

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

DECEMBER 2012

CALENDAR

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

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

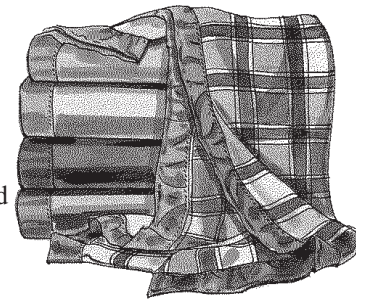
SUNDAY, DECEMBER 16
Holiday Cookie Decorating Event
CCUMC Phillips Hall, 4:00-5:00 p.m.
Children 10 and under

WEDNESDAY, JANUARY 9
Christmas Tree Pick-Up Curbside
(no plastic bags or plastic materials, please)

WEDNESDAY, JANUARY 9
Council Meeting
7:45 p.m., CCUMC Room 107

SECTION 3 FAMILIES DONATE RECORD NUMBERS OF WARM CLOTHING AND BLANKETS!

For the 15th year running, Section 3's annual Bill Prigg Memorial Warm Clothing and Blanket drive has broken all records. Families were incredibly generous donating hundreds of items from warm quilts to dozens of warm coats and jackets for men, women and children, to dozens and dozens of sweaters for all ages and sizes, boots, shoes—all sorts of hats, scarves and mittens.



It took three trips with a station wagon loaded to the roof on two of the trips to get everything to Martha's Table. The group is most grateful for all your donations and everyone who contributed can feel good knowing that someone less fortunate will be a little warmer thanks to their gifts.

CRIMINALS CAUGHT IN THEFTS FROM CARS

Thanks in part to the eagle eye of a Section 3 resident up in the middle of the night, a couple who had been rifling through unlocked cars the week before Thanksgiving in Chevy Chase Village and Section 3 has been caught. Calls to 911 at 2:30 a.m. and quick police work sealed the arrests with items found on their persons from several cars. The couple went to jail that night!

But, as a police official warned, it's little bit like that "whack-a-mole" game on the boardwalk...no sooner is one set of criminals locked up than another appears as our area has become known as a neighborhood where people continually leave cars open, making these crimes of opportunity all too easy. The only way to discourage such activity is for the entire community to make a commitment to locking both car doors and of course, your homes at all times. If criminals spend too many nights trying locked car doors, they will move on, recognizing that it's a waste of their time. As long as one person leaves a car door open and something of value inside...even parking meter change, they will be targets and they will encourage these criminals to come back for more.

Aside from the constant refrain to lock your cars and houses, the moral of this story is that if you see something suspicious, **SAY SOMETHING!** Call 911. And, if you get up in the middle of the night—take a look out the window, maybe you'll spot something and be our next good Samaritan!

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, November 14th. The meeting began at 8:00 p.m. with everyone in attendance.

The Council voted to approve the minutes of the October meeting as presented in the newsletter.

PUBLIC SAFETY ISSUES

Police have continued to monitor stop sign compliance and have ticketed a number of people—mostly non-Section 3 residents.

BUILDINGS AND ROADS

The Council reviewed the proposed variances applied for by **David Kelly**, owner of 7010 Georgia Street, for the home he plans to renovate there. The Council granted him three variances. The first is to build two retaining walls bordering a widened driveway, both running entirely in the front and/or south side setbacks so as to allow access into the existing garage. One wall will be designed as a stepped-height planter mirroring that of the neighbors to the south. A set of existing steps will also be rebuilt in the south side setback to allow access to the rear yard. The second is to relocate the steps from the reconstructed driveway to the front porch to allow access to the first floor. The third is to replace a deteriorated side porch and steps in the same location and of the same size so as to allow access to the existing back door at a different grade from the north side yard.

Mr. Kelly gave Section 3 some of the azalea bushes and hydrangeas from the site which would have otherwise been destroyed during construction. Those bushes will be moved to the Gazebo Park as a gift from the new owner to the community.

Because of requirements stipulated by Montgomery County in granting its permit for a permanent generator, the Section 3 variance previously granted to the **Steptoe/Carson family** of 3700 Shepherd Street was not used. Instead, they placed the generator in their east side yard adjacent to Gazebo Park where no variance is required..

Carolyn Greis reported on various projects in Section 3: Work should be starting soon on the second floor addition of the **Woo** property at 7107 Georgia Street. The builder has not yet indicated when he plans to commence work. **Clare Wolfowitz** has received a permit to build a small shed in her Shepherd Street backyard where her recently demolished garage used to sit. **Charles Bruetman** has received a permit to begin construction of his family's new home at 3823 Bradley Lane, **Carol Sutherland**

received a permit to build a fence at 6806 Delaware Street and the **Slidell family** has been given a permit for paving their driveway.

The Council plans to meet soon with Pepco regarding the old feeder line that serves 60 percent of our community to see how soon it can be upgraded and what can be done about some remaining obsolete wiring which needs upgrading as well.

The Council discussed the need for a fence at the **Grandy/Jones** corner to prevent children from crossing through their property going to and from school in exchange for the placement of a bench on their property for the bus stop. They have authorized the Village Manager to discuss various bids for that fence with the family and come up with a solution that should benefit both parties.

The Village Manager reported that new benches for the community have been delivered and constructed—one will soon be installed in place of a deteriorated bench on the Spring Street side of the Gazebo Park and the other will be installed as soon as we have resolved the fencing issues at the **Grandy/Jones** home.

The Village Manager reported on the proposed Housing Policy Report that the County Council is reviewing. In it they propose to add 20 percent more housing to existing neighborhoods. We will continue to follow up on this standard as it would have detrimental effects on our community. It's also not clear if they mean well established neighborhoods like ours or newer communities where lots still exist.

The Village Manager also reported on the progress of the proposed zoning text amendments on accessory apartments and small lots as well as the Chevy Chase Lake Sector plan (see stories this issue).

Shade trees on eight properties will be planted the day before Thanksgiving. All the residents selected Red Sunset Maples, which will make our community very festive next fall. Our arborist has urged us to consider some additional biodiversity in our selections for tree planting programs in future years and the Council agreed that would be a good idea.

About 15 Serviceberry trees will be planted in the greenways in early December. Carolyn Greis and Andy Leon Harney have reviewed practical potential sites. The Village Manager will then communicate with residents to be certain that they want the trees and will then mark the greenway for planting once they agree.

The Village Manager is waiting for a response from a contractor about repairing the greenways with perpetual ruts, primarily along Raymond Street and also in a few spots on Spring Street.

The Village Manager is going to see to having some bushes planted at the dead end of Delaware Street now that the fence is in and the drainage situation significantly improved by the County.

The Council discussed the desire to put in signage announc-

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Congratulations to **Kate Shekells and Paul Dioguardi** on the birth of **Teddy's** new brother, **Charlie** (Charles Linkins Dioguardi) born the day before Thanksgiving weighing in at 7 lbs 3 oz. Mother and son are doing well. The family had a memorable Thanksgiving with their newest addition!

Come to a CD Debut Party! Mark December 13th on your schedule and head to the Public Bar in Tenleytown (4611 41st St. NW) to hear **Isabel Margaret Kret** backed by the Nearly There Band sing songs from her debut album, *Nearly There*. Isabel Margaret is a singer-songwriter, daughter of **Elizabeth Stewart-Kret and Gary Kret** of Georgia Street. The album, with the "soulful warmth of Carole King, the dark introspection of Tori Amos, and the rock sensibility of Bonnie Raitt," contains 14 original songs for piano and voice set against a backdrop of sultry rock and world fusion instrumentation with refreshingly raw and honest lyrics. The show begins at 7:30 p.m.—what a great way to celebrate the artistic efforts of a Section 3 neighbor!

CC@H CELEBRATES SECOND SUCCESSFUL YEAR

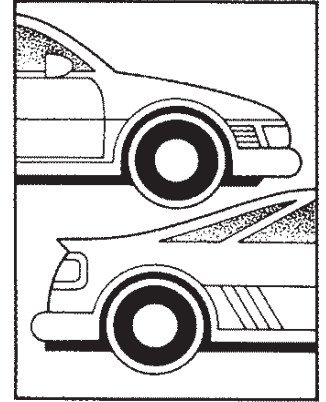
Judith Martin (AKA Miss Manners) will speak on "The Civility Wars" at 3:30 p.m. at the second anniversary celebration of the founding of Chevy Chase @ Home, December 2. The event will be held at the Chevy Chase Village Hall and runs from 3:00 to 5:00 p.m.

On December 18th, the group's free "Meet and Mingle" program will feature a funny film titled "Waking Ned Devine" at the Village hall from 2:00 p.m. to 4:00 p.m.

The group is seeking cheerful drivers, heavy lifters, tech wizards and others to assist members who wish to age in place with a little help from volunteer friends with those talents! The next volunteer training session will be held January 24th. For specifics, contact Joan Urban, chair of the Volunteer Services Committee at (301) 652-4743 or the CC@ Home office at (301) 657-3115. If you have a teenager who is looking to fill out their community service hours, this might be a wonderful way to help out a neighbor and fill in those community service hours!

ACCESSORY APARTMENT STATUS

It appears that the County Council is going to approve a version of the relaxed standards for accessory apartments but still allow an opportunity for public comment so that if parking or other objections are deemed



valid, a license to rent out an accessory apartment may not be issued. The essence of the proposed bill as it now stands for Section 3 residents will allow accessory apartments in homes in the R-60 zone (our neighborhood) of no more than 800 sq.ft or 50 percent of the total square footage of the household, whichever is least. The owners must occupy the primary residence for at least six months of the year, and no other part of the house may be rented. There has to be on-site parking for at least one car and the renters are limited to no more than two adults and an unlimited number of children. There can be no more than one accessory apartment in the same block face every 300 feet. Notice will be provided to neighbors who can make objections, which if they are deemed valid by the Board of Appeals, will prevent issuance of the license to rent out the apartment. It's not clear if that notice comes prior to any improvements being made on the property. The license will be issued by the Department of Housing, not the Landlord-Tenant Commission. The terms of the license have yet to be revealed as that will be a separate bill, the hearing for which will take place on December 4th.

This bill presents some opportunities for residents to have a say in whether or not an accessory apartment is added to our neighborhood, however it does not address how we as a community are going to absorb additional children in our schools, the problem of additional cars on our streets, the issue of inadequate parking in joint driveways, how we are going to handle the additional cost of services like garbage disposal, etc. And finally, how the homestead tax credit will affect owners of rental properties in their own homes. All these issues remain unresolved. The Council and Village Manger continue to monitor progress of this bill and will continue to speak out on concerns that affect our community.

HOLIDAY EVENT PLANNED

Section 3 will hold its annual Holiday event with warm apple cider and holiday carols playing while our children decorate cookies. Mark December 16 on your calendar from 4:00 to 5:00 p.m. to bring your children to Phillips Hall, CCUMC, for a fun event where each child will have an opportunity to decorate one cookie for the homeless shelter in Bethesda and another cookie to bring home. Tables filled with blank cookies, icing, and of course, sprinkles, will be available for all—along with Purell to wipe those sticky hands!

We hope through this fun event to make the season be one of giving and receiving all in the same event! We look forward to seeing you there!



HOLIDAY GIFTS FOR TRASH COLLECTORS

If you would like to give our trash collectors a holiday gift, either put a note on the top of your trash can to notify them to come to the front door to get the gift, or tape it in an envelope to the top (inside or outside) of the trash can the day of pick-up. Every truck has two men on it.

COUNCIL ACTIONS, CONT'D FROM PAGE 2

ing entry into Section 3 at Connecticut Avenue and Bradley Lane and at Bradley Lane and Brookville Road. **Zachary Velli** of Georgia Street sent a suggestion to the Council urging that we have signage at the entries of our community. He came to the meeting to discuss the project. This was a priority of the Council several years back, but because of obstacles presented by State Highway Department (it's their land) and other more pressing work, the project was tabled. Inspired by Zach's interest in the project, the Council agreed to re-double its efforts to meet the even more complex State Highway requirements. All Council members, and Zach Velli, were given a copy of the current State Highway requirements for sign approval.

The Council approved the proposal to renew the contract for snow removal services from Snow Central. Prices for the items we use most often have gone up between \$1 and \$2 per line item, however the Council felt that the services provided were excellent and not out of line with inflation. Hopefully we will have a winter where we don't need their services!

The Village Manager has gone over a list of trees needing trimming prior to this winter's snows to avoid dangerous situations over sidewalks and streets. The Village Arborist, Paul Wolfe of Integrated Plant Care, will be having these trees trimmed in early December.

FINANCIAL REPORT

The Council allowed one CD which matured in November to roll over and is exploring rates for more maturing in December. The interest rate climate is very difficult with rates extremely low. Capitol One Bank has twice shorted us on our interest rate due to an error in the way our funds are entered on the account. The Village Manager got them to correct their initial error, but a recent statement shows that the same mistake was made again and that

we will have to go to a higher authority at the bank to get this corrected.

COMMUNITY AND SOCIAL

The new directory is at the typesetter. The Village Manager suggested getting some children who live near the Gazebo to come Sunday morning, November 18th so that we have some new photos for the cover. The photos inside the directory will be of events taking place in the Gazebo Park and of our children.

The Halloween Parade and Party went off without a hitch. Special thanks to **John Mimikakis** for donning the Spiderman suit and leading the parade and to **Marian Robertson, Judy Corbett and Mickey Grossblatt** for handing out pizzas and prizes! (See story November News & Views).

The Senior's Brunch went well and took place on November 10th. Attendance was a little lighter than prior years, but it was also held earlier than in prior years. The Council may consider doing something in the Spring with wine and cheese as we did several years ago at La Ferme.

The Holiday event was discussed and it was decided that a cookie decorating event would be fun for small children and donating cookies to the homeless shelter would be a nice way to reinforce the giving aspect of the holiday while still having fun. (see story this issue).

OTHER

We've finally wrapped up the Records Retention Schedule and expect final approval soon from the Maryland State Archives. Bob Salmon, former Council chairman, and the Village Manager have begun the process of sorting through old records and retaining only those which are necessary.

The meeting concluded at 9:35 p.m.

SMALL LOT DEVELOPMENT AT ISSUE AT COUNTY COUNCIL

The status of the proposed legislation offered by Councilmember Nancy Floreen to allow development of lots below 5,000 square feet has yet to be determined. There will be a subcommittee hearing at a date yet to be set and there have been extensive objections made to the proposed bill because it has far reaching consequences for many communities with lots platted prior to 1928. Section 3 has outlined for the County Council the negative repercussions for our community and we await further word on how the Council is going to proceed on this topic.

CHEVY CHASE SECTOR PLAN FINAL MEETING DECEMBER 6TH

The final work session of the County Planning Commission on the Chevy Chase Lake Sector Plan is due to take place on December 6th where key decisions about the phasing of the plan will be decided before sending the plan on to the County Council.

Unfortunately, the Commission seems comfortable with authorizing a few buildings near the proposed Purple Line to be as high as 150 feet. The Planning Staff recommended 120 feet, but the Planning Commission appears to be inclined to allow at least one building, a combination of residential and retail, to be as high as 150 feet which would tower over almost everything else in the neighborhood. The Commission also agreed that building heights for development of Newdale Mews, on the west side of Connecticut Avenue, should be 45 feet for all but the stepped back top story, which would be 55 feet tall. The community directly affected by the increased height of the proposed new development (now 35 feet tall), had agreed that 45 feet would be ideal but the Commission appeared to side with the developer and allow some units to be taller. This would allow the developer to get between 100-120 units out of his holding, which is now only 40 units of low and moderate income rental housing. When the old units are torn down and new buildings built, there will be a mandate for 13 low and moderate income units on the same lot.

The plan for the area east of Connecticut Avenue on Manor Road calls for a hotel or residential unit on the corner of Manor and Connecticut Ave of 80 feet in height and apartment units facing Chevy Chase Park in the area where the Chevy Chase Supermarket and parking lot now sit, of 70 feet in height. The kind of open space that will be mandated by the plan has yet to be determined, but it appears that there will be an open space area

between the very tall building next to the tracks and another retail/residential set of buildings set back from Connecticut Avenue and facing the street in a u-shaped plan. It's also not clear yet as to who would maintain the property—the County Parks Department, the developer (Chevy Chase Land Company) or a partnership of the two.

The fate of the Howard Hughes Medical Institute and the Housing Opportunities Commission holdings will be taken up in the final meeting of the Commission. Phasing—e.g., what will be allowed prior to and after the Purple Line is built—is still up for discussion and determination.

Once the Planning Commission finalizes their recommendations, the same plan will go before the County Council where there will be hearings and we will again have an opportunity to participate and voice our views.

The traffic implications of this development remains a significant concern. It is unclear whether the planners are basing their decision on a reasonable estimate of the traffic that would result not just from the new development but also by the BRAC, the new middle school up Connecticut Avenue, and the overall increased density when and if the Purple Line is in place. There is also concern that the number of new students this development will bring to our school system will tax the existing schools beyond capacity and budgets.



SENIORS AND SNOW SHOVELING

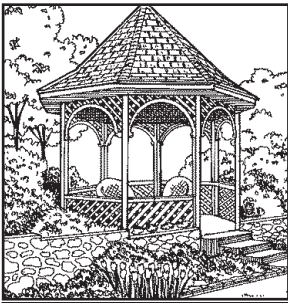
Section 3 assists Seniors in shoveling their public walkways in heavy snows. We don't take care of light snows or ice...that is your responsibility, but we do try and help with the heavy lifting. If you are old enough to qualify for Medicare, and haven't already signed up, just let us know and we'll add your name to the list! If you're already on the list, not to worry—we've got your name! Just email or call the Village Manager if you want to be added to the list.



SECTION 3 VILLAGE OF CHEVY CHASE

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Chevy Chase, MD 20815



SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

DECEMBER 2012

IF YOU ARE GOING AWAY FOR THE HOLIDAYS, LET YOUR NEIGHBORS KNOW, LEAVE ON SOME LIGHTS, HAVE SOMEONE TAKE IN YOUR PAPERS. IF YOU ARE AWAY DURING THE DAY, ASK A NEIGHBOR TO TAKE IN ANY PACKAGES THAT MIGHT BE LEFT ON YOUR FRONT PORCH BY DELIVERY SERVICES. DO NOT BROADCAST THE FACT THAT YOU ARE NOT AT HOME...AND MAKE SURE DOORS AND WINDOWS ARE LOCKED AND PEOPLE KNOW HOW TO GET IN TOUCH WITH YOU WHEN YOU ARE GONE.

