



SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

JANUARY 2017

CALENDAR

MONDAY, JANUARY 9

Christmas Tree Pick-up, Curbside
(no plastic, just the tree to be recycled)

WEDNESDAY, JANUARY 11

Council Meeting, CCUMC Room 107, 7:45 p.m.
Executive Session to follow regular meeting to discuss
Village Manager's salary and performance

WEDNESDAY, FEBRUARY 1

Bulk Trash pick-up, curbside

WEDNESDAY, FEBRUARY 8

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



CAROLERS BRAVED A VERY COLD NIGHT

Musicians **Lee Bodner** and **Richard Barry** braved one of the coldest nights of the year on December 16th to play their guitars in the Gazebo Park and accompany the brave souls who huddled around the firepit donated for the event by the Lennon family. Carolers and accompanying children had cookies and sang with gusto despite the frigid conditions! Many thanks to all who came and to our wonderful neighbors who donated their time and talents to the occasion.

CONNECTICUT AND RAYMOND/ ROSEMARY LIGHTS BETTER TIMED

Since August, residents have been complaining that the timing of the lights at Connecticut Avenue and Raymond/Rosemary Streets has changed, making it virtually impossible to get out of Raymond Street from Section 3 going west. At the same time, the school crossing guard coordinator noted that the timing of the lights for north and southbound Connecticut Avenue had changed so much that it was virtually impossible for our wonderful crossing guard to control six lanes of traffic. A second crossing guard was added.

The Village Manager continued to contact the County office responsible for these lights. The overall light patterns are governed by the State Highway Department. Having spent months getting no where, we met with the region's Chief Engineer for State Highway and his traffic people. We discussed the issue at length and had the back-up of Chief John Fitzgerald, Chevy Chase Village's Chief of Police, and Officer Teresa Guilday, head of Montgomery County school crossing guards. The group promised to work on the problem as we have been complaining for months and not getting anywhere. Shortly after the meeting, the Village Manager made one more call to the County's head of traffic controls and he agreed to check his archives to see if any changes had been made. At the same time, he sent someone to check the timing mechanisms and found that they were malfunctioning! So now our children are safer and the light generally seems to be working better. He advises that if you are traveling west on Raymond Street, it's best to sit just behind the white stop bar in what he refers to as the "recognition zone," so the sensors and the cameras recognize you. If residents continue to have problems there, please let us know, but the ability to get across the intersection and the timing for our children to get to school seems much improved.

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

BILL BROWNLEE

Chairman
(301) 652-6351
whbrownlee@aol.com

NATASHA SAIFEE

Vice Chair
(240) 497-1889
natasha.saifee@verizon.net

MELISSA BROWN

Secretary
(301) 312-6059
mbafrica@aol.com

CAROLYN GREIS

Buildings & Roads
(301) 718-1737
CAGreis@msn.com

MIKE DIETRICH

Treasurer
(301) 656-3203
mfdietrich@starpower.net

**ANDY LEON
HARNEY**

Village Manager
(301) 656-9117
(202) 361-3801 cell
villagemanager@
chevychasesection3.org

**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, December 14 at the CCUMC in room 107. All Council members were present with the exception of Michael Dietrich. The meeting began at 7:55 p.m.

Minutes of the November meeting as published in the December newsletter were approved.

PUBLIC SAFETY ISSUES

The Council agreed that the Village Manager should remind folks about cancelling newspapers and making arrangements for packages to be picked up by neighbors or sent to their office if they are not home during the day. A number of cars were “tossed” during the Thanksgiving holiday. Three juveniles from Hyattsville were arrested and goods taken from cars were recovered, however the practice of rifling through unlocked cars is widespread and neighbors should be warned.

BUILDINGS AND ROADS

A resident of Fulton Street brought to the Council’s attention a second new sign on the property at 7108 Fulton Street. The additional square footage of temporary signs appears to be in violation of the County’s sign ordinances. The builder will be contacted to remove the sign.

Work on Taylor Street continues, however they discovered another root ball in the sewer line of a house across the street from where they are working at 3609. It was soon determined that in fact two houses 3608 and 3610 are on the same sewer line and their lines need to be replaced. It was decided that WSSC’s contractor will tackle that in the spring.

All the trees are or will be planted in the next week in the greenways, both those ordered to replace dead trees and those the County is replacing for those removed due to the storm drain work on Shepherd Street between Florida and Delaware Streets.

Bradley Lane’s work on the installation of a new gas line continues, putting a much greater burden on traffic on Raymond Street. The Village Manager is working with State Highway and the

Montgomery County traffic folks to get to the bottom of the problem with the phasing of the traffic lights at Raymond/Rosemary Streets and Connecticut Avenue and will have a report for everyone.

Carolyn Greis, our buildings and roads representative on the Council, reported that the **Daw** family of 6807 Georgia Street had received a permit for a retaining wall and a fence behind their garage in the back yard.

Builder Larry Cafritz has received a permit to demolish the house at 7104 Delaware Street. The **Salotti** family of 3613 Spring Street has received a permit to put on a single story rear addition. Developer Scott Churilla has a permit to build a new house at 7108 Fulton Street. The **Schnure** family of 7006 Delaware Street has a permit to replace their single story rear addition.

Builder Saul Golan of 3602 Taylor Street opted NOT to ask for a variance for the replacement of the non-conforming addition to the house that they demolished. He will be asking for another variance however (see story this issue).

The County’s Planning Board staff has proposed new regulations for Air B and B legislation which would have serious negative repercussions for neighborhoods like Section 3. The Village manager has drafted a response to the proposals for the Council’s review (see story this issue).

The Bethesda Master Plan is about to come up for review by the Montgomery County Council on January 23. Residents of the Town of Chevy Chase and the Bethesda area are concerned about the proposed heights and densities on the edges of the community. Previous “big tent” planning concepts (where there is a higher, denser center and the building heights taper as they come near the edges where single family homes exist) is being disregarded with this plan. Efforts are being made by CBAR (Coalition for Bethesda Area Residents) to work to convince members of the County Council that changes need to be made to the plan. The Village Manager has followed this effort closely as any significant changes in Bethesda have a domino effect on our community, particularly as it relates to schools, traffic and access to that area.

FINANCIAL REPORT

The Council has had one CD come due and added \$50,000 to it as it rolled over because of the relatively good interest rate. We have also opened another limited term CD (18 months) with another bank offering relatively reasonable returns on our investment.

COMMUNITY AND SOCIAL

Christmas Caroling is slated for Friday evening, December 16 at 7:00 p.m. Both Lee Bodner and Richard Barry graciously volunteered to play their guitars and lead us in song and Barry and Martha Lennon are loaning us their firepit for the event. Holiday cookies will be provided for the children.

The meeting adjourned at 9:15 p.m.

VARIANCE REQUEST

Saul Golan, the builder of the property at 3602 Taylor Street, has applied for a variance to build out two feet along the southern foundation of the home, which would intrude into the setback two feet all along the side property line.



NEIGHBORHOOD NEWS

Welcome to **Richard and Andrea Mojica** and their daughter **Viviana** who are moving into 3617 Spring Street in early January.

SHORT TERM RENTAL PROPOSED REGULATIONS

Last February, the County Council introduced a zoning text amendment AFTER they had already passed an ordinance requiring short term rentals to pay a room tax as is required of all hotel rooms. The proposed change in zoning would have made it possible for whole neighborhoods to be transformed with short term rentals and met with a great deal of public opposition. For that reason, the Council turned the proposed changes over to the Planning Board staff to try and research and come up with better solutions for short term rentals.

At the end of November, the planning staff came out with proposed changes that many see as both unenforceable and extraordinarily free of regulation. The adverse impact such proposed rules have on a community like Section 3 and its neighbors is dramatic.

Ike Leggett spoke of this after it was first introduced and indicated that staff had presented the plan to him as “regulation light”. It’s clear, if this is to work at all, that is what it CANNOT be...and there are no mechanisms proposed that are credible. The County Council is not in a position to fund new positions to regulate and inspect all the short term rentals that might be offered. There is concern for public safety by the county in the case of accessory apartments, which must be inspected for proper egress windows, fire safety provisions, lead paint, etc. Why does this not apply to short term rentals? Similarly, because of the interest in preserving single family neighborhoods, accessory apartments aren’t allowed any closer than 300 feet from one another, but this proposal does not have any spacing restrictions so someone next door to an accessory apartment (the equivalent of a two family home) can offer their home for short term rentals. So can the person across the street and next door to them. There is no limit. Suddenly, we have the possibility of a street filled with short-term rentals instead of single family homes in a neighborhood of single family homes with transients having no vested interest in the rules or character of the neighborhood. Regulations are supposed to be written for the worst

case scenario. The idea that the restriction of no more than 14 days of rentals per home with an annual cap of 90 days with NO enforcement mechanism except perhaps a nosy neighbor is absurd on its face. It literally asks that neighbor be turned against neighbor.

The purpose of the earlier accessory apartment legislation was to add housing to communities where the County could not build affordable housing without a huge burden on any given community because of the spacing. Clearly, if you could rent out your place for significantly more money as a short-term rental, why would you continue to have it as an accessory apartment? This proposal actually diminishes the positive aspects of the accessory apartment legislation and frays the fabric of established down-county neighborhoods.

The proposed draft regulations mandate that neighbors be notified that a short-term rental facility is next door but are given no choice in the matter so it’s doubly unfair. The county has proposed no viable mechanism other than an after-the fact ability to “audit” homes offering rooms for short term rental which is too little, too late. Who could request the audit? How would it be conducted? What if a neighbor claimed they saw many more people on many more dates? Again, it is simply unenforceable. Similarly, the proposed prohibition against “unregistered visitors” is totally unenforceable and almost laughable...how would you know? The owner only has to be there six months of the year, so how would he know if there were an unregistered visitor? The official guest book registers the maximum number of guests allowed and then wink-wink, three or four others walk in the door and are not registered?

The numbers of individuals allowed in a residence is also questionable. Shouldn’t there be a limit of individuals per licensed unit and per bedroom as you would do for any rental property? As you have done for accessory apartments?

In addition to the lack of regulation, there is a serious inequity in the potential usage patterns that could evolve if the preliminary proposals distributed at the end of November are adopted:

Down-county municipalities and unincorporated communities will be unduly burdened because of their proximity to public transportation and DC Condo Associations and Homeowners Associations (HOAs) with bylaws prohibiting short term rentals can “opt out” whereas the others cannot. This places an undue burden on those given no choice by the law, creating a disparate impact on those closer in, already densely populated neighborhoods.

If communities zoned R-60 and R-90 and incorporated communities could “opt out” the same way that condo associations and HOAs opt out, at least we could have a say in the matter. As currently proposed, the impact on a close, tight knit community like ours could be destructive of our sense of community and of the level of trust we place in having our children play freely in the neighborhood.

PROPOSED CHANGE IN ORDINANCE

Because so many Section 3 lots are not perfectly rectangular, the Council has decided to alter the language regarding our setbacks (which we control) to further clarify the restrictions on additions in Section 6-304.

The Council proposes the following language and will vote on it and send it to the County Council for approval. The areas underlined are new, the content with lines through it is what is being deleted. The Section will be renamed **Building Restriction Line** instead of **Building Lines**.

"(a) General Rule. Buildings (including additions to existing buildings) and any appurtenances and projections, including, but not limited to, cornices, eaves, vestibules, bay and bow windows, steps, stairways, decks, porches, terraces, chimneys, air-conditioning units, generators, and the like, shall not be built closer than thirty (30) feet from any front property line, twenty (20) feet from the rear property line and eight (8) feet from any side property line. The sum of the side setbacks shall be not less than eighteen (18) feet. ~~Structures including but not limited to decks, porches, chimneys, air conditioning units and similar installations or construction may not encroach into the setbacks.~~ In determining compliance with the 18-foot combined side setback requirement, the sum of the setbacks is calculated based on the actual setbacks of each side of the building, measured from the point of the building that is closest to the respective side property line.

(b) Rule for Certain Existing Buildings Not Conforming to the Required Side Setback. A building that is in existence as of April 14, 2004 and has been constructed five (5) feet or more from any side property line ~~shall not be considered a non-conforming building.~~ Such buildings may be maintained, repaired, altered, renovated, or enlarged provided that any expansion of the three-dimensional boundaries of such a building shall not be constructed any closer to the side property line than the existing wall of such building or (8) feet, whichever is less, and provided that the sum of the side setbacks equals at least eighteen (18) feet. This exception shall apply only if the wall plane of the portion of the building that is located five (5) feet or more from the side property line measures five (5) feet or more in length.

(c) Rule for Corner Lots. For a corner property, the terms front, rear and side property lines shall have the same meaning as front, rear and side lot lines as defined in the Montgomery County Zoning Ordinance, except as modified by this Chapter. On a corner lot, no building (including an addition to an existing building) shall be erected any closer than thirty (30) feet from the front property lines, twenty (20) feet from the rear property line, or ten (10) feet from the side property line. A building that is in existence as of April 14, 2004 and that has been constructed five (5) feet or more from any side property line shall not be considered a non-conforming building. Any addition to such an existing building shall comply with the general rule for corner lots as set for in this subsection, may be maintained, repaired, altered, renovated, or enlarged provided that any expansion of the three-dimensional boundaries of such building shall not be constructed any, except that such an addition may be constructed no closer to the side property line than the existing wall plane of such building or ten (10) feet, whichever is less, and provided that the rear setback of such building shall be at least twenty feet. This exception shall apply only if the wall plane of the portion of the building that is located five (5) feet or more from the side property line measures five (5) feet or more in length.

(d) Parking Facility. No parking space within an off-street parking facility containing six (6) or more parking spaces shall be constructed or maintained closer than thirty (30) feet from any front property line and twenty (20) feet from any abutting property that is improved with a single-family dwelling.

(e) Sheds. Notwithstanding any other provision of this section, a shed with a floor area of one hundred forty-four (144) square feet or less may be constructed only in a rear yard and may be erected no closer than five (5) feet from the rear and side property lines."

To be consistent, Section 6-101 item (iv) Building Lines would be changed to Building Restriction Lines.

CHEVY CHASE AT HOME

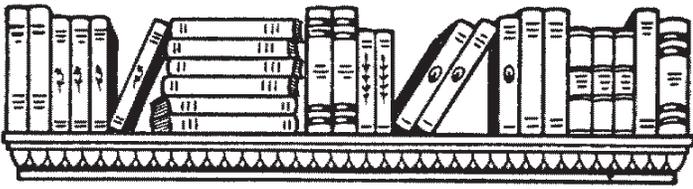
This wonderful nonprofit serving the elderly in our community offers a series of special exercise classes starting this month. For more information or to register, go to the group's website: chevychaseathome.org

Mat/Gentle Seated Pilates/Balance Wednesday. The six-week session begins January 11 at 10:30 a.m. Gentle Seated Pilates/Balance Friday. The six-week session begins January 13 at 2:30 p.m. Mat/Gentle Seated Pilates classes take place at the Chevy Chase United Methodist Church.

Zumba Gold* Wednesday. This popular class uses music and dance to give the active older adult a low intensity workout. The new nine week session begins January 11, 11:30 a.m. at the Chevy Chase Village Hall. Please note new time and different location.

GOING AWAY?

Make sure your car isn't left on the street and that you've made arrangements for someone to shovel your walk if you're not on the seniors' list.



CHEVY CHASE LIBRARY JANUARY 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.

Film Screening. January 7. The first Saturday of every month is devoted to foreign film screenings at 2:00 p.m. in the library. January's film is *Waltz with Bashir* (in Hebrew, Arabic, German and English) a well-received film made in Israel.

Non-fiction Book Group. January 11 A discussion of *Into Thin Air* by Jon Krakauer at 2:00 p.m. Copies of the book are available at the Information desk.

Great Books group. January 11 at 7:30 p.m. Discussing Cicero *On Friendship* and *On Old Age*. Group meets the second Wednesday of each month.

Toddler Arts & Crafts drop in group. Thursday mornings between 10:30 and 11:30 a.m.

Lego Play session for elementary age kids with an adult. Fridays at 3:30 p.m.

Play Date at the Library on Thursdays at 10:30 a.m. for preschoolers to meet new friends and play with Duplos, blocks, matching and sorting games and other STEM/STEAM activities.

Family storytime. Thursday, January 19 at 7:00 p.m. Please join us for fun learning activities. We'll read, sing, dance, explore and learn finger plays for the whole family.

Class sizes are capped at 12 participants, ensuring you will receive individual attention with an experienced instructor who knows how to work with people at all fitness levels and ages.

Yoga for Youngsters. Wednesday, February 1 at 1:00 p.m. ****NOTE**** for your child's safety, we will restrict entry to children ages 5-10 and not allow admittance after 4:40. Only children (no parents) will be permitted in the room, but there will be a staff member present. Thank you for your understanding. Interested in learning yoga? Want some ways to

Need help with shoveling snow or would you like to earn some extra cash by shoveling?

Let the Village Manager know if you are a neighborhood teen who would like to earn some extra money or if you would like their help and we'll try and pair you up!

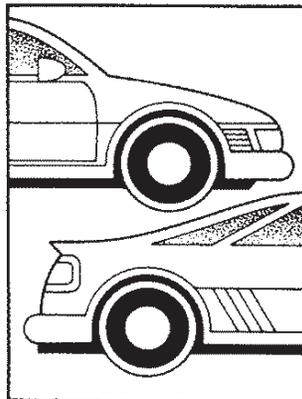
relax or become more flexible? Just want to try something new? Come join instructor Linya Huang for this fun and gentle way to exercise. Learn poses, breathing techniques, and so much more! Registration is required.

SECTION 3'S CULTURAL DIVERSITY

As is the case all over this area, Section 3 is fortunate to have native born speakers from all over the world... Some of our foreign language speakers were born elsewhere, others are first generation American and had the good fortune to grow up bilingual. Did you know that we have fluent speakers of Farsi, German, Spanish, Polish, Danish, several Phillipino languages, Lithuanian, French, Mandarin, Arabic, Hindi, Urdu, and Italian. So if you ever need a translator, contact the Village Manager who can put you in touch with someone with the right language skills in all of the languages listed.

MVA ON WHEELS

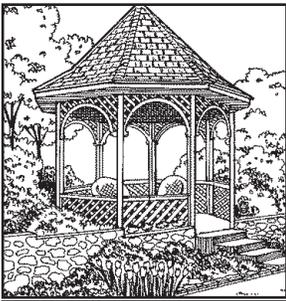
Need to get your license renewed? Get new tags for your license plate?



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 January 30, February 27, March 20, April 24, May 22, and June 19.



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



**SECTION THREE
VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

JANUARY 2017

SNOW IN THE FORECAST?

Do us all a favor and **PARK IN YOUR DRIVEWAY!** Our streets are so narrow that it's very difficult to plow them when cars are parked on the roadways. Shoveling to get to your car on the street is a lot more dangerous than shoveling out in your driveway. So be a good neighbor, when it's going to snow, please park in a driveway.

Just a reminder: for seniors on our list, public sidewalks are shoveled **ONLY** after the streets are plowed. We only shovel seniors' sidewalks if it's two inches or more—we only help with the heavy lifting.

Everyone is responsible for shoveling his or her public sidewalk within 12 hours or a reasonable time, after a snowfall. Section 7-211 (c) of the Village Ordinances).

