

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

Date: June 21, 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: Jennifer Diaz, AA Refuse, Inc.  
Anthony Young, AA Refuse, Inc.  
Jared Solomon, 8303 Ellingson Dr. Chevy Chase  
Lisa Fair, 3911 Dresden Street

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

**Approval of Minutes of the May 17, 2017 Monthly Meeting:** Nancy Kehne moved the minutes of the May 17, 2017 Monthly Meeting be approved. Ron Sherrow seconded the motion and it passed with a vote of 5-0.

**Financial Report for Period May 1, 2017 to May 31, 2017:** Paula Fudge moved that the financial report for the period May 1, 2017 to May 31, 2017 be accepted. Nancy Kehne seconded the motion and it passed with a vote of 5-0.

**Council Member Walk:** Tom Brown conducted the monthly Council member walk and reported signage and right-of-way concerns that will be addressed by the staff.

**Building Permit Application - Garage/Large Addition - 4220 Everett Street (Collins):** Kevin Collins and Julie Miller applied for building permit to build an addition, detached garage and retaining walls at their home at 4220 Everett 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 Site and Grading Plan produced by Total Engineering Services, dated June 9, 2017,

and the architectural plans by Flanagan Architects, dated May 26, 2017. The scope of the project includes interior renovations, a second-floor addition at the rear of the house, a detached garage in the rear yard of the property, and short retaining walls at both sides of the driveway adjacent to the garage.

The second-story addition will be constructed above the existing first floor and foundation walls, and will be 20 feet from the right (west) side property line, meeting the 15-foot setback requirement. The rear yard setback will be 77 feet, meeting the 25-foot requirement. The detached garage will be located in the right (west) rear yard, 7.2 feet from the side and rear property lines. The 24 by 24 foot dimensions of the garage, and the mean height of the roof at 14.3 feet, require no more than the minimum setback for an accessory building of 7 feet.

An application for a building permit from the Montgomery County Department of Permitting Services is pending (number 801490), submitted June 2, 2017, for additions to an existing home. Mr. Toomey recommended the Council should approve the application.

Peter Marks moved this building permit application be approved. Nancy Kehne seconded the motion it passed with vote of 5-0.

**Permit Application - Building Permit Application - New Home - 4102 Glenridge Street (DeSarno):** Nicholas and Lauren DeSarno, contract purchasers for the property at 4102 Glenridge Street applied for a building permit to build a new home 4102 Glenridge Street, in the Town of Chevy Chase View. The application, as it is submitted, does not comply with all of the applicable rules and restrictions of the Chevy Chase View Municipal Code, however, the application was presented for Council review for their consideration and possible conditional approval.

Mr. Toomey's review is based upon the description of the project on the application, the site plan produced by Norton Land Design, dated May 25, 2017, and the design plans by Moment Engineering and Design, dated May 25, 2017. The scope of the project, as shown on the design plans, is to construct a two-story home with a basement, and an attached three-car, front loading garage on a lot that is, and always has been, vacant.

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. Without the approved and recorded new subdivision, the application does not meet the rear property line setback requirement.

The driveway apron, as shown on the site plan, does not comply with the regulations. The developer is aware of this and will be submitting a revised plan.

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 pending.

A building permit from the Montgomery County Department of Permitting Services for construction of a new home will also be required.

After discussion, the Council concluded that this permit application will be tabled until such time that the minimal subdivision has been approved by Maryland-National Capital Park and Planning.

### **CCV Building Permit Summary for June 2017**

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

- 4220 Everett Street (Collins and Miller) Addition and detached garage - applied 6/7/17
- 4102 Glenridge Street (Builder) New house - applied 6/1/17

#### **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

#### **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) Demolition of an existing home.- applied 2/23/17, approved 3/15/17, issued 5/16/17
- 4101 Franklin Street (Costa) Portable Storage Unit and Dumpster - applied 4/14/17, approved 4/18/17. issued 4/20/17
- 4018 Glenridge Street (Egan) Major addition - applied 1/10/17, approved 1/18/17, issued 3/20/17
- 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
- 4305 Glenridge Street (Tinsley) Storage unit - applied 4/11/17, approved 4/17/17, issued 4/17/17
- 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
- 10010 Summit Avenue (Bowen/Muldonian) Major Addition - applied 8/6/16, interim approval 8/20/16, issued 9/15/16

**Completed projects since the May 2017 Council meeting**

- 4117 Franklin Street (Barr) Fence - applied 11/20/16, interim approval 12/4/16, issued 3/31/17, completed 6/5/17
- 4305 Glenridge Street (Tinsley) Storage unit - applied 4/11/17, approved 4/17/17, issued 4/17/17, completed 6/15/17

**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 completed the tie-in work at each of the Town's Cedar Lane intersections. The tie-in work at the intersection of Cedar Lane and Summit Avenue will be scheduled in the next two to three weeks when the old main north of this intersection is abandoned. All house connections in our

Town are completed. The last step will be the mill/overlay of Cedar Lane.

**Update on Proposed County Zoning Amendment ZTA 16-03**

**(short-term rentals)** - The County Council has scheduled a hearing, on the Planning Board's recommendation, for July 18, 2017, at 7:25 pm. The Planning Board's recommendation, and record, can be reviewed here:

<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>

**Update on Increased Summer Policing:** The Town's police officers have reported that they are available to perform the hours during the summer months as approved by the Council.

**Introduction of AA Refuse, Inc. - Anthony Young, President:**

Anthony Young, President, and Jennifer Diaz, office manager, of AA Refuse, Inc., were present to introduce themselves as the Town's new refuse and recycling contractor. The Council thanked them for taking the time to attend the meeting. Mr. Young will be introducing the crew members to Jana Coe and reviewing the routes with her.

**Ratify Town Council Approval of Refuse/Recycling Contracts with AA Refuse, Inc.:**

The Town recently issued a Request for Proposals (RFP) for refuse and recycling services in the Town, as the existing contracts with Waste Management expire on June 30, 2017. After careful review and analysis of all bid proposals and references, the Town Council concluded that AA Refuse, Inc. is a capable and, from a financial and scheduling perspective, prudent choice to provide refuse/recycling services for the Town.

Paula Fudge moved that the Town Council ratify their vote via email on June 6, 2017, that unanimously approved the AA Refuse, Inc. contracts to provide refuse, recycling, yard waste and bulk collection services for the Town of Chevy Chase View effective July 1, 2017 (for a term of three years). There will be no change in the type of service (includes backyard refuse collection) and NO change to the current service dates. Tom Brown seconded the motion it passed by a vote of 5-0.

The first day of AA Refuse, Inc. service will be Saturday, July 1, 2017, when they will perform the monthly bulk refuse collection.

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

The Montgomery County Department of Transportation (MCDOT) project website states that "Public input is the key to an effective planning process, as it allows MCDOT to understand the concerns of the community." Summit Avenue Extension project website contains maps, documentation, schedule, and contact information.

<http://montgomerycountymd.gov/dote/projects/summitave/index.html>

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.

**Report on WSSC Rock Creek Hill Rehab Project:** WSSC has reported that the WSSC Rock Creek Hill Rehab project is in procurement and will most likely begin in late summer. A Town permit was required to cover the small area within the municipal boundaries, namely **East Everett Street**. The anticipated start date is now late Summer 2017 with the estimated construction completion date of early Spring 2019.

**WSSC Kensington Parkway Rehab Project:** WSSC officials met with Jana Coe and Joe Toomey on May 22, 2017, to discuss the WSSC Kensington Parkway water main replacement project. A Town permit was required to cover the small area within the municipal boundaries, namely **East Franklin Street (mid-block)**. The design for the Kensington Parkway water main replacement project is currently underway. The anticipated start date is late Fall 2017 with the estimated construction completion date of Summer 2019.

These two aforementioned water main rehab projects will concurrently be under rehabilitation over a two-year period.

**Recognition of Christ Episcopal Church:** Paula Fudge moved that the Town donate \$1,000 to Christ Episcopal Church as a gesture of appreciation for the use of church facilities during the past year. The staff has been very accommodating of the space needed for the many work sessions and multiple meetings over the past twelve months. Ron Sherrow seconded the motion and it passed by a vote of 4-0. Peter Marks voted present but abstained from the vote as he is a member of the church.

**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 24<sup>th</sup>. Mark your calendars now! More details will follow.

**Silver Creek Middle School Opening:** Montgomery County Public School Bus Depot and Department of Transportation officials are meeting with the new Silver Creek Middle School principal to discuss the plans for the school opening in September, 2017. Jana Coe and Ron Sherrow will attend the meeting and provide a report to the Council at the July 19<sup>th</sup> monthly Council meeting.

**Motion to Adjourn:** At 8:45 p.m., Paula Fudge moved the meeting be adjourned. Nancy Kehne seconded the motion and it passed by a vote of 5-0.

**Time and Place of Next Meeting:** The Council will meet next for its monthly Council meeting on Wednesday, July 19, 2017, at the Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,  
Jana Coe, Town Manager

***NOTES AND REMINDERS -***

**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.

**Maintenance of Shrubbery between Curb and Private Property:**

This is a friendly reminder to clear or trim shrubbery growing over sidewalks and maintain the area between your property and the street curb.

**Application for Building Permit**

- Building Permit  
Applications for consideration at the July 19, 2017, meeting must be submitted to the Town Manager by 5:00 p.m. on July 5, 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](mailto: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@yahogroups.com](mailto:ChevyChaseViewNet-subscribe@yahogroups.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](mailto:ccviewmanager@verizon.net) or by calling 301-949-9274.**

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

**Storm Drains** - If there is a storm drain adjacent to your property, would you mind helping us out? If you could clear the accumulated debris from the grates occasionally, it will be better to add this debris to the weekly yard pickup as opposed to ending up in the Chesapeake Bay! Thank you.