

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

NOVEMBER 2012

CALENDAR

WEDNESDAY, NOVEMBER 7
Bulk Trash Pick-up, curbside

SATURDAY, NOVEMBER 10
Seniors' Brunch
Chevy Chase Village Hall
11 a.m. to 12:30 p.m.
RSVP (see story this issue)

WEDNESDAY, NOVEMBER 14
Council Meeting
7:45 p.m., CCUMC Room 107

SUNDAY, NOVEMBER 18
Deadline for donations of Warm Clothing and
Blankets for those less fortunate (see story this issue)

WEDNESDAY, DECEMBER 5
LAST BULK TRASH UNTIL MARCH 2013
Curbside pickup

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

ANNUAL WARM CLOTHING AND BLANKET DRIVE BEGINS

Each year, prior to Thanksgiving, Section 3 residents open their closets and drawers and sort through their belongings looking for gently used warm clothing and blankets to donate to Martha's Table. The drive is in memory of a former resident, Bill Prigg, who for years drove downtown and delivered blankets to the homeless on heating grates and sidewalks and then later, devoted hours to volunteering at Martha's Table to help the homeless. Unlike many charities like Goodwill, etc., all the items you donate go to the poor, not to kids from the suburbs looking for cool retro clothing! Clients of "Martha's Outfitters" must qualify to use their shop and must pay a dollar a visit to "purchase" anything in the shop that they need.



So take a moment to go through your closets and drawers and weed out items that your family may have outgrown that might well serve others—from infants to adults, warm clothing as well as blankets are welcome along with socks, gloves, mittens, warm hats and even gently used shoes. Drop off locations include the former Prigg residence, the **Williams/Dorsey** home at 3619 Shepherd Street and the Village Manager's home at 3801 Bradley Lane. Just drop off your donations on either front porch by Sunday, November 18th. The clothing will be sorted and delivered to Martha's Table before Thanksgiving.

Each year we take between two and three carloads of clothing, a testament to the generosity of our community.

HALLOWEEN PARTY LED BY SPIDERMAN

Spiderman led the parade up Shepherd Street from Gazebo Park to the Methodist Church where ghosts and goblins feasted on pizza, eyeballs (grapes) and fingers (carrots). About 150 parents and children enjoyed a quick meal before heading out to trick or treat. Special thanks to **Kelley Derrick** for helping with the decorations, to **Judy Corbett** and **Mickey Grossblatt** for helping to serve pizza and **Marion Robertson** for helping to hand out the Halloween safety bracelets. And special thanks to **John Mimikakis** for helping Spiderman lead the crowd!

Aside from the excitement of the event for the little ones, the costumes worn by the parents were amazing!

VILLAGE COUNCIL

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**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, October 10 in room 107 of the Chevy Chase United Methodist Church. All Council members were present. The meeting began at 8 p.m.

The Council approved the minutes of the September meeting as published in the newsletter.

PUBLIC SAFETY ISSUES

The police patrols continue to monitor public safety and also catch those who don't obey our stop signs. Our officer Brian Merryman was assisting a driver on Shepherd Street with a flat tire when the emergency brake gave way and the car rolled over his leg. He completed the tire change, but was advised by the Village Manager to go to the emergency room where it was found that he had a crush injury which required some rest and a few days on crutches. The Village Manager received a lovely note of thanks from the woman whose tire he changed and the officer is now fully recovered.

There have been several bicycle thefts in the area of Raymond and Georgia Streets. The Town of Chevy Chase and Chevy Chase Village have experienced lots of thefts from unlocked automobiles, so much so that the Village is setting up a decoy car to try and catch the thieves.

The Council discussed the problem of landscape contractors parking in the first block of Raymond Street making it impossible for school buses to pass. The Village Manager consulted with the residents of that block and the consensus was that we may need to establish permit parking for certain hours of the day in that one block. Of course, all residents would receive permits. Another idea was to simply make certain that all the landscape contractors were not parked during the peak bus hours.

BUILDINGS AND ROADS

There is considerable building activity and plans for the future in Section 3. The **Woo family**, owners of 7107 Georgia Street, have applied for a permit to build a second story addition to their rental home. The **Saifee** porch at 6813 Florida Street is well underway. The **Howard family** of Taylor Street has begun the demolition of their existing garage to make way for the construction of a guest house and new garage. The **Dittersdorf** rear addition is also underway at 6820 Delaware Street. The **Carstens-Trenor family's** basement improvements and driveway expansion at 7004 Florida Street continues. The **Chaturvedi/Clark** family

also of Florida Street has put in new fencing. **Clare Wolfowitz** of Shepherd Street has plans to take down her old garage and put up a small shed. The **Scheckells/Dioguards** of Spring Street are in the process of getting a permit for their new fence.

The new park benches have been ordered. One will go on Connecticut Avenue north of Raymond Street by the bus stop there, the other will replace a deteriorating bench in the Gazebo Park on the Spring Street side of the park. The benches inside the Gazebo need repair; the Village Manager is going to order parts from the kit firm manufacturing the gazebo kit.

The electrical service consultant's report is complete and just as we were ready to sit down with Pepco, the utility came through and improved more secondary lines and announced that they plan to replace older secondary lines on Georgia Street between Shepherd and Bradley Lanes. As soon as that work and other promised work is completed and the firm recovers from existing storm damage, we will sit down with them and our engineers to see about finishing up necessary improvements.

The Village Manager discussed the problems of the Accessory Apartment Zoning Text Amendment (see story this issue).

The Village Manager presented the Council with the testimony to be given at the Chevy Chase Lake Sector plan hearing on behalf of Section 3 residents and discussed it with the Council.

Pepco has completed most of the tree work it asked permission to tackle. Their arborist found two additional trees which may need to be removed and we are consulting other arborists and the homeowners to be certain that the trees indeed need to be removed. The shade tree planting program closes October 15th and the trees will be planted in late October or mid November. The Village Manager is working with Stadler Nursery on this project.

The storm drain and outlet at the no outlet portion of Delaware Street has been replaced by the County and so has the fence that defined the end of the street. New plantings will need to be put in the space to make that area less barren.

The Village Manager and the Buildings and Roads Representative have to review the greenways subject to the most extensive damage to get an estimate about improving them with a special sub-surface grid that will support fire trucks, school buses and ups trucks so that sod can be planted on the top and ruts stop being a problem. Then estimates will be solicited for their repair.

The Council agreed to return escrow amounts for the house construction project on Bradley Lane and also to the Virbickas family on Fulton Street as the work is finished and the roadway was not damaged.

The **Scheck family** is reviewing the license to use a sliver of Section 3 owned property that was once reserved for a right turn

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Who knew **Christo Doyle** had a thing for shoes? The award winning producer and Vice President at the Discovery Channel was featured as a style trend-setter in the September issue of *Washingtonian*. The Brookville Road neighbor dreamed up American Chopper and Jesse James:Outlaw Garage and is host of Gold Rush: Aftershow. Congrats Christo on being named one of 15 style setters named by *Washingtonians'* most fashionable people!

'SENIORS' BRUNCH TO TAKE PLACE NOVEMBER 10

The annual get together of our Seniors for a brunch at Chevy Chase Village Hall will take place on Saturday, November 10th from 11:00 a.m. to 12:30 p.m. Mr. Omelette will be catering the event which provides a wonderful opportunity for people to get together and share what's going on in their lives.

Residents are asked to RSVP to the Village Manager by November 5th either by phone or via email.

SECTION 3 ONCE WANTED TO BE ANNEXED TO CHEVY CHASE VILLAGE

Chevy Chase Village Board of Managers Chair Pat Baptiste shared a Washington Post and Times Herald article dated April 19, 1955 with Section 3 recently. The article noted that the Board of Managers of Chevy Chase Village rejected a request by Section 3 to be annexed to the Village. The article went on to point out that the board recommended against the annexation for a number of reasons, "these included drainage problems in Section 3, the higher tax rate in Section 3 and the uncertainty of villages continuing to receive a share of state income and other taxes."

Today, Chevy Chase Village's taxes are \$.10 per \$100 assessed valuation and Section 3's taxes are \$.02 per \$100 assessed valuation. Of course, they have a public works department, a large staff, and a police department, not to mention a handsome town hall! And yes, we do have our drainage problems...still!

CHEVY CHASE LAKE SECTOR PLAN HEARING REPORT

On October 18th, the Planning Commission met and heard community responses to the revised Sector plan. A full summary of the event can be seen on their website at <http://www.montgomeryplanningboard.org/agenda/2012/agenda20121101e.html>

The largest contingent of speakers came from the area behind Newdale Mews, urging the Commission to limit the height of proposed new buildings to replace the existing apartments at 45' instead of the 65' desired by the owner. They also urged that these buildings not be developed until AFTER the purple line was funded.

Traffic remains the largest single concern. The Commission Chair has asked that the issue be looked at again and that calculated traffic counts be made understandable to laypeople. That single issue dominated testimony by the public. Other issues, such as limitations on heights and whether or not to include the Howard Hughes Medical Institute in the Plan also were discussed at great length.

Phasing of the development is a key issue for most of those testifying and writing letters. Both the public and the planning board staff lean towards limited development prior to the full funding of the Purple Line. The developers, on the other hand, want as much development as possible delineated early on. The Chevy Chase Land Company wants to develop 750,000 square feet of their overall proposed 1.5 million square feet in phase one. These issues will be taken up again in work sessions on November 1 and 15th, and December 6, where the public can attend without speaking. Once the sector plan is shaped and approved by the Planning Commission, it will go before the County Council where the public will have another bite at the apple. The Connecticut Avenue Corridor Coalition continues to be an articulate and powerful voice for the many communities, including our own, which will be adversely affected by a heavily developed Chevy Chase Lake.

There will be three work sessions where the Planning Commission will review parts of the proposed plan. On December 6, they will address any outstanding issues and ready the plan to be sent up to the County Council.

Section 3 residents **Elinor Solomon, John Trenor, Salim Saifee, Mimi Slavin, Maria Ionata, Robert Love and Ardith Bausenbach, Mary Gray, Scott Allan** and former resident **Janet Chap** all wrote to the Planning Commission expressing their concerns. We appreciate your participation. Your input is key to letting the Planning Commission understand our community concerns.

NEW ZONING TEXT AMENDMENT WOULD RELAX RULES FOR SMALL LOTS

In response to a constituent in Cabin John, County Council Member Floreen has proposed a zoning text amendment which would allow for lots platted prior to 1928 and are 5,000 square feet and under to have a relaxed standard for building. Ms. Floreen may not have been aware at the time of this proposal was that there are some 15,000 lots that meet the criteria in her proposed zoning text amendment, so the impact would be far greater than a single constituent's lot in Cabin John! Most of Section 3 was platted prior to 1928 including a number of our smaller lots. The rule would allow development of lots with less than the minimum lot area and lot width required for any residential zone. It would allow redevelopment of properties that currently have one dwelling to possibly build multiple dwellings on the sale lot.

If a home was platted prior to March 16, 1928, the standard for a single family home requires a minimum area of 5,000 square feet and a minimum width of 50 feet at the front building line. The minimum side yard is seven feet, except when a lot or parcel is 40 feet or less. Plat records at the time the County's 1928 ordinance was passed allowed a minimum side yard setback of five feet. Many of Section 3's homes were built prior to the 1928 zoning ordinance and were built five feet from one side lot line. Section 3 also has five lots with homes on them that are under the 5,000 square foot size, most if not all were platted prior to 1928. We also have many homes built on "partial lots" which means that the lot originally was larger and was subdivided into more than one lot, so many houses in Section 3 span two platted lots.

The effect of this proposed change would permit development or redevelopment on a number of properties with less than the minimum lot area and lot width required for our R-60 zone. Redevelopment could therefore, include multiple dwellings on small lots that currently contain one dwelling built over multiple lot lines. In short, someone could buy a house in Section 3 or other areas in the County platted prior to 1928 spanning two partial lots and tear down the home that is there and build two homes. The very character of our community would be changed if this text amendment is allowed to go through and would result in undesirable consequences not anticipated when this was first proposed.

We are hopeful that the planning commission staff will understand the wide-ranging change this could portend for our community and others with R-60 and R-90 zoning.

COUNCIL ACTIONS, CONT'D FROM PAGE 2

lane off Fulton Street. Once they finish their review and sign the agreement, it will be recorded with Montgomery County.

FINANCIAL REPORT

We have a CD coming due in early November and we rolled over another CD with the same institution. Interest rates are extremely low.

The Council had no questions in reviewing the draft audit report. Council Treasurer **David Ohrenstein** had some suggestions for changes to the Management Discussion and Analysis written by the Village Manager for the report.

COMMUNITY AND SOCIAL

The directory update is ongoing and the Village Manager is clarifying several email addresses, but it is almost ready to go to the typesetter.

The Halloween Parade and Party is all set. We are working with parents in the pre-school to decorate the room prior to Halloween so that the pre-school can enjoy the same decorations.

The Village Manager is working with Mr. Omelette on the annual Senior's Brunch (see story this issue)

OTHER

The Village Manager and volunteer and former Council Chairman **Bob Salmon** went through one year's worth of records to be certain that the categories for the state archive required records retention schedule were workable. The final draft of the plan will be submitted to them shortly.

The Council has applied for an exemption from the Ethics Commission requirement that all Council members and their spouses fill out lengthy financial disclosure forms. Section 3 has had an exemption in the past and it's fully expected that when they meet on October 25th, they will grant it again as few people would want to serve on the Council with that kind of public disclosure requirement. All Section 3 Council members receive no remuneration for their hours of hard work and dedication to making Section 3 such a special place to live. They have a single dinner with their spouses every year as a thank you for all the time and energy they take on behalf of their neighbors. Our system of checks and balances leaves little room for any ethical violations.

The Council adjourned at 9:30 p.m.

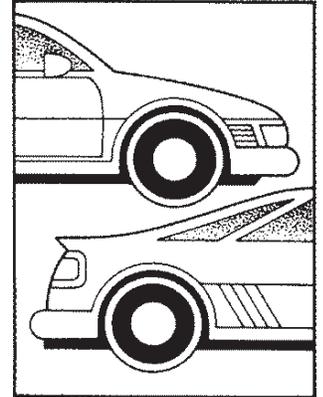
ACCESSORY APARTMENT ZONING TEXT AMENDMENT

There has been some progress on the proposed zoning text amendment at the County Council level. It appears that clearer heads have prevailed and that the ability for the public to weigh in on a proposed accessory apartment will be retained. The revised proposal, still in the works, presents some difficult challenges for the community. Under the current plan, there is very little reference to enforcement, the licensing would be handled by the

DCHA (the Housing department), but how often inspection would take place is also unclear. A big concern in Section 3 is that the "revised" proposal allows for driveways to be counted as parking spaces for the accessory apartments, but makes no reference to joint driveways. Section 3 has close to 60 residents with

joint driveways and eight who have no driveway at all, not to mention all those who have driveways only long enough for a single car, or two at the most (and you wonder why our streets are so crowded with cars?)

The Council continues to monitor the progress on this bill and give feedback to the Planning Staff as they rework the proposed ZTA.



HURRICANE SANDY... NOT SO BAD!

Compared to the sad images from the New York/New Jersey area, Section 3 has nothing to complain about as the heavy winds and rains of Hurricane Sandy buffeted our community. About 60 percent of the community (all on the same feeder line) lost power for about two and half hours, but once restored, another 30 brave souls had to endure another 20 hours without electricity. Some residents also lost cable service which was restored in a day or two. A large transformer in the Town of Chevy Chase on the same feeder line had to be replaced and when that took place, folks lost power for about five minutes.

Thanks to a little luck and some judicious pruning of trees by both Pepco and Section 3, few homes lost more than a few branches and a lot of leaves. One homeowner on Taylor Street had a large branch from a tree in their yard come down on the power lines leading to their home, but thankfully, they did not lose power. There were doubtless more than a few wet basements, but thanks to sump pumps and working electricity, most were not severely damaged. Compared to the derrecho, Hurricane Sandy seems like just another bad storm.

Section 3 plans to sit down soon with Pepco officials and we will be discussing the overall reliability of the power line that left so many without power for two and a half hours.

This storm marked the first time that Section 3 participated in twice a day conference calls with the Emergency Operations Center run by the County. The calls put into perspective the impressive preparedness required of the county. Representatives of almost every key agency gave status reports and asked questions when necessary. We were privileged to be included in these calls and get a better appreciation for what was happening throughout the County.

VARIANCE REQUEST

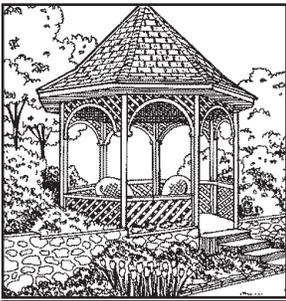
David Kelly, the owner of 7010 Georgia Street, is planning on remodeling and putting on an addition to the home he has purchased. Mr. Kelly is requesting a variance to replace a deteriorated side porch in the same location and the same size to allow access to a mud room on the north side of the house. This porch currently intrudes into the side setback. He is further requesting a variance to put steps into the side setback on the south side of the property in order to allow access to a widened driveway. He also requiring a variance for two new retaining walls framing an enlarged driveway and steps leading from the driveway to the front walk.



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, MD 20815



**SECTION THREE
VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

NOVEMBER 2012

IF YOU HAVE A DOG—PLEASE PICK UP AFTER IT. PLEASE RESPECT THE LEASH LAWS...FOR THOSE WHO HAVE SKITTISH ANIMALS OR YOUNG CHILDREN—MEETING UP WITH AN UNLEASHED DOG ON THE STREET CAN CAUSE PROBLEMS. MONTGOMERY COUNTY HAS A LAW REQUIRING ALL DOGS TO BE WALKED ON A LEASH.

