

Town of Chevy Chase

Land Use Committee Minutes

December 4, 2007

The Land Use Committee met at 7:00 p.m. on December 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, Sue Hill, Steve McConnell, and Joseph Rubin. Jon Hiatt was absent.

The Committee approved the minutes of its November 19th meeting.

Linna reported that she had conferred with the town attorney concerning the legality of the Committee's proposed approach and that his report was favorable.

Julia reported that the Jim Spearman of Studio 27 had come up with a revised definition for wall height. The Committee reviewed and approved the following definition.

The maximum vertical distance, at any point on any side of the building, between the grade elevation on the exterior wall and the roof line. For the purpose of this definition, *grade* is either the finished development grade or the pre-development grade, whichever is lower and *roof line* is the highest outermost edge of the roof plane above an exterior wall. In addition, for purposes of this definition, dormers shall be considered part of the wall plane below unless such dormers are recessed from the wall plane below by a minimum of three feet.

The Committee then addressed the items under consideration for inclusion in the checklist.

1. Front-yard surface treatment 10%

Committee approved with the understanding that front lawn would include the area between the front lot line and the established building line and between the two side lot lines and that surface treatment would be defined as: "Use of hard landscape materials such as brick, stone, gravel, concrete, timber and so forth, whether permeable or impermeable, for driveways, parking pads, sidewalks, walkways, and similar surfaces."

2. All healthy, non-invasive shade trees preserved

Committee approved.

3. Trees approved per credit 2 and add one new non-invasive 3.5 caliper shade tree to be measured 6 inches above ground.

Committee approved, but decided on a minimum 3.5 rather than 4.0 caliper, based on research provided by Dedun, indicating that a tree within the 3.5 to 4.0 range would meet the purposes of the credit and that installation costs jump significantly at 4.0. It also decided, based on research, that the caliper should be measured 6 inches above grade.

4. Reduced building coverage- max 20%

Committee approved.

5. Reduced building coverage-max 25%

Committee approved.

6. Low impervious lot coverage-max 40%

Committee approved with the understanding that impervious lot coverage is: any surface which does not allow water to drain, seep, filter or pass through into the ground below. It includes, but is not limited to, any main buildings, accessory buildings, driveways, sidewalks, walkways, patios, grade-level decks, terraces, tennis courts, swimming pools and other similar surfaces.

7. Walkway from street or sidewalk to front door

Committee approved.

8. Maximum front wall plane without a minimum 2' x 5' offset.

Committee approved with the understanding that the word "minimum" would be inserted and the offset would be reduced from "3 x 5" to 2 x 5." Upon considering the consultant's advice that 3' was necessary to break up volume, it decided that a 2- foot, rather than 3-foot offset would be sufficient to meet the objectives of breaking up wall plane. For purposes of this decision, the Committee defined wall plane, front as "a wall running parallel (or approximately so) to a front property line. It also understood that the offset could be inwards or outwards.

9. Maximum side wall plane without a minimum 2' x 5' offset

Committee approved with the understanding that the word "minimum" would be inserted and the offset would be reduced from "3 x 5" to 2 x 5." Upon considering the consultant's advice that 3' was necessary to break up volume, it decided that a 2- foot, rather than 3-foot offset would be sufficient to meet the objectives of breaking up wall plane. For purposes of this decision, the Committee defined wall plane, side as "a wall running parallel (or approximately so) to a side property line. It also understood that the offset could be inwards or outwards.

10. 2-story, rather than 2.5-story house

Committee approved.

11. One-story, unenclosed porch with minimum dimension of 6' deep x 10' wide

Committee approved with understanding that minimum dimensions would be 6' x 10' and that a separate credit could be earned for each unenclosed porch, whether on the front or side. An unenclosed wraparound porch, in which the side wrap has a minimum length of 50 % of the length of the front porch and has a minimum depth of 50% of the front porch, would qualify for 2 points.

12. One-story element with a minimum dimension of 8' x 10'

Committee approved with the understanding that a one-story element is not an unenclosed porch and that the minimum dimensions would be 8' deep x 10' wide,

essentially a small room or screened porch. In other words, an unenclosed porch would not qualify for a credit under both 10 and 11.

13. Maximum of one-story above front-loading garage located in cellar

Committee approved with understanding that garage would not be located in basement or at grade.

14. Front Entry feature

Committee approved with the understanding that a front entry feature could, in some cases, also be an unenclosed porch, but it could not be a one-story element, as redefined. In other words, a front porch that qualifies as a front entry feature could earn 2 points. A front entry feature could be roofed and supported by columns, but it could not be enclosed.

15. Roof gable orientation to match typical on same side of block

Committee approved with the qualification that there is a predominant, established roof orientation on the same side of the block on which the house resides. Reference is to be made by block rather than “by block or 300 feet, whichever is shorter.”

16. No projections into side-yard setback, except chimney

Committee approved.

17. Shared driveway

Committee approved with the qualification that there are no other driveways or parking pads on the property. It also recommends that the town’s existing definition of shared driveway be used (“A driveway that provides ingress to and egress from more than one (1) property.”)

18. Side-entry attached garage

Committee approved with either definitions of garage and side-entry garage.

19. Detached accessory structure, not to exceed 240 sq. ft.

Committee approved per prior meeting. The credit would be made available to any accessory structure. However, it cannot exceed 240 sq. ft. and there cannot be more than one accessory structure per lot.

20. Donation of land or conservation easement

Committee approved as expanded to include both the donation of land in fee simple or a conservation easement. To qualify, the donation must be pursuant to a legally enforceable land agreement between the landowner and the Town or a qualified organization under Maryland or federal tax laws relating to the donation of land in fee simple or the donation of a qualified conservation easement. Moreover, the land or easement being donated must be located in the Town; it must be maintained in perpetuity as open space or preserved in its natural state; and the donation must be recorded in the land records of the County.

21. Historic landmark

Committee approved with understanding that the term “historic landmark” means “a building located in the Town that is included in the Montgomery County Master Plan for Historic Preservation.”

OTHER

Roof dormer length less than 35 % of wall plane below

Committee rejected per prior meeting on the basis that dormers, although present in the Town, were not a significant part of Town character.

There being no further business, the meeting was adjourned at 9:30.