

COUNCIL OF CHEVY CHASE VIEW
Work Session on Bay Windows

Date: October 10, 2018
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Tom Brown, Nancy Kehne, Carlos Molina
and Ron Sherrow, Council members
Jana Coe, Town Manager
Ron Bolt, Counsel for the Town of Chevy Chase View
Joe Toomey, Town Permit Administrator-Municipal Engineer
Others Present: Alicia Klaffky, 4104 Dresden Street

Called to Order by Paula Fudge at 5:30 p.m.

Work Session on Bay Windows: The Council held its second work session for the purpose of discussing the current Chevy Chase View setback regulations applicable to bay windows and what amendments, if any, should be made to the Town Code. The Council discussed the current Town practice of requiring bay windows to be cantilevered and how that reconciles with the County definition which allows a bay window to have a foundation. The Council agreed that the Town code should be amended to allow an at-grade foundation with a footing, limited to 10 feet in width, single story and must be 50% glass (excluding roof and foundation). The Council members asked the Town attorney to draft an ordinance for review.

The Council also continued its discussion regarding the newly adopted Town ordinance that limits non-vegetative surfaces to 30% of the front yard and the application of this allowance to the homes on Dresden Street with a 115-foot front setback. The Council asked staff to determine the existing percentage of non-vegetative surface coverage on the six subject lots, which will aid them in confirming what the impact would be if the 30% percentage is retained or lowered. The Council is concerned about storm water runoff, as Dresden Street does not have curbs and there have been problems with residents experiencing water runoff. No other action was taken.

The Council discussed briefly the Summit Avenue sidewalk rebuild project, and asked the Town Manager to secure square footage costs for different sidewalk material applications. In addition to the upfront square footage costs, they would like a professional opinion regarding the expected maintenance and standard life cycle of each material application. The Council would like to install samples for residents to view, but want to first have knowledge of any cost or maintenance issues that may rule out a specific selection.

At 7:05 p.m., Paula Fudge moved the work session be adjourned. The motion was seconded by Nancy Kehne, and passed unanimously

Respectfully submitted,
Jana S. Coe, Town Manager