

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

### **Minutes**

May 16, 2007

The Land Use Committee met at 7:00 p.m. on March 26, 2007. The meeting was attended by Committee Chair, Julia Miller, and Committee Members, Lees Hartman, Dedun Ingram, Steve McConnell, Jon Hiatt, and Sue Hill. Chris Jakubiak & Associates (Sarah Franklin) and Studio 27 (Todd Ray and Jim Spearman) were also present. Council Liaison, Mayor Linna Barnes, and Committee Members Donna Kirk and Joe Rubin were absent.

Jukubiak and Associates and Studio 27 Architecture distributed copies of their “Prefinal Draft,” which included a recommendation for new rules to achieve compatible development within the Town. The new rules would include the adoption of a single set of rules that would apply to all projects within the Town, and a tiered system of awards (additional square footage) that could be earned by obtaining credits for compatible-inducing behaviors listed on a “checklist” of choices. Included within the single set of rules was the recommendation that the Town adopt new FAR standards and keep its current setback rules.

In presenting their work, the consultants first discussed the results of the specific projects it examined and why or why not they were compatible with the Town’s traditional character. They then discussed individual reward items under a proposed checklist (p. 12) and its proposed, town-wide FAR rule. In connection with FARs, the Committee commented on problems with the County’s methodology for measuring FAR and the need to reconsider the methodology for computing FAR as applied to cellars and basements.

As to the checklist, the Committee thought that a definition of “compatibility” would be helpful and suggested that it consider whether a 30 percent lot coverage requirement should be imposed across the board. It also suggested that the consultants work with the tree committee to develop a meaningful shade tree credit; that the 15 % limitation on front yard impervious surface treatments be applied to permeable surfaces as well; that the Town’s one curb cut per lot rule be incorporated into the requirements; the credit for limiting changes in topographical grade needed further consideration; and the need to carefully define the term, addition (such as a 75% wall test).

The Committee also emphasized the need for rules that can be readily understood by residents and clients of real estate agents and developers. It was suggested that the consultants rework their presentation so that across-the-board requirements are addressed before the incentives.

The Consultants agreed to provide a list of questions it would like the Committee to address at its next meeting.