

SECTION THREE
VILLAGE OF
CHEVY CHASE

News & Views

SEPTEMBER 2018

CALENDAR

TUESDAY, SEPTEMBER 4
First Day of Montgomery County Schools:
DRIVE SLOWLY PLEASE

WEDNESDAY, SEPTEMBER 5
Bulk Trash Pick-up, curbside

WEDNESDAY, SEPTEMBER 12
Council Meeting, 7:45 p.m. CCUMC Room 107

SUNDAY, SEPTEMBER 16
PARTY-IN-THE-PARK
4:00 to 7:00 p.m., Gazebo Park
(see story this issue)
Rain date: September 23, Same time, same place

SUNDAY, SEPTEMBER 30
Food Truck Night: Bring friends and family!
5:30- 7:30 p.m., Gazebo Park

WEDNESDAY, OCTOBER 3
Bulk Trash Pick-up, curbside

WEDNESDAY, OCTOBER 10
Council Meeting, 7:45 p.m. CCUMC, Room 107

VILLAGE COUNCIL

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PARTY IN THE PARK SEPTEMBER 16

The train, the big slide, the delicious dinner, the face paint lady...and of course, the cake walk! If you haven't been to a Section 3 Party in the Park, make this the one you attend. New neighbors, old friends, we all gather around the good food and fabulous company.

We will be contacting many of you to bake a cake (you can volunteer right now by contacting **Jen Roberti**) for the cakewalk, or let us know if you can spare some time to spot kids on the two big rides. We can't do this without lots of volunteers!

Plan on being there, Sunday, September 16 from 4:00 to 7:00 p.m. in Gazebo Park! So mark your calendars. (Rain date the following Sunday, same time, same place).



ACCESSORY APARTMENT CHANGES PROPOSED

The County Council has proposed changes in the Accessory Apartment rules that would make it possible in many parts of the County for single homes to be converted into a two family residence, even in some single family neighborhoods. The rule, as it now stands, is that applicants for a license to create an accessory apartment in their home must go before a hearing as the use is considered "conditional". Approval of that use requires that the property meet a series of standards. The standards include the fact that it cannot be any closer than 300 feet from another similar use, that there must be on-site parking, that the apartment itself must meet code standards (things like a certificate that the paint in the apartment is free of lead, that there are adequate egress windows, ceiling heights, access to the apartment, a kitchen designed to current code, smoke alarms, etc). All these requirements are costly to a potential accessory apartment owner.

The conditional use requires a sign to be posted giving neighbors adequate notice of the application and a hearing date where any concerns or objections can be voiced. The new ruling would require a sign notifying neighbors

ACCESSORY APARTMENTS, 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 met on Wednesday, July 11 at CCUMC Room 107. The meeting began at 7:55 p.m. All Council members were present except Mike Dietrich.

PUBLIC SAFETY

The village manager reported that we are waiting for a start date for the construction at Brookville Road and Taylor Street. The SHA construction manager for the job reported that they had just discovered on July 10 that there is a business dumping water into the storm drain that is to be moved so they have to trace it back and determine if they have the proper permits to do so and make arrangements to move that pipe if they do.

The Village Manager reported that we have asked D & F Construction, while they are in the neighborhood to improve the intersection of Taylor and Brookville for the State Highway Administration to tackle serious tripping hazards in our sidewalks. It was agreed that if the job went over budget, we would dip into our capital improvement fund to pay for the work being done. The Village Manager has gone through the entire community marking areas in need of repair however that list may grow as the work is being performed. D & F has a state and county contract, and we will piggy back on whichever contract has the lowest pricing for these repairs.

BUILDINGS & ROADS

Carolyn Greis, the Council's Buildings and Roads representative, reported that the **Horst-Ehsassi** family of 3702 Shepherd Street was issued a permit to build a new deck in their front yard on Spring Street (which functions as their rear yard) for which they received a variance at the previous June council meeting. The **Fuher** family of 6808 Delaware Street was issued a permit to use

VARIANCE REQUEST

The **Horst-Ehsassi** family of 3702 Shepherd Street has requested a variance to construct a 6'-0" fence along their property line in the front yard on Spring Street (which functions as a rear yard given that the house faces Shepherd Street) which is two feet taller than the fence allowed in this location per Section 3 building ordinances.

a PODS (temporary storage unit). The **Love-Bausenbachs** of 3621 Raymond Street were issued a permit to build a fence in their rear yard. The **Matan** family of 6817 Connecticut Avenue was issued a permit to construct an in-ground pool in their rear yard. The **Woo** family of 7107 Georgia Street received a permit to build a portico over their existing front stoop for which a variance was granted at the previous June council meeting.

The Council discussed at great length the variance requests submitted by the **Douoguih** family of Bradley Lane and the **Horst-Ehsassi** family of Shepherd Street, and in both instances the council voted unanimously to deny them. Neither the Douoguihs' request to enlarge a patio and surround it with a 6'-0" fence in the front yard setback on Bradley Lane nor the Horst-Ehsassi family's request to construct a 6'-0" fence along three property lines in their front yard on Spring Street were deemed to meet the necessary criteria established by village ordinances.

The Council also spent a good deal of time discussing the large number of variance requests that have been brought before them in the last five years or so, questioning the increase in number and considering the possible reasons why. The goal in considering this issue further would be to arrive at a reasonable and manageable, yet enforceable, set of ordinances that protect open space, recognize the increasingly difficult stormwater management issues we deal with and address the impact of evolving lifestyle changes, and the minimum square footage needed to achieve them, on building regulations. The Council hopes to explore this topic in a later meeting devoted to ordinance changes now being contemplated.

The Village Manager reported that the County passed small cell tower legislation in June and is contemplating more changes (both via zoning text amendments) this September. We have already shared our concerns about having no say in the location of small cell towers in our greenways because of the difficulty in turning on our narrow streets. These objections fell on deaf ears at the County Council level. We will again make an attempt have our voices heard this September when they hold hearings on the subject.

WSSC drilled holes for "test pits" and sampling at 12 locations within the community. They say it won't be until 2022 when they return to install new water lines on a number of our streets.

The Village Manager will be meeting with a civil engineer from CAS Engineering about two long-standing stormwater drainage issues, first at the corner of Bradley Lane and Brookville Road (Lake Bradley) and second, the open, deteriorated stormwater drainage ditch behind four or five homes on Raymond Street and one home on Georgia Street. It's hoped he can come up with some solutions for each of these nagging problems.

The Council discussed the continuing saga of 3602 Taylor

CONTINUED ON PAGE 4



NEIGHBORHOOD NEWS



AUGUST 4 WEDDING OF CHRISTINE VREM-YDSTIE & RYAN IMHOFF

After bruising rains all week, the skies parted, Fulton Street was transformed with a big tent, and the gazebo decorated with flowers and gauzy white curtains for a lovely outdoor wedding of one of our own, **Christina**, daughter of **Mary Jo Vrem** and **John Ydstie**.

The afternoon wedding took place in the Gazebo Park with the reception immediately following with a Tex-Mex food truck and another truck with hot dogs, truffle fries and roasted Brussels sprouts. The newlyweds honeymooned in Stockholm and the Swedish archipelago. Both bride and groom are actors in Chicago.

Thanks to all the neighbors for their cooperation in this endeavor. This is the second wedding held in the Gazebo Park but the first one for someone who grew up in the neighborhood.

EXTENSIVE SIDEWALK REPAIRS

Cracked sidewalks that pond ice in the winter and puddles in the spring...lifted sidewalk panels because of large tree roots, decayed and broken panels—most have been repaired throughout the community. For the first time in a number of years, we've tackled the hard stuff and in a matter of days, thanks to quick work by D & F Construction, we have lots of new concrete sidewalks. Thanks to everyone for their cooperation...it was often like running an obstacle course when construction was mid-progress!

The Village Manager has gone through the entire community marking areas in need of repair and residents were quick to reach out and note other sidewalk panels that were ponding, cracked or otherwise in need of replacement.

3602 TAYLOR STREET UPDATE

Some say it was divine intervention, others say "we told them so"...and we did. We informed the County with a letter from our town arborist over a year ago that the tree



which fell on the house at 3602 Taylor Street was going to fall...and it did. The very day that the landscapers were cutting the grass due to a County citation (their second), they narrowly escaped the giant falling limb which fell on the house but happily, hurt no one.

The lender, Jeffrey Levin of Specialty Lending Group in Greenbelt, has been given 10 days from August 16 to remove the dangerous tree. As you read this, the tree has been removed.

The lender has also applied for a demolition permit from the County and we await its processing. Should Mr. Levin not act on the house removal, the Council is prepared to take additional enforcement actions as is the County. It is hoped that by mid-September, approximately two years after the construction began, we will have a new and much more hopeful chapter for the future of 3602 Taylor Street. For all concerned, it has been a frustrating process.

ACCESSORY APTS, CONTINUED FROM PAGE 1

of an application, but no public hearing.

Under the new proposal, sponsored by Councilmembers Reimer, Floreen, Leventhal and Berliner, the conditional use (requiring a hearing) would be changed to “limited” use... meaning anyone could pay for and create an accessory apartment in their home. In single family zones designated RNC, R-60 (like ours), R-90 zones, the 300 foot separation requirement is retained but a hearing examiner can override that restriction and also provided a waiver if on-site parking is not available. The hearing examiner determines if there is adequate on-street parking available. If neighbors objected, they could file with the District Court of Maryland...a process that would allow the accessory apartment to continue if a license were granted, until the case was resolved.

Section 3 is the third most densely populated community in the County (Martins Additions, Takoma Park and Section 3) losing the ability to have a voice in a hearing would be a serious setback. The new liberalization of the use would mean that a resident could go to great expense to prepare an in-home accessory apartment only to discover that they were closer than 300’ or that the parking they hoped would be on-street parking could not get a waiver because of our already crowded streets. Or if they did get a waiver, and the community or neighbors objected, legal expense would be incurred to take the owner to court. All very messy, all avoidable under the current conditional use hearing process.

There is also concern that while we have banned air b and b type short-term rentals in Section 3, these more readily available accessory apartments could be another vehicle for offering short term rentals without having to pay one of the online reservation services or the County. The apartment would be licensed but would not be obliged to reveal the length of stays of their tenants. There does not seem to be any County provision to prohibit that use if an apartment is licensed. Further, it means our planning for everything from trash collection volume to our annual budget could be thrown off by a potential rush to the more easily approved accessory apartment.

On a broader scale, it means that the County too would face challenges regarding planning for school populations and other services. The reason for the proposed liberalization of the rules seems to be a desire to provide more affordable housing in existing neighborhoods. No data to support the demand for liberalization of these rules has been presented. A hearing will take place on Sept. 11th and Section 3 intends to voice our concerns about this loosening of restrictions.

We will continue to keep residents informed of this proposal by four members of the County Council, three of whom will be out of office in November.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

Street and its likely resolution (see story this issue).

FINANCIAL REPORT

The Village Manager provided a summary of FY17-18 and the first month’s report for FY 18-19. The new auditor, Lindsey & Associates, has begun work on the audit. The Village Manager is gathering materials to hand over to them.

COMMUNITY & SOCIAL

The Council discussed a proposal by one of the residents to hold a charity 3K run through the community this fall. After much discussion, it was decided that such a run would be potentially dangerous to the runners as neighbors went about their regular Saturday errands and that the effort might be construed as partisan as well. With that in mind, the Council decided that such an event would be interpreted as a Section 3 sponsored event and that regardless, we would be liable should anyone get hit by a car. The result was a suggestion that the resident look elsewhere to hold such an event.

The Council discussed assignments for Council members at the bar for the Welcome New Neighbors Event. The Village Manager reported the caterer, the ice cream man, the rental company and the beverage supplier were all set up. This year we decided to rent a port-a-potty for the occasion as well.

The Party in the Park is early this year, September 16... plans are in hand to make it a success.

The meeting adjourned at 9:20 p.m.

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!

SECTION 3 GETS READY FOR SCHOOL TO START

BROOKVILLE & TAYLOR INTERSECTION

Five years after we first brought the problem of drivers on Brookville Road blowing through the stop sign at Taylor Street, we finally have a new and improved intersection where the stop signs are truly visible. With the help of State funding, a sympathetic engineering staff at the State Highway Administration, some help from our State legislators and a lot of nagging---we got it done! The cross walk is better marked, there is a place for bikes, the sidewalk is wider, and the stop signs are visible.

Special thanks to the **Galvagna** family who let us put part of the sidewalk in their front yard so the stop sign is more visible and thanks to the folks on the last block of Taylor Street who endured heavy equipment parked on their block for a few weeks.

SIGNPOSTS AND STREET MARKINGS

Our contractor, FSM, has been out in the community righting crooked street signs, painting additional curb yellow and putting in proper stop bars and chevrons.

Our arborist has also cut away tree limbs to make signage more visible throughout the community.

TELEPHONE SERVICE TO CHECK ON WELL-BEING OF OLDER MARYLANDERS

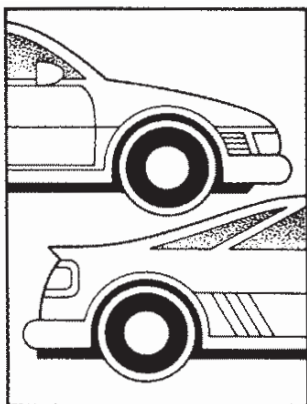
Maryland is the first state in the country to start a free, opt-in, telephonic service, called Senior Call Check, to check daily on Maryland's older residents who register for the program. Any Maryland resident 65 years of age or older who has a landline or cell phone can sign up.

Here's how it works. Every day an automated telephone call is made to the participant at a regularly scheduled time between 8:00 am and 4:00 pm that is as close as possible to the one-hour time block selected by the participant.

If the participant doesn't answer the first call, two later, successive calls are made. If those calls also go unanswered, a call is made to notify the alternative person chosen by the participant. That person will be encouraged to check on the older adult program participant.

Note that Senior Call Check does not function like other alert or distress systems that provide live operator responses and/or call 911 for you.

The Senior Call Check website has an informative FAQ section that addresses other issues. You can register for the program by calling (800) 243-3425.



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 September 24, October 29, November 26 and December 17.

NEW NEIGHBORHOOD DIRECTORY IN THE WORKS

Don't have a land line anymore?

We'd love it if you'd share your cell phone with us...

New baby in the house? Remind us!

Older children have moved out? Let us know...

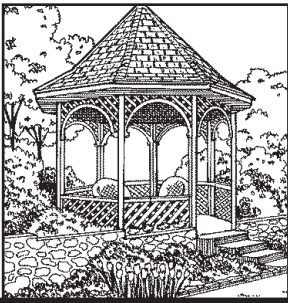
We're working on a new directory , help us by letting the Village Manager know if you have updates...



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, MD 20815



**SECTION THREE
VILLAGE OF
CHEVY CHASE**

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**DRIVE SAFELY....
SCHOOL IS BACK IN SESSION**

