

Town of Chevy Chase

Land Use Committee

Minutes

October 11, 2007

The Land Use Committee met at 7:00 p.m. on October 11, 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, Joseph Rubin, and Sue Hill. Donna Kirk was absent.

The Committee approved the minutes for its September 19 meeting and discussed availability for the upcoming meetings of October 18 and 24. Mayor Barnes circulated two maps: one of the town, color-coded by lot size and a separate map focusing on house sizes on streets on the west side of town. It was decided that both maps needed to be revised. Dedun provided a comprehensive chart showing allowable development under range of lot configurations according to existing setback controls, possible lot coverages and Floor Area Ratios (FARs). Julia provides copies of an FAR chart prepared by Sue Hill and a previously circulated chart prepared by Jakubiak & Assocs., which showed FARs on properties selected for study and analysis.

The Committee discussed the Town meeting with Jakubiak & Assocs. and Studio 27 on September 27th, noting that the consultant's presentation went well and that comments were consistently favorable. Members observed that, although the room was filled, many town residents did not attend the meeting and thus appear not to be focused on the work being done to adopt new development controls. They also discussed ways in which the consultant's presentation could be improved, including the need to translate FAR into square foot so that residents have a clearer idea of what FAR means. Other ideas included providing an FAR calculator or chart on the Town's website.

Discussion then ensued on the definition of Floor Area Ratio (F.A.R.). The Committee discussed whether and how much floor area of attic space, roofed and unroofed porches or decks, and accessory building space to include in the calculation. It was agreed that the Committee would seek advice from the consultant's on this issue.

There being no further business, the meeting was adjourned at 9:00 p.m.