

SECTION THREE  
VILLAGE OF  
CHEVY CHASE

# NEWS & VIEWS

JUNE 2012

## CALENDAR

**WEDNESDAY, JUNE 6**

**Bulk trash pick-up, curbside  
Deadline for Sign-Up for Wine Tasting Event  
(see story page 6)**

**SATURDAY, JUNE 9**

**Wine Tasting Event  
7:30—9:30 p.m. \$15 per person**

**WEDNESDAY, JUNE 13**

**Council Meeting  
CCUMC Room 109 7:45 p.m.**

**WEDNESDAY, JULY 4  
NO BULK TRASH COLLECTION**

**WEDNESDAY, JULY 11**

**Council Meeting  
CCUMC Room 109 7:45 p.m.**

**THURSDAY, JUNE 19**

**Welcome New Neighbors Barbeque  
6:00 to 8:30 p.m.**

## ANNUAL MEETING SPEAKER DETAILS 1.5 MILLION SQ FOOT PLANS FOR CHEVY CHASE LAKE

The Chief Planner from the Maryland National Capital Park and Planning Commission for the Chevy Chase Lake Sector plan gave Section 3 residents a preview of what the Planning Commission staff will recommend for the Sector. Elza Hisel-McCoy spoke following the official annual meeting and outlined a plan that would be phased—250,000 square feet to be developed prior to the Purple Line being built, and the balance, some 1.25 million square feet to be built AFTER the Purple Line has secure funding.

Since the Annual Meeting, funding for the Purple Line has become more tenuous as the special meeting of the state legislature did not approve the hike in the gas tax that was tied to funding for the Purple Line. This means that the other light rail line for the state of Maryland, in Baltimore, maybe built first with available funding. Unless the state can come up with funding for this project, the Purple Line's destiny and timing is seriously in jeopardy, according to recent articles in the Washington Post.

There are two distinct plans in process: one proposed by the Chevy Chase Land Company and the one developed by the Planning Commission staff. Those who have participated in discussions with the Land Company at various stages will find that the two plans are, according to Mr. Hisel-McCoy, apart by about 300,000 square feet—the Land Company wanting greater heights and densities, the Planning Commission staff less of both. Based on today's zoning, the Land Company has authorization to build a 250,000 square foot project on the site where the gas station and TW Perry and the little shops facing Connecticut Avenue now sit. It was their intent to build that project in anticipation of the Purple Line. At the moment, should the Purple Line not go through, then the design of that 250,000 square foot project might well be very different. There will be hearings in which the Land Company and others will argue for more density, greater height/ or less density/ less height. But the plan that is adopted will be based in the plan developed by the Park and Planning Commission. As soon as the County Plan is completed, it will be available on line and we will send out an email with the link so that people can view the plan for themselves. At the moment, the biggest concern by those in attendance was the densities being proposed and the impact that would have on traffic on Connecticut Avenue.

Once the plan is available on line, the Planning Commission will hold hearings and we will notify you as to those dates as soon as they are available. The plan, perhaps amended based on the hearings, will then go to the County Council which will also hold hearings.

## 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 for the Annual Meeting in the Epworth Room of Chevy Chase Elementary School. The meeting began at 8:00 p.m. All Council members were present.

Council Chair **Bill Brownlee** began by outlining the highlights of the past year. We have had some excellent help in making our community a better, nicer place to live. He noted that our police patrols have been helpful in getting stop sign compliance and patrolling the neighborhood. Our arborist has also helped with tree trimming so that we don't have limbs falling in snowy, icy weather, or in heavy winds. We also had contractors in to repair tripping hazards throughout the community. We didn't have any street repairs, but Brownlee did note that Brookville Road had at long last been milled and paved and that later this summer, Connecticut Avenue would also be milled and paved. At the same time, Pepco is working to replace some primary and secondary lines to better serve our community and make electrical service more reliable. Towards that goal, they are working with an arborist and our village manager to trim back trees from near the wires and take down diseased trees which might fall on wires.

Brownlee noted that we have been active in fighting the closure of the post office on Connecticut Avenue and made sure that we could park next to the post office as well. He also reminded

### MELISSA BROWN JOINS COUNCIL; OHRENSTEIN RE-ELECTED; HARMON RETIRES FROM POST

**Melissa Brown** was elected and **David Ohrenstein** was re-elected at the Annual Election for Section 3 Council members. After four years of service, Donna Harmon stepped down. In her place, Melissa Brown of Spring Street was elected. The votes were 40 votes for Ms. Brown and 39 votes for Mr. Ohrenstein. The Council voted to maintain the same offices as in the past and to have Melissa Brown serve as Secretary (see masthead for contact information).

everyone of our work in convincing the members of the Chevy Chase Club NOT to use methyl bromide on the greens. We are also actively working with neighboring jurisdictions to get across our concerns to the Chevy Chase Land company about their proposed plans for the Chevy Chase Lake area.

**Natasha Saifee**, Council Vice Chair, enumerated the many activities that bring us together as a group—from the Party-in-the-Park to the Welcome New Neighbors Barbeque to the Halloween Parade and Pizza Party. She noted we had two new additions to our almost monthly community social events, a wine and cheese party for single women in the community and two newsletter yard sales!

Saifee mentioned the CC3 group of runners who recently ran a 200 mile relay race, the group of German speaking residents who meet monthly, and of course, the usual gang at the school bus. But Saifee noted, not all our activities are only for our benefit, but they serve others as well. She turned the program over to **Donna Harmon**, Council Secretary, who talked about the many volunteers who help serve our community with little recognition: the three fire board members who meet monthly to make certain that we are aware of all the emergency plans and activities of the local fire station: **Russell Weil**, **Mike Shannon** and **Tim Healy**. She thanked **Ellen McKenney** who welcomes everyone who moves into Section 3 with a bottle of wine or flowers or both, plus the famous canvas Section 3 bag!

Harmon noted the donations to A Wider Circle of furniture and household items, the donations of warm clothing and blankets in memory of former resident Bill Prigg to Martha's Table, the towels and soaps and lotions that we donate for showers for the homeless to Shepherd's Table every spring and this year's community-wide fundraising efforts for the new truck for the BCC Rescue Squad.

Harmon then turned over the program to Buildings and Roads Representative **Carolyn Greis** who pointed out that we have revised and re-organized our ordinances so that they are easier to follow and understand, particularly as they relate to building construction and the permitting process. She reminded everyone that before undertaking any building project, no matter its size or scope, it is important to check to see if a permit is required and, if so, to understand the requirements. This past year, we issued 22 permits: three additions; nine fences; three patios or walkways with steps; five dumpsters and/or PODS; and two exterior fireplaces for which variances were granted due to setback encroachments.

The Council voted to approve a variance request by the **Trenor-Carstens family** to construct a legally-required egress window well three feet into the north side setback as part of a larger basement renovation.

Beyond our own community, she noted that this summer the  
COUNCIL ACTIONS, CONTINUED ON PAGE 4



Congratulations to **Brendan Maguire** of Delaware Street who will be attending the University of Chicago after his graduation from BCC this June. Congrats too to **Kate Kiernan** of Raymond Street who finishes up at Stone Ridge and will be going on to Brown University. **Brian VanLandingham** (son of **Jessica McCormick** and grandson of **Virginia**) will be attending his mother's alma mater, Frostburg State University, in the fall.

Congrats to **Catherine Graham** of Brookville Road who recently was appointed CFO of 2tor, a Landover-based firm that partners with universities to provide graduate programs on line. Prior to joining the firm, she was Executive Vice President and Chief Financial Officer of Online Resources Corp and prior to that, executive vice president and cfo of Via Net.Works and prior to that, vice president of finance for Yurie Systems. You may see Catherine walking her two rescued Greyhounds in the neighborhood. The Washington Post featured her and her new position in a piece on the business page on Monday, May 21st.

Kudos to Raymond Street's **Joey Murphy**, who on May 29th shaved his head to help raise money for children fighting cancer at Children's National Medical Center. If you would like to support Joey in his efforts to raise funds, go to <http://www.first-giving.com/fundraiser/joeymurphy/mater-dei-be-brave-and-shave> and make a donation!

Our condolences to **Anu Connor** and **Anjali Chaturvedi** on the passing of their father, Dr. Ram P. Chaturvedi. Dr. Chaturvedi was a Distinguished Service Professor at SUNY Cortland in the Physics Department for 47 years. He chaired the University's Physics Department from 1981-88 and 1999 and received the State of New York United University Professions Excellence Award and also the Cortland College Student Association's Outstanding Faculty Member award. A scholarship Fund at SUNY Cortland has been established in his memory.

## SHREDDING EVENT NETS NEARLY 6,000 LBS OF UNWANTED PAPER!

The Shredding Event with [freeseureshredding.com](http://freeseureshredding.com) working the shredding truck was a great success...no standing on line for

very long, smooth removal of all shredding boxes from cars and the helpful service provided by the shredding company, Wayne Fowler for Martins' Additions who set up all the no parking signs, and our own patrolman, Brian Merryman who directed traffic.

After three hours, the combined basements and attics in Sections 3 & 5 and Martins' Additions are that much less crowded with unwanted papers—we managed to shred nearly 6,000 pounds! All the paper will be recycled—some of it may even be found in future editions of *News & Views*, as we always use 50 percent recycled paper!

## HOUSE TOUR YIELDS GENEROUS DONATIONS FOR SHOWERS FOR THE HOMELESS

Sunday, May 20 was a perfect day for the Section 3 House Tour. The three hosts, the Slidells, the Restifo/Ionatas and the Guessmann/Cameras all graciously opened their homes to neighbors they knew and neighbors they had never met before. The Tour was enhanced by the hard work of those working the lemonade stand: **Dahlia and Summer Saifee, Ava Grace Cameron, Elinor Nott, Betty and Katie Dorsey**. The girls' parents donated the lemonade to their young entrepreneurs and the girls themselves decided to donate half of their earnings to Shepherd's Table—kudos to all six girls!

What about Section 3 families who attended the event? They managed to donate the following: 15 bath towels, three hand towels, four wash cloths, hundreds of small bottles and tubes of Eucerin lotion, 90 bottles of Dove body and face wash, 126 bars of soap, 100+ bottles of shampoo, 70 bottles of body lotion, 85 of hair conditioner, 26 bottles of bath gel, shower caps, as well as personal hygiene items and a bag filled with dental care items. Thank you to all those who made a donation to this worthy cause.

## CHEVY CHASE AT HOME TO EXPLORE GLOBAL SOLUTIONS TO AGING ISSUES

Irene Hoskins, a member of the board of Chevy Chase at Home, will discuss "How Other Nations Deal with Their Aging Populations" in a June 5th Meet and Mingle talk at the Chevy Chase Village Hall. Ms. Hoskins has worked with both AARP and the World Health Organization on aging issues. She has served as President of the International Federation on Aging since 2006 and is a frequent speaker at national and international conferences. The meeting begins at 2:00 p.m. and lasts until 4:00 p.m.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

State Highway Administration will be milling and paving Connecticut Avenue, and that we are trying to work out a solution with them as to the treatment of the median strip which is currently neither planted nor maintained. Unfortunately, they want to fill in the strip with stamped concrete, but we are hoping to find a greener solution. She also noted that we have been following the development of the Chevy Chase Lake Sector plan with great interest and involvement in the hopes of having some positive impact on the final decisions so they do not adversely affect our community. Similarly, we are also monitoring the development of a totally new County-wide zoning code. She then turned the program over to our Council Treasurer, **David Ohrenstein**, who provided an overview of how we expect to end the current fiscal year (2011-12) and the proposed budget for the next fiscal (2012-2013) which starts July 1.

Ohrenstein pointed out that despite another challenging year with the economy, thwe expect to end the current fiscal year with a surplus a little higher than we had projected. This resulted from conservative estimates at the beginning of the year for income tax revenues and for payments we receive from the State and County. We budgeted a conservative amount for income tax, our largest source of revenue, due to the slow economy. We also conservatively budgeted for State and County payments since both the State and County have threatened to cut back payments to municipalities due to their budget concerns. We expect our final income amount to be higher than budgeted and our expenses for the year to be close to the budgeted amount, resulting in a surplus a little higher than the \$65,000 we had projected at the start of the year. The Council voted to approve the budget and voted to keep the property tax at \$.02 per \$100 assessed value and personal property tax for those with businesses at \$.05 per \$100 assessed valuation , the same levels we have held for a number of years. Ohrenstein went on to point out that if all went well, we would probably end next year with a surplus of between \$10,000 and \$15,000.

For the upcoming fiscal year (2012-2013), Ohrenstein indicated that we are again making conservative estimates for income tax revenues and State and County payments due to similar concerns as last year. For expenses, we are assuming generally similar costs to this year with some modest increases to reflect rising prices for a few items like landscaping, street repairs and police patrols. The main difference from last year is we have added a significant expense item to begin installing new street signs and may need to incur costs to archive town records to comply with a new state requirement. Overall, Ohrenstein noted, we are projecting a budget with only a very small surplus of \$10,000.

Following the Treasurer’s presentation, in response to a resident’s question, there was a discussion about the need for the Section to maintain a high level of reserves. Council members highlighted the importance of having significant reserves to meet large capital improvement needs (like new street lights and road repairs) and as an emergency fund should incomes be significantly lower than projected.

**VARIANCE REQUEST**

The **Howard family** of Taylor Street is requesting a variance to build a two-bedroom, two-story plus basement guest house in their rear yard which will intrude 10 feet into the rear setback. As part of the same project, they are proposing to tear down their existing garage to build a new, larger one with added driveway area to permit additional maneuvering room for two cars.

**PROPOSED NEW ZONING TEXT AMENDMENT WOULD ALLOW ACCESSORY APARTMENTS AS A “BY RIGHT” USE**

The Planning Commission is in the midst of a serious re-drafting of the entire zoning code...something that has been needed for a long time because there are so many exceptions to various rules and the code has become cumbersome. One of the issues they are trying to tackle is a way to provide more affordable housing in the county without having to build any.

At the moment, if you want to create a separate living apartment to rent out, regardless of its size, you have to apply for a special exception and your neighbors have an opportunity to testify at a hearing as to their position on your proposed accessory apartment. The County maintains that only 10 such requests are made annually. Under the proposed zoning text amendment (zta), that

**SILENT SUNDAYS**

A resident has proposed the idea of having voluntary once-a-month "Silent Sundays" in which no lawn mowers or leaf blowers or other noisy appliances would be used...for example, the first Sunday of every month from April through October could be "silent Sundays." We want your response....what do you think?

Let us know...

process would be abandoned and if the apartment were within certain parameters, it would be allowed “by right” without any hearing or testimony from neighbors. It should be noted that homeowners have not requested this change, but rather, the Planning Commission staff feels that making it easier for people to establish accessory apartments in single family homes, they will have a way to make housing more affordable in the County and “combat sprawl” and they feel that this more intensive use of single family homes will “foster investment” in existing housing stock.

The proposed plan is 52 pages long. We are only addressing the rules as they pertain to our zoning designation, R-60 and R-90. Most of Section 3 properties are in the R-60 zone. If passed, the change would allow accessory apartments in existing homes every 300 feet. The apartments would have to be attached and would require a single additional parking space. The proposed accessory apartment would only be allowed on lots of at least 6,000 square feet and would have to be subordinate to the main dwelling. The attached apartment would have to have a separate entrance and “preserve the appearance of a single-family dwelling” and have the same street address. The owner of the lot would have to occupy one of the units. Under the proposal, small accessory apartments (under 800 square feet) would be allowed by right and large (801 to 1200 square feet) would require a special exception. Detached units would not be allowed in our zone.

Right now, accessory apartments have to have two additional parking spaces unless the Board of Appeals finds that there is adequate street parking. Also, under current law, occupants of accessory apartments and principal dwelling units must be related (hence the term: “mother in law suite”). There cannot be a concentration of accessory apartments now in any one area either. He who gets the special exception first wins so to speak. Occupancy under the new zta would be limited to 3 additional residents in the accessory apartment. If you had a neighbor who had an approved accessory apartment, then you could not have one. In any block, there could only be one every 300’ but if on the next block over, the a neighbor whose property abutted yours had an accessory apartment under the proposed rule, then you could not have one even if there wasn’t one within 300’ on your block. The ZTA further allows deviation from any permitted use standard regarding the following: 1) Location of the separate entrance; 2) The number of on-site parking spaces; or 3) the minimum distance from any other attached or detached accessory apartment. These issues would be taken up through a special exception process but no standards are defined regarding any of those exceptions. It goes so far as to state that the Board of Appeals would allow a deviation in distance separation that “does not result in an excessive concentration of similar uses, including other special exception uses, in the general neighborhood of the proposed use.” However, “excessive” is not defined.

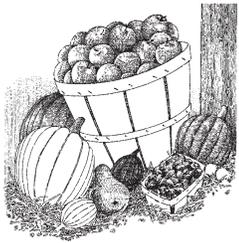
The public response to date (two community meetings were held on May 21) have been uniformly against this proposed ZTA... on the grounds that it destroys the very meaning of single family neighborhoods, adds to parking congestion, puts more demand on schools, roads, garbage collection and creates difficult to monitor living situations since the County has no right to inspect or enter these properties once established. There is also some confusion as to whether in certain neighborhoods, this “by right” use is even applicable when covenants which carry with the deed specify a single family use.

If you wish to review the entire proposed zoning text amendment, go to [www.montgomeryplanning.org](http://www.montgomeryplanning.org) and look for accessory apartment zta. There will be hearings at the Council level (as yet to be scheduled) and then the Council subcommittee will hold work sessions and make recommendations to the full Council and they will vote on it.

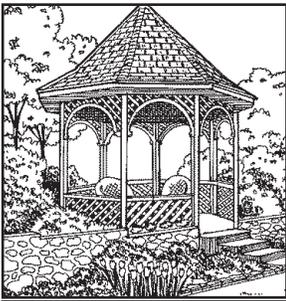
This proposal could have a dramatic impact on the entire lower Montgomery County and is one worth speaking up about as it affects your property values and those of your neighbors as well. The Planning Commission staff will be taking in comments from the public and will be refining their draft to present it to the Planning Commission on June 21st. At that time, the Commission will either decide to accept the staff report or send it back for further refinement. If they decide to accept the report and recommendations, the Commission will send the proposed ZTA to the County Council and someone from the Council will have to accept it and agree to bring it forward to the entire Council. Once that is done, then zta is then sent back to the Planning Commission for a public hearing, further refinements can be made, and then the zta would go back to the Council for another hearing and then a vote. At each step in the process, it's important that we as a community, voice our response to this proposal. The Council will be sending a letter to the Planning Commission staff prior to the next Council meeting and will be discussing the impact of this proposed amendment at the next meeting. We urge you to communicate with your Council members about your response to this proposed legislation.

**School will be out soon. Many of our children will be at home and at play. Please drive carefully on Section streets. If you are a bike rider—young or old, please remember you only have one head and put a helmet on it.**





**SECTION 3 VILLAGE OF CHEVY CHASE**  
P.O. Box 15070  
Chevy Chase, MD 20815



**SECTION THREE  
VILLAGE OF  
CHEVY CHASE**

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# NEWS & VIEWS

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JUNE 2012

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**Yes! We'll be at the Wine Tasting Event.**

Enclosed is our \$15 per person check and our sign up sheet. All sign-ups and checks are due at the Village Manager's home (3801 Bradley Lane) by Wednesday, June 6th, so that we can buy enough wine. You can also sign up via e-mail at [villagemanager@chevychasesection3.org](mailto:villagemanager@chevychasesection3.org) and follow up with a check made out to Section 3 of the Village of Chevy Chase.

**Name(s):** \_\_\_\_\_

**E-mail address for confirmation:** \_\_\_\_\_

**Enclosed is \$15 per person to defray the cost of the wine.**

## **WINE TASTING EVENT SATURDAY, JUNE 9TH**

Don't forget the wine tasting event 7:30-9:30 p.m. on Saturday, June 9. White wines at the Harmon residence, followed by Red wines at the Greis/Nott patio/garden and finally, dessert wines at the home of Susan Toffler. Sign up and send in your money by June 6th so we can purchase enough wines for everyone!