

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: March 20, 2019
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown, Carlos Molina
and Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator

Others Present: Anne and Bob Easby-Smith, 4218 Glenridge St.
Ann Eskelsen, 4011 Glenridge St.
JoAnn and John Hallenbeck, 4113 Franklin St.
Myrilyn and Ed Barr, 4117 Franklin St.
Paul Gaiser, 9814 Summit Avenue

Called Meeting to Order: 7:09 p.m. by Paula Fudge, Chair

Approval of Minutes of the February 20, 2019 Monthly Council Meeting, February 26, 2019 Summit Avenue Sidewalk Work Session and March 7, 2019 FY20 Budget Work Session:

Paula Fudge moved the minutes of the February 20, 2019 Monthly Council Meeting, the February 26, 2019 Summit Avenue Sidewalk Work Session and the March 7, 2019 FY20 Budget Work Session be approved. Carlos Molina seconded the motion and it passed by a vote of 4-0.

Financial Report for Period February 1, 2019 to February 28, 2019: Ron Sherrow moved that the financial report for the period February 1, 2019 to February 28, 2019 be accepted. Carlos Molina seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Ron Sherrow conducted the monthly Council member walk and submitted his report to the Council. The Town manager will follow up on the maintenance and right-of-way issues as detailed.

Ratify Issuance of CCV Building Permit No. 455-02003 - Dumpster - 4309 Glenrose Street - (Covell): Application Received February 25, 2019 - Permit issued February 26, 2019. 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 Revision to CCV Building Permit No. 449-01001 - Reverse Layout of Home/Revised Curb Cut - 4304 Glenridge Street (McConarty): Will and Jacqueline McConarty requested a revision to CCV Building Permit No. 449-01001 for the demolition of the existing house and the construction of a new house at 4304 Glenridge Street. The original building plan required the removal of a 25-inch Maple right-of-way tree to allow construction of the new relocated driveway apron. When it was discovered that the plans called for the removal of the tree, the applicants were asked to revise the plans. The tree has been judged by the Town's Consulting Arborist to be healthy and should be protected.

The revised plan proposed the reversal of the building layout, with the garage, driveway, and apron placed on the left (east) side of the house, instead of on the right side. The Town's Consulting Arborist found the small 8-inch Maple right-of-way tree to be a poorly placed and misshaped and issued a permit for its removal to allow the new house orientation. The revised site plan shows a mirror image of the original approved plan with the left and right side setbacks of 22.9 feet each, and a front setback of 39.0 feet. The EBL for the property is 38.8 feet.

Mr. Toomey recommended on February 25, 2019 that the Council should approve the application. The Council approved the permit application via email on February 25, 2019 by a vote of 5-0.

Tom Brown moved that the permit approvals be ratified for the following: Dumpster at 4309 Glenrose Street and the Reversed Layout of Home/Revised Curb Cut at 4304 Glenridge Street. Paula Fudge seconded the motion and it passed by a vote of 4-0.

CCV Building Permit Summary for March 2019

New Applications for a Building Permit:

(none)

New Applications for Revisions Granted Interim Approval:

- 4304 Glenridge Street (McConarty) Site plan revision submitted 2/25/19, interim approval 2/25/19

Applications for Dumpster and Storage Unit Permits:

- 4309 Glenrose Street (Covell) Dumpster - Applied 2/22/19, issued 2/25/19

Applications on Hold Pending Further Information on the Application:

- 4304 Glenridge Street (McConarty) New house construction - applied 12/11/18, approved 1/16/19

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
- 3815 Everett Street (Blank) Outside patio - applied 2/5/19, approved 2/20/19

Active and Open Permit Construction Projects:

- 4004 Glenrose Street (Wong) Portable storage unit - applied 8/10/18, issued 8/10/18
- 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
- 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, revision of plans approved 2/20/19, issued 2/26/19
- 4304 Glenridge Street (McConarty) Demolition of an existing house - applied 12/11/18, approved 1/16/19, site plan revision submitted 2/25/19, interim approval 2/25/19, issued 2/26/19
- 4001 Glenrose Street (Rickman) Portable storage unit - applied 8/9/18, issued 8/9/18
- 4105 Glenrose Street (Sommer) Addition, screen porch, deck, and portico - applied 2/4/19, approved 2/20/19, issued 3/13/19
- 9800 Summit Avenue (Harper) Dumpster - applied 11/15/18, issued 11/15/18

Completed projects since the February 2019 Council meeting:

(none)

Presentation by Paul Gaiser, Landis Architects/Builders, on Zoning Text Amendment 19-01 Accessory Residential Uses - Accessory Apartments and Accessory Dwelling Units:

The Council invited Paul Gaiser, a Town resident who has been very involved with the proposed County ZTA 19-01, to share his knowledge of this issue with the Council. Mr. Gaiser testified, on behalf of Landis Architects and Builders, at the County Council February 26th hearing.

Anne Easby-Smith shared her concerns with this county-wide legislation that is currently under consideration by the County Council to change accessory apartment zoning. These concerns include impacts on street parking with greater population density, storm water management, safety, school overcrowding and the environmental effect from loss of tree canopy. She believes the proposed legislation is flawed and asked the Town Council to develop a means to heighten the awareness of this zoning text amendment.

The Council discussed the proposed legislation which will allow "detached" apartments as a limited use in the Town. Currently, an accessory apartment must be part of a house (or part of a detached building garage, elsewhere in

the County). ZTA 19-01 would allow a separate structure to be built as an accessory dwelling unit (ADU) in the Town. As an example, a second house could be built in the rear yard.

Tom Brown moved that the Town Council take the following actions:

- Encourage residents to review this ZTA 19-01 legislation - see following link:
https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2019/20190115/20190115_4A.pdf. Residents are encouraged to review the legislation and send comments to each of the Montgomery County Council members, if residents wish to indicate their support or opposition. This link, along with the email addresses of each County Council member will be included. The Planning, Housing, & Economic Development (PHED) committee will be meeting on Tuesday, March 26, 2019 and April 4, 2019.
- Add link to presentation made by Paul Gaiser to Town's website.
<http://www.chevy Chaseview.org/docs/ZoningAmendment19-01AccessoryResidentialUses.pdf>
- Send eTown mailing sharing this information (and links) to Town residents. The letter can be found at <http://www.chevy Chaseview.org/docs/TownCouncillettertoMoCoCouncilZTA19-01.pdf>
- Town Council will send a letter to each County Council member stating its position that ZTA 19-01 must be withdrawn, the subject studied with much more care and with input from County residents. The Town Council believes that proceeding in haste with limited visibility to the public is unwise and has high potential for undesirable consequences. The Amendment if passed in its current form will result in a sea change in the character of single-family housing in Montgomery County for many residents in all of the County's diverse income regions.

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

Report on Summit Avenue Sidewalk Improvement Project:

Clark/Azar is completing the update of specifications, plans, and final cost estimate based on the February 26th work session discussions. The preliminary timeline goals are: Advertising Date - April 10, 2019; Pre-bid Conference - April 23, 2019; and Bid Due date - May 9, 2019.

Paula Fudge reported on the Wednesday, March 20th, meeting with Walker Simpson, Suzanne Scarff, Joe Toomey and Jana Coe to finalize the sample selections. The installation of the samples on the east side of Summit Avenue at the SE corner of Glenridge Street has been scheduled for the week of April 1st. Town residents will be notified when the samples have been installed. Feedback from Town residents will be highly encouraged.

Formal Acceptance of the FY20 Budget: The Council held a two-hour work session on March 7, 2019, to develop the FY20 budget. Paula Fudge presented the proposed budget to the Council.

Carlos Molina made a motion to accept the proposed budget for presentation to the Town residents for comments and a public hearing. Paula Fudge seconded the motion and it passed by a vote of 4-0.

The annual budget meeting (including a public hearing on the proposed budget) has been scheduled for Wednesday, April 17, 2019, at 7:00 p.m. The regular monthly meeting will commence at the conclusion of the annual budget meeting.

Spring Bulk Yard Waste Cleanup: The annual Spring Bulk Yard Waste Cleanup is scheduled for April 8-11, 2019. Myers & Laws Tree Service will be performing this cleanup for the Town.

Appointment of Nominating Committee for May 9, 2019

Election: Jana Coe advised Council members that Mike Plantamura has agreed to serve as chairman of the Nominating Committee for the upcoming May 9, 2019 election. Dawn Forsberg and Stacey Kuzma will serve as members to this committee.

Paula Fudge moved that the Nominating Committee members for the 2019 Council election be appointed. Carlos Molina seconded the motion and it passed by a vote of 4-0. All

residents will receive notice mailed via regular postal mailings announcing the nomination and election process.

Motion to Adjourn: At 9:20 p.m., Carlos Molina moved the meeting be adjourned. Tom Brown 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 FY20 Annual Budget Meeting on Wednesday, April 17, 2019 at 7:00 pm at Christ Church Episcopal Church. The next monthly Council meeting will be held at 7:00 p.m., directly following the Annual Budget Meeting, at the 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 Chevy Chase View*

4 Digit Political Subdivision Code (See Instruction 6) 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 ZIP Code Maryland County

MD

*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, April 6, 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.

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 April 17, 2019, meeting must be submitted to the Town Manager by 5:00 p.m. on April 3, 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 janacoe@chevy Chaseview.org or call 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-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 janacoe@chevychaseview.org 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.