

SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

JANUARY 2018

CALENDAR

MONDAY, JANUARY 1

Happy New Year—NO Trash Pick-up today
 Next trash pickup Thursday, January 4

SUNDAY, JANUARY 7

Section 3 get together
at Le Bar of La Ferme Restaurant
 Complimentary drinks 6:00 to 8:00 p.m.
 (see story this issue)

WEDNESDAY, JANUARY 10

Christmas Tree Pick-up (*you can leave your tree out any Monday but we designate the 10th so as many trees as possible can be collected then if not before. no plastic bags*)

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

WEDNESDAY, FEBRUARY 14

Valentine's Day!
Council Meeting
 CCUMC Room 107, 7:45 p.m.

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

COUNCIL DONATES FUNDS TO CHEVY CHASE HISTORICAL SOCIETY AND CREATES MATCHING FUND

For the past 36 years, the Chevy Chase Historical Society has been gathering documents and items related to the history of our community and of the individual homes within it. They have operated their Archive and Research Center out of a basement office in the Chevy Chase Library, now undergoing renovations. The depth of the collection has grown exponentially from its birth in the attic of a home on Brookville Road to the professional level archival resource we now have. The Society has moved into professional offices at 8401 Connecticut Ave where the Chevy Chase Land Company is also based. The group has a five year renewable lease. The “build-out” for these offices is essential as a great deal of storage is required and along with that storage special temperature controls via the HVAC units to preserve all the materials in the collection.

The goal of the Historical Society’s “Investing in History” capital campaign is \$200,000. The members of the board came to the Council in hopes of getting sufficient funding for the purposes of installing the necessary HVAC equipment whose price is \$15,000. The Council has a policy of never donating operating funds but has in the past, made targeted donations to Section 3 related nonprofits for specific items. The Council voted to make a base donation of \$7,500 to the Society and to match, up to a total of \$10,000 any donation made by a Section 3 household between now and February 15.

All Section 3 residents received a letter asking for a donation just prior to Christmas...any donation made prior to this announcement will be matched until we reach the \$10,000 total. If you are interested in supporting this effort, we urge you to do so quickly, within the matching period. If you have any questions, feel free to contact board members in our community: **Kirsten Williams, Carolyn Greis** or **Natasha Saifee**. Checks should be made out to the Chevy Chase Historical Society, P.O. Box 15145, Chevy Chase, MD 20825. Make a note that you are a Section 3 resident and your donation will be matched if made on or before February 15.

**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 13 in room 107 of the Chevy Chase United Methodist Church. All Council members were present except Mike Dietrich who had a prior business commitment. The meeting began at 7:55 p.m.

PUBLIC SAFETY

Chris Jordan, one of our two police patrols has notified the village manager that he can no longer arrange his schedule to work community patrols. Our other officer, Drew Richardson, has recommended a colleague with whom he has worked for the past five years. Several Council members hope to meet with him soon so that we can resume greater coverage. Our police patrols work about 16 hours a month total (approximately eight hours each). They schedule their work on either side of their Montgomery County shifts and each time they serve Section 3 they drive by every home in the community plus monitor stop signs at Brookville and Taylor Street and other locations.

BUILDINGS & ROADS

The Council's Buildings and Roads Representative, Carolyn Greis, announced that the Landau family of 3616 Raymond Street will be issued a permit for the construction of a driveway in their front yard pending the submission and approval of a amended drainage plan. The developer of 6817 Connecticut Avenue, ZB Connecticut LLC, was issued a permit for the construction of a fence in the rear yard of the property.

The State Highway Administration has confirmed that they have sufficient funding to make the necessary improvements to the roadway at Brookville Road and Taylor Street for both the eradication of "Lake Taylor" and the safety improvements. We are hopeful that it will be a mild winter and they can jump right on the construction early in the spring as promised.

The Village Manager will meet with Pepco staff to determine what technical information is required before we proceed with the street lighting plan.

The Village Manager reported that 16 new trees (now dormant) will be planted in the greenway throughout the community. The trees are Chinese lilac, autumn cherry (blooms twice), crape myrtle, or American hornbeam. The types of trees were approved by the Council in an effort to promote biodiversity and to find an alternative to the single stem Serviceberry trees which over the long haul have not done that well. We have about 265 street trees in the community of the five different aforementioned types. The

town arborist and the Village Manager have also toured the community, and larger street trees and trees overhanging the public right-of-way have now been trimmed back in anticipation of winter storms.

The Council voted to hire Snow Central as our snow removal contractor for this winter season. The Village Manager has sent a



new 2017 list of seniors whose public walkways will be shoveled by Snow Central staff once the streets have been plowed in a heavy (two inches or more) snow storm. Seniors are reminded that the Village

Manager will connect them with neighborhood teens looking to earn some extra money to shovel private front walkways and driveways. Our ordinances call for everyone to clear the public sidewalk after a snow storm. For seniors, we only help with the heavy lifting. If the snow is less than two inches or if it's icy, ALL homeowners are responsible for making a clear path on the public sidewalk. If you are going away, please make arrangements in advance for the public sidewalk to be cleared.

The County Planning Board will review the recommendations for designations on roadways in the County. The staff recommendations leave Brookville Road designated as a primary residential street and NOT a minor arterial roadway. The final vote took place on December 21. Brookville Road will remain as a primary residential roadway.

The Council discussed the short term rentals legislation passed by the County Council. Based on their own assessment of the legislation and the feedback from the community, the Council voted to pass a resolution to opt out of Chapter 54 of the County Code which relates to transient housing. This, in effect, means that it will be illegal to offer homes for short-term (30 days or less) rental in all of Section 3. (see story this issue)

The Council spent some time discussing our next steps regarding the property at 3602 Taylor Street (see story this issue.)

FINANCIAL REPORT

The Council agreed to send out a bid package for auditing and bookkeeping support services for Section 3 in the new year. We plan on soliciting services from firms already active in the municipal finance area.

CONTINUED ON PAGE 4



NEIGHBORHOOD NEWS

A welcome to **Jim and Naomi Kettler** who moved into 3612 Shepherd Street just before Christmas. The family is moving all the way from Section 5, so they are familiar with the neighborhood. They have three children, one grown and living in New York, another, a cellist, in grad school at University of Indiana at Bloomington, and a third away at college. We're happy to welcome them all!

A welcome too to **Pat and Jennifer Dillon** who will be moving into 3801 Bradley Lane with their twin girls and one on the way sometime in February of the new year. The family now lives in the District and their girls are familiar with the neighborhood as they attend CCUMC preschool already.

College acceptances are beginning to roll in just about now. Please share your excitement with us and let the Village Manager know who is going to what school as soon as you know. We have a number of high school seniors this year and are always eager to share their news with the neighbors.



**SECTION 3 NIGHT
AT LA FERME'S
BAR, LE BAR**

Mark January 7 on your calendar. We're trying a new winter way to bring folks together and catch up after the holidays...a special gathering at Le Bar at our local restaurant La Ferme. Join us from 6:00 to 8:00 p.m. for complimentary glasses of beer and wine (cash for mixed drinks) and hors d'oeuvres. Many of you may want to make a night of it and on your own tab, make dinner reservations! Plan on coming, we want to hear all about what you've been up to of late!

**SHORT TERM RENTALS
ILLEGAL IN SECTION 3**

After much debate, the County Council approved a new zoning text amendment and a licensing ordinance, effective in 2018, allowing short term rentals virtually everywhere in the County. This action was taken despite opposition from a number of communities and

condo associations and individual residents. The law requires all operators of residential rooms for short term rental to get a license and abide by the rules set down in



the ordinance (Montgomery County bill 2-16). There are a number of inequities in the County's actions—homeowners associations can pass bylaws to prohibit short term rentals, as can condo associations, leaving municipalities to fend for themselves. To offset this inequity (the ability to opt-out), the County Council built into the ordinance a means for municipalities to opt out of the very chapter that governs licensing—and without a license one cannot operate a short term rental. In order to do this the Council has to pass an ordinance exempting Section 3 from Chapter 54 of the County code having to do with Transient Housing. At the last meeting, the Council agreed to do just that, based on their assessment of the potential impact of short term rentals in our already densely populated community and feedback from members of the community. The Council will vote on this resolution at the January meeting.

VARIANCE REQUEST

The **Altamar** family of 6805 Delaware Street is requesting a variance to build a 13' x 16' patio of 208 square feet that will extend 16 feet into the 20-foot rear setback (patio to be located entirely in the rear setback) and 4 feet into the 8-foot south side setback.

DECEMBER COUNCIL MTG, CONTINUED FROM PAGE 2

The Council heard a presentation from Board members Kirsten Williams, Natasha Saifee and Angela Lancaster regarding the new facilities for the Chevy Chase Historical Society. The non-profit, dedicated to preserving and educating citizens about the history of our area, has moved to larger quarters at 8801 Connecticut Ave in the same building that houses the Chevy Chase Land Trust. They have a need for special HVAC systems to preserve the many documents in their possession. They have asked for a one-time donation for this purpose. In keeping with our tradition, the Council agreed to a base donation of \$7,500 and agreed to match contributions from Section 3 households to a maximum of \$10,000. (See story this issue).

COMMUNITY & SOCIAL

The Council expressed their gratitude to the Wilson family for leading the effort to once again enhance the Gazebo Park with lights and real pine boughs.

The Council agreed to hold a special Section 3 night at Le Bar at La Ferme on Sunday evening, January 7 from 6:00 to 8:00 p.m. Free beer, wine and hors d'oeuvres will be served. Those who want to stay on for dinner should make reservations in advance. (see story this issue)

The Warm Clothing and Blanket drive in memory of former resident Bill Prigg went very well...two large carloads filled with gently used clothing and blankets were donated to Martha's

Outfitters, an adjunct service of Martha's Table, a nonprofit in D.C. on 14th Street, serving the poor and homeless. All the items were as usual, delivered before Thanksgiving. A special thanks to all those who contributed and to the Dorsey/Williams family for their help this year in sorting clothing and delivering it to the site.

OTHER

Each year at budget time all municipalities within the County are faced with the question, how much will the County reimburse us for expenses we incur that were we not incorporated, they would be paying. The line item, tax duplication, is supposed to cover things like snow removal expenses that would be afforded other county residents, road repairs, park maintenance, and other services depending on the jurisdiction. It has always been keyed to property taxes. For years we have been negotiating with the County to try and get reasonable formulas for reimbursement, because at the moment it's a political decision of the County Executive in consultation with the County Council. Each task force of County and municipal employees ends in a stalemate where the County thinks we should get less and we think we should get more. This year, for the first time, there is a member of the County Council who wants to resolve this problem, but he wants a formula which will grab some of our income tax revenue and base it not just property tax. At the same time, the County has just announced a massive budget shortfall—a deficit of \$408 million. And the “big three”: Rockville, Gaithersburg and Takoma Park want to negotiate this year because they think they have formulas that work for their jurisdictions whereas the smaller Chevy Chase down county municipalities have agreed that with a large number of Council members leaving, it would be good to give new Council members an opportunity to hear our perspective and settle this next year with a new Council. The Section 3 Council agreed with our neighboring jurisdictions to ask the local Maryland Municipal League chapter to hold off on negotiations until next year both because of the budget shortfall and because of the many new Council members who will be coming on board next year.

The meeting adjourned at 9:00 p.m.

**DOG OWNERS: PLEASE REMEMBER
GAZEBO PARK HOURS ARE 7:00 TO 9:30
A.M. AND 4:00 TO 6:30 P.M.**

**WE ARE ALL RESPONSIBLE FOR KEEPING
THE PARK THE TREASURED COMMUNITY
RESOURCE IT HAS BECOME. WE ASK THAT
YOU RESPECT THE HOURS WE ALLOT TO
THOSE WHO DO NOT HAVE DOGS AND WISH
TO USE THE PARK BY LIMITING YOUR VIS-
ITS TO THE DESIGNATED HOURS.**

**PICK UP THE POOP,
PLEASE!**

There is nothing more annoying than to take a walk in the neighborhood and come home with someone's dog poop on your shoes. There are seven doggie bag stations spread throughout the community so there is no excuse for folks not picking up after their dogs. Every winter we have a problem with dog owners being unwilling to bend over and pick up after their dogs...we ask that you be a considerate neighbor and if you see someone ignoring the obvious, challenge them to be a good neighbor on the spot please!



3602 TAYLOR STREET STATUS UPDATE

Many of you have asked members of the Council and the Village Manager about the status of the property at 3602 Taylor Street. Here is a recap of what has happened with this property since it was purchased and what we are doing to resolve problems with it and its owners.

Council members Bill Brownlee, Susan Manning and Carolyn Greis along with Village Manager Andy Leon Harney met with a County Attorney Vickie Gaul and representatives from both the Department of Permitting Services and the Department of Housing and Community Development in Rockville to discuss how best to proceed.

The official owner of the property is Taylor Road, LLC. The property was given a permit from Montgomery County and Section 3 in September 2016 and construction started that month. The same month, the property owner defaulted on his property tax payment. Construction began and was halted by a stop work order for placement of forms for the footings that were not in the location on the approved plans. That issue was resolved, footings poured and work continued until June 2017.

In June, Section 3 issued a second stop work order because the third floor framing did not comport with the approved drawings and permit. Subsequently, the County also issued a stop-work order. The owner was unresponsive and no work has been done since.

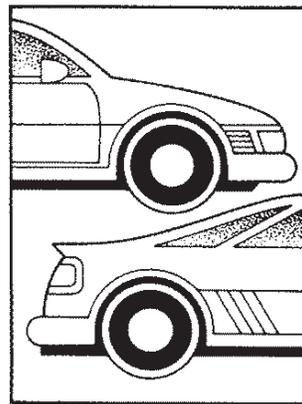
Today, as everyone is aware, there is a foundation and a plywood shell and an unfinished third floor. It's not completely boarded up and there are studs nailed on the third floor but no sheathing. Near the end of October 2017, the Council learned that no property taxes were paid and the County had put the property up for auction in June in a bulk sale of 50 properties to pay the tax lien. A Texas firm purchased it but under the law, owners and other related parties have the right to redeem the property and pay the back taxes for a small fee for a period of two years from the time of the sale.

Towards the end of October, in response to a complaint from Section 3, the County's Department of Housing and Community Affairs issued a condemnation order asking the owner to either remove, repair or demolish the structure. Subsequently they have asked them to remove a potentially dangerous tree. The owner again has been unresponsive.



Section 3 then learned that the lenders, Capitol Funding Group of Greenbelt, MD, were foreclosing on the property and holding an auction on the courthouse steps on November 30. We also learned that the lenders have paid off the tax lien (eliminating the folks from Texas) and sold the debt on the structure to themselves at the November 30 auction. The foreclosure process requires a court to validate the sale of the loan, so that will take some time before the lender is in full legal control of the property. At the moment, Taylor Road LLC is still the legal owner. Ultimately, the lender will be in full control once the courts validate the sale.

After meeting with County officials, Section 3's Council members intend to meet with the lender's controlling trustees to discuss their plans for the property. It is hoped that we can get a timetable for their full control of the property and to determine their plans for the property. They have indicated a desire to hire an architectural firm and a new builder to construct a new home on the site. If they do nothing, the County will have to hire someone to come in and demolish the structure and that will add approximately \$120,000 to their tax bill. As soon as we have more details, we will share that information with both the neighbors and the larger community. Our goal is to have an attractive new home on the property instead of the shell that we all see now.



MVA ON WHEELS SCHEDULE

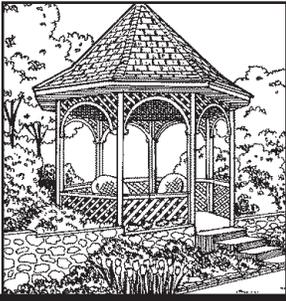
Need to get your license renewed? Get new tags for your license plate?

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 January 29, February 26, March 19, April 23, May 29, and June 25.



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



SECTION THREE
VILLAGE OF
CHEVY CHASE

NEWS & VIEWS

JANUARY 2018



IF IT EVEN LOOKS LIKE IT MIGHT SNOW,
PLEASE PARK YOUR CAR IN THE DRIVEWAY....
OUR STREETS ARE SO NARROW WE NEED AS
MUCH ROOM FOR OUR PLOWS AS POSSIBLE.
IF YOU PARK ON THE STREET, YOU MAKE IT
DIFFICULT FOR THE PLOW AND FOR YOUR
NEIGHBORS TO NAVIGATE OUR STREETS.