

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

Date: May 18, 2016  
Place: Christ Episcopal Church, Kensington, Maryland  
Present: Paula Fudge, Chair; 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: 7:37 p.m. by Paula Fudge, Chair

**Welcome Re-Elected Council Members/Report on CCV Elections:**

It was reported that Paula Fudge and Peter Marks were elected to two-year terms.

**Oath of Office:** According to Sec.5.B. of the Chevy Chase View Charter, as amended by Resolution No. 63-12-05 and adopted by the CCV Council on December 14, 2005, .. "If the number of nominees for the Council so reported does not exceed the number of Council positions to be filled in that election, the nominees so reported shall be deemed elected as of the second Tuesday of May of said year and no balloting shall take place." The two nominees, Paula Fudge and Peter Marks, were sworn into office in advance of the meeting on May 18, 2016. They each met the eligibility requirements and submitted the executed Oath of Office to Jana Coe.

**Election of Chairman:** Coral Bell nominated Paula Fudge to serve as Chair of the CCV Council. Ron Sherrow seconded the motion and it passed by a vote of 3-0 with Paula Fudge abstaining from the vote.

**Election of Officers:** The floor was opened for nomination of other Council officers. Paula Fudge nominated Coral Bell to serve as Acting Chair, Ron Sherrow to serve as Treasurer and Peter Marks to serve as Assistant Treasurer. Coral Bell seconded the motion and it passed by a vote of 4-0.

**Approval of Minutes of the April 20, 2016 Annual Budget Meeting and Monthly Meeting:** Paula Fudge moved the minutes of the April 20, 2016 Annual Budget Meeting and Monthly Meeting be approved. Ron Sherrow seconded the motion. The motion passed 4-0.

**Financial Report for Period April 1, 2015 to April 30, 2016:** Ron Sherrow moved that the financial report for the period April 1, 2016 to April 30, 2016 be accepted. Coral Bell seconded the motion and it passed by a vote of 4-0.

**Council Member Walk:** David Albright was unable to conduct the monthly Council member walk due to work-related travel and he will complete the walk upon his return.

**Application for Fence Permit Application - 10106 Summit Avenue (Smith):** Karen Smith submitted an application for a fence permit for her home at 10106 Summit 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, the House Location Survey by Land Tech Associates, dated June 24, 1991, and a schematic diagram overlaid on the site plan by the contractor, Potomac Fences, Inc. The owner has affirmed that the survey from 1991 is an accurate representation of the conditions of her property. With a site visit, Mr. Toomey has confirmed that the existing old fence is still in place, as shown on the survey.

The scope of the project is to replace an old wire fence in her rear yard, with a 6-foot tall, black vinyl coated chain link fence along the rear property line, and along part of the left (south) side property line. A rear fence can be no taller than 6-1/2 feet. Montgomery County Department of Permitting Services issued a fence permit No. 752446 on April 21, 2016.

Mr. Toomey recommended that the Town Council should approve this application. Ron Sherrow moved that the fence permit application be approved. Paula Fudge seconded the motion and it passed by a vote of 4-0.

**Fence Permit Application - 4314 Glenrose Street (Greene):**

John and Janis Green submitted an application for a fence permit for their home at 4314 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 in their application, a site plan by Snider & Associates dated August 8, 2010, a topographic survey by Currie and Associates dated May 27, 2014, and a photograph of the fence style to be installed.

The scope of the project is to install a five-foot tall, wood board fence at the side yard and rear yard property lines. A side yard and rear yard fence, including posts and gates, can be no taller than 6.5 feet. Montgomery County Department of Permitting Services issued a fence permit No. 753783 on May 2, 2016.

Mr. Toomey recommended that the Town Council should approve this application. The Council noted that, based on the proposed fence height, the fence cannot extend into the Cedar Lane front yard, which is that portion of the yard between the front of the building and the street. Peter Marks moved that the fence permit application be approved. Paula Fudge seconded the motion and it passed by a vote of 4-0.

**Fence Permit Application - 10111 Cedar Lane (Hacking):**

Rose Hacking and Fabian Francis submitted an application for a fence permit for their home at 10111 Cedar Lane, 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 their application, the house location drawing by Goode Surveys, LLC, dated August 26, 2015, and sketches of the proposed project.

The scope of the project is to install a 47-inch tall picket fence to enclose a garden area in the front yard of their property facing Dresden Street. A fence can be placed anywhere within the property with no property line setback requirements, but a front yard fence, including posts and gates, is limited to no taller than 4 feet in

height. Montgomery County Department of Permitting Services issued a fence permit No. 753601 on April 29, 2016.

Mr. Toomey recommended that the Town Council should approve this application. Coral Bell moved that the fence permit application be approved. Ron Sherrow seconded the motion and it passed by a vote of 4-0.

**Fence Permit Application - 9900 Summit Avenue (McCarthy):**

Mary C. McCarthy submitted an application for a fence permit for her home at 9900 Summit Avenue, in the Town of Chevy Chase View. It is unclear to the Council if 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, the proposed fence location drawn on a site plan prepared by Charles P. Johnson & Associates, Inc., dated May 29, 2015, and the installation proposal by Tri County Fence & Decks dated February 25, 2016.

The scope of the project is to install a four-foot tall, white vinyl picket fence at the front yard property line along Summit Avenue and Glenrose Street. A front yard fence, including posts and gates, can be no taller than 4 feet. Montgomery County Department of Permitting Services issued a fence permit No. 750096 on April 1, 2016.

After careful review, Paula Fudge moved that the Council table the approval of this application until the final placement of the fence has been documented as well as review of the drawing approved by Montgomery County. The specifications submitted reflect that the fence would be 50 inches in height. Revised specifications are needed. The site plan reflects that the fence would be located along the property line, including at the intersection of Summit Avenue and Glenrose Street. County law limits fence height to 3 feet above the curb for that portion of a fence that is within 15 feet of an intersection. A revised site plan is needed. The Council noted that the grade of the yard cannot be raised in order to lower the fence height; the post construction grade around the fence can be no higher than the preconstruction grade existing on May 18, 2016. Upon receipt of the County-approved drawing and revised documents, the Council will review same; and if fence

height and location have been satisfactorily addressed, particularly near the Summit-Glenrose intersection, then the Council agreed to provide interim approval. Coral Bell seconded the motion and it passed by a vote of 4-0.

**Deck Permit Application - 4213 Glenridge Street (Maloney):**

Tim and Sheila Maloney submitted an application for a deck permit for their home at 4213 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 the description of the project in their application, the Property Line Exhibit by Charles P. Johnson & Associates, Inc., dated July 15, 2015, and the construction drawings by Shomar Construction & Restoration dated March 31, 2016. The scope of the project is to construct a rear yard wood deck around sections of the existing pool, paver patio and hot tub. The pool and hot tub were constructed last year under CCV permit number 343-07001. The deck will be located at the rear of the house and will be located 15.4 feet from the left (west) property line, and 16.0 feet from the rear property line. The required side and rear property line setback for a pool deck is 10 feet. Montgomery County Department of Permitting Services issued permit No. 750604 on April 6, 2016, for this project.

Mr. Toomey recommended that the Town Council should approve this application. Paula Fudge moved that the fence permit application be approved. Coral Bell seconded the motion and it passed by a vote of 4-0.

**Ratify Dumpster Permit Approval - 4204 Glenrose Street**

**(Noonan):** Jean Noonan of 4204 Glenrose Street submitted on April 29, 2016, an application for the placement of a dumpster in her driveway for the debris that is being generated by replacing the deck boards on her exterior deck. The application states that the footprint of the deck is not changing, and that it is repair work only. Therefore, a Town of Chevy Chase permit is not needed for the deck.

Mr. Toomey recommended on May 2, 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

dumpster permit be ratified. Coral Bell 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 May 2016**

**Applications for a Building Permit**

- 10111 Cedar Lane (Hacking and Fabin) Fence - applied 5/4/16
- 4213 Glenridge Street (Maloney) Deck - applied 4/27/16
- 4314 Glenrose Street (Green) Fence - applied 5/4/16
- 9900 Summit Avenue (McCarthy) Fence - applied 3/31/16
- 10106 Summit Avenue (Smith) Fence - applied 4/28/16

**Applications for which a Building Permit was granted interim approval:**

- 4204 Glenrose Street (Noonan) Dumpster - applied 4/29/16, interim approval 5/5/16

**Applications on hold pending further action:**

- 4312 Glenridge Street (Michele M. Dombo Construction Management, LLC) Major Addition - applied 3/20/16, Variance No. 16-5-2 hearing set for 5/26/16
- 9808 Summit Avenue (Manfreda) Shed - applied 4/13/16, Variance No. 16-5-1 hearing set for 5/26/16

**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
- 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) Wall and fence - interim approval 10/10/14, issued 10/10/14, extended 4/15/15

**Completed projects since the May 2016 Council meeting:**

- 4109 Dresden Street (Merz) Fence - applied 11/14/15, interim approval 12/9/15, issued 12/30/15, completed 4/26/16
- 9900 Summit Avenue (McCarthy) Addition - approved 9/17/14, extension approved 3/18/15, issued 7/1/15, completed 4/29/16

**Report on WSSC Utility Trench at 4225 Dresden Street:** Joe

Toomey reported that on Saturday, May 7, 2016, the street pavement at 4225 Dresden Street was opened up to test the excavation backfill in order to determine if that backfill was adequately compacted when the excavation work was done.

The Town requested compaction tests from WSSC in order to review the contractor's work and was advised that these tests were not available. When the Town received resistance from WSSC to test this large utility patch, it engaged the services of Chamberlain Contractors, Inc. (\$2,900.00) to remove a section of the temporary patch, excavate the top 18 inches of dirt and test the lower backfill density. With the preliminary test results indicating that the backfill had not been properly compacted, Mr. Peterson directed Rivers Construction Group to correct their work. A crew and the necessary equipment were available and started the corrective work at 10:30 a.m., after the testing phase of the project was complete.

Rivers Construction Group excavated the entire previous excavation volume down to a depth of solid consolidated soil, and backfilled with crusher run stone, mechanically compacting in 6 to 8-inch lifts. WSSC has agreed to reimburse the Town in the amount of \$2,000.00 toward the Chamberlain contractual cost. The Town manager has been

assured that future requests for review of temporary utility patches will be addressed quickly. Chamberlain Contractors will be performing the permanent repair with other work scheduled in the Town, in mid to late June. The Council thanked Joe Toomey for monitoring the excavation effort.

**Report on Toter Purchase Options:** Jana Coe reported the Town will replenish its supply of recycling Toters and the purchase order will be finalized in the next few days. Residents who like a second recycling Toter should send the Town Manager an email at [ccviewmanager@verizon.net](mailto:ccviewmanager@verizon.net).

**Update on FEMA Reimbursement for January 22-24, 2016 Snow Storm:** Jana Coe reported that on May 4, 2016, FEMA approved a reimbursement of \$7,697.95 for Category B expenses related to the January 2016 snowstorm. This amount represents \$7,132.00 for the allowable 48-hour window for snow removal costs (Category B) and \$565.95 for direct administrative costs. The Town expects to receive 75% of this total, or \$5,773.46, which will be applied to the appropriate line items of the FY 2016 budget.

Jana Coe met with FEMA officials on May 16, 2016, to review and identify road areas (Category C) where curbs were damaged by the County and State Highway Administration contractors during the January 2016 snowstorm. Within the next two weeks, the total amount will be submitted for these eligible road repairs, as well as direct administrative costs. The Town will be notified of this amount within the next four weeks.

**Appreciation to Nominating Committee:** On behalf of the Council, Chair Paula Fudge extended its appreciation to Jeff Spruill (chair), Ann Eskelson and Dawn Forsberg for serving on the Nominating Committee for the May 2016 election.

**Council Member Responsibilities/Monthly Walk:** The Council members then discussed the numerous responsibilities of the Council. The information can be found on the CCV website.

**Discussion of Potential Traffic Study in Fall 2016:** The Council members discussed the various traffic concerns that CCV residents have been sharing with them, as well as with the Town manager. The Council agreed to engage the Traffic Group in the Fall 2016, determine if traffic speed/volume on Town streets have increased over the past several years. That data will be the first step in a

recommendation from the Traffic Group if/where the Council should consider the installment of speed bumps, no parking signs and restrictive turn signage.

**Council to Hold Two Variance Hearings on May 26, 2016:**

- **7:00 PM - Variance #16-5-1 (Shed)** - 9808 Summit Avenue (Manfreda) - Requesting 2-foot Waiver from 7-foot Rear Setback
- **7:30 PM - Variance #16-5-2 (Second-Story Addition)** - 4312 Glenridge Street (Michele Matan Dombo) - Requesting 9-inch Waiver from 15-foot West Side Setback

These hearings will be held at Christ Episcopal Church.

**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 Adjourn:** At 9:11 p.m., Coral Bell moved the meeting be adjourned. Ron Sherrow 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, June 22, 2016, at 7:30 p.m. at the Christ Episcopal Church, Kensington, Maryland. Please note this is the fourth Wednesday of the month and the change was necessary due to Council members' travel schedules.

Respectfully submitted,  
Jana Coe, Town Manager

**NOTES AND REMINDERS -**

**Bulk Pick-Up** - The next monthly bulk pick-up is scheduled on **Saturday, June 4, 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](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 **June 22, 2016**, meeting must be submitted to the Town Manager by 5:00 p.m. on June 8, 2016. NOTE: This is the fourth Wednesday of the month. 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.