town Manager by 5:00 p.m. on January 1, 2020. 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@chevy Chaseview.org](mailto:janacoe@chevy Chaseview.org) or by calling 301-949-9274.

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

**1. Sign Up for eTownMailings:** You can now 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 under "Quick Links" - you will find the box that says "eTown Mailings". Enter your mail address in the white field, then hit "Go". This will take you to the website of our partner, Constant Contact. Re-type your email address in the box that says "Confirm your email address". Enter your first name, last name and street address in the section titled "Your Information". Finally click the button at the bottom left that says "Save Profile Changes". After you have completed these steps, you will receive an email confirming your registration. Please note that when one member of your household registers for our electronic mailing list, we will discontinue mailing hard copies of these documents to your household.

**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. Send an email to [ChevyChaseViewNet-subscribe@yahoogroups.com](mailto:ChevyChaseViewNet-subscribe@yahoogroups.com). **As a reminder, the ChevyChaseViewNet listserv is not intended to be used by residents to contact the Town Manager or Council members. For the latter, please use the appropriate telephone number or email address for the Town Manager or Town Council member(s). To ensure the timeliest response on matters related to Town business or the Chevy Chase View Council, your inquiries are best directed to the Town Manager at [janacoe@chevychaseview.org](mailto:janacoe@chevychaseview.org) or by calling 301-949-9274.**

**Website** - Please visit our website at [www.chevychaseview.org](http://www.chevychaseview.org)