

# Town of Chevy Chase

## Land Use Committee

### Minutes

September 10, 2007

The Land Use Committee met at 7:00 p.m. on September 10, 2007. The meeting was attended by Council Liaison, Mayor Linna Barnes, Committee Chair, Julia Miller, and Committee Members, Lees Hartman, Jon Hiatt, Dedun Ingram, Steve McConnell and Joseph Rubin. Sue Hill and Donna Kirk were absent.

Linna Barnes reported that the town-wide meeting, originally scheduled for Sept. 20, and then rescheduled to Sept. 18, would have to be rescheduled again because of a conflict with another event. It was decided that September 27 would work since the consultants had previously planned to meet with the Committee on that date.

The Committee also decided to prepare a handout for the September 27 meeting. Julia offered to draft a Committee report and then circulate it to the Committee for comments. The Committee further decided to meet on Wednesday, September 19, to finalize the report.

Linna Barnes and Julia Miller then discussed the process for adopting legislation in the town. They explained that once the Committee agreed upon a final set of recommendations, an ordinance would be drafted and then introduced to the Council at a public meeting. If the Council accepted introduction of the ordinance, it would then be considered at one or more Council worksessions. The Council would also hold at least one public hearing.

The Committee then focused its attention on Jakubiak's presentation on September 4<sup>th</sup>, comparing required elements to bonus elements. A summary of the Committee's thoughts to date are summarized below.

<b>REQUIRED ELEMENTS</b>	<b>BONUS ELEMENTS (Menu to select from)</b>
Lot Coverage (30 %)	10% surface treatments in a front yard, including both impermeable and permeable
Building Height (main building and accessory building) (TBD)*	Landscape plan maximizing shade tree preservation, to be developed in consultation with a certified tree arborist and approved by the Tree Committee
Wall Plate Height (TBD)	Building lot coverage: 25% or less
FAR for all properties (TBD)	Building lot coverage: 20% or less
FAR for additions (TBD)	Recycling existing house
FAR for LEED certified projects	Impervious surface coverage: 10% of non-building area <sup>i</sup>
Front Loading Garage: Door width of 9	Impervious surface coverage: 5% of non-

feet; No more than one such door. Must be set forward or back by minimum of 2 to 3 feet.	building area
Curb Cuts: One curb cut per lot that may not exceed 12 feet in width.	Maximum front wall plane without setback
Front driveway width: 10 feet.	Maximum side wall plane without setback
	2-story instead of allowable 2.5 story house
	One story, roofed element on front. Minimum size.
	One story, roofed element on side.
	Wraparound porch (2 points)
	Roof gable orientation to match typical of street
	Roof dormers total length less than 35 % of wall plane below
	Entry feature minimum is 18 s.f. on front of main structure. Roof not required.
	No projections into side yard setback
	Retention of existing shared driveway
	Construction of side entry garage
	Construction or retention of detached garage (accessory structure)
	Height of front entry level (as measured from ____ to ____ ) is 3 feet or less.
	Donation and acceptance of conservation or preservation easement

\* TBD means To Be Determined.

Other options considered but not adopted:

- Maximum front yard impervious lot coverage as required element
- Redesign of project to protect shade tree
- Preferred list of materials
- Other sustainable building practices

There being no further discussion, the meeting was adjourned at 9 p.m.

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<sup>i</sup> Impervious surface coverage would include any hard surfaced, man-made area that does not readily allow water to drain, seep, filter or pass through into the ground below, such as patios, decks, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (basketball court, tennis court, swimming pools and so forth).