

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: July 19, 2017
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown, Nancy Kehne,
Peter Marks, Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator

Others Present: Dan Demeria, Potomac Heritage Homes
Paul Hurley, 4029 Franklin Street
Jared Solomon, 8303 Ellingson Dr. Chevy Chase

Called Meeting to Order: 7:02 p.m. by Paula Fudge, Chair

Approval of Minutes of the June 21, 2017 Monthly Meeting:

Paula Fudge moved the minutes of the June 21, 2017 Monthly Meeting be approved. Peter Marks seconded the motion and it passed with a 5-0 vote.

Financial Report for Period June 1, 2017 to June 30, 2017:

Paula Fudge moved that the financial report for the period June 1, 2017 to June 30, 2017 be accepted. Ron Sherrow seconded the motion and it passed with a 5-0 vote.

Council Member Walk: Peter Marks submitted the monthly Council member walk report. The report included right-of-way issues and asked the Council to discuss the non-enforcement of parking restrictions on Everett Street and Franklin Street. Residents are encouraged to adhere to the restrictive Sunday parking on Everett Street and Franklin Street.

Building Permit Application - . Building Permit Application - Driveway Apron - 10010 Summit Avenue - (Bowen/Muldonian)

David Bowen and Patricia Muldonian applied for a permit to replace the existing driveway apron, in the right-of-way, for their property at 10010 Summit Avenue in the Town of Chevy Chase View. The plans and specifications submitted

with the application comply with the applicable regulations of the Chevy Chase View Municipal Code.

Mr. Toomey's review is based upon the description of the project on the permit application, a site plan produced by Charles P. Johnson & Associates, Inc., dated August 2016, the Montgomery County Department of Public Works & Transportation Residential Driveway with Curb Radius Standard No. MC-301.05, and the New Concrete Apron and Driveway plan by DAMAT Services Inc., dated June 28, 2017. The new driveway apron will be 18'-6" wide at the right-of-way property line, which is allowable, as that is the width of the existing driveway. The radius curb will flair out five (5) additional feet on both sides.

A permit from Montgomery County is not required as Chevy Chase View is responsible for the maintenance within the right-of-way. Mr. Toomey recommended the Council should approve the application.

Ron Sherrow moved that the permit application be approved. Paula Fudge seconded the vote and it passed 4-0, with Peter Marks abstaining.

Building Permit Application - Fence - 10010 Summit Avenue (Bowen/Muldonian): David Bowen and Patricia Muldonian applied for permit to install a fence on their property at 10010 Summit Avenue in the Town of Chevy Chase View. The plans and specifications submitted with the application comply with the applicable regulations of the Chevy Chase View Municipal Code.

Mr. Toomey's review is based upon the description of the project in the permit application, a site plan produced by Charles P. Johnson & Associates, Inc., dated August 2016, a catalog photograph of the fence style, and the DAMAT Services. Inc. site plan, dated June 28, 2017, with an overlay showing the proposed fence location. The scope of the project is to install a 4-foot tall, black aluminum picket fence along the left (west) side property line from the Everett Street front property corner, running 102 feet towards the rear of the property. The section of the fence that will be within the Everett Street front yard of the property must be no taller than 4 feet, including posts, rails, pickets and caps.

A building permit from Montgomery County (number 804784) has been submitted and is in process for this work. Mr. Toomey recommended the Council should approve the application.

Nancy Kehne moved that the permit application be approved, with the condition that the fence must be constructed in accordance with the photograph submitted and no portion of the fence, including any and all posts, pillars, piers, pickets, caps, or other parts, shall exceed 4 feet in height, measured from the lowest adjoining grade. Paula Fudge seconded the motion and it passed by a vote of 5-0.

Report Issuance of CCV Permit 388-07001 - Dumpster - 4217 Glenridge Street (Sullivan): Application Received July 13, 2017 - Permit Issued July 14, 2017. Permits for dumpsters or portable storage units, for projects that do not require a construction permit from the Town, are processed the day in which the application is received, signed by the Council Chairperson, and delivered to the applicant with instructions for the right-of-way care and protection requirements.

Revision to CCV Permit 382-04002 - Enlarged Pool Deck - 4101 Saul Road (Shklyar): Aleksandr and Oksana Shklyar applied for a revision for their permit to construct a pool at their home at 4101 Saul Road, in the Town of Chevy Chase View. The application revision 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 revision on the application and the revised site plan produced by W. L. Meekins, Inc., which was sent to Mr. Toomey as an email attachment on June 21, 2017. The scope of the project is to revise the original plan, approved by the Council at the April 19, 2017 Council meeting, to enlarge the pool deck on three sides of the pool and to install low safety rails on the top of the retaining walls. The original plan is that of a three-foot wide deck on all four sides of the pool. The revised plan meets the 15-foot setback requirement for a pool, and the 10-foot setback for a pool deck.

Mr. Toomey recommended on June 25, 2017, that the Council should approve the application. The Council unanimously approved the application via email on June 28, 2017. Ron

Sherrow moved that the approval for the revision of pool permit be ratified. Paula Fudge seconded the motion and it passed by a vote of 5-0.

Permit Application - Building Permit Application - New Home - 4102 Glenridge Street (DeSarno): Dan Demeria, Potomac Heritage Homes, submitted a revised site plan for the permit application for 4102 Glenridge Street and updated the Council on the pending minor lot line adjustment subdivision application. Compliance with the rear property line setback will require a minor lot line adjustment, for which an application has been submitted to the Maryland-National Capitol Park and Planning Commission (M-NCPPC). Without the approved and recorded new subdivision plan, the application does not meet the rear property line setback requirement.

The maximum building height calculation, a County regulation, as shown on the Site Plan, does not consider the "average existing grade." As it is a downward sloping lot, the existing grade would have an impact on the allowable height. An explanation of this omission, or exemption, is still pending. The Council requested Mr. Toomey to inquire with the County as to the County's application of the height regulation.

A building permit from the Montgomery County Department of Permitting Services for construction of a new home has been issued for the existing lot, but not the re-subdivided lot.

The Council tabled this permit application until the minor lot line adjustment has been approved by M-NCPPC and Mr. Toomey reports his findings to the Council.

CCV Building Permit Summary for July 2017

New applications for a Building Permit:

- 10010 Summit Avenue (Bowen/Muldonian) Driveway apron - applied 7/3/17
- 10010 Summit Avenue (Bowen/Muldonian) Fence - applied 7/3/17

Applications for building permit granted interim approval:

- 4217 Glenridge Street (Sullivan) Dumpster - applied 7/13/17, approved 7/13/17, issued 7/14/17

Applications for revision to Chevy Chase View Permit:

- 4101 Saul Road (Shklyar) In-ground pool - applied

3/29/17, approved 4/19/17, issued 4/19/17,
revised 6/28/17

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

- 3910 Dresden Street (O'Rourke) Pergola - applied 4/22/17, approved 5/17/17
- 4216 Everett Street (Adams and Metzger) Major addition - applied 3/1/17, approved 4/15/17
- 4220 Everett Street (Collins and Miller) Addition and detached garage - applied 6/7/17, approved 6/21/17

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

- 4102 Glenridge Street (DeSarno) New house - applied 6/1/17

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

- 3910 Dresden Street (O'Rourke) Pergola - applied 4/22/17, approved 5/17/17
- 4216 Everett Street (Adams and Metzger) Major addition - applied 3/1/17, approved 4/19/17
- 4220 Everett Street (Collins and Miller) Addition/detached garage - applied 6/7/15, approved 6/21/17

Active and open permit construction projects:

- 9814 Connecticut Avenue (Terrier Development, LLC) Dumpster - applied 1/26/17, issued 1/27/17
- 3910 Dresden Street (O'Rourke) Retaining walls - applied 4/22/17, approved 5/17/17, issued 6/12/17
- 3910 Dresden Street (O'Rourke) Deck stairway - applied 4/22/17, approved 5/17/17, issued 6/12/17
- 3819 Everett Street (Hamilton and Chen) Construction of a new home - applied 2/23/17, approved 3/15/17, issued 5/23/17
- 4018 Glenridge Street (Egan) Major addition - applied 1/10/17, approved 1/18/17, issued 3/20/17
- 4217 Glenridge Street (Sullivan) Dumpster - applied 7/13/17, approved 7/13/17, issued 7/14/17
- 4301 Glenridge Street (Walters) Dumpster - applied 12/1/16, interim approval 12/2/16, issued 12/2/16

- 4301 Glenridge Street (Walters) New house construction - applied 6/13/16, application revised 8/5/16, approved 9/21/16, issued 1/5/17, revised 2/15/17
- 3905 Saul Road (Springer) Addition - applied 4/19/17, interim approval 4/25/17, issued 4/25/17
- 4101 Saul Road (Shklyar) In-ground pool - applied 3/29/17, approved 4/19/17, issued 4/19/17, revised 6/28/17
- 10010 Summit Avenue (Bowen/Muldonian) Major Addition - applied 8/6/16, interim approval 8/20/16, issued 9/15/16

Completed projects since the June 2017 Council meeting:

- 4101 Franklin Street (Costa) Portable Storage Unit and Dumpster - applied 4/14/17, approved 4/18/17, issued 4/20/17

Update of the WSSC Project BT/CR5424A12, for the Summit Avenue and Cedar Lane Transmission Water Main Replacement and Relocation:

The WSSC contractor, Utilicon, has reported that the last Summit Avenue connection near Howard Avenue is scheduled for Wednesday, July 26, 2017. They will be working immediately on the Summit Avenue/Cedar Lane tie-in, which will take 3 to 4 days to complete as it involves the removal of a section of the abandoned main. The next step will be replacement and repair of damaged sidewalks and driveway aprons on Cedar Lane and Summit Avenue. The final step, milling the Cedar Lane roadway and the overlay asphalt application, will be scheduled directly with WSSC. The Montgomery County contractor will be working with Town officials to coordinate the work. The striping of crosswalks will be completed following the completion of the mill/overlay.

Update on Proposed County Zoning Amendment ZTA 16-03, now ZTA 17-03 (short-term rentals)

- The County Council has scheduled a hearing, on the Planning Board's recommendation, for September 12, 2017, at 7:25 pm. The Planning Board's recommendations, and record, can be reviewed here:
<http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/ComingAttractions/CCAJune9.pdf>

<http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/zta/2017/ZTA%2017-03.pdf>

<http://montgomeryplanning.org/wp-content/uploads/2016/09/mmo-to-County-Council-re-ZTA-16-03-bed-and-breakfast-standards-May-17-2017-with-Attachments.pdf>

The County staff report can be reviewed here:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=5028&meta_id=139736

Update on Cedar Lane/Summit Avenue Extension Facility Planning Study and Public Workshop Held on June 13, 2017:

The Montgomery County Department of Transportation (MCDOT) has extended the public comment period on the Summit Avenue Extension from June 30, 2017 to October 16, 2017. MCDOT has also scheduled a second public meeting for Thursday, September 14th, (7:00PM to 9:00PM). The meeting will be held at the Kensington Town Hall.

The Montgomery County Department of Transportation (MCDOT) project website states that "Public input on the Summit Avenue Extension is the key to an effective planning process, as it allows MCDOT to understand the concerns of the community." This is your opportunity to communicate your questions or concerns directly with MCDOT via the form referenced above or to the project manager via his email address shown below. MCDOT has a specific form which residents are asked to use to submit their comments. This form is found on the project website under the tab "Project Documents". The form is part of the document titled "Summit Avenue Extension June 13, 2017 Public Workshop Displays and Handout". The project website contains maps, documentation, schedule, and contact information.

<http://montgomerycountymd.gov/dot-dte/projects/summitave/index.html>

Background

This summary is based on a review of the information and documents available on the (MCDOT) website and brief discussions with DOT staff at the workshop on the proposed extension held at the Kensington Town Hall, June 13, 2017.

What is it? [from the project website]

MCDOT is performing a planning study to determine the need to extend Summit Avenue from Plyers Mill Road to the intersection of Connecticut Avenue (MD 185) and University Boulevard (MD 193) via Farragut Avenue over approximately 1,350 feet of length and to widen the existing bridge over CSX Railroad.

Currently, Summit Avenue ends at the bridge over CSX Railroad south of the intersection with Plyers Mill Road. This bridge

carries two 12-foot lanes and a 6-foot sidewalk on each side. The proposed [extension would] include two 11-foot travel lanes and one 8-foot parking lane plus one 6-foot sidewalk with a 7-foot green buffer on each side. Three alternatives were evaluated for the tie in to the intersection of MD 185/MD 193. The bridge widening adds a northbound 10-foot right-turn lane on the bridge.

The costs of the various alternatives, exclusive of design and construction management, are estimated to range from approximately \$19M to \$22M.

Why is it needed?

MCDOT cites two objectives:

1. Alleviate traffic congestion on Connecticut Avenue (MD 185) and University Boulevard (MD 193)
2. Provide alternative route(s) for southwest-northeast travel

MCDOT projects that by 2040 travel times on Connecticut Avenue and on University Boulevard will increase substantially, possibly as much as 40% during morning and evening rush hours.

Relationship to Kensington Master Plan

MCDOT states that it bases its recommendations in part on approved Master Plans. "The 2012 Kensington Sector Plan recommends extending Summit Avenue north of Plyers Mill Road as [a] two-lane Business District Street in a 60-foot right-of-way with [a] Signed Shared Roadway Local Bikeway."

Potential Impact on Town of Chevy Chase View

One major impact on the Town would be the possibility of additional traffic on Cedar Lane. The project is in phase 1, which calls for an initial concept and limited planning. It is only in phase 2 when the effect on Cedar Lane, as well as other potential impacts, would be analyzed. The project staff state, however, that at this point only phase 1, currently scheduled to be completed by October 2017, has been funded. If the project were eventually approved and fully funded, MCDOT staff estimate approximately 5-6 years for completion.

MCDOT also lists the name and email of the project manager who may be contacted for more information:

Mr. Greg Hwang - Project Manager

Phone: [240-777-7279](tel:240-777-7279)

Email: Greg.Hwang@montgomerycountymd.gov

CCV Directory for 2017 - 2018: Jana Coe reported that the issuance of the 2017-2018 will be scheduled for September 2017. Residents, please check your listing in the 2016 directory and let Jana Coe, Town Manager, know if there are any changes. You can also double-check your information through the Town's online directory via this link - <http://www.chevy Chaseview.org/wp/residents/town-directory/>

Report on Meeting with Montgomery County/SHA Officials Regarding Silver Creek Middle School Opening: On June 22, 2017, a collaborative meeting was held with officials from State Highway Administration, Montgomery County Police Department, Montgomery County Public School Department of Transportation, as well as the new principal/assistant principal of Silver Creek Middle School. The group represented different perspectives and views. The safety of students was the primary concern as well as traffic and pedestrian safety.

While concerns were shared, the final consensus was that different entities will closely monitor the first few weeks of school to determine what the actual needs are. Dr. Townsend, Principal of Silver Creek Middle School, will communicate the importance of safety to her students and families, and the MCPS Department of Transportation will monitor the bus situation, and MCPD will offer support to monitor the first few weeks after the school opening. Please find the summary of the meeting on the CCV website.

Approval of Leaf Collection Proposal - FY18 and FY19:
Approval of Leaf Removal Contract: The Town received the Hughes Landscaping proposals for the two-year leaf collection contract, covering October 1, 2017 to December 31, 2017 and October 1, 2018 to December 31, 2018.

For the past several Fall seasons, trees have been shedding leaves much earlier and are generally bare by the end of November. The December 31st end date will assure that mounds of leaves are not placed in the streets in mid-January when the winter snow removal is underway (this has been the case during the last two winters).

Ron Sherrow moved that the Council award the two-year contract to Hughes Landscaping, with the two-year fixed annual price of \$29,000.00. Peter Marks seconded the motion and it passed by a vote of 5-0.

At 9:50 p.m., Nancy Kehne left the meeting.

Resident Concerns and Contributions: Paul Hurley of 4029 Franklin Street was present to discuss the re-subdivision process that is underway for the four parcels of land at the corner of Gartrell Place/Glenridge Street/Saul Road. He encouraged the Council to consider the recent character study findings when it conducts its review of the M-NCPCC recommendation. Paula Fudge explained the Town's subdivision policy, which can be found on the CCV website. <http://www.chevychaseview.org/docs/SubdivisionStandards.pdf>

Motion to Adjourn: At 10:00 p.m., Paula Fudge moved the meeting be adjourned. Ron Sherrow 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, September 20, 2017, at the Christ Episcopal Church, Kensington, Maryland. Please note that there is NO Council meeting in August.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

Hedges and Trees: An important part of intersection safety is the proper maintenance of hedges, trees, and shrubs located near the public right-of-way. Residents are reminded that no hedge, tree, or shrubbery on private property shall extend into the sidewalks, streets, or roadways in a way that interferes in any manner with pedestrian or vehicular traffic. This is especially critical at intersections. It is the resident's responsibility to maintain the hedges and shrubs in a way that allows for a clear and unobstructed view of approaching traffic, both pedestrian and vehicular. Please take a minute to survey your property and make sure you are in compliance.

Town Picnic Date Has Been Set: Lisa Fair has graciously offered to once again serve as the coordinator for the Town picnic. It has been scheduled for Sunday, September 24th. Mark your calendars now! More details will follow.

Partnership with Wider Circle to Redirect Useable Items

Prior to Monthly Bulk Collections: A Wider Circle (AWC), a wonderful organization whose goal is to collect re-usable furniture as well as many other household items, teamed up with the Town of Chevy Chase View to collect and redistribute items to people and families in need.

AWC thanks the CCV community for its generous donations and looks forward to the next quarterly pickup scheduled for **Thursday, August 31, 2017**. To schedule a donation, please contact A Wider Circle **no later than Monday, August 29th**, by phone ([301-608-3504](tel:301-608-3504)) or email at furnish@awidercircle.org

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, August 5, 2017**. 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 20, 2017, meeting must be submitted to the Town Manager by 5:00 p.m. on September 6, 2017. 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 ccviewmanager@verizon.net or 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, which allows 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. When the annual directory is next printed in the Fall, your information will be included in the printed version as well. The Town Manager will review all online access accounts and will formally activate 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. **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 ccviewmanager@verizon.net or by calling 301-949-9274.**

Website - Please visit our website at www.chevychaseview.org