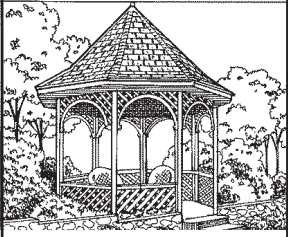


SECTION 3



Village of
CHEVY CHASE

News & Views

DECEMBER 2022

CALENDAR

MONDAY, DECEMBER 5

Fall street cleaning, leaf removal
NO ON-STREET PARKING PLEASE

WEDNESDAY, DECEMBER 7

LAST BULK TRASH DAY UNTIL MARCH 2023!

THURSDAY, DECEMBER 8

Silver & Sons BBQ food truck
Gazebo Park, 5:00 to 7:30 p.m.
Online ordering instructions will be sent via email

WEDNESDAY, DECEMBER 14

Council Meeting in-person/Zoom hybrid
7:45 p.m. CCUMC library
Agenda, meeting ID and passcode will be sent via email to residents. Interested members of the public can contact the Village Manager to obtain the ID and password

SUNDAY, DECEMBER 18

Santa to deliver cookies to good little Section 3 boys and girls, 1:00 to 3:00 p.m.
Route will be sent to parents of children 10 and under

TUESDAY, DECEMBER 20

Tip Day for our trash Collection workers
Instructions on where to leave tips will be sent by email

WEDNESDAY, JANUARY 11

Council meeting/hybrid Zoom-in person
See information above from December Meeting

** In accordance with the Americans with Disabilities Act and our desire to have our meetings open to everyone in our community, Council meetings are held at the Chevy Chase United Methodist Church which has handicapped elevator access via the parking lot entrance. We are grateful to the Church for their generosity in allowing us to use their facility each month.*

PLEASE NOTE ALL NEW COUNCIL MEMBER AND STAFF EMAIL ADDRESSES

SECTION 3 CAPTURES HOLIDAY SPIRIT WITH ITS GENEROSITY

We are all grateful that we have enough that we can give generously to others. Donations to our annual Bill Prigg Memorial Warm Clothing and Blanket Drive amounted to two SUVs full of donations that will benefit families served by Martha's Table from their offices in Southeast Washington. Special thanks to the Dorsey/Williams family, Billy Howard and Elijah Nott.



SHRED EVENT SUNDAY, DECEMBER 4

If you've been saving up important papers to shred, now is your chance! Section 3 is hosting a shred event with Section 5 and Martins Additions on Sunday, December 4 from 9:00 a.m. to 12:00 noon. The event is sponsored by BOWA Construction. Please check your items to be sure there are no metal binders or clasps. Staples are okay, but any other heavy metal will bring the shredder, which is only designed for paper, to a grinding halt. Walk-ups are permitted. The truck will be parked on the side of Brookville Market thanks to the kindness of Joe, the market manager.

VILLAGE COUNCIL & STAFF

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COUNCIL ACTIONS

The Council met on Wednesday, November 9, 2022, in a hybrid Zoom/in-person meeting. All Council members were present. The minutes of the October meeting as published in the November newsletter were approved.

The bulk of the meeting was taken up with a discussion of the plans for Corso Chevy Chase at the site of the former 4-H center with one of the local developer partners, Grant Epstein of Community Three. The developers have submitted their application for a change in the zoning, called a Local Map Amendment (LMA), to the Planning Board. A copy of the full application is available in the Announcement section of the Section 3 website.

The plans include 700,000 square feet of structures including 287 independent living rental apartments as well as 190 assisted living and 30 memory care beds. The developer also stated that buildings would be constructed in two phases over about four years.

After a brief illustrated presentation, Mr. Epstein took questions and heard from Council members and other residents about a number of concerns which include:

1. **Traffic on Connecticut Avenue.** The developer, with the support of the Town of Chevy Chase, wants to retain both existing Connecticut Avenue exit and entry points. The problem raised by those present is there are two separate points, meaning that entering visitors coming from the northbound side of Connecticut Avenue will stop short of Taylor Street to turn left into the facility. Those leaving the facility who wish to go north to the Beltway—including construction vehicles for the first four years and later supply trucks for the facility once it is up and running—will all be attempting to turn across three lanes of southbound traffic. Not to mention there is a crosswalk between the two access points. The potential for back-ups on Connecticut Avenue without a light, without being able to control cut-through traffic at Taylor Street is of great concern. Further, the LMA application asks to be exempt from any traffic study based on calculations made by their traffic consultants that the new use will generate fewer “trips” than the old 4-H club. Council members expressed skepticism about the purported lack of a need for a traffic study.

2. **Setbacks and Density.** The two buildings now slated for Phase II of Corso Chevy Chase are projected to be set back just 18 feet from Connecticut Avenue, which is closer to the street than any home in the neighborhood. The buildings are projected to be five stories high., raising concerns that they would tower over the street and

be incongruous with the surrounding area.

Speakers expressed that the buildings should be set back at least the same 25-30 feet as neighboring homes.

3. **Retail spaces and parking**—The plan calls for 5,000 square feet of retail space to include a florist, an ice cream parlor, and a coffee shop. Several others expressed concerns about available above ground parking for visitors. One resident objected to the idea of having any retail in a residential neighborhood.

The Council will be submitting comments to the Planning Board flagging the concerns discussed. Residents are also able to submit individual comments, which can sent to the Planning Board at grace.bogdan@montgomeryplanning.org.

Grant Epstein promised to continue our dialogue with the developers and consider some of the concerns expressed.

BUILDINGS & ROADS

The Council took up the request for a variance to build a 50' long driveway extension in the north side setback of the new home at 6702 Brookville Road. The Council discussed the proposal at length and decided that there was nothing extraordinary or unusual about the configuration of the rectangular lot and, as such, did not present an undue hardship to warrant the issuance of a variance. It was noted that the developer had known of the Village setback rules at the time that construction was begun and nevertheless situated the house in a manner that left room for a driveway without impinging on the setback. The variance request was unanimously denied.

The Council then discussed whether the bocce court located in the rear setback of the **Rippeon** property at 3807 Bradley Lane required a variance. The play area in question does not include a substructure or foundation and is a combination of sand and crushed oyster shells, not too dissimilar to a giant sandbox without a bottom. Council Chair Manning observed that the situation presented a close issue of whether the bocce court was a “structure” within the meaning of the Section 3 Code, and was therefore subject to the setback rules, or was more akin to landscaping not subject to the setback rules. After much discussion, three voting Council members—Manning, Carolyn Greis, and Ellie Nader—found that the bocce court was not a “structure” and did not therefore require a variance or a building permit. Tom Carroll would have found the bocce court to be subject to the setback and building permit requirements. Vice Chair Lanpher recused himself from voting on the issue. It was also announced that the patio in the Rippeon backyard for which a variance had been denied at the October meeting would be removed before December 31.

The **Lukon-Barrons** of 6802 Georgia Street were issued a permit to construct a driveway of the same size and location as the previously existing driveway.

WINTER SNOW DETAILS

SNOW SHOVELING

Every winter Section 3 works to make it a little easier for our seniors to continue to live in our community by offering to do the heavy lifting on shoveling of the public sidewalk. For snowfalls of two inches or more, after the roads are cleared, we will have their public sidewalks shoveled. Seniors already on our list, don't have to sign up again. Those who have recently qualified for Medicare and would like to receive the shoveling service, should contact the Village Manager. Residents are obligated to keep their own front walks and driveways clear of ice and snow, so if seniors want to hire local teenagers to do the job, please contact the Village Manager for the names of teens willing to earn some extra money.

SEEKING TEEN SNOW SHOVELERS

If your teen would like to earn some extra money shoveling private front walks and driveways, let the Village Manager know so that we can pass those names on to our seniors.

IMPORTANT NARROW STREET SNOW PLOWING PRECAUTIONS

Those going away for the holidays, should park your car(s) off the street and make arrangements for your public sidewalk to be shoveled. When a big storm is forecast, we will notify you by email to get your cars off the street. Most of our streets are only 16 feet wide thus cannot support large snowplows—only a pick-up truck with a plow. If even one car is parked on some of our streets, the plow cannot get through. So please, heed our notifications and remove all cars from the street if we notify you of an impending big storm. Those without adequate driveway for all vehicles, should contact the Village Manager who will help you find off street parking.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

FINANCIAL & ADMINISTRATIVE

The Village Manager reported that the audit was complete and has been submitted to both the state and the Federal government as required. Interested residents can request a copy from the Village Manager. The Council will discuss the audit at the next meeting.

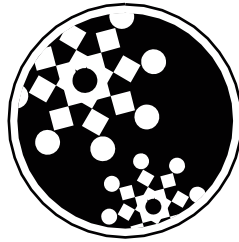
The Council approved the snow removal contract with Snow Central.

COMMUNITY & SOCIAL

The Village Manager urged people to donate to the Annual Bill Prigg Memorial Warm Clothing and Blanket drive and to leave cleaning products also at the **Dorsey/Williams** home at 3619 Shepherd Street.

The meeting adjourned at 10:00 p.m.

DECEMBER 2022



STATE LEADERS TO VIRTUALLY MEET WITH VOTERS DECEMBER 11

Want to hear what your District 18 State Representatives are considering? The State Legislature meets from January 11 to April 10. On Sunday, December 11 at 7:00 p.m. via Zoom, all of our local reps will discuss the plans for the upcoming session. To sign up go to bit.ly/d18-12-11.

CHEVY CHASE AT HOME

TRAVELS WITH JAN: EXPLORING THE LEVADAS OF MADEIRA

On Monday, December 5, 1:00 to - 2:00 p.m., Join intrepid traveler and CC@H volunteer and Section 3 webmaster, **Jan Augustine**, as she relives another of her memorable trips. This time she will take us along the levadas of Madeira, an autonomous region of Portugal, to share photos and stories about this island known for its wine and historic laurel forest.

ELDER FINANCIAL ABUSE: WHAT DO WE NEED TO KNOW?

On Wednesday, December 7, 1:00 to 2:00 p.m., learn more about the impact of elder financial abuse, the importance of community education and strategies to protect you, your family, and your finances. The speaker, Barbara C. Mulitz, Esq, MMsc, is an attorney working at Sandy Spring Trust where she currently serves as a Vice President and Senior Trust Officer. Ms. Mulitz advocated for the successful passage of legislation in the Maryland General Assembly. Register in advance on the CC@H event page for the Zoom link.

VARIANCE REQUEST

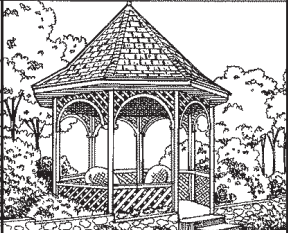
The **Jester-Gibbins** of 6705 Georgia Street are building a screened porch and are requesting a variance for its eave (or roof overhang) to extend 1'-9" into the 20' rear yard setback; and similarly, they are building a mudroom for which they are requesting a variance for its eave to extend 1'-9" into the 10' north side yard setback. They are also requesting a variance to construct a 240 sf patio which will extend 13'-7" into the 20' rear yard setback.



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070
Chevy Chase, MD 20815

SECTION 3



Village of
CHEVY CHASE

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**GOING AWAY? PLEASE LEAVE YOUR CAR
IN THE DRIVEWAY, LOCK THINGS UP.
NOTIFY NEIGHBORS WHERE TO FIND YOU,
MAKE ARRANGEMENTS TO HAVE YOUR
SIDEWALK SHOVELED.**