

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: February 20, 2019
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown and Ron Sherrow,
Council members
Jana Coe, Town Manager
Others Present: Will and Jackie McConarty, 4200 Glenridge
Paul Gaiser, 9814 Summit Avenue

Called Meeting to Order: 7:00 p.m. by Paula Fudge, Chair

Approval of Minutes of the January 16, 2019 Monthly Council Meeting and January 21, 2019 Summit Avenue Sidewalk Work

Session: Paula Fudge moved that the minutes of the January 16, 2019 Monthly Council Meeting and January 21, 2019 Summit Avenue Sidewalk Work Session be approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

Financial Report for Period January 1, 2019 to January 31, 2019:

Ron Sherrow moved that the financial report for the period January 1, 2019 to January 31, 2019 be accepted. Tom Brown seconded the motion and it passed by a vote of 3-0.

Council Member Walk: Carlos Molina conducted the monthly Council member walk and reported his findings via email. The Town Manager will follow up on issues as noted.

Ratify Building Permit No. 451-01003 - Deck - 4017 Everett Street - (Farkas/Gilbert):

Csilla Farkas and Benjamin Gilbert submitted an application for a deck for the property at 4017 Everett Street 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, a copy of the original project Site Plan by Witmer Associates, and the building plans by The Deck and Fence Company, LLC. The scope of the project is to build a 15- by 20-foot deck with stairs to the ground at the rear of the house.

The deck will be offset 16.0 feet from the left (west) side property line, meeting the required 15-foot setback. The rear yard setback will be 101 feet, meeting the 25-foot requirement. A permit from Montgomery County Department of Permitting Services (number 863197) was issued on January 11, 2019 for the construction of the deck.

Mr. Toomey recommended on January 17, 2019 that the Council should approve the application. The Council approved the permit application via email on January 23, 2019 by a vote of 4-0. Ron Sherrow moved that the permit approval be ratified. Tom Brown seconded the motion and it passed by a vote of 3-0.

Building Permit Application - Addition/Front Portico - 4105 Glenrose Street (Sommer): Tim and Christina Sommer submitted an application for an addition and front portico for the property at 4105 Glenrose Street 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 site plan by Duley and Associates, Inc. dated December 31, 2018, and the architectural plans by Paul Gaiser dated January 15, 2019 and revised February 12, 2019. The scope of the project is to construct a portico roof over the existing front stoop, a two-story rear addition with a basement, a screen porch and a section of a deck to connect the screen porch to the existing deck. The work will also include replacement of the existing deck, decking, railing and lattice.

The front entry portico roof will project 5 feet off of the front face of the house, or 4.9 feet into the allowable 5-foot projection into the Established Building Line (EBL) front setback requirement. The two-story addition will be located 25 feet from the right (east) side property line, and the screen porch will be located 25 feet from the left (west) property line, exceeding the required 15-foot setback requirement. The screen porch will be setback 138 feet from the rear property line.

An application for a building permit from the Montgomery County Department of Permitting Services was submitted February 2, 2019 (number 865631) for this project. Mr.

Toomey recommends that the Town Council should approve this application.

Ron Sherrow moved that the permit be approved. Paula Fudge seconded the motion and it passed by a vote of 3-0.

Building Permit Application - Outdoor Kitchen/Patio and Outdoor Living Space - 3815 Everett Street (Blank): Jeremy and Stephanie Blank submitted an application for an outdoor kitchen and retaining wall for the property at 3815 Everett Street 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 Location Drawing produced by Snider & Associates dated March 11, 2010, and the construction plans and images produced by McHale Landscape Design, Inc. dated February 4, 2019. The scope of the project is to construct a new patio with an outdoor fireplace, outdoor kitchen, and swim spa, with a pergola and arbor over portions of the new patio. The new patio will be attached to their home in the rear and side yard sections of their property. The new construction will be setback from the left (west) side property line by 23 feet, and from the rear property line by 34.6 feet. The owners have provided a statement that the older survey of their property accurately represents the current condition of the property.

A permit from the Montgomery County Department of Permitting Services must also be obtained for this project. Mr. Toomey recommends that the Town Council should approve this application.

Ron Sherrow asked that the applicants confirm and meet the fence requirements for a swim spa with Montgomery County Permitting Services. Paula Fudge moved that the permit be approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

Revision to CCV Building Permit 428-05003 - Retaining Wall - 4104 Glenridge Street (Hastings): Pete and Kelly Hastings, submitted a revised application for a retaining wall for the property at 4104 Glenridge Street 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 original application site plan by Charles P. Johnson & Associates, Inc. dated April 26, 2018, and the revision design plans dated February 5, 2019. The scope of the revision is to construct a stone retaining wall planter box along the front wall of the house. Due to the front property line setback restrictions, the planter box height had to be stepped down to follow the contour of the land in order to limit the wall height to no more than one foot where it projects into the setback.

A permit from the Montgomery County Department of Permitting Services must also be obtained for this revision as a County permit is required to install a retaining wall if the height of the wall measured from the bottom of the footing to the top of the wall is over 48 inches. Mr. Toomey recommends that the Town Council should approve this revision to the Town permit.

Paula Fudge moved that the permit be approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

CCV Building Permit Summary for February 2019

New applications for a Building Permit:

- 3815 Everett Street (Blank) Outdoor kitchen and retaining wall - applied 2/5/19
- 4105 Glenrose Street (Sommer) Addition, screen porch, deck and portico - applied 2/4/19

Approved applications awaiting issuance of the Chevy Chase

View permit:

- 4011 Dresden Street (Quinn) Demolition of an existing house and new house construction - applied 12/4/18, approved 1/16/19
- 4104 Glenridge Street (Hastings) Front portico and side entry stoop - applied 5/2/18, approved 5/16/18, extension of time approved 11/14/18
- 4304 Glenridge Street (McConarty) Demolition of an existing house and new house construction - applied 12/11/18, approved 1/16/19

New Applications for a Building Permit and granted interim approval:

- 4017 Everett Street (Gilbert/Farkas) Deck - Applied, interim approval 1/23/19, issued 1/28/19

Applications for a revision to a Building Permit:

- 4104 Glenridge Street (Hastings) Front portico and side entry stoop - applied 5/2/18, approved 5/16/18, extension of time approved 11/14/18

Active and open permit construction projects:

- 4016 Cleveland Street (Garayta) Addition - applied 7/4/18, approved 7/18/18, revision approved 8/30/18, issued 9/10/18
- 4108 Dresden Street (Di Martino) Addition and detached garage - applied 5/2/18, approved 5/16/18, issued 7/18/18
- 4017 Everett Street (Gilbert/Farkas) New house construction - applied 5/2/18, approved 6/20/18, issued 7/18/18
- 4017 Everett Street (Gilbert/Farkas) Deck - Applied, interim approval 1/23/19, issued 1/28/19
- 4100 Franklin Street (Costa) Screen porch - applied 9/11/18, interim approval 10/2/18, issued 11/1/18
- 4221 Franklin Street (Cross) New house construction - applied 7/3/18, approved 7/18/18, issued 9/10/18
- 4100 Glenridge Street (Amorim/Stipp) Construction of a new home, driveway, and apron - applied 2/2/18, approved 2/21/18, issued 3/15/18, revision approved 7/18/18
- 4001 Glenrose Street (Rickman) Portable storage unit - applied 8/9/18, issued 8/9/18
- 4004 Glenrose Street (Wong) Portable storage unit - applied 8/10/18, issued 8/10/18
- 9800 Summit Avenue (Harper) Dumpster - applied 11/15/18, issued 11/15/18

Completed projects since the January 2019 Council meeting:

- 4217 Glenridge Street (Michele M. Dombo Construction Management, LLC) Major addition - applied 12/6/17, approved 1/17/18, revision approved 8/30/18, issued 3/16/18, completed 2/15/19
- 9808 Summit Avenue (Manfreda) Addition - applied 2/7/18, approved 2/51/18, issued 3/5/18, completed 1/23/19

Public Hearing on Ordinance No. 78 - Regulate Small Wireless Telecommunications Facilities in the Right-of-Way:

The Council introduced Ordinance No. 78 to Regulate Small Wireless Telecommunications Facilities in the Right-of-Way at the January 16, 2019 monthly meeting. The recently adopted FCC Order on small cell regulation went into effect on January 14, 2019, but local governments will have 180 days, or until April 15, 2019, to adopt local aesthetic standards. Per the FCC Order, any such standards must be "(1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance."

Hearing no further comments from the residents, Paula Fudge moved that Ordinance No. 78 to Regulate Small Wireless Telecommunications Facilities in the Right-of-Way be adopted. Ron Sherrow seconded the motion and it passed by a vote of 3-0.

Report on Summit Avenue Sidewalk Improvement Project: The Council discussed anticipated timelines for advertisement of the RFP for Summit Avenue Sidewalk Rebuild and the awarding of contract. The Council members will set up a meeting with Clark/Azar officials to review the draft specification book, potential sidewalk materials and color selection. The Council hopes to have samples installed in the next six weeks, which will allow residents to share their comments with the Council members and staff.

Update on Zoning Text Amendment 19-0 Accessory Residential Uses - Accessory Apartments: On January 11, 2019, County Council member Hans Riemer introduced ZTA 19-01 which would make many changes to the "accessory apartment" rules, including permitting "detached" apartments as a limited use in the R-60 and R-90 zones. That means a separate structure could be built as an accessory apartment (like a guest house). ZTA 19-01 is available here:
https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2019/20190115/20190115_4A.pdf

Currently, in the R-60 and R-90 zones, an accessory apartment must be part of the house or part of a detached building, such as a detached garage. ZTA 19-01 would allow stand-alone/detached accessory apartments to be built.

Council member Riemer explains that such "tiny houses" can serve the needs of, e.g., millennials that fail to launch, retirees and young families looking for rental income, etc.: <http://www.councilmemberriemer.com/assets/Riemer-ADU-Fact-Sheet.pdf>

Oddly, a guest house would continue to be prohibited in the R-60 and R-90 zones. A guest house is, "... a detached dwelling that is intended, arranged, or designed for occupancy by transient, nonpaying visitors of the resident owner of the principal dwelling."). County Code Sec. 59.3.3.3. Thus, a detached guest apartment would be prohibited, but a detached rental apartment would be allowed, under the proposal.

The County will hold a public hearing on February 26, 2019.

4304 Glenridge Street Driveway Apron: Will and Jackie McConarty were present to discuss the removal of a Town right-of-way tree that is necessary to proceed with the approved Town permit issued in January 2019. The Council acknowledged that in its review, by staff and all members, that the tree was not addressed as part of the approval. The McConarty's agreed to explore a revised apron replacement, as the Council expressed that their approval to remove a healthy 25" caliper maple tree was unlikely.

Approve Lindsey and Associates Engagement Letter to Perform FY19, FY20 and FY21 State-Mandated Annual Audits: Lindsey and Associates submitted an engagement agreement to perform the Town's state-mandated annual audit for FY19, FY20 and FY21, with two one-year options for FY22 and FY23. Lindsey and Associates were retained by the Town in FY13 and have performed the past six annual audits. Tom Brown moved that the permit be approved. Paula Fudge seconded the motion and it passed by a vote of 3-0.

FY20 Budget Planning Work Session: At the March 20, 2019 Council meeting, the Council will accept the proposed FY20 budget for presentation to Town residents for comments prior to the Annual Budget Hearing on Wednesday, April 17, 2019. The Council has scheduled the budget work session for Thursday, March 7, 2019, at 6:00 p.m. at Christ Episcopal Church. The work session is open to the public.

Motion to Adjourn: At 9:45 p.m., Tom Brown moved the meeting be adjourned. Paula Fudge seconded the motion and it passed by a vote of 3-0.

Time and Place of Next Meeting: The Council will meet next for its FY20 Budget Work Session on Thursday, March 7, 2019 at 6:00 pm at Christ Church Episcopal Church. This work session is open to the public. The next monthly Council meeting will be held on Wednesday, March 20, 2019 at Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager

**Important Reminder When Filing Your
2018 Maryland State Tax Return**

By law, as a municipality, the Town of Chevy Chase View receives a portion of the Maryland state income tax the Town's residents pay each year. This revenue represents the most significant source of the Town's overall income and goes directly toward paying for services that the Town delivers to its residents in lieu of the county-provided services. Town residents DO NOT pay any additional State income taxes to live in Chevy Chase View.

To ensure that the Town of Chevy Chase View receives all State income tax revenues due to the Town, we ask you to please take special care when completing your 2018 MD State income tax return.

For tax returns for Tax Year 2018, please be aware that MD Form 502 has been updated to require specific information to identify the return filer as a resident of the Town of Chevy Chase View. **See below a sample of the first page of MD Form 502.** This required information is located in the box directly under your mailing address.

1. Enter number **1617** (the 4-digit political subdivision code assigned to Chevy Chase View). Please see the left red arrow below.
2. Under "Maryland Political Subdivision", include **Chevy Chase View** (if filing electronically there may be a character limit, and if so, use the abbreviation **Ch Ch View**). Please see the right red arrow as well as the note shown below.

REQUIRED: Physical address as of December 31, 2017 or last day of the taxable year for fiscal year taxpayers.
See Instruction 6. Part-year residents see Instruction 26.

→ 1617 4 Digit Political Subdivision Code (See Instruction 6) Chevy Chase View* Maryland Political Subdivision (See Instruction 6) ←

Physical Street Address Line 1 (Street No. and Street Name) (No PO Box) _____

Physical Street Address Line 2 (Apt No., Suite No., Floor No.) (No PO Box) _____

City _____ State MD ZIP Code _____ Maryland County _____

***Note:** if filing electronically there may be a character limit, and if so, use the abbreviation **Ch Ch View.**

NOTES AND REMINDERS -

Website: - Can't remember trash holidays? Looking for the next bulk trash date? When leaf collection ends? Building applications? We are working hard to keep it current and include relevant resident information, including archived minutes and other special reports and notifications. Please visit our website at www.chevychaseview.org

Bulk Pick-Up: The next monthly bulk pick-up is scheduled on **Saturday, March 2, 2019**. 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.

Partnership with Wider Circle to Redirect Useable Items Prior to Monthly Bulk Collections: A Wider Circle (AWC), a wonderful organization whose goal is to collect re-usable furniture as well as many other household items, teamed up with the Town of Chevy Chase View to collect and redistribute items to people and families in need.

AWC thanks the CCV community for its generous donation and looks forward to the next quarterly pickup scheduled for **Thursday, February 28, 2019**.

Maintenance of Shrubbery between Curb and Private Property: This is a friendly reminder concerning vegetation that grows over sidewalks in the community. It is the responsibility of property owners to ensure your vegetation is not hindering the public sidewalks. The Town does its best to work with private property owners to allow you to trim your shrubbery back in a manner that

you would like. The Town does have the ability to protect the public right of way, if necessary, should a dangerous condition exist, by trimming back the vegetation from the public right of way.

Vegetation should be cut back to the following Specification:

Twelve (12) inches from the sidewalk and up to eight (8) feet off the ground.

We thank you for your cooperation to make sure the public sidewalks are as safe as possible for pedestrians. Should you have any questions, please feel free to contact the Town Manager.

Application for Building Permit: Building Permit Applications for consideration at the March 20, 2019, meeting must be submitted to the Town Manager by 5:00 p.m. on March 6, 2019. 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 ccviewmanager@verizon.net or 301-949-9274.

New Montgomery County Permitting Department Website: The Montgomery County Department of Permitting Services (DPS) has a new website that provides quicker access for a range of services, from applying for permits to tracking construction activities.

<https://www.montgomerycountymd.gov/dps/>

At the new website, customers can clearly see what is required to obtain permits and approvals. The website features a user-friendly guide that serves as a roadmap for every step of the permit application, including inspections. To assist customers -- homeowners, professionals or businesses -- each step is clearly described, with links for information, forms and online services.

The new website has a page to track commercial construction activity that has an impact on county roads. Information can be displayed in either map or satellite view and includes open DPS permits for commercial building, commercial demolition and the county right of way. Data is updated nightly.

<https://www.montgomerycountymd.gov/DPS/neighborhood-map.html>

General Street Parking Reminders: Take care to observe the following Montgomery County parking laws.

- ◆ Park at least 35 feet from an intersection.
- ◆ Park at least 30 feet from a stop sign.
- ◆ Park at least 15 feet from a fire hydrant.
- ◆ Park at least 5 feet from a private driveway.
- ◆ Park facing the way traffic flows. This is an important point.

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, 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. Send an email to [ChevyChaseViewNet-](mailto:ChevyChaseViewNet)

subscribe@yahogroups.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.

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.