

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: July 17, 2019
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Lisa Fair, Ron Sherrow, Council
members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator

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

Approval of Minutes of the June 19, 2019 Monthly Council

Meeting: Paula Fudge moved the minutes of the June 19, 2019 Monthly Council Meeting be approved. Ron Sherrow seconded the motion and it passed 2-0-1, with Lisa Fair abstaining.

Financial Report for Period June 1, 2019 to June 30, 2019:

Ron Sherrow moved that the financial report for the period June 1, 2019 to June 30, 2019 be accepted. Lisa Fair seconded the motion and it passed by a vote of 3-0.

Council Member Walk: Ron Sherrow conducted the monthly Council member walk and submitted his report.

Ratify Building Permit 463-06002 - Dumpster -3803 Everett

Street (Gelfuso): Application Received June 27, 2019 - Permit Issued June 28, 2019. 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. Paula Fudge moved that Permit No. 463-06002 be ratified. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

Building Permit Application - Fence - 4117 Franklin Street

(Barr): Ed and Myrilyn Barr submitted a building permit application to install a fence at their home at 4117 Franklin 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 Tri County Fence & Decks contract proposal dated June 17, 2019, and the Property Line Exhibit by Charles P. Johnson & Associates, Inc., dated May 14, 2014. The scope of the project is to install 100 linear feet of 48-inch tall black aluminum fence in their Summit Avenue front yard from the north property corner, with a return to the face of the house. The fence will include one gate. The fence specifications indicate that the fence post tops will be 48" above grade. A front yard fence, including posts, and post caps can be no taller than 4 feet. Mr. Toomey recommended that this permit application be approved. A fence permit was issued by the Montgomery County Department of Permitting Services (number 880392) on June 25, 2019. Paula Fudge moved this permit application for the fence be approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

Building Permit Application - Deck - 4017 Everett Street

(Farkas/Gilbert): Benjamin Gilbert and Csilla Farkas, owners of the property at 4017 Everett Street, submitted a building permit application to extend an existing deck at their home. 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, a copy of the original project Site Plan by Witmer Associates, and the building plans by The Deck and Fence Company, LLC. The scope of the project is to construct an 8- by 20-foot extension to the existing deck at the rear of the house. The deck will be offset 16.0 feet from the left (west) side property line, meeting the required 15-foot setback. The rear yard setback will be 94 feet, meeting the 25-foot requirement. Mr. Toomey recommended that this permit application be approved. A deck permit was issued on June 26, 2019 by the Montgomery County Department of Permitting Services (number 880508) for the construction of the deck. Paula Fudge moved this permit application for the deck be approved. Lisa Fair seconded the motion and it passed by a vote of 3-0.

CCV Building Permit Summary for July 2019

New applications for a Building Permit

- 4117 Franklin Street (Barr) Fence - applied 6/25/19
- 4017 Everett Street (Farkas/Gilbert) Deck - applied 6/4/19

Application for Dumpster:

- 3803 Everett Street (Gelfuso) Dumpster - applied 6/26/19, issued 6/27/19

Approved applications on hold pending further information on the application:

- 3904 Dresden Street (Graham/Aslan) Major addition - applied 6/4/19
- 4104 Glenrose Street (Conley) Major addition - applied 5/21/19

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
- 3815 Everett Street (Blank) Outside patio - applied 2/5/19, approved 2/20/19, issued 6/18/19
- 4011 Dresden Street (Quinn) New house construction - applied 12/4/18, approved 1/16/19, issued 6/24/19
- 3803 Everett Street (Gelfuso) Dumpster - applied 6/27/19, issued 7/1/19
- 4221 Franklin Street (Cross) New house construction - applied 7/3/18, approved 7/18/18, issued 9/10/18
- 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
- 4105 Glenrose Street (Sommer) Addition, screen porch, deck, and portico - applied 2/4/19, approved 2/20/19, issued 3/13/19
- 4309 Glenrose Street (Covell) Dumpster - Applied 2/22/19, issued 2/25/19

Completed projects since June 2019 Council meeting:

- 4011 Dresden Street (Quinn) Demolition of an existing house - applied 12/4/18, approved 1/16/19, issued 6/13/19, completed 07/12/19
- 4112 Everett Street (Koutromanos) Pergola, shed, and fences - applied 4/18/19, interim approval 4/24/19, issued 4/29/19
- 4029 Franklin Street (Hurley) Portable storage unit - applied, 3/25/19, issued 3/26/19
- 4013 Saul Road (Gilkerson) Fence - applied 5/21/19, interim approval 5/24/19, issued 6/13/19
- 4017 Saul Road (Tarbutton) Fence - applied 5/13/19, interim approval 5/24/19, issued 6/13/19

Report on Zoning Text Amendment 19-01 Accessory Residential Uses - Accessory Apartments and Accessory Dwelling Units:

The County Council adopted Zoning Text Amendment 19-01 (ZTA 19-01) "Accessory Residential Uses - Accessory Apartments" on July 23, 2019. ZTA 19-01, which goes into effect on December 31, 2019, makes substantial changes to the rules governing "accessory dwelling units", known as "ADUs". Zoning Text Amendments are the legislative device for changing the County's Zoning Ordinance.

The Council discussed areas of the Town Code that should be reviewed in anticipation of the new ZTA-01. These areas may include:

- Should the Town regulate the setbacks of a detached ADU located in an accessory building, such as a detached garage?
- Should the Town adopt additional parking requirements for ADUs?
- Should the Town require a privacy fence for a detached ADU?
- Are the setbacks the County approved for detached ADUs built after May 30, 2012 adequate, or should the Town require more restrictive setbacks?
- Should the Town adopt regulations to control stormwater runoff from detached ADUs?

Summit Avenue Sidewalk Improvement Project Update: The Town awarded the Summit Avenue sidewalk rebuild project to ECM Corporation and the Notice to Proceed was issued on June 28, 2019. The anticipated start date is July 22, 2019, and the project to be fully completed in the late Fall 2019.

Report on Street Maintenance Schedule for Summer 2019: The street maintenance work approved by the Council has been scheduled to begin, weather permitting, on August 14, 2018. Residents directly impacted by this work will be notified by letter in early August.

Leaf Removal Proposal for FY20 and FY21: The Town received the Hughes Landscaping proposals for the two-year leaf collection contract, covering October 1, 2019 to December 31, 2019 and October 1, 2020 to December 31, 2020.

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). The Council agreed by consensus to award the two-year contract to Hughes Landscaping, with the two-year fixed annual price of \$29,000.00.

CCV Directory for 2019 - 2020: The 2019-2020 Resident Directory is scheduled for issuance mid-October 2019. Residents, please check your listing in the 2018 directory and let Jana Coe, Town Manager, know if there are any changes. Residents who have registered on the Town Website can also double-check your information through the Town's online directory via this link - <http://www.chevy Chaseview.org/wp/residents/town-directory/>

Annual CCV Picnic - Sunday, September 22, 2019: Mark your calendars for the annual Town picnic that will be held on Sunday, September 22, 2019.

Motion to Adjourn: At 9:10 p.m., Paula Fudge moved the meeting be adjourned. Lisa Fair seconded the motion and it passed by a vote of 3-0.

Time and Place of Next Meeting: The Council will meet next for its monthly Council meeting on Wednesday, September 18, 2019, at the Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager