



SECTION THREE  
VILLAGE OF  
CHEVY CHASE

# NEWS & VIEWS

OCTOBER 2013

## CALENDAR

**WEDNESDAY, OCTOBER 9**

Council meeting  
CCUMC Room 107, 7:45 p.m.

**SUNDAY, OCTOBER 13**

Food Truck Dinner  
5:30-7:30 p.m. Gazebo Park Area

**MONDAY, OCTOBER 21**

DC Sharp Visit: Gazebo Park 5:00-8:00 p.m.

**THURSDAY, OCTOBER 31**

Halloween Parade and Pizza Party  
Gazebo Park, 4:45 p.m.  
Parade participants limited to children in 2nd grade and under. Families with older children invited to dinner (see story this issue)

**WEDNESDAY, NOVEMBER 6**

Bulk Trash Pick-up, Curbside

**WEDNESDAY, NOVEMBER 13**

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

## VILLAGE COUNCIL

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

**BILL BROWNLEE**

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

**NATASHA SAIFEE**

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

**MELISSA BROWN**

Secretary  
(301) 312-6059  
mbafrica@aol.com

**CAROLYN GREIS**

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

**DAVID  
OHRENSTEIN**

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

**ANDY LEON  
HARNEY**

Village Manager  
(301) 656-9117  
(202) 361-3801 cell  
villagemanager@  
chevychasesection3.org

## RECORD TURNOUT FOR PARTY- IN-THE-PARK

The clouds parted after heavy thunderstorms the night before and the Party-in-the Park, complete with pirate ship, fabulous facepainting, great food and a heavily attended cakewalk was a great success. About 450 Section 3 residents attended, which may be a



record! How do we know? Well, you only get one ice cream, and we sold 396!! So we're guessing more than a few folks didn't wait on line or didn't choose to have ice cream, hence the 450 estimate.

Neighbors new and old joined together for a wonderful celebration of the special qualities that make living in Section 3 unique. Our terrific DJ, Keith Robinson led kids in everything from hula hoop dancing to dancing "Gangnam style"...and finally, with the help of Cakewalk Queen, **Jen Roberti**, led the cakewalk competition. Jen managed to get 32 Cake Boss bakers to donate fabulous cakes for this special event which is always the culmination of the Party in the Park.

Little folks loved the train ride down Fulton and the mini-carousel. The big slide and the pirate ship were great hits, and of course, the "throw up machine" (no, no one did actually throw up...) was a huge success. Creative face painting was such a hit that there were long lines throughout the evening and leopards and dogs and other creatures all went home with Polaroid pix of themselves.

Special thanks to the **Barry** family once again, for letting us make generous use of their yard and porch, to the **Mannings**, who not only helped with set up but let us use their porch too for staging, to **Salim Saifee, John Dorsey, John Mimikakis, Neil Nott and Carolyn Greis** for helping with set-up. Thanks too to **Tom Nesbitt, Dave Mostofi, Bill Brownlee and Natasha Saifee** for helping with clean up. Thanks to our bartenders, **Bill Brownlee, Natasha Saifee, Melissa Brown and Dave Ohrenstein** who kept the adult beverages flowing and made sure they only went to adults! And to everyone who helped out on the various rides to be an extra eye to make sure our kids were safe, and to all the bakers who slaved creatively in their kitchens for the cakewalk.

As always, what makes this such a successful event is all the community input and cooperation that goes into such a fun day!

*\*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, September 11 in Room 107 of CCUMC. The meeting began at 7:55 p.m. with all Council members present. Kirkland Reynolds, the new pastor of Chevy Chase United Methodist Church, dropped in to meet Council members and to indicate his desire to work closely with the community.

The minutes of the September meeting, as published in the October newsletter, were approved.

### PUBLIC SAFETY

Police continue to patrol our streets and watch for potential problems and enforce stop sign compliance.

### BUILDINGS AND ROADS

The **Weller** family of 3821 Bradley Lane is working on a new permeable driveway, within the confines of their building permit.

Most of the heavy work at 3700 Raymond Street is complete; the new owners should be moving in towards the end of December.

Internal work is being done at 3616 Raymond Street before putting the house on the market again.

The Village Manager discussed some of the key issues presented by the zoning rewrite which would dramatically affect communities like Section 3 and the county as a whole (see story this issue). The Council discussed the ability to alter setbacks from the zoning ordinance should the current proposal for livestock be adopted by the County Council.

The State Highway Administration (SHA) plans to do some preliminary work on Connecticut Avenue on the median strips, inlets and curbs prior to the milling and paving project next winter. For that reason, the Manager advised the Council that trying to improve the visual quality of the median strip would be a poor use of Village funds given the short time frame before it would be destroyed. The Village Manager is hoping to arrange a pre-construction meeting with the contractor and SHA to make them aware of our concerns in terms of noise, work hours and of course, the final product, which should be a better quality ride up and down Connecticut Avenue.

The Village Manager indicated that she was having cracks in the asphalt repaired this fall and was putting that job out to bid. She also indicated she would be putting out to bid the job to mill and pave a segment of Shepherd Street from the intersection at Delaware Street down to Georgia Street, work that would also be done this fall if possible.

### FINANCIAL REPORT

The Office of Legislative Oversight (OLO) of the County has issued a report making recommendations on the tax duplication payments that go to all municipalities in the County. The purpose of the tax duplication payment is to reimburse communities for taxes paid by residents to the County for functions the municipalities like Section 3 provide themselves (e.g., snow removal, street maintenance, park maintenance). The reimbursement assures residents that they are not doubly taxed for services.

The manner in which the "tax duplication" payments have been derived over the years has not been satisfying to either the municipalities or the county. A county/municipality task force that took five years to review the issue could not agree on the right course of action so the OLO issued a report with a series of recommendations which is now before a subcommittee of the County Council and will be before the whole Council. Section 3 gets between \$27,000 and \$30,000 through this program. Caught in a budget crunch, the County is looking for ways to both de-politicize this payment and make it fair and transparent for communities. The Montgomery Chapter of the Maryland Municipal League is united in opposition to the recommendations made by the OLO, but not united in the solution, at least not yet. Different communities provide differing services and there is no single formula that would apply to all. The communities are meeting on the subject and will come back together to try and formulate a series of recommendations that counter those made by the OLO to the appropriate County Council committee. The County Council will be discussing this again at their October meeting.

Our annual municipal audit is moving along well and should be completed by October 31st, its due date.

The Village Manager continues to seek institutions offering better interest rates, but the interest rate climate for CDs under two years (our general window of investment) is poor and longer term investments are equally poor in terms of returns.

### COMMUNITY AND SOCIAL

We have two new neighbors who have moved in on Brookville Road (see Neighborhood News) and another new neighbor on Georgia Street. Official greeter **Ellen McKenney** has been busy meeting and greeting all the new neighbors.

The Village Manager went over the planning for the Party-in-the-Park and different Council members took on different responsibilities for making that event a success (see story this issue).

The Council discussed having a food truck evening and talked about doing it on a Sunday evening in October. The Village Manager was tasked with finding about three food trucks and one dessert truck for the evening if possible.

The Council suggested putting a request for kids who want to work on snow removal and publishing in the next newsletter.



## NEIGHBORHOOD NEWS

A special welcome to **Matt and Lauren Biel** and their children **Isaac** (age 5) and **Naomi** (age 3) who had the good fortune to move into the neighborhood the day of the Party in the Park! What a way to get to know the neighbors! The couple have moved from Glover Park to 7007 Fulton Street and will be with us about two years while their house on the other side of Brookville Road is being built. We're delighted to welcome them.

Welcome to **Dan Greenspahn and Karen Berenthal** who have moved into 7106 Brookville Road with their son **Teddy** (3)

Welcome to **Chris Winkler and Madeleine Hillsberg** and their children **Beatrice** (age 7) and **Eli** (age 5) who have moved into 7006 Brookville Road from Logan Circle in the District. The family has more room and had a good opportunity to meet lots of neighbors at the Party in the Park.

Welcome too to **Tami and Rob Byler** who have moved into the house at 7010 Georgia Street. After living in a New York City apartment, the Bylers are just getting used to suburban life. Rob is working in Friendship Heights, so the commute is still pretty reasonable!

Chevy Chase United Methodist Church will be having a Blessing of the Animals event on the Church Playground on Saturday, October 26th at 10:00 a.m. All animals are welcome, whatever their denomination. If you're bringing dogs, please have them on a leash.

## HALLOWEEN PARTY OCTOBER 31ST

All ghosts and goblins will gather at the Gazebo Park for the Annual Halloween Parade and Pizza Party. Children in second grade and under are invited to come at 4:45 sharp in costume to march up the hill to the Chevy Chase United Methodist Church for our annual Pizza Party before going out trick or treating. Families not participating in the parade or children who are too old for the parade are invited to join us for the Pizza Party before going out for tricks and treats!

The Village Manager and parents from the Pre-School will be decorating the day before so that children in the pre-school can benefit from the decorations for the holiday before we use

Phillips Hall in the Church for our party. Parents who would like to volunteer to help decorate during the day should contact the Village Manager.

## NEW CHANGES TO MARYLAND TRAFFIC LAW: CELL PHONES, SEATBELTS

Maryland is toughening up its rules: If you are using your hands to hold a cell phone while your car is in motion, the fine for the first offense is \$83, including court costs. If you do it again, the fine is \$140 and the third time, the fine is \$160. If you were talking on your cell and your distracted activity contributed to an accident, you'll be fined AND have three points on your license...not very good for car insurance rates!

Drivers using their hands to use a handheld cell while driving a commercial motor vehicle face even steeper fines.

The following seatbelt violations will get you a \$83 fine:

Failing to secure a child under age 8 in a child safety seat while transporting them in a vehicle.

Failing to transport a child under age 16 not wearing a seatbelt or restrained in a child safety seat.

Use of a seatbelt to restrain, seat or position more than one individual in a vehicle.

Operating a vehicle where the operator or the occupant under age 16 is not restrained by a seatbelt or child safety seat.

Operating a vehicle with a passenger age 16 or more in the "outboard front seat" (the passenger seat next to the door) without a seatbelt restraint.

## CHEVY CHASE @ HOME OPEN HOUSE NOVEMBER 3

Chevy Chase at home will hold its Third Annual Open House for members and guests. This year's speaker is well known Washington author, Judith Viorst talking about "Life Lessons from Under Eight Till Over Eighty." Ms. Viorst has written a book of poetry for every decade from twenty to eighty in addition to the very well known children's book, *Alexander and the Terrible, Horrible, No Good, Very Bad Day* and the adult book, *Necessary Losses*.

The talk will be given at The Women's Club of Chevy Chase located at 7931 Connecticut Ave from 2:00 to 4:00 p.m. Free parking in the rear of the club. The open house will be a wonderful opportunity to laugh, meet old and new friends and acquaintances, and enjoy light refreshments in addition to this wonderful talk.

## ZONING REWRITE POSES DANGERS FOR NEIGHBORHOODS LIKE OURS

Much of the focus of the zoning rewrite undertaken by the County Planning Staff and Board has been taken up with distracting discussions about proposed revisions to allowing chickens on smaller lots. The current rule restricts chickens and their shelters to locations no closer than 100 feet of a residence. As of September 27th, the PHED [Planning, Housing, and Economic Development] committee, which vets these changes before presenting their choices to the County Council, voted down the proposed liberalization of the “chicken” rules, which means we can concentrate on the more important and far-reaching issues in the zoning rewrite.

The zoning rewrite, as currently proposed, will have dramatic impact on our county’s growth, our property values and our community as we know it—more than any other changes proposed by the County Council. Many of you have seen the Bethesda magazine article about the luxury high rise buildings already approved for downtown Bethesda in which experts question if there will be as much demand as the number of units now on the drawing boards. That is but a drop in the bucket when one views the levels of density proposed in the zoning rewrite, most of which dramatically affect down-county communities. We urge you to read this summary, to contact the members of the County Council and make our voices heard. We need a full court press to protest some of these issues, otherwise we will be left with office buildings and other significant commercial development in the midst of our communities, master plans which are meaningless because the county wants to approve in advance admissable uses for the entire county and many other issues which will affect traffic and the densities in our area.

Specifically:

**District Map Amendment:** The zoning rewrite proposes to have the entire community re-zoned through what is called a District Map Amendment. What this does is re-characterize every neighborhood with the new kinds of mixed use zones that the Planning Board wants to use in the future. In theory, the renaming of these zones is commensurate with their current uses, but in fact, that is not always the case, far from it. The adoption of such a county-wide zoning alteration emasculates the whole process of developing master plans through neighborhood consensus. The master plan process now allows consideration of land parcels based on a neighborhood’s unique needs and it is developed with heavy community and stakeholder involvement. The idea of approving a county-wide District Map Amendment reduces the input a master plan would have and shifts the burden to a handful

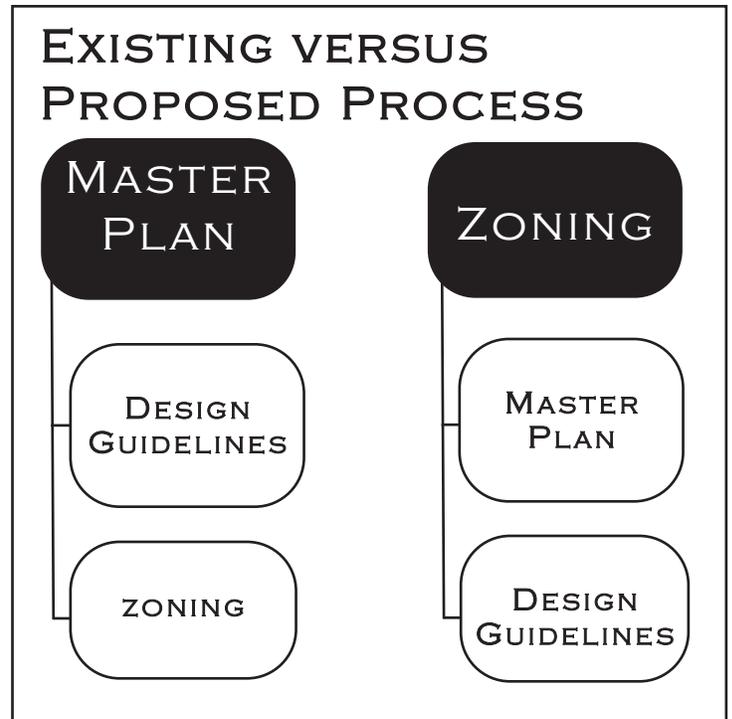


Illustration compliments of Councilman Mark Elrich who shares many of the objections to the zoning rewrite as described here. of planning staffers who have limited time and insights necessary to make these decisions.

The new code would dilute current language that requires that a project “must conform” to master plans to “must substantially conform” to the master plan with no identifying standard as to what that means. The planning board maintains this is a more realistic phrasing, but in fact, it allows for a great deal of open-to-interpretation wiggle room.

The new zones being proposed for example, CRT (commercial/residential town zone), CRN (commercial residential neighborhood zone) are not popularly understood. For example, the proposed CRN zone allows restaurants but doesn’t always require that they submit a site plan, which would be important. There is now something called a C-T (commercial transitional) zone which creates a buffer zone between single family neighborhoods like ours and higher density uses. This will automatically convert to a CRN zone, meaning a house that was converted to a low-impact office use could conceivably become a fast food restaurant, which is not permitted now, with REDUCED parking requirements. In short, zone conversions proposed are not equivalent to what we have now, do not protect neighborhoods from commercial encroachment, and emasculate the master plan process as we know it.

There is an interactive zoning map that you can access online to show you what exists now and what is proposed. Be certain to look beyond our own neighborhood because the traffic that will be engendered from the new more dense zoning and the lower parking restrictions, will doubtless affect our neighborhood

and its attractiveness for current and future residents. It can be accessed at [www.montgomeryplanning.org](http://www.montgomeryplanning.org)

**By-Right uses expanded:** What that means is that property owners have a right to a specific use and don't have to check with anyone in the neighborhood. More intense uses are allowed under the zoning rewrite without public notice as is currently required. Neighbors rely on a posted application sign to know that someone is proposing a non-residential and potentially disruptive or inappropriate use of a property. The proposed zoning rewrite in some instances allows the Department of Permitting Services to approve applications without that kind of notice or gives neighbors only 15 days if a site plan is required.

The rewrite proposes a liberalization in R-60 (ours) and R-90 (neighboring jurisdictions) zones that would allow for more "general use" buildings in single family neighborhoods. This means without consultation, a neighbor with the right set-back, could convert a house next door to you into a small medical clinic, an office, or other non-residential use which might have increased on-site parking. It might also have dramatic impact on your property values.

Parking standards are reduced for conditional uses and mixed use zones adjacent to small lot residential zones. This will inevitably result in spill-over parking in residential zones. These are important issues which we need to combat if we are to successfully grow as a community. To learn more, go to [www.montgomeryplanning.gov](http://www.montgomeryplanning.gov) and look at the interactive zoning maps, look at the code in more detail, make your own decisions. There is no question that the adoption of changes to every zone rather than allowing master plans to develop those changes is taking away citizen participation. We have already seen the threat of increased densities through the approval of the accessory apartment ordinance. The general buildings ordinance and the ability to have "floating zones" which don't comply with master plans are additional challenges that can dramatically change the residential nature of our community.

To write to members of the County Council, the best address is [Councilmember.Navarro@montgomerycountymd.gov](mailto:Councilmember.Navarro@montgomerycountymd.gov).

## VARIANCE REQUESTED

Chevy Chase United Methodist Church would like to place a bulletin board outside the fencing of the playground near the entry gate to inform neighbors, preschool families, and church members of upcoming activities. Because the signboard is a structure and its proposed location is inside the 30-foot setback for Section 3, a variance is required to place it in that location. It will be similar to the one Section 3 uses at the Gazebo Park.

## GET YOUR KNIVES OUT! SHARPEN THEM OCTOBER 21ST EVENING

Older residents can recall the days when a knife grinder in a green truck would drive slowly through the neighborhood ringing a bell. If you had a knife that needed sharpening, you would rush out the front door, stop the truck and the man inside would sharpen it and scissors, right on the spot.

For all the chefs with no time to get their knives sharpened, Section 3 has arranged for the visit of a professional mobile knife sharpener. DCsharp is coming to the Gazebo Park on Monday, October 21st from 5:00 to 8:00 p.m. Prices vary according to the size of the knife. You can visit [www.dcmobilesharpening.com](http://www.dcmobilesharpening.com) to get a full list of their services, see a video and view their price list. Then, pick out the knives you use the most and bring them to the Gazebo Park where they will be sharpened on the spot for you! If you have questions, don't hesitate to contact the Village Manager or DCSharp directly!

## FOOD TRUCK DINNER- GAZEBO PARK OCTOBER 13TH

In cities all over America, food trucks have taken on a whole new flavor...it's a great way for a small entrepreneur to get started in the food business, and it's a wonderful service to the community. Bring the family and friends on Sunday night, October 13th to the Park and try them yourself. We'll close off part of the street from 5:30 to 7:30 and have chairs ready for you, and we'll give you a choice of gourmet trucks for dinner! It's on you, we're just providing the venue, the chairs and of course, inviting the trucks!

Who's coming? We'll have some of the area's most popular providers, GoFish ([www.gofishtruck.com](http://www.gofishtruck.com)), Green Eggs and Burgers ([www.greeneggsandburgers.com](http://www.greeneggsandburgers.com)), and Los Lobos Burritos ([loslobosburritos.com/](http://loslobosburritos.com/)) as well as a dessert truck to be named.

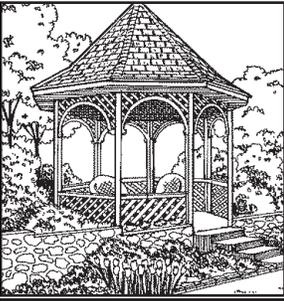
This is a new event for Section 3 and could be one we repeat next summer, so come out with the family and friends, try it, let us know what you think! We've invited Martin's Additions and Section Five families to come, too. Invite your friends and bring money for dinner. It seems like a perfect time to get folks together and sample what's out there! All trucks are County licensed.



**SECTION 3 VILLAGE OF CHEVY CHASE**

P.O. Box 15070

Chevy Chase, MD 20815



**SECTION THREE  
VILLAGE OF  
CHEVY CHASE**

---

# NEWS & VIEWS

---

OCTOBER 2013

---

**GAZEBO PARK WILL BE  
CLOSED TO ALLOW THE NEW  
SOD TO TAKE HOLD.**

**WEATHER PERMITTING, THE  
PARK WILL REOPEN ON  
OCTOBER 18TH.**

**DO YOU HAVE A CHILD WHO  
WOULD LIKE TO EARN MONEY  
RAKING LEAVES, BABYSITTING  
OR SHOVELING SNOW?**

**NEED SOMEONE TO RAKE  
LEAVES, BABYSIT OR SHOVEL  
SNOW?**

**LET US KNOW! WE'LL TRY TO  
MATCH YOU UP!**