



SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

FEBRUARY 2017

CALENDAR

WEDNESDAY, FEBRUARY 8

Council Meeting

CCUMC Room 107, 7:45 p.m.

WEDNESDAY, MARCH 1

Bulk Trash Pick-up, Curbside

WEDNESDAY, MARCH 8

Council Meeting

CCUMC Room 107, 7:45 p.m.

FRIDAY, MARCH 17

Everybody's Irish Party

Gazebo Park, 5:30-7:30 p.m.



CHEVY CHASE ELEMENTARY SCHOOL RECOGNIZED FOR ITS GIFTED AND TALENTED PROGRAM

Chevy Chase Elementary School is one of 10 Maryland schools to earn recognition for excellent gifted and talented programs, according to a January 13 press release from the Maryland State Department of Education. It is the first school in Montgomery County to win the Excellence and Gifted and Talented Education award. Governor Larry Hogan will present the school with a citation and a banner to display at an awards ceremony on February 16.

WIND AND RAINS DAMAGE LONELY REMAINS OF 3602 TAYLOR STREET

Many have asked why only the final corner and roof line edge of the home which once stood at 3602 Taylor Street remained in place. The builder did not get an electrical hookup transferred to a pole on the site before demolition began so the vestigial house outline, holding all the electrical wiring remained, long after the pole and hookup had been transferred. Recent rains the third week in January did the final demolition to the house, making the view a little less puzzling. The remains of the house now rest in the driveway. It is expected that work will begin anew on the house early this spring after some variance and building permit issues are resolved.

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SEE CRAZY DRIVING?

SAY SOMETHING

We've had a lot of rain of late...making our greenways soft and ready targets for all sorts of insults. Thanks to the quick thinking of two of our residents, T.W. Perry is going to pay for repairs to one of our stop sign street signs and Safeway is going to pay for a replacement tree for one they backed into. Because of alert residents, taking down the time, the company responsible and, in one instance, the license plate, both companies have been cooperating to do the right thing and make us whole again. We hope to get several contractors who have been guilty of making huge muddy ruts in our greenways repair them as soon as possible. If you see a truck ride up on our greenways, take down the license plate, the name of the firm and note the time of day and let us 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, January 18 at 7:50 p.m. in the Eppworth Room at CCUMC. All Council members were in attendance. The Council voted to approve the minutes as appeared in the January newsletter.

PUBLIC SAFETY

Officers continue to monitor the stop sign at Brookville Road and Taylor Street.

BUILDINGS & ROADS

The Council discussed the proposed wording of building ordinance revisions and agreed to contemplate those changes before taking a vote at the next Council meeting, after which the revisions would have to go to the County Council for a 30 day review, and barring any objections, would take effect. The changes in wording merely clarify existing building setback restrictions. The substance of the ordinance remains the same.

Carolyn Greis, the buildings and roads representative, reported that the Weinstein/Crispell family of 7102 Brookville Road had received a permit to build a fence and that the developer remodeling the home at 3617 Taylor Street had received a building permit to construct a second-story addition with a half-story above, a rear deck and a covered front entry for which a variance was approved at the September council meeting. Interior demolition on the project had already been underway.

The Council voted unanimously to deny the request for a variance submitted by developer Saul Golan to build out 2' or more along the southern foundation of the home, which would have intruded into the eight foot setback by two feet at various points along the side property line.

VARIANCE REQUESTS

The **Mannings** of 7005 Florida Street are requesting a variance to locate an AC condenser unit in the south side yard which will intrude three feet into the 10 foot side yard setback.

The Village Manager reported that the new gas main on Bradley Lane has been installed and that miscellaneous work on individual properties by Washington Gas is complete. Once spring arrives, Chevy Chase Village, through an agreement with Washington Gas, will mill and pave the street, at which time we are contemplating some additional drainage improvements on Bradley Lane to divert some of the water that continues to pool at Bradley Lane and Brookville Road. Section 3 will use the opportunity to replace the drainage swale on the north side of the street from Georgia Street to Connecticut Avenue.

The Village Manager reported that the newest proposals regarding short term rentals fall far short of protections for communities like Section 3. The lack of regulation and the unenforceable limitation as to the number of days someone could rent rooms in individual homes in neighborhoods labeled single family demonstrates a singular tilt towards unrestricted short term rentals. See story January issue.

The Council discussed the multiple neighborhood complaints received regarding the sign put out by the tenants at 6700 Brookville Road. The Village has been working with the County government regarding what is permissible. The landlord has been notified of the complaints and has informed the tenants that running a business out of the home is against the terms of their lease.

FINANCIAL REPORT

The Village Manager reported that we now have renewed the CDs that came to maturity. The interest rate environment continues to be challenging but we did open a new account at Eagle Bank because of the rate they were offering.

COMMUNITY & SOCIAL

The Council wanted to pay special thanks to the **Wilson** family for all their help in making our gazebo park look so lovely during the holidays.

The Council also discussed the need to be vigilant at Section 3 events where alcohol is served. We have always maintained a policy of having Council members, current and past, man the bar, but we must be certain that only those who can legally drink are given beverages and that no one takes on too much.

The Council adjourned at 9:15 p.m. then went into executive session to discuss the Village Manager's activities and compensation.

COUNTY COUNCIL SUBCOMMITTEE HOLDS ITS FIRST MEETING ON THE BETHESDA MASTER PLAN

On Monday, January 23, the PHED (Planning, Housing and Economic Development) Committee met to begin their review of the Bethesda Master Plan prior to its being presented to the full Council. In addition to PHED committee members, Nancy Floreen, George Leventhal and Hans Riemer, Council member Roger Berliner, who represents our area, and Councilmember Marc Elrich were also present and participated.

This was not a meeting where the public was invited to speak, however the room was filled with property owners and concerned members of the community in and around Bethesda. Speakers included members of the Park and Planning Staff and two Planning Board members. The draft Master Plan has been approved by the appointed County Planning Board and now goes through a review process first at the PHED Committee level and then they forward their recommendations to the full County Council for review. The PHED Committee plans multiple meetings on the Bethesda Master Plan and there will also be meetings at the County Council level. In short, there will be additional opportunities for the public to show up and hear the thinking of the committee.

The meeting lasted three hours. Roger Berliner noted the very thorough and thoughtful letter presented to all members of the County Council by members of CBAR (Coalition of Bethesda Area Residents). Section 3 is a signer of that letter which is available from the Village Manager. Any resident wishing to delve into the impact the current proposed plan would have on Bethesda and on communities like ours, particularly as it relates to transportation and schools is welcome to see the full letter online at www.CBAR.info. The Planning Board has extensive information on their site on the Bethesda Master Plan as well.

Probably the most concerning aspect of the plan is the proposed abandonment of the “tent pole” planning practice of planning. This approach gives an area a focal point where the tallest buildings are located at a transportation node—in this case, Metro Center in Bethesda. The proposal in the Bethesda master plan suggests there would be multiple “centers” and therefore multiple areas in Bethesda with very tall, densely populated high rise buildings, some very close to single family residential neighborhoods.

Coupled with an inability to change the width of Wisconsin Avenue, the possibility of nearly constant gridlock is concerning

for those of us on the outskirts of the plan area. The densities proposed for possible residential use could have a dramatic impact on our schools because the Westbard, Chevy Chase Lake and Lytonnsville Master Plans all call for much higher densities. The question is, have we planned for more capacity than our schools can accommodate? How are all these master plans being staged to avoid adverse impact on our roads, our schools?

Recognizing that the entire plan will not likely be fully implemented due to market conditions in the projected 20-year growth period, nonetheless, plans should be executable and not have a potential negative impact on the surrounding communities.

Yet Planning Board Chairman Casey Anderson made this stunning statement: “We’re not planning around traffic or sewer capacity or school buildings. We’re planning around what is necessary to allow Bethesda to get to the next stage of evolution.” He went on to say that “For right now, it’s enough to say that there is capacity for these public infrastructures and that this amount of development capacity is reasonable, modest, appropriate, sufficient to achieve these various public goals and I would submit to you that I wouldn’t cut it much lower than what is out—what we’re proposing. Because 4.6 million square feet is just not a lot of running room...”

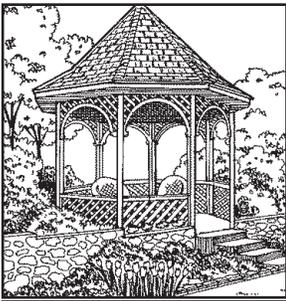
There is an independently commissioned traffic study of intersections and the impact of this proposed development on nearby intersections now underway at the University of Maryland which may give us more insight as to whether Chairman Anderson’s assertion is correct regarding our roadways. The flexible nature of the C/R zones proposed presents some challenges in terms of planning for schools. C/R stands for Commercial/Residential but the split is up to the developer at the time to determine—so if retail and commercial demand is off, then a larger percentage of the buildings developed will be residential, making planning for school capacity a bigger challenge. There is also concern that the ultimate master plan decided on by the County Council may not be executed as envisioned. A proposal has been put forth by concerned members of CBAR (Coalition of Bethesda Area Residents) to have an ongoing advisory group serve as a watchdog to be certain that promises are kept and the master plan as agreed to in the end is followed.

We will continue to monitor the meetings and represent the interests of Section 3 as the process moves forward. This plan, even more than the Chevy Chase Lake Master Plan, affects our ability to move about freely and take advantage of all that Bethesda has to offer, the viability of the neighboring single family communities and the value of our properties. It affects our roads, our schools and the economic health of our area.



SECTION 3 VILLAGE OF CHEVY CHASE

P.O. Box 15070
Chevy Chase, MD 20815



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DOGGIE BAGS ARE THERE FOR A REASON!

Nothing warms a parent's heart more than having their child come home to school with dog poo on their feet...perhaps you've experienced that thrill, that smell. We've had a number of complaints regarding poo left on the greenway, on sidewalks and on private property.

If you are walking a dog, bring a bag, or pick up one at our many doggie bag stations...don't have your dog's mess tracked into your neighbors' kitchen!

And if you see someone allowing their dog to make a mess in our greenways or on a neighbor's lawn, challenge them, don't be shy! Sometimes you only have to ask once to correct bad behavior!

