

Town of Chevy Chase

Land Use Committee

Minutes

October 24, 2007

The Land Use Committee met at 7:00 p.m. on October 24, 2007. The meeting was attended by Council Liaison, Mayor Linna Barnes, Committee Chair, Julia Miller, and Committee Members, Lees Hartman, Jon Hiatt, Donna Kirk, Dedun Ingram, Joseph Rubin, and Sue Hill. Steve McConnell was absent.

At the meeting, the Committee approved the minutes of October 11 and 18th meetings. Following discussion, it decided *not* to recommend the inclusion of environmental-based incentives/bonus items in the proposed draft legislation because of the need for further research. However, the Committee did decide to recommend to the Council that the issue be explored in full at a later date. It also decided to recommend to the Council that it adopt legislation requiring that all new and reconstructed driveways be permeable.

The Committee decided to recommend that all one-story, not enclosed/ non-screened porches be excluded from gross square footage for purposes of measuring FAR. It further decided to recommend that floor area in spaces in excess of 14 feet (such as two-story foyers and lofts) be counted twice and that the height of accessory structures should not exceed 12 feet in height for structures with flat roofs and 16 feet, measured to the ridge, for structures with pitched roofs.

The Committee discussed whether to include garages in cellars in FAR and whether to provide a 240 foot exclusion from FAR for detached garages. The Committee decided that it needed clarification from the Town Attorney on whether the town can regulate detached garages specifically (as opposed to accessory structures generally) and limit the number of garages that can be built on one lot.

The Committee briefly addressed the issue of dormers and providing a credit for smaller dormers but no credit for not constructing a dormer.

There being no further discussion, the meeting was adjourned at 9:15 p.m.