

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: June 22, 2016
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 for Town
Joseph Toomey, CCV Building Permit Administrator

Called Meeting to Order: 7:31 p.m. by Paula Fudge, Chair

Application for Fence Permit - 9808 Summit Avenue

(Manfreda): Brendan and Lisa Manfreda submitted an application for a shed permit for their property at 9808 Summit Avenue, in the Town of Chevy Chase View. The application proposed placement of a wooden storage shed in the southwest corner of their rear yard, 7 feet from their side (south) property line, and 5 feet from their rear (west) property line. A variance of 2 feet from the rear yard property line setback was requested and approved by the Town Council on June 22, 2019 (Variance #16-5-1).

Mr. Toomey's review was based upon the permit application, a product sheet of a Home Depot 10' by 10' shed, and a site plan showing the proposed location of the shed on their property. Montgomery County Department of Permitting Services issued a shed permit No. 750616 on April 6, 2016.

Mr. Toomey recommended that the Town Council should approve this application, per Variance #16-5-1. David Albright moved that the shed permit application be approved. Peter Marks seconded the motion and it passed by a vote of 5-0.

Coral Bell excused herself from the remainder of the meeting at 7:40 p.m. as she was not feeling well.

Approval of Minutes of May 26, 2016, Variance Hearing #16-5-1 and Variance Hearing #16-5-2, and May 22, 2016 Monthly Meeting:

Paula Fudge moved the May 26, 2016, minutes of the Variance Hearing #16-5-1 and Variance Hearing #16-5-2 and May 22, 2016 Monthly Meeting be approved. Peter Marks seconded the motion.

The motion passed 3-0, with David Albright abstaining from the vote.

Financial Report for Period May 1, 2016 to May 31, 2016:

Ron Sherrow moved that the financial report for the period May 1, 2016 to May 31, 2016 be accepted. Paula Fudge seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Ron Sherrow conducted the Council member walk and reported several items. The Town manager will address these issues.

Ratify CCV Permit No. 364-05007 to Enclose Front/Back Porch - 4308 Glenridge Street (Fry):

Erin and Brendan Fry submitted an application to enclose a front and back porch for their home at 4308 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 description of the project on the application, the site plan produced by Charles P. Johnson & Associates, Inc., dated May 6, 2016, showing the locations of changes to the exterior of the home, and the architectural drawings by Claude C. Lapp Architects, LLC, dated May 3, 2016. The scope of the project includes major interior renovations, enclosing an existing rear screened porch, enclosing the existing front open porch, and adding an entry stoop and a basement window egress well. Enclosing the open porch and adding the entry stoop and a basement window egress well requires a permit from the Town.

The enclosure of the existing open porch will be set back from the front property line 44.7 feet, meeting the Established Building Line setback requirement of 38.2 feet, and more than 25.1 feet from the left (east) side property line. The entry stoop at the rear face of the house will be more than 28 feet from the right (west) side property line, and more than 65 feet from the rear property line. The basement window egress well will project into the right side setback the distance of 2.5 feet, less than the allowable 5 foot projection.

An application for a building permit from the Montgomery County Department of Permitting Services was made on May 12, 2016, number 755357, for alterations to an existing building.

Mr. Toomey recommended on May 22, 2016, that the Council should approve the application. The Council reviewed the package and voted via email to unanimously approve this application. David Albright moved that the approval for this permit be ratified. Paula Fudge seconded the motion and it passed by a vote of 4-0.

Ratify CCV Permit No. 365-06001 for Second-Story Addition -

4312 Glenridge Street (Dombo): Michele Dombo, of Michele M. Dombo Construction Management, LLC, submitted a permit application for a second-story addition for the property at 4312 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, with the consideration granted by Variance No. #16-5-2.

Mr. Toomey's review is based upon description of the project on the application, the site plan produced by Charles P. Johnson & Associates, Inc., dated May 2, 2016, and the architectural plans produced by Upton Architecture dated April 1, 2016, and revised May 23, 2016. The scope of the project includes the construction of a new addition at the rear of the main section of the existing house, and a new second-story addition over the existing house and the new, rear addition. The plans also include the construction of a new second-story addition over the attached garage and a breezeway, and a new roof canopy over the existing front stoop. The exterior stairway to the second story over the garage was eliminated from the revised plans. Extensive interior renovations will also be made.

The front property line setback of 36.5 feet does not meet the Established Building Line of 38.0 feet; however, a second story is allowed to be constructed over the existing house, as the front setback is greater than 35 feet. The second story additions will project into the right (west) side setback by 0.7 feet, as allowed by the approved Variance No. #16-5-2, and will be at the left (east) side property line setback of 15 feet. The new roof over the existing non-conforming stoop will project 3.5 feet from the front face of the house, a distance less than the

allowable 5 feet. The setback from the rear property line will be greater than 71 feet.

A building permit from the Montgomery County Department of Permitting Services was issued on May 26, 2016, number 748883, for a second-story addition and enclosure of an existing porch. Mr. Toomey recommended on June 11, 2016, that the Council should approve the application. The Council reviewed the package and voted via email to unanimously approve this application. Paula Fudge moved that the approval for this permit be ratified. Ron Sherrow 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 June 2016

Applications for a Building Permit

- 4301 Glenridge Street (Walters) Major addition - applied 6/13/16

Applications for which a Building Permit was granted interim approval:

- 4308 Glenridge Street (Fry) Major addition - applied 5/18/16, interim approval 5/27/16, issued 6/21/16
- 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

Applications withdrawn by the applicant:

- 9900 Summit Avenue (McCarthy) Fence - applied 3/31/16, tabled 5/18/16, withdrawn 6/6/16

Applications on hold pending further action on application:

- 4301 Glenridge Street (Walters) Major addition - applied 6/13/16
- 9808 Summit Avenue (Manfreda) Shed - applied 4/13/16, Variance hearing set for 5/26/16 and Continuance on 6/22/16

Approved applications awaiting issuance of the Chevy Chase View permit:

- 4213 Glenridge Street (Maloney) Retaining wall - applied 7/20/15, approved 9/16/15

Active and open permit construction projects:

- 10111 Cedar Lane (Francis/Hacking) Deck, fire pit, and pergola - applied 8/1/15, interim approval 10/1/15, issued 10/2/15
- 9819 Connecticut Avenue (Spry) Shed - applied 5/5/15, approved 5/20/15, issued 6/29/15
- 4225 Dresden Street (Vaghi) Addition - approved 5/21/14, time extension approved 11/19/14, issued 2/5/15
- 4001 Everett Street (Wratney) Pergola, wall, and fire pit - applied 2/5/16, approved 2/17/16, issued 2/29/16
- 4213 Glenridge Street (Maloney) Deck - applied 4/27/16, approved 5/18/16, issued 5/19/16
- 4308 Glenridge Street (Fry) Major addition - applied 5/18/16, interim approval 5/27/16, issued 6/21/16
- 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
- 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
- 4314 Glenrose Street (Green) Fence - applied 5/4/16, approved 5/18/16, issued 6/17/16
- 10106 Summit Avenue (Smith) Fence - applied 4/28/16, approved 5/18/16, issued 6/19/16

Completed projects since the May 2016 Council meeting:

- 10111 Cedar Lane (Francis/Hacking) Deck, fire pit, and pergola - applied 8/1/15, interim approval 10/1/15, issued 10/2/15, completed 6/15/16
- 4204 Glenrose Street (Noonan) Dumpster - applied 4/29/16, interim approval 5/5/16, ratified 5/18/16, issued 5/19/16, completed 6/13/16
- 4314 Glenrose Street (Green) Wall and fence - interim approval 10/10/14, issued 10/10/14, extended 4/15/15, completed 6/17/16

Report on Toter Purchase: Jana Coe reported that fifty (50) 64-gallon Toters have been ordered, with expected delivery in mid-to-late July. Residents have been asked to notify the Town Manager via email or submit the order form if they would like a second Toter for their recycling needs.

Report on Cedar Lane WSSC Water Main Replacement:

WSSC's contractor, Utilicon, has reported that the Cedar Lane WSSC water main replacement will be working in the Town at each intersection to install the 20" main. The second crew will then install pipe to connect to the side streets and the fire hydrants, followed by the transfer of water service connections from the old main to the new main.

As with any construction project, there will be some inconveniences including temporary interruptions to your water service. Utilicon will keep these inconveniences to a minimum and will notify CCV residents of water shut downs when possible. Their work hours will be Monday through Friday from 9:00 am to 3:00 pm. During this period of construction there will be no parking on the street between 9:00 am and 3:00 pm Monday thru Friday.

When necessary, the Town manager will share Utilicon's updates via Constant Contact. WSSC will be delivering notifications to each affected residence as well.

Report on Town Right-of-way Tree Removals/Maintenance:

Paula Fudge, Tom Laws of Myers and Laws Tree Service and Jana Coe toured with Town with the State Forester to review the health of right-of-way trees. The State Forester has issued removal permits for eleven trees. Residents will be notified in advance of the removal if the tree is in their right-of-way.

Consulting Arborist to Assist in Right-of-Way Tree

Maintenance: Paula Fudge, Council member in charge of right-of-way trees, discussed the benefits of including a consulting arborist in the professional services line item of the Town's budget. The services currently include a professional arborist who assists with new tree plantings and disease control. Paula felt it may be beneficial to expand these services to include oversight of tree maintenance, removals, and regular inspections. The Council asked to see a proposal at the next Council

meeting. Paula Fudge wanted to assure the Council that the current tree maintenance provider, Myers and Laws Tree Service, have been providing excellent services. The consulting arborist would serve as a bridge between tree maintenance contractor and the State Forester.

Appreciation and Recognition to Christ Episcopal Church:

Paula Fudge moved that the Town donate \$1,000.00 to Christ Episcopal Church as a gesture of appreciation for the use of church facilities during the past year. The staff has been very accommodating of the space needed for the many work sessions and multiple meetings over the past twelve months. Ron Sherrow seconded the motion and it passed by a vote of 2-0-2. Peter Marks and David Albright voted present but abstained from the vote as they are members of the church.

CCV Picnic Date Has Been Set: Lisa Fair has graciously offered to once again serve as the coordinator for the Town picnic. It has been scheduled for Sunday, September 25th. Mark your calendars now! More details will follow.

Maintenance of Shrubbery between Curb and Private Property:

Now that summer is here, this is a friendly reminder to clear or trim shrubbery growing over sidewalks and maintain the area between your property and the street curb.

Motion to Enter Closed Session: At 8:37 p.m., Paula Fudge moved the Council enter into closed session pursuant to Maryland Code, General Provisions Article, Section 3-305(b)7) to consult with counsel to obtain legal advice regarding an enforcement matter. Peter Marks seconded the motion and it passed by a vote of 4-0. The Council unanimously agreed the Town's attorney should send a letter to the subject property owner.

Motion to Adjourn: At 8:47 p.m., Ron Sherrow moved the meeting be adjourned. Paula Fudge 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, July 20, 2016, 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, August 6, 2016**. 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. **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.

Application for Building Permit - Building Permit Applications for consideration at the July 20, 2016, meeting must be submitted to the Town Manager by 5:00 p.m. on July 6, 2016. 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.