

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

JULY 2017



CALENDAR

WEDNESDAY, JULY 5

Bulk Trash Pick-up, Curbside
Road construction begins on Georgia Street
between Raymond and Bradley Lane

WEDNESDAY, JULY 12

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

THURSDAY, JULY 13

Welcome New Neighbors BBQ
Gazebo Park, 6:00-8:30 p.m.

WEDNESDAY, AUGUST 2

Bulk Trash Pick Up Curbside
NO Council Meeting in August

VILLAGE COUNCIL

WWW.CHEVYCHASESECTION3.ORG

BILL BROWNLEE

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

SUSAN MANNING

Vice Chair
(202) 716-6264
susan.manning@gmail.com

MELISSA BROWN

Secretary
(301) 312-6059
mcaffrica@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 cell
villagemanager@chevychasesection3.org

WELCOME NEW NEIGHBORS BBQ SLATED FOR JULY 13



Join us as we welcome

our many new neighbors at the July 13

Welcome New Neighbors BBQ. Catered by Rocklands Catering, join us for delicious chicken and ribs and all that goes with it. There will be adult beverages as well as juice boxes, water and soda and of course, an opportunity to meet the best neighbors ever!

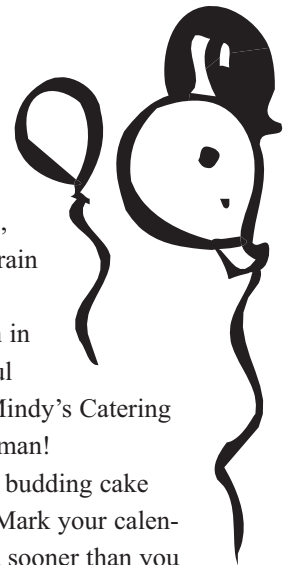
The event begins at 6:00 p.m. and lasts until 8:30 so come early as it's first come, first served! This is a Section 3 event only, no guests please. (Note: rain date is July 20.)

PARTY IN THE PARK SLATED FOR SEPTEMBER 17

If you've never been, it's amazing. If you have, you can't wait to win a cake, put your child on the train or one of the rides we offer every Party in the Park.

What began years ago as a co-op dinner on the lawn in the park with blankets has blown up into a wonderful neighborhood get together with food catered from Mindy's Catering and a terrific DJ, rides and of course, the ice cream man!

So get your cake recipes ready (we have many budding cake bosses in the community) for the cake walk prizes. Mark your calendars now for September 17. We'll be contacting you sooner than you think about volunteering to help with our rides and bake a cake...hope to see you there!



**GOING AWAY? LET YOUR NEIGHBORS
KNOW. LOCK CARS, DOORS, AND WINDOWS.**

**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, June 14. All members were present with the exception of **Mike Dietrich** who was traveling for business. The meeting began at 7:55 p.m.

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

PUBLIC SAFETY ISSUES

The Council discussed the as yet unsolved problem of someone bothering two residents on Taylor Street at all hours of the night, ringing their doorbells and circling their property. The police have been called every time but he continues to bother the residents.

BUILDINGS & ROADS

The Council discussed the problems of the third story being constructed at 3602 Taylor Street. The Council's buildings and roads representative issued a stop work order because what is being built is not what is shown in the Montgomery County approved plans which were submitted to Section 3 as part of the owner's application for a village building permit. The County is in concurrence with the stop work order issued by Section 3.

The latest version of the Airbnb legislation was approved by the Planning Board and is even more permissive than the first version. This could have far reaching negative impact on close-in suburbs like Section 3.

The **Glynn** family of 6801 Florida Street received permits for both the demolition of their old garage and construction of a new garage in the same location, as well as for a patio and a renovated driveway. The permits were issued with a previously approved variance.

The **Thompsons** of 7108 Georgia Street received a permit to construct a shed located in their rear yard.

The Council discussed the upcoming milling and paving projects and the renovation of the swale on Bradley Lane. The milling and paving project will be divided into three parts: Georgia Street from Raymond to Bradley Lane; Spring Street from Delaware Street to Fulton Street; and Spring Street from Fulton Street to Georgia Street.

The Village Manager is preparing to once again approach Pepco about putting in street lights. Pepco no longer offers induction lighting but that is the type of lighting the Council has decided to use because all of the sample LED lights provide a harsh light. However, induction lights can be obtained and are known to

last 15 to 20 years on a single bulb. As we talk with Pepco over the summer, we will report to the community on their progress.

Carolyn Greis, our buildings and roads representative, said that there are a number of building projects both in the works and under review for which permits will soon be issued. There will also be several variance requests to be voted upon as well.

FINANCIAL REPORT

We still await the listing of Section 3 addresses from the Comptroller of the Treasury so that we can check and make certain that they have all of our addresses properly credited to Section 3 for purposes of income taxes.

We are in the process of changing signers on all our accounts in which former Vice Chair Natasha Saifee was a signer to the currently elected signer, Susan Manning.

COMMUNITY & SOCIAL

The wine tasting was fun and we had about 50 people sign up and enjoy the event. Any leftover wines will be used at the upcoming Welcome New Neighbors BBQ.

The Welcome New Neighbors BBQ is slated for July 13 with a rain date of July 20. Rocklands will be catering.

The Party in the Park is slated for September 17 with a rain date of September 24. Now that we have a new wider gate into the park on the Spring Street side, we can accommodate later and more varied inflatable "rides" in the park for the event.

The meeting adjourned at 9:10 p.m.

VARIANCES

The **Grossblatts** of 6711 Georgia Street are requesting a variance to construct an L-shaped trash enclosure (two 3'-6" tall and 3' long fences along half the perimeter of a 3' square base of pavers) which will extend 1'-6" into the 8' north side setback.

The **Bradley** family of 3815 Bradley Lane is requesting a variance to replace an existing 6' fence along part of Bradley Lane and extend it along the entire front property line, and to construct a new 5' fence along the eastern and part of the western property lines (excepting a 3' high section running the last 20' perpendicular to Bradley Lane. In both these locations, the maximum allowable fence height is 4'.

The **Leggett** family of 3719 Bradley Lane is requesting a variance to build a one-story addition which will extend 1'-1" into the east side setback, thereby reducing the required setback from 14'-0" (necessary for a required side setback sum of 18') to 12'-11."

Churilla Homes, LLC, the owner of the property at 7109 Fulton Street, is requesting a variance to construct a new 18' x 16' impervious patio (288 sf) which would encroach 15' into the 30' front yard setback on Fulton Street



NEIGHBORHOOD NEWS

Congrats to **Adam Rosner**, a graduate of Washington University in St. Louis who will be attending MIT this fall to get his PhD in Physics. Congrats to you Adam!

Free: An at-home treadmill. Contact **Jen Roberti** for info.

COUNCIL TO CONSIDER REVISED AIRBNB ZONING, LICENSING ORDINANCE

The first hearing on the revised zoning text amendment and accompanying license legislation will be held at 7:30 p.m. on July 18 by the County Council. The last time this topic was raised by the County Council there was almost unanimous opposition so they booted the proposal back to the Planning Board to come up with a better proposal. What they have come up with is actually less restrictive, more potentially damaging to close in communities like ours than what was originally proposed.

Specifically, the new proposed legislation will allow short term rentals throughout the County with no limit except that the rental unit(s) must be the primary residence of the owner who can be absent 90 days of the year. The prior legislation limited the total number of rental days to 90 days, now that limit has been set aside and the only restriction is that the owner must be there for all but three months of the year. However, the accompanying bill is all “self certified” so there is no watchdog agency making certain that an owner is present and of course, with no cap on the number of days a homeowner can rent out rooms, except that the limit is six adults (no limits on numbers of children that can be quantified). In short, this legislation presents a real challenge for close in neighborhoods where short term rentals may attract a different kind of homeowner and change the very character of close in neighborhoods like ours.

For example, to avoid sign pollution, we use yellow curb to indicate that no parking is allowed. If we have strangers coming in and out of homes throughout our neighborhood, the number of people parking on the wrong side of the street (it happens even now, we’ve all been through that) will doubtlessly increase. That proves to be a serious problem for emergency vehicles and our own trash collection contractors as well as landscape contractors with trailers. We may be forced to hang many no parking signs all over our streets.

Trash collection is another area that this law does not consider. With larger numbers of occupants inhabiting houses particularly near metro stops, there will be more trash generated and our contracts with our providers assume a certain amount of tonnage.

In terms of crime, with larger numbers of strangers in and out of our homes, it’s going to be more difficult to determine who might be wandering in the neighborhood for nefarious purposes and who is just an innocent out-of-towner looking for a cheap place to stay near the metro.

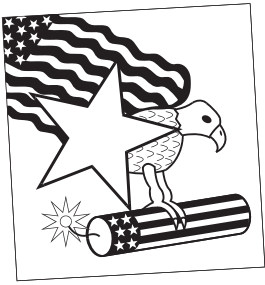
It’s hard to understand how our neighborhood can still be listed as having single family zoning. It’s also a challenge for insurance agencies to cover a home that is occupied by renters and appraisers coming into our community may question the value of our homes if some become transient housing locations rather than single family homes.

For all these reasons, Section 3’s Council has opposed and will continue to oppose such liberal rules for short term rentals. The Village Manager will be testifying at the July 18 hearing then she and several Council members will be meet with Council chair Roger Berliner the following day to discuss these concerns.

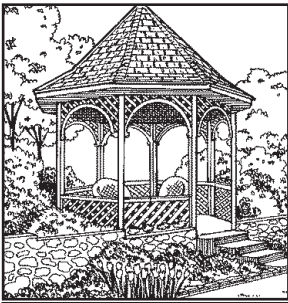
Short term rentals of a month or more have been legal in Montgomery County for years. A whole licensing process exists to ensure that a home is certified to be rented out. It has been two years since the County Council passed a law allowing short term rentals to be taxed at a rate commensurate with hotel rooms in the area, but in that two years, the County has only arrived at an agreement for one of many platforms to rebate taxes to the County, Airbnb. No other platform has agreed to this and if you google short term rentals in Montgomery County, Md., you’ll see how many other platforms offer rentals in our County, WITHOUT any legislation that legalizes such activity. Airbnb has been an active lobbyist with the County Council for this legislation and it appears that neighborhoods like ours are being ignored. If it is a vehicle for increased revenue for the County (they have collected over \$400,000 from airbnb hosts so far), then why isn’t the County pursuing other platforms? Why are they encouraging so many short term rentals at the expense of the close-in neighborhoods who cannot opt out?

NO PARKING ON SPRING ST

Hope the headline got your attention! After we complete the work on Georgia Street, between Raymond and Bradley Lane, we will be tackling Spring Street from end to end. So if you are going away after the first week in July, please make certain to park your car well into your driveway as we will be arriving there next. NO CARS can be parked on the street for construction to commence. We hope to begin on around July 11, depending on how long it takes to finish up Georgia Street. We will contact neighbors but wanted to give advance warning.



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



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**SCOOTERS AND BIKES ARE SO MUCH FUN IN THE SUMMER...BUT YOU ONLY HAVE ONE HEAD...WEAR A HELMET!
IF YOU DRIVE IN SECTION 3, BE AWARE OF ENTHUSIASTIC CHILDREN AT PLAY...ON SCOOTERS, ON BIKES AND ON FOOT...PLEASE DRIVE SLOWLY!**