



SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

SEPTEMBER 2016

CALENDAR

MONDAY, SEPTEMBER 5

Labor Day; Schools Closed
No Trash Pick-up; No Yard Waste Pick-up

WEDNESDAY, SEPTEMBER 7

Bulk Trash Pickup Curbside

WEDNESDAY, SEPTEMBER 14

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

SUNDAY, SEPTEMBER 18

Annual Party in the Park
Gazebo Park and environs, 4:00 to 7:00 p.m.
(rain date September 25, same time, same place)

WEDNESDAY, OCTOBER 5

Bulk Trash Pickup, Curbside

SUNDAY, OCTOBER 9

Food Truck Night, 5:30 p.m. to 7:30 p.m.

WEDNESDAY, OCTOBER 12

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

MONDAY, OCTOBER 31

Halloween Parade and Pizza Party

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

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STORM DRAIN REPLACEMENT COMPLETE

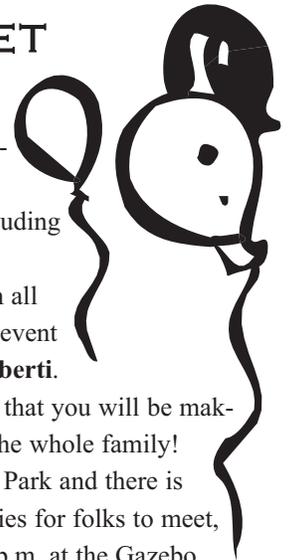
Diligent work during a heat wave at the end of July gave us the first new storm drain in over 20 years. Residents may recall the sinkhole which appeared on Shepherd Street a year ago last May. While emergency repairs were done to the sinkhole, it took some time to identify the cause and even more time to find funding within the County's budget. Montgomery County is responsible for maintaining our storm drain system. It was determined that the 10-inch antique terra cotta pipe had simply collapsed, allowing all the stormwater runoff that entered the inlet at Shepherd Street and Delaware Street to flow under our sidewalk, under our street until the system was repaired. Happily, the County uses the same contractor Section 3 has used in the past, D&F Construction. Despite record high temperatures, the new 15-inch reinforced concrete pipe was threaded through gas, water and sewer lines leading to neighboring homes on the north side of the street with minimal disruption. All those homeowners have new sidewalks, new driveway aprons.

We are grateful to the County in finding the extra funds to pay for this ambitious project. In the fall, new street trees will be planted to finish the job. We also appreciate the patience and understanding shown by neighbors on the block of Shepherd Street between Delaware and Fulton Streets who were often prevented from using their own driveways. Your cooperation was invaluable.

PARTY IN THE PARK SET FOR SEPTEMBER 18

Mark your calendars now, September 18 is coming up soon. It's time for our annual Party in the Park-complete with wonderful rides for the kids (including our favorite "train" ride), a delicious meal catered by Mindy's Catering, the Face Paint Lady will transform all comers, Keith Robinson, our DJ will preside and the event will culminate in the cake walk organized by **Jen Roberti**. So get your best Cake Boss hats on and let Jen know that you will be making a contribution to the event and plan on bringing the whole family!

For newcomers, the event is held at the Gazebo Park and there is dinner for Section 3 residents only, lots of opportunities for folks to meet, eat, children's rides...all of it slated for 4:00 to 7:00 p.m. at the Gazebo Park. If you would like to volunteer to help out for half-hour stints to keep kids safe on the two larger inflatable "rides," please let the Village Manager or **Natasha Saifee** know.



**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, July 13, 2016 in Room 107 of the Chevy Chase United Methodist Church. All Council members were in attendance with the exception of Natasha Saifee who was out of town. The meeting began at 8:00 p.m.

The minutes of the June meeting, as published in the July newsletter were approved.

POLICE REPORT

The rotating policemen seem to be doing a good job of monitoring stop sign compliance and patrolling the neighborhood.

BUILDINGS & ROADS

Buildings and Road representative Carolyn Greis reported that the **Connor** family of Georgia Street has been issued a building permit for the addition and remodeling of their home. The Council voted to allow a variance to the **Carstens-Trenor** family of Florida Street to make a portion of their now pervious driveway impervious so as to alleviate a flooding problem in their garage (see *News & Views* Council Actions June, 2016).

The Village Manager reported that D & F Construction hopes to start work on the storm drain replacement on Shepherd St. between Florida and Delaware Streets by mid-July. We don't have a firm date as yet. It has been decided to use the dead end of Delaware Street as a staging area for the equipment and porta-potty.

The road improvement bid package should go out shortly, final revisions are being made. It's likely that the work will not be done before school begins. Happily the work on Raymond Street should not take that long but the work on Delaware Street may take longer.

The Council agreed to have the Village Manager and the head of Buildings and Roads to review the bids and make a decision as to the winning bid as the Council doesn't meet in August and the Council Chair will be away.

FINANCIAL REPORT

The Council agreed to hire Dennis Alexander, CPA to conduct the state-mandated annual audit of our books.

Mr. Alexander prepared charts showing the differences year-to-year in our income tax revenues which cannot be explained. The Council agreed to continue to seek information on the audit done at the State Comptroller's office and also arrange for an appointment with the State Comptroller to discuss our concerns.

We have a CD coming due in August with Rosedale Federal

Savings and Loan and we need to find another institution to move our funds out of Monument Bank by November because it has been purchased by Revere Bank with whom we already have accounts. If we left our money in Monument, we would be over the FDIC insured limit.

COMMUNITY & SOCIAL

Lots of new neighbors moving into the neighborhood, all have been invited to the Welcome New Neighbors Event on Thursday, July 14. The Council members divided up bartending duties for the event. The Council reviewed wine tasting event, the food truck night and the community wide yard sale.

The Party in the Park date is set for September 18 with a rain date of the 25th.

OTHER

The new website is up and running with all our policies, all our newsletters and current information readily available. We will continue to add to and refine the site but the new site is finally up although initially it was impossible to fully see from a mobile phone. That has since been corrected.

The meeting adjourned at about 9:00 p.m.

EAGLE SCOUT PROJECT IN SECTION 3

Thanks to the community service project by Boy Scout **Owen Thomas**, our neighbor **John Sturgeon's** old side porch and steps have been replaced and weeds and overgrowth in the yard have been tamed back with a very special Eagle Scout project. A team of scouts and parents descended on the Sturgeon yard in late May and did a wonderful job—all 246 man hours. We thank Owen and congratulate him on his Eagle Scout badge. Special thanks to CCUMC Troop 255 Scout Masters and all those who helped in this effort, including neighbors. Thanks Mr. Sturgeon for allowing the Boy Scouts to work on his property.

BROOKVILLE AND TAYLOR STREET INTERSECTION TO BE IMPROVED

After almost four years of work with the State Highway Department and a little endorsement from our Montgomery County delegation to the State, SHA has designed a new, safer intersection at Brookville Road and Bradley Lane. It's hoped that construction will start this fall to make it safer for pedestrians and easier for drivers to spot the stop signs.



NEIGHBORHOOD NEWS

Congrats to **Helen Warren**, daughter of **Dan Warren and Kerry Foley** of Delaware Street, on making the President's List honor roll at Pratt Institute in Brooklyn for the fourth semester in a row. Helen is an artist, majoring in printmaking at Pratt.

It is with sadness that we report the passing of a long-time Section 3 resident, **Helen Metcalf**, who lived in her Raymond Street home with husband John and family for over 40 years.

VARIANCE APPLICATIONS

The Council will hear three variance requests at their meeting in September.

The **Manning** family at 7005 Florida Street requests a variance to construct a code-required egress window as part of a larger house renovation they are undertaking. The window well will intrude 3' into the 10' south side setback.

The **Carroll** family at 3806 Shepherd Street is requesting two variances: one to build a landing/stoop with steps to grade that will extend 3'-8" into the 10' west side setback, and the second to build two low walls creating an alcove for trash cans that is located fully within the 20 foot rear setback and running along a shared property line.

Albemable Realty, LLC, the new owner of **3617 Taylor Street**, is planning on remodeling and building an addition to the house, and as part of that project is requesting a variance to construct a covered entry with steps to grade (at the location of the existing front stoop) which will extend a maximum of seven feet into the 30 foot front yard setback.

BRADLEY LANE GAS LINES UPGRADED IN OCTOBER

Residents of Bradley Lane will be getting new "high pressure" gas lines this fall. Three homes will be having the service to their home replaced as well. As soon as we have a definitive schedule, we will be notifying residents. This is such a massive job, for both sides of the street, that more than likely Bradley will be closed to through traffic while they dig ditches in the street. This means that there will be more traffic traveling on Raymond Street during that period no doubt. We will give the entire community as much notice as possible as this is a necessary upgrade.

Section 3 of the Village of Chevy Chase



SECTION 3 WEBSITE RENOVATIONS COMPLETED

If you want to know about Section 3 policies, or look up an old newsletter or check out our regulations, it's all available on our new improved website..www.chevychase3.org. Key dates will appear on the home page so you can check on activities if you've lost your newsletter (where they are printed on the front page).

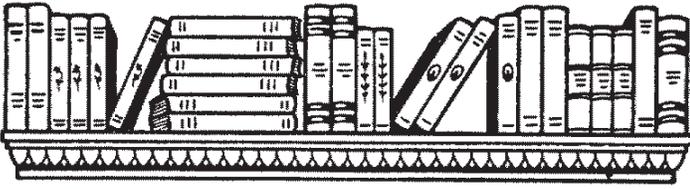
BCC RESCUE SQUAD LAUNCHES DOOR-TO-DOOR CAMPAIGN SEPTEMBER 6

BCC Rescue Squad will begin sending out volunteers with a booklet describing their services. They will be touring the neighborhood between 4:30 and 8:00 p.m. on weekdays and from 11:00 a.m. to 8:00 p.m. over the weekend. The rescue squad does not use paid solicitors or employ any telemarketers...this is their outreach. All those collecting funds will be in uniform and carry Rescue Squad identification. They are our lifeline and serve this community well.

MVA ON WHEELS

Need to get your license renewed? Get new tags for your license plate?

The MVA mobile office comes to Friendship Heights once a month between 10:00 a.m. and 2:00 p.m. If you need any express services, visit them parked at 4433 South Park Avenue in Chevy Chase (the Village of Friendship Heights Town Hall) on September 26, October 24, November 28 and December 19.



CHEVY CHASE LIBRARY ACTIVITIES

Many of these programs are supported by the Friends of the Library, Chevy Chase chapter. No registration needed unless specifically noted.

For more information, please call (240) 773-9590.

ENGLISH CONVERSATION GROUP AT CHEVY CHASE LIBRARY. Every Tuesday from 10:30 am to 12 noon. Open to all non-native English speakers interested in practicing English in a friendly, informal and fun setting. Join us! Free.

TODDLER ARTS AND CRAFTS. September 1, Drop by between 10:30 am and 11:30 am for simple toddler crafts. No registration needed.

LEGO PLAY. Drop in for an open session of Lego play on Fridays between 3:30 and 5:00 pm. Elementary age with an adult. We will provide the Legos and space, you provide the imagination. No registration needed.

STEM OPEN PLAY. Come to the Chevy Chase Library on Thursday mornings from 10:30-11:30 am to have fun with Duplos, blocks, matching and sorting games and other STEM/STEAM activities. Preschool age. No registration needed.

FOREIGN FILM SHOWINGS. Saturday, September 10, 2:00 pm. Join us for screenings of a variety of films from around the world. Film is typically shown on the first Saturday of each month; please note this showing is on the second Saturday. All movies have English subtitles. Screenings will begin at 2:00 p.m. *Wadjda* (Arabic; made in Saudi Arabia).

TODDLER TIME. Please join us Tuesdays at 10:30 am for fun learning activities. We'll read, sing, dance, explore and learn finger plays just right for two and three year olds. No registration needed.

NON-FICTION BOOK GROUP. Wednesday, September 14, 2:00 pm. Join the group to discuss *The Forger's Spell: A True Story of Vermeer, Nazis, and the Greatest Art Hoax of the Twentieth Century* by Edward Dolnick. Copies of the book available one month before the session at the Information Desk. Registration is not required.

JEFFERSON CAFÉ. Friday, September 16, 10:30 am. This month's articles are "How to Fix Politics" by David Brooks New York Times, April 12, 2016 AND "The Fragmented Society" by David Brooks, New York Times, May 20, 2016. NOTE: Abby Simms, President of North Chevy Chase Connections, a newly established village, will be our guest speaker.

We hope everyone will feel comfortable participating. The group is fairly small so that everyone can see and hear everyone else while seated around a table. Copies of the articles to be discussed will be available without charge on the holds shelf at the library.

JOHN E. MARLOW GUITAR SERIES PRESENTED BY INTERNATIONAL CONSERVATORY OF MUSIC. Saturday, September 17, 11:00 am. Are you interested in learning how popular music has influenced classical composers in Brazil? Do you want to learn to clap and dance the rhythms of Brazilian music? Solo guitar player Richard Miller will provide an interactive musical session featuring pieces from the best classical composers of Brazil and explaining the connections between different types of music. Born and raised in Rio de Janeiro, Mr. Miller teaches guitar and music theory at Columbia University in NYC and is the Director of Education Programs for the Afro-Latin Jazz Alliance.

LITTLE FALLS LITERARY SALON. Wednesday, September 21, 11:00 am. The fall 2016 Literary Salon will meet Wednesdays, 11:00 am to 12:30 pm at the Chevy Chase Library. The theme of the discussions is Memories Across Borders and Times. We will be discussing *Orphan's Inheritance* by Aline Ohanesian. The book will be available for pick up at Chevy Chase Library.

FAMILY FUN DAY! Saturday, September 24 10:30 am. Join us for a day of fun filled activities. Our first program begins at 10:30 am "Under the Sea: Marine Education Since 1995"-Live animal presentations by marine biologists followed by children's crafts. We will also have Master Gardener's onsite. Stay tuned for further details. No registration required. This program is made possible through the generous support of the Friends of the Library, Chevy Chase Chapter.

BILINGUAL STORYTIME WITH LUPE MARKS (SPANISH/ENGLISH). Tuesday, September 27, 10:30 am. Please join us for a bilingual (Spanish/English) storytime just right for toddlers and preschoolers. No registration needed.

FICTION, MEMOIR AND BIOGRAPHY BOOK GROUP. Wednesday, September 28, 2:00 pm. Join the group to discuss *All American Boys* by Jason Reynolds and Brendan Kiely. Copies of the book are made available one month before the session at the Information Desk.

NEWS ON THE PLANNING FRONT

CHEVY CHASE LAKE

Despite the delays in the final approvals for the Purple Line, Chevy Chase Land Company has presented its plans for approval to the Planning Board for the first phase of construction which would start at the earliest, in the fall of 2018. Construction of luxury townhouses on Chevy Chase Lake Drive has already begun as has construction of the Housing Opportunities Commission 200-unit building nearby.

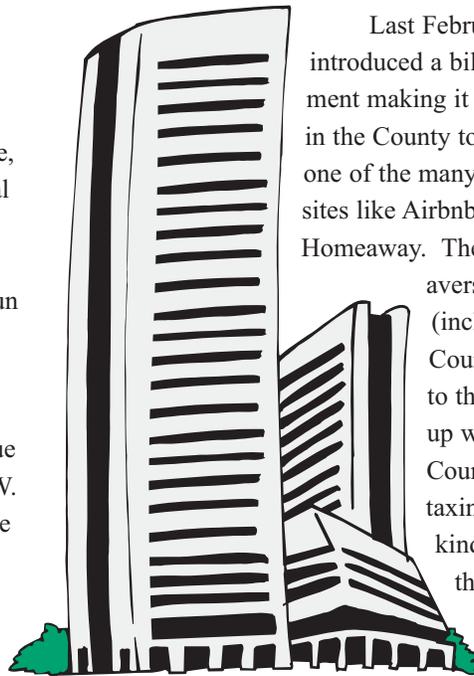
The plans call for a roadway which will connect Chevy Chase Lake Drive to Manor Road, parallel to Connecticut Avenue and through the new development. For those of you who use T.W. Perry, they have relocated to larger quarters on nearby Brookville Road in Silver Spring. Lemon Twist, the dry cleaner and Chevy Chase Supermarket will remain open. The delay in the Purple Line due to recent court challenges may push back the start date for this development.

Sadly the plan calls for minimal green open space, perhaps a quarter acre of actual grass and trees around which 521 residential units will cluster. There will be some additional green open space for one of the apartments but that will not be open to the public in the way that the “commons” area facing Connecticut Avenue was envisioned in the original plan. The remainder of the open space facing Connecticut Avenue will be hardscaped.

DOWNTOWN BETHESDA

The Master Plan for Bethesda is in its final stages before going to the County Council this fall; however several proposed Zoning Text Amendments may alter the plans. There are very few densities in the plan, there are new heights but every property will retain its density from the 1994 plan and can either develop within that density or acquire additional densities via several means. There is an absolute cap on density of about four million square feet more than in the old Bethesda master plan which is far less than the nearly eight million total the Planning Board was approving when it was dealing with the area on a property by property basis. There is also a 15 percent affordable housing requirement for the downtown area, and stronger environmental and energy standards along with a commitment to green space including a way to build a fund to purchase properties for green space. The plan is still being refined and will be presented in its Planning Board approved form to the County Council sometime this fall.

SHORT TERM RENTAL BILL STILL IN FLUX



Last February the County Council introduced a bill and a zoning text amendment making it possible for almost anyone in the County to offer their home through one of the many short-term rental online sites like Airbnb, VRBO, FlipKey and Homeaway. The public response was so averse to the original proposal (including Section 3) that the Council turned the concept back to the Planning Board to come up with a better proposal. The Council has already approved a taxing mechanism for these kinds of short-term rentals even though not laws exist yet for their legalization. Right now you cannot rent for any less than 30 days

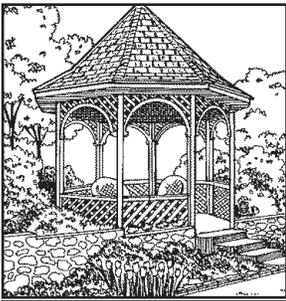
anywhere in the County. Yet reports have it that hundreds of residents now offer short-term rentals. Concerns about parking, owner liability, neighborhoods being converted to an overabundance of rooming houses, etc. have put a temporary pause on plans. Since the February hearing, the Planning Board has held a hearing in which Chairman Casey Anderson indicated support of such legislation. The staff of the Planning Board held an informational session in which only representatives of the short term rental industry were asked to speak. Even the hotel industry was not invited to make a presentation. Again, there was a great deal of public skepticism and tales of comings and goings in certain down-county neighborhoods. Hosts from Airbnb offerings also made the case that in their homes, such problems never occur. A second informational session will be held at the Planning Board on September 19 in which the hotel industry will speak along with representatives of the County who would be responsible for enforcing any regulations that might be established with a newer, hopefully less permissive change in the law and the zoning. Single family neighborhoods closer in run the risk of large numbers of strangers coming and going in our community with little if any regulatory oversight if this law is allowed to stand as currently proposed. We will continue to monitor this situation and keep residents abreast of the progress of this proposed change.



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, MD 20815



**SECTION THREE
VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

SEPTEMBER 2016



**SCHOOL HAS STARTED...
PLEASE DRIVE SLOWLY
THROUGH OUR COMMUNITY**

**SO MANY OF OUR CHILDREN WALK AND
BIKE TO SCHOOL, TO A BUS STOP.**