

Town of Chevy Chase

Land Use Committee

Minutes

September 4, 2007

The Land Use Committee met at 7:00 p.m. on September 4, 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. Chris Jakubiak & Associates (Sarah Franklin) and Studio 27 Architecture (Todd Ray and Jim Spearman) were also present.

At the meeting, the consultants presented their findings, in draft form, on the additional properties. They also reviewed the items under consideration as requirements and those that would be “incentivized” through a checklist. They recommended that the town adopt mandatory requirements for maximum lot coverage, maximum height for main and accessory buildings, offsets for front and side wall planes exceeding 34 and 32 feet respectively, curb cuts and driveway widths, and Floor Area Ratio (F.A.R.). Additions would receive a bonus above the base F.A.R. Additional F.A.R. could be obtained by meeting the requirements for 6 credits and by meeting the requirements for 12 credits, as set forth on a compatibility checklist.

The consultants provided the Committee with a draft compatibility checklist and floor area worksheet. The checklist included 14 items under consideration under the categories of landscape, stormwater management, and building. They asked the committee for suggestions on more items to include.

The Committee asked questions and sought clarification of individual items. The consultants agreed to recalculate FAR based on its revised definition of a basement and to develop an exception to its 60 percent of existing roof requirement for one-story houses.

There being no further discussion the meeting was adjourned around 9:30 p.m.