

TOWN OF CHEVY CHASE
COUNCIL MEETING
July 14, 2021

COUNCIL WORK SESSION (6:00-7:00 p.m.)

The Town Council will hold a work session with the Town's Tree Canopy Working Group to discuss proposed changes to the Town's Urban Forest Ordinance and opting-in to the County's Healthy Lawns Act.

- I. GENERAL BUSINESS (7:00-7:30 p.m.)
 - A. Call to Order
 - B. Approval of Meeting Minutes
 - C. Acceptance of June 2021 Financial Report
 - D. [Town Manager's Report](#)
 - E. Public Comments

- II. VARIANCE HEARINGS (7:30-8:00 p.m.)
 - A. [Gooden, 7400 Connecticut Avenue, Accessory Building Rear Yard Lot Coverage](#)

- III. COUNCIL DISCUSSIONS (8:00-9:00 p.m.)
 - A. Montgomery Municipal Cable Television (PEG Grants)
 - B. American Rescue Plan Act (ARPA) Relief Funds
 - C. ZTA 19-07 (Small Cell Towers)
 - D. Zimmerman Park Redevelopment
 - E. Thrive Montgomery 2050/Attainable Housing Strategies
 - F. Town Election Regulations/Voting Eligibility

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

Join Online

<https://us02web.zoom.us/j/3016547144?pwd=NnJvS1BpM3ZkSFA4bXBwbWZhWVM2UT09>

Meeting ID: 301 654 7144

Passcode: 6547144

Join by Phone

(301) 715-8592 US

Meeting ID: 301 654 7144

Passcode: 6547144

MEMORANDUM

I-D

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Town Manager's Report
DATE: July 14, 2021

This report highlights some of the initiatives undertaken by Town staff over the past month. In the interest of brevity, I have not included ongoing staff functions. Please let me know if you have any questions or need additional information.

- Assisted with responding to prospective sale of 4-H Center property.
- Organized and attended June 21 Council meeting and work session.
- Solicited proposals for Zimmerman Park improvements.
- Applied for ARPA relief funds and researched eligible uses of such funds.
- Assisted the PSC with research of pedestrian safety/traffic control studies.
- Assisted the CEC with research of household hazardous waste collection service.
- Met with MMC TV station manager to discuss distribution and use of PEG grant monies.
- Completed road repaving operations.
- Assessed and addressed July 1 storm damage.
- Renewed and rebid Town service contracts.
- Renewed Town insurance policies.
- Began planning for parking permit renewal.
- Continued administration of Battery-Powered Blower and Equipment Rebate Program.
- Assisted the Long-Range Planning Committee with tracking Bethesda redevelopment projects.
- Assisted the Public Services Committee with responding to resident requests and inquiries regarding public safety, traffic, and street lighting.
- Assisted the Community Relations Committee with special events.

STAFF REPORT

II-A

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Gooden, 7400 Connecticut Avenue, Accessory Building Rear Yard Lot Coverage
DATE: July 14, 2021

Winston Gooden, 7400 Connecticut Avenue, proposes to construct a detached garage that will cover 35.2% (264 of 750 square feet) of the rear yard. Town building regulations allow a maximum of 25% rear yard lot coverage for accessory buildings; therefore, a variance is required.

Background:

As of July 9, 2021, the Town has not received any correspondence related to the requested variance.

Staff note: The following assertions summarize materials provided by the applicant in support of the variance request. Their inclusion in the Staff Report does not intend to convey staff support for the approval or denial of the variance request. The applicant should indicate to the Council if any arguments have been misrepresented. The Council should consider the entire record in considering the variance request.

Applicant's Claims for the Variance Requests:

1. The small size of the rear yard of the applicant's property represents an extraordinary condition that results in the need for the variance. Reorienting or reducing the size of the proposed garage is not feasible.
2. Approval of the variance is requested because conforming to the Town's building ordinance would be impossible. The rear yard is not large enough to allow for the construction of a detached garage given the Town's rear yard lot coverage requirements.
3. Approval of the variance would not be detrimental to the use and enjoyment of neighboring properties. The proposed garage will replace an existing attached garage that is proposed for removal.
4. The request is the minimum necessary to overcome the exceptional condition that is causing the hardship. The proposed garage has the smallest possible footprint to allow for the parking of a vehicle.
5. The request does not impair the general plan of the Town. The proposed garage is of a similar size and orientation as the existing garage.