

SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

JUNE 2011

CALENDAR

MONDAY, JUNE 7

Street sweeping (weather permitting)
No parking on Section 3 streets

WEDNESDAY, JUNE 8

Council Meeting
7:45 p.m. CCUMC Room 109

THURSDAY, JUNE 9

Deadline for Wine Tasting reservations and \$\$

SUNDAY, JUNE 12

Wine Tasting Event, 7:00 p.m.

WEDNESDAY, JULY 6

Bulk trash pick-up, curbside

WEDNESDAY, JULY 13

Council Meeting
7:45 p.m. CCUMC Room 109

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

BILL BROWNLEE

Chairman
(301) 652-6351
whbrownlee@aol.com

CAROLYN GREIS

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

DONNA HARMON

Secretary
(301) 654-9444
zdharmon@verizon.net

DAVID OHRENSTEIN

Treasurer
(301) 986-8403
dohrenstein@aol.com

NATASHA SAIFEE

Vice Chair
(240) 497-1889
natasha.saifee@verizon.net

ANDY LEON HARNEY

Village Manager
(301) 656-9117
(301) 907-9052 Fax
villagemanager@chevychasesection3.org

ANNUAL MEETING DISCUSSION ABOUT ZONING REFORM & CHEVY CHASE LAKE SECTOR PLAN

Chevy Chase Board of Managers member Pat Baptiste outlined for Section 3 residents two upcoming developments which will have a direct and significant impact on our community: the development of a revised set of zoning rules for the County by the Park and Planning Commission staff and the development of an updated Chevy Chase Lake Sector Plan.

Baptiste pointed out that the zoning reform is an attempt to avoid the many "footnotes" and complicated exceptions and revisions that exist in the current code. She cautioned that some of the new thinking regarding zoning reform might result in unintended consequences for many Montgomery County communities. The most challenging development on the zoning reform front, she noted, has already been adopted for the White Flint area where a new designation, the "CR" zone, allows developers not only to put together mixed uses in high rise buildings (commercial and residential), but also permits them to decide the balance between the two uses based on market conditions. On its face, this sounds like a more flexible way to deal with planning and avoid "see through" (empty) buildings during economic downturns. But Baptiste pointed out that the demands on the infrastructure, on education planning, on traffic, on parking provisions, for example, are very different for buildings that are largely residential versus buildings that are more commercial. Without being able to pin down these uses in a master plan, without fully understanding the implications of a CR zone, communities could suddenly find themselves with more children than they can handle in the schools, more traffic than they can handle on nearby roads, and an untenable situation for which planning is not possible. A similar zone has been proposed for Kensington, where they are busy "tweaking" it to deal with future planning concerns and in Takoma Park, where they are also looking to alter the original proposed CR zone in various ways. Very likely, a CR zone will be proposed for the Chevy Chase Lake Sector plan.

At the moment, the planning staff has taken in ideas from the community and at the same time, on April 27th, the Chevy Chase Land Company, the largest land-holder in the Chevy Chase Lake neighborhood, has developed its own plan. The planning staff plan will be revealed on line in early June and will be found at www.montgomeryplanning.org. The Chevy Chase Land Company plan calls for high densities, based on the fact that the entire area is being developed around the Purple Line, a transportation oriented development. The Land Company plan calls for 4 story buildings where the parking lot for Starbucks, etc now exists. The

CONTINUED ON PAGE 4

**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 took the opportunity to review the past year's accomplishments at the annual meeting. Chairman **Bill Brownlee** discussed the year in review, pointing out that it had been a relatively quiet year compared to others in that we were challenged by fewer snow storms, despite the fact that we still had to have the "chipper" come through for some snow damage. He noted that adding a town arborist to our group of consultants had been a real plus in that we arranged to have many of our street trees trimmed back in the fall so that we didn't suffer much storm damage when the winter came upon us. We also introduced the "arborist for a day" program whereby residents could get advice about trees on their own property.

Another helpful consultant over the past year has been our consulting civil engineer, Bill Bissell who has assisted us with stormwater drainage issues throughout the community and most recently came up with a solution to resolve the muddy mess in the park via a "swell swale" of river rocks, installed by our landscape contractors.

Brownlee noted that we have been working hard with WSSC to resolve the problems of a leaky antique valve at the intersection of Bradley Lane and Brookville Road, and that we have also worked with State Highway both on the milling and paving which is soon to start on Brookville, and on the replacement of a good deal of sidewalk on Connecticut Avenue. He also noted that we have installed a new sidewalk on Section 3 property on Bradley Lane which now connects Brookville Road and Georgia Street, making it possible to walk on sidewalks throughout Section 3 except on the section of Bradley Lane where no public sidewalk space was reserved when the lots were first subdivided.

Mr. Brownlee noted that in terms of legal issues, the two key areas of activity were the effort to limit the expansion of the day-care center on Connecticut Avenue, and our efforts to try and get more community-friendly legislation passed in Annapolis to allow us to install our own lights on poles. While we were successful in convincing the hearing examiner to deny the daycare expansion, we were not successful in getting legislation passed that would allow us to define what costs should be considered when municipalities bring an eminent domain action for a spot on street light poles. The next step will be to approach Pepco and request that they change some lights from sodium vapor to a better quality light which we purchase.

Council Vice Chair **Natasha Saifee** discussed the many activities that have brought Section 3 residents together over the course of the past year, from the Annual warm clothing and blanket drive around Thanksgiving to the Welcome New Neighbor's Party in July, the Party in the Park in September, the Seniors' brunch in November, the Holiday party in December, the "Everybody's Irish" party on St. Patty's day, the Easter Egg Hunt and Luncheon, our donation of \$1,000 for refreshments for the Chevy Chase @ Home free events, and of course the upcoming House Tour (May 22nd) and the upcoming Wine Tasting Event.

Saifee pointed out that living in Section 3 meant so much to the Saifee family that when they tried to find a larger home, their first choice was to find one in Section 3 and they will soon be moving to the house near the park formerly owned by Phil Eckert.

Another Council member to choose to stay in Section 3 was the next speaker, Council Secretary **Donna Harmon**, who pointed out that they too wanted to stay in the neighborhood and chose instead to tear down their old smaller home and build a new home on the same site. Harmon took some time to point out the many volunteers who help to make the events we hold so memorable, from all the parent monitors at various rides at the Party in the Park to the helpers who "hide" eggs and set up the tables for the Easter Egg Hunt and Luncheon. She took a special moment to thank **Ellen McKenney**, who welcomes every new neighbor to Section 3 with lots of good information, flowers, and some sort of special gift from the community. She also took a moment to thank the **Barry family** who have been so generous in allowing us to use their front yard for everything from the Welcome New Neighbors barbeque to the Easter Egg Hunt and Luncheon, to the Everybody's Irish Party—and most recently as hosts for the Annual House Tour. They are truly generous to the community—even fencing in only a portion of their yard so that the rest could be used for community events! Another family generous to the community is the **Wilson family** who every year decorates the park for the holidays. She also thanked the volunteers who served as Halloween Parade mascot and this year's Easter Bunny.

Finally, Harmon welcomed new neighbors **Susan Hamburger, Nasreen and Wassel El Masagheh**, the **Guessmann/Cameron** family.

Next up on the program was our Buildings and Roads representative, **Carolyn Greis**, who noted that while it seemed like a quiet time in terms of construction with only two new houses going up—one at 3821 Bradley Lane and the other the Harmons' new house on their old Florida Street site, there were three additions, three new or reconstructed driveways, 10 fences, three sheds, one deck/patio, and five demolition permits!

COUNCIL ACTIONS, CONTINUED ON PAGE 4

SECTION THREE VILLAGE OF CHEVY CHASE



Congrats to **Martin Steuart-Kret** on his graduation with honors from the College of Charleston with a dual major in Political Science and History and a minor in Geography.

CHEVY CHASE@ HOME

Chevy Chase @ Home will be sponsoring a fascinating "Meet and Mingle" event on Tuesday, June 7th on Memoir Writing by Wendi Kaplan, LCSW who has extensive experience in leading memoir workshops. On June 21st, Matthew Kelleher of Montgomery County Fire and Rescue will discuss "Staying Safe in Your Home: Avoiding Accidents and Being Prepared."

All events are held at the Chevy Chase Village Hall from 2 to 4 p.m.

CHEVY CHASE LIBRARY ACTIVITIES

The Chevy Chase Library's Non-Fiction Book Group will discuss *1776* by David McCullough at the Wednesday, June 8th meeting at 2:30 p.m. at the library.

The Jefferson Café at the library will take place on Friday, June 17th at 10:30 a.m. "Churchill on Science and Civilization" by Justin D. Lyons from the *New Atlantic*, Summer, 2010 will be discussed. Copies are available at the library.

On Saturday, June 18th, the Washington National Opera will present Hansel and Gretel, an opera workshop for children and their families. The program begins at 11:00 a.m.

Also on Saturday, June 18th, there will be an Ice Cream Social with entertainment by juggler David Sangillo. A program for all ages, it begins at 1:00 p.m. with free ice cream for Friends of the Library members and available at a nominal charge for all others.

The selection for Fiction, Memoir and Biography Book Group is *That Old Cape Magic* by Richard Russo. The session will take place on Wednesday, June 22 at 2:30 p.m.

On Saturday, June 25th, Mad Science of Washington will present Spectacular Science. The program best suited for children from kindergarten through grade 5 will begin at 11:00 a.m.

On Tuesday, June 28th, the Montgomery County Agricultural Fair will present pre-schoolers See a Farm Animal @ Your Library. The program begins at 10:30 a.m.

HOUSE AND GARDEN TOUR WEATHER PERFECT



Dark clouds seemed to lift just as the Annual Section 3 House and Garden Tour got underway on Sunday, May 22nd. Five homeowners

were gracious enough to open

their renovated homes and garden to the neighborhood. The re-configured **Barry** home delighted all who stopped by, with a new kitchen facing the rear, and a family room area where the garage used to be. From there, neighbors were fortunate enough to see the **Chernak** kitchen, a masterpiece of planning for efficiency, then on to the **Carter** family home with its now enclosed former porch making up a delightful new part of the house, from there on to the **Papadopoulos** garden, a veritable hidden oasis which boasts beautiful textures, lovely choices of plant material for both sun and shade. And finally, the **Fernandes/Shapiro** home with its elegant high ceilings and wonderful light airy family room addition which fits in so well with the house, one would never realize that it was an addition except for the big windows and doors opening onto the back yard.

A special thank you to all our hosts. They enjoyed the experience and the opportunity to share the pleasure of their homes and gardens with neighbors. And a special thank you to all those who attended and generously gave towels (close to 30 bath towels and lots and lots of hand and face towels) and hundreds of soaps, shampoos, conditioners and tooth care products. Shepherd's Table staff are most appreciative as this is the time when so many homeless folks come through just to take a shower there. Once again, Section 3 residents have shown themselves to be generous.

STREET CLEANING MONDAY, JUNE 6TH

Weather permitting, our landscape contractor, Chapel Valley Landscape Co. will be sweeping our streets on Monday, June 6th, so we ask that you NOT PARK on our streets if at all possible. We cannot thoroughly clean the streets if your cars are parked on them!

ANNUAL MEETING, CONTINUED FROM PAGE 1

commercial area facing Connecticut Avenue would have six story buildings. The bigger area of proposed development however, is across Connecticut Avenue, on the east side of the street. On either side of the new Purple Line, the Land Company proposes a 16 story and a 15 story building. Then on the street facing Coquelin Run, the unbuildable ravine which borders the new development, facing south, they propose six buildings ranging in height from 10 stories to 16 stories. On the other side of the Purple Line, in the area facing Chevy Chase Park, the walled development of luxury homes north of Manor Road, they propose a nine story building, three five-story buildings and one four-story building. Lining the area parallel to the Purple Line, on the other side of the row of six buildings (all but one of which is 13 stories or more) they propose a 15-story building, and several buildings ranging from 12 to 19-stories and none lower than four stories. In short, the Land Company proposes a small city just to our north. They propose 3,000 residential units, 200,000 square feet of retail space, a 150-room hotel and 900,000 square feet of office space, which they estimate would result in a total daytime population of about 9,600 people. Both the County planners and the Land Company, as well as the various community groups who have organized into the Connecticut Avenue Corridor Coalition are unified in their opposition to the area becoming a parking magnet for commuters—in short, no “kiss and ride” long term parking is envisioned by any of the players as this Sector plan takes shape, however, there is concern that there may not be sufficient parking for those of us who plan to use the area for convenience shopping and for those who would live and/or work there. Ms. Baptiste pointed out the impact this would have on our community and explained the process. Once the plan goes through the Planning Board (with public hearings), the whole proposed plan will go to the County Council (again with hearings) where decisions will take a political turn. She urged people to participate in the Connecticut Avenue Corridor Coalition, to follow the County Planning Board’s vision when it is revealed, and to participate in the public hearings when they occur.

Ms. Baptiste further explained that given uncertainty regarding whether the Purple Line will ultimately be approved, the County Council can approve a plan, but not “map” it, which means it would exist only on paper and not be implemented. Similarly, the Land Company already has a set of plans approved under existing zoning rules that would allow them to develop the area more intensely without expanding it to the levels evidenced in their Purple Line plans.

In short, in a condensed, cogent manner, Ms. Baptiste highlighted for us all the importance of keeping abreast of and becoming involved in the Chevy Chase Lake Sector Plan development as well as the revised zoning ordinance planning. We are grateful for her contributions to our understanding of these important issues.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

Greis also noted that the new requirement for providing a full boundary survey is now in place for any projects being built close to the building restriction line, but this hasn’t proved to be too onerous a requirement since the front two property corners have already been marked by Section 3 for every resident.

In terms of road and sidewalk maintenance, we have recently repaired a number of cracked or tripping hazards in the sidewalks. We put in the new sidewalk on Bradley and State Highway provided a number of our Connecticut Ave neighbors with new sidewalks and driveway aprons. She urged anyone planning a new project to check first with Section 3 to be certain of our restrictions, to see if they needed a permit, and to discuss their project before the planning gets too far advanced.

Last but not least on the agenda was a recap of the current fiscal year budget (FY 2010-2011) and a discussion of the proposed budget for the coming year (FY 2011-2012) with Council Treasurer **David Ohrenstein** taking the floor. For the current year, Ohrenstein explained that we budgeted very conservatively on the income side given current economic conditions, saved some money on items including landscaping, police patrols and waste collection through new contracts and minimized expensive street repairs. As a result, despite another challenging year with the economy and its impact on our revenues, we remain on budget in the current fiscal year and will probably end with a small surplus.

For the coming year, Ohrenstein explained the key budget categories and the reasoning behind each of the budgetary considerations. He noted that the proposed budget for next year was conservative given uncertainties on the income side yet we still anticipate a small surplus next year of about \$65,000.

The Council voted to adopt the FY 2011-2012 budget and voted to keep the property tax rate at two cents (\$.02) per \$100 assessed valuation) for real property and five cents (\$.05) per \$100 assessed valuation for personal property.

The only other Council business passed at the meeting was a side setback variance for the **Virbickas** family to intrude into the setback about 4’ on the south side of their home due to the unusual shape of their lot.

Volunteer vote counter **Anne Zehner** announced that all three Council members who were up for re-election, Carolyn Greis, Bill Brownlee and Natasha Saiffee all won with a record unanimous 32 votes per person.

The meeting adjourned at 9:30 p.m.

PLANNING AN ADDITION?

PUTTING IN A FENCE? A DECK?

THINKING OF INSTALLING A SUMP PUMP?

PUTTING IN A DRIVEWAY?

Before you get too far into your planning, please consult with our head of buildings and roads, **Carolyn Greis**—BEFORE you get a Montgomery County permit, before you spend money on plans...

Section 3 ordinances are sometimes at variance with the County's rules and regulations—we are often more stringent in our requirements, so please, ask questions up front to save problems down the road.



PEPCO TO INSTALL SMART METERS IN JUNE

Pepco will be installing smart meters on all residential properties beginning this June. The meters will help you better understand your usage (your bills will change to reflect that usage) and more importantly, the meters will allow Pepco to know without a phone call, where there are out-ages and how extensive they are.

Most homes already have meters on the outside of the house, so you are not required to let someone in. The Pepco employees will be wearing tan uniforms and if you have any question, you can first check their ID and contact Pepco prior to letting them into your home if necessary. Pepco should be alerting everyone that this change is will be occurring on their monthly bills.

JUNE 12TH WINE TASTING EVENT

MARK YOUR CALENDARS NOW FOR THIS YEAR'S SPECIAL WINE TASTING EVENT.



Here's how it works, three Section 3 families volunteer to host a traveling wine tasting party. All participants pay \$15 a head and bring their own wine glasses and walk from one house to the next all the while getting to know their neighbors over a taste of wine.

This year, we are going to try three different sparkling wines, followed by three different white wines and ending with three different red wines. All the wines are \$15 and under and the event is designed to familiarize everyone with wines they can easily buy for everyday use or for entertaining.

This year's hosts are the **Corbetts**, the **Saifees**, and the **Shannons**.

So line up your sitters now. The event begins at 7:00 p.m. sharp Sign up below, the deadline is real because we have to purchase the wine before the event and we need to know how many will be attending.

YES!

SIGN ME/US UP FOR THE 2011 SECTION 3 WINE TASTING EVENT!

Name(s) _____

Enclosed please find a check made out to Section 3 of the Village of Chevy Chase for

\$15 \$30 (circle one)

**Deadline for sending in your sign up fee:
Thursday, June 9th!**

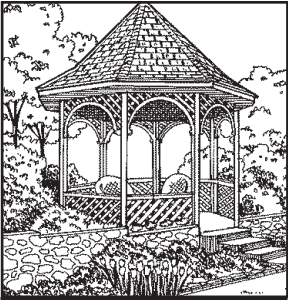
**Send to or drop off checks at
Village Manager,
3801 Bradley Lane
Chevy Chase, MD 20815**



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

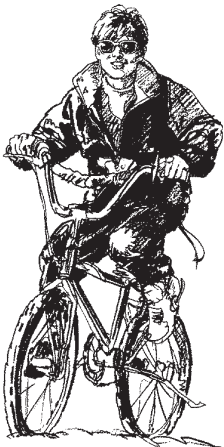
Chevy Chase, MD 20815



SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

JUNE 2011



SCHOOL WILL BE OUT SOON. MANY OF OUR CHILDREN WILL BE AT HOME AND AT PLAY. PLEASE DRIVE CAREFULLY ON SECTION STREETS.

IF YOU ARE A BIKE RIDER—YOUNG OR OLD, PLEASE REMEMBER YOU ONLY HAVE ONE HEAD AND PUT A HELMET ON IT. REMEMBER TO DRIVE RESPONSIBLY ON A BIKE...OR IN A CAR!