

Chevy Chase Village Board of Managers

Special Meeting

March 31, 2008

BOARD OF MANAGERS

Douglas B. Kamerow, Chair	Present
David L. Winstead, Vice Chair	Present
Susie Eig, Secretary	Present
Gail S. Feldman, Treasurer	Present
Betsy Stephens, Assistant Treasurer	Present
Peter M. Yeo, Board Member	Absent
Robert L. Jones, Board Member	Present

STAFF

David R. Podolsky, Legal Counsel	Present
Ronald M. Bolt, Assistant Legal Counsel	Present
Geoffrey B. Biddle, Village Manager	Present
Shana R. Davis-Cook, Manager of Administration	Present
Michael W. Younes, Manager of Contracts/Capital Projects	Present
Doris M. Lyerly, Permitting and Code Enforcement Specialist	Present

Douglas Kamerow, Chair of the Chevy Chase Village Board of Managers, called the Special Meeting to order at 7:35 p.m. Mr. Winstead arrived at 7:39 p.m. Mr. Yeo was absent. Nore Winter of *Winter & Company* attended via video-conference.

Approval of the Minutes from the February 25, 2008 Special Board Meeting

Mr. Podolsky and Ms. Feldman submitted edits to the minutes prior to the meeting

Mr. Jones made a motion to approve the minutes of the February 25, 2008 Special Board Meeting, as amended. Ms. Feldman seconded the motion. Dr. Kamerow, Ms. Eig, Ms. Feldman and Mr. Jones voted in favor of the motion. Ms. Stephens was absent from the February 25, 2008 Special Meeting, and did not vote. Mr. Winstead had not arrived yet. The motion passed.

Building Regulations Review—Work Session

The Board conducted a work session on potential new building regulations, pursuant to a decision tree which was circulated to the Board and audience prior to the meeting. The Board directed Counsel to modify the draft as follows:

Edits to the Whereases

- Page 2, paragraph 3—delete “due to increasing development and re-development pressure,” and “rise in the”.
- Page 2, paragraph 4—delete “often” and insert “sometimes”.
- Page 3, end of the paragraph that began on page 2—delete “peaceful”.
- Page 3, paragraph 2—delete “many” and insert “some”.

- Page 3, paragraph 3—insert “and” after “dissimilarity”; insert “of” after “inappropriateness”; delete “or incompatible quality of design in the exterior appearance”; insert “some of the” after “and bulk of”.
- Page 4, paragraph 2—delete “traditional” and insert “existing”.
- Page 5, paragraph 1—delete “traditional” and insert “existing”; delete “variety” and insert “style”; delete “are typically set back uniformly from the street and side property lines;”.
- Page 5, paragraph 2, lines 4 and 5—delete “will” and insert “may”.
- Page 5, paragraph 3—delete “prevention of overcrowding and congestion; the ”; after “shade trees” insert “and”; delete “safe passageways between buildings,”.

Edits to the Definitions

- Building Height—delete “, such as solar panels,”; delete “total” and insert “building”.
- Front lot line—insert “or lines” before of a lot separating”.
- Gross floor area, 1., c.—delete “full”; insert “, rounded to the nearest foot”.
- Gross floor area, 1., d., 2.—change “forty-two (42)” to “thirty-eight (38)”.
- Gross floor area, 1.—delete “f.”
- Gross floor area, 2., d.—insert “roofed”.
- Plate height—delete “or eighteen (18) inches above the natural or improved grade, whichever is more restrictive”.

Edits to Regulations

- Section 8-17 (a)—insert “shall” before “make any material alteration”.
- Section 8-17 (f)—insert “and constructed” before “for the occupancy of a”.
- Section 8-17 (q)—delete “five (5)” and insert “three (3)”; insert “, six (6) inches” before “in depth and five (5)”.
- Section 8-17 (r)—delete “greater” and insert “lesser”.
- Section 8-20 (a)—delete “or” before “heat pump”; insert “or generator” after “heat pump”; insert “located so that it is” before “a developmental nonconformity, may not be replaced, unless the Board of Managers grants a variance”.
- Section 8-30 (b)—delete “driveway” and insert “curb cut”.
- Section 8-30 (d)—insert “installed or” after “When a driveway is”.

Discussion Regarding the Letter from Thomas J. Mudlaff of 5604 Montgomery Street

The Board discussed the letter which had been circulated to the Board and audience prior to the meeting.

Action Items

- Circulate revised draft regulations to all households by Friday, April 4, 2008.
- Hold a public hearing on the draft regulations at the Board’s regular meeting on Monday, April 14, 2008.
- Conduct a Village-wide referendum of the proposed regulations around May 1, 2008 at the same time the draft regulations are submitted to the Montgomery County Council for its approval. The results of the referendum will be made public. While the draft

regulations are out for referendum and County Council review, staff is to be made available to explain the regulations and their application to residents by request.

- Approve the proposed regulations at the June 9, 2008 regular Board Meeting.
- The Board directed Counsel to draft a resolution extending the moratorium until June 30, 2008.
- Include the above schedule in the April 2008 issue of the *Crier*.

Mr. Winstead made a motion to adjourn the special meeting. Ms. Feldman seconded the motion. Dr. Kamerow, Mr. Winstead, Ms. Eig, Ms. Feldman, Ms. Stephens and Mr. Jones voted in favor of the motion. The motion passed. The special meeting adjourned at 10:10 p.m.

Secretary, Chevy Chase Village Board of Managers

Final.