

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

MARCH 2013

CALENDAR

TUESDAY, MARCH 5

7:30 p.m. County Council Hearing on Chevy Chase Lake Sector Plan

WEDNESDAY, MARCH 6

First Bulk Trash Pickup of 2013, Curbside

WEDNESDAY, MARCH 13

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

SUNDAY, MARCH 17

Everybody's Irish Party
5 p.m. to 7 p.m. Gazebo Park environs

SUNDAY, MARCH 24

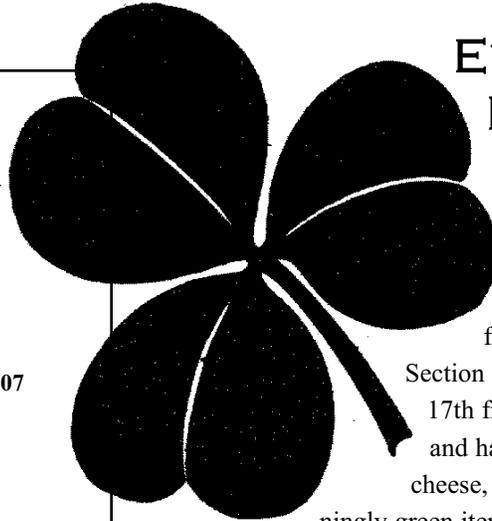
Easter Egg Hunt and Luncheon
12:00 noon to 1:30 p.m. Gazebo Park
5 p.m. deadline for submissions from those interested in running for Village Council (see story this issue)

WEDNESDAY, APRIL 3

Bulk Trash Pick-up, Curbside

WEDNESDAY, APRIL 10

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



EVERYBODY'S IRISH PARTY SLATED FOR ST. PATRICK'S DAY

Green nibbles and drinks for all.

Green Gatorade for the kids, along with adult Irish beverages for the parents. Join us for the kick-off event of 2013, the Annual Section 3 "Everybody's Irish" Party, Sunday, March 17th from 5 p.m. to 7 p.m. We'll have green eggs and ham, guacamole, green bagels and cream cheese, mini corned beef sandwiches, and other stunningly green items to consume. Regardless of the weather, we hope you'll join us for a wee bit of fun on St. Patty's Day! Mark the calendar, bring the kids.

EASTER EGG HUNT AND LUNCHEON

The Easter Bunny, I understand, makes a special trip to the Gazebo Park every year to hide eggs for children 6 and under. So make sure to bring the little ones for this very special, low key Easter celebration. We begin with those 3 and under, their own baskets in tow along with a Mom or older sibling, and we let them have a head start in "finding"

10 eggs or less and putting them in their baskets. After a few minutes of collecting eggs, the "big kids" get their chance, and those 4 to 6 hunt while the rest of us watch. It's loads of fun, over in minutes, and then it's time for a simple lunch of finger food for parents, grandparents and kids. Special thanks to **Debbie Glynn** for all her help.

So plan on coming, Sunday, March 24th. The event begins at 12:00 noon sharp. Bring your own basket, grandparents invited!



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, February 13th at CCUMC in room 107. The meeting began at 7:55 p.m. All Council members were present.

PUBLIC SAFETY ISSUES

Our police patrols continue to circulate through the community on a regular basis at different times of the day. They have been active in enforcing stop sign compliance throughout the community and have been issuing tickets. Because of the particular safety issues at the intersection of Brookville Road and Taylor Street, they have been monitoring behavior at that intersection and ticketing individuals who do not respect the stop signs at that 4-way stop.

BUILDINGS AND ROADS

Projects currently underway include continued renovation of the **Woo** property on Georgia Street, the property which is being expanded by builder David Kelly on Georgia Street, the new construction for the **Bruetman** family on Bradley and Connecticut Avenue, the **Vergara** addition on Brookville Road, interior renovations at the **Shubert/Hunseder** property on Raymond Street. A demolition permit has been granted for Sandy Spring Builders to demolish the house at 3700 Raymond Street.

Buildings and Roads representative Carolyn Greis noted that the **Dorsey-Williams** family on Shepherd Street will soon be starting their addition and renovation and the **Wilson** family on Taylor Street will soon begin a small addition and renovation of their kitchen.

The Council discussed the County Council passed zoning text amendment on accessory apartments and the accompanying licensing law. Regulations have yet to be drafted on the licensing piece of this new law (see story this issue). The Council briefly discussed the possibility of passing additional regulations in Section 3 regarding parking for rental properties but did not come to any conclusion and decided to study the issue more before taking action if at all.

The Village Manager reports that the Montgomery County zoning rewrite has been slowed down somewhat and has yet to be delivered to the County Council. The staff is refining some of the changes and has promised to prepare comparative charts showing the existing law and the proposed changes so that people, including the County Council, can better understand the changes and their impact.

The Chevy Chase Lake Sector Plan will be reviewed by the County Council on March 5th and then go to a specialized commit-

tee for further review prior to the Council taking a vote on the matter in June. (See story this issue.) A website has been established by a group of community activists to provide information on the proposed plan and its ramifications for the neighborhood and the larger community. The website is www.dontfloodthelake.com. The Council agreed that the Village Manager should issue a call for action and encourage Section 3 residents to sign a petition and otherwise get involved in the coalition's efforts to advocate for a less heavily developed plan closer to what the Planning Board's staff had recommended back in July. The version approved by the Planning Board and now before the County Council allows for significantly greater densities, higher buildings and more development pre-Purple line, all of which would have a domino effect on traffic in our area.

There are two tree canopy bills now being proposed at the County Council level which would create fees for developers who take down a tree canopy to build a house. Those fees would be used to plant trees in the County, however not necessarily where the canopy has been removed by builders. The Village manager reviewed both bills and reported to the Council that in our community, this would have very little positive impact as there is no provision for the County to put trees back in the same area they were extracted. We will continue to monitor the progress of this bill.

The State legislature is considering a bill which add a deposit fee to the cost of bottles and cans and create redemption centers to return bottles and cans to those centers for money. The Village Manager pointed out that we are too small to establish a redemption center so, in most probability, most of our residents would continue to put bottles and cans in the regular Thursday recycling, so they would be paying twice to recycle. The Maryland Municipal League has researched the impact on municipalities and come out against the bill.

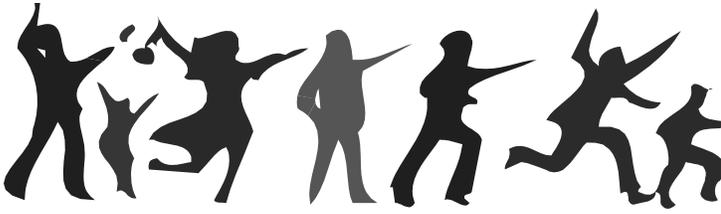
Greenway repairs are slated to begin in mid-February for the most damaged rutted greenways on Raymond Street and one spot on Spring Street, the Village Manager reported. We will also be doing more "renovation" of greenways that have been neglected over time by putting down more soil, leveling them up and planting seed later this Spring. Homeowners will be notified as the work commences and their cooperation solicited to keep the areas watered as the seeds take hold.

The heavy rains and extensive use of the Gazebo park have put a significant damper on the grass—it's a muddy mess right now. The Village Manager has already contacted our landscape firm and re-sodding will begin after the St. Patty's party, weather permitting. When the sod is laid down, the park will be closed until it has taken hold, but advance notice will be provided. Because of the current cold weather, there is nothing we can do but deal with it the way it is.

The Village Manager discussed asking the current owners

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SECTION THREE VILLAGE OF CHEVY CHASE



NEIGHBORHOOD NEWS

Christmas Eve was exciting in the **Al-Mashagbeh** household! **Tayem Marcel** was born, joining brother **Jadd** at 6707 Connecticut Avenue. Congrats to Dad **Wassel** and Mom **Nesreen**! With two boys, it's going to be a busy household.

It is with great sadness that we report the passing of former Council Chair, **Mary McDonough**. A longtime resident of Section 3, Mary served on the Council from 1991 to 1995. She began as Secretary and then became Building Inspector, then Vice Chair and finally Chair from June 1994 to May 1995. After her Council service, she joined the Chevy Chase Fire Board as a representative from Section 3 and served on that board until her health precluded her participation. On the Council she worked hard to make Section 3 the kind of neighborhood everyone wants to live in, where people care for one another and the basic functions of government run smoothly. Toward that end, she made sure all Council members had copies of Roberts Rules of Order! Her can do spirit and wit will be missed. She leaves a daughter, Maggie, and two sons, Joe and Jim, and several grandchildren.

A memorial service for Mary will be held at the Women's Club of Chevy Chase on March 21st. Those interested in attending can check the time with the Village Manager because as of this writing, the time was not yet definite.

Congrats to **Ferrell Deitrich** of Florida Street on the opening of her new store at 5502 Connecticut Avenue, N.W. in the location of the old Full of Beans shop. Ferrell has her grand opening of **Core72**, a women's activewear boutique carrying fun, functional and fashionable workout and lifestyle brands from around the world on Saturday, March 2...go see!

Emily Rowan of Connecticut Ave. is working on a Master's degree in Pastoral Counseling at Marymount University. Her class has undertaken a project to send paperbacks and magazines to our troops in Afghanistan (male and female). So if you have donations, be sure to drop them off at her home before mid March so that they send them along. Emily's address is in the directory.

CHEVY CHASE @ HOME ACTIVITIES

Interested in local history? Join the free lecture on March 5th from 2:00 to 4:00 p.m. in the Chevy Chase Village Hall to hear William Offutt, author of *Bethesda: A Social History* share his extensive knowledge of the development of this area.

If music is what moves you, you'll enjoy the group's Guitar Master Class at the Chevy Chase Village Hall with Grammy award winning Scottish classical guitarist David Russell on Sunday afternoon March 17th from 1 p.m. to 4 p.m. at the Chevy Chase Village Hall. Bring your instrument and enjoy the event!

Members of Chevy Chase at Home will celebrate St. Patty's Day on Tuesday, March 19th with professional storyteller, cable TV host and blogger Ellouise Schoettler who will spin tales from the Emerald Isle. There will be tasty Irish treats as well from 2-4 p.m. at the Chevy Chase Village Hall.

LIBRARY EVENTS OF NOTE

Low and moderate income taxpayers, especially seniors 60 and over, can get free assistance in income tax preparation from trained volunteers at the Chevy Chase Library from 10:30 a.m. to 4:00 p.m. on March 7, 14, 21 and 28th. Call (240) 777-2577 between 9:00 a.m. and 3:30 p.m. to make an appointment. Sponsored by RSVP/AARP Tax Aide Program.

Pre-School storytime is on Tuesdays at 10:30 a.m. on March 5, 12 and 16th. There is a bilingual storytime with Senora Lupe Marks on the 19th, same time. All programs designed for children ages 3 to 6.

COUNCIL ELECTIONS IN MAY

Five individuals from the community serve on the Village Council. Their terms are staggered every two years and this year, three members are up for re-election: **Bill Brownlee**, **Carolyn Greis** and **Natasha Saiffee**. All three have indicated a desire to continue to serve, however that does not preclude anyone else from offering their services in an open election process.

If you would like to run for office, please submit a statement about yourself and your qualifications and why you would like to be on the Council. The statement should be between 250 and 300 words. Submit your statement by 5:00 p.m., Sunday, March 24th either via email to the Village Manager or drop it off at her home at 3801 Bradley Lane. The statements will appear in the April issue of News & Views and voting will take place at the Annual Meeting, Tuesday, May 8th from 6:00 p.m. to 8:00 p.m. The Annual meeting will begin at 8:00 p.m.

CHEVY CHASE LAKE SECTOR PLAN GOES TO COUNTY COUNCIL

On March 5th, the County Council will take up the Chevy Chase Lake Sector Plan. As it now reads, some 2.2 million square feet of development including 1,300 apartments has been recommended for a very small area bordering Connecticut Avenue. The Plan, as approved by the Planning Board and forwarded to the County Council, exceeds the draft recommended by the Planning Board's staff of professional planners. The staff recommended lower building heights, 1,000 apartment units and 1.5 million square feet of development (retail, commercial and residential).

In terms of building heights, the Plan before the County Council now recommends another 150 foot building on Connecticut Avenue next to the existing 150-foot-high 8401 Connecticut Avenue, and behind that, a 125 foot building, and behind that, another at 100 feet. If there is a hotel at Manor Road and Connecticut Avenue, that building would be 80 feet tall, if not, that corner will be 70 feet tall. Similarly, on the west side of the street, they call for buildings of 70 feet in height.

The Planning Board proposed a two-phased development, initially the area where TW Perry and the gas station would be developed, along with an apartment complex on the west side of the street and the Howard Hughes Medical Institute would be allowed for planning purposes to add square footage. All future development—four Housing Opportunities Commission Buildings (one 100 feet high and another 65 feet high) and other residential and commercial buildings would only be allowed AFTER the Purple Line is funded. The plan also recommends a “study” of Brookville Road which only makes sense if they are looking to alter the traffic patterns and use Brookville Road to take up some of the traffic burden that will doubtless overwhelm Connecticut Avenue...a very worrisome element of the plan for Section 3 residents who would be squeezed on both our eastern and western borders.

The Council voted to support the efforts of the community coalition, the Connecticut Avenue Corridor Coalition, as well as some of the members of the CACC sponsoring the “dontfloodthelake” campaign, particularly as it relates to traffic. If the densities were lowered, the heights were lowered, then the traffic would not be as bad, and for that reason, the Council is communicating its concerns to various County Council members and will also be testifying at the March 5th hearing.

The commercial area at Chevy Chase Lake needs revitalization and all the members of the Connecticut Avenue Corridor Coalition agree with that premise. We support an attractive, neighborhood center, we want residential development because that generates less

traffic than commercial development. However, we want a vibrant center prior to the Purple Line's construction, but not one with such tall buildings and so much square footage. We are also concerned that phase 1 includes apartment buildings on the west side of Connecticut Avenue before the Purple Line is funded. Once the Purple Line is constructed, transit-oriented development like apartments makes sense. Anything you can do to email our county council members reflecting your own concerns would be appreciated. The email address is county.council@montgomerycountymd.gov.

CHEVY CHASE HISTORICAL SOCIETY ACTIVITIES

The Chevy Chase Historical Society is hosting a fascinating lecture on the pivotal role the Chesapeake Bay played in the War of 1812. The lecture, on Sunday, March 10th is at 4 p.m. at the Chevy Chase Village Hall. The lecturer, Christopher T. George, is author of the book, *Terror on the Chesapeake: The War of 1812 on the Bay*.

History buffs will also be interested in the Historical Society's field trip to Baltimore to the Maryland Historical Society's extensive exhibit on the War of 1812 and to Ft. McHenry where Francis Scott Key was inspired to write the lyrics to the Star Spangled Banner. A \$30 fee covers transportation, a box lunch and all admission fees. The trip will be from 9:00 a.m. to 3:30 p.m. To reserve call (301) 215-9079 or email snkirby@gmail.com.

COUNCIL ACTIONS, CONTINUED FROM PAGE 2

about moving bushes from the rear yard of the home being demolished at 3700 Raymond Street and putting them in the park as we have done before with other properties being renovated. We are also making it a condition of the demolition permit that the shade tree the Village planted in the front of the house will be transplanted and preserved on the property, in the front yard.

FINANCIAL REPORT

The Village Manager has cleared up some bookkeeping problems with Capitol One bank and the interest payments they were making. She has also identified another bank to put funds from a maturing CD in an insured account. Interest rates for CDs remain extremely low.

COMMUNITY AND SOCIAL

The Council agreed to hold the “Everybody's Irish” party on St. Patty's Day as per usual, but because it is a Sunday this year, to hold it from 5:00 to 7:00 p.m. (See story this issue).

Easter is early this year, so the Easter Egg Hunt and Luncheon will be held on Sunday, March 24th, Palm Sunday. The Village Manager is working with the caterer regarding the luncheon. (See story this issue)

The Council adjourned at 9:25 p.m.

ACCESSORY APARTMENT BILL PASSES

The County Council voted on February 5th to pass a bill that would enable more County residents to create legal accessory apartments in homes. Thanks to extensive lobbying on the part of many groups throughout the County, the maximum size of the units has been reduced from 2,500 square feet in our zone to 1,200 square feet as originally proposed and the number of adults who can occupy the unit is limited to two. A companion licensing bill has been passed but the regulations for that licensing process have yet to be drafted.

Here's what the bill allows:

Accessory apartments within homes in our area only—no detached units.

The apartment can be up to 50 percent of the square footage of the house in which the unit is located, but no more than 1,200 square feet, whichever is the lesser. Only 800 square feet of any addition to a house can be used for the accessory apartment.

The accessory apartment must have a dedicated on-site parking space. If a driveway has to be constructed to meet this requirement, then two dedicated spaces are required. Spaces reached by joint driveways cannot be used as dedicated spaces for tenants.

Anyone applying for an accessory apartment must have a sign in front of their home notifying the neighbors of that application. If the unit does not meet any of the criteria set forth in the law (you look this up by searching online for ZTA 12-11) and the licensing requirements, then neighbors can object and the matter must be taken to a public hearing by the County hearing examiner as happens in the case of special exceptions. A license can be denied if the unit does not meet the criteria set out in the law or in the housing code.

Owners of the property must use the home as their primary residence at least six months of the year and show that the home is their primary residence (required by the license) and the home must have been constructed for at least five years before a license for an accessory apartment can be granted. The home cannot be used as a rental unit in any other manner (boarding house, renting out the main dwelling unit, etc.).

The entrance to the accessory apartment must be on the side or rear to preserve the appearance of a single family home, however, an existing separate front entrance can also be used.

No more than two adults can share the accessory apartment. The number of minors is limited by the size of the unit and by the housing code standards.

Accessory apartments cannot be any closer than 300 feet on the same block face from another licensed unit.

Apartments will be inspected and licensed by the County

DHCA, but disputes with tenants will be handled by the Landlord-Tenant Commission.

In addition to the regular licensing requirements, all owners will have to abide by housing code standards for things like minimum ceiling height, if the apartment is below grade, a cellar well with a code-approved "egress window," minimum bathroom size, proper kitchen and plumbing and electrical and fire safety standards. Residents considering the possibility of adding an accessory apartment would be advised to do careful checking on all the requirements prior to investing any money in renovating space in their home for that purpose.

Because of the density of homes in Section 3 and the already stressed parking situation on a number of our streets, the Council is contemplating some additional parking restrictions for rental properties but has not yet formed a decision as to how to proceed.

ART, CRAFT FAIR MARCH 2

The Women's Club of Chevy Chase at 7931 Connecticut Avenue, is sponsoring the Art and Craft Fair on Saturday, March 2 from 9 a.m. to 4:30 p.m. Proceeds will benefit community charities.

B-CC FOUNDATION TO HONOR FACULTY LEADERS

On Thursday, March 14th, from 7:00 to 9:00 p.m., the Women's Club will be hosting an Evening of Wine, Chocolate and Cheese with "heavy" hors d'oeuvres to highlight the academic excellence at B-CC High School and honoring the school's faculty leaders and academic program directors.

You're invited to this elegant fundraiser! The fee for this charitable event is \$50 per person, payable to the B-CC HS Educational Foundation. For more information or to donate to the Foundation go to www.bccedfoundation.org

PLANNING AN ADDITION?

PUTTING IN A FENCE? A DECK?

THINKING OF INSTALLING A SUMP PUMP?

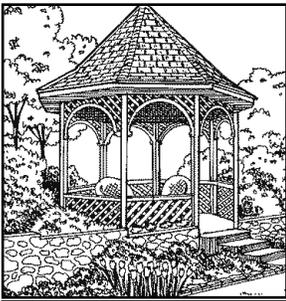
PUTTING IN A DRIVEWAY?

Before you get too far into your planning, please consult with our head of buildings and roads, **Carolyn Greis**—**BEFORE** you get a Montgomery County permit, before you spend money on plans...

Section 3 ordinances are sometimes at variance with the County's rules and regulations—we are often more stringent in our requirements, so please, ask questions up front to save problems down the road.



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



**SECTION THREE
 VILLAGE OF
 CHEVY CHASE**

NEWS & VIEWS

MARCH 2013

FORM 502 MARYLAND RESIDENT INCOME TAX RETURN

OR FISCAL YEAR BEGINNING 2012, ENDING 2012

Social Security number		Spouse's Social Security number	
Your First Name	Initial	Last Name	
Spouse's First Name	Initial	Last Name	
Present Address (No. and street)			
City or Town	State	ZIP code	
Chevy Chase	MD	20815	
Name of county and incorporated city, town or special taxing area in which you resided on the last day of the taxable period. (See Instruction 6)	Maryland County	City, Town, or Taxing Area	
	MONTG	CH CH SEC 3	



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TAXES TAXES TAXES

Please remember when you fill out your Maryland returns to indicate that you are a resident of Section 3 of the Village of Chevy Chase! Without that identification, we do not get our share of your income tax payments which we need to help support all the activities and services provided by your most local government.

FILING STATUS

1. Single (If you can be claimed on another person's tax return, use Filing Status 6.)

4. Head of household