

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: June 20, 2018
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown, Nancy Kehne,
Carlos Molina, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator

Others Present: Benjamin Gilbert, 4017 Everett Street

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

Approval of Minutes of the May 16, 2018 Monthly Meeting and June 6, 2018

Work Session: Paula Fudge moved the minutes of the May 16, 2018 Monthly Meeting and the June 6, 2018 Work Session be approved. Nancy Kehne seconded the motion and it passed by a vote of 4-0.

Financial Report for Period May 1, 2018 to May 31, 2018:

Nancy Kehne moved that the financial report for the period May 1, 2018 to May 31, 2018 be accepted. Carlos Molina seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Tom Brown conducted the monthly Council member walk and submitted his report.

Ratify Issuance of CCV Permit 430-06001 - Dumpster - 4112 Franklin

Street (Swartz): Application Received May 30, 2018 - Permit Issued June 6, 2018. Permits for dumpsters or portable storage units for projects that do not require a construction permit from the Town are processed the day in which the application is received, signed by the Council Chairperson, and delivered to the applicant with instructions for the right-of-way care and protection requirements.

Ratify Issuance of CCV Permit 431-06002- Fence - 9814 Connecticut Avenue -

(Peters): Rori Peters applied for a building permit to install a fence at her home at 9814 Connecticut Avenue, 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 in her application and the Privacy Fence Layout Plan by IMS Home Improvement LLC, dated May 19, 2018. The scope of the project is to add a six-foot tall wood board fence in her Glenrose Street side yard. The fence will span between the corner of the house to the existing fence at the Glenrose Street side property line. The new fence will contain one gate. A fence permit from the Montgomery County Department of Permitting Services will also be required.

Mr. Toomey recommended on June 2, 2018, that the Council should approve the application. The Council unanimously approved the application via email on June 11, 2018.

Carlos Molina moved that the permit approvals be ratified for the following: Dumpster at 4112 Franklin Street and Fence at 9814 Connecticut Avenue. Nancy Kehne seconded the motion and it passed by a vote of 4-0.

Building Permit Application - Building Permit Application - Demolition and New Home - 4017 Everett Street Farkas/Gilbert): Csilla Farkas and Benjamin Gilbert, owners of the property at 4017 Everett Street, applied for a building permit to demolish an existing home and to construct a new home, and a new, relocated driveway and driveway apron 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.

The Established Building Line (EBL) setback for the property is 39.7 feet. The proposed front wall of the house will be set back 39.8 feet from the front property line. The roof overhang will project 0.9 feet into the EBL, conforming to the allowable 2.5-foot overhang, and the front porch and its roof will project 2.9 feet into the EBL, conforming to the allowable 5-foot projection.

The proposed setback from the left (west) side property line will be 15.3 feet, and the proposed setback from the right (east) side property line will be 18.7 feet, meeting the 15-foot side setback requirements. A fireplace bay will also meet the setback requirements. The rear yard setback will be 102.5 feet, meeting the 25-foot requirement. The cornices and eaves at the front, rear, and side will extend 1'-0" from each face of the main structure of the house, meeting the allowable projections into the required setbacks.

The proposed driveway will be 12-foot wide at the front property line, widening to 22 feet at the roadway pavement. The new apron must be in compliance with the Montgomery County Department of Public Works & Transportation Residential Driveway with Curb Radius Standard No. MC-301.05. The existing driveway apron will be abandoned. Mr. Toomey recommended that this permit application be approved.

Paula Fudge moved this permit application for the demolition of the existing home and construction of new construct a new home, and a new, relocated driveway and driveway apron be approved with the condition that the owners will be responsible for the cost of removing the existing driveway apron. Tom Brown seconded the motion and it passed by a vote of 4-0.

CCV Building Permit Summary for June 2018

New applications for a Building Permit

- 4017 Everett Street (Farkas/Benjamin) Demolition of existing house and new house construction - applied 5/2/18

New Applications for a Building Permit granted interim approval

- 9814 Connecticut Avenue (Peters) Fence - applied

Applications for dumpster and storage unit permits:

- 4112 Franklin Street (Swartz) Dumpster - applied 6/7/18, issued 6/7/18

Applications on hold pending additional information on the application:

- 4217 Glenridge Street (Dombo) Fence - applied 4/25/18

Approved applications awaiting issuance of permit:

- 4108 Dresden Street (Di Martino) Addition and detached garage - applied 5/2/18, approved 5/16/18
- 4104 Glenridge Street (Hastings) Front portico and side entry stoop - applied 5/2/18, approved 5/16/18
- 4013 Glenrose Street (Gonella) Side entry door and roof overhang - applied 12/12/17, approved 12/13/17

Active and open permit construction projects:

- 4000 Cleveland Street (Lucas) Fence - applied 3/14/18, approved 3/21/18, issued 4/4/18
- 3800 Dresden Street (Jacobs) Screen Porch - applied 1/2/18, approved 1/17/18, issued 1/17/18
- 4220 Everett Street (Collins/Miller) Addition and detached garage - applied 6/7/15, approved 6/21/17, issued 7/28/17
- 4220 Everett Street (Collins/Miller) Driveway and apron - applied 2/22/18, interim approval 2/27/18, issued 3/1/18
- 4112 Franklin Street (Swartz) Dumpster - applied 6/7/18, issued 6/7/18
- 4018 Glenridge Street (Egan) Major addition - applied 1/10/17, approved 1/18/17, issued 3/20/17
- 4018 Glenridge Street (Egan) Driveway apron - applied 10/19/17, interim approval 11/25/17, issued 11/25/17
- 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
- 4102 Glenridge Street (DeSarno) New house - applied 6/1/17, interim approval 10/15/17, issued 10/16/17
- 4102 Glenridge Street (DeSarno) Deck and seating wall - applied 3/19/18, interim approval 3/20/18, issued 3/21/18
- 4217 Glenridge Street (Michele M. Dombo Construction Management, LLC) Major addition - applied 12/6/17, issued 3/16/18
- 4301 Glenridge Street (Walters) New house construction - applied 6/13/16, application revised 8/5/16, approved 9/21/16, issued 1/5/17, revised 2/15/17
- 4301 Glenridge Street (Walters) Walkway to the curb - applied 11/16/17, approved 11/30/17, issued 11/30/17
- 3901 Saul Road (Sartain) Addition - applied 8/10/17, variance approved 9/20/17, application approved 9/20/17, issued 11/20/17
- 9808 Summit Avenue (Manfreda) Addition - applied 2/7/18, approved 2/5/18, issued 3/5/18

Completed projects since the May 2018 Council meeting

- 4017 Cleveland Street (Chiacone) Addition - applied 3/7/18, approved 3/21/18, issued 4/5/18, completed 5/23/18
- 4101 Dresden Street (Klaffky) Portable storage unit - applied 4/27/18, issued 4/28/18, completed 6/19/18
- 4221 Franklin Street (Saylor) Dumpster - applied 12/4/17, issued 12/4/17, completed 5/30/18
- 4205 Glenridge Street (Bryer/Hartig) Entry portico - applied 4/10/18, interim approval 4/23/18, issued 4/24/18, completed 5/28/18
- 4105 Glenrose Street (Sommer) Fence - applied 4/16/18, interim approval, issued 5/2/18, completed 5/28/18
- 4317 Saul Road (Crisafulli) Addition and detached garage - applied 8/28/17, approved 9/20/17, issued 10/19/17, completed 6/4/18
- 4317 Saul Road (Crisafulli) Fence - applied 4/15/18, interim approval, issued 5/2/18, completed 6/4/18

Report on RFP Submissions for Engineering Design - Summit Avenue

Sidewalk Improvement Project: The RFP submission deadline was close of business on Tuesday, June 12, 2018. Joe Toomey conducted the review of the seven (7) proposals that were submitted.

After review of the summary detailing the specifics of each submitted proposal, the Council directed Jana Coe and Joe Toomey to commence discussions with the potential selectee.

Update on Small Cell Tower Legislation: Ron Bolt reported on the status of the potential small cell ordinance he prepared for CCV and other nearby jurisdictions. He hopes to have a draft ready for review by the July 18, 2018 Council meeting.

Presentation of Chamberlain Contractor Proposals for Summer 2018

Curb/Apron/Road Repairs: The proposed right-of-way repair and maintenance work for general wear and deterioration of the roadway surface, curb and gutter replacement, and work required for the repairs for utility work and new home construction was presented to the Council for review. These proposed areas were reviewed by Nancy Kehne, Joe Toomey and Jana Coe. After discussion, Paula Fudge moved that the proposal be approved. Nancy Kehne seconded the motion and it passed by a vote of 4-0.

Discussion and Review of Ordinance No. 76 to Regulate Non-Vegetative Surface Coverage in the Front Yard:

On June 6, 2018, the Council held a work session to discuss trends in building and resultant impervious front-yard coverage, including driveways. Following discussions, the Council directed the Town Attorney to prepare an ordinance for further review, limiting front-yard non-vegetative surface coverage to 30%. The Council discussed the proposed ordinance and directed Ron Bolt to make revisions to the draft ordinance that will exclude Connecticut Avenue and Cedar Lane. The Council will continue their discussion at the July 18, 2018 Council meeting.

Recognition of Christ Episcopal Church: Recognition of Christ Episcopal Church: Tom Brown 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. Nancy Kehne seconded the motion and it passed by a vote of 4-0.

Annual Town Picnic: The date of the annual Town picnic has been set for September 30, 2018. Please be sure to mark your calendar now.

Motion to Adjourn: At 8:55 p.m., Nancy Kehne 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 18, 2018, 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, July 7, 2018**. 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.

Application for Building Permit - Building Permit Applications for consideration at the July 18, 2018, meeting must be submitted to the Town Manager by 5:00 p.m. on July 4, 2018. 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 by calling 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, 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-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