

COUNCIL OF CHEVY CHASE VIEW
Monthly Meeting

Date: September 18, 2019
Place: Christ Episcopal Church, Kensington, Maryland
Present: Paula Fudge, Chair; Lisa Fair; Carlos Molina;
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: 7:00 p.m. by Paula Fudge, Chair

Approval of Minutes of the July 17, 2019 Monthly Council Meeting and August 22, 2019 Special Council Meeting: Paula Fudge moved the minutes of the July 17, 2019 Monthly Council Meeting and August 22, 2019 Special Council Meeting be approved. Carlos Molina seconded the motion and it passed with a 5-0 vote.

Financial Report for Period July 1, 2019 to August 31, 2019: Ron Sherrow moved that the financial report for the period July 1, 2019 to August 31, 2019 be accepted. Paula Fudge seconded the motion and it passed with a 5-0 vote.

Council Member Walk: Lisa Fair conducted the monthly Council member walk. The Town Manager will follow up on the right-of-way and maintenance issues identified in the detailed report.

Ratify Building Permit 466-07003 - Pergola over Existing Deck - 4024 Franklin Street (Malloy/Hodgson): Richard Hodgson and Kathleen Malloy submitted a building permit application to install a pergola over an existing deck at their home at 4024 Franklin 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 description of the project on the application, the site plan produced by Snider & Associates, dated June 11, 2007, and the construction drawings by Case Design/Remodeling, Inc., dated June 25, 2019. The scope of the project includes the construction of an 11'-7" by 14'-5" pergola roof structure over their existing deck at the rear of their house. The roof rafter tails will be setback from the

left (east) side property line by 16.2 feet, meeting the required 15-foot setback, and more than 40 feet from the rear property line, meeting the required 25-foot setback. The owners have provided a statement that the twelve-year old lot survey is an accurate representation of their property. A building permit from the Montgomery County Department of Permitting Services, number 880537, was issued on July 2, 2019.

Mr. Toomey recommended on July 24, 2019 that Council members approve the application. The Council approved the permit application via email on July 30, 2019 by a 3-0 vote.

Ratify Building Permit 467-07004 - Placement of Storage Pod - 4201 Franklin Street (Scarff): Application Received July 31, 2019 - Permit Issued July 31, 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.

Paula Fudge moved that the permit approvals be ratified for the following: Pergola over Existing Deck at 4024 Franklin Street and the Placement of Storage Pod at 4201 Franklin Street. Carlos Molina seconded the motion and it passed with a 5-0 vote.

Ratification of Council Actions since July 17, 2019 Council Meeting: The following Council actions were taken subsequently to the July 17, 2019 Council meeting:

- Council approval to modify the Clark/Azar contract to approve up to \$5,000.00 based on current contractual rates for the purpose of advice on specific clarifications during course of Summit Avenue sidewalk rebuild project (vote 5-0, July 26, 2019)
- Council approval to modify the Clark/Azar contract to approve an additional \$6,500.00 (setting the construction phase expenditure ceiling to \$11,500.00) based on current contractual rates for the purpose of advice on specific clarifications during course of Summit Avenue sidewalk rebuild project (vote 5-0, September 7, 2019)

Ron Sherrow moved that these Council actions be ratified. Lisa Fair seconded the motion and it passed with 5-0 vote.

Discussion and Presentation of Incomplete Documentation on Building Permit Applications: Joe Toomey reviewed building permit applications that are presently in the review process and incomplete. Ron Bolt shared information regarding various approaches that other municipalities take to expedite the building permit review process.

The following fence permit application was completed on September 17, 2019.

Building Permit Application - Fence - 10101 Connecticut Avenue (Temple Emanuel): Dianne Neiman, Executive Director of Temple Emanuel, submitted a permit application for placement of a fence at 10101 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 on the application, and the documents provided by the fence contractor showing the fence style and the fence layout on the property. The scope of the project is to enclose the outdoor children's activity area at the rear of the Temple, by installing a 42-inch tall aluminum fence in the area that is the Dresden Street front yard, and 5-foot tall aluminum fence in the remaining sections.

Mr. Toomey recommended approval of the permit, with the condition that the permit applicant must engage the services of a surveyor to stake out the property line in the area where the fence will be located adjacent to the Dresden Street right-of-way property line. A fence permit was issued by Montgomery County Department of Permitting Services (number 887969) on September 6, 2019.

Peter Marks moved this permit application for the fence be approved with the above stated condition. Carlos Molina seconded the motion and it passed with a 5-0 vote.

CCV Building Permit Summary for September 2019)

New applications for a Building Permit

- 10101 Connecticut Avenue (Temple Emanuel) Fence - applied 9/5/19
- 4216 Everett Street (Petry) Porch addition and rear yard garage - applied 8/29/19

Applications for dumpster and storage unit permits

- 4201 Franklin Street (Scarff) Storage pod - applied 8/30/19, issued 8/31/19

Applications withdrawn by the applicant:

- 4104 Glenrose Street (Conley) Major addition - applied 5/21/19, withdrawn 8/6/19

Applications on hold pending further information on the application:

- 4216 Everett Street (Petry) Porch addition and rear yard garage - applied 8/29/19

Active and open permit construction projects:

- 9909 Cedar Lane (Vorhis) Addition and entry roof - applied 5/6/19, approved 5/15/19, issued 5-31-19
- 3904 Dresden Street (Graham/Aslan) Major addition - applied 6/4/19, approved 8/22/19, issued 8/23/19
- 4011 Dresden Street (Quinn) New house construction - applied 12/4/18, approved 1/16/19, issued 6/24/19
- 3803 Everett Street (Gelfuso) Dumpster - applied 6/27/19, issued 7/1/19
- 3815 Everett Street (Blank) Outside patio - applied 2/5/19, approved 2/20/19, issued 6/18/19
- 4201 Franklin Street (Scarff) Storage pod - applied 8/30/19, issued 8/31/19
- 4221 Franklin Street (Cross) New house construction - applied 7/3/18, approved 7/18/18, issued 9/10/18
- 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 July 2019 Council meeting:

- 4017 Everett Street (Gilbert/Farkas) Deck - applied 7/8/19, approved 7/17/19, issued 7/22/19, 8/15/19.
- 4117 Franklin Street (Barr) Fence - applied 6/25/19, approved 7/17/19, issued 7/22/19, completed 8/1/19

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

The County Council adopted Zoning Text Amendment 19-01 (ZTA 19-01) "Accessory Residential Uses - Accessory Apartments" on July 23, 2019. ZTA 19-01, which goes into effect on December 31, 2019, makes substantial changes to the rules governing accessory apartments, or "accessory dwelling units", also known as "ADUs". Zoning Text Amendments are the legislative device for changing the County's Zoning Ordinance.

The Council discussed areas of the Town Code that should be reviewed in anticipation of the new ZTA 19-01. These areas include:

- Should the Town regulate the setbacks of a detached ADU located in an accessory building, such as a detached garage?
- Should the Town adopt additional parking requirements for ADUs?
- Should the Town require a privacy fence for a detached ADU?
- Are the setbacks the County approved for detached ADUs built after May 30, 2012 adequate, or should the Town require more restrictive setbacks?
- Should the Town adopt regulations to control stormwater runoff from detached ADUs?

After considerable discussion, the Council authorized Ron Bolt to draft an Ordinance for discussion that will address issues of concern, including but not limited to open sight lines, privacy, parking, fences and fire/safety requirements.

The Council will hold a work session on Tuesday, October 8, 2019, at 6:00 PM at Christ Episcopal Church to discuss said draft ordinance. The work session is open to the public.

Summit Avenue Sidewalk Improvement Project Update: Joe Toomey presented an update on the Summit Avenue sidewalk improvement project. A punch list has been developed and will be reviewed with ECM officials. The project is expected to continue through the month of October.

Town Directory for 2020: The Town directory for 2020 will go to the printer in early November and will be distributed in mid-November. Thank you to residents who reviewed their current listings and submitted updates.

Annual CCV Picnic - Sunday, September 22, 2019: Mark your calendars for the annual Town picnic that will be held on Sunday, September 22, 2019.

Review of Snow Removal Proposals: The Town received two proposals for FY20 and FY21 snow removal from streets as well as Connecticut Avenue and Cedar Lane sidewalks.

Carlos Molina, Council member in charge of snow removal, recommended the Town contract with one company to provide all services. The Council agreed by consensus to award the two-year contract to Rolling Acres Landscaping, Inc.

Fall 2019 Tree Planting Report: Dr. Tolbert Feather, the Town's consulting arborist, is developing the 2019 Fall planting for replacement trees. New trees will be marked and planted in early to mid-November.

Motion to Adjourn: At 8:55 p.m., Paula Fudge moved the meeting be adjourned. Lisa Fair seconded the motion and it passed by 5-0 vote.

Time and Place of Next Meeting: The Council will meet next for the October 8, 2019 Work Session. The next monthly Council meeting will be held on Wednesday, October 16, 2019, at 7:00 pm at Christ Episcopal Church, Kensington, Maryland.

Respectfully submitted,
Jana Coe, Town Manager

NOTES AND REMINDERS

Leaf Removal Begins October 1, 2019: Hughes Landscaping, Inc. will remove all leaves on a weekly basis, weather permitting, until December 31, 2019. **Please do not mix your grass clippings with the leaves at the curb.**

Leaves are to be placed at curbside and made accessible for truck pickup. Sticks, trash, rocks and other rubbish will not be collected and should be bagged for normal trash pickup. Leaves should not be shredded or bagged. For the residents on Connecticut Avenue, Cedar Lane, Kensington Parkway and Saul Road, your leaves also will be picked up weekly. For liability reasons, do not place leaves on our sidewalks. In the event that you do not have a sidewalk, please rake your leaves as close to the street as possible.

Bulk Pick-Up - The next monthly bulk pick-up is scheduled on **Saturday, October 5, 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.

Application for Building Permit - Building Permit Applications for consideration at the October 16, 2019, meeting must be submitted to the Town Manager by 5:00 p.m. on October 2, 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 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 janacoe@chevychaseview.org or by calling 301-949-9274.**

Website - Please visit our website at www.chevychaseview.org