

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: June 20, 2023
Place: Meeting was held via open conference call
Present: Ed Tarbutton, Chair; Tommy George, Peter Marks,
Nancy Somerville, Council members
Ron Bolt, Legal Counsel for Town
Lance Ball, Town building permit administrator
Julie Sparacino, Administrative Consultant

Others Present: Steve Beckman, 4020 Everett Street

Approval of Minutes of May 17, 2023, Monthly Council Meeting: _

Tommy George moved the minutes of the May 17, 2023 monthly Council meeting be approved. Nancy Somerville seconded the motion and passed with a 3-0 vote. Pete Marks abstained from the vote as he was not in attendance at the May meeting.

Financial Report for Period May 1, 2023, to May 31, 2023: Pete

Marks moved that the financial report for the period May 1, 2023, to May 31, 2023, be accepted. Nancy Somerville seconded the motion and it passed with a 4-0 vote.

Council Member Walk: Tommy George conducted the monthly Council member walk and found no notable issues to report.

Building Permit Application - Above-grade patio and retaining wall - 4221 Everett Street (Strittmatter): John and Rosanne Strittmatter submitted a permit application for their home at 4221 Everett Street in the Town of Chevy Chase View.

Lance Ball, Town permit administrator, reviewed the application, proposed plan, and filing fee sheet for the above grade patio in the rear left of the property at 4221 Everett Street. The plan submitted proposes removing the retaining walls at the rear property line and installation of a 1-foot retaining wall along the rear fence, thereby exempting it from setback requirements. The new 1-foot retaining wall will be built of two stacked 6"x 6" timbers.

Mr. Ball recommended the following:

(a) Because it is not clearly established in the submitted plan and that the fence became the de-facto retaining wall, we should make it clear to the applicant that the bottom elevation of this retaining wall will be the existing grade at the fence, i.e., same elevation as the abutting property.

(b) The plan is also not clear with regard to the wall located along the right (east) property line. The application does not include this wall in the building permit application. The plan should be revised to clearly address reducing the height of the wall along the right property line to not exceed 30" per the plan from the previous pool and pool deck permit.

The Council discussed the details of Mr. Ball's review and concurred with his recommendations. Nancy Somerville moved the Council to accept Mr. Ball's recommendations and communicate these directives to the applicants. Pete Marks seconded the motion and it passed with a 4-0 vote.

Ratify Town Permit #565-06001 - Dumpster - 4216 Everett

Street (May): Per Town Code, permits for dumpsters, portable storage units and fences are processed by administrative approval. Tommy George moved that the following approvals for CCV Town permit be ratified.

- #565-06001 - Dumpster - 4216 Everett Street (May)
Applied 6/2/23, approved/issued 6/3/23

Pete Marks seconded the motion and it passed with a 4-0 vote.

CCV Building Permit Summary for June 2023

Permits Issued after Administrative Approval:

- 4216 Everett Street - Dumpster - (May) applied
06/02/23, approved/issued 06/03/23
- 4221 Everett Street (Strittmatter) - Above-grade rear
patio - Applied 06/09/23

Approved applications awaiting issuance of Town permit:

- 10007 Connecticut Avenue (Hughes) Driveway removal and replaced with two patios, stairs to second-story screen porch - Applied 02/02/23, approved with conditions 04/19/23
- 9910 Kensington Parkway (Noce/Lucas) Driveway Expansion - Applied 5/3/23, approved 5/17/23

Stop Work Order for Unpermitted Construction:

- 9807 Connecticut Avenue (Guzman) Second-story addition, rear addition, fence
Town of CCV Stop Work Order Posted - 3/21/23
Montgomery County Stop Work Order Posted - 3/22/23
- 4016 Cleveland Street (Garayta) Shed
Town of CCV Stop Work Order Posted - 5/27/23, applied 6/3/23

Active and open permit construction projects:

- 9819 Connecticut Avenue (Spry) Rear addition including basement - Applied 6/1/22, approved 6/15/22, issued 7/12/22
- 9901 Connecticut Avenue (Nix-Gomez) Sunroom, mudroom entry, expand second floor bedroom, raise roof of third-floor level attic space - Applied 12/24/21, approved 2/26/22, issued 8/30/22
- 4221 Everett Street (Strittmatter) Pool and paver patio - Applied 5/12/22, approved 5/26/22, issued 6/22/22
- 4020 Franklin Street (Weisser) Dumpster - Applied 04/15/23, approved/issued 04/19/23
- 4028 Franklin Street (Haynos/Moyse) Screen porch with gas fireplace and deck - Applied 3/16/23, approved 5/17/23, issued 06/02/23
- 4021 Glenridge Street (Matan) Addition - Applied 4/7/21, approved, 4/21/21, issued 6/24/21
- 4109 Glenridge Street (Keenan) Screen porch - Applied 4/10/22, approved 5/18/22, issued 7/15/22

Closed projects since the May 2023 Council meeting:

- 4008 Everett Street (Breslin) Dumpster - Applied 05/03/23, approved/issued 05/05/23, closed 6/15/23

Update on Washington Gas line replacement on Franklin

Street: Washington Gas and Light (WGL) will be replacing their gas main on Franklin Street between Summit Avenue and Connecticut Avenue. **The expected start date is July 6th, weather permitting.** In conjunction with this gas main replacement work, individual home connections will need to then be extended or re-established. The new services will generally be located from your gas meter at your house perpendicular to the street. The project length is estimated to be approximately 2-3 months, with repaving likely to occur by the end of the calendar year.

The disturbance along this block of Franklin Street roadway will be significant, as the gas line replacement work will be performed slightly right of the street's center line, limiting traffic to one lane. For safety reasons, this block of Franklin Street will be closed to thru traffic (open to residents of this block only via Summit Avenue). It is not safe for Connecticut Avenue motorists to commit to this Franklin Street turn who could be met with motorists heading eastbound to Connecticut Avenue.

When the WGL's contractor undertakes work in the public right-of-way, private improvements may be damaged. Private improvements may include special landscaping, invisible dog fences, sprinkler systems, walkways, and shrubbery. If the WGLs contractor disturbs private improvements within the Town right-of-way, the contractor and the Town are under no obligation to repair/replace said improvements. While the WGL contractor will be tasked with taking care to minimize any disturbance outside of the roadway, some disturbance will be necessary to perform these house connections. Residents of this Franklin Street block will also receive direct communications from WGL regarding this gas main replacement work.

More specific information will be shared with Town residents as we get closer to the July 6th start date. Please see the Washington Gas brochure for detailed information about the gas main replacement process. The brochure can be found at: <https://chevy ChaseViewmd.gov/wp-content/uploads/2023/06/TheTownOfChevyChaseView.pdf>

NOTE: Due to the recent period of almost daily rainstorms, we have learned the anticipated start date for the gas main replacement will be in late July. More information will be provided when a firm date has been established.

Update on Deputy Town Manager Position: The Council is pleased to announce that Denise Hitt has accepted the offer to serve as the Deputy Town Manager. Denise will begin on July 10, 2023.

Revised Retention Schedule for Town archives: The Council reviewed the proposed revision to the records retention schedule for Town archival documents. All Town building permit documents are currently considered permanent records, but it is only necessary to keep documents that have value in administering the Town's building regulations. Thus, the staff recommended revision to the Town's archival retention schedule to allow staff to review the original building plans and retain the pages (generally first 1-5 pages) necessary for administrative purposes.

Nancy Somerville moved that the Council approve the revised retention schedule and authorize staff to submit the proposed revision to the State of Maryland archives for approval. Pete Marks seconded the motion and it passed with a 4-0 vote.

Motion to Adjourn: At 7:40 p.m., Tommy George moved that the meeting be adjourned. Pete Marks seconded the motion and it passed with a 4-0 vote.

Time and Place of Next Meeting: The Council will meet next at Christ Episcopal Church for its monthly meeting on Wednesday, July 19, 2023, at 7:00 pm.

Respectfully submitted,
Jana Coe, Town Manager

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, August 5, 2023**. 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 July 19, 2023 meeting

must be submitted to the Town Manager by 5:00 p.m. on June 5, 2023. 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 or by calling 301-949-9274.

Recycling of Cardboard Boxes: Ecology Services, the Town's recycling contractor, has again asked us to remind **residents to break down cardboard boxes and place them in a pile next to your recycling Toter on Tuesdays.** If residents can take the time to break these boxes down, there is more capacity for collection and the crew members do not need to spend extra minutes in front of a home chucking boxes into the back of recycling truck. Thank you.

Find Your Home's Flood Factor: Residents can enter their address at the following website <https://riskfactor.com/> to ascertain the address's susceptibility to flooding based on past floods, current risks, and future projections. Please note that this data does not incorporate individual property drainage systems but looks at the broader geographical area's susceptibility to flooding. More information can be found at <https://chevy Chaseviewmd.gov/2022/09/23/montgomery-county-has-a-new-flood-website/>.

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.**

**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 sign up for "Members Only" access to the Resident Directory. Go to <https://chevychaseviewmd.gov/registration/> to sign up. When you register 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 <mailto:ChevyChaseViewNet+subscribe@groups.io>.