

TOWN OF CHEVY CHASE
COUNCIL MEETING & WORK SESSION
August 27, 2025

REGULAR MEETING (7:00-7:15 p.m.)

- I. CALL TO ORDER
- II. VARIANCE HEARING
 - A. [7001 Meadow Lane, Drainpipe Under Public Sidewalk](#)
- III. ADJOURNMENT

WORK SESSION (7:15 p.m.)

The Town Council will meet to discuss the County's Workforce Housing legislation.

How to Join the Council Meeting & Work Session

- 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

STAFF REPORT

II-A

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Siegel and Girvan, 7001 Meadow Lane, Drainpipe Under Public Sidewalk
DATE: August 27, 2025

Jonathan Siegel and Michelle Girvan, 7001 Meadow Lane, have applied for a variance from Town building regulations to construct a drainpipe that would pass underneath a public sidewalk. Town building regulations prohibit piping from being installed under public sidewalks; therefore, a variance is required.

Staff note: The pipe is proposed to be an 8" PVC pipe that will convey water from a rear yard drainage inlet directly into a county storm drain inlet. There will be no additional runoff onto the sidewalk or street resulting from the project. If the variance is granted, the applicants will need to get a right-of-way permit from Montgomery County and the Town before the work can proceed. The County has jurisdiction because it owns and maintains the storm drainage infrastructure in the Town.

Background:

As of August 23, 2025, the Town received one letter, attached, supporting the request.

Staff note: The following assertions summarize materials provided by the applicants 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 applicants should indicate to the Council if any arguments have been misrepresented. The Council should consider the entire record in considering the variance request.

Applicants' Claims for the Variance Request:

1. The variance is requested because the property has unusual topographical features. The property is at a lower elevation than the surrounding properties, resulting in a significant amount of stormwater that collects in the rear yard. This water represents an unusual and persistent burden for the applicants. The proposed drainage system is designed to mitigate the drainage problems.
2. Approval of the variance is requested because conforming to the Town's building ordinance would cause peculiar or unusual practical difficulties. The alternative to piping the water into the County storm drain system via a pipe that passes under the sidewalk would be to daylight the pipe in the front yard of the subject property. This would likely cause excessive water to flow onto and down the sidewalk, creating a hazard or inconvenience for pedestrians. The proposal represents a more practical long-term solution.
3. Approval of the variance would not be detrimental to the use and enjoyment of neighboring properties. The pipe is proposed to be below grade and confined to the subject property and public right-of-way.

4. The request is the minimum necessary to overcome the exceptional condition that is causing the hardship. The underground pipe provides a direct conveyance of water into the storm drain system, resolving the persistent flooding issues without altering the sidewalk, impacting neighboring properties, or creating new runoff concerns.
5. The improvements do not impair the general plan of the Town. The project is intended to mitigate impacts of stormwater runoff, protect the subject property, and does not alter the streetscape or negatively impact adjoining properties.

The supporting documents for this agenda item have been omitted in order to protect personally identifiable information. If you would like to review the supporting documents, please contact the Town Office at townoffice@townofchevy Chase.org.