

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: December 18, 2024
Place: Meeting was held at 10401 Connecticut Ave., Suite 103
Present: Ed Tarbutton; Chair, Nancy Somerville and
Tommy George, Council members
Ron Bolt, Legal Counsel for Town, appearing remotely
Denise Hitt, Town Manager
Elizabeth Rembold, Assistant Town Manager

Remotely Present: Mary Spencer, 4112 Glenrose Street

Called Meeting to Order: 7:02 p.m. by Ed Tarbutton, Chair

Approval of Minutes of November 20, 2024, Monthly Council Meeting and Clark Azar Work Session Meeting of November 20, 2024.: Nancy Somerville moved the minutes of the November 20, 2024, Monthly Council Meeting and the minutes of the Clark Azar Work Session be approved. Tommy George seconded the motion, and it passed with a 3-0 vote.

Financial Report for Period November 1, 2024, to November 30, 2024:
Nancy Somerville moved that the financial report for the period November 1 to November 30, 2024, be accepted. Tommy George seconded the motion, and it passed with a 3-0 vote.

Council Member Walk: Council Member Ed Tarbutton conducted the monthly council member walk and shared that the town looks good. The leaves are being collected nicely. Holiday decor and lights are up throughout, making the town look festive.

Building Permit Application - 4213 Glenrose Street (Manion)
Remove and replace driveway and driveway apron: Brian and Susan Manion submitted a permit application for their home at 4213 Glenrose Street in the Town of Chevy Chase View. The application complies with all the applicable rules and restrictions of the Chevy Chase View Municipal Code.

The scope of the project is to remove the existing driveway and driveway apron, repair the curb and gutter section where the apron existed, and construct a new driveway apron and driveway

with a two-car parking pad to the left of the existing driveway location.

Lance Ball's review is based upon the description of the project on the application, the Location Survey, prepared by Capitol Surveys, Inc. dated 11/17/2005, with the existing and proposed driveways drawn on the plan by the homeowner or their representative and the non-vegetative area percentage calculated to be approximately 17%, the current Town's modified driveway apron detail, and the standard County detail for the curb and gutter to be repaired by the applicants with the removal of their existing driveway. The maximum non-vegetative area allowed by the Town within the front yard is 30%.

Tommy George moved that the building application be approved. Nancy Somerville seconded the motion, and it passed with a 3-0 vote.

Ratify Town Permit #594-11002 - 9814 Summit Avenue (Kadow and Bonilla) Portable Storage Unit placed on driveway: Per Town Code, permits for dumpsters, portable storage units and fences are processed by administrative approval.

Nancy Somerville moved that the permit application be ratified. Tommy George seconded the motion, and it passed with a 3-0 vote.

Update on the Technical Amendment: On December 9, 2024, Ron Bolt and Delegate Solomon testified before the Montgomery County Delegation at a public hearing regarding the introduction of Bill MC116-25. This Bill proposes a technical amendment to the State Code (Md. Code Land Use Art. Section 20-509 of the Regional District Act).

Delegate Solomon explained that the Bill clarifies an existing statute concerning the authority of local municipalities over setbacks for single-family homes. The Bill seeks to ensure that this authority remains with municipalities regardless of housing type, providing for the uniform application of regulations to all residents.

Importantly, the Bill does not aim to hinder the objectives of the County's Attainable Housing Strategy Initiative (AHSI) but rather to preserve an authority that is already in place. Before the Bill is brought to a vote, Delegate Solomon plans to meet

with some of his colleagues to address any questions or concerns they may have.

Update on the Attainable Housing Strategy Initiative: Michele Rosenfeld, legal counsel retained by the Town, has indicated no significant update on AHSI because of the holiday season. She will keep the Town apprised of any changes.

Update on the DoIT Local Cybersecurity Assessment: The Town has completed our assessment. The Town is awaiting the assessment report and remediation recommendations.

Update on the Clark Azar Schematics Submissions: The Council has requested Clark Azar proceed with all the submissions to the necessary agencies, to include WSSC, MDOT, and SHA.

Stormwater Code Ordinances Updates - Set Work Session Date: Nancy Somerville stated that a work session date is needed to review suggested changes to the Municipal Code, as it relates to stormwater management. Nancy submitted initial revision suggestions and is awaiting feedback from council members. Nancy will be sending out additional information regarding the top limit of impervious surface areas.

As part of the process of considering changes to the stormwater provisions, enforcement of the same must also be considered. Ron Bolt indicated the Town of Chevy Chase and Town of Somerset have technical ordinances that are administered by outside engineers. This comes at an additional expense for the towns. Section 5 of Chevy Chase has applied the county small lot requirement. We will consult with Council members and try to establish a Work Session date in January 2025.

It has been suggested that any other issues or suggested changes to the Code be reviewed at the same time.

Discuss authorization of extension of Hughes Landscaping leaf removal contract for FY26 - Option year 3 of three one-year contract options: Under its current contract with Hughes Landscaping, our leaf removal provider, the Town has an option to extend this contract for the FY26 services, through and including December 31, 2025. This extension constitutes the third year of three one-year options.

Tommy George moved that the Council exercise the third-year option to extend the Hughes Landscaping contract for leaf removal services through December 31, 2025. Nancy Somerville seconded the motion and it passed with a 3-0 vote.

Holiday Decorating Contest: The voting of the contest closes on December 22nd and winners will be notified on December 23rd with a gift-bearing visit from Council Chair, Ed Tarbutton.

Holiday Gift Fund for Ecology: The Holiday Fund collection closed on December 15, raising a total of \$16,636 in donations from the residents. These funds will be distributed directly to the crew members who work in Chevy Chase View. The Ecology crew is very grateful for CCV residents' generosity.

Motion to Adjourn: At 7:24 p.m., Tommy George moved that the meeting be adjourned. Nancy Somerville seconded the motion and it passed with 3-0 vote.

Time and Place of Next Meeting: The Council will meet for the next hybrid monthly meeting at 7:00 p.m. on Wednesday, January 15, 2025, at 10401 Connecticut Avenue, Suite 103, Kensington, MD 20895.

Respectfully submitted,
Denise Hitt, Town Manager

Application for Building Permit - Building Permit Applications for consideration at the January 15, 2025, meeting must be submitted to the Town Manager by 5:00 p.m. on January 7, 2025. Please note that the review may take several days, and an application is not considered completed until the Town Permit Administrator-Municipal Engineer, Lance Ball, completes his review. Please contact Denise Hitt, Town Manager, at Townmanager@chevy Chase Viewmd.gov or by calling 301-949-9274.

CCV Building Permit Summary for December 2024

Active and open permit construction projects:

- 4216 Everett Street (May)- First floor addition of kitchen and screened porch Revised Application - Applied 6/3/24, approved 6/18/24, issued 6/20/24
- 4213 Glenrose Street (Manion)- Addition in front of the garage door, placed over the existing driveway- Applied 11/01/23, approved with conditions 02/20/24, issued 7/16/24, extended 11/20/24, to expire 8/20/25.
- 4112 Glenrose Street (Stevens)- Addition to rear of the house to create accessible bathroom and bedroom - Applied 7/2/24, conditionally approved 7/23/24, issued 7/29/24
- 4205 Glenrose Street (Keegan)- Extend and enclose the rear covered porch and install a fireplace - Applied 07/25/24, approved 9/18/24, issued 9/18/24
- 4212 Glenrose Street (Barry)- Addition in front of the garage door, placed over the existing driveway- Applied 09/30/24, approved 10/16/24, issued 10/17/24
- 9807 Connecticut Avenue (Guzman)- Convert existing building from 1 ½ to 2 stories, addition to the second floor and rear, same footprint. Includes fence permit for the front and side of the house. Applied 1/11/24, conditionally approved 10/16/24, issued 10/22/24
- 9814 Summit Avenue (Kadow and Bonilla)- Portable Storage Unit placed on driveway. Applied 11/22/24, approved and issued 11/26/24, ratified 12/18/24

Closed projects since the November 2024 Council meeting:

- 9819 Connecticut Avenue (Spry)- Build a 40' patio of which 20' is elevated with a 2' retaining wall at the intersection of the house and install 38' of new fence under 6'. Applied 9/10/24, approved 11/20/24, closed 12/4/24