

SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

JULY 2019

CALENDAR

THURSDAY, JULY 4

NO TRASH PICK-UP or Recycling



WEDNESDAY, JULY 10

Council Meeting, CCUMC, Wesley Room, 7:45 p.m.

THURSDAY, JULY 11

Welcome New Neighbors BBQ

Gazebo Park, 6:00 to 8:30 p.m.

WEDNESDAY, AUGUST 7

Bulk Trash, Curbside

No Council Meeting or newsletter in August

WEDNESDAY, SEPTEMBER 4

Bulk Trash, Curbside

WEDNESDAY, SEPTEMBER 11

Council Meeting, CCUMC, 7:45 p.m.

THURSDAY, SEPTEMBER 12

Blood Drive, CCUMC, 3:00 to 7:00 p.m.

SUNDAY, SEPTEMBER 15

Party-in-the-Park

SCHOOL'S OUT ICE CREAM PARTY



All the kids pictured here celebrated the last day of public school (June 14) with our favorite ice cream man, Copperfield Davis. With the help of coordinator Alison Mandell, parents came with ice chests full of goodies. The ice cream man supplied lots of popsicles and cones and stamped everyone's hands with a smiley face. A good time was had by both parents and kids!

We hope to make this an annual event—it was such fun in Gazebo Park.

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SPECIAL COUNCIL MEETING ON 3602 TAYLOR STREET

On Monday, June 24, Council members met with members of the community in a special meeting called to discuss the possibility of the Council acquiring property to build a modest size Village Hall. As reported in the May 2019 Newsletter, several residents have suggested that the Village consider acquiring the currently-vacant lot at 3602 Taylor for community use. Ideas have included a second park, a dedicated dog park, and a community center/village hall.

The Village Manager notified neighbors of the special meeting via email, and invited residents to attend the meeting, provide input via email, or both. The response was fantastic with nearly 50 residents sending email comments, and about 25 residents attending the meeting. Council members **Bill Brownlee, Carolyn Greis, and Susan Manning** and Village Manager **Andy Harney** also

COMMUNITY USE SPACE, CONTINUED ON PAGE 3

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



COUNCIL ACTIONS

The Council met on Wednesday, June 12, 2019 in the Wesley room. All Council member were present except Melissa Brown, who was out of town. The meeting began at 7:50 p.m.

The Council approved the minutes of the May newsletter as they appeared in the June newsletter.

PUBLIC SAFETY

Increased overnight police patrols have been ongoing. We happily have not had any additional instances of crime like that which we experienced last March.

BUILDINGS & ROADS

Architects representing Julia Hawley came to the council meeting to present three variance requests for her proposed addition at 7105 Fulton Street. The Council approved the request to construct a covered front porch and steps to grade which will intrude 6' into the 30' front yard setback, as well as the request to enclose an existing screen porch which extends 3.8' into the 8' north side setback. The Council denied the variance request to build a garage which intrudes 15' into the 20' rear setback and 5' into the south side yard setback.

The Wilsons of 3704 Taylor Street were granted a variance to install a gas-vented fireplace, the venting for which will extend a maximum of 1' into the existing 5' east side yard setback.

The builders of 3615 and 3613 Raymond Street submitted their plans to connect the sump pump outflow to Section 3's storm drain system the day of the Council meeting. The plan has been approved by Montgomery County (they maintain our storm drains), but a permit is required from both the County and Section 3. Carolyn Greis, our buildings and roads representative, will review the plans and, assuming they are in keeping with our understanding of what the builders proposed to do, will issue a permit. The builders have also laid sod in the greenway in all the locations where trucks totally destroyed what had been there. They also placed plant materials in three areas where plants had been damaged. Residents are being asked to keep the greenways watered after the builder's first week of watering.

The Council discussed the still-pending zoning text amendment (ZTA 19-01) and how we might best respond to it. Separate accessory dwellings in a densely populated community like ours (the third most densely populated community in Montgomery County, after Takoma Park and Martins Additions) will doubtless

cause serious stormwater management problems. As we are re-examining our regulations with an eye towards an update, consideration of the impact of Accessory Dwelling Units will be an area the Council will explore, particularly as it relates to parking and stormwater management and setbacks.

The Council's consulting engineer, Jim Mixner, has submitted a plan for managing "Lake Bradley," the excessive water that ponds at the intersection of Bradley Lane and Brookville Rd. As any solution involves both Chevy Chase Village, the entity responsible for maintaining the street, and the State Highway Agency, we first asked Chevy Chase Village to evaluate the proposed plan from their perspective. With their comments, we now plan to make appointments with SHA personnel to get their agreement as it involves their property.

The Council passed a resolution approving the revised County Hazard Mitigation Plan, without which we cannot apply for FEMA grant monies in the event of any disaster.

FINANCIAL REPORT

The Council discussed possible uses of the property at 3602 Taylor Street were we to purchase it. It was decided that we needed to get feedback from the community before proceeding further (see story this issue).

The Council voted to extend the contract of our landscape contractor, Chapel Valley Landscaping, for another year.

COMMUNITY & SOCIAL

We are working on some different options for the home page of our upcoming new website so that the calendar and the newsletter will both be readily accessible from the home page.

The Welcome New Neighbors Barbeque is set for July 11. Menu is set with, Rocklands BBQ catering.

OTHER

The Council announced that they will be sponsoring a Blood Drive in memory of long-time resident Ken Harney in early September. The Church has offered their facilities as the venue. Community members will be notified of the date as soon as it's nailed down. The Village Manager thanked the Council for honoring her late husband in this wonderful way and offered any support possible to help make it happen.

The Village Manager took down all the Council vacation schedules for the summer so that we have enough check signers to pay bills in their absences.

The meeting adjourned at 9:30 pm.

COMMUNITY USE SPACE, CONTINUED FROM PAGE 1

attended.

As discussed below, the Council does not intend to take any action other than gathering information unless and until the entire community has more information on the key questions of costs, impact, and alternatives. Following up on the meeting, the Council will:

- seek additional input from the community on what (if anything) it wants for additional public spaces or services;
- pencil out the potential functions and requirements of any town hall/community center; and
- estimate capital and recurring costs, and analyze the specific effect on Village budget.

The Council hopes to hear from as many neighbors as possible as we consider options for shaping the community into the future.

Council Chair Bill Brownlee opened the meeting by welcoming the attendees, and providing some context for the meeting. The Council decided to hold this meeting on short notice in an effort to get community input on the Village Hall idea to prior to the July 10 Council meeting (which will be the last regularly scheduled Council meeting until mid-September) and before the week of July 4 (the beginning of so many vacations). Chairman Brownlee explained that the Council had not made any decision regarding new capital investments (at 3602 Taylor or otherwise), and that the Village Hall idea was at a conceptual stage. Although any Council meeting that is not a regularly scheduled meeting with at least two weeks advanced notice is necessarily deemed an “emergency” or special session. The Council’s intent was not to take specific action at the meeting but rather to hear residents’ comments, suggestions, and questions about the idea of an additional civic space. The Chairman then invited the Village Manager to sketch out what the functions of such a property might include were the Village to proceed to try and acquire a property at a reasonable price.

The Village Manager described a possible Village Hall as a long-term home for our civic functions, including a small office, records management and storage facilities, as well as space for public meetings and community events. This could include public events such as our Annual Meeting, monthly meetings, and an indoor space for current community-building events (e.g., as a rain location if the park could not be used) or new events suitable to such a space. There are a wealth of possibilities, including things like movie nights, after school events in winter months, lectures, art exhibits, classes, etc. Like Gazebo Park, a community building could also be used by Section 3 residents for private events in accordance to regulations that would be developed with a special sensitivity to near neighbors.

As to any facility that might be built at 3602 Taylor, the

Village Manager noted that a hall would be modest in size, and in keeping with our building regulations would have a footprint of no more than about 26’ x 35’. Any facility would be designed to look residential rather than institutional, and could include a first floor with a great room, office and bathroom. The basement might have a small catering kitchen and dumb waiter, and storage space (e.g., for traffic signs, event supplies, cones, garbage and recycling bins, as well as and archives, building permits, drawings, etc.). Other ideas also include outdoor space such as a porch that wrapped around the Georgia and Taylor Street sides of the property, outdoor tables and chairs, and benches.

The Village Manager reported that neighboring jurisdictions with their own village hall include Somerset, Chevy Chase Village and Garrett Park. Martin’s Additions rents a space above the shops on Brookville Road that includes a large office for their village manager and assistant manager and some room for community meetings. The Town of Chevy Chase uses space in the Jane E. Lawton Community Recreation Center (a Montgomery County property within their borders) for their offices.

The Village Manager reported that prior to the meeting the Council received 48 comments from residents, some of which were on behalf of more than one resident. Approximately 70 percent were supportive, 20 percent were opposed, and 10 percent raised issues or asked questions without specifically expressing support or opposition.

In the emailed comments and at the meeting, the primary objections centered on cost (including acquisition and construction, as well as ongoing costs), traffic and parking, and noise issues. The supportive comments focused on the advantages of having our own community facility to bring further cohesion to the community, offices for the village manager, a place where we could expand the kinds of community-based activities we have now year round.

Financial issues. At the moment, Section 3 has approximately \$4.4 million in the bank, of which \$1.3 is set aside for capital improvements. A current priority for capital investment is improvement of street lighting throughout the neighborhood, which is currently anticipated to cost approximately \$600,000. Our operating budget for the next fiscal year anticipates approximately \$617,000 in revenue, and approximately \$466,000 in expenses, leaving a FY 19-20 surplus of \$151,000. (See April 2019 *News & Views*.) Even after the street lighting project, we anticipate having approximately \$3.8 million in reserves. We have managed our funds very conservatively over the years, and any investment in additional community space would still leave the Village with significant reserves. As a tax exempt government entity, the Village would not have to pay property, transfer or recordation taxes for any new property.

The property at 3602 Taylor is currently listed at \$899,000, a

COMMUNITY USE SPACE, CONTINUED ON PAGE 4

COMMUNITY USE SPACE, CONTINUED FROM PAGE 4

price all agree is well-above market. The Council has been advised that Comparables for an unimproved lot in our area run in the \$700,000s. In light of the comments and questions to date, the Council will investigate further what a possible bid price might be, as well as penciling out an estimate of construction and operating costs (e.g., utilities, insurance, indoor and outdoor maintenance) for a facility. In response to resident questions, the Council will also estimate the financial impact of one fewer household's contribution to the tax base. **The Council does not intend to take any action other than gathering information unless and until it and the entire community has more information on the key questions of costs, impact, and alternatives and has community feedback.**

Traffic and parking. Another area of concern is parking. Some neighbors in the Taylor/Georgia area have no driveway or more cars than they have driveway, and concerns were expressed about current on-street parking by nonresidents who work or shop at the Brookville Road businesses. Some attendees stated that any additional pressure would be difficult for them unless we put parking restrictions in place. It is the Council's hope that just as people walk to the Gazebo Park, they would walk to evening events might well be able to use the parking areas next to and behind the shops on Brookville Road if the property owner would allow it.

Noise and non-residential usage. Meeting attendees also discussed the effects of non-residential usage of within an otherwise residential area, including the effects of noise. Some attendees were opposed to any Village Hall at 3602 Taylor on this ground, while others indicated that they thought this could be managed. Noise and potential disruption are a key issue for further discussion, as is

understanding the current experience of those residents who live near Gazebo Park and CCUMC.

One of the residents at the meeting suggested that another site for the proposed Village Hall might be the house for sale at 3706 Spring Street, near the Gazebo Park, which might be renovated to create a Village Hall. It might be possible to pursue the idea of a Village Hall on another property within the community.

The Council agreed to try and answer the questions raised and report back to the community. Some of the difficulties and questions at the meeting raised could not be answered because the Council wanted to get a sense of the community before proceeding. They committed to get as many of the financial questions answered as possible.

It was suggested that a good thing to do would be to create a survey not only in response to the concept of a possible Village Hall. Those attending the meeting suggested that the survey be expanded to ask the community what they might like to do in terms of a project that would benefit the community—create a garden park, a community pool and pool house, a tennis court, maintain the status quo, other services or events, or some other ideas.

Some of the questions raised are answered above, more will be explored. In the meantime, if you have thoughts—about a village hall or other amenity we could create—please do not hesitate to reach out to the Village Manager and Council members. (See page 1 for contact information.)

VARIANCE REQUESTS

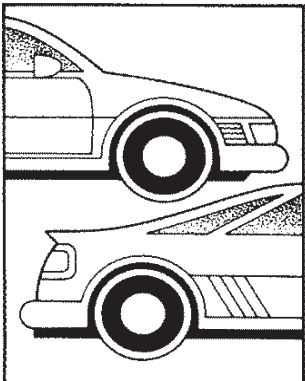
Julia Hawley of 7105 Fulton Street is requesting a variance to construct a new garage which will intrude 12.4' into the 20' rear yard setback.

The **Vale family** of 7103 Florida Street is requesting the following two variances with regard to the proposed renovation of their house: the first to add a bay window which will project 2' into the 30' front yard setback, and the second to reconfigure their front entry by constructing new steps to grade and an awning which will intrude a maximum of 7' into the 30' front yard setback.

The **Howells** of 7103 Connecticut Avenue are requesting a variance to build a portico over their existing front stoop which will intrude 4' into the 30' front yard setback.

Barbara Scupi of 6802 Delaware Street is requesting a variance to construct an addition in the rear yard which will extend a maximum of 12'-9" and a minimum of 11'-10" into the 20' rear setback.

WARM WEATHER BRINGS UNWANTED THEFTS FROM CARS



Remember to lock your cars...this is the perfect weather for thieves to "toss" your car if it's not locked. Sadly, this is also the time when bicycles left carelessly on lawns and in unlocked garages seem to disappear. Make certain you remember to make Section 3 locked up so they don't bother trying anymore!



NEIGHBORHOOD NEWS

Mirabel Narvaiz, daughter of **Ric and Laura**, will be attending Lynn University in Boca Raton this fall. Brother **John** is in nearby Winter Park attending Rollins College. Looks like there will be lots of Narvaiz excursions to Florida next year!

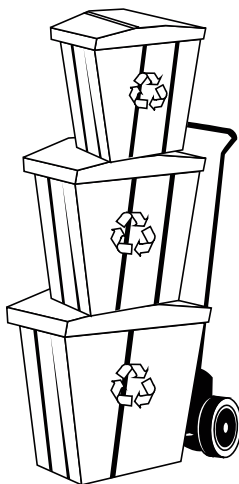
Welcome to **Ben Weinstein and Gina Masi** are moving from DC into 3625 Raymond Street. Gina is in museum work downtown and Ben is with HHS.

RECYCLING No-Nos

Section 3 uses Montgomery County for its recycling. We recycle paper in one bin and plastics, glass and metal in another bin. Our contractor picks up each category separately. It's good to just review some of the items you should NOT put into those bins. **NO PLASTIC BAGS PLEASE!** The plastic gums up the equipment used by the county to sort your recycling...please don't put them in either container. Similarly, don't put lithium batteries or electronics in the recycling. No styrofoam or polystyrene containers (labeled #6 PS on the bottom). Glass and plastic bottles should be rinsed out, labels are okay, remove lids and caps. They can be recycled, too. Aerosol cans are okay but NOT those that contained automotive or hazardous products.

When you recycle paper and cardboard, don't put them in plastic bags. You can use frozen food boxes, fruit and produce boxes and clean dry paper (nothing soggy with food debris).

The County's Transfer Station near Shady Grove Road will take bulky rigid plastics, scrap metal, tires, textiles, antifreeze and motor oil, automotive batteries, construction materials, computers, old paint, televisions and electronic items.



BLOOD DRIVE SLATED FOR SEPTEMBER 12; SAVE THE DATE

The Section 3 Council has arranged for the Red Cross to come to our community on September 12 from 3:00 to 7:00 p.m. for a blood drive in memory of the late **Ken Harney** who died on May 23 of Acute Myeloid Leukemia. On his death, Ken's family received many condolence notes asking if there was anything they could do for the family. Throughout Ken's illness he received countless blood transfusions from total strangers who donated their blood to help sustain him. Though his form of leukemia is rare, there are so many people with blood diseases requiring transfusions that the family felt there was no better way to "pay it forward" than to help return the kindness by donating blood in his memory. If blood donation is not possible, they simply asked that you find another way to make another person's life a little better. Through more than four decades of writing his weekly column for *The Washington Post*, Ken worked to help and improve the lives of his readers. For his family, the blood drive which had been initiated and organized by the Council is a wonderful way to pay it forward for so many people in need.

You may have thought about giving blood before but perhaps never followed through on it. Now is your chance. Save the date, plan on coming to CCUMC to donate blood September 12.

DID YOU KNOW?

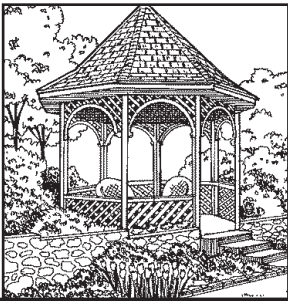
Effective July 1, 2019, K-12 student residents can ride any Ride On bus free by showing their school ID or Youth Cruiser SmarTrip card to the bus operator. What a perfect opportunity to get your tweens and teens used to using public transportation! Youth Cruiser SmarTrip cards can be obtained at any County library, the Silver Spring TRiPS store, the mobile commuter store, select schools, and the Treasury office, if you bring proper identification for the child. See www.RideOnBus.com for additional information on the Kids Ride Free program.

In Summer 2019, you must show the bus operator either a Youth Cruiser SmarTrip® card, or a valid school ID (acceptable through September.) Effective October 1, all student riders must use the Youth Cruiser SmarTrip® Card for free rides.

July 1 through September 30 is the transition period for all Youth riders to obtain and use the Youth Cruiser SmarTrip® Card. Children under 5 must be accompanied by a parent or guardian. • All children ride at the discretion of their parents or guardians.



SECTION 3 VILLAGE OF CHEVY CHASE
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SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

JULY 2019



JULY WELCOME NEIGHBORS BBQ SLATED FOR JULY 11

Summer and barbeques go hand in hand. Every year we ask all the new neighbors to join us for a good old fashioned barbeque around the Gazebo Park. Rocklands BBQ caters the event and we have delicious ribs and chicken, and all the sides that come with it along with delicious corn bread made by the firm.

Please join us at the Gazebo Park on Thursday, July 11 from 6:00 to 8:30 p.m. for a wonderful opportunity to meet new neighbors and reconnect with old ones. Name tags are a must to be fed, of course, and look for the new neighbors wearing welcome leis around their necks. Rain date is July 18, same times, same place.