

News & Views

JUNE 2021

ELECTION & ANNUAL MEETING

May 11 was a history-making day for Section 3. Our election plan, provoked by the pandemic, resulted in a remarkable voter turnout. The combination of having a ballot in hand, a longer voting period and a contested election made for the highest vote count in Section 3 recorded history. A total of 249 Section 3 residents voted, with each casting a ballot for up to three candidates.



A special thanks to our registrar, **Judge Bill Rowan**, who had to empty the tiny ballot box many times a day. Thanks to those who helped distribute the ballots on their respective streets (we managed to side-step the US Postal Service entirely—so no vote was lost in the mail!). The vote totals for Council were as follows: **Carolyn Greis**: 184; **Larry Lanpher**: 192; **Susan Manning**: 228; and **Ben Weinstein**: 91. The Council voted subsequent to the tally of the votes to retain the same positions as before the election, with Susan Manning serving as Chair; **Larry Lanpher** as Vice Chair; **Carolyn Greis** as Buildings and Roads Representative; **Ellie Nader** as Secretary; and **Tom Carroll** as Treasurer.

The community met via Zoom for the May 11 Annual Meeting. Council Chair **Susan Manning** sketched out some of the highlights of the last year as we all coped with the pandemic. She noted that after a great deal of effort and community input, we have revised some of our building code and other regulations. We've managed to get together in new socially distant ways. She noted we have been heavily involved with a coalition of neighboring municipalities regarding possible changes in single family zoning and the proposed "Thrive 2050" vision for the County's future. We've managed with the help of our congressional delegation to get a little better postal service; we've removed some eyesore ruts in the community; and we are working to address our stormwater problems throughout the community in a holistic way. And in spite of the pandemic, we've managed to continue to support those less fortunate both through our winter warm blankets and clothing drive and our continued support for the Capital Area Food Bank.

Vice Chair **Larry Lanpher** summarized our plans for street lighting and the current tariff issues complicating our efforts (see story on Pepco Tariff case this issue). He also outlined in some detail the stormwater management challenges we face (see story this issue).

Carolyn Greis, our Buildings and Roads Representative, noted that the pandemic did not slow down the permit applications for work in Section 3. Section 3 issued permits for 16 fences, 3 sheds (one being an addition to an existing shed), 7 driveways (two of them with newly created aprons and new curb cuts), 3 retaining walls, 3 walkways, 1 wheelchair lift and ramp, 8 patios or decks, 1 enclosure of an existing screened porch, 2 demolition permits, 1 permit for the construction of a new home (3602 Taylor Street), 3 dumpsters, 3 PODS, 3 sump pumps or generators, 2 pools and 1 sport court. Finally 12 vari-

ANNUAL MEETING, CONTINUED ON PAGE 2

CALENDAR

WEDNESDAY, JUNE 2

Recycling, Bulk Trash Pickup, Curbside
Hardy's BBQ Food Truck: Gazebo Park
4:00 to 7:00 pm. Online ordering preferred

WEDNESDAY, JUNE 9

Council Meeting via Zoom @ 7:45 p.m.
Residents will be sent meeting ID and passcode via email.
Meeting is open to all. Interested members of the public
are invited to contact the Village Mgr. for the information.

SUNDAY, JUNE 13

Shred Event: Brookville Market Parking lot
9 a.m. to 12 noon (see story this issue)

TUESDAY, JUNE 15

The Ice Cream Man Celebrates the End of School!
Route to be emailed. 4:00 to 6:30 p.m.

WEDNESDAY, JULY 7

Recycling, Bulk Trash Pickup, Compost, Curbside

THURSDAY, JULY 8

Welcome New Neighbors BBQ
Gazebo Park 6:00 to 8:00 p.m.

WEDNESDAY, JULY 14

Council meeting via Zoom @ 7:45 p.m.
See meeting accessibility June 9 listing above.

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

SUSAN MANNING

Chair
(202) 716-6264
susan.manning@gmail.com

LARRY LANPHER

Vice Chair
(301) 652-4785
lawrence.lanpher@klgates.com

ELLIE NADER

Secretary
(202) 538-0810
EllieNader@gmail.com

CAROLYN GREIS

Buildings & Roads
(301) 718-1737
CAGreis@msn.com

TOM CARROLL

Treasurer
(202) 641-3819
tkc91@aya.yale.edu

ANDY LEON HARNEY

Village Manager
(301) 656-9117
villagemanager@chevychasesection3.org

ANNUAL MEETING, CONTINUED FROM PAGE 1

ances were granted to residents or builders in the past year.

Ellie Nader, Council Secretary, recounted the many COVID-19 compliant activities that we managed to have in the past year. She noted that we've been fortunate to hear from Richard Barry about the conjunction of Jupiter and Saturn—an event that was so popular that because of COVID-19 restrictions Richard agreed to do it twice!

We've been treated to numerous Food Truck nights that have broken up the week of cooking at home for all of us. Ellie recalled the red convertible visit from Santa—apparently Santa does things in style in Section 3! And in warmer weather, we've had visits from the ice cream man. Ellie also noted the Halloween block parties and parades which gave our children a joyful taste of the holiday despite COVID-19 restrictions as well as the Driveway Crawl and the Fall Fest where we had opportunities to meet with neighbors in smaller groups. We've had visual scavenger hunts and the most fun recently was the live bands roaming out streets entertaining us at “intersection concerts.”

Tom Carroll, Council Treasurer, went over the budget (see April News & Views for details). The top priorities for the community for next year include:

1. We will begin to resolve some of the long-standing stormwater problems within the community (Budget category: street repairs and if necessary, Capital Improvement Fund).
2. We will plant additional trees next fall to improve the tree canopy in Section 3 (Budget category Grass & Trees).
3. We want to obtain new street lights (Capital Improvement Fund).
4. We will expand the number of professionals we hire to assist us in our operations, in particular, a building permit reviewer (Budget Category: Consultant Services) and a civil engineering firm to assist with both road/sidewalk repair estimates and stormwater solutions (Budget Category: Engineering Consultant fees). and finally,
5. We will continue to build our special sense of community by supporting many of the social activities like those mentioned by Ellie as well as reinstituting some of our traditional social activities (Budget Categories: Community Promotion, Newsletter, Party-in-the-Park).

The Council voted by ordinance, to adopt the previously published budget for FY21-22. The Council also voted to keep the property tax rate at \$.02 per \$100 assessed valuation and for personal property, \$.05 per \$100 assessed valuation.

The meeting adjourned at 9:00 p.m.

ROADWORK TO BE DONE BEFORE JUNE 30

The brick raised intersection at Raymond and Georgia Streets is no longer. In its place is a “stamped” asphalt brick pathway in hopes that drivers will note the crosswalk and respect it as our children use it to walk to school and our residents use it to move about the neighborhood.

By the end of June we will have a new speed bump to slow down traffic going east-west on Raymond Street near the newly “stamped” intersection.

Due to some lobbying on behalf of Section 3, the State Highway Administration soon will be milling and paving the crosswalks at Raymond Street and Brookville Road and Raymond Street and Connecticut Avenue.

Finally, the no-outlet block of Delaware Street will be milled and paved before June 30. Residents will be notified of the exact date.

TAX DUPLICATION FUNDING LOOKING UP

For the first time in over 30 years of battling the County Executive and the County Council regarding compensation for taxes municipal residents pay the County for services municipalities provide, the Montgomery Chapter of the Maryland Municipal League sent a joint letter to the County Council demanding that municipalities such as Section 3 receive full funding for our efforts and that the Council codify those formulas so that we can have some certainty from year to year regarding our respective budgets.

As a result, the County Council has now been educated as to our plight and with the leadership of Councilmember Navarro, the municipalities received an additional \$5 million along with a reservation of another \$9 million if the County's budget process allows. In the meantime, we will work with the County to finalize the reimbursement formulas and settle the uncertainty that has existed for many years.

In prior years, the conflicts over adequate funding were handled through task force meetings between county staff and municipal representatives. In the last 30 years, the decisions on funding rested with the County Executive in the end and the differences were never resolved. This year the municipalities joined forces and brought their demands directly to the whole County Council as they deliberated the budget.



NEIGHBORHOOD NEWS

Stefania D'Ambrosio of Fulton Street has graduated from George Washington University Medical School with dual masters degrees in Health Sciences (PA) and Public Health, receiving her "white coat" in the ceremony at GW earlier this month. She will be starting soon as a Physician Assistant in the E/R at Johns Hopkins Hospital in Baltimore. Stefania grew up in Section 3, went to B-CC High School, and did her undergrad work in neuroscience at St. Mary's College of Maryland.. Congratulations Stefania!

Final notes on local high school seniors: Congrats to **Elinor Nott** of Florida Street who will be graduating from B-CC and heading to the design program at George Washington University in the fall, and to **Kristen Brodie**, also a B-CC student and a Brookville Rd. resident, who will be attending Ithaca College in upstate New York in the fall.

NEW NEIGHBORS & MUSICAL CHAIRS IN SECTION 3

We are happy to report that some of our neighbors who are moving will continue to be our neighbors! **Brad and Sondra Hoffman** and son **Ash** will be moving from 7005 Georgia Street to 3703 Taylor Street in early June, and Chris Williams and Chris Lane and family made the big move from 7007 to 6815 Fulton Street on May 29! We're happy that you're staying in Section 3!

VARIANCE REQUESTS

The **Bruno-Bren** family of 3811 Taylor Street is requesting a variance to replace the existing non-conforming patio in their rear yard and which will not entail any changes to the size or location of the existing structure which extends 14' into the 20' rear yard setback and 7' into the 10' side yard setback for a corner property.

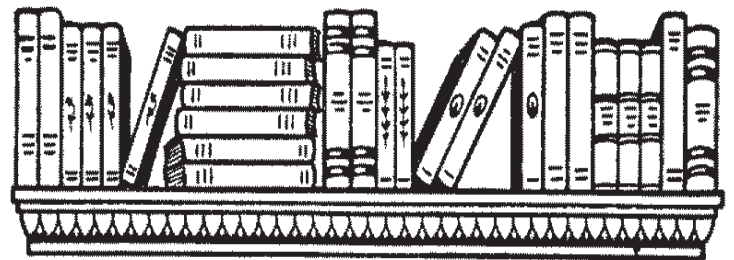
The **Sternberg-Sherwin** family of 3618 Spring Street is requesting a variance to construct a front porch which will extend 5' into the 30' front yard setback for a length of 16' across the front facade of their house.

AKC ADVICE FOR DOG OWNERS IN CICADA SEASON

As we have lots of new dog owners in the community, we are sharing a serious warning from the AKC regarding cicadas. If your dog munches on a few dead (or live) cicadas, it will probably not hurt them. But if you have a dog who eats anything—be aware that the AKC says that dogs who digest many of these crunchy insects can cause them severe stomach upset, abdominal pain, vomiting and/or bloody diarrhea... nothing any dog wants or any dog owner wants to clean up after. After their lifecycle concludes sometime in late June, continue to monitor your dog as the shells will remain. So if your dog is one of those, consider putting a muzzle on them when they are outside, or walk them and watch their every move!

LIBRARIES REOPENING

Our favorite neighborhood library, the Chevy Chase Library (MoCo), will fully open to the public on July 6! Meanwhile, the Connie Morella Library (Bethesda) will fully open on June 1. Their regular hours are Monday, Wednesday, Friday and Saturday: 10 – 6; Tuesday and Thursday: 12 – 8. It will be great having these wonderful resources available to us again.



SHRED EVENT, JUNE 13

Now that tax season is over, wouldn't you like to shred some of those old returns and bank records? It's time for the Section 3 annual Shred Event with Martins Additions and Section 5. Plan on bringing your items to the truck parked by the side of Brookville Market on Sunday, June 13 from 9:00 a.m. to 12:00 noon. Line up on the north side of Taylor Street. Once you are finished having your items shredded onsite, drive around behind the market and exit on Turner Lane.

No plastics, no heavy metal binder clips or heavy staples. Any questions, contact the Village Manager.

SECTION 3 JOINS CHEVY CHASE VILLAGE AND TOWN OF CHEVY CHASE IN AMICUS BRIEF ABOUT PROPOSED PEPCO TARIFF

Pepco has proposed a new series of tariffs for both municipalities and individuals. In the April issue of News and Views, we highlighted our desire to move forward with new lighting that we would purchase ourselves for our community and our concern about the way the proposed streetlighting tariffs were structured. We reported that we drafted a letter to the Public Service Commission citing our prior experiences with Pepco and our concerns regarding the proposed tariffs.

Subsequent to submission of that letter, Section 3 has been monitoring the case and had been urged to submit an amicus brief that would better highlight our concerns. Joining us in that effort were Chevy Chase Village and the Town of Chevy Chase.

With the assistance of attorney Suellen Ferguson of the Annapolis firm of Baradel, Kosmerl & Nolan, P.A., the three jurisdictions filed an amicus brief on Friday, May 21, addressing five fundamental concerns regarding the current proposed tariffs:

1. "Pepco has offered insufficient flexibility to customize the color, temperature, type and wattage of LED lights upon conversion.
2. Pepco has now recognized customer-owned lights in the tariff schedule, but does not allow coordination with approved 3rd party contractors and does not otherwise facilitate this type of ownership.
3. The tariff adopted should recognize that customer-owned, overhead powered facilities include the lamp, bracket and conductor wiring.
4. The smart sensor pilot is not useful to many communities, is not a distribution function, and should not be funded by ratepayers.
5. The proposed tariff structure does not allow for a reduction in kilowatt hour charges to the customer if lights are dimmed using smart nodes."

Anyone who wishes to review the entire brief can request a copy via email from the Village Manager. When the Public Service Commission votes on the proposed tariffs this July, we will report the results to the community.

In the meantime, we have requested a meeting with Pepco officials to arrange for a demonstration light of our choosing on Delaware Street and hope that meeting will take place shortly.

THRIVE 2050

The Planning Board has presented the County Council with "Thrive 2050", the Board's proposed update to the Montgomery County General Plan and its vision for development within the county over the next 30 years.

The goals of the document are laudable including economic health, equity, environmental resilience, and affordable and attainable housing. A coalition of municipalities and homeowners associations downcounty who are largely affected by these proposals have been meeting with Planning Board staff and some County Councilmembers to highlight issues of concern. Section 3 is a member of that group.

Primary among the coalition's concerns are the proposed upzoning of communities near Metro stops and transit lines. The higher densities proposed include changing single family communities to allow for small apartment buildings, townhouses, duplexes and triplexes—so called "Missing Middle Housing." This particular proposal, for example, would likely affect parts of Section 3, all of the Town of Chevy Chase and most of Chevy Chase Village.

The manner in which this transition to greater densities is handled is of great concern to the Coalition members, particularly the concept of compatibility which is not at all addressed in the document. The planning document also proposes walkable communities which would include schools, health care services, retail and other public services all within a 20 minute walk most downcounty communities. The Coalition has questioned the practicality of this plan, particularly in light of the fact that the school system is moving towards larger facilities drawing on a larger commuting area to bring more resources to those schools. The Coalition is also concerned that to fully complete that vision, single family neighborhoods would have to be re-zoned to allow commercial and retail uses within their borders.

Two hearings were advertised to allow County residents an opportunity to hear from residents about their response to this document: June 17 and June 29. Both hearings filled within hours of being advertised. Section 3 plans to fully review the document and to share our views with the County Council in a letter. The Coalition is considering sending several letters addressing specific points made in the document.

For insights into this document, we urge you to go to www.montgomeryplanning.org and click on Thrive 2050 and review its contents. The future growth of our community rests with what the County Council adopts.

SECTION 3 DRAINAGE INITIAL REPORT

As promised in our discussion of the budget at the annual meeting, the primary focus for FY 21-22 will be stormwater management within Section 3. We have already begun work with our consulting engineers, Clark/Azar Associates of Germantown. We have identified four primary problem areas affecting the largest number of residents, and are working closely with the engineers to identify possible solutions. Although the work is still in the investigatory and conceptual stage, we are focused on the following:

BRADLEY LANE AND BROOKVILLE ROAD

Rainwater regularly collects at the intersection of Bradley Lane and Brookville Road to form what we not-so-affectionately call “Lake Bradley.” Because Brookville Road is a Maryland Route 186, addressing the area will require the assistance and agreement of the State Highway Administration. We have tentatively proposed a partnership with SHA to putting in a storm drain that would run from just south of Bradley Lane all the way down Brookville Road to the inlet at Shepherd Street. This plan is in the early stages and has many hoops to go through, but if we could install such a drain, it would not only resolve the “Lake Bradley” ponding problems, but it would be tremendously helpful to homes on Brookville Road and their neighbors to the rear on Georgia Street.

RAYMOND STREET

Neighbors on Raymond Street from Connecticut Avenue to Georgia Street have reported a wide range of problems with drainage. As a result of our storm drain flushing and videotape efforts, we know that the only storm drain on Raymond Street starts out at 12 inches in diameter, then shrinks to a mere eight inches before it widens to 12 inches again towards the corner of Georgia Street. The drain only extends from 3618 to 3608 Raymond—a short span indeed. Our engineers are exploring the feasibility of building a storm drain that residents could tap into for runoff from their yards, running the full length of Raymond Street. Much design work and computer modeling have to be done before presenting a proposal to the County. We plan to have meetings with Raymond Street stakeholders once the survey work is completed and our engineering consultants have formulated some options. Our hope is to be able to make a proposal to the County for Section 3 to build additional drains, and for the County to maintain them.

GEORGIA STREET

The area of Georgia Street between Raymond and Shepherd Streets has a wide variety of drainage issues. Some of the flooding of yards on the east side of the street would be partially resolved by a storm drain on Brookville Road. Others will require a careful house by house study of ways to either tie into the existing public drain on Georgia Street (again would again require modeling and County approval) and/or better utilizing a private drain solution.

THE BORDER WITH SECTION 5 FROM DELAWARE STREET TO FULTON STREET

This area requires further study as to what would best resolve some of the runoff and flooding issues. We have a head start with both this area and Georgia Street now that we have cleaned out the “private” storm drains so that they work better. This area will require further study in order to formulate possible solutions.

We are mindful that there are other areas in the community that also need attention. At the moment, we are working to resolve the largest problems affecting the most residents first, but intend to evaluate and, where appropriate, address other problem areas within our community. If you believe that these four points leave out some critical areas, please let us know.

PLANNING ON AN ADDITION? A DECK? A PATIO? A SUMP PUMP?

Spring is traditionally a time when many streets are filled with contractors’ trucks as people undertake home improvements. Initial planning efforts should begin with a visit to our website to read the ordinances addressing building permits. Don’t hesitate to contact the head of Buildings and Roads, Carolyn Greis, with questions. We have very clear rules regarding setbacks. Variance requests are reviewed on a case by case basis, and they are only granted if there are extraordinary or unique characteristics of your lot, or there is an undue hardship. Before you can apply for a Montgomery County permit, you must request a letter of acknowledgement from Section 3. This gives us a chance to initially review your proposed plans and advise you if they would require a variance, which may or may not be granted upon review. Rather than wait until the last moment, ask us up front about your plans before spending a lot of time and money on them.

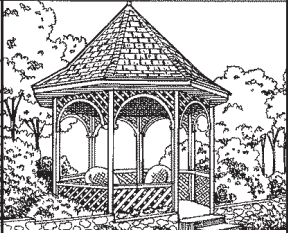


SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, MD 20815

SECTION 3



Village of
CHEVY CHASE

News & Views

JUNE 2021

YOU ONLY HAVE ONE HEAD!

REMEMBER TO WEAR YOUR HELMET WHEN RIDING A BICYCLE. NEIGHBORS ARE ASKED TO BE CAREFUL IN DRIVING THROUGH THE COMMUNITY AS MANY OF OUR CHILDREN ENJOY RIDING BIKES AND SCOOTERS WITHOUT ALWAYS LOOKING AT WHAT MIGHT BE COMING.

