

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: September 16, 2020
Place: Meeting was held via an open conference call
Present: Peter Marks, Acting Chair; Lisa Fair, Carlos Molina and
Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator
Julie Sparacino, Moderator
Others Present: Thomas McCarty, 4221 Dresden Street
Pablo Guerrero, 4217 Dresden Street
David Goldwyn, 4212 Dresden Street
Tony Salah, 10127 Cedar Lane
Bruce Hebbard, 4300 Glenridge Street
Paul Kempton, 3909 Everett Street

Called Meeting to Order: 7:00 p.m. by Peter Marks, Acting Chair

Residents Concerns and Contributions: The Council asked residents to share their concerns about stormwater runoff that has become increasingly problematic with the recent summer storms, particularly the recent flooding that resulted from excessive rainfall on September 10, 2020.

Council members noted that the County's stormwater system is outdated and inadequate within CCV. After considerable discussion and the sharing of concerns by Town residents and Council members, Peter Marks moved that the Council approve the formation of a Stormwater Management Committee. Carlos Molina seconded the motion and it passed with a 4-0 vote. The Council will send out an e-Town mailing that will solicit volunteers for the Committee and draft a Charter for the Stormwater Management Committee. The Council will schedule a work session within the next 7-10 days to discuss the draft Charter.

Approval of Minutes of July 6, 2020 and August 12, 2020 Work Sessions Regarding Clark/Azar Asset Survey and Capital Improvements Plan and the July 15, 2020 Council Monthly Meeting: Ron Sherrow moved the minutes of the July 6, 2020 and August 12, 2020 Work Sessions Regarding Clark/Azar Asset Survey and Capital Improvements Plan and the July 15, 2020 Council Monthly Meeting be approved. Lisa Fair seconded the motion and it passed with a 4-0 vote.

Financial Report for Period July 1, 2020 to August 31, 2020:
Lisa Fair moved that the financial report for the period July 1, 2020 to August 31, 2020 be accepted. Carlos Molina seconded the motion and it passed by a 4-0 vote.

Council Member Walk: Lisa Fair conducted the monthly Council member walk. Jana Coe will follow up on the items on the submitted report.

Building Permit Application - Addition - 4305 Saul Road): Laura and William Coleman submitted a building permit application for their home at 4305 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 architectural plans by Flanagan Architects dated August 5, 2020, and the site plan survey by TES dated July 9, 2020. The scope of the project is to construct a first-floor addition at the rear and side of the house, and build an uncovered entry porch with steps to the ground at the rear of the house. The project will also include interior renovations on the first and second stories of the home.

The addition will be setback 15.5 feet from the right (east) side property line, meeting the 15-foot setback requirement, and 25.3 feet from the rear property line, meeting the 25-foot required setback. The uncovered entry porch will project 4.7 feet into the rear setback, meeting the allowable 5-foot projection into a rear setback.

A building permit application was submitted to the Montgomery County Department of Permitting Services on August 14, 2020 (number 923623) and its issuance is pending. Mr. Toomey recommends approval of this permit application.

Lisa Fair moved that the permit application be approved. Ron Sherrow seconded the motion and it passed with a 4-0 vote.

Building Permit Application - New Home - 4205 Saul Road (4205 Saul Road LLC)): Dan Demeria, on behalf of 4205 Saul Road LLC, owner of the property at 4205 Saul Road, submitted a building permit application for their home at 4205 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 revised Site Plan by Norton Land Design, dated May 2019, and as revised to show the property line setback dimensions, and the architectural plans by Allen Wright Design, PLLC, dated August 31, 2020. The scope of the project calls for the construction of a new home with attached two-car garage, on the vacant lot of the recently re-subdivided property at Saul Road and Gartrell Place.

The front wall of the house will be setback 37 feet from Saul Road, meeting the 35-foot Established Building Line setback requirement. The right (east) side of the house will be setback 22.8 feet from the side property line, and the left (west) side will be setback 47 feet from the property line. The rear porch will be setback 73 feet from the rear property line.

A permit application was submitted to the Montgomery County Department of Permitting Services on September 2, 2020 (number 925426) for the construction of a single-family dwelling. Mr. Toomey recommends approval of this permit application.

Carlos Molina moved that the permit application be approved. Lisa Fair seconded the motion and it passed with a 4-0 vote.

Extension of Town Permit No. 469-08002 - Major Addition - 3904 Dresden Street (Aslan/Graham): In order to complete their home construction project at 3904 Dresden Street, Erin Aslan and Keith Graham requested an extension of Town Permit No. 469-08002. They have encountered some delays receiving materials due to the pandemic and need additional time to finish. The Town permit for the addition to the existing home at 3904 Dresden Street was issued on August 23, 2020. The Chevy Chase View Building Regulations require that construction must be completed within one year of the date that it was issued. Ron Sherrow moved that Town Permit No. 469-08002 be extended for a six-month period, provided circumstances have not otherwise changed since the issuance of the permit. Peter Marks seconded the motion and it passed 4-0.

CCV Building Permit Summary for September 2020 meeting

New Applications for Chevy Chase View permit:

- 4205 Saul Road (4205 Saul Road LLC) - New Home -applied 9/3/20
- 4305 Saul Road (Coleman) Addition - applied 8/17/20

Application for Fence permits:

- 4014 Glenridge Street (Neckles) Fence - applied 8/17/20, approved 8/31/20, issued 8/31/20, completed 9/9/20
- 4205 Glenrose Street (Keegan) Fence - applied 7/27/20, approved 8/27/20, issued 8/31/20, completed 9/1/20
- 4101 Saul Road (Shklyar) Fence - applied 8/10/20, approved 8/18/20, issued 8/19/20, completed 9/1/20

Approved applications awaiting issuance of the Town permit:

- 4100 Dresden Street (Tyson) Shed and fence - applied 6/23/20, approved 7/15/20
- 4209 Everett Street (Crisafulli) Garage addition - applied 7/6/20, approved 7/15/20

Active and open permit construction projects:

- 9817 Connecticut Avenue (Tansil/Vas de Carvalho) Addition - applied 1/31/20, approved 2/19/20
- 10001 Connecticut Avenue (Ansah) Major addition - applied 12/10/19, approved 12/18/19, issued 1/10/20
- 10001 Connecticut Avenue (Ansah) Pool - applied 2/3/20, approved 2/19/20, issued 2/24/20
- 3904 Dresden Street (Graham/Aslan) Major addition - applied 6/4/19, approved 8/22/19, issued 8/23/19
- 4011 Dresden Street (Quinn) New house construction - applied 12/4/18, approved 1/16/19, issued 6/24/19
- 4016 Dresden Street (Plank) New house construction - applied 4/14/20, approved 5/20/20, revision approved 6/17/20, issued 8/12/20
- 4003 Everett Street (Prince) Bay window addition - applied 5/6/20, approved 5/16/20, issued 8/20/20
- 4209 Everett Street (Crisafulli) Side porch enclosure - applied 4/1/20, approved 4/15/20, issued 5/22/20

- 4201 Franklin Street (Scarff) Storage pod - applied 8/30/19, issued 8/31/19
- 4205 Saul Road (4205 Saul Road LLC) - New house applied 12/9/19, approved 12/18/19, issued 3/2/20

Completed projects since the July 2020 Council meeting:

- 10111 Cedar Lane (Hacking/Francis) Storage Pod - Applied 5/28/20, issued 5/28/20, completed 9/1/20
- 4008 Cleveland Street (Mathis) Storage Pod - applied 6/16/20, issued 6/16/20, completed 9/1/20
- 4016 Dresden Street (Plank) Demolish existing structure - applied 4/14/20, approved 5/10/20, issued 7/7/20, completed 8/31/20
- 3905 Everett Street (Chima/Jan) Dumpster - applied 6/16/20, issued 6/16/20, completed 8/7/20
- 4112 Everett Street (Koutromanos) In-ground pool - applied 5/12/20, completed 8/28/20
- 4216 Everett Street (Petry) Porch addition and rear yard garage - applied 8/29/19, approved 9/30/19, issued 12/5/19, completed 7/29/20
- 4101 Franklin Street (Turgeon) Fence - applied 6/10/20, approved 6/17/20, issued 6/29/20, completed 9/1/20
- 4013 Glenridge Street (Sherrow/Brown) Retaining walls - applied 6/16/20, interim approval 6/18/20, issued 6/26/20, completed 9/14/20
- 4014 Glenridge Street (Neckles) Fence- applied 8/17/20, approved 8/31/20, issued 8/31/20, completed 9/9/20
- 4213 Glenridge Street (Maloney) Dumpster - applied 7/11/20, issued 7/11/20, completed 9/1/20
- 4304 Glenridge Street (McConarty) Fence - applied 6/18/20, interim approval 6/30/20, issued 6/30/20, completed 8/20/20
- 4205 Glenrose Street (Keegan) Fence - applied 7/27/20, approved 8/27/20, issued 8/31/20, completed 9/1/20
- 4101 Saul Road (Shklyar) Fence - applied 8/10/20, approved 8/18/20, issued 8/19/20, completed 9/1/20

Discussion of FY21 Capital Improvement Priorities: The Council held a work session with Clark/Azar officials on August 12, 2020, and acknowledged that it agrees with the FY21 recommendations at this time.

Town Directory for 2020-2021: The Town directory for 2020-2021 will go to the printer in early October and will be distributed in mid to late October. Thank you to residents who reviewed their current listings and submitted updates.

House Number Painting at Curbs: Shannon Baum Signs, the Town's contractor, will begin painting house numbers on the Town's curbs in early October. Residents will be informed of the schedule via e-Town mailings.

Fall 2020 Tree Planting Report: Dr. Tolbert Feather, the Town's consulting arborist, is developing the 2020 Fall planting for replacement trees. New trees will be marked and planted in early to mid-November.

Motion to Adjourn: At 8:50 p.m., in open session, Carlos Molina made a motion to enter closed session, pursuant to Maryland Code, General Provisions Article § 3-305(b)(7) to obtain legal advice regarding the Thrive Montgomery plan issued by Maryland-National Capital Park and Planning Commission. Peter Marks seconded the motion and it passed by a vote of 4-0. Present for the session were Council members Peter Marks, Lisa Fair, Carlos Molina, Ron Sherrow, and Town Manager Jana Coe.

The Council received legal advice about the plan and the options available to the Town to address potential impacts.

At 9:19 p.m., Peter Marks moved that the Council end the closed session. Carlos Molina seconded the motion and it passed 4-0.

The Council further discussed the Thrive Montgomery land use planning initiative. It was noted that the County will be reforming the master plan to govern how land may be used and developed with a goal of achieving more housing options near urban centers and public transportation. More information is available here:

<https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/>

It was noted that several municipalities have asked the County to delay consideration of the plan given COVID-19. COVID-19 prevents full participation in the review of the project. Many members of the public are unaware of the initiative. Also, the plan is based on pre-pandemic assumptions. The need to create more dense housing options near urban centers and public transportation will likely be lessened in the future, as more employees continue to work remotely.

Lisa Fair made the motion to send a letter to the County Council, describing the Council's concerns. Carlos Molina seconded, and the motion passed 4-0.

Other New Business: The Council discussed interest in supplementing the Clark/Azar Capital Improvement Study to include a high-level drainage study to determine where in the Town water is running from the roadway onto private property.

Carlos Molina moved that the Council direct the Town Manager to obtain an estimate from Clark/Azar to amend the Capital Improvement Study to include recommended roadway drainage improvements that may correct areas of concern (would not include any final design or permitting). Lisa Fair seconded the motion and it passed 4-0.

Motion to Adjourn: At 9:45 p.m., Carlos Molina moved that the meeting be adjourned. Lisa Fair seconded the motion and it passed with a 4-0 vote.

Time and Place of Next Meeting: The next regular monthly Council meeting will be held on Wednesday, October 21, 2020, at 7:00 p.m. It is anticipated that the meeting will take place via conference call.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

Leaf Removal Begins October 1, 2020: Hughes Landscaping, Inc. will remove all leaves on a weekly basis, weather permitting, until December 31, 2020. **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. 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.

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.

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, November 7, 2020**. 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 October 21, 2020 meeting must be submitted to the Town Manager by 5:00 p.m. on October 7, 2020. 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@chevychaseview.org or by calling 301-949-9274.

PLEASE TAKE ADVANTAGE OF THE FOLLOWING THREE COMMUNICATION OPTIONS FOR TOWN RESIDENTS ONLY

1. Sign Up for eTown Mailings: 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, when 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. 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 ChevyChaseViewNet+subscribe@groups.io.

The 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 janacoe@chevychaseview.org or by calling 301-949-9274.

Website - Please visit our website at www.chevychaseview.org