

## **Town of Chevy Chase Land Use Committee**

### **Minutes**

May 30, 2007

The Land Use Committee met at 7:00 p.m. on May 30, 2007. The meeting was attended by Council Liaison, Mayor Linna Barnes, Committee Chair, Julia Miller, and Committee Members, Lees Hartman, Donna Kirk, Dedun Ingram, Steve McConnell, Joseph Rubin, Jon Hiatt, and Sue Hill. The purpose of the meeting was to discuss the "Prefinal Draft" prepared by Jakubiak & Associates and Studio 27/architecture. Chair, Julia Miller submitted a handout that reorganized the consultant's recommendations into individual charts.

At the meeting, individual members indicated their support for the overall concept proposed by the consultants. These comments included: "reasonable compromise," "step in the right direction," "good approach," "like the approach," "tremendously creative," and "more interesting than expected." Individual members, nonetheless, identified specific concerns, such as the need to carefully define "addition" to ensure that only true additions are eligible for the four credits; the possibility that the credits could be earned too easily and that the consultants could be even more aggressive in terms of breaking up wall mass on the front of buildings; and the 9-foot wide door limitation could be violated by constructing two, 9-foot wide doors. There was some discussion over whether height and cellar/basement calculations should be made prior to or after construction and it was decided that the consultants should provide the Committee with guidance on how to define basement vs. cellar, rather than the other way around. Members also observed that they found the word "prerequisites" confusing and would prefer to call them base requirements of "Tier A requirements".

That being said, most of the discussion focused on the consultants' proposed baseline requirements--lot coverage, height, and FARs, in particular. The general consensus was that the Committee needed more information to make an informed decision on whether the recommendations made sense. It was decided that it would be helpful to know the criteria used by the consultants for its recommendations and to have information on the dimensions of projects being built under the County's new height restrictions and the Town's setback controls, because any adjustments should be made in response to those projects rather than projects built under rules that no longer apply. The Committee also thought that it would help to have further information on projects with additions and sketches that showed that reasonably sized rooms could be built under the proposed constraints.

To that end, the Committee suggested that the consultants provide:

1. An explanation of the criteria for establishing the recommended FARs, lot coverage, and height.

2. Calculations of FAR, lot coverage, height, etc. on the following projects--

- 4205 Stanford
- 4403 Leland
- 6810 Meadow

3. Calculations of FAR, lot coverage, height, etc. on projects with additions. In addition to looking at Stephen Muse's own home at 4105 Stanford, some members thought that it may be possible to get plans from Stephen Muse for an addition he designed at 7010 Beechwood. The Committee also thought that the Town would have plans for a project recently completed at 7301 Maple. Todd Hoffman may have better/other recommendations.

4. A drawing/model that depicted room sizes within a house subject to the tightest constraints.