

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

JULY 2013

CALENDAR

WEDNESDAY, JULY 3

Bulk Trash Pickup, Curbside

THURSDAY, JULY 4

No trash or recycling. Next trash pick-up July 8

TUESDAY, JULY 9

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

Note: CHANGE IN DAY

THURSDAY, JULY 11

Welcome New Neighbors BBQ

6:00-8:30 p.m., Gazebo Park

WEDNESDAY, AUGUST 7

Bulk Trash Pickup, Curbside

WEDNESDAY, SEPTEMBER 4

Bulk Trash Pickup, Curbside

WEDNESDAY, SEPTEMBER 11

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

SUNDAY, SEPTEMBER 22

Party-in-the-Park, 4 p.m. to 7 p.m., Gazebo Park

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SECTION 3 KIDS COMPETE IN CHARITY TRIATHLON

On Sunday, June 16th, 13 Section 3 children participated in a Triathlon sponsored by the "JustTryanIt" foundation at Landon School. Our own **Dahlia Saifee** won the event in the ages 6 to 9 category! Congrats to Dahlia!



The event was the culmination of a series of lemonade/bake sale stands set up by the children (pix above) to help raise money for this charity. The group provides much needed extra funds to families whose children are undergoing treatment at the Georgetown University Hospitals Pediatric hematology/oncology unit. If a family needs cab fare to get to the hospital, help renting a car, a babysitter, all the miscellaneous expenses that accompany caring for a child undergoing treatment, JustTryanIt provides those funds. The children raised a total of \$1400 in support of this group and we are all extremely proud of them and appreciative of their parents who are helping them to learn how to give back early in life.



Section 3 children participating in the event included **Liam and Michael Dietrich, Betty and Katie Dorsey, Katie Erceg, Megan Glynn, Elia Mimikakis, Addison Mostofi, Dahlia and Summer Saifee, Hallie Slidell, Samantha Whatley and Ben Schnure**. Congrats to everyone who participated and thanks to all those who contributed by buying lemonade, cookies and cupcakes!

**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, June 12th in room 107 at CCUMC. **David Ohrenstein** and **Melissa Brown** were unable to attend. The meeting began at 7:55 p.m.

PUBLIC SAFETY ISSUES

The police continue to patrol the neighborhood on a regular basis at different times of the day. Tickets have been issued to a number of people blowing through the stop sign at Brookville and Taylor Street. Drivers ignoring the one-way sign preventing people from going west on Shepherd Street weekdays between 8:30 a.m. and 12:30 p.m. have also received tickets. Our officers have also been helpful with local construction sites to make sure drivers are not blocking driveways or parking too close to stop signs.

BUILDINGS AND ROADS

The Council agreed to have Chair **Bill Brownlee** and Buildings and Roads representative **Carolyn Greis** open the landscape contract bids on June 24th when they come in and make the decision as to who should get the three-year contract to maintain Gazebo Park and the gardens at the end of the no-outlet streets.

The **Jones/Grandy** easement for the bench by the bus stop on Connecticut Avenue has been signed. The agreement is for three years with an automatic annual one year renewal. Either party can terminate the agreement with 60 days' notice. The property has been sold and if the new owners don't want the bench there, they can terminate the agreement and ask for the bench to be removed. If the bench is removed in less than three years, funds that have been held in escrow, to cover the expenditure of public funds incurred by the Village in conjunction with the placement of the bench at that location, will be released to the Village. It's hoped that the new owners will want to retain the bench.

Work continues at 3700 Raymond Street with some problems arising with trucks delivering the wrong way on Raymond, signs being taken down, etc. However, the panelized construction has gone up very fast and we are working with the builder to resolve some communication issues. The bulk of the large deliveries requiring parking restrictions on the street is almost over.

The County Council PHED (Planning, Housing and Economic Development) Committee will have two meetings in June on the Chevy Chase Lake Sector Plan before making recommendations to the whole Council. They will vote on the plan on July 9 (see story this issue).

The Montgomery County Zoning Rewrite process continues, with the PHED committee meeting once a week to go over particular aspects of the whole rewrite (see story this issue).

The Village Manager has been working to get the State Highway Department to make the median strip more attractive while we wait for the much-delayed milling and paving of Connecticut Avenue which may take place next fall, but more likely will take place next spring.

An agreement signed between Pepco, Verizon and Comcast regarding "double" utility poles should mean that where they exist, Verizon will be moving their equipment onto the new poles quickly so that we have fewer instances of double poles.

Greenways which were improved in the spring seem to have held up fairly well except in one instance where trucks pretty much flattened any efforts to plant new grass. The areas where we had below-grade additional support added have fared much better, no more ruts! We will continue to assess greenways in poor condition throughout the community.

We have been working with the street sign firm to get the right typeface and the right color green for our test sign at Spring and Florida Streets; it should be delivered soon.

The Cleveland Pear tree in the park lost a limb recently unrelated to any storm. The Village Manager and the Council discussed the problem of this type of tree having weak limbs and the possibility that we may have to replace it. At the moment, the tree is heavily dependent on a series of cables and ropes to maintain the weight of the limbs and that is of concern. The Village Manager has been instructed to consult with our arborist as to the best course of action.

FINANCIAL REPORT

The Council agreed to hire Dennis Alexander, CPA to be our auditor for this year's financial audit.

The Council continues to search for better interest rates for the funds we have invested in CDs.

The Council would like to make a gift to the CCUMC as a way of thanking them for allowing us to use their facilities free for so many events and for the use of the playground when their pre-school is not in session. We await a list of potential gifts from their Board of Trustees to make a decision.

COMMUNITY AND SOCIAL

The Council agreed that the wine tasting went well without any problems.

The Council agreed to hold the Welcome New Neighbors BBQ on Thursday, July 11 (see story this issue) and the Party in the Park on Sunday, September 22 with a rain date of the 29th. They further discussed the new rides we want for this year and their placement.

The meeting adjourned at 9:15 p.m.



NEIGHBORHOOD NEWS

STING RAYS SWIM ON!

A large number of Section 3's children are involved in the Sting Rays swim team at Chevy Chase Recreation Association (CCRA). The competitive season pits our kids in various age brackets against teams at other swim clubs.

The CCRA Stingrays compete in the MCSL (Montgomery County Swim League) each summer. Meets are held every Saturday morning and Wednesday evening through July 17th with Divisional Championships and the All Star Individual and Relay Meets following the regular season.

Competing on the teams are:

15-18 age group: **Jacob Franze.**

11-12 age group: **Emma Franze; Sophie Horst; Elijah Nott; Olivia Ohrenstein.**

9-10 age group: **Eliza Ballentine; Aiden Franze; Cyrus Horst; Elinor Nott; Samantha Whatley.**

8 & under age group: **Maddy Carroll; Cassidy Carroll; Ben Chernak; Betty Dorsey; Katie Dorsey; Katie Erceg; Megan Glynn; Oskar Hartnett; Matthew Jest; Will Lombardi; Will Margolis; Elia Mimikakis; Addison Mostophi; Audrey Ohrenstein; Dahlia Saifee; Summer Saifee.**

Pre-Team: **Lindsay Derrick; Colby Trenor.**

We'll let you know how the season turned out in the September newsletter, in the meantime, Go Sting Rays!

SHREDDING EVENT DEVOURS 4300 POUNDS!

The Shredding event sponsored by Section 3, Martins Additions and Section 5 was a great success. We managed to recycle 4300 pounds of paper in just three hours! The lines ran smoothly, our policeman directed traffic and all those goodies we've been harboring all year were gobbled up! Thanks to the staff and services provided by freesecondshredding.com! If you missed the event and have items to shred, you can bring them to their plant in Gaithersburg and they will shred them for you for free and give you a certificate saying they have been shredded. Their website has directions, times, etc.

ZONING REWRITE WORK SESSIONS UNDERWAY

The most far-reaching effort to alter the zoning throughout the County is now being considered by the County Council. There are big overarching issues, such as the choices one would have in zoning types under a master plan, and then there are a series of smaller issues which affect single family neighborhoods like ours.

At the June 10th hearing before the County Council, a number of land use attorneys who were involved on the Zoning Advisory Panel as well as individual property owners urged the Council to go slowly in evaluating the provisions of the new zoning code. One key issue is that the Planning Board wants the County to adopt a new zoning map which would mandate the zones for each area...and these are newly defined zones. To a large extent, this act takes away many of the options available to communities as they develop master plans for a particular area. For example, there is no such thing as a Central Business District (CBD) anymore, almost all zones are combined commercial/residential, so no area can be zoned strictly retail or strictly commercial. This may be a good thing, or not. The first CR (Commercial/Residential) zone is now evolving in White Flint and the Council has made several alterations of the original plan already. So there is some skepticism as to the viability of these newly defined zones for the entire county and a concern that by wholesale adopting a map which outlined the location of these zones, we have taken away individual area or neighborhood ability to craft a master plan best suited for a given area.

The second aspect of the zoning rewrite is that every part of the current code has been in some way altered in an attempt to update the code, eliminate many footnotes and make uses clear to the average person. As always, the devil is in the details, which is what the Planning, Housing and Economic Development (PHED) Committee of the County Council is currently evaluating and forming recommendations to the entire Council who will take it up in late summer or early fall.

The Village Manager addressed the full County Council on behalf of the Section 3 Council and community at the hearing they held on the zoning rewrite on June 10th. Of particular concern to the Section 3 Council are the changes in residential zones which eat away at the character and integrity of single family neighborhoods. Here are six points made by the Village Manager to the Council of particular concern in the zoning rewrite:

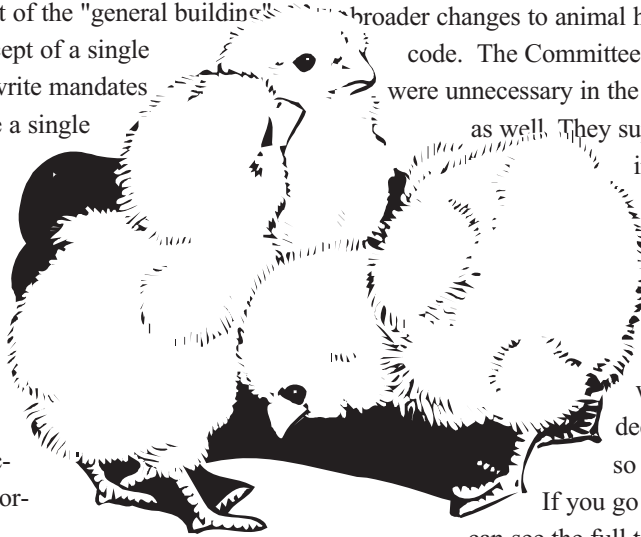
1. Lack of minimum, mandated distances for "small scale institutional uses," such as family day care, group day care, hospice among others. While these uses are all laudable, this means that in modest income neighborhoods, entrepreneurs could buy up single family homes and populate them

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with various "care" facilities without any mandated distances between these small institutional uses. Neighbors trying to maintain the character of their single family home community could be understandably defeated by the presence of multiple group homes next to one another. For example, the County Council approved the accessory apartment ZTA, they limited the uses to every 300 feet.

2. The newly introduced concept of the "general building" category undermines the concept of a single family neighborhood. The rewrite mandates these buildings must look like a single family home only "to the extent practical". If we wanted commercial uses in our neighborhoods, we would ask for that. This is commercial use by stealth, undermining the values of neighboring properties and inalterably changing the very character of all single family neighborhoods.
3. "Farm tenant dwellings" are included as an acceptable use in R-40, R-60 and R-90 zones when guesthouses are abolished. We questioned the demand for a tenant farmer in these densely populated smaller lot zones.
4. "Farm stands" are allowed in single family neighborhoods despite the fact that the County has done so much to encourage regional farm markets. Similarly, the rules for seasonal sales relaxed again, bringing unnecessary traffic into single family neighborhoods and disturbing the character of a single family community.
5. Of concern is the liberalization of "animal husbandry" rules such that livestock can be as close as five feet from the property line (the rule now is 100 feet from any residence and 25 feet from the side lot lines) without requirements for both housing AND fencing. These rules offer an opportunity for properties to become attractive nuisances for predatory fox, coyotes, raccoons and fecal borne disease.
6. Finally, double wide mobile homes are allowed in R-40, R-60 and R-90 zones despite the fact that their assessed value will be much lower than the tax revenues they would need to generate for the services the county would be required to provide. We question how double wide mobile home building "maintains the attractiveness and desirability of our residential neighborhoods," as one of the Council members said the rewrite should do.



The PHED Committee met on the zoning rewrite on June 21st. The most controversial use, from their point of view is the animal husbandry changes. The Committee voted to allow chickens and a list of seven other livestock to be raised in a residential neighborhood but with a chicken house no closer than 15 feet from a lot line, with a solid roof AND fencing. The addition of fencing to this ordinance can be directly attributed to Section 3's objections as no one else testified that it was needed. Sadly, if the full Council agrees, the

broader changes to animal husbandry will become part of the new code. The Committee did agree that farm tenant dwellings were unnecessary in the smaller lot zones of R40, R 60 and R90 as well. They supported the concept of a general building and farm stands and agreed that seasonal sales would be acceptable. They did not address the double wide mobile home issue at all.

The Committee is meeting on this issue every Friday this summer and we will continue to comment on their decisions and report on their progress as it so significantly affects our neighborhood.

If you go to www.montgomeryplanning.org you can see the full text of the zoning rewrite (wonderful beach reading...) and the County Council has video you can download of the hearing before the full Council and the PHED Committee hearings.

WINE TASTING EVENT LOTS OF FUN!



June 8th was a perfect night to get together for wine and cheese with the neighbors, and that's exactly what about 50 residents did. Thanks to **Ken Harney** for selecting some interesting wines, to **the Harneys, the Saifees and the Pacholski/Purvis family** for serving as hosts. A wonderful evening was had by all...even if it did go well into the night!

**IT'S HOT! DON'T FORGET
TO WATER YOUR SERVICE-
BERRY TREES REGULARLY.**

CHEVY CHASE LAKE SECTOR PLAN

The PHED Committee of the County Council has held one of two meetings on the Chevy Chase Lake Sector Plan. The most contentious issues continue to be ones we are particularly concerned about: traffic, heights and densities. The Committee understands that the proposed Plan is “out of balance,” that is to say the traffic estimations are so bad that what they hope to build cannot be built because the public facilities are insufficient (what a shock!) to handle the traffic without whole intersections “failing.” The discussion before the Committee related to ways to make the intersections “pass” by altering the standards for a failing intersection. In short, change the math, not the problem. There were a series of improvements proposed that would help ease the congestion, but there is no money set aside in the State Highway Administration’s 10 year plans for this area for these improvements and neither the state nor the County has an estimate as to their cost nor have they evaluated these improvements as to their ability to ameliorate the problem. They did not adequately address this issue at their final meeting on the plan.

The PHED Committee did approve the important pre- and post-Purple Line phasing of the Plan, which has been a bone of contention with both developers and some members of the Committee as it sets a precedent. This issue will undoubtedly come up again when the full Council takes up the plan.

Here are some of the key decisions made by the PHED Committee at the most recent meeting:

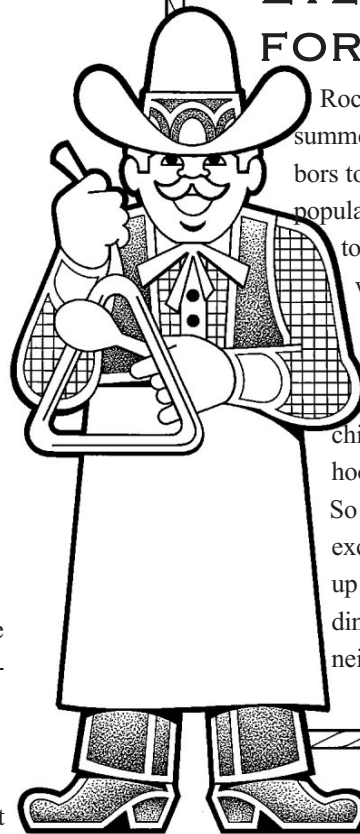
- For Phase 1 (pre-Purple Line), the Committee approved 790,000 square feet of development by the Chevy Chase Land Company. The Committee agreed that 8401 Conn. Ave should stay at 150 feet in its new incarnation and made some limitations on residential and commercial uses, but an approved floor ratio area of 4.0.
- The Housing Opportunities Commission, which originally had been slated for 250 units which was then upped to 335 by the Planning Board when they came in and asked for 400 units has now revised its request downward. At the last minute (after the Planning Board sent its recommendations on to the County Council), the HOC has come in with an intriguing plan for about 270 units of which 65-70 would be market rate townhouses no taller than 50 feet with the balance being in an adjacent 100 feet building with 200 units behind the Chevy Chase Land Company’s 125 feet residential building at the rear of 8401 Connecticut Avenue. There would be a park between the townhouses and the taller building and the connector road between

Manor Drive and Chevy Chase Lake Drive would be built entirely on their property. The Committee was in favor of the new plan but moved it to Phase 2 (post-Purple Line).

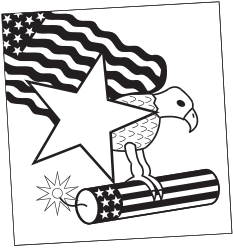
- The shopping center that will be built in Phase 1 will be reduced from 130 feet to 120 feet. There was a great deal of discussion about the green space in front of this building which was originally estimated to be a 1/2 acre which the Land Company now wants to reduce to 1/3 an acre. This issue has yet to be resolved.
- On the west side of the street, the area where Starbucks now is will have town houses at the rear where the parking lot is ranging up to 40’ and in the front, the buildings facing Connecticut Avenue will be 70 feet. The Sunoco station they limited to 35 feet and the multi-family development at Newdale Mews will be 45 feet high and developed in Phase 2.

The full Council will vote on the Sector Plan on July 9th.

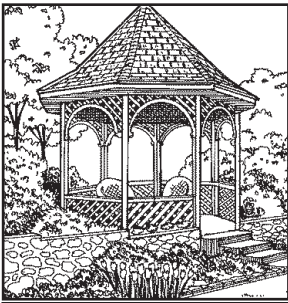
WELCOME NEW NEIGHBORS EVENT SLATED FOR JULY 11TH



Rocklands BBQ returns for a delicious summer barbeque to welcome new neighbors to the community. The evening is a popular one as it gives everyone a chance to get together, eat delicious food, and welcome new neighbors to Section 3! So mark Thursday, July 11th on your calendar from 6 p.m. to 8:30...first come first served! You'll smell the chicken and ribs cooking in the neighborhood before you even arrive! So join us, enjoy the good food, the excellent company, and a chance to catch up with neighbors, NOT have to cook dinner...AND meet some of our newest neighbors! We hope to see you there!



SECTION 3 VILLAGE OF CHEVY CHASE
P.O. Box 15070
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**SECTION THREE
VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

JULY 2013

GOING AWAY?

TELL YOUR NEIGHBORS, ARRANGE TO HAVE THE PAPERS STOPPED, PICKED UP, ETC. LET FOLKS KNOW HOW TO REACH YOU. MAKE SURE TO PARK YOUR CAR OFF THE STREET WHILE YOU ARE AWAY AND LOCK THE CAR!

