# SECTION 3

Village of CHEVY CHASE

## News&Views

**OCTOBER 2021** 

#### CALENDAR

WEDNESDAY, OCTOBER 6
1st Wednesday Bulk Trash, Recycling, Curbside

#### WEDNESDAY, OCTOBER 13

**Hybrid Council Meeting i**n person & via Zoom CCUMC Wesley Room Second Floor, 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 password.

#### SUNDAY, OCTOBER 31

Halloween Parade & Section 3 Events 5:00 p.m. Gazebo Park (parade for children 1st grade and below)

WEDNESDAY, NOVEMBER 3 Bulk Trash Pick-up, Recycling, Curbside

WEDNESDAY, NOVEMBER 10 Hybrid Council Meeting in person & Via Zoom See Above

#### VILLAGE COUNCIL

www.chevychasesection3.org

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#### PARTY-IN-THE-PARK REDUX!

After cancelling the event last year, it was a relief to be able to plan this time-honored neighborhood event this fall. With so many people vaccinated, we felt could hold a modified **Party-in-the-Park** this fall. Following the successful July **Welcome New Neighbors** party, we felt comfortable moving forward with this cherished annual gathering.

Instead of the traditional children's rides (which might cause too much crowding), we brought a live band to entertain us. The Moonlighters put on a terrific performance. For future live events, we will monitor sound levels.

Special thanks to Jen Roberti who organized the cakewalk and thanks to all those who contributed cakes for the event. Thanks to Ellen McKenney who not only welcomes every new family who moves into Section 3, but manned the name tag table so everyone could be properly identified. And thanks to all those who helped with bartending, set-up and clean up. Special thanks also to the Williams/Lane family who have continued the great tradition of lending their front lawn at 6815 Fulton Street for the event. And finally, thanks to the Dorsey/Williams family for let-



ting us use their garage for event prep. It was great to get the community an opportunity to get together and thanks to all of you who could come!



#### **COUNCIL ACTIONS**

The Council met on Wednesday, September 8 via Zoom and in person (at CCUMC). It was our first hybrid meeting and after a few glitches in sound, we managed to pull off the hybrid meeting. The meeting began at 7:50 p.m. All Council members were present, as was the Village Manager.

The minutes of the July and August meetings as published in the September newsletter were approved.

#### Buildings & Roads

The Council voted to grant the variance request submitted by the **Allan** family of 6815 Delaware Street to build a permeable patio in their rear yard. The patio will extend a maximum of 14' into the 30' front yard setback on Spring Street and 4.3' into the 10' side setback (on the north). The variance request is supported by the unique configuration of the property given its nearly triangular shape and location on a sharp corner such that the required setbacks render the buildable backyard virtually non-existent, a significant practical difficulty.

Buildings and Roads Representative Carolyn Greis noted that seven permits were issued since the last regular Council meeting in July. The **Grossfeld** family of 3701 Bradley Lane received a demolition permit to raze their existing house and a building permit to construct a new one on the same site, two variances for which were granted at the April council meeting. The **Rupp-Meisel** family of 6705 Connecticut Avenue received a permit to build a patio in their rear yard and a renovated section of their driveway. And four building permits were issued to construct fences: to the **Robinsons** of 6814 Georgia Street to build one in their rear and north side yards; to the **Van Hook** family of 6815 Connecticut Avenue to build one in their front yard; and to the **Mojica** family of 3617 Spring Street as well the **Hoffman** family, now of 3703 Taylor Street, to construct one each in their respective rear yards.

#### VILLAGE MANAGER NOTES

The Village Manager reported on the Planning Board's proposed plan: Thrive 2050 and the Attainable Housing initiative that flows from that. (see story this issue for more details).

The Village Manager provided an update on next steps to take on the stormwater projects under active consideration. She reported that our civil engineer, Jason Azar, the Village Manager, and Buildings & Roads Representative Carolyn Greis were scheduled to meet with County officials to go over our goals and plans on September 13. They will also meet with State Highway

Officials at the local district and the state hydrologist on September 20 to discuss our plans for Brookville Road. (See storm water story, this issue.) The stormwater discussion prompted community discussion, especially about the storm drains planned for Raymond Street and individual property owners' ability to tie into that storm drain to improve drainage on their properties. It is expected that consultations with residents, which are part of the Raymond Street planning process, will help to ensure that the new storm drains will address longstanding runoff issues.

Our lighting designer has helped refine the specs for the lighting we believe we want to install in Section 3. On September 2, we sent the entire package to Pepco officials for their review and go-ahead so that we could order two demonstration lights. We are now waiting on Pepco for a response and hope that we can get demonstration lights installed before too long so that the Council and residents can evaluate the costs/benefits of the proposed lights.

The park will be re-sod in October, after the Party-in-the-Park's rain date. The park will be closed until the landscape contractor says the sod has set down roots and is okay to use it again.

Section 3 will once again promote a tree canopy project, in which residents may sign up for a tree to be planted on their property at Village expense. The Village Manager and head of Buildings and Roads have been in discussions with our arborist and a commercial nursery in to develop a list of trees that are appropriate for various soil, drainage and sun conditions. We want to have a good variety of trees to offer residents and as soon as that list is refined, we will it send out with sign-up sheet and an email blast. Planting will likely be in November. We are also scouting locations for more street trees as we lost a number to heavy spring rains and the cicada invasion.

#### FINANCIAL

Our new auditor has almost completed the process for this year's audit. LSWG has met with our Treasurer and our Village Manager. All the data have been delivered and sorted through and the Management Discussion and Analysis of the fiscal year has been completed. We expect a draft copy to be ready for the Treasurer and Village Manager to review before the October Council meeting. It also was reported that the Village has received \$155,000 of American Rescue Plan funds from the federal government (a second equivalent amount is expected in 2023 and Susan Manning noted that the Council hopes to use these monies for the stormwater projects under consideration.

#### COMMUNITY & SOCIAL

The Village Manager explained that in July, someone hacked



#### NEIGHBORHOOD

A special welcome to our two newest Section 3 residents: Lucy Rose Altieri, born on September 6 weighing 7 lbs. 12 oz. Parents Anneke and Chip Altieri of Georgia Street made sure Lucy had a chance to visit her first Party-in-the Park and hopefully met some other new neighbors.

**David Limage** has a new baby brother! Congrats to parents Simon and Julia on the birth of Michael Benjamin, born on September 8 weighing in at a hefty 8 lbs 10 oz! Michael also came to the Party-in-the-Park and hopefully will enjoy having a playmate around the corner-Lucy Altieri.

Congrats to newlyweds Chris Regan and Gretchen Trese of Delaware Street. The couple was married on September 11 at Chris' family vacation home in Orleans on Cape Cod.

#### More Musical Houses

A number of neighbors continue to move within Section 3. In the past few months the Lane/Williams family moved from one house on Fulton to their current home at 6815 Fulton Street. Andrew and Rebecca Howard and family have moved from one house on Taylor Street to another home on the same street, this time at 3707; the **Hoffmans** have moved from Georgia Street to 3703 Taylor Street; the Friedlands have moved from Raymond Street to 6805 Florida Street. The Sherwin/Sternbergs will soon be moving from Spring Street to 3618 Shepherd Street. The Parets family is moving from Taylor Street to 3623 Raymond Street, and the Fitzgerald family is moving from Raymond Street to 6807 Florida Street! That's seven Section 3 families who remain Section 3 families.

These families are not the first to move to a second home in Section 3—they follow the Whatley/Brown family, the Ohrenstein family, the Howard family, the Afnan family, the Altamar family, the Boyd family, the Dietrich family, the Glynn family, the Jennings family, the Kiyonaga family, the Saifee family, the Roberti/Naddelman family, and the Toffler-deToledo family—all still with us and in their second homes in our community!

Welcome to Dr. Fernando Mayor and Sandra Rozo who have just moved into 3602 Taylor Street with their children Daniel Mayor-Rozo, age 5, and Sarah Mayor-Rozo, age 2. The family will be camping out at home until their household goods get here in mid-October from Los Angeles where they had been living.

Fernando is a vascular neurologist specializing in stroke patients and is working at George Washington Hospital. Sandra is a research economist with the World Bank.

The family has an organic farmer's market right at their front door every Saturday morning. Because of that, from Friday evening to Saturday at 2:00 p.m., we have reserved a parking spot on Georgia Street for Dr. Mayor so that if he's on call, he can get out and care for his patients as his driveway will be totally blocked every Saturday morning for most of the year.

Just down the street, Sari Lelchook and Jeff Carter will be moving into 7006 Georgia Street. The couple are now living in Oakton, Virginia. Jeff is a software engineer and Sari is a consultant at Public Consulting Group supporting states in developing and managing programs that support older adults and people with disabilities.

Josh and Laura Freedenberg are moving into 3618 Spring Street from the District. Josh is a broker with Cresa, a commercial real estate firm. Laura is a transaction coordinator with Compass. The couple is expecting their first child next March. We're delighted to have them in the neighborhood and will connect Laura with all the other COVID moms in Section 3!

#### Neighbors helping neighbors

We are wishing Taylor Street neighbor Ben Boyd a speedy recovery from by-pass surgery after suffering a heart attack at home towards the end of September. In true Section 3 spirit, neighbors joined together to display red ribbons in support of his surgery and banded together to walk the family's two dogs. Ben is recovering nicely and Tracey is happy to have such good neighbors. Special thanks to all the folks who get together with their dogs in the Gazebo Park for marshalling forces in support of the family with such speed and enthusiasm.

#### NEIGHBORS WHO HAVE PASSED AWAY

It is with great sadness that we report the passing of a William Pennington, son of Donna and Walter Pennington of Taylor Street. William grew up on Taylor Street and went to NYU as an undergraduate and taught at Cornell University's Government department where he earned an award for Teaching Assistants in 2016. He completed all his work for his Ph.D. and was working on his dissertation. He celebrated the fifth anniversary of his diagnosis of pancreatic cancer in March of 2021. He leaves behind his wife Hannah Aurora Reckner, his parents, his sister Charlotte and brother-in-law, and a large extended family.

Lanny Johnson of Raymond Street passed away on August 29 after suffering a stroke. Her children Keith of San Francisco and Maureen of New Orleans were by her side. She leaves behind

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#### Council actions, continued from page 2

into our system and used our server to send out thousands of emails (not using Section 3's name however). As a result, Microsoft Office 365 put a block on all outgoing emails, making it impossible to communicate except through a temporary email to small groups of residents. After consulting with our IT advisor and with GoDaddy, we decided that we would use Constant Contact for the emails that are sent to everyone in the community at the same time. Our email distribution list consists of about 475 Section 3 residents.

Going forward you will still get individual emails from the Village Manager as needed but you will also receive more colorful emails (including the newsletter) via Constant Contact.

The Village Manager reported that everything was set for the Party-in-the-Park and that we will have a live band. She called for volunteers to prepare cakes for the cakewalk.

The Village Manager reported on the many new families moving into the neighborhood (see Neighborhood News).

The Village Manager is working with the graphic designer on a new directory that she hopes will come out soon, trying to capture all the new families that have moved into the community.

A resident brought up the issue of gas leaf blowers and offered the view that the Council's earlier request from last April via email and May News & Views that residents cut back the use of such leaf blowers is not working well, with many lawn service companies continuing to use such blowers for cosmetic purposes. There was lively discussion and a consensus that the Council should republish the Council's request that gas leaf blower use for cosmetic purposes be voluntarily restricted with a warning that absent better voluntary compliance, the Council may need to implement some sort of restrictive regulation. Note: Subsequent to the Party-in-the-Park, the Council received a petition signed by over 30 Village residents urging action on this issue. The Council intends that gas leaf blowers will be addressed further at the October Council meeting.

The meeting adjourned at 9:00 pm.

#### NEIGHBORHOOD NEWS, CONTINUED FROM PAGE 3

four grandchildren, many friends, and her beloved Samoyed, Bacchus. Lanny's long career as a producer for German TV brought her into contact with world leaders and history as it happened here in Washington, D.C. She was active in the Samoyedowning community and regularly showed her dogs for many years. She was a lover of music and was for many years a volunteer and led the volunteer force for the Kennedy Center Honors event several years ago. Lanny was also involved in a choral and barbershop quartet. In short, she was a busy woman whose presence will be missed by many. Family and friends met at her home with her family on September 5.

We sadly note the passing of **Anne Daly Heller** of Delaware Street, wife of **Ross**, mother of James, Christopher and Patrick, and grandmother to Brandon, Patrick, Madison, and Morgan. Anne was the Publisher and Executive Editor of USAE, a publication which focuses on weekly news for Associations, Hotels and Convention Visitor Bureaus. The family-owned firm is also a publisher of custom newspapers for industry meetings and events. Anne was 78 years of age and had been ill for a number of years. She will be missed. A funeral mass was held on September 17 at Blessed Sacrament Church.

It is with great sadness that we report the passing of **Alan Fern** of Raymond Street at the age of 91. Alan leaves behind his wife Lois. Alan served as Director of the Smithsonian's National Portrait Gallery from 1982 to 2000. He was a scholar of American Prints and Photographs and worked for many years at the Library of Congress before his museum appointment. Alan helped shape the Portrait Gallery's collection, doubling the permanent collection to over 18,000 works before he left. He was also a decorated *Chevalier Ordre de la Couronne* (Belgium), *Ordre des Arts et Lettres* (France), Commander Royal Order of Polar Star (Sweden), and a Fulbright Scholar. A memorial service will take place at a later date.

#### **COMPOST ANYONE?**

If you are interested in making a positive contribution to the environment, consider composting. For interested residents who are committed to composting, Section 3 contracts with the Compost Crew to pick up and process food scraps and other materials that can be composted.

To sign up go to composterew.com/signup or call (301) 202-4450 and tell them you live in Section 3. To begin the service, You will pay \$20 at the start for the outside bin and commit to putting out household scraps every Wednesday. They pick up very early on Wednesdays (around 5:30 a.m.) so get your compost out on the greenway the night before!

We ask all those who are now registered to participate. If you are unable to compost regularly, please remember that the Village pays for the service for every customer signed up. If you'd like to quit for a while and rejoin, let the Village Manager know and she will make arrangements to suspend your subscription for now. You can always rejoin.

## THRIVE 2050 AND ATTAINABLE HOUSING

The County's master initiative for growth as expressed by the Planning Board's "Thrive 2050" plan now before the County Council has a series of laudable goals but as we are learning, the devil is in the details. We have been writing about the Thrive Plan since 2020 along with the various ZTA proposals that would change single family zoning in portions of Section 3 since 2020 (News & Views Dec 2020, Jan, Feb, March, May, June and July 2021 issues all viewable online).

One of the proposals contained in the Thrive plan is to increase available housing by changing densities down-county, specifically within a radius of one mile from the Red Line and the Purple Line. While the practicality of walking a mile as opposed to a ¼ mile or a ½ mile is still being debated, the Section 3 Council decided at the last meeting to raise the question as to how this departure from single family zoning to duplexes, triplexes and even quadraplexes would work in Section 3---would there be a zoning map amendment and just how many properties would be affected if such a plan were to be adopted. Before we could send that letter, the Planning Board launched their Attainable Housing Strategies initiative.

While County Council is reviewing the Thrive 2050 plan, the Planning Board is moving to the next logical step...that as soon as the overarching plan is approved, they are crafting a plan for "attainable housing" that has even more potential dramatic implications for Section 3. In their proposed plan, they want to rezone portions of our community for townhouses, duplexes, triplexes and even quadraplexes on the theory that the bottom-line cost of a unit of that type of housing would be lower than a single family home and therefore more "attainable". This does not take into consideration the cost of land in the down-county area or the lack of public engagement by the communities most affected. The Planning Board's latest iteration now proposes that all properties within 500 feet of Connecticut Ave and River Road in areas they are calling "Priority Housing Districts" should be downzoned to allow for low rise multi-family housing on formerly single family lots in addition to the one-mile radius proposal.

For Section 3, that would mean all the homes on Connecticut Avenue, plus all the homes one block east to the houses on the west side of Delaware Street—in short, over 50 residences affected.

All these proposals appear contrary to the stated support given to master plans and community engagement in Thrive 2050's verbiage. These changes would be imposed by a Zoning Text Amendment rather than careful consideration with community members in the master plan. The changes proposed in the Thrive 2050 plan and the still under development "Attainable Housing Strategies" would remove single family zoning from virtually all of the Town of Chevy Chase, all or most of Chevy Chase Village, all of Edgemoor, chunks of Sections 3 and 5 and the unincorporated communities off Connecticut Avenue up through Kensington, Wheaton and on up the Connecticut Avenue Corridor. Similarly, even though there is no mass transit on River Road, all communities within 500 feet of that artery will also be affected.

The County's Office of Management and Budget has analyzed the Thrive 2050 report and recently issued a report which says that these proposals will actually cost the County money rather than improve the County's economy. How much weight that 30-page report has with the Planning Board or the County Council is not clear.

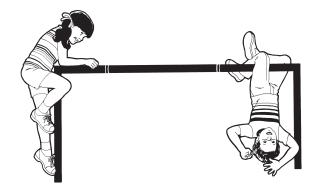
There is a petition being circulated via Change.org that interested individuals can join by going to http://chng.it/v8HF74DqPb

We are working with members of the Coalition on Thrive 2050, many in our neighboring jurisdictions and also Silver Spring, Wheaton and Potomac. We urge interested residents to send letters to our Councilmembers—and to learn more about these initiatives. The Village Manager will be happy to provide links to various documents. In short, while Susan Manning at the September 8 Section 3 Council meeting emphasized that we support many Thrive 2050 goals, we have significant questions about the details and process. The Council will continue to monitor the situation and work to ensure, along with other communities, that the process results in well considered and fair results.

### 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.

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## CCUMC PLAYGROUND Hours

The main playground at the Chevy Chase United Methodist Church has been beautifully re-done with the help of a \$30,000 Section 3 donation. The Church allows children in the neighborhood to play there after pre-school hours. The playground is open to the public from Monday through Thursday from 2:30 p.m. to dusk, Friday from 12:15 p.m. to dusk, and morning to dusk on the weekends.

It has come to our attention that some middle-school children have been using the playground as a night-time hangout and making excessive noise in the neighborhood. The CCUMC playgrounds are not open to the public after dusk. Please make sure your children are aware of the playground hours and are always courteous guests of the Church.

## DOG VISITING HOURS FOR GAZEBO PARK

At the June meeting of the Council, it was decided that summer hours for dogs visiting the park in the afternoon would begin at 4:30 p.m. but that after school began, the hour from 4:00 to 5:00 p.m. would be reserved for children to play in the park after school. Unfortunately, the first notice of this went out with incorrect information. We adjust the hours seasonally to meet the needs of both dog owners and people, both of whom share our small but well used Gazebo Park.

To reiterate, dog visiting hours at Gazebo Park are:

7:00 to 9:30 a.m. weekdays and

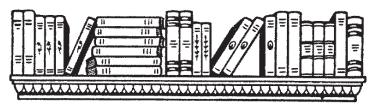
8:00 to 9:30 a.m. Weekends

5:00 to 7:00 p.m. everyday

TINY DOGS Only

Tuesdays: 5:00 to 7 p.m. Thursdays: 7:00 to 8:30 a.m.





## BCC BOOK SALE RETURNS

Mark Saturday, October 16 from 10:00 a.m. to 2:00 p.m. on your calendar to drop off books at B-CC High School for the biggest fundraiser of the school year, the Book Sale.

The sale will take place March 12-13, 2022, but they start collecting and sorting books early. There will be other drop off dates in November and January.

Sale organizers note the following:

1. We can ONLY accept book donations during designated drop-off periods. If you are unavailable to make a drop-off, please coordinate with someone in your neighborhood who is going.

#### 2. We ACCEPT:

fiction and non-fiction

mysteries

biographies

cookbooks

parenting books

children's books

#### 3. We CANNOT ACCEPT:

textbooks (college, law school, med school, etc)

dictionaries

oversized coffee table books

games

travel or test prep books from earlier than 2019 books in poor condition (highlighted, moldy, torn, flood survivors)

## STATE OF STORMWATER PROJECTS

A recent meeting with County stormwater management officials provided some additional guidance that will feed into plans and designs for both Raymond Street and Georgia Street stormwater improvement projects. Our civil engineering consultant, Jason Azar of Clark/Azar Associates, is waiting for the survey firm to complete their work on Raymond Street before he can assess how those suggested changes will impact on the overall design.

The meeting with State Highway Administration officials indicated that project is on a longer runway. After preparing a basic design and some hydraulic calculations requested by SHA for Brookville Road, the State's chief hydraulics engineer indicated that he felt the entire system had to be considered—all the way from Chevy Chase Village to Taylor Street and down Taylor Street in Martins Additions to where the system outfalls into Rock Creek Park before the State would consider allowing others to spend their own funds for this effort.

The State made it clear that it currently has no money for this project and that we would have to work to stimulate support politically for it to get on the State screen. Fortunately, both Chevy Chase Village and Martins' Additions representatives were in the meeting. The big challenge now is to work with elected officials in Martins Additions regarding their involvement with studies on Taylor Street which would involve an expenditure of their funds. They will have to decide if it is a priority for their community.

Like Section 3 until very recently, Martins Additions has always assumed the County alone was responsible for the storm drains in their community. It was only when we learned that Chevy Chase Village had taken on a project that involved both a public storm drain and a private easement to solve a long-standing stormwater problem that we learned that we could build storm drains with our own funds as long as we got the County's permission. So much work remains to be done before we can get this project off the ground. We are discouraged but not giving up. Our liaison at SHA vows to help guide us as we enlarge our vision to harness the water on Brookville Road and responsibly resolve these issues after more than 50 years of flooding problems. But, to be candid, the timetable for a "fix" along Brookville is more extended than we had hoped.

## TALK OF SEPARATING BETHESDA/FRIENDSHIP HTS FROM THE CHEVY CHASES IN COUNCIL REDISTRICTING

Every decade the Montgomery County Council districts are re-examined by a special commission. The County is now divided into five districts. There are five members elected to represent each of those specific districts and four who run "at large." Under the revised re-districting plans, there will be seven members elected to represent individual districts and four at large members. Our current voting district is represented by Councilman Andrew Friedson. (see story September 2021 *News & Views*). His district runs along the Potomac River all the way up to the Frederick County line embracing western and southwestern Montgomery County. He represents the largest number of municipalities.

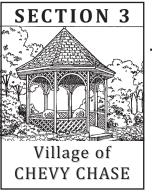
Based on a report from a member of the Redistricting Commission indicating that the group was considering a new district which would separate the Chevy Chases from Bethesda and Friendship Heights, it was decided that a letter to the Commission was appropriate. The Section 3 Council recently signed on to a letter to the Commission expressing the desire for the Chevy Chase communities, including Section 3, to remain within a district with Friendship Heights and Bethesda, with whom we share schools, business districts, and numerous public amenities. In addition to Section 3, the communities signing the letter include Town of Chevy Chase, Town of Chevy Chase View, Town of Garrett Park, Town of Kensington, Section Five of the Village of Chevy Chase, the Village of Friendship Heights, the Village of Martins Additions, and the Village of North Chevy Chase.

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#### **SECTION 3 VILLAGE OF CHEVY CHASE**

P.O. Box 15070 Chevy Chase, MD 20815





**OCTOBER 2021** 



DON'T LEAVE YOUR CAR UNLOCKED! A NUMBER OF RESIDENTS HAVE ALREADY HAD THEIR CAR "TOSSED" THIS FALL. AN UNLOCKED CAR, SADLY, IS AN INVITATION FOR SOMEONE TO RIFLE THROUGH IT. Don'T LET THIS HAPPEN TO YOU!