

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: May 17, 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

Called Meeting to Order: 7:35 p.m. by Paula Fudge, Chair

Welcome Elected Council Members: It was reported that Tom Brown, Nancy Kehne and Ron Sherrow were elected to two-year terms.

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, Tom Brown, Nancy Kehne and Ron Sherrow were sworn into office in advance of the meeting on May 17, 2017. They each met the eligibility requirements and submitted the executed Oath of Office to Jana Coe.

Election of Chairman: Ron Sherrow nominated Paula Fudge to serve as Chair of the CCV Council. Nancy Kehne seconded the motion and it passed by a vote of 4-0 with Paula Fudge abstaining from the vote.

Election of Officers: The floor was opened for nomination of other Council officers. Paula Fudge nominated Nancy Kehne to serve as Acting Chair, Ron Sherrow to serve as Treasurer and Peter Marks to serve as Assistant Treasurer. Tom Brown seconded the motion it passed by a vote of 5-0.

Approval of Minutes of the April 19, 2017 Annual Budget Meeting and Monthly Meeting: Paula Fudge moved that the minutes of the April 19, 2017 Annual Budget Meeting and Monthly Meeting be

approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0, with Tom Brown and Nancy Kehne abstaining from the vote.

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

Ron Sherrow moved that the financial report for the period April 1, 2017 to April 30, 2017 be accepted. Nancy Kehne seconded the motion and it passed by a vote of 5-0.

Council Member Walk: Ron Sherrow conducted the monthly Council member walk and submitted a report that detailed safety, signage and right-of-way issues that the Town Manager will address.

Ratify CCV Permit 385-04005 - Ratify Permit No. 385-04005 - Small Addition (Enclose Breezeway) - 3905 Saul Road (Springer):

Theodora and Cory Springer applied for building permit to build a small addition for their home at 3905 Saul Road, 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 plan produced by Charles P. Johnson & Associates, Inc., dated May 10, 2007, and revised April 19, 2017, and the architectural drawings by Dave Kowtko-Architect, dated April 18, 2017. The scope of the project is a small addition to enclose part of the space between the existing house and garage, incorporating it into the existing breezeway and combining the space with interior renovations.

The front wall of the proposed enclosed new space will be setback 41.2 feet from the front property line. As each of the homes on that section of Saul Road are set back from the front property line slightly less than the minimum required 35-foot front setback, the front setback for this property is 35 feet. As the addition will be within the interior of the existing building on the remaining sides, it meets the remaining setback requirements.

The Montgomery County Department of Permitting Services has issued a building permit, number 796543, on April 20, 2017, for an addition and interior renovations. Mr. Toomey recommended on April 24, 2017, that the Council should approve the application. The Council unanimously approved the application via email on April 25, 2017. Paula Fudge

moved that the approval of this permit for this small addition permit be ratified. Peter Marks seconded the motion and it passed by a vote of 5-0.

Permit Application - Retaining Walls/Pergola - 3910 Dresden Street (O'Rourke): Peter O'Rourke applied for a building permit to build a retaining wall and pergola for their home at 3910 Dresden 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 his application, the house location drawing by Snider & Associates, dated November 14, 2016, the landscape plan produced by Elan Haaga Landscape Gardens, dated March, 2017, and the pergola specifications by Walpole Outdoors. The scope of the project is extensive and dramatic rear yard landscaping, which will include several retaining walls to level sections of the sloping rear yard, a hardscape patio area with a pergola, a stairway from an existing exterior deck, and the planting of trees, bushes, and plants. A Town permit is required for the retaining walls, the pergola, and the stairway. The application does not include the front yard landscaping shown on the plan.

The project will consist of the construction of several retaining walls, with heights of less than one foot within the 7-foot side yard setback requirement, increasing up to 2'-6" tall. The pergola, shown on the plans and in the supporting documents, will be 6' by 11', as measured at its base, and 8 feet tall. It will be set back 14 feet from the rear property line, 27 feet from the right (west) side property line, and 37 feet from the left (east) side property line, meeting the 7 foot setback requirements for a rear yard accessory structure. The stairway, from the existing exterior deck to the ground, will not include any changes to the deck. Mr. Toomey recommended that the Council should approve the building permit application. Montgomery County will require a permit for the stairway and may require a permit for the retaining walls as well as the pergola.

After discussion of this building application, Paula Fudge moved that the application be approved and three separate Town permits will be issued, in order to help speed up the start of the separate aspects of this project. One permit will be for the construction of the retaining walls, a

second permit will be for the pergola, and a third permit will be for the stairway from the deck. The permits will be released once the County permit is issued, if required. Peter Marks seconded the motion and it passed by a vote of 5-0.

CCV Building Permit Summary for May 2017

New applications for a Building Permit

- 3910 Dresden Street (O'Rourke) Retaining walls, pergola, and deck stairway - applied 4/22/17

Applications for a Building Permit granted interim approval

- 3905 Saul Road (Springer) Addition - applied 4/19/17, interim approval 4/25/17, issued 4/25/17

Approved applications awaiting issuance of the Chevy Chase View permit:

- 3819 Everett Street (Hamilton and Chen) Construction of a new home - applied 2/23/17, approved 3/15/17
- 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
- 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, issued 4/18/17
- 4117 Franklin Street (Barr) Fence - applied 11/20/16, interim approval 12/4/16, issued 3/31/17
- 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 April 2017 Council meeting

- 4413 Saul Road (Greene) Portable storage unit - applied 1/27/17, issued 1/28/17, completed 5/11/17
- 10106 Summit Avenue (Smith) Fence - applied 3/1/17, approved 3/15/17, issued 4/3/17, completed 4/21/17

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-on work at each of the Town's Cedar Lane intersections. The tie-in work is underway from Prospect Street north toward Howard Avenue. Once completed, the surfacing of the Cedar Lane roadway will be planned.

Update on Proposed County Zoning Amendment ZTA 16-03

(short-term rentals): - Maryland-National Capital Park and Planning staff presented on May 11, 2017, the revised short-term rental proposal for ZTA 16-03. Public testimony and comments were also submitted. The revised ZTA does require off-street parking, but this revised zoning text proposal does pose elements of concern, especially concerning enforcement. Also, the Planning Board rejected the staff recommendation that such leasing be limited to 90 days a year. There is no limit provided the home is the principal residence. The 90-day limit will apply only to an investment property. The proposal will now go back to the County Council for discussion.

Discussion of/Action on Ordinance No. 72 to Regulate

Driveway Aprons: The Council held two work sessions for the purpose of discussing the current Chevy Chase View *Driveway and Driveway Apron Policy* and what amendments, if any, should be made to the applicable standards for driveway apron and curb construction.

The Council members reviewed a draft ordinance prepared by the Town attorney. The Council discussed whether further regulations on driveway aprons were necessary in order to preserve street parking and street trees; to preserve green space and the character of the Town; and to confirm that curb cuts and aprons to be maintained by the Town are

properly constructed. The ordinance, as written, restricts lots to one curb cut and limits apron width to 12 feet in width, with an additional turning radius of 5 feet on each side, for a total width of 22 feet at the curb cut. All existing aprons would be grandfathered. Paula Fudge moved that the Ordinance No. 72 be approved. Peter Marks seconded the motion and it passed by a vote of 5-0. The Ordinance No. 72 is effective May 17, 2017.

Discussion of/Action on Ordinance No. 73 - Washington Gas

Franchise Agreement: The Council discussed draft Ordinance No. 73 to grant Washington Gas a franchise to continue operations in CCV. The Ordinance can be reviewed at [http://www.chevy Chaseview.org/docs/No73\(WashingtoGasfranchise\).pdf](http://www.chevy Chaseview.org/docs/No73(WashingtoGasfranchise).pdf). Ron Sherrow moved that Ordinance No. 73 be approved. Nancy Kehne seconded the motion and it passed by a vote of 5-0, and said Ordinance No. 72 is effective May 17, 2017.

Appreciation to Nominating Committee: On behalf of the Council, Chair Paula Fudge extended its appreciation to Lulu Gonella (Chair), Dawn Forsberg and Peter Roman for serving on the Nominating Committee for the May 2017 election.

Appreciation to Outgoing Council Members David Albright and Coral Bell:

On behalf of the Council, Chair Paula Fudge extended its appreciation to Council member David Albright, who served on the Council for six years, beginning in May 2011. David's contributions were always consistent, offering always thoughtful, well-informed and insightful observations and comments.

Coral Bell served on the Council beginning in May 2007. Coral was an invaluable contributor to the Town's governance, with her area of responsibility covering the Town's street maintenance and right-of-way.

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

Motion to Adjourn: At 9:30 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, June 21, 2017, at the Christ Episcopal Church, Kensington, Maryland. **Please note that starting time of 7:00 p.m.**

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

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, June 1, 2017**. To schedule a donation, please contact A Wider Circle **no later than Monday, May 29th**, by phone at [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, June 3, 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 June 21, 2017, meeting must be submitted to the Town Manager by 5:00 p.m. on June 7, 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.