

COUNCIL OF CHEVY CHASE VIEW
Waiver Hearing #16-5-1 and 16-5-2

Date: May 26, 2016
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Peter Marks; and Ron Sherrow, Council Members
Ron Bolt, Legal Counsel to Chevy Chase View
Joe Toomey, CCV Building Permit Administrator

Others Present: Brendan and Lisa Manfreda; Margaret Upton; and Michele Dombo

Call to Order: 7:00 p.m., Paula Fudge, Chair

Waiver Hearing #16-5-1 - 9808 Summit Avenue: A hearing was conducted. The applicants requested a waiver from the 7-foot rear setback, required by Section 13-403(b) of the Chevy Chase View Building Regulations, to install a shed measuring 10 feet, 9 inches in width by 10 feet, 4 inches in depth, and 8 feet, 2 inches in height. The shed would encroach 2 feet into the required 7-foot rear (west) setback.

The applicants, Mr. and Mrs. Manfreda, appeared at the hearing and provided testimony in support of their request. The applicants asserted that based on the small size of their property, a shed cannot be located on the lot in conformance with the Code without eliminating their desired use of the backyard. The applicants explained that the property lacks a garage or shed and additional storage area is needed to prevent clutter in the rear yard. At the hearing, the applicants submitted a letter from Mr. Manual Villafana and Ms. Kathleen Hollenbeck of 9800 Summit Avenue. Mr. Villafana and Ms. Hollenbeck indicate in their letters they have no objection to the request.

The hearing was continued to allow the applicants an opportunity to discern whether the adjoining neighbors to the rear (west) have any position with respect to the request. Councilmember Sherrow suggested that the applicants may also wish to take some time to consider other options, such as a shed with different dimensions that could satisfy the applicants' needs and possibly comply with the required rear setback. The hearing will be reconvened at 7:00 p.m., prior to the Council's next monthly meeting on June 22, 2016.

Waiver Hearing #16-5-2 - 4312 Glenridge Street: A hearing was conducted. The applicant requested a waiver from the 15-foot minimum side setback to expand the second-story of the existing house, over a non-conforming first floor. The addition would encroach 0.7 feet (9 inches) into the 15-foot west side setback. The existing footprint of the house would be expanded approximately only 8 inches, along a portion of the west side, to allow a portion of the addition to align with the existing west side building line. The existing encroachment into the 15-foot west side setback would not be expanded. The applicant, Ms. Dombo, and her architect, Ms. Margaret Upton, appeared at the hearing and provided testimony in support of their request.

Based upon the evidence presented, the Chevy Chase View Council concluded that the applicant was entitled to the requested variance. After discussion and deliberation, Council Member Ron Sherrow moved that the Town Attorney prepare a written Decision approving the request. Paula Fudge seconded the motion and it passed unanimously.

Chair Paula Fudge moved the meeting be adjourned at 8:30 p.m. Ron Sherrow seconded the motion and it passed unanimously.

Respectfully submitted,

Jana S. Coe, Town Manager