

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

Date: May 20, 2015  
Place: Christ Episcopal Church, Kensington, Maryland  
Present: Paula Fudge, Chair; Coral Bell, Peter Marks and Ron Sherrow, Council members  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel to Chevy Chase View  
Joe Toomey, CCV Building Permit Administrator

Others Present: Kathleen Cortese, 4006 Glenridge Street

Called Meeting to Order: 7:33 p.m. by Paula Fudge, Chair

**Welcome Re-Elected Council Members/Report on CCV Elections:** It was reported that David Albright, Coral Bell and Ron Sherrow were elected to two-year terms.

**Oath of Office:** According to Sec.5.B. of the Chevy Chase View Charter, as amended by Resolution No. 63-12-05 and adopted by the CCV Council on December 14, 2005, ..... "If the number of nominees for the Council so reported does not exceed the number of Council positions to be filled in that election, the nominees so reported shall be deemed elected as of the second Tuesday of May of said year and no balloting shall take place." The three nominees, David Albright, Coral Bell and Ron Sherrow, were sworn into office in advance of the meeting on May 20, 2015. They met the eligibility requirements and submitted their executed Oath of Office to Jana Coe.

**Election of Chairman:** Coral Bell nominated Paula Fudge to serve as Chairman of the CCV Council. Ron Sherrow seconded the motion and it passed by a vote of 3-0 with Paula Fudge abstaining from the vote.

**Assignment of Officers:** The floor was opened for nomination of Council officers. Paula Fudge nominated Coral Bell to serve as Acting Chair, Ron Sherrow to serve as Treasurer, and Peter Marks to serve as Assistant Treasurer. Coral Bell seconded the motion and it passed by a vote of 4-0.

**Approval of Minutes of the April 15, 2015 Annual Budget Meeting and Monthly Meeting:** Peter Marks moved the minutes of the April 15, 2015 Annual Budget Meeting and Monthly Meeting be approved. Coral Bell seconded the motion. The motion passed by a vote of 4-0.

**Financial Report for Period April 1, 2015 to April 30, 2015:**  
Ron Sherrow moved that the financial report for the period April 1, 2015 to April 30, 2015 be accepted. Peter Marks seconded the motion and it passed by a vote of 4-0.

**Council Member Walk:** David Albright conducted the monthly walk. He noted that some of the newly planted trees are not thriving. Jana Coe

advised these trees are under a one-year warranty and they will be noted for replacement in the Fall.

**Building Permit Application for Two Accessory Structures - 9819**

**Connecticut Avenue (Spry):** Freddie Spry submitted a building permit application for a gazebo and cabana on his property at 9819 Connecticut Avenue. The applications comply with the applicable rules and restrictions of the Chevy Chase View Municipal Code.

Mr. Toomey's review is based upon the site survey by Charles P. Johnson & Associates dated May 5, 2015, Proposed Floor Plan and Elevations by Gee How Dzyne, LLC, dated November 5, 2014 for the gazebo, and plan details for the cabana dated May 6, 2015. The scope of the project, as stated on the application, is for the construction of two accessory structures in the rear yard of the property, which includes the previously built cabana and the partially built gazebo. The gazebo will be moved from its existing location in order to meet the required rear yard setback.

The plans indicate that the gazebo will have an overall length of 24'-0" and a width of 19'-8". The overall width of the cabana is shown as 18'-10". The conditions of the approved CCV permit will state that the existing gazebo structure shall be relocated an additional 1.4' away from the rear property line so as to be located no closer than 8 feet from the rear property line, and the gazebo structure, after it is relocated, shall be no greater than 24 feet in length and shall not be connected to the existing cabana structure. Mr. Toomey recommended that the Town Council should approve this application. Montgomery County issued its permit number 699759 on January 6, 2015, to construct an accessory structure. The CCV permit will be issued with the condition that Mr. Spry obtain a revision to the Montgomery County permit 699759 to include both structures, or get an additional Montgomery County permit to cover the previously constructed cabana.

Ron Sherrow moved that the building permit application for the gazebo and cabana be approved with the above stated conditions. Peter Marks seconded the motion and it passed by a vote of 4-0.

The following CCV building permit summary was submitted by Joe Toomey, CCV Building Permit Administrator:

**CCV Building Permit Summary for May 2015**

**Applications for CCV Building Permit:**

- 9819 Connecticut Avenue (Spry) Gazebo and Cabana

**Approved applications awaiting issuance of CCV permit:**

- 9900 Summit Avenue (McCarthy) Addition - approved 9/17/14, extension approved 3/18/15

**Active and open permit construction projects:**

- 10111 Cedar Lane (Francis/Hacking) Construction of a new

- house - approved 9/17/14, issued 11/24/14
- 4220 Dresden Street (Kehoe) Construction of a new house - approved 11/19/14, revised 12/17/14, issued 1/5/15
  - 4220 Dresden Street (Kehoe) Fence - approved 4/15/15
  - 4220 Dresden Street (Kehoe) Pool - approved 4/15/15
  - 4224 Dresden Street (4224 Dresden Street, LLC) - Construction of a new house - approved 11/19/14, issued 12/15/14
  - 4225 Dresden Street (Vaghi) Addition - approved 5/21/14, time extension approved 11/19/14, issued 2/5/15
  - 4001 Everett Street (Wratney) Addition - approved 10/15/14, issued 10/27/14
  - 4120 Everett Street (Griffioen) Demolition of an existing garage and new garage construction - approved 5/21/14, issued 5/22/14, revised 6/18/14
  - 4120 Everett Street (Griffioen) Addition - approved 6/18/14, issued 7/16/14, revised 9/17/14, revised 11/19/14, revised 2/25/15
  - 4101 Franklin Street (Turgeon) New house and garage - issued 3/24/14
  - 4034 Glenridge Street (RSC Investments LLC) Addition - interim approval 8/21/14, issued 8/21/14, revised 11/19/14
  - 4308 Glenrose Street (Conlan) New house construction - approved 5/21/14, issued 6/11/14, revised 11/19/14
  - 4314 Glenrose Street (Green) Wall and fence - interim approval 10/10/14, issued 10/10/14
  - 9800 Summit Avenue (Villafana) Fence - applied 10/10/14, issued 3/18/15

**Completed projects since April 2015 Council meeting:**

- 4312 Glenrose Street (Skinner) Deck - applied 11/5/14, issued 3/9/15
- 4212 Franklin Street (Gottshall) Covered Porch- applied 4/9/15, approved 4/15/15, completed 4/16/15

**East Dresden and Cleveland Street Lighting Proposal Update:** At the April 15, 2015 monthly meeting, the Council approved the purchase of the five (5) NERI street lanterns/posts as well as the quote from Baldwin Line Construction of Maryland, Inc. which contains the work detail to remove the existing lights, install new poles/lanterns, and connect the new lanterns, totaling \$26,212.70 for the purchase and installation of new lanterns/posts. Jana Coe reported that the Town of Chevy Chase has also approved the purchase/installation of eight (5) NERI street lanterns/posts, and the combined order for both Towns for thirteen (13) will result in a savings on the freight charges and the one-time color set-up fee. The two Towns intend to finalize the order details by early June.

**Date for Next Character Study Work Session:** The next character study work session has been scheduled for June 15, 2015, at 7:30 p.m. at Christ Episcopal Church.

Coral Bell stated that she is not satisfied with the progress of the character study. Paula Fudge agreed that the Council needs to be more concise in the directives given to Jakubiak and Associates. Peter Marks believed the Council, due to other work session and variance hearings, had not fully committed to the schedule set forth to conclude this study by May 2015. Paula Fudge and David Albright will hold a conference call with Chris Jakubiak to discuss the intended deliverables of the project.

Kathleen Cortese of 4006 Glenridge Street was present and stated that she did not understand the purpose of the study. The Council explained that concerns were raised to the Council in late 2013 as to whether new development trends could have a detrimental impact on our Town. It has been reported most notably by local real estate brokers that Chevy Chase View is now a "hot spot" for new tear-down development. The Council felt duty-bound to make certain it was not going to miss a window of opportunity to benchmark current quantifiable Town character metrics. After acquiring those metrics and sharing same with residents, the Council will solicit residents' feedback. At that point, but not before receiving feedback from residents, the Council will decide if changes to building regulations are desirable and necessary to preserve Town character.

In processing recent waiver/variance requests, the Council noted that it had no written guidance as to some of the standards it must apply under the current Code. Notably, the Council is tasked with determining whether such requests would be "contrary to the purposes and intent of the building regulations, which are to preserve open vistas, sight lines, privacy, spacious appearance, and character of Chevy Chase View." Without written guidance, the Council found having to define "character" in this context to be too subjective. The study underway will provide this needed written guidance.

Beyond obtaining this guidance to assist in implementing the existing Code, the Council may find that no other action is necessary. The Council members all agreed that the study should be completed so that both current and future Councils would be better informed and be able to fairly and consistently interpret our existing Code.

Neighboring municipalities have passed regulations aimed at preserving their character, and the Council questioned whether it was at risk of being remiss if it did not at least study whether CCV should be doing the same. To date no such decisions have been made. The Council began this very thoughtful and deliberative process in late 2013, and are about half way through the study. We have conducted numerous public meetings on

the subject. The next meeting is scheduled for June 15, 2015 and all residents are invited and encouraged to come.

**Connecticut Avenue Sidewalk Update:** Jana Coe reported that SHA has not provided an update during the past month.

**New Business** -

**Appreciation to Nominating Committee:** On behalf of the Council, Chair Paula Fudge extended its appreciation to Bruce Lee (chair), Dawn Forsberg and Stacey Kuzma for serving on the Nominating Committee for the May 2015 election.

**Council Member Responsibilities/Monthly Walk:** The Council members then discussed the numerous responsibilities of the Council. The new information can be found on the CCV website.

**Maintenance of Shrubbery between Curb and Private Property:** Now that summer is here, this is a friendly reminder to clear or trim shrubbery growing over sidewalks and maintain the area between your property and the street curb.

**Community Police Summer Pilot Program Discussion:** Ron Sherrow presented information about enhanced security programs offered by cities throughout the Country. The Council discussed the possible additional options for community policing during the summer months, including house checks for residents on vacation.

Mr. Sherrow will draft a house-check policy and procedure for Council members' review.

**Motion to Enter Closed Session:** At 9:45 p.m., Paula Fudge moved the Council enter into closed session pursuant to Maryland Code, General Provisions Article, Section 3-305(b)(7) to consult with counsel to obtain legal advice, and Section 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation, related to building code enforcement. Coral Bell seconded the motion and it passed by a vote of 4-0. The Council unanimously agreed to impose a deadline for settlement discussions to conclude.

**Motion to Adjourn:** At 9:51 p.m., Paula Fudge moved the meeting be adjourned. Coral Bell 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 meeting on Wednesday, June 24, 2015, at 7:30 p.m. at the Christ Episcopal Church, Kensington, Maryland. **DUE TO A CONFLICT IN COUNCIL MEMBERS' SCHEDULES, THE MEETING HAS BEEN MOVED TO THE FOURTH WEDNESDAY OF JUNE.**

Respectfully submitted,  
Jana Coe, Town Manager

## **NOTES AND REMINDERS -**

**Bulk Pick-Up** - The next monthly bulk pick-up is scheduled on **Saturday, June 6, 2015**. 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.

**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.

**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.

**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).

**Application for Building Permit** - Building Permit Applications for consideration at the June 24, 2015, meeting must be submitted to the Town Manager by 5:00 p.m. on June 17, 2015. Please note that the review may take several days and an application is not considered perfected until the Town Building Permit Administrator completes his review. Please contact Jana Coe, Town Manager, at [ccviewmanager@verizon.net](mailto:ccviewmanager@verizon.net) or 301-949-9274.