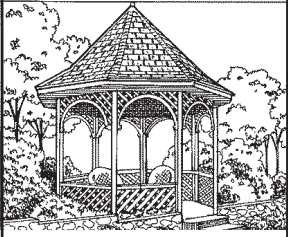


## SECTION 3



### Village of CHEVY CHASE

# News & Views

JUNE 2022

## ANNUAL MEETING & ELECTION

The Section 3 Annual Meeting took place on Tuesday, May 10 in a hybrid Zoom/in person format. Each member of the Council reported on Section 3 activities over the past year, including a summary presentation by **Council Chair Susan Manning**.

Manning discussed the development planning in which we actively engaged with neighboring municipalities to evaluate and comment on the County's development proposals including Thrive 2050, zoning changes and the proposed redevelopment of the former 4-H Center.

Manning noted Section 3 has been actively engaged in resolving some of our stormwater problems caused by topography, climate change and the trend towards larger homes, which has resulted in more and more impervious surfaces. She also noted we are working with Pepco to improve street lighting throughout the neighborhood.

Manning also discussed the success of universal "drop off" voting, which originally adopted in 2020 as a COVID-19 precaution and which has resulted in greatly increased voter participation in Section 3 elections, including 232 residents who voted in this year's election. In addition, the pandemic was the original impetus for adopting Zoom as a platform for Council meetings and had the benefit of increasing community participation in those meetings. As the pandemic has begun to recede, the Council has moved to a hybrid Zoom/in person meeting format to facilitate strong attendance and community input.

In true Section 3 tradition, as a community we continue to give back through the warm clothing and blanket drive, the drive for detergent, feminine hygiene products and diapers and weekly donations to the Capital Area Food Bank at our Farmers' Market. And despite the pandemic, we've managed to hold a series of public events and Food Truck nights.

**ANNUAL MEETING, CONTINUED ON PAGE 2**

## CALENDAR

### WEDNESDAY, JUNE 1

Bulk Trash, recycling. Curbside

### WEDNESDAY, JUNE 8

**Council Meeting, Hybrid Zoom**

CCUMC Library, 7:45 p.m.

Residents will be sent the zoom meeting ID and passcode via email. Interested parties may contact the Village Manager for meeting ID and passcode.

### WEDNESDAY, JUNE 15

**Pepe's Food Truck @ Gazebo Park, 5:00 to 8:00 p.m.**

### FRIDAY, JUNE 17

**Last day of School Ice Cream @ Gazebo Park, 1:00 to 3:00 p.m.**

### WEDNESDAY, JULY 13

**Council Meeting, Hybrid Zoom**

CCUMC Library, 7:45 p.m.

Residents will be sent the zoom meeting ID and passcode via email. Interested parties may contact the Village Manager for meeting ID and passcode.



## VILLAGE COUNCIL

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**ANNUAL MEETING, CONTINUED FROM PAGE 1**

Looking ahead, Manning noted that our goals include continuing to focus on events, communications, and fostering connections; making important investments in infrastructure, particularly storm drains and streetlighting; working with County and neighboring jurisdictions to promote appropriate growth strategies; retaining additional staff to assist the Village Manager and the Buildings and Roads Representative; and continuing to carefully manage Section 3's resources to maintain a strong financial position.

Manning devoted considerable time to discussing the proposed redevelopment of the former 4-H Center on Connecticut Avenue as an upscale senior living facility to be called Corso Chevy Chase. The developers' plans include a 400+ unit facility, community space such as a clubhouse, theater and private pool/spa area, and limited commercial space (e.g., a florist and café). The current plans would preserve tree canopy and install walking paths along the northern, western, and southern borders of the property. Initial concept plans show several buildings of four to five stories directly on Connecticut Avenue. The developer has projected a 30-month design and planning process, and a construction phase of a least two years, leading to occupancy in approximately September 2026.

The redevelopment of the 4-H property will affect Section 3 significantly. The Council decided that the Chair would send a letter to the developers outlining areas of potential concerns, including traffic, massing close to Connecticut Avenue, setbacks, making clear that Section 3 needs to be part of the planning process.

**Council Vice Chair Larry Lanpher** discussed the progress we are making in getting new demonstration street lights in Section 3, noting that we hope to have such lights installed shortly but that longer term issues related to actually owning and maintaining Section 3 streetlights has been more drawn out than we had hoped and that Section 3 will be participating in a Public Service Commission proceeding to seek to move forward on streetlight matters. He reported that work continues on the Raymond Street stormwater project, and that the County and surveyors are investigating the possible extension of the existing Georgia Street storm drain to resolve the drainage issues at the intersection of Bradley Lane and Brookville Road. Lanpher commented that our current goal is to have actual construction begin on the Raymond St. project by late summer, although we will be vigilant to ensure that we have all needed materials on hand before construction is begun, thus avoiding supply chain issues. All this presupposes that the Council gets favorable bids and votes to move forward on this project.

**Carolyn Greis, Buildings and Roads Representative**, reported that Section 3 has retained Gabriel Nathaniel of Washington, DC as its first Permit Services Coordinator. Mr. Nathaniel is an experienced project architect, construction manager, and job site superintendent. As Permit Services Coordinator,

he will assist the Buildings and Roads Representative in managing the building permit and variance application process, including communication and coordination with residents, contractors, architects, and engineers. The Permit Services Coordinator will be an independent contractor.

Greis also reported on all the building activity in the community over the last year. She reported that 39 building permits were issued last year for 11 fences, 3 driveways (two of them with newly created aprons and new curb cuts), 4 walkways, 2 areaways, 2 bay windows, 10 patios or decks, 9 covered porches and entry stoops, 4 roofed exit stairs, 1 restoration and repair of an existing garage, 2 demolition permits, 6 house additions, 2 permits for the construction of new homes, 2 dumpsters, 1 PODS, 1 sump pump, 2 AC condenser units, 2 drainage system connections to storm drains. Eight variances were issued to residents and builders in the last year.

The Council took time at the beginning of the meeting to address the request of the **Dobbins** family of 3702 Raymond Street for a variance to place an air conditioning condenser unit for the newly renovated conditioned living space on their property in the 5' side setback. The Council granted the variance with four members voting in favor (Manning, Greis, Nader and Carroll) and one (Lanpher) opposed.

**Council Secretary Ellie Nader** recounted all the fun social events we held over the year. She noted we had the largest number of new residents move into Section 3 ever during a six-month period, so it was especially nice that we returned to having an in-person Welcome New Neighbors BBQ last summer with Rocklands doing the honors. She thanked our official welcome person, **Ellen McKenney**, who has worked hard to make certain all new residents were greeted with a bouquet of flowers and a bottle of wine.

Nader also recalled our first **Party-in-the-Park** in three years. Instead of rides we had a live band and our favorite, the cake walk. Nader gave special thanks to **Jen Roberti** who organizes the cake walk every year and pulls it off with ease.

Nader reported that this winter we managed to collect a record number of warm coats for our **annual warm clothing and blanket drive** for Martha's Table. Thanks to **Kirsten Williams** and family who sorted through and loaded up several cars filled to the brim with much needed clothing.

This year's **Halloween** was a bit different in that we did not have a pizza party for trick-or-treating families. Instead, she noted, we had a Food Truck Night which meant we had treats for old and young. It was such a big hit that we plan to do it next year as well.

She recalled that in the fall we also held a movie night for little ones. For the holidays, **Santa and his helper** toured the



## NEIGHBORHOOD NEWS

Congratulations to the **Hyland** family on the birth of Section 3's newest resident, **Carys Elizabeth**, born on May 1 and weighing 7 lbs., 12 oz. and 21 inches long. She joins siblings **Killian**, age 4, **Neve**, age 3, and **Beckett**, almost 2. Parents **J.P. and Honore** sure have their hands full!

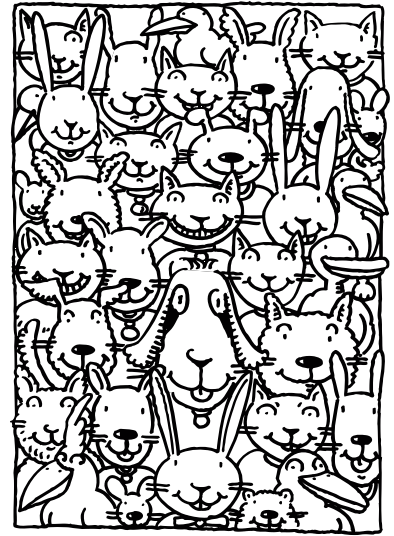
A welcome to **Michael and Marie Clarke** who have moved into 3711 Shepherd Street with their sons **Brennan**, age 5, and **Conor** who will be three this summer. Both are attorneys: Michael is a litigator specializing in banking, securities, mortgages and lending with Proskauer Rose, and Marie is Vice President of Industry and External Affairs for the Mattress Recycling Council and Vice President of Policy and Government Affairs for the International Sleep Products Association.

Congrats to the high school class of 2022! **Noah Altamar** will be attending the University of Virginia in the fall; **Ava Grace Cameron** will be graduating from Fusion Academy and attending Lewis and Clark College in Portland, Oregon; **Maddy Carroll** will be graduating from Georgetown Day School and then will take a gap year before heading to Bryn Mawr College in Pennsylvania; Georgetown Day classmate **Isabelle Orr** will be also be taking a gap year and then will attend **Smith College** in Northampton, Massachusetts; **Betty Dorsey** will be going to Villanova University outside of Philadelphia; **Jack Doyle** will be headed to Colby College in Waterville, Maine; **Miles and Luke Harmon** will be graduating from St. Albans School and will join their brother **Will** at Amherst College in Massachusetts; **Anabelle Parella**, who attends the French International School, will be going to the University of British Columbia in Vancouver; **Benjamin Schnure** will be going to University of Connecticut in Storrs; and **Summer Virbickas** is headed to the University of Vermont.

Let us know about college graduations too! We are happy to report **Emmeline Leggett** will be graduating Northwestern University and then after a gap year hopes to attend medical school. Let us know about others!

## BARK IN THE PARK

Dog owners who frequent the Gazebo Park got together for the first "Bark in the Park" in years. In addition to bringing their dogs on May 19, they brought some nibbles (put on a table outside the park so that big dogs couldn't get at the food) for the owners and had a great time socializing. Thanks to **Mary Jo Slidell and Tom Wilson** for organizing the informal event.



The group would like to invite all Section 3 dog owners who are interested to a regular get-together from 5:30 to 7:30 p.m. the third Wednesday of every month. Bring your dog and bring some finger food for their people. Everyone is invited.

## SPRING STREET BUILDER GETS STOP WORK ORDER

The builder of 3706 Spring Street was issued a stop work order on May 25 by a County Permitting and Code Enforcement Inspector for new construction on the site after the excavation hit a water table. The combination of heavy rains and disruption of the water table resulted in about two feet of water in the hole causing the collapse of the walls at several locations on the west side as well as water in the basement of the neighbors' house to the east.

The builder has been given two days to bring in a soil engineer to evaluate the site and prescribe stabilization measures, provide a report to the County, and certify that those measures have been properly implemented. The engineer must also prescribe repairs to the affected neighboring properties, provide a report to the County, and certify that those repairs have been properly implemented. It is likely that in order to proceed with construction, the hole will have to be made less deep which will require that amended building plans be submitted to the County for review and permitting. In the interim, water is being pumped out of the hole through a filter bag so that sediment doesn't damage our storm drain system. The County is also requiring that safety fencing be installed across the front of the property.

## CHEVY CHASE SECTION 3 BUDGET AS ADOPTED

	Actual FY 19-20	Actual FY 20-21	YTD FY 21-22**	Budget FY 21-22	Proposed budget FY 22-23
<b>INCOME</b>					
<b>Tax Income</b>					
Income Tax Revenue	\$712,231.06	\$673,163.97	\$425,866.00	\$600,000.00	\$650,000.00
County Tax Duplication	\$31,513.00	\$31,513.00	\$60,899.00	\$35,000.00	\$55,648.00
Personal, Utilities, Corp Taxes	\$657.20		\$134.00	\$500.00	\$500.00
Real Property Taxes	\$59,493.38	\$59,320.07	\$85,414.00	\$58,000.00	\$62,674.00
State Highway Tax Revenue	\$26,317.92	\$29,784.87	\$13,913.00	\$28,000.00	\$30,020.56
Interest from Taxes	\$95.91	\$213.58	\$14.00		
Interest from CDs	\$53,497.43	\$31,575.24	\$7,621.00	\$15,000.00	\$30,000.00
<b>Other Income</b>					
Building Permits	\$6,000.00	\$5,100.00	\$5,550.00	\$5,000.00	\$5,000.00
Cable TV Franchise Fees	\$10,015.03	\$10,358.28	\$12,072.00	\$10,000.00	\$10,000.00
CCUMC Trash Collection	\$1,656.00	\$3,312.00		\$1,800.00	\$1,800.00
Parking Fines	0.00				
ARPA Funds (restricted use)			\$155,869.00		\$155,869.00
<b>Total Income</b>	<b>\$901,476.93</b>	<b>\$844,341.01</b>	<b>\$767,323.00</b>	<b>\$753,300.00</b>	<b>\$1,001,511.56</b>
<b>EXPENSES</b>					
<b>Community - Direct Services &amp; Infrastructure</b>					
Compost Collection	\$1,512.00	\$12,208.00	\$8,832.00	\$15,000.00	\$16,000.00
County Landfill Charges	\$5,242.51	\$7,922.26	\$9,632.00	\$8,000.00	\$9,500.00
Grass & Trees	\$60,557.33	\$47,331.47	\$46,890.00	\$56,000.00	\$60,000.00
Recycling (leaf bags, bins)	\$15,226.80	\$2,720.00	\$3,010.00	\$3,800.00	\$4,500.00
Snow Removal	\$720.00	\$10,136.50	\$9,957.00	\$20,000.00	\$20,000.00
Street Lighting	\$6,059.25	\$6,469.20	\$4,890.00	\$7,000.00	\$7,500.00
Street Repairs	\$17,844.40	\$66,492.24	\$0.00	\$100,000.00	\$25,000.00
Street signs, curb painting	\$6,134.25	\$5,581.00	\$4,438.00	\$5,000.00	\$6,500.00
Waste Collection	\$85,804.00	\$64,840.00	\$73,495.00	\$80,000.00	\$80,000.00
Water	\$657.98	\$421.81	\$572.00	\$600.00	\$700.00
<b>Community &amp; Events</b>					
Community Promotion	\$22,530.56	\$25,220.18	\$18,989.00	\$25,000.00	\$26,000.00
Party-In-the-Park	\$13,887.94	\$0.00	\$12,405.00	\$18,000.00	\$18,000.00
Newsletter	\$7,152.70	\$9,781.25	\$10,686.00	\$11,000.00	\$11,000.00
<b>Fees &amp; Third Party Services</b>					
Accounting Fees	\$8,911.50	\$8,926.00	\$8,000.00	\$8,600.00	\$9,000.00
Bank Service Charges	\$302.86	\$97.13	\$324.00	\$200.00	\$400.00
Consultant Fees	\$769.00	\$0.00	\$0.00	\$20,000.00	\$40,000.00
Engineering Consultant Fees	\$0.00	\$6,511.95	\$52,066.00	\$50,000.00	\$100,000.00
Legal Counsel Fees	\$9,297.60	\$12,659.65	\$4,960.00	\$12,000.00	\$12,000.00
Telephone & Website charges	\$5,464.89	\$836.51	\$4,958.00	\$5,000.00	\$7,000.00
<b>Admin &amp; Governance</b>					
Dues & Council Dinner	\$3,621.36	\$3,576.31	\$3,476.00	\$5,000.00	\$5,000.00
Equipment	\$14.99	\$2,346.42	\$1,706.00	\$800.00	\$6,000.00
Insurance	\$7,664.75	\$5,840.23	\$5,444.00	\$7,000.00	\$12,000.00
Miscellaneous	\$514.13	\$227.35	\$2,231.00	\$800.00	\$3,500.00
Office Supplies	\$1,081.71	\$556.89	\$388.00	\$500.00	\$1,000.00
Payroll & Taxes	\$116,238.56	\$120,401.36	\$104,011.00	\$128,700.00	\$170,000.00
Postage & Delivery	\$3,665.36	\$2,280.56	\$2,239.00	\$4,000.00	\$5,000.00
Storage Unit Rental	\$3,873.45	\$4,114.00	\$3,740.00	\$4,800.00	\$5,000.00
<b>Total Operating Expenses</b>	<b>\$404,749.88</b>	<b>\$427,498.27</b>	<b>\$397,336.00</b>	<b>\$596,800.00</b>	<b>\$660,600.00</b>
<b>Capital Investment &amp; Other Expenses</b>					
ARPA Expenses (restricted use)					\$311,738.00
Street Lights*					\$600,000.00
Stormwater Management*					\$438,262.00
Donations		\$30,041.00	-\$41.00		\$0.00
<b>Total Expenses</b>	<b>\$404,749.88</b>	<b>\$457,539.27</b>	<b>\$397,295.00</b>	<b>\$596,800.00</b>	<b>\$2,005,600.00</b>

\* to be taken out of the Capital Reserve Fund (See notes)    *Our fiscal year runs from July 1 through June 30. \*\* as of May 1*



## ANNUAL MEETING, CONTINUED FROM PAGE 5

neighborhood distributing cookies to all our good little boys and girls. Special thanks to her husband **Matt Nader**, who reprised the role of Santa this year again and to John Stephens who served as his trusty chauffeur in their red BMW sleigh with Rudolph on the hood leading the way.

In January, Nader reported, **Kirsten Williams** spearheaded the effort to collect laundry detergent, feminine hygiene products and diapers to be distributed by A Wider Circle to needy recipients on the SNAP (Supplemental Nutrition Assistance Program).

In March, we held a delightful **Everybody's Irish Event** with food and drink for everyone. We also had neighbors help neighbors by delivering N-95 masks and COVID-19 rapid test kits to every household in the community with enough for every member of each household.

And in April she reported dozens of little Section 3 residents had a fun **Easter Egg Hunt** in the Gazebo Park

In terms of new residents, Nader reported that we have had **35 babies born to Section 3 residents since COVID**. With many of our usual activities curtailed, we've worked to bring those COVID Moms together and are planning an event for them. We've connected them via Zoom and had a brief "photo op" (notice your directories) in the Gazebo Park.

Finally Nader noted food brings people together. With so many of us home all the time, we have worked to break the monotony of preparing meals at home was to bring in more **food trucks** and we've had a large number: Rocklands, Pepe's, Hardy's BBQ, Corned Beef King, Silver & Sons BBQ and we are always looking for more!

"I am proud" said Nader, "that I can recount all these activities and know that many of them are events to give to others and that is what makes this place so special."

She then turned the program over to **Treasurer Tom Carroll**. After some discussion at the April meeting, the Council felt that two items in the draft budget that was published in the April newsletter should be adjusted. Carroll explained that since the Federal Reserve is raising interest rates and we have invested in higher yielding T-bills and notes, we need to up the estimate for income from interest from \$15,000 to \$30,000. And because of inflation, we also need to up the budget for trash collection serv-

es from \$75,000 to \$80,000. The Council voted on these two amendments to the originally published budget and then voted to adopt the amended budget by ordinance. The final FY2022-23 budget as adopted is printed on facing page.

The Council voted to maintain the same property tax rate that we have had for years: \$.02 per \$100 assessed valuation on property and \$.05 per \$100 assessed valuation on personal property and utilities.

Carroll discussed work on developing a clause in our next trash contract bid package that would fairly address significantly increased fuel costs for our contractor, while also ensuring that Section 3 will not be overpaying if fuel prices revert to normal levels.

Once the traditional portion of the Annual Meeting ended, the election results were announced. They were as follows: Tom Carroll 155, Ellie Nader 140, **Susan Richards** 79, and **Ben Weinstein** 72.

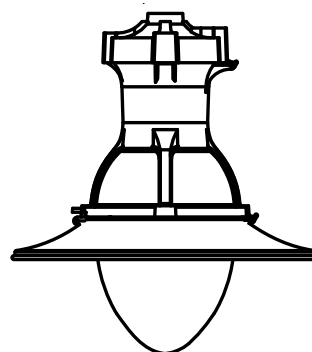
Carroll and Nader were sworn in the Council decided among themselves to retain the same responsibilities as they had last year with Susan Manning serving as Chair, Larry Lanpher as Vice Chair, Ellie Nader as Secretary, Carolyn Greis as Buildings and Roads Representative, and Tom Carroll as Treasurer.

At the conclusion of the meeting, one resident expressed concern about a late April email communication by Manning endorsing certain candidates in the Council election. Manning responded that her email expressed her personal opinions and was sent from her private email address to a selection of people who were on her personal contact list. There was some discussion of the issue, with one additional attendee expressing a similar concern, and several attendees expressing that they did not have any concerns. Manning noted that she had previously made arrangements for a dedicated Section 3 email address and planned to use it for official business in the coming fiscal year.

### VARIANCE REQUEST

Catherine Graham of 7008 Brookville Road is requesting a variance to replace an existing non-conforming deck which will extend 4' into the 20' rear yard setback.

### TWO NEW DEMO STREETLIGHTS TO BE INSTALLED THE BEGINNING OF JUNE!



Look for new streetlights on Delaware Street between Shepherd and Spring Streets and at the corner of Shepherd and Fulton Streets.

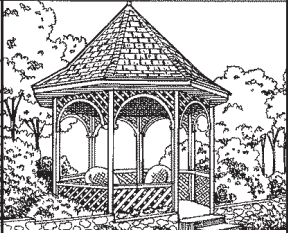


**SECTION 3 VILLAGE OF CHEVY CHASE**

P.O. Box 15070

Chevy Chase, MD 20815

**SECTION 3**



Village of  
CHEVY CHASE

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# News & Views

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JUNE 2022

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## 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.

