

**SECTION THREE**  
**VILLAGE OF**  
**CHEVY CHASE**

# News & Views

MARCH 2019

## CALENDAR

**WEDNESDAY, MARCH 6**

**1st Bulk Trash Day of 2019!**

**Curbside pick-up**

**WEDNESDAY, MARCH 13**

**Council Meeting**

**CCUMC Room 107, 7:45 p.m.**

**SUNDAY, MARCH 17**

**Everybody's Irish Party**

**Gazebo Park**

**5:30 to 7:30 p.m.**



**SUNDAY, MARCH 24**

**5:00 p.m. Deadline for Council Candidates'**

**250-300 word submissions**

**WEDNESDAY, APRIL 3**

**Bulk Trash—Curbside Pickup**

**WEDNESDAY, APRIL 10**

**Council Meeting**

**CCUMC Room 107, 7:45 p.m.**

## VILLAGE COUNCIL

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

**BILL BROWNLEE**

Chairman

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**ANDY LEON**

**HARNEY**

Village Manager

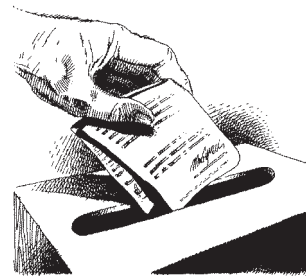
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## EVERYBODY'S IRISH PARTY MARCH 17

In Section 3, we welcome Spring with a 'bit 'o green'... we all celebrate St. Patty's Day by making everybody Irish on that day—at least for a little while! For those new to the community, every year we offer adult beverages from Ireland, along with water, wine and sodas. For children, we offer milk and juice boxes and for everyone all manner of "green" food in honor of the occasion: green eggs and ham, green bagels, guacamole and chips, strawberries dipped in green-dyed white chocolate, and even mini-corned beef sandwiches. So plan on coming by.... We'll have a tent and heaters if it's cold. There is no rain date for this event right on Fulton Street next to the Gazebo Park. Come join us from 5:30 to 7:30 p.m....it's fun for everyone.

## ELECTIONS COMING IN MAY



Each Council member serves for two year terms. For the sake of continuity of governance, we stagger those terms so that one year three members' terms are up and the next year the other two members's terms expire. Meetings are always the second Wednesday of every month except August when the Council doesn't meet. The Annual meeting and election is always the second Tuesday in May, as mandated by our

charter.

Anyone who is a Section 3 resident can run for office. The Council members' assignments are selected by the Council so residents elect individuals to be a Councilmember, not for a specific office.

This year the following Councilmember's terms are up: **Bill Brownlee, Susan Manning & Carolyn Greis**. All indicate they would like to continue to serve again, but that doesn't mean you can't run for office. If you would like to run, submit a 250-300 word statement about why you would like to run and your qualifications for office by 5:00 p.m. Sunday, March 24 by email or in person to the Village Manager.

Statements will be published in the April newsletter.

**DON'T FORGET TO LIST SECTION 3 OF THE  
VILLAGE OF CHEVY CHASE ON YOUR MARYLAND  
TAX RETURNS WITH CODE 1614.**

*\*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, February 13 in Room 107 of CCUMC. The meeting began at 7:50 p.m. All Council members except **Susan Manning** were present.

### PUBLIC SAFETY

While there have been no additional reports of break-ins to unlocked cars, the weather has not been hospitable and the Village Manager noted that as soon as it warms up there are likely to be more break-ins. The County has assigned a detective to the case but we've had no news about the perpetrators of the crime spree the weekend of January 5-6. County police have been patrolling our streets in the midnight to 6 a.m. shift and our patrolmen are also aware of the problem. The Council decided to develop a series of plans in the event that we are hit again with a high number of break-ins. In the meantime the Village Manager will be reminding people via email to lock their cars and we will be soliciting neighborhood teens who need Student Service Learning hours to put similar notices on car windshields when it gets a little warmer.

### BUILDINGS & ROADS

**Brendan Parets and Claire Carlin** came to the meeting to get a better understanding of the regulation for fences on corner lots, leading to a discussion of the differences in the County ordinance and Section 3's ordinance and why. The family wants to put up a fence to keep their dog contained and is concerned about the three foot height requirement 15 feet from the corner in each direction. Several options were discussed: angling an allowable 4' tall fence across the corner, using landscaping as a buffer, or applying for a variance. The couple is going to consider what to do next.

The Council Buildings and Roads representative Carolyn Greis reported that two building permits were issued for the construction of fences: one to the **Whatley-Brown** family of 3619 Spring Street for a fence in their rear yard, and a second to the **Horst/Ehsassi** family at 3702 Shepherd Street for a fence in their front yard on Spring Street (effectively their back yard) in conjunction with a variance issued for this purpose back on September 12, 2018.

The Council voted to approve the two variance requests submitted by **Alison Mandell** of 3614 Taylor Street: the first to construct a one-story addition which will intrude a maximum of 5' and a minimum of 1' into the 30' front yard setback on Fulton

Street, and a second to build exterior steps with a concrete landing pad which will extend 7'-0" into the 20' rear (east) setback. The Council voted to approve both variances. The Council also voted to approve the variance request submitted by the developer of the house at 6822 Delaware for a maximum 3' intrusion into the front yard setback on Shepherd Street for the construction of a chimney.

The lender/owner of the lot at 3602 Taylor Street reports that it is going to go on the market but as yet hasn't been priced.

Progress continues on the house at 3607 Spring Street. WSSC has partially repaired some of the work they did in front of the house but not opposite the house. The Village Manager is working with the agency to get them to complete the work. She is also going to talk to the builder about repairing the greenways damaged by trucks in and out of the site.

The Council adopted its permanent ordinance regarding small cell towers with the understanding that the state may override whatever we have done but that we are at least protected if someone comes through asking to install equipment as we have written standards in place. Apparently the state is now considering legislation with two bills in play: the major commercial players have a bill before the legislature which would allow very little local input and there is another bill diametrically opposed that would give us a great deal of discretion. There is no clear path or solution at this point. All Section 3 residents received a copy of the resolution and new ordinance via email. It's available from the Village Manager and will be posted on our website soon.

The Council discussed the proposed relaxation of Accessory Dwelling Unit legislation (ADUs) and agreed that allowing for separate units in the rear yard would be detrimental to our community. The Council agreed that the relaxation of the rules could have serious impact if people ended up building an accessory dwelling unit half the size of their primary home in the back yard, especially on stormwater drainage, open space, parking and other planning issues for the community. Short term rentals are not allowed in Section 3 but accessory dwelling units could be rented out. The Council agreed to have the Village Manager testify before the County Council against the proposed changes (see story this issue).

The Village Manager reported that this winter we had so much rainfall followed by several cold snaps that the sump pump outflow into the curb and gutter in a number of locations created dangerous ice patches. Snow Central was called in several times to apply salt just to those areas. Should we continue to have extra rainy conditions this year, the Council agreed we may need to pursue the additional installation of rain tanks in the greenways to capture the outflows before they hit the gutter. The Village Manager is working on next year's budget and will consult with

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## NEIGHBORHOOD NEWS

College acceptances are beginning to roll in. Please let us know your good news so we can share it with our neighbors and friends.

Welcome to **Aras and Elizabeth Holden** who moved into 6808 Georgia Street at the end of the month. Aras is in commercial real estate as the Vice President of Asset Management and Acquisitions at Broad Street Realty in Bethesda. Elizabeth works in gender equality policy as the Grassroots Advocacy Manager at the American Association of University Women (AAUW).

## DID YOU KNOW?

We are instituting a new feature in *News & Views*...if you know about a UNIQUE service or business in our area, share it with your neighbors by letting the Village Manager know about it. If it is appropriate and we have the space, we'll let you know.

Here are this month's "Did You Know" items:

Butchers' Alley at the west end of Bethesda Avenue offers **knife sharpening services**. It's \$6 per knife for blades 6" and under and \$1 an inch more for larger knives. It takes about a week.

The first Thursday of every month at LeBar at La Ferme Restaurant is **Thirsty Thursday**, an event organized by our own **Allison Mandell** where all beers are \$5.00, all wines by the glass discounted \$5, rails are \$8.00, calls are \$9.00, premium is \$10 and signature \$12.00 plus you get half off truffled fries \$7.00 and pop corn \$5.00. There is always a group of Section 3 neighbors there enjoying the company, the adult beverages and the food.

Let us know if you know of some unique services to share for future newsletters.

## LOCK YOUR CARS!

In the middle of the night of February 27, three cars on Bradley Lane were tossed and items taken and one car on Brookville Road nearby was tossed. An Audi was stolen from a driveway on Bradley Lane. The Chevy Chase Village Police and the County Police are investigating.

## SECTION 3 VILLAGE MANAGER TESTIFIES ON ACCESSORY DWELLING UNIT RULES

February 26 marked a public hearing at the county level for a Zoning Text amendment (ZTA 19-01) that would relax standards for having an accessory dwelling unit by allowing homeowners to build a separate dwelling unit in their yard up to 50 percent of the gross habitable floor area of the main house. It would also lessen the requirements for off street parking and allow for waivers regarding parking and abolishes the 300 foot limitation on the spacing of units in the community.

Imagine if in Section 3 a neighbor with a joint driveway decided to put in a separate accessory apartment in the back yard? The new proposal diminishes the rear setback to 12 feet and allows a hearing examiner to waive the parking requirement if he feels there should be enough on-street parking. There is a limited amount of open space already in our community and stormwater runoff is already a problem...imagine what it would be like?

This ZTA is a serious crack in the single family zoning that built communities like Section 3 and it is being promoted as a means to affordable housing, a seriously flawed argument.

Anyone spending the money to build an accessory dwelling unit on their property (estimated \$80-\$100 k) or an addition with an extensive accessory apartment included is going to want to make their money back quickly, not by charging "affordable" housing rates but rather market rate for this area. Promoting this use as an effort to provide more affordable housing is destroying single family zoning by stealth and could have a serious impact on the quality of life in all the down-county communities with R-60, R-90 and R-200 zoning.

The Section 3 Council discussed this proposal at the last Council meeting and agreed to have the Village Manager testify against its adoption. A number of other neighboring jurisdictions are just beginning to get information and for an opinion regarding this proposal. Somerset's Council too has adopted a position against it as has the Civic Federation of Montgomery County—Section 3 is a member. The County Executive has come out against the proposal.

Take a moment to google Montgomery County, MD ZTA 19-01 and read the proposal. Please take some time to write to members of the County Council expressing your views at [County.Council@montgomerycountymd.gov](mailto:County.Council@montgomerycountymd.gov)

## COUNCIL ACTIONS, CONTINUED FROM PAGE 2

some civil engineers about the most challenging locations and the cost of these improvements.

The Council is exploring ways to help manage the stormwater runoff challenges that neighbors have faced throughout the community. To get a better handle on the square footage of impervious surfaces we have on lots in Section 3, we have identified about two dozen properties and have hired our surveyors to measure these properties just to get a sense of the average amount of impervious surfaces we have and how we might best go about addressing the problem of runoff if it's possible. Neighbors whose properties have been picked for measurements will be sent a letter asking permission to measure those surfaces on their lots. The purpose is not to aim new regulations at any particular homeowner, but rather to get a better sense of what the coverages are in the community.

## FINANCIAL REPORT

The Village Manager has been looking for ways for the community to earn additional interest and reached out to our primary bank, M & T, first. All our accounts with this bank are collateralized. They have proposed a special "sweep" account that would invest in U.S. Treasuries and give us additional interest. We are having our attorney review the offering but it sounds like it may be a good alternative option.

The Council began discussing budget priorities for next year and agreed that we will need to address the storm drainage issues, particularly those sump pumps whose outflow might be captured by rain tanks in the greenways. We also discussed any additional road work that might need to be addressed. Finally, we are going to move up activity on getting new lighting installed at long last.

### THINKING OF BUILDING AN ADDITION? A FENCE, A PATIO?

You probably need a permit...before you get too far into your planning, consider talking to the Council's representative for Buildings and Roads so that you're on the right path. Boundary surveys are required for most efforts, drainage plans are often required, and finally, if you're building something, check first to find out if you have to get a permit and/or need a variance to do what you want to do!



## COMMUNITY & SOCIAL

The Council reviewed the January Section 3 "Get Together" at La Ferme. The event was even more successful than last year's gathering...in large part due to the snow storm which brought us all together. It was extremely well-attended (see story this issue). Any suggestions for ways to improve the event should be conveyed to any Council member or the Village Manager.

The Council agreed to sign a contract with Civic Plus to redesign our website to be certain it's ADA compliant and also make it easier to use with the addition of a calendar and a search engine. All of the current content will be moved to the new site once established, but it may be better organized.

The Village Manager reported on a luncheon with Councilmember Andrew Friedson and all the down-county municipalities in our district. There was a free and open discussion with emphasis on three areas: 1. Municipalities' role in the small cell tower permitting process; 2. The problems raised by the proposed new Zoning Text Amendment regarding Accessory Dwelling Units; and 3. Tax Duplication and reimbursement by the County for services provided by individual municipalities. The Village Manager has extended an invitation to Mr. Friedson to drive through Section 3 to see the problems our narrow streets and high density pose should the relaxed version of the Accessory Dwelling Unit proposal pass (see story this issue).

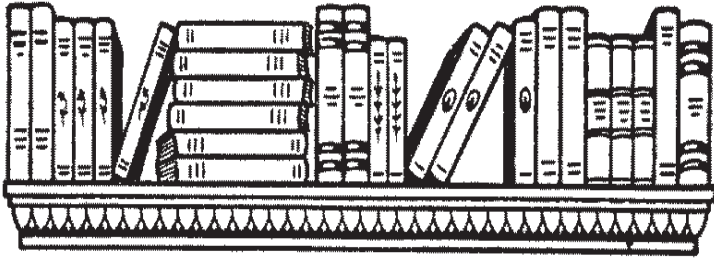
The Farmer's Market continues to draw fans as does the Crepes Parfait truck. The farmer's stock of veggies is dwindling and he has informed us that his last day will be March 9, weather permitting. He will return early next June and we expect to give him a warm welcome and invite everyone we know to patronize the Farmer's Market.

The Everybody's Irish event will take place on St. Patrick's Day as always...expect Irish adult beverages and lots of delicious green food (see story this issue)

The Village Manager will try to attract all our food trucks for Sunday, May 5 for the Spring Food Truck night. We hope to have the House Tour on May 19 and will soon start asking neighbors with fabulous new houses or new additions to participate. The Annual meeting is Tuesday, May 14 and the Party in the Park is early this year, Sunday September 15 with a rain date of the 22.

The meeting adjourned at 9:30 p.m.





## SPECIAL EVENTS AT THE CHEVY CHASE LIBRARY

We are fortunate to have a local library with a vibrant community outreach program with events for all ages and interests. Here are just a few of the many free offerings at the library this month...if you haven't taken advantage of these programs, consider giving it a try:

On Saturday, March 2 at 10:30 am, Handcrafters' Meetup: New on Saturdays once per month. Are you interested in learning a new handcraft or just gathering with other hand crafters for sharing ideas, patterns and good company? Then this group is for you! Sarah Stout, a lifetime artisan, will lead the gathering and share her extensive knowledge of all types of handcrafts. Light refreshments will be served. No registration necessary.

On Wednesdays, March 6 and 27 at 6:00 pm Teen Writers' Club: The Teen Writers' Clubs of the Maryland Writers' Association, a growing network of after-school writing programs for aspiring writers ages 11-17, is hosting a club at the Chevy Chase Library. The purpose of the Teen Writers' Clubs is to provide young writers with a safe and supportive meeting place where they can improve their skills under the guidance of writing mentors, get inspired by meeting guest authors, and make new friends with fellow young writers. The club will meet twice a month and will include a wide range of creative activities such as critiques, writing exercises, and talks by guest authors. The Maryland Writers' Association intends to publish an anthology of work from the teen writing clubs in 2019. Shelby Settles Harper will lead the Chevy Chase Library Teen Writers' Club. Shelby is a lawyer and citizen of the Caddo Nation of Oklahoma. She is an award-winning fiction author who has practiced law at both for-profit and non-profit entities, representing Indian tribes, individual Indians, women's rights issues, and other progressive causes. Her work can be found in Gargoyle Magazine #61, aaduna, Defying Gravity: An Anthology of Washington, DC Area Women, Divergent Voices Literary Magazine, Bethesda Magazine – First Place Fiction Winner, Outside In Literary and Travel Magazine,

Tinhouse (online blog), and So to Speak: a feminist journal of language and art. Shelby serves on the National Council for the Smithsonian Museum of American Indian. She lives with her family in Chevy Chase Town.

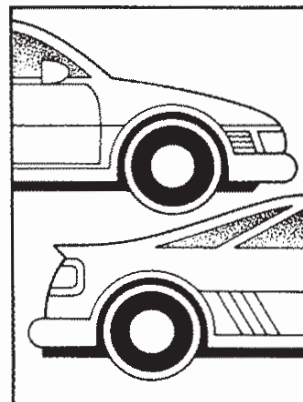
On Thursday, March 28 at 2:00 pm, My Final Wishes: 9 Things Every Senior Should Know About Funeral Planning: Join presenter Michelle Armstead to learn about the importance of funeral planning for and the successful handling of the various tasks that need to be addressed in doing so. No registration required.

## NEED SOME NEW RECIPES? TRY THE USED BOOK SALE

The B-CC Used Book Sale will include a huge selection of cookbooks, along with thousands of mysteries, biographies, young adult fiction and lots, lots more! Most books are priced between \$1 and \$3 and every cent funds programming and activities that benefit our students. <http://www.bccptsa.net/used-book-sale>

Shop with the sale, Saturday, March 9, 10:00 a.m.-5:00 p.m. and Sunday, March 10, 10:00 a.m.-3:00 p.m.

Be sure to also visit [www.bccmulch.com](http://www.bccmulch.com)—delivery dates are March 16 and 17! Order before March 7 to receive a \$.50 per bag discount (just \$6 per bag)



## MVA ON WHEELS SCHEDULE

Need to get your license renewed? Get new tags for your license plate?

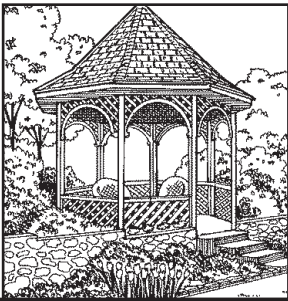
The MVA mobile office comes to Friendship Heights monthly at 4433 South Park Avenue (the Village of Friendship Heights Town

Hall) from 10:00 a.m. and 2:00 p.m. If you need any express services, they will be there March 25, April 22, May 20 and June 17.



## SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070  
Chevy Chase, MD 20815



**SECTION THREE**  
VILLAGE OF  
CHEVY CHASE

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# News & Views

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MARCH 2019

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## 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 improvements to their homes. Your 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.