

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

NOVEMBER 2017

CALENDAR

WEDNESDAY, NOVEMBER 8

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

SUNDAY, NOVEMBER 19

Deadline for Warm Blankets and Clothing Drive
(see story at right)

THURSDAY, NOVEMBER 23

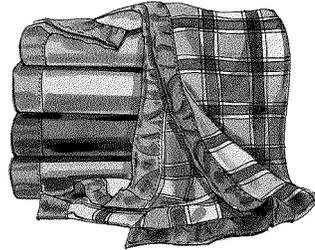
Thanksgiving
No household waste pickup; No recycling

WEDNESDAY, DECEMBER 6

Bulk Trash Pick-up, Curbside
Last Bulk Trash Pick-up until March, 2018!

WEDNESDAY, DECEMBER 13

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



BILL PRIGG ANNUAL WARM BLANKETS AND CLOTHING DRIVE

Every year, before Thanksgiving, as the weather is just getting cold, Section 3

residents open their hearts and their closets and find wonderful warm gently used adult and child's clothing as well as blankets to give to the homeless. The drive is named in memory of a longtime Section 3 resident who lived where the **Dorsey/Williams** family now lives. Bill Prigg was a high school teacher and a devoted friend of the homeless. He spent his retirement years bringing blankets downtown to guys who slept on grates, and later, began to volunteer at Martha's Table. Neighbors were constantly dropping off donations at Bill and Nancy Prigg's home and we have kept that spirit alive.

Each year we take at least two carloads of sorted clothing to the nonprofit, Martha's Table on 14th Street in the District. Coats, sweaters, pants, hats, gloves, tights, sweaters both adult and child, warm boots, socks and shoes...and blankets all go to a worthy cause. This year's deadline is **Sunday, November 19** so we can sort and bring the clothing before Thanksgiving. Please fill bags with only gently used items and drop them off on the front porch of the Dorsey/Williams home at 3719 Shepherd Street or the Village Manager's enclosed porch at 3808 Raymond Street.

VILLAGE COUNCIL

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FOOD TRUCK NIGHT WORTH THE WAIT!

Section 3 residents, neighbors, friends and family enjoyed a lovely fall evening on October 22 in and around the Gazebo Park for our annual Fall Food Truck Night. Originally slated for October 8, but postponed due to rain, the event turned out to have perfect weather, lots of folks eating delicious offerings from the Corned Beef King, Hardy's BBQ and Go Fish Truck topped off by yummy home-baked cookies and cupcakes prepared by our own **Jeremy Scheck** of Taylor Street. Jeremy, who is a senior at BCC, has his own business, The After School Bakery.

All the vendors expressed delight with the turnout...we'll be having them back in the spring thanks to your wonderful response. We were happy to have neighbors from Section 5 and Martins Additions and beyond in attendance as well.

**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, October 11 in room 107 of CCUMC. The meeting began at 7:50 p.m. All Council members were present.

PUBLIC SAFETY

We continue to monitor stop sign compliance at Brookville Rd. and Taylor Street. The State Highway Administration is working on a design to prevent the lake that forms at the end of Taylor Street because they raised the roadbed when they milled and paved several years back without elevating the area adjacent to Brookville Road. As soon as that design is completed, we should begin construction on the crosswalk which will make the roadway safer. Martin Elwell noted that many drivers are blowing through the stop sign at Fulton and Taylor Streets. We have asked our two community police patrolmen to monitor compliance at that intersection as well.

BUILDINGS AND ROADS

The **Weller** family of 3821 Bradley Lane was granted a temporary variance to install an ice rink which will intrude eight feet into their 20 foot rear setback. The concept for this annually-recurring, short-term variance was approved three years ago in December 2014, the conditions for which include the removal of the ice rink by March 31 of the following year, the resolution of any drainage issues created by the ice rink, and the location of the chillers necessary to keep the ice cold out of the rear or side setbacks.

Carolyn Greis, the Buildings and Roads Representative on the Council, reported that three permits were issued: one to the **Bradley** family of 3815 Bradley Lane for the construction of sections of new fencing on their property; to the **Hoffman** family of 7005 Georgia Street for the construction of stairs down to grade from their existing deck; and to the **Orr-Choi** family of 7002 Florida Street to slightly enlarge their driveway and curb cut.

The Council discussed the large structure placed in the front setback at 6700 Brookville Road in early October. In response to residents' questions, the Village Manager discussed the structure with the **Minkowitz** family. Rabbi Minkowitz explained that the structure was built to commemorate the Jewish Holiday of Sukkot, and that it would be temporary, lasting only about a week. Rabbi Minkowitz also indicated that next year he will give the Village Manager a heads up so she can let neighbors know, will endeavor to make the structure attractive, and that he plans to place a small sign explaining the holiday, the reasons for the temporary structure, and the dates that it will be up.

Residents expressed curiosity about all the trees being taken down at 6705 Connecticut Avenue. Apparently the property has been sold and the removal of trees is in preparation for a major transformation of that property.

The Council discussed the issue of the property at 3602 Taylor Street which has apparently now been sold for failure to pay back taxes. We have voiced our concerns to County officials about the unfinished condition of the house, the lack of inspections during construction and the safety of the structure, and we are working with them to determine the best way to remedy the situation and get rid of the eyesore for the entire neighborhood. We anticipate hearing from the County attorney soon and have also consulted with our own attorney about possible actions we as a municipality can take. In the meantime, the Village Manager has filed official complaints about the condition of the structure as well as the decaying tree on Georgia Street and has contacted the SaniJohn company to see if they will remove their portable sanitary facility.

The Council discussed the upcoming Short Term Rental zoning text amendment which would make it possible for homeowners to rent out rooms for less than 30 days year round. They decided to put an article discussing the impact of the new legislation and asking for community input as to whether or not we should exempt ourselves from this and prohibit that use in Section 3 (see story this issue).

It appears that Brookville Road will not be reclassified as a minor arterial route. We won't know for sure until October 27 but it appears it will not be recommended as initially proposed. Thanks to all who wrote comments and letters and organized and attended the meeting on the topic; that kind of community effort seems to have paid off!

The Council discussed at length the history and plans for trying once again to work with Pepco to get new street lighting in Section 3 per the design developed by a professional lighting designer. The current number of lights in Section 3 is only 55, under the new plan we would relocate some lights, and install new ones for a total of 66 lights.

FINANCIAL REPORT

The Council discussed the draft audit and agreed, after a number of changes raised by the Village Manager and Councilmember Manning, that they would approve the audit. Residents who wish to see a copy of the audit any time after November 1 can simply request it from the Village Manager.

Two CDs are coming due. We will research the best options in terms of interest rates or possibly a rollover at the same institutions. Section 3 has confined its investment policy to investing only in Maryland chartered or licensed banks who are FDIC insured and because interest rates are so low, for terms rarely exceeding 24

CONTINUED ON PAGE 4

SPRECHEN SIE DEUTSCH?

Several Chevy Chase neighbors speak fluent (although not flawless!) German and many years ago, we formed a German-speaking lunch group. We have a delightful time once a month, talking about all sorts of things and rotating the hosting duties. Because people move away, the group has shrunk to five and we would like to add one or two new members. Wie wär's? Wenn Sie Spass daran hätten, dann rufen Sie doch bitte **Helga Butler** an: (301) 652-5779, oder kommen Sie kurz vorbei: 6810 Florida Street.

SMALL CELL TOWER LEGISLATION WILL AFFECT ENTIRE COUNTY

Federal legislation, which preempts local and state laws, mandates that all telecommunications applications be approved or denied within 150 days and failure to meet that deadline results in automatic approval of submitted applications. Cell phone companies have the right to close a significant gap in their cell coverage but the law doesn't define "significant gap" while at the same time it allows cities and counties to require wireless firms to close the gap in coverage under applicable zoning. The law in Montgomery County governs tall cell towers and anticipated tall towers or monopoles which are allowed, after a hearing to be up to 199 feet tall. But there is a whole technology for small cell antennas and what is called "Distributed Antenna Systems" or DAS that uses shorter poles and requires more poles to provide coverage in a small area. The range for these shorter poles is a few hundred feet.

The proposed new ZTA would consider the placement of these small poles as a "Limited use" which in real terms means cell companies could place the antennae anywhere without a hearing. Initially the proposed ZTA only applied to the County's right of way...which means both Connecticut Avenue and Brookville Road which are state highways, would not be covered, but the County Council has asked County Executive for his input on expanding the ZTA to the entire county, which would affect Section 3. To dissuade him from that thought, the Village Manager has sent a letter to the County Executive explaining why placing additional small cell towers in our community without allowing us some say in the matter would be detrimental, particularly given our narrow streets and even narrower greenways where they would be placed. We will keep you informed as this proposal works its way through the County legislative process.

NOVEMBER 5 LECTURE TO REVEAL CONFIRMED "KIT" HOUSES OF CHEVY CHASE

It turns out Chevy Chase, Maryland has more than its share of "kit" houses, the well-built and enduring pre-cut homes offered by Sears & Roebuck and numerous competitors in the first half of the 20th century. That is the assessment of kit house scholar Kathryn Holt Springston, who spent the summer measuring local houses in preparation for an illustrated lecture she will present on Sunday, November 5, at 4:00 p.m. at the Lawton Community Center. The Chevy Chase Historical Society (CCHS) cordially invites the community to its free fall lecture.

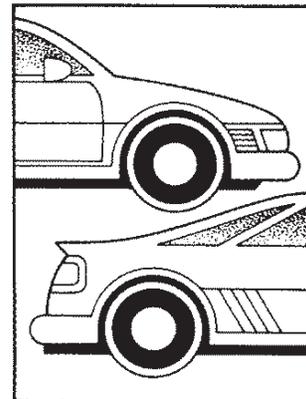
Forty households in five municipalities responded to CCHS' call in May for photos of houses they thought might have been ordered from a catalog and delivered by rail. Springston, her husband and son personally measured 31 houses they deemed most likely to be kits, since measuring is the best way to confirm a kit house's manufacturer and style if blueprints or the original deed are not available. The results of their work, as well as an introduction to the broader history of American kit houses, will be the focus of the lecture. At the end of her talk, she will present Certificates of Authentication to homeowners whose kit origins she has been able to confirm.

No reservations are necessary, and signature CCHS refreshments will be served.

For more information, visit chevychasehistory.org or call (301) 656-6141.

MVA ON WHEELS SCHEDULE

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



The MVA mobile office comes to Friendship Heights monthly at 4433 South Park Avenue (the Village of Friendship Heights Town Hall) from 10:00 a.m. and 2:00 p.m. If you need any express services, they will be there November 20 and December 18.

HALLOWEEN A ROARING SUCCESS

Thanks to **Scott Shuchart** for leading the parade this year, Section 3's littlest ghosts and goblins met at the Gazebo Park while friends and family took photos and the entire group marched up the street for a pizza dinner before going trick or treating. Special thanks to **Judy Corbett** and Helga Butler for handing out almost 16 large pizzas in about 40 minutes! Thanks to **Kate Sheckells** and **Ashley Kilpatrick** and **Ellie Nader** for helping out with the decorating of Phillips Hall—it looked awesome! And thanks to CCUMC for allowing us to hold our party there every year!

NOVEMBER COUNCIL MTG, CONTINUED FROM PAGE 2
months.

COMMUNITY & SOCIAL

The Village manager presented a final expense report on the Party-in-the-Park which came in under budget.

The unfortunate cancellation of Food Truck Night on October 8 was due to the vendors' concerns that not enough people would come and the strong possibility of rain. Happily we are re-scheduled for October 22 and are going to move up the timing to 5:00 to 7:00 p.m. because it gets dark so early now.

The Council agreed that we should purchase a large YETI ice chest for our various events as it is far more efficient in keeping adult beverages cold and worked so well at the Party in the Park. We are grateful to **Elijah Nott** for the loan of his giant cooler.

Scott Shuchart or Jessica **Sebeok** have agreed to lead the Halloween Parade up to CCUMC and the pizza party.

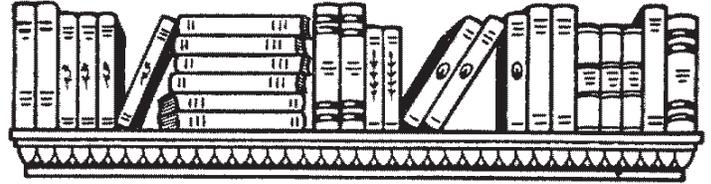
OTHER

The Council agreed to a special bonus to our trash collection contracting firm to recognize the two men who serve our community for their special effort during the road construction projects this summer. The sum to be provided is the equivalent of two weeks gross pay to each man. This will be the first time we have provided any kind of bonus for their extra efforts on our behalf. The Council felt they should be specially recognized and thanked.

The Village Manager indicated that leaf bags will be delivered around October 18 to whom had signed up.

The Village Manager asked for Council input for new recycling bins. We can order 148 more of the paper bins which our trash contractor will store for us. She wondered if it wouldn't be prudent to ask those who use much more than a single paper bin to trade it in for a 34 gallon wheeled bin. The Council agreed and she will identify those who seem to need it the most and ask them if they want one and then order them from Home Depot.

Meeting was adjourned at 9:20 p.m.



CHEVY CHASE LIBRARY NOVEMBER EVENTS

The Chevy Chase Library offers a wide range of activities for area residents. Programs require no registration unless noted. Most are generously sponsored by Friends of the Library—Chevy Chase. A few new events include:

On Thursdays, November 02, 9 and 16 at 10:30 am, Join us for our first Gentle Hatha Yoga series. Gentle yoga is perfect for seniors, those who are just starting out with yoga, are less mobile or simply want a more relaxed yoga experience. Each class will be taught by Carolyn Ericson, a certified yoga instructor. Register by calling the library at (240) 773-9590. Please bring your own yoga mat.

On Saturday, November 4 at 10:30 am FUTUREMAKERS--INSTANT 3-D PRINTS: Become a product designer, and explore the industrial process of vacuum forming—heating thermoplastic and forming it over a shape with vacuum pressure. Create three-dimensional thermoformed prints to take home from a unique assortment of objects and materials! This is an all ages experience, perfect for families with children over the age of 5. REGISTRATION REQUIRED. A STEM Festival program.

On Thursday, November 9 at 2:00 pm, Panda Programmer teaches children ages 8 to 12 the science of computer programming (not just graphics...) Each student will have his/her own computer to work on, and kids have a blast as they create their own computer programs and customized animations. Our one-time, two-hour lesson focuses on convincing children who have never previously coded, that they CAN program a computer. Registration is limited to 15 children and begins October 16.

On Saturday, November 11 at 10:30 am, learn Balance Training and Fall Prevention. Every year 25 percent of people age 65+ fall. (Source: NCOA) This isn't a normal part of aging, however. The proper tools and training can help prevent these dangerous, and sometimes fatal, events. Join Anna Harriger, ACE certified personal trainer, as she teaches you techniques to increase your balance and prevent falls. You will learn about contributing factors to falling, environmental hazards to look out for, ways to strengthen yourself, and walk away with easy movements that you can practice at home.

SHORT TERM RENTALS ZTA

For the past two years, the County Council has been exploring ways to allow short term rentals in residential areas throughout the county. Short term rentals means anything less than 30 days. There are provisions in the County Code already for licensing homeowners to rent out their homes for 30 days or more, including accessory apartments. Recognizing that accessory apartments in single family zoned neighborhoods could be destructive of the neighborhood, the County Council limits those licensed apartments to no closer than 300 feet from the closest home with an accessory apartment. But with short term rentals, they are endangering the concept of a single family neighborhood. The mechanism for this change is a Zoning Text Amendment or ZTA.

The initial proposal was to limit such activities to 90 days per year per household with minimal regulation and self-certification by those who are licensed to operate such facilities.

The ZTA 17-03 and companion ordinance 18-30 which passed on October 10 has dramatically changed. The new law will allow homeowners to rent out rooms every day, all year long—with only four major restrictions that apply to us:

1. The homeowner or rental tenant must be licensed and self-certify that the rooms they are renting out are up to code. In the case of a tenant, they, in addition, have to assure the licensing office that it's okay with their landlord.
2. No more than six adults could rent rooms in a home at any given time.
3. If the homeowner was not present, then the home could be rented out for no more than 90 days to different people, as many as six adults a night. If the homeowner is present for the rest of the year, they could rent out rooms to as many as six adults every night all year long.
4. If a municipality chooses to exempt themselves from Chapter 54 of the County code, then residents of their community could not get a license to operate a short term rental, just as those who live in homeowners associations or condo associations who decide to prevent short term rentals cannot get a license.

All the jurisdictions close to metro stops and downtown D.C. are going to experience pressure to offer homes and apartments out on a short term basis...far more than places up county. So municipalities like ours, Somerset, Chevy Chase Village, the Town of Chevy Chase especially are attractive locations for out-of-towners. The County is negotiating with a number of platforms offering rooms to get a "slice of the pie" in the form of room taxes...but there are many other platforms where that is not the case, such as Craig's list, which regularly runs ads for short term rentals. And while companies like Airbnb may qualify both renter and tenant,

other sites do not and little is known about the guests. The County does not require any of the platforms to provide the names of their hosts...an issue now before the residents of San Francisco where the extensive use of short term rental locations has created problems in neighborhoods and the city has no check on who is a licensed host and who is not unless a specific complaint is made.

So where do we stand in Section 3? The upside for residents is that there is the possibility of extra income, no doubt. The down sides are that we would have many more strangers parking on our already crowded streets, perhaps not paying attention to the yellow curbs that make us able to drive in and out of our driveways. Should there be a flood, a fire, any kind of loss that would require a hazard insurance claim and the host has not revealed that they are renting out rooms, they could be wholly responsible for whatever loss they incurred. Even short term rental insurance coverage is extraordinarily limited, others don't even offer it. The possibility of loud parties requiring neighbors to contact the police is another factor to consider. The value of your home can be affected on appraisal if there are a number of homeowners near you offering short term rentals as that is considered a less stable use and clearly causes more wear and tear on the home. Some mortgage lenders do not allow short term rentals of homes as part of your mortgage agreement.

As these one or two night tenants are not coming to stay for long, they may not act with the full appreciation for the consideration we pay one another on a daily basis as neighbors—like driving slowly when our children play in and near the street, parking in spots that are appropriate, leaving litter on the street. Public meetings revealed serious problems in areas of Bethesda, Silver Spring and Hillandale with heavy use of short term rentals—all currently illegal but allowed by County officials.

We have a choice here, we can opt-out of Chapter 54 of the County Code and do as Somerset is going to do, bar short term rentals from our community. Or we can decide that more residents want to be allowed to offer their homes on a short-term basis and that we should allow it.

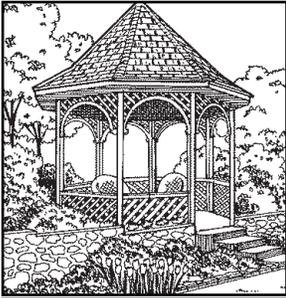
We need your feedback.

CCUMC HOLIDAY BAZAAR IS FAST APPROACHING!

The big event will be on Saturday, November 18 from 10:00 am to 3:00 pm. You can find lots of lovely things for the holidays ahead: Attic Treasures, Clothing Boutique, Holiday Decorations, Baked Goods and Goodies, Jewelry, local Craft and Gift Vendors, and a Silent Auction. Plus a luncheon cafe, photos with Santa, and the Children's Secret Shop. Proceeds go to missions projects and outreach to those in need.



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



**SECTION THREE
VILLAGE OF
CHEVY CHASE**

NEWS & VIEWS

NOVEMBER 2017



KEEP THOSE SIDEWALKS CLEAR OF LEAVES!

PLEASE MAKE A POINT OF KEEPING YOUR FRONT WALK AND SIDEWALK CLEAR OF LEAVES AS THEY ARE OFTEN SLIPPERY AND CAN CAUSE FALLS. IF YOU HAVE A LAWN SERVICE, PLEASE BE AWARE THAT WE DO NOT ALLOW LEAVES TO PILE IN OUR NARROW STREETS—THAT'S WHY WE GIVE YOU LEAF BAGS!