

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: May 15, 2019
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Lisa Fair, Peter Marks,
Carlos Molina, Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Legal Counsel for Town
Joseph Toomey, CCV Building Permit Administrator
Others Present: Tanya Ghatan, 9905 Summit Avenue
Jake Raff, 9901 Summit Avenue

Called Meeting to Order: 7:20 p.m. by Paula Fudge, Chair

Welcome Elected Council Members: Ron Bolt reported that Lisa Fair, Peter Marks and Ron Sherrow were elected to two-year terms, and welcomed Ms. Fair as a new Council member.

According to the Town Charter, Sec. 5. Election procedure: Following the election, each newly elected official shall qualify within ten days by taking oath before any officer in Montgomery County authorized by law to administer oaths, to discharge diligently and faithfully all duties of the office. Lisa Fair, Peter Marks and Ron Sherrow each met the eligibility requirements and the Town Manager administered the Oath of Office to the three nominees.

Election of Chairman: Ron Sherrow nominated Paula Fudge to serve as Chair of the CCV Council. Lisa Fair 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 Peter Marks to serve as Acting Chair, Ron Sherrow to serve as Treasurer, and Lisa Fair to serve as Assistant Treasurer. Peter Marks seconded the motion and it passed by a vote of 4-0.

Approval of Minutes of the April 17, 2019 Annual Budget Meeting and April 17, 2019 Monthly Meeting: Paula Fudge moved the minutes of the April 17, 2019 Annual Budget Meeting and April 17, 2019 Monthly Meeting be approved. Ron Sherrow seconded the motion and it passed by a vote of 3-0, with Lisa Fair abstaining from the vote.

Financial Report for Period April 1, 2019 to April 30, 2019: Ron Sherrow moved that the financial report for the period April 1, 2019 to April 30, 2019 be accepted. Peter Marks seconded the motion and it passed by a vote of 4-0.

Council Member Walk: Ron Sherrow conducted the monthly Council member walk and reported his findings to the Council. The Town Manager will address the safety and maintenance issues presented in the report.

Ratify Issuance of CCV Building Permit 457-04001 - Shed, Pergola, Rear and Side Fence - 4112 Everett Street (Koutromanos):

Pete Koutromanos submitted a building permit application for his home at 4112 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 in his application, the House Location Drawing by Exacta Maryland Surveyors dated November 29, 2018, and the various construction drawings made by Mr. Koutromanos. The scope of the project is to construct a pergola with outdoor kitchen countertops within an expanded rear yard patio area, a storage shed and fences.

The 10' by 20' pergola, which is freestanding and not attached to the house, and the outdoor kitchen countertops within the pergola, will be located approximately 33 feet from the rear property line, and more than 50 feet from both side property lines. The 8' by 8' storage shed will be located in the rear yard and 9 feet from the left (east) property line and 45 feet from the rear property line. The fences will include a 6-foot tall privacy fence along the entire rear property line. For purposes of documentation for that which was installed without a permit, the application included the 32-inch high fences with gates installed from side property lines to the house which enclosed the rear yard.

Permits from the Montgomery County Department of Permitting Services will be required for the pergola, the shed, and the fences. Mr. Toomey recommended on April 21, 2019, that the Council should approve the application. The Council unanimously approved the application via email on April 24, 2019.

Paula Fudge moved that this approval for CCV Building Permit 457-04001 be ratified. Peter Marks seconded the motion and it passed by a 4-0 vote.

Building Permit Application - Addition - 9909 Cedar Lane (Vorhis): Michael and Carey Vorhis submitted a building permit application for their home at 9909 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 on the application, the Plat Showing Proposed Building produced by AV Surveying LLC, dated April 8, 2019, and the architectural drawings produced by Franke Architects dated May 2, 2019. The scope of the project is the construction of a two-story, 28.0 foot by 15.5 foot addition at the left side of their home which enlarges the interior space at the front entry area, and the construction of a roof over the existing Saul Road exterior entry door stoop.

The addition and the enlarged interior entry area will be setback 35 feet from the Cedar Lane front property line, meeting the required 35-foot front property line setback. The left (north) side of the addition will be setback more than 40 feet from the rear yard property line, and 19 feet from the side yard property line. The Saul Road entry stoop

roof will project 4 feet from the face of the house, meeting the allowable 5-foot extension for an existing non-conforming stoop

A building permit from the Montgomery County Department of Permitting Services is also required for this project. Mr. Toomey recommended that this permit application be approved.

Paula Fudge moved this permit application for the addition and enlarged interior entry area be approved. Ron Sherrow seconded the motion and it passed by a 4-0 vote.

CCV Building Permit Summary for May 2019

New applications for a Building Permit

- 9909 Cedar Lane (Vorhis) Addition and entry roof - applied 5/6/19

New Applications for a Building Permit and revisions granted interim approval:

- 4112 Everett Street (Koutromanos) Pergola, shed, and fences - applied 4/18/19, interim approval 4/24/19

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:

- 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 (DiMartino) Addition and detached garage - applied 5/2/18, approved 5/16/18, issued 7/18/18
- 4108 Dresden Street (DiMartino) Driveway apron - applied 3/28/19, approved 4/18/19, issued 4/19/19
- 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
- 4112 Everett Street (Koutromanos) Pergola, shed, and fences - applied 4/18/19, interim approval 4/24/19, issued 4/29/19
- 4029 Franklin Street (Hurley) Portable storage unit - applied, 3/25/19, issued 3/26/19
- 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) New house construction - applied 12/11/18, approved 1/16/19, issued 4/29/19

- 4105 Glenrose Street (Sommer) Addition, screen porch, deck, and portico - applied 2/4/19, approved 2/20/19, issued 3/13/19
- 4309 Glenrose Street (Covell) Dumpster - Applied 2/22/19, issued 2/25/19

Completed projects since the April 2019 Council meeting:

- 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

Report on Zoning Text Amendment 19-01 Accessory Residential Uses - Accessory Apartments and Accessory Dwelling Units:

Ron Bolt reported that it is anticipated that the County Council will vote on the ZTA in June. He suggested that the Town Council may want to consider what local regulations should be imposed. Such regulations could include increased setbacks, and massing limitations, for second dwelling units and greater on-site parking requirements than those imposed by the County.

Summit Avenue Sidewalk Improvement Project: Clark/Azar will hold the bid opening session on May 22, 2019, and the bids are currently being reviewed and tabulated. The Council will hold a work session on Wednesday, June 5, 2019, to review the bid evaluations.

Update on Small Cell Tower Legislation: There is no update for the State legislation, as the legislature sent the bill to summery study. Ron Bolt will be working on a draft for the right-of-way access agreement and application this summer.

Review of Clark/Azar Study - 9901/9905 Summit Avenue: Tanya Ghatan and Jake Raff were present to discuss the Clark/Azar study of the right-of-way water issue at the properties. The study analysis utilized topographic information from the Summit Avenue sidewalk survey, Montgomery County geographic information system (GIS) data, and storm water runoff calculations. The report includes their observations of the existing conditions, hydrologic computation results, proposed drainage improvements, and their conclusion. Clark/Azar provided a very good analysis and suggested three solutions.

In late April, 2019, the Council asked the homeowners of 9901 and 9905 Summit Avenue to secure three bids from contractors who would perform mitigation work to address the ponding in the right-of-way and the two front yards. The Town Council will review the bids and contribute up to \$3,000.00, with payment made upon completion of the work. The homeowners will be required to sign a Hold Harmless document. Dr. Ghatan and Mr. Raff were advised to formulate their questions after full review of the Clark/Azar study and a meeting would be set up to vet these questions with Clark/Azar officials.

Discussion on Street Maintenance Projects for Summer 2019:

Joe Toomey presented his preliminary findings of street, curb/gutter and apron repairs that can be considered for street maintenance work in the Summer 2019.

Appreciation to Nominating Committee: On behalf of the Council, Chair Paula Fudge extended its appreciation to Mike Plantamura (Chair), Stacey Kuzma and Dawn Forsberg serving on the Nominating Committee for the May 2019 election.

Carlos Molina joined the meeting at 8:45 p.m.

Assignment of Council Member Responsibilities: The Council members discussed the numerous responsibilities of the Council. The information can be found on the CCV website.

Assignment of Council Member Monthly Walk: The Council members selected the months in which they will conduct the Council member walk.

Motion to Adjourn: At 9:00 p.m., Ron Sherrow moved the meeting be adjourned. Peter Marks seconded the motion and it passed by a vote of 5-0.

Time and Place of Next Meeting: The Council will meet for its monthly Council meeting on Wednesday, June 19, 2019, at the Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager

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, June 1, 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 June 19, 2019, meeting must be submitted to the Town Manager by 5:00 p.m. on June 5, 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@chevyCHASEview.org 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-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 janacoe@chevychaseview.org 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.