

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

SEPTEMBER 2012

CALENDAR

MONDAY, SEPTEMBER 10
Council Meeting, CCUMC
8:00 p.m. Room 107

SUNDAY, SEPTEMBER 23
Party in the Park
4:00 to 7:00 pm
Raindate: September 30

WEDNESDAY, OCTOBER 3
Curbside Bulk Trash

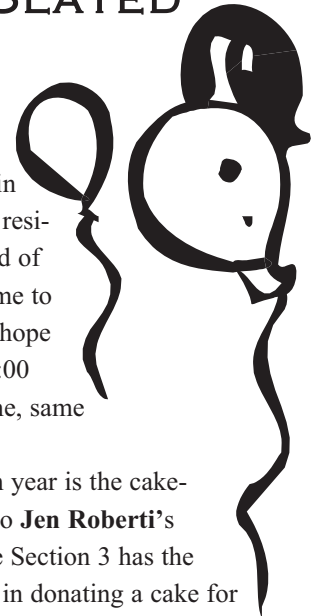
WEDNESDAY, OCTOBER 10
Council Meeting, CCUMC
7:45 p.m. Room 107

PARTY IN THE PARK SLATED FOR SEPTEMBER 23

Get ready for the most exciting community-wide event of the year, the Party in the Park. Every year it gets bigger and better—from the train ride for the little ones to the catered dinner for all residents who attend, the rides for children, the dj, and of course, the fabulous cakewalk make for a great time to catch up with old friends and meet new ones. We hope you'll all plan on taking part. The event is from 4:00 p.m. to 7:00 p.m. and the rain date is the same time, same place, the following week.

One of the favorite features of the party each year is the cakewalk—everyone goes home a winner and thanks to **Jen Roberti's** leadership, the Cake Boss can move over, because Section 3 has the most amazing set of bakers! If you are interested in donating a cake for the event, please take a moment and contact Jen Roberti to sign up, the more the merrier! Her email and phone number are in the book.

Natasha Saifee and **Melissa Brown** are leading the charge on volunteers to help make this all possible. We need help with set-up, clean up, monitors for the train ride and two other rides (1/2 hour stints, no worries, you'll have fun too!) so that we keep everyone safe. This year we'll have a photo booth and a temporary tattoo booth as well.



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ASPLUNDH TRIMS FOR PEPSCO

Asplundh has completed the removal of about eight large trees which arborists (ours and Pepco's) determined were diseased and threatened power lines in Section 3. There are two additional trees which have been found to be diseased which Pepco may be removing as well.

Asplundh has also trimmed trees on Taylor Street, Shepherd and Georgia Streets, in one case so severely that they have now agreed to take down the entire tree.

We appreciate the cooperation of all those who were required to move their cars so that Pepco trucks could get into our narrow streets. Pepco has one more set of lines to slated for repair on Delaware Street this fall. Only the houses between Raymond and Spring Streets will be affected.

The Council is considering offering to plant shade trees on private property four to five feet from the sidewalk to improve our tree canopy as we've done in the past. If you are interested, contact the Village Manager for details.

**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.*

ZONING TEXT AMENDMENT HEARING BEFORE COUNTY COUNCIL SEPTEMBER 11

The County has projects underway on two fronts that may have dramatic impacts on our community as well as neighboring communities. As you know from the special August edition of the newsletter, the Chevy Chase Lake Sector plan is before the Planning Commission and **it's important to make our voices heard on the subject.** If you haven't already written to the Planning Commission members, it's not too late and we urge you to do so. The August issue, if you can't find it, is available on line at our website, www.chevychase3.org under *News & Views*. The address to send your concerns is CountyCouncil@montgomerycountymd.gov.

News & Views has also covered the proposed zoning text amendment in the August 2012 issue. While the planning commission is taking up a rewrite of all our zoning rules, they pulled this particular issue out to have it individually considered because it is so controversial. It is imperative that you make your concerns known about a drastic relaxing of accessory apartment rules in single family homes. A hearing on the subject is slated for 7:30 p.m., September 11th.

To refresh your memories: if you want an accessory apartment now, you have to apply to the Board of Appeals for a special exception. That special exception triggers a public hearing in which your neighbors can voice concerns about the proposed use. Under the new proposal, there would be no public hearing, homeowners living in their homes could have an accessory apartment in single family communities like ours as a "by right" use. The units would be limited to three persons per unit in a home where the owners lived there at least 6 months of the year. Instead of two parking spaces, now required by the current special exception rules for accessory apartments, you would only need one. The number of apartments would be limited to no more than one every 300 feet. Translated, that would mean the possibility of 11 to 12 more group units in Section 3, more children in our schools, more cars on our already clogged streets. **As the County has no right of entry, once the unit was properly registered, assuming property owners go through that exercise, there is no way of knowing how many people live in the unit, how many cars they have, or if the unit is safe because once it's registered, there is no repeat inspection.**

We have recently learned that half of the rental properties in Section 3, even though they were on the property rolls as non-owner occupied, were not registered with the landlord-tenant commission as required by law. How would the County with its limit-

ed resources, monitor up to 2000 additional apartments county-wide?

The proposed accessory apartment zoning text amendment allows much too much leeway for abuse without adequate controls. It would be far better to streamline and improve the current process so that neighbors could have a say in the impact a two-family home would have on their neighborhood.

If you wish to speak at the hearing on ZTA 12-11 on September 11th, contact the County Council at (240) 777-7803. If you would like to read a copy of the proposal, contact the Village Manager and she'll email you the 18-page document.

NEWS ON THE ELECTRICITY FRONT

The consultants we hired, Richter & Associates, are busy assessing the entire electrical grid in Section 3. The purpose is to understand what addresses each of the two feeders serve, where there is serious deferred maintenance that should be addressed, and to make a prioritized listing of any deficiencies so that we can go to Pepco with our demands. Hopefully, a well reasoned utility engineer's assessment will get us farther along than just complaints that our service isn't reliable. We will keep the community posted.

In the meantime, Pepco is busy trimming and removing trees that endanger the power lines. Most recently they have taken down seven large trees that would have taken out major powerlines if they fell. All the trees identified were taken down with the owners' permission and all have been shown to had some disease.

Trees on Taylor Street and on Georgia Street and in other areas of the community that overhang power lines have been trimmed. Some of this work was in anticipation of the improvement to secondary lines that was underway on Taylor Street. Similar work will be done on Delaware Street as well.

CC LAKE SECTOR PLAN, CONT'D FROM PAGE 3
dramatically impacted in terms of the proposed height of buildings are the Chevy Chase Hills neighborhood behind Newdale Mews and Chevy Chase Park opposite the supermarket and the apartment and townhouse community east of the commercial shopping area at Connecticut and Manor Road.

A revised draft plan is available for viewing on the Planning Commission's website. Go to <http://www.montgomeryplanning.org/community/chevychaselake/documents>. If you have not already done so, please take time to write to the Planning Commission with your reaction to the current proposed plans and what kind of impact you think this would have on the community. They can be reached via email at MCP-Chair@mncppc-mc.org.



A special welcome to **Heloise Baldini**, Section 3's newest resident, born to Mom **Veronique Cathanay** and Dad **Alberto Baldini** in early August. Heloise joins big brother **Luke** on Raymond Street.

It is with sadness that we report the recent passing of long-time Raymond Street resident **Virginia McCormick**. Mrs. McCormick passed away at home four years to the day after her husband Garth. She leaves her children Jessica, Rachel, Callie, and John and grandchildren Dylan, Brian and Grace. A memorial service will be held at 11:00 a.m. at River Road Unitarian Church on September 29th.

VARIANCE REQUESTS

The **Saifee family** of 6813 Florida Street is applying for a variance to add a front porch on their home. The variance is to allow the porch to intrude into the setback three feet on one side of the porch and four feet on the other.

The **Buchanan family** of 3703 Bradley Lane is applying for a variance for a patio within the rear setback next to the garage.

The **Step toe-Carson family** of 3700 Shepherd St is applying for a variance of two feet into the west side setback to place a generator.

CHEVY CHASE AT HOME

The seniors' organization continues to offer a "Meet and Mingle" program at the Chevy Chase Village Hall on Tuesdays from 2:00 to 4:00 p.m. and the second Thursday of every month (September 13) from 10:00 to 11:30 a.m. drop in "Thursday Brunch Bunch" at the Olympia Coffee Shop on Brookville Road. September 18th's Meet and Mingle will feature a discussion of Opportunities for Senior Travel including cruises, canal trips, Road Scholar (formerly Elder Hostel) and other possibilities. Finally, save October 2nd for a slide presentation by Betty Monkman, former White House Curator. For more details, go to their website: www.chevychaseat home.org

DOG WALKERS!

New doggie bag dispenser at Shepherd and Delaware Streets. That makes three dispensers in Section 3—please use them!

UPDATES ON CHEVY CHASE LAKE SECTOR PLAN

On August 30th, members of the Connecticut Avenue Corridor Coalition met with some of the other property owners involved in the shaping of the Chevy Chase Lake Sector plan to better understand their goals and the issues each potential development raise with respect to the Sector plan.

The largest single parcel is held by the Howard Hughes Medical Institute which owns 36 acres on the West side of Connecticut Ave just north of Manor Road. HHMI has no immediate plans to build more buildings but given the longevity of most master plans, would like to have zoning such that they could build up to an additional 490,000 square feet at heights up to 65 feet sometime over the next 20 years. They currently use the property under a special exception and only recently completed a major addition.

The Newdale Mews owners have 45 apartment units near the Sunoco station on the west side of Connecticut Avenue in what will eventually face the Purple Line should it go through. They would like to demolish their current buildings and put 100-150 apartment units 65 feet tall on their site, which would mean the buildings would rise up and block the view of the single family homes right behind them.

On the east side of Connecticut Avenue, the Housing Opportunities Commission has 68 low and moderate income apartments in the area that is behind the parking lot of the supermarket. They would like to substantially add to their holdings with both affordable and market rate rental housing. The current plan, however, has a much needed through street running into their property and also calls for a park on part of their holding. They would like to eventually put in two buildings, one four stories, one eight stories with many more units. At the same time, the Chevy Chase Land Company has apparently also altered their plan but the CACC has yet to see the latest version.

And while no one expects that everyone will get what they want, the Planning Commission continues to meet and will have a work session (no public testimony) on September 6th to address the various additional needs of the various landowners and the concerns of the community. The Commission expects to hold a public hearing in October, giving their staff very little time to come up with a revised, consolidated plan. The issue of phasing of the plan—pre and post Purple Line—is still a big question as many of the land owners want as much certainty as early as possible.

The issues of concern to the larger community continue to be phasing traffic, impact on schools, density levels and amount of open space and building heights. The two areas that will be most

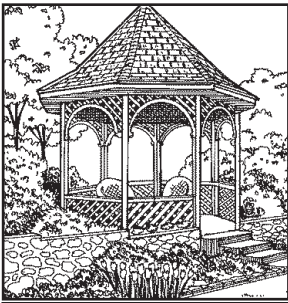
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SECTION 3 VILLAGE OF CHEVY CHASE

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VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

SEPTEMBER 2012

**SCHOOL HAS
STARTED;
PLEASE DRIVE
SAFELY**

