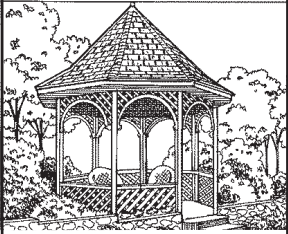


**SECTION 3**

Village of  
CHEVY CHASE

# News & Views

MARCH 2022



## CALENDAR

### TUESDAY, MARCH 1

Seasonal Adjustment to Afternoon Dog Hours in Park  
5:30 to 7:30 p.m. Tiny Dog Tuesdays: 5:00 to 6:00 p.m.

### WEDNESDAY, MARCH 2

FIRST BULK TRASH DAY OF 2022

Recycling—all curbside

### WEDNESDAY, MARCH 9

Council meeting via Zoom @ 7:45 p.m.

Agenda, Meeting ID, and password will be sent via email to residents. Interested members of the public can contact the Village Manager to obtain the ID and passcode.

### SATURDAY, MARCH 12

Last Farmers Market until May 7

### THURSDAY, MARCH 17

Everybody's Irish. Gazebo Park, 5:30-7:30 p.m.

### SUNDAY, MARCH 20

Candidate Statements due at 5:00 p.m. to Village Manager via email

### MONDAY, MARCH 21

Deadline for ordering trees (see story page 3)

### WEDNESDAY, APRIL 6

Bulk Trash Day—curbside  
Recycling

### WEDNESDAY, APRIL 13

Council meeting via Zoom @ 7:45 p.m.  
See March meeting above for details

## EVERYBODY'S IRISH EVENT, THURSDAY, MARCH 17

For the first time since 2019, Section 3 will start off the 2022 social calendar with our traditional celebration of St. Paddy's Day by making everyone Irish! We'll have a tent up on Fulton Street and serve adult beverages from Ireland along with water, sodas, and juice boxes. We will have all manner of green food, too—our favorite green eggs and ham, mini green bagels, mini-corned beef sandwiches, and dips. We will have heaters...this is a stand-up event for all ages. There is no rain date, so plan on coming from 5:30 to 7:30 p.m. for drinks and snacks, and best of all, your neighbors!

## NEIGHBORS HELPING NEIGHBORS: MASKS & KITS DISTRIBUTED TO EVERY HOME

Montgomery County recently announced that it would make N95 masks and COVID-19 rapid-test kits available to municipalities. A number of our neighboring jurisdictions set up distribution dates from their offices. Because we do not have a town office, we decided to package and deliver masks and kits for each family in Section 3. The successful distribution took place the first few days of February. Many thanks to the following families and to the Village Manager who organized the effort:

Afnan, Allan, Augustine, Cameron (Delaware Street), Connor, Derrick, Dorsey/Williams, Doyle, Fernandes-Shapiro, Gillett, Hamburger, Harmon, Heynen, Hoffman, Howell, Jacob, Liceaga, Little, Luken, Mandell, Maynigo, Muhib, Parella, Sinzdak, Streatfield, Vale, Weinstein (Brookville Road), Whatley, Wilson, and Winkler.

## VILLAGE COUNCIL

[WWW.CHEVYCHASESECTION3.ORG](http://WWW.CHEVYCHASESECTION3.ORG)

### SUSAN MANNING

Chair  
(202) 716-6264  
[susan.manning@gmail.com](mailto:susan.manning@gmail.com)

### LARRY LANPHER

Vice Chair  
(301) 652-4785  
[lawrence.lanpher@klgates.com](mailto:lawrence.lanpher@klgates.com)

### ELLIE NADER

Secretary  
(202) 538-0810  
[EllieNader@gmail.com](mailto:EllieNader@gmail.com)

### CAROLYN GREIS

Buildings & Roads  
(301) 718-1737  
[CAGreis@msn.com](mailto:CAGreis@msn.com)

### TOM CARROLL

Treasurer  
(202) 641-3819  
[tkc91@aya.yale.edu](mailto:tkc91@aya.yale.edu)

### ANDY LEON HARNEY

Village Manager  
(301) 656-9117  
[villagemanager@chevychase3.org](mailto:villagemanager@chevychase3.org)



## COUNCIL ACTIONS

The Council met via Zoom on Wednesday, February 10. The meeting began at 7:55 p.m. with all Council members present.

The minutes of the January meeting, as published in the February News & Views, were approved.

### ELECTION PROCEDURES FOR 2022

The Council voted unanimously to adopt universal drop-off balloting procedures, similar to those use in our 2021 election. All qualified Section 3 voters will receive a ballot, which must be returned to the ballot box at 3709 Shepherd Street between 9:00 a.m. and 6:00 p.m. from April 26 to May 10, 2022. Election results will be announced at the May 10 Annual Meeting. (See story this issue for details.)

### BUILDINGS & ROADS

Carolyn Greis, Buildings & Roads Representative reported that only one building permit had been issued since the last meeting, a permit for the Scupi family at 6802 Delaware Street for a fence in the rear and south side yards.

The Council discussed the issue of stormwater pooling at the intersection of Bradley Lane and Brookville Road, and noted that there might be a storm drain on Georgia between Bradley and Raymond (such a drain is shown on WSSC drawings) and that it might be possible to add a drain from so-called “Lake Bradley” to Georgia that would address the water problem without the need for storm drains on Brookville. Subsequent to the meeting, at our request, the County ran a camera down the storm drain to see if it did indeed exist as the only inlet is the one at Raymond and Georgia Streets on the southeast corner. Sadly, the County’s camera examination showed that the 24-inch pipe was blocked with bricks and, they concluded, never built.

### VARIANCE REQUEST

The Scupi family of 6802 Delaware Street is requesting a variance to construct a patio and walkway, together approximately 265 square feet, which will be located entirely in the 20' rear and 13' south side yard setbacks.

All of this caused our civil engineers to re-think possible solutions to the serious flooding problems at Bradley Lane and Brookville Road. Pending a survey, they advised Section 3 that they could design a system that would solve drainage issues in that area without the expense and time-consuming process of trying to get a storm drain running along Brookville Road through the State Highway Administration. While it won’t solve all the drainage problems on Brookville Road, a solution that relied on new storm drains connecting to existing infrastructure on Georgia Street could head off the bulk of the flooding problems at Bradley and Brookville “at the pass” so to speak and direct it to the same place where much of that excess water goes anyway—the storm drain at Raymond and Georgia Streets. The Council approved having our civil engineer explore this possibility.

In the meantime, final drawings are being prepared for submission to the County for approval for the Raymond Street storm drain project. The civil engineer has met with many of the homeowners on the street and 12 stub-outs are planned between 3806 and 3612 Raymond. In addition, there will be a trench drain in the sidewalk by two retaining walls connected to the same PVC pipe under the sidewalk at two houses. A number of homeowners closer to Georgia Street at its eastern end are also planning to or already have improved drainage at their rear yards which connect and because of the topography, flow down to Georgia Street per the plan. Once the plans are approved, we will put the project out for bid. The Council unanimously approved proceeding with this Raymond Street work if the necessary approvals are obtained. The Council also agreed that even with the contemplated work on Raymond and the possible Lake Bradley solution, we will also continue to investigate other areas in the Village where the Council might help to alleviate stormwater issues, consistent with the Stormwater Policy adopted at the August 2021 meeting.

The demonstration street lights are due to arrive in mid-March. We still have to deal with Pepco’s latest objection (after they said we could order the lights) that some of our poles will not allow for the installation of the bracket arm we have ordered. We are working to find someone who can help us with this hurdle.

The status of the Thrive 2050 document is in the hands of the County Council and has met with severe criticism in light of a racial equity and social justice evaluation by the Office of Legislative Affairs. (See story this issue.)

The Council voted unanimously to restore the small structure building permit fee in Chapter 6-311(h) from \$50, a typographical oversight, to the \$100 it has always been.

---

COUNCIL ACTIONS, CONTINUED ON PAGE 4



## NEIGHBORHOOD NEWS

Congrats to **Jake and Teresa Dunne** on the birth of their son, **Thomas Leyden Dunne**, on December 27. Tommy weighed in at a hefty 8 lbs., 2 oz. and joins big sister **Helen**, born in September 2019.

Congrats to **Boyd and Louisa Whitesides** on the birth of Liam's brother **Richard Wright Whitesides** on February 1. The baby weighed in at 7 lbs. 7 oz and is adjusting to life on Florida Street while Mom, who has managed to produce two adorable little boys during the pandemic, has had little sleep!

Special thanks to the **Davis, Deiter/Arble, Hyland, La Sala, Papadopoulos (Mike & Allison), Tignor-Hollman, Van Hook,** and **Whitman** families for making special Valentines for some of our seniors in Section 3—it was much appreciated.

About 10 of our 27 COVID Moms got together to meet on Zoom on President's Day weekend, February 20. The women had a chance to meet virtually face-to-face and share a little bit of their COVID-19 experiences as new mothers. The plan now is to get together in the Gazebo Park as soon as it warms up a bit so that children can meet age mates and their mothers can establish some in-person contact. We'll be back in touch. Since the pandemic, Section 3 mothers have produced a total of 30 babies!

## B-CC MULCH MADNESS

The B-CC High School Sports Booster Annual Mulch Sale is on! The deadline for ordering is March 16, but to be certain you get yours, order before the last minute! High quality shredded mulch in three cubic foot bags will be delivered to your door. The cost per bag is \$7.25 with a delivery charge of \$20.00 for orders fewer than 25 bags and \$15 for orders of more than 25 bags.

Bags will be delivered by Pineapple Landscaping, a firm owned and operated by a B-CC alumnus. The proceeds will go for new softball training equipment and homerun fence, new uniforms and helmets, senior recognition gifts, Spirit game giveaways, refurbishing of the school weight room, new stadium press box communication system, training room equipment for injury prevention and treatment, and a new baseball stadium sound system.

Delivery will be March 19 and 20.

## FREE CRAPE MYRTLES AND NELLIE STEVENS HOLLIES TO ORDER

As part of our ongoing tree-planting initiative, Section 3 is offering free crape myrtles or Nellie Stevens Hollies to interested residents. The trees will be supplied by Stadler Nurseries, and will be planted in late spring. We are offering the following options:



### CRAPE MYRTLE:

**Natchez** (White) Requires full sun, grows to about 20-25 feet. Gracefully cascading branches. Initial size: 6 feet

**Colorama** (Red) Requires full sun, grows to about 20-25 feet but has a more upright growth pattern, multiple stems. Initial size: 15 gallons

**Miami** (Pink) Requires full sun, grows to about 15-18 feet but has a more upright growth pattern with multiple stems. Initial size: 6 feet

### HOLLY:

**Nellie Stevens:** Pyramidal in shape, minimal maintenance required. Fast grower. Despite the fact that it is an evergreen, it does shed prickly leaves so careful placement is required. Requires full sun. Grows to 20-30 feet. Initial size: 5 feet.

If you want to see what these trees look like, go to [www.stadlergardencenters.com](http://www.stadlergardencenters.com) and click on products. The Nellie Stevens Holly is on the second page of evergreens, the crape myrtles are all under flowering trees. No substitutions.

Please email the Village Manager by March 21 if you are interested, letting us know where on your lot you would like to have the tree planted. We will distribute flags to mark the spot and watering tubes will be installed when the trees are planted. If you already received a free tree last January, we would appreciate it if you would let someone else in the community enjoy the benefit of this set of trees.

## COUNCIL ACTIONS, CONTINUED FROM PAGE 2 FINANCIAL & ADMINISTRATIVE

The Council agreed to hold off on any additional T-bill investments until the Federal Reserve actions on interest rates become more clear, not wanting to lock in rates too early if the Federal Reserve raises rates. Treasurer Tom Carroll is monitoring rates and we plan to invest another \$250,000 in T-bills as soon as he feels we are at the right rate.

The Permit Processor Job description has been finalized and the Village Manager will be distributing it on various platforms to solicit interest.

## COMMUNITY & SOCIAL

**Kirsten Williams**, who spearheaded the collection of feminine hygiene products, diapers and detergent for A Wider Circle clients in the Highlands area of D.C., thanked everyone who donated. They had a full carload of donations to bring to that community. She noted for anyone who wanted to donate outgrown or extra diapers, that there is a gray collection bin at the Shepherd Street side entrance of CCUMC where anyone can drop donated diapers.

The meeting ended at 8:55 p.m.

## THRIVE 2050

Montgomery County's proposed new general plan for long-term development, Thrive 2050, was sharply criticized in a February 2022 initial racial justice and social equity review by the Office of Legislative Oversight. The report castigated the Planning Board for not reaching out sufficiently to communities of color and low-income residents, and concluded that the plan as it now stands does not adequately address equity issues and in fact may exacerbate housing challenges faced disproportionately by non-white and low-income Montgomery County residents.

The OLO report made a number of recommendations for revising the Thrive 2050 draft, including new and meaningful outreach to communities of color and low-income communities; improving the specificity of Thrive; analyzing the historical and current drivers of racial and social inequities in land use, housing, and transportation; adding data and metrics describing the racial and social inequities that Thrive seeks to impact; and prioritizing equitable economic development by reconsidering the draft's current "economic development approach [which] could widen racial and social inequities."

The Office of Management and Budget has also critiqued Thrive 2050 saying that it is too vague and that as outlined, it will be extraordinarily costly for every Montgomery County resident.

The County Council has become divided on the matter and Council Chair Gil Albornoz is trying to work through these criticisms, which have received push-back from supporters of the plan

including Hans Reimer, chair of the Planning Housing and Economic Development committee, Will Jawando, a member of the same committee, and the Planning Board Chair Casey Anderson. At the same time, the Planning Board has been cited for ethical lapses in failing to comply with open meetings act and lobbyist registration requirements.

## CHEVY CHASE AT HOME OFFERS TALK BY SECTION 3'S OWN ERIC SCHNURE

Mark March 25 from 1 to 1 p.m. on your schedule if you want to hear what it's like to be a political comedy writer. Section 3's own **Eric Schnure** of Delaware Street is a former White House speechwriter and co-author of *The Political Speechwriter's Companion*. For more than 25 years at prestigious events like the Gridiron Dinner and the Alfalfa Club, Schnure has helped politicians and pundits make their speeches funny. Eric talks about why it's important for elected officials to come across as witty, how to take the risk out of a roast, and whether or not humor is dying in a country divided. The talk is part of the Chevy Chase at Home Guest Speakers Series. This and all programs require advance registration at [chevychaseathome.org](http://chevychaseathome.org).

The organization is hosting an array of helpful and interesting programs including:

### NAVIGATING LIFE'S JOURNEY: ASSISTED LIVING OPTIONS, INCLUDING MEMORY CARE (FRIDAY, MARCH 4, 1:00 TO 2:30 P.M.)

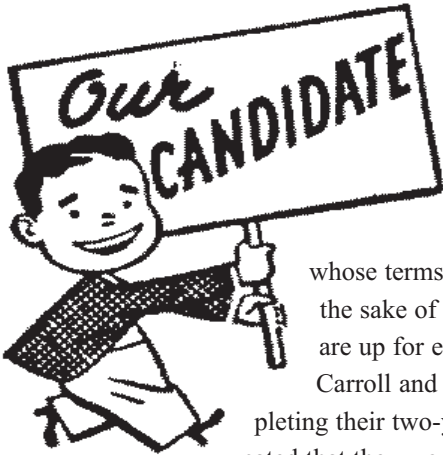
This fifth session in the Navigating Life's Journey series examines assisted living options, including those with memory support, and discusses how to pick the right place for you if you are considering this step. This talk could also be useful for adult children helping loved ones with this decision. Hear from a panel of professionals from different assisted living communities in the D.C. area. Hosted by Chevy Chase At Home in partnership with Charles E. Smith Life Communities and Ingleside.

### CHERRY BLOSSOM TOUR WITH THE FREER GALLERY (TUESDAY, MARCH 8, 1:00 TO 2:00 P.M.)

The revered sakura, or cherry blossom, has been celebrated in landscapes, figure paintings, and prints by artists from medieval Japan to Katsushika Hokusai and beyond. Even outside the period when the cherry blossoms fall in Washington, DC, you are invited to embrace hanami, the traditional Japanese custom of "flower viewing," by going cherry blossom viewing in the Smithsonian Museum of Asian Art's Japanese art collections! Hosted by Chevy Chase At Home.



## COUNCIL ELECTIONS UPCOMING



Section 3 has a five-member elected Council whose terms rotate every two years for the sake of continuity. Two council seats are up for election this year. Tom Carroll and Ellie Nader are each completing their two-year term and both have indicated that they would like to serve again, but that doesn't mean you can't throw your hat into the ring.

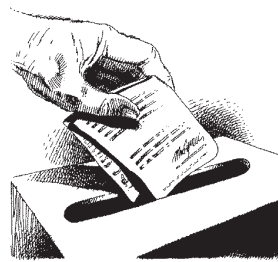
Council members meet once on month, on the second Wednesday of the month except for August when no meeting is held and the Annual meeting and election, which is always on the second Tuesday in May. Any interested candidate should submit a 200-300 word statement as to why they would like to run and what they feel they could do for the community to the Village Manager by 5:00 p.m. on Sunday, March 20. If you would like to nominate someone for the Council, we ask that you do that sooner so that if they want to run, they will have sufficient time to write their statement which will be published in the April newsletter.

## ELECTION PLAN

Last year's expanded voting plan was highly successful, with many more residents casting a ballot during the 14-day period for voting. The Council voted to adopt similar procedures again this year. We will distribute ballots with instructions to every registered resident of Section 3.

Every qualified voter on the precinct register provided by the Montgomery County Board of Elections and each non-U.S. citizen who has registered with the Village can vote. Residents of Section 3 not currently on the precinct register but whose residence has been verified by the Village Manager also may vote.

A Section 3 resident who is not a citizen of the United States, or a Section 3 resident who is not registered with the State, but who is at least 18 years old, may register to vote in a Village election by contacting the Village Manager. In order to allow sufficient time for a ballot to be issued and voted, the registration must be completed by 5:00 p.m. on April 22, 2022.



Polling stations will not be used. No in-person voting will be offered.

Voters can deliver completed ballots no earlier than 9:00 a.m. and no later than 6:00 p.m. from April 26 to May 10 to the drop box to be located at the home of the election registrar, **Judge William Rowan** at 3709 Shepherd Street. Ballot envelopes must be delivered by 6:00 p.m. on May 10 in order to be counted. Judge Rowan will count the ballots and report the outcome of the election at the Annual Meeting, which starts at 7:45 p.m. on May 10.

Ballot envelopes will contain an affidavit which must be signed requiring the voter to attest to his or her eligibility.

### UNIVERSAL VOTING PROCEDURES

*Ballots shall be returned in the Section 3-issued return envelope.*

*Voters shall write their full legal name and address on the Section 3-issued return envelope and sign the affidavit. Another envelope may be used to enclose the Section 3-issued return envelope if the voter wishes in order to hide the voter's signature. Ballots enclosed in an incomplete, illegible, or unsigned return envelope will NOT be counted. Section 3 will not accept copies of ballots or ballot envelopes.*

*If a voter desires their ballot to be mailed to an address that is different than the address on the precinct register, the voter should inform the Village Manager of the address to which the ballot should be mailed. In order to allow sufficient time for a ballot to be issued and voted, any such request shall be made no later than 5:00 p.m. on April 22, 2022.*

## TAXES TAXES TAXES

**APRIL 15 IS JUST AROUND THE CORNER, THOUGH MARYLAND STATE TAXES ARE NOW DUE JULY 15. WHEN YOU FILE TAXES, DON'T FORGET TO INCLUDE THE CODE 1614 FOR SECTION 3! IF YOU USE A TAX PREPARER, REMIND THEM TO DO THE SAME**

## 4-H DEVELOPERS REVEAL INITIAL PLANNING

On February 17, the new owners of the 4-H property on Connecticut Avenue, Galerie Living and Community Three, made a Zoom presentation to the Town of Chevy Chase and others about their initial concept plan for creation of a senior living complex on the former 4-H property. Two Section 3 Council members and a number of other Section 3 residents were on the call.

Town officials had not been provided with the presentation in advance and so this was a first initial viewing for everyone. The owners' slide presentation as well as a video of the presentation is available at <https://www.townofchevyCHASE.org/CivicAlerts.aspx?AID=406>. The Town's website also includes information about the Town's approach to these changes, including a Special Committee to advise the Town Council on the redevelopment.

The developers stated that this was an initial conceptual plan and that they are seeking comments from the Town and others. They also made clear that regulatory approvals have not been

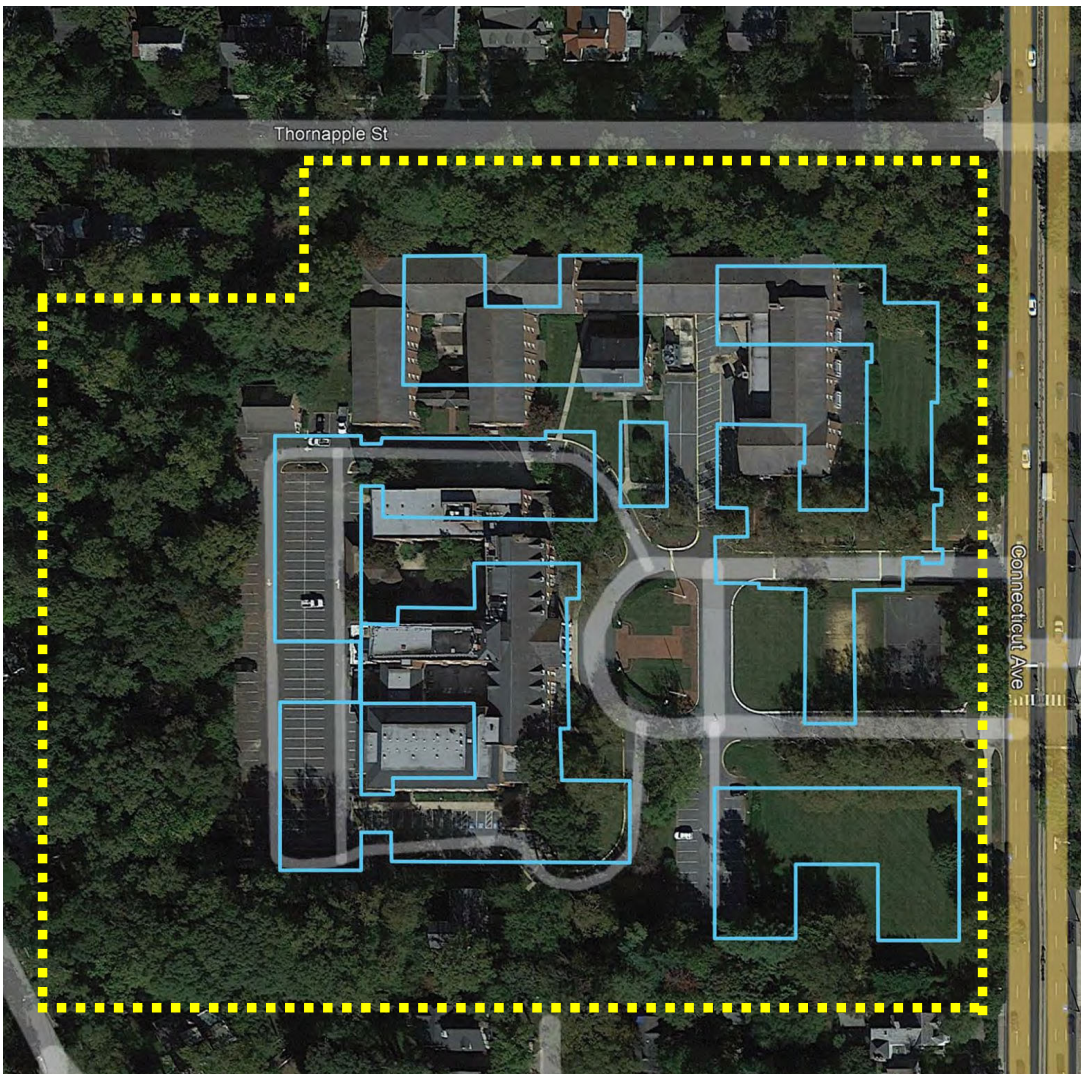
obtained. Thus, with the understanding that the plan is still very much in the initial development stage, here are highlights of their proposed plan for the 12.28 acre parcel:

1. All existing 4-H buildings will be removed.
2. The current border of mature trees around the existing 4-H buildings on the south, west and north will be maintained and will include walking trails open to the general public.
3. The developers envision a series of buildings (4 to 5 stories tall) and courtyards within the exterior green border, with a likely capacity of 300-500 rental units, including one- and two-bedroom units for independent living as well as assisted living and memory care units. There will be no skilled nursing facility on site.
4. Building plans include structures closer to Connecticut Avenue than now exist. The density will be much greater (see photo of the outlines of the proposed new structures overlaid on a photograph of the existing structures).
5. The developers hope to retain the two existing curb cuts on Connecticut Avenue as the sole entry and exit points. Fire

and rescue services will have to evaluate the viability of that proposal given the density. All parking will be underground and be sufficient for residents as well as staff.

6. The developers envision this senior living facility to be integrated into the greater Chevy Chase community by having the walking trails accessible to the public and having some amenities, such as a café, an ice cream shop and a florist and possibly a convenience store along the Connecticut Avenue side open to the general public. One of the developers alluded to the way Broad Branch Market in north-west D.C. is a gathering place for community residents and expressed the hope that the facility's retail amenities would serve a similar function.

7. The developers expressed the hope that the facility will not necessitate a traffic light at the entrance but acknowledged that a





transportation management plan will need to be developed but that it was early in the planning phase for traffic issues to be fully considered.

8. The developers indicated that they will be working with the Town and getting feedback but that they hoped to apply for a local map amendment. They estimate the zoning process will take about ten months, followed by 16 months for the site plan process, four months for the building permit process and then approximately two years for construction, so that the new facility would be ready for occupancy by September 2026.

The Town of Chevy Chase has conducted a resident survey online and heard from residents via letters and emails. There was no consensus, but there were many preferences and recommendations. Residents had listening sessions, a town forum on the subject, opened their backyards, met with the Town Council and signed on to letters and emails.

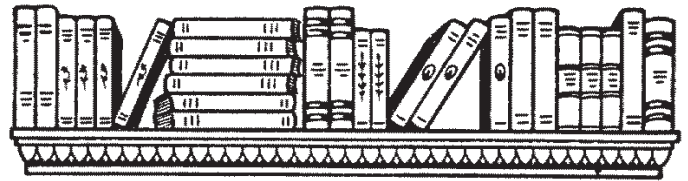
The developers recognized the Town residents' priorities which had been enumerated to them in a September letter. They include: traffic management—with no cut-through traffic into the Town with primary ingress and egress on Connecticut Avenue, forest conservation and a walking path on the campus, public amenities that the community surrounding could use, and maintenance of open space as a shared community asset.

Section 3 Council Chair Susan Manning has been in touch with Town of Chevy Chase Mayor Barney Rush to keep lines of communication open, and facilitate coordination as the planning process goes forward.

In terms of action right now, anyone in the community can comment with emails to be sent to the Section 3 Council and the Town of Chevy Chase ([townoffice@townofchevyCHASE.org](mailto:townoffice@townofchevyCHASE.org)).

Like the Town, Section 3, and the other surrounding municipalities, the 4-H property is zoned R-60 for moderate density, single family residential homes. It had been operating under a special exception, now called a conditional use. To proceed, the new developers can either apply for a new conditional use or a local map amendment. They have indicated they plan to use the local map amendment process which will give the public opportunity to hear public comment, particularly as it pertains to density. That process proceeds with hearings through the Planning Board to the County Council before it can be approved. Before that occurs, the developers have much work to do crafting their plans and estimate it will take about 10 months for that process.

The Town also has certain regulatory authority over the parcel, including their generally applicable building, urban forest ordinance, and water drainage ordinances. The Town also had a memorandum of understanding with the 4-H Center, a ground



## THE MUCH-LOVED ANNUAL B-CC USED BOOK SALE IS BACK!

**SATURDAY, MARCH 12,  
10:00 A.M. — 5:00 P.M.**

**SUNDAY, MARCH 13,  
10:00 A.M. — 3:00 P.M.  
(REMEMBER TO SPRING FORWARD!)**

Most books priced between \$1 and \$3

Sunday Special: Fill one bag for \$10

Cash, checks or credit cards accepted

Café and musical entertainment both days

All funds raised during the sale support clubs and activities that benefit every B-CC student.

B-CC High School, 4301 East-West Hwy, Bethesda

lease and development agreement for the use of the town garage on site, and a declaration of covenants from 1968 which establishes an 81-foot setback in relation to the 4-H Center property, all of which will be relevant to the redevelopment of the property.

We have heard from a number of concerned residents in response to the presentation regarding the prospect of 24 months of heavy construction, including the removal of existing buildings and excavation for underground parking. These residents are concerned about the impact on traffic in the short term due to construction traffic and the long-term with regard to the residents in 300-500 living units plus staff. As the plans progress, other issues will doubtless arise.

The Council will consider these and other matters carefully and welcomes views from Section 3 residents. We will continue to monitor this situation and report to the community as plans take shape.

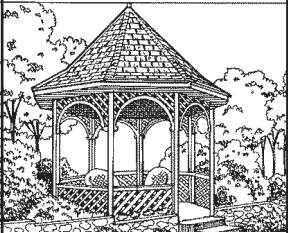


**SECTION 3 VILLAGE OF CHEVY CHASE**

P.O. Box 15070

Chevy Chase, MD 20815

**SECTION 3**



Village of  
**CHEVY CHASE**

---

# News & Views

---

MARCH 2022

---

## 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.

