

**COUNCIL OF CHEVY CHASE VIEW**  
**Monthly Meeting**

Date: February 25, 2015  
Place: Christ Episcopal Church, Kensington, Maryland  
Present: Paula Fudge, Chair; David Albright, Coral Bell, Peter Marks and Ron Sherrow, Council members  
Jana Coe, Town Manager  
Ron Bolt, Legal Counsel to Chevy Chase View  
Joe Toomey, CCV Building Permit Administrator

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

**Approval of Waiver Hearing #14-12-1 Minutes, Monthly Meeting Minutes of January 21, 2015, and Character Study Work Session Minutes of February 4, 2015:** Ron Sherrow moved the minutes of the Waiver Hearing #14-12-1 and Character Study Work Session of February 4, 2015 be approved. Paula Fudge seconded the motion. The motion passed by a vote of 4-0.

Coral Bell moved the minutes of the January 21, 2015 Monthly Meeting should be corrected to read as follows:

Under the **Introduction of Draft Ordinance No. 62**, the third sentence should read: Coral Bell moved that the Council introduce this Ordinance No. 62 for discussion at a public hearing, to be held on Wednesday, February 25, 2015, at 7:30 p.m., at Christ Episcopal Church, and Paula Fudge seconded the motion, and it passed by a vote of 4-0.

Ron Sherrow seconded the motion and it passed by a vote of 4-0.

**Financial Report for Period January 1, 2015 to January 31, 2015:** Ron Sherrow moved that the financial report for the period January 1, 2015 to January 31, 2015 be accepted. Peter Marks seconded the motion and it passed by a vote of 4-0.

**Council Member Walk:** Paula Fudge conducted the monthly Council member walk and pointed out areas where snow removal efforts and sidewalk shoveling could be enhanced.

**Revised Building Permit Application for Deck - 4312 Glenrose Street (Skinner):** Katie and Chris Skinner submitted a revision to their application to build a deck at 4312 Glenrose Street. The original application was denied at the December 17, 2014 Council meeting. Joe Toomey reviewed the new site plan and

revised construction plans submitted with this application and found them to be in compliance with all of the applicable rules and restrictions of the Building Regulations of the Town of Chevy Chase View.

Mr. Toomey's review is based upon a new house location drawing produced by Charles P. Johnson & Associates, Inc., dated January 26, 2015, and the building plans drawn by Smiley Renovations LLC, with the revision date of January 1, 2015. The scope of the project is the construction of an exterior deck, in the rear yard, as part of a larger interior renovation project presently underway. The deck will be 12'-0" by 14'-8", and located on the rear of the house.

The deck will be setback from the left (east) side property line by 15 feet, meeting the required 15-foot setback from a side lot line. The deck will be 45 feet from the right (west) side property line, and approximately 72 feet from the rear property line. A County building permit, number 693695, was issued on 11/05/2014 by the Montgomery County Department of Permitting Services, and the revisions have been approved by the County. Mr. Toomey recommended that the revised application be approved. Ron Sherrow moved that the revised application be approved. Peter Marks seconded the motion and it passed by a vote of 4-0.

**Revised Building Permit Application for Outdoor Kitchen - 4120 Everett Street - Griffieon):** Mr. Toomey reviewed the request for a revision to the construction plans for the outdoor kitchen to be constructed at 4120 Everett Street. The request for the revision was submitted by Paul Gaiser, architect for the project.

Mr. Toomey's review is based upon the construction site plan identified as Revision #13, dated February 3, 2015, and the plans and elevations, titled "Outdoor Grille", dated February 3, 2015. The scope of the revision is to remove the existing stone structure, built within the front yard setback restriction, and construct a new outdoor kitchen structure which will include a wood burning grill and a sink, and that the outdoor kitchen will be located no closer than 35 feet from the Summit Avenue front property line. The new structure will be 3'-5" high, approximately 12 feet in length, and 3 feet in depth. The grill will extend an additional 1'-3" above the structure. Mr. Toomey recommended that the Town Council approve this request for said Revision #13.

Coral Bell moved that the revised application be approved with the following conditions: 1) the applicant must provide documentation that the Montgomery County Department of Permitting Services does not require a building permit for this outdoor kitchen; 2) if electrical fixtures or service is included in the installation of the outdoor kitchen a Montgomery County Department of Permitting Services electrical permit shall be

obtained, and a WSSC permit shall be obtained if water or gas connections are made. Peter Marks seconded the motion and it passed by a vote of 4-0.

The following CCV building permit summary was submitted by Joe Toomey, CCV Building Permit Administrator:

**CCV Building Permit Summary for February 2015**

**Applications for building permit:** None

**Applications on hold pending revisions to the plans:**

- 9819 Connecticut Avenue (Spry) Shed - applied 11/7/14
- 4312 Glenrose Street (Skinner) Deck - applied 11/5/14
- 9800 Summit Avenue (Villafana) Fence - applied 10/10/14

**Approved applications awaiting issuance of CCV permit:**

- 9900 Summit Avenue (McCarthy) Addition - approved 9/17/14

**Active and open permit construction projects:**

- 10111 Cedar Lane (Francis/Hacking) Construction of a new house - approved 9/17/14, issued 11/24/14
- 4220 Dresden Street (Kehoe) Construction of a new house - approved 11/19/14, revised 12/17/14, issued 1/05/15
- 4224 Dresden Street (4224 Dresden Street, LLC) Construction of a new house - approved 11/19/14, issued 12/15/14
- 4225 Dresden Street (Vaghi) Addition - approved 5/21/14, time extension approved 11/19/14, issued 2/10/15
- 4001 Everett Street (Wratney) Addition - approved 10/15/14, issued 10/27/14
- 4120 Everett Street (Griffioen) Demolition of an existing garage and new garage construction - approved 5/21/14, issued 5/22/14, revised 6/18/14
- 4120 Everett Street (Griffioen) Addition - approved 6/18/14, issued 7/16/14, revised 9/17/14, revised 11/19/14
- 4101 Franklin Street (Turgeon) New house and garage - issued 3/24/14
- 4034 Glenridge Street (RSC Investments LLC) Addition - interim approval 8/21/14, issued 8/21/14, revised 11/19/14
- 4308 Glenrose Street (Conlan) New house construction - approved 5/21/14, issued 6/11/14, revised 11/19/14
- 4314 Glenrose Street (Green) Wall and fence - interim approval 10/10/14, issued 10/10/14

**Completed projects since the December 17, 2014 Council meeting:**

- 4313 Glenrose Street (Cross) Addition - interim approval

8/26/14, issued 8/28/14, completed 2/12/15

Council member David Albright arrived at 8:24 p.m.

**Public Hearing on Ordinance No. 64 (previously No. 62) - An Ordinance to Reorganize the Chevy Chase View Code of Ordinances, amend the Building Regulations to codify current practices; add an exemption to the front setback requirements for certain additions built on non-conforming houses; rescind certain demolition regulations; revise the penalties for violations; set the number of onsite parking spaces required for new construction, and allow certain violations to be prosecuted as municipal infractions rather than misdemeanors:** No public testimony was presented. After discussion and the addition of a few non-substantive clarifications, Coral Bell moved that Ordinance No. 64 (corrected from Ordinance No. 62 due to sequential numbering of CCV ordinances) be adopted. Pete Marks seconded the motion and it passed by a vote of 5-0.

The Council members thanked Joe Toomey, CCV building permit administrator, for his detailed guidance in this process over the past two years.

**Connecticut Avenue Sidewalk Update:** Jana Coe reported the following information and timetable for ongoing retaining wall issues she has been working with SHA to resolve over the past twenty months.

- **Re-build Wall** - Anticipate completion by March 31 (earlier, if weather cooperates). Wall 'staining' will be done concurrent with 'landscaping' - warmer temperatures are needed.
- **Landscaping** - Schedule installation between March 31-April 30 (we want the temperatures to be a little warmer, this timeframe is all within planting season for the prescribed material).
- **Pole Relocation** - Working with PEPCO and Verizon to schedule their work around 3/24 prior to the landscape installation.
- **Concrete Retaining Wall Capstones** - The contractor will remove all the remaining stain from the horizontal surface areas. These cap stones will not be re-stained.
- **Cracks Observed in the Retaining Walls** - The cracks represent normal settling of the walls and are not an indication that the walls' structural integrity has been compromised. The SHA is responsible for maintenance of the retaining wall.
- **Wrought Iron Railing** - SHA Construction will continue to work with the contractor to address the pre-mature rusting of the fence,

**Comcast Franchise Renewal Update:** **Comcast Franchise Renewal Update:** Ron Bolt reported that Montgomery County's negotiations continue and the conclusion date cannot be accurately predicted.

**East Dresden and Cleveland Street Lighting Update:** After discussing the alternatives with Scott Watson, lighting consultant for CCV, the Council accepted his recommendation for installation of the Neri LED lantern 35-40W as the replacement for the existing lights on East Dresden and Cleveland Street. Mr. Watson is collecting data on unit pricing, pole selection and delivery date. CCV is working with the Town of Chevy Chase, which is also ordering eight of these lanterns, to consolidate the two orders (total of 13 lanterns) to save on the painting up charge and shipping costs of the units from overseas. Jana Coe is getting quotes for the electrical cost to disconnect the existing lights, remove units and install the new lanterns. The total cost of the light fixtures and the electrical work should be available in three weeks.

**Date for Next Character Study Work Session:** Jana Coe has been working with Jakubiak and Associates to provide information needed to evaluate the properties selected as representative of the Town homes' character. The next open work session will be on Monday, March 30, 2015.

**Motion to Adjourn:** At 8:37 p.m., Paula Fudge moved the Council move to executive session. Coral Bell seconded the motion and it passed by a vote of 5-0.

**Time and Place of Next Meeting:** The Council will meet next for its monthly meeting on Wednesday, March 19, 2015, at 7:30 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, April 4, 2015**. 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.

**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.

**Listserv** - Please consider becoming a member of the CCV listserv. Send an email to [ChevyChaseViewNet-subscribe@yahoogroups.com](mailto: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](mailto:ccviewmanager@verizon.net) or by calling 301-949-9274.**

**Website** - Please visit our website at [www.chevychaseview.org](http://www.chevychaseview.org).

**Application for Building Permit** - Building Permit Applications for consideration at the March 18, 2015, meeting must be submitted to the Town Manager by 5:00 p.m. on March 4, 2015. 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](mailto:ccviewmanager@verizon.net) or 301-949-9274.