

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: September 21, 2016
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Coral Bell, Peter Marks,
Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator
Others Present: Jerry Walters, 4301 Glenridge Street

Called Meeting to Order: 7:30 p.m. by Paula Fudge, Chair

Approval of Minutes of July 21, 2016 Monthly Meeting: Ron Sherrow moved the minutes of the July 21, 2016 Monthly Meeting be approved. Coral Bell seconded the motion. The motion passed by a vote of 4-0.

Financial Report for Period July 1, 2016 to August 31, 2016: Paula Fudge moved that the financial report for the period July 1, 2016 to August 31, 2016 be accepted. Coral Bell seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Paula Fudge conducted the Council member walk and stated the crosswalks at the Cedar Lane intersections will need to be painted after the WSSC main line replacement has been completed.

Demolition and Construction of New Home - 4301 Glenridge Street (Walters): Nicole and Jerry Walters applied for a building permit for their home at 4301 Glenridge 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 plan produced by Charles P. Johnson & Associates, Inc., dated August 30, 2016, showing the location of the existing and the proposed expanded foundation walls, and the design and construction drawings by Creative Outlooks, LLC, dated May 4, 2016. The scope of the project includes demolition of the entire house above the existing foundation walls, expanding the left side and rear footprint of the existing foundation, and the construction of a new first and second floor home.

The Established Building Line (EBL) for the property is 53.4 feet from the front property line. The existing front face of the house is set back 56.8 feet. The new front porch and roof overhang will extend 8.4 feet from the front face of the house, meeting exactly the allowable 5-foot projection into the EBL. The addition to the house on the left (west) side will be 28.4 feet from the side property line. On the right (east) side, the existing house and the rear addition will be 17.5 feet from the side property line. A fireplace chase will extend an additional 2 feet beyond the right side face of the structure. The side setbacks will be greater than the required 15 feet. The rear screened porch will be more than 28 feet from the rear property line, exceeding the required 25-foot setback. Mr. Toomey recommended that the Council should approve the building permit application.

The Montgomery County Department of Permitting Services (DPS) required a demolition permit due to the extent of demolition work. A County Demolition Permit (number 769735, submitted August 25, 2016), and a Building Permit (number 770592, submitted September 1, 2016) are pending the final approval by DPS.

Ron Sherrow moved that this CCV building permit be approved. Peter Marks seconded the motion and it passed by a vote of 4-0.

Ratify CCV Permit No. 367-08001 - Front Porch, Extend and Enclose Existing Carport, Enclose Existing Screened Porch, Install Bay Window - 4304 Glenrose Street (Dumais):

Richard and Nicole Dumais applied for a building permit for their home at 4304 Glenrose 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 plan produced by Witmer Associates, LLC, dated July 2016, showing the locations of changes to the exterior of the home, and the design and construction drawings by Mark IV Builders, dated August 2, 2016. The scope of the project includes major interior renovations with new bay windows, exterior roof line changes, adding a covered front entry porch, extending and enclosing an existing carport, enclosing an existing rear screened porch, and replacing an existing rear deck and patio.

The extended garage, covered porch, and kitchen and dining room bay window projections extend towards the front property line a distance that is less than the 36.1 foot distance of the front wing of the house to the front property line. The front wing bay window projection is less than the allowable bay projection. The existing house on the right (west) side, and the new construction on the left (east) side both meet the 15-foot side yard setback

requirement. The rear deck will be more than 55 feet off of the rear property line, exceeding the 25-foot setback requirement.

Mr. Toomey recommended on August 10, 2016, that the Council should approve the application. The Council reviewed the package and voted via email to approve this application. Montgomery County Department of Permitting Services issued Permit Number 765969 on August 11, 2016, for this project.

Paula Fudge moved that this CCV building permit approval be ratified. Coral Bell seconded the motion and it passed by a vote of 4-0.

Ratify CCV Permit No. 368-08003 - Construct a Two-Story Addition - 10010 Summit Avenue (Bowen/Muldonian):

David Bowen and Patricia Muldonian applied for a building permit for their home at 10010 Summit Avenue, 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 site plan produced by Charles P. Johnson & Associates, Inc., dated August 4, 2016, showing the locations of changes to the exterior of the home, and the architectural drawings by Franke Architects, dated May 5, 2016. The scope of the project includes a large two-story addition that includes an attached carport and garage on the ground level, and a sunroom and studio on the upper level.

As this is a corner lot, the property that faces both streets is considered a front yard. The Established Building Line (EBL) on Summit Avenue is 35 feet, as there is no mid-block property to consider as a factor in the EBL calculation. The new addition will be 45.0 feet from the Summit Avenue property line. The side (west) yard abuts the adjoining property on Everett Street. The addition will be 16.4 feet from the property line, exceeding the 15-foot requirement. The rear (north) yard abuts the adjoining property on Dresden Street. The rear of the addition will be 64.9 feet from that property line, exceeding the 25-foot setback requirement.

Mr. Toomey recommended on August 10, 2016, that the Town Council should approve the application. The Council reviewed the package and voted via email to approve this application. Montgomery County Department of Permitting Services issued Permit Number 767029 on September 2, 2016, for this project.

Coral Bell moved that this CCV building permit approval be ratified. Ron Sherrow seconded the motion and it passed by a vote of 4-0.

CCV Building Permit Summary for September 2016

New Applications for a Building Permit

- 4301 Glenridge Street (Walters) Demolition and New House - applied 6/13/16, application revised 8/5/16
- 4304 Glenrose Street (Dumais) Major addition - applied 7/28/16
- 10010 Summit Avenue (Bowen/Muldonian) Two-Story Addition - applied 8/6/16

Applications for a Building Permit granted interim approval:

- 4304 Glenrose Street (Dumais) Major addition - applied 7/28/16, interim approval 8/14/16
- 10010 Summit Avenue (Bowen/Muldonian) Two-Story Addition - applied 8/6/16, interim approval 8/20/16

Approved applications awaiting issuance of the Chevy Chase

View permit:

- 4213 Glenridge Street (Maloney) Retaining wall - applied 7/20/15, approved 9/16/15

Active and open permit construction projects:

- 10111 Cedar Lane (Francis/Hacking) Fence - applied 5/4/16, approved 5/18/16, issued 6/15/16
- 9819 Connecticut Avenue (Spry) Shed - applied 5/5/15, approved 5/20/15, issued 6/29/15
- 4225 Dresden Street (Vaghi) Addition - approved 5/21/14, time extension approved 11/19/14, issued 2/5/15
- 4213 Glenridge Street (Maloney) Deck - applied 4/27/16, approved 5/18/16, issued 5/19/16
- 4308 Glenridge Street (Fry) Major addition - applied 5/18/16, interim approval 5/27/16, issued 6/21/16
- 4312 Glenridge Street (Michele M. Dombo Construction Management, LLC) Major Addition - applied 3/20/16, Variance hearing set for 5/26/16, interim approval 6/11/16, issued 6/13/16
- 4205 Glenrose Street (Erasmus Haven BV) Construction of a new home and rear yard garage - applied 12/22/15, approved 2/17/16, issued 3/11/16
- 4304 Glenrose Street (Dumais) Major addition - applied 7/28/16, interim approval 8/14/16
- 9808 Summit Avenue (Manfreda) Shed - applied 4/13/16, Variance hearing set for 5/26/16 and 6/22/16, approved 6/22/16, issued 7/6/16

- 10010 Summit Avenue (Bowen/Muldonian) Two-Story Addition - applied 8/6/16, interim approval 8/20/16

Completed projects since the June 2016 Council meeting:

- 4314 Glenrose Street (Green) Fence - applied 5/4/16, approved 5/18/16, issued 6/17/16, completed 8/4/16
- 10106 Summit Avenue (Smith) Fence - applied 4/28/16, approved 5/18/16, issued 6/19/16, completed 8/2/16

Traffic Study Scheduled for September 27, 2016, to

October 3, 2016: Jana Coe reported that The Traffic Group has been engaged to conduct a comprehensive and thorough traffic/speed study on all CCV streets during the one-week period beginning Tuesday, September 27, 2016, and ending Monday, October 3, 2016. This study will serve as a tool to compare vehicle volume/speed to the traffic study conducted in October 2013 (subsequent to the relocation of the Walter Reed facility). The cost of the study is \$5,800.00.

CCV Picnic Update: The picnic will be held on Sunday, September 25, 2016, from 4:00 pm - 7:00 pm. CCV resident, Lisa Fair, has been working with Urban Bar-b-que, Talk of the Town, Gaithersburg Rentals and the Good Humor man to secure proposals providing the food, drinks and fun activities for this annual event.

Right-of-Way Tree Plantings/Maintenance: Stadler Nursery will be planting new trees in most right-of-way areas where Town trees have been removed. This planting will take place on Monday, October 10th. Residents will receive watering instructions and the Council asks that you help these newly planted trees settle in to their new environment by watering at least once per week until the first frost.

Myers and Laws Trees Service will be working in the Town for approximately six days beginning Monday, October 3rd. The crew will be conducting major dead wooding, removing trunk suckers, as well as clearing foliage near street lights and traffic signs.

Residents are asked to continue watering the small right-of-way trees as they are showing signs of stress from the excessive heat and minimal rainfall over the summer.

CCV Directory for 2016: The Town's 2016 directory will go to the printer at the end of the month. Over the past several months, residents have verified their information in the current (2015) directory and informed the Town manager of any requested changes. Directories will be distributed in late October.

Update on Wynne Repayment: The Council discussed the latest summary of the existing statutory requirement that extends the first repayment of a Wynne liability from an impacted local government from November 2016 to May 2019 and increases the number of impacted quarterly distributions from nine to twenty. In other words, for those local governments that choose to have Wynne liabilities cured through reduced local income tax distributions, the commencement of those reductions is delayed until fiscal year 2019 and repayment now extends through fiscal year 2024. The State estimates that CCV's \$68,000 repayment amount likely include the bulk of the amount that will eventually be the Town's full liability.

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 officials reported that approximately 20 CCV households participated in the inaugural collection on September 1st. They picked up close to a full truck of items which included 4 beds, 3 couches, 15 chairs, 3 dressers, 7 side tables, and 3 dining tables.

AWC thanks the CCV community for its generous donation and looks forward to the next pickup scheduled for Thursday, December 1st.

Leaf Removal Begins October 1, 2016: Hughes Landscaping, Inc. will remove all leaves on a weekly basis, weather permitting, until December 31, 2016. **Please do not mix your grass clippings with the leaves at the curb.**

Leaves are to be placed at curbside and made accessible for truck pickup. Sticks, trash, rocks and other rubbish will not be collected and should be bagged for normal trash pickup. Leaves should not be shredded or bagged. For the residents on Connecticut Avenue, Cedar Lane, Kensington Parkway and Saul Road, your leaves also will be picked up weekly. Please rake your leaves to the sidewalk. For liability reasons, do not place leaves on our sidewalks. In the event that you do not have a sidewalk, please rake your leaves as close to the street as possible.

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.

Code Enforcement: The Council discussed a code enforcement issue related to a retaining wall, and another issue related to the placement of a dumpster and a storage unit. The Council directed legal counsel to contact the property owners, to abate the issues.

Motion to Adjourn: At 9:00 p.m., Coral Bell moved the meeting be adjourned. Peter Marks 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 Council meeting on Wednesday, October 19, 2016, at 7:30 p.m. at the Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

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.

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, October 1, 2016**. 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.

Listserv - Please consider becoming a member of the CCV listserv. Send an email to ChevyChaseViewNet-subscribe@yahooogroups.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.

Application for Building Permit - Building Permit Applications for consideration at the October 19, 2016, meeting must be submitted to the Town Manager by 5:00 p.m. on October 5, 2016. 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 or 301-949-9274.