

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: December 14, 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

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

Approval of Minutes of November 16, 2016 Monthly Meeting:

Paula Fudge moved the minutes of the November 16, 2016 monthly meeting be approved. Coral Bell seconded the motion. The motion passed 4-0.

Financial Report for Period November 1, 2016 to November 30, 2016:

Ron Sherrow moved that the financial report for the period November 1, 2016 to November 30, 2016 be accepted. Coral Bell seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Ron Sherrow conducted the Council member walk and reported his observations.

Ratify CCV Permit #372-12001 Dumpster Permit Approval - 4301 Glenridge Street (Walters):

Jerry and Nicole Walters of 4301 Glenridge Street submitted on December 2, 2016, an application for the placement of a dumpster in their driveway for the debris generated from the interior of the home which was scheduled a few days in advance of the issuance of the Montgomery County demolition permit. Paula Fudge moved that the approval for this dumpster permit be ratified. Coral Bell seconded the motion and it passed by a vote of 4-0.

Ratify CCV Permit #373-12002 Fence Permit Approval - 4117 Franklin Street (Barr):

Edward and Myrilyn Barr of 4117 Franklin Street submitted an application for a fence at their residence. 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 Calco Fence & Deck contract proposal dated September 21, 2016, and the Property Line Exhibit by Charles P. Johnson & Associates, Inc, dated May 14, 2014. The scope of the project is to install a 6-foot high black aluminum, four rail spear top fence in their right (east) side yard, extending the existing fence four more feet, with an additional length of fence and a gate between the property line and side of the house. The fence specifications indicate that the fence post tops will be approximately 6'4" above grade. A side yard fence, including posts and post caps, can be no taller than 6'6". A fence permit will also be required by the Montgomery County Department of Permitting Services.

Mr. Toomey recommended on December 2, 2016, that the Council should approve the application. The Council unanimously approved the application via email on December 4, 2016. Ron Sherrow moved that the approval for this fence permit be ratified. Peter Marks seconded the motion and it passed by a vote of 4-0.

CCV Building Permit Summary for December 2016

Applications for Building Permit granted interim approval:

- 4301 Glenridge Street (Walters) Dumpster - applied 12/1/16, interim approval 12/2/16, issued 12/2/16
- 4117 Franklin Street (Barr) Fence - applied 11/20/16, interim approval 12/4/16

Approved applications awaiting issuance of the Chevy Chase View permit:

- 4213 Glenridge Street (Maloney) Retaining wall - applied 7/20/15, approved 9/16/15
- 4301 Glenridge Street (Walters) New Home - applied 6/13/16, application revised 8/5/16, approved 9/21/16

Active and open permit construction projects:

- 10111 Cedar Lane (Francis/Hacking) Fence - applied 5/4/16, approved 5/18/16, issued 6/15/16
- 4301 Glenridge Street (Walters) Demolition of existing house - applied 6/13/16, application revised 8/5/16, approved 9/21/16, issued 12/9/16
- 4301 Glenridge Street (Walters) Dumpster - applied 12/1/16, interim approval 12/2/16, issued 12/2/16
- 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, issued 8/15/16
- 10010 Summit Avenue (Bowen/Muldonian) Two-Story Addition - applied 8/6/16, interim approval 8/20/16, issued 9/15/16

Completed projects since November 2016 Council meeting:

- 4225 Dresden Street (Vaghi) Addition - approved 5/21/14, time extension approved 11/19/14, issued 2/5/15, time extension approved 10/19/16, completed 11/16/16
- 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, completed 12/6/16

Traffic Study Presentation Scheduled for January 18, 2017:

The Traffic Group will present the findings of the recent traffic study at 7:00 p.m. on January 18, 2017. It will take place prior to the monthly Council meeting, which will be called to order at the conclusion of the traffic study presentation. Please mark your calendar and plan to attend this meeting.

Discuss Proposed County Zoning Amendment ZTA 16-03 (short-term rentals):

Ron Bolt provided the Council members with a summary of the proposed Montgomery County zoning text amendment (ZTA 16-03), and licensing bill (Bill 2-16), for short-term rentals. During most of this year, the County has been considering legislation that would allow short-term or "transient" rentals in residential areas. These

short-term or "transient" rentals are deemed akin to running a hotel or bed-and-breakfast, and are therefore only permitted in zones where hotel or bed-and-breakfast uses are permitted. They are currently not allowed in the R-90 zone without approval from the County as a "conditional use" and a B&B (County Code Sec. 59-3.1.6). Details of the proposed legislation allowing these uses in residential zones can be reviewed under Bill 2-16 and ZTA 16-03.

ZTA 16-03 would allow B&Bs in R-90 zones, and AirBnB-type uses would be deemed B&Bs, provided certain standards are met. Given the zoning implications, the County Council has asked for a recommendation from Maryland-National Capitol Park and Planning (M-NCPP).

M-NCPP's efforts to date can be reviewed at:

<http://www.montgomeryplanning.org/functional/short-term-rentals/>

M-NCPP's preliminary recommendation can be reviewed at:

http://montgomeryplanning.org/wp-content/uploads/2016/11/preliminary-recommendations_11.28.16.pdf

Motion to Adjourn: At 8:35 p.m., Coral Bell moved the meeting be adjourned. Ron Sherrow 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, January 18, 2017, immediately following the traffic study presentation which will commence at 7:00 p.m. at the Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS -

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, January 7, 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.

Leaf Removal Ends December 31, 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.

Application for Building Permit - Building Permit Applications for consideration at the January 18, 2017, meeting must be submitted to the Town Manager by 5:00 p.m. on January 4, 2017. 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.

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.

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.