

TOWN OF CHEVY CHASE
COUNCIL MEETING
May 15, 2024

DISCUSSION WITH MONTGOMERY COUNTY POLICE DEPARTMENT

At 6:30 p.m., the Council will meet with a representative from the Montgomery County Police Department, 2nd District to discuss the Department's Drone as First Responder (DFR) Program for Bethesda.

- I. GENERAL BUSINESS (7:00-7:45 p.m.)
 - A. Call to Order
 - B. Swearing-In of Newly Elected Council Members
 - C. Election of Council Officers & Committee Liaisons
 - D. April 2024 Financial Report
 - E. Town Manager's Report
 - F. [National Gun Violence Awareness Day Proclamation](#)
 - G. Public Comments

- II. PUBLIC HEARINGS (7:45-8:00 p.m.)
 - A. [Ordinance to Require a Real Property Sale Disclosure Regarding Town Regulations](#)

- III. COUNCIL DISCUSSIONS (8:00-8:45 p.m.)
 - A. Bethesda Market Park
 - B. Wonders Early Learning Financial Support

- IV. OTHER BUSINESS/UPDATES (8:45-9:00 p.m.)
 - A. Attainable Housing Strategies Initiative

- V. ADJOURNMENT (9:00 p.m.)

How to Join the Council Meeting

- 1. In-Person
4301 Willow Lane, Chevy Chase, MD 20815

- 2. [Online via Zoom](#)

- 3. By Phone via Zoom
(301) 715-8592
Meeting ID: 301 654 7144
Passcode: 6547144

PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY
Town of Chevy Chase

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the Town of Chevy Chase to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every year over 100,000 Americans are wounded or killed by firearms, including in 2023 over 49,000 deaths and over 100,000 wounded; and

WHEREAS, gun violence is now the leading cause of death for American children and teenagers, injuring over 18,000 children and teens on average every year, including over 3,000 deaths;

WHEREAS, Maryland has 799 gun deaths and 1,745 gun injuries on average every year, a crisis that costs the state \$10.5 billion each year, of which \$383.9 million is paid by taxpayers. Maryland has the 35th highest rate of gun deaths in the US; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, suicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in urban gun violence;

WHEREAS, in 2013, Hadiya Pendleton was tragically shot and killed at age 15, and a group of Hadiya's friends asked their classmates to commemorate her life by wearing orange on her birthday, the first Friday in June, a color they chose because hunters wear orange to announce themselves to other hunters when out in the woods; and

WHEREAS, to recognize the 27th birthday of Hadiya Pendleton, on June 7, 2024, the first Friday in June, people across the United States will recognize the 10th annual National Gun Violence Awareness Day and wear orange in tribute to Hadiya Pendleton and other victims of gun violence as well as the loved ones of those victims; and

WHEREAS, by wearing orange on June 7, 2024, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them and to encourage responsible gun ownership to help keep our families and communities safe,

NOW, THEREFORE BE IT RESOLVED, that the Town of Chevy Chase declares June 7, 2024, the first Friday in June, to be National Gun Violence Awareness Day in the Town of Chevy Chase to support efforts to prevent the tragic effect of gun violence and to honor and value human lives.

May 15, 2024

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**Town of Chevy Chase
(Real Property Sale Disclosure)**

Ordinance No.: 24-08
Introduced: April 10, 2024
Adopted:
Effective:

**AN ORDINANCE TO REQUIRE A REAL PROPERTY SALE
DISCLOSURE REGARDING TOWN REGULATIONS.**

WHEREAS, Maryland Code, Local Government Article, Section 5-202, as amended, authorizes the legislative body of each municipal corporation in the State of Maryland to pass ordinances that such legislative body deems necessary to assure the good government of the municipality, to protect and preserve the municipality's rights, property and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort, and convenience of the citizens of the municipality;

WHEREAS, Section 301 of the Town of Chevy Chase Charter authorizes the Town Council to pass ordinances as it may deem necessary for the good government of the Town; for the protection and preservation of the Town's property, rights and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger and destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the resident(s) of the Town; and for such other police and health matters as it may deem necessary;

WHEREAS, after proper notice to the public, the Town Council introduced the following Ordinance in an open meeting conducted on the 10th day of April 2024;

WHEREAS, after proper notice to the public, the Town Council considered the following Ordinance in public session assembled on the 15th day of May 2024;

WHEREAS, the Town Council finds that the ordinance as hereinafter set forth is necessary for the good government of the Town; for the protection and preservation of the Town's property, rights and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger and destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the Town; and

THEREFORE, BE IT ORDAINED AND ORDERED, this 15th day of May 2024, by virtue of the authority given to it by the Maryland Code and the Town of Chevy Chase Charter, the Town Council of the Town of Chevy Chase does hereby adopt the following ordinance.

SECTION 1. BE IT ORDAINED AND ORDERED, by the Town Council of the Town of Chevy Chase, acting under and by virtue of the aforementioned authority, that the Town Code is hereby amended to read as follows:

Chapter 6 – Real Property Sales

Sec. 6-1. [Reserved].

Sec. 6-2. Real Property Sale Disclosure

- (a) **On or before entering into a contract for the sale of real property in the town, the owner or agent of the property must provide the prospective buyer(s) with a Town of Chevy Chase, Maryland Disclosures in accordance with subsection (c) of this section. At the time the disclosure is delivered, each buyer must sign and date a written acknowledgment of receipt of the disclosure. The disclosure shall be included in or attached to the contract of sale. A copy of the fully signed disclosure must be provided to the town within thirty (30) days from the date of the closing.**
- (b) **This section does not apply to a tax sale; sheriff's sale; sale by foreclosure, partition or court-appointed trustee; deed in lieu of foreclosure; transfer by a fiduciary in the course of the administration of an estate, guardianship, conservatorship, or trust; transfer to a spouse, former spouse, domestic partner, former domestic partner, parent, sibling, child or grandchild; or transfer solely to provide a security or leasehold interest.**
- (c) **The disclosure required by this section, shall provide the following:**

The subject property is located within the Town of Chevy Chase, an incorporated municipality and political subdivision of the State of Maryland. The Town is operated by a 5-member Town Council and managed by a professional staff. The Town Council is elected by the residents, and Councilmembers serve 2-year terms. The Town provides services to its residents beyond those provided by Montgomery County, including trash and recycling removal, leaf collection, composting, building regulation, and supplemental public safety. Permit parking has been instituted on certain streets in the Town. More information about the Town's programs and services, including the building and permitting requirements, and the designated permit parking areas, can be reviewed on the Town's website. www.townofchevychase.org

NOTICE OF BUILDING REGULATIONS (Town Code, Ch. 4)

Building permits are required by both the Town and the County. The Town imposes special building requirements to preserve green space, light and air between buildings and the uniformity of building setbacks, among other purposes. Building permits are required by the Town for buildings, additions, accessory structures, fences, driveways, curb cuts, and the like.

NOTICE OF WATER DRAINAGE REQUIREMENTS (Town Code, Ch. 28)

The Buyer is notified that the Town of Chevy Chase, MD requires a water drainage plan for certain development activity, in order to facilitate proper management of water drainage in the Town. Among other requirements, the plan must include measures to retain on site the greater of: (1) the volume of stormwater runoff from new impervious surfaces for a 3-month storm event; or (2) the volume by which post-construction runoff exceeds pre-construction runoff from all impervious surfaces for a 10-year storm event. For a storm event greater than a 3-month storm event, but not more than a 10-year storm event, a water drainage system shall also be designed so as not to allow site runoff at a rate greater than the pre-construction rate. This plan is in addition to the requirements imposed by Montgomery County, Maryland.

The requirements contained in Chapter 28 of the Code of Ordinances of the Town of Chevy Chase can be reviewed on the Town's website. www.townofchevychase.org

NOTICE OF URBAN FOREST REQUIREMENTS (Town Code, Ch. 29)

The Buyer is notified that the Town of Chevy Chase, MD requires a permit to be issued by the Town to remove a regulated tree, in order to protect and preserve the tree canopy in the Town. Regulated trees are those that measure at least 24 inches in circumference at 4.5 feet above the ground. Unless a tree is dying, dead, in danger of falling, or constitutes a hazard, a public hearing is required to obtain a permit for removal. At the hearing, the Town Council will consider several factors in determining whether removal is appropriate. Among other requirements, reforestation may be necessary. These tree protection requirements are in addition to the requirements imposed by Montgomery County, Maryland.

The requirements contained in Chapter 29 of the Code of Ordinances of the Town of Chevy Chase, including the criteria considered by the Town in evaluating a request, can be reviewed on the Town's website. www.townofchevychase.org

NOTICE OF NOISE CONTROL; GASOLINE-POWERED EQUIPMENT RESTRICTIONS (Town Code, Ch. 16)

The Town implements noise restrictions in addition to those imposed by Montgomery County, MD. Of note, it is unlawful to operate in the Town a gasoline-powered blower at any time. It is unlawful to operate other gasoline-powered landscaping equipment before 8:00 a.m. on

weekdays, before 9:00 a.m. on weekends and all federal holidays, after 8:00 p.m. on weekdays, and after 7:00 p.m. on weekends and all federal holidays.

The noise control requirements contained in Chapter 16 of the Code of Ordinances of the Town of Chevy Chase can be reviewed on the Town's website. www.townofchevychase.org

A fully signed copy of this disclosure must be provided by the Buyer to the Town Manager within thirty (30) days from the date of the closing.

(d) A buyer's failure to receive the disclosure required by this section does not invalidate the contract or excuse or waive buyer's compliance with the requirements of town laws and regulations.

(e) Violation of this section is declared to be a municipal infraction. The penalty for each violation shall be \$250.00.

* * *

SECTION 2. AND BE IT FURTHER ORDAINED AND ORDERED, by the Town Council of the Town of Chevy Chase, acting under and by virtue of the aforementioned authority, that:

(1) If any part or provision of this ordinance is declared by a court of competent jurisdiction to be invalid, the part or provision held to be invalid shall not affect the validity of the ordinance as a whole or any remaining part thereof; and

(2) This ordinance shall take effect on the 14th day of June 2024 (30 days after adoption).

ATTEST:

TOWN OF CHEVY CHASE

Stephanie Martz, Secretary

Irene Lane, Mayor
Town of Chevy Chase

Bold and Underline indicates new material
~~Strike through~~ indicates material deleted
* * * indicates material unchanged