

TOWN OF CHEVY CHASE
COUNCIL MEETING
TOWN HALL
July 8, 2015

- I. GENERAL BUSINESS (7:00-7:30 p.m.)
 - A. Call to Order
 - B. Pledge of Allegiance
 - C. Public Comments
 - D. Approval of Minutes of May 28, 2015 Council Work Session and June 17, 2015 Council Meeting
 - E. Approval of June 2015 Financial Report
 - F. [Town Manager's Report](#)

- II. VARIANCE HEARINGS (7:30-8:00 p.m.)
 - A. [Donohue, 7103 Beechwood Drive, Rear Yard Setback](#)

- III. PUBLIC HEARINGS (8:00-9:00 p.m.)
 - A. [Public Hearing on Continued Funding for Purple Line Assistance](#)

- IV. OTHER BUSINESS (9:00-9:15 p.m.)
 - A. August Council Meeting
 - B. New Business

- V. ADJOURNMENT (9:15 p.m.)

MEMORANDUM

I-F

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Town Manager's Report
DATE: July 8, 2015

This report highlights many of the initiatives undertaken by Town staff over the past month. In the interest of brevity, I have not included ongoing staff functions. Please let me know if you have any questions or need additional information.

Council/Committee/Board Assistance:

- Attended Planning Board hearing on Bethesda Downtown Plan.
- Worked with Public Services Committee and traffic engineer on West Avenue traffic plan.
- Worked with Community Relations Committee and Climate & Environment Committee on special events.

Special Projects:

- Issued suspension notice to BIR for PL professional assistance.
- Continued working on revisions to Town's Water Drainage Ordinance.
- Finalized Town's landscaping services RFP for issuance in July.
- Coordinated with PEPCO on installation of new street lights.
- Continued working on East-West Highway lighting project.
- Continued implementation of street signage upgrade and replacement project.
- Participated in MML conference call re. Wynne decision.

STAFF REPORT

II-A

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: 7103 Beechwood Drive, Rear Yard Setback Variance
DATE: July 8, 2015

Variance Requested:

Richard Donohue, 7103 Beechwood Drive, is planning to construct an addition to his existing home. The project requires variances as follows:

- The plans include a new screened porch. A corner of the screened porch projects 2.9 feet into the required 30.2 foot rear yard setback. Town building regulations do not allow a screened porch to project into a rear yard setback; therefore, a variance of 2.9 feet is required. The area of the screened porch that requires a variance measures approximately 8.7 square feet.
- The plans include an uncovered deck. A corner of the deck projects 14.5 feet into the required 30.2 foot rear yard setback. Town building regulations allow a deck to project not more than 9 feet into a rear yard setback; therefore, a variance of 5.5 feet is required. The portion of the deck that requires a variance measures approximately 30.3 square feet.

Background:

As of June 30, the Town has not received any correspondence about the variance request. Any comments received by the Town will be provided to the Council at the public hearing.

Staff note: The following assertions summarize materials provided by the applicant in support of the variance request. Their inclusion in the Staff Report does not intend to convey staff support for the approval or denial of the variance request. The applicant should indicate to the Council if any arguments have been misrepresented. Council should consider the entire record in considering the variance request.

Applicant Claims for the Variance Request:

1. The variance is requested because the lot is unusually shaped. There is a large difference in the length of the two side property lines. The calculated rear yard setback line is less than three feet from the former rear of the original house and cuts through an addition built prior to the current regulations. It leaves only a small triangle of space available for an addition.
2. Approval of the variance is requested because conforming to the Town's building ordinance is impractical. It is impractical to extend into the usable triangle because it will cost extra to not use the existing deck structure to support the new screened porch. Being able to maintain rectangular shapes will be more consistent with the traditional design of the house.
3. The proposed addition will not be detrimental to the use and enjoyment of neighboring properties. The scope of the addition is quite modest. It will not extend

further off the back of the house than current features. It will be consistent with other properties in the same block.

4. The request is the minimum necessary to overcome the exceptional condition that is causing the hardship. The requested encroachments are small and needed to make the design feasible and be attractive on the traditionally styled house.
5. The proposed addition does not impair the general plan of the Town. The scope of the additions is modest. The applicants are trying to improve an outdated kitchen and provide reasonable outdoor spaces typical of the neighborhood. This could be easily accomplished within the Town's requirements if not for the unusual shape of the property.

MEMORANDUM

III-A

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Public Hearing on Continued Funding for Purple Line Assistance
DATE: July 8, 2015

At the July meeting, Council is scheduled to hold a public hearing on continued funding for professional assistance in responding to the Purple Line project.

Any public comments received before the hearing will be distributed to Council by email and by hardcopy at the hearing.