

TOWN OF CHEVY CHASE  
COUNCIL MEETING  
September 10, 2025

- I. GENERAL BUSINESS (7:00-7:15 p.m.)
  - A. Call to Order
  - B. August 2025 Financial Report
  - C. Town Manager's Report
  - D. Public Comments
  
- II. DISCUSSION OF CHEVY CHASE FIRE DEPARTMENT CONTRIBUTION REQUEST (7:15-7:30 p.m.)
  
- III. PUBLIC HEARINGS (7:30-8:00 p.m.)
  - A. [7505 Tarrytown Road, Rear and Side Yard Setback and Wall Plane Length](#)
  - B. [Corso Chevy Chase, 7100 Connecticut Avenue, Tree Removal Appeal](#)
  
- IV. COUNCIL DISCUSSIONS (8:00-9:00 p.m.)
  - A. SRA 25-02 (County Workforce Housing)
  - B. Bradley Lane Safety Study (State Highway Administration)
  - C. Speed Cameras on Bradley Lane
  - D. Ridge Street and West Avenue Improvements
  - E. Purple Line/CCT Lighting
  - F. Climate and Environment Committee Resident Awareness Survey
  - G. Gas-Powered Leaf Blower Ban Exemption for Town Leaf Collection Contractor
  
- 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

# STAFF REPORT

III-A

TO: Town Council  
FR: Todd Hoffman, Town Manager  
RE: 7505 Tarrytown Road, Rear and Side Yard Setback and Wall Plane Length  
Variance Requests  
DATE: September 10, 2025

Chris and Laura Bellande, 7505 Tarrytown Road, propose to construct a screened porch and stairs onto their home. The proposed improvements require variances, as follows:

- The proposed screened porch projects 5.9 feet into the 20-foot required rear yard setback; therefore, a variance is required.
- The stairs are proposed to be set back 4.4 feet from the south side property line. Town building regulations require a 5-foot side yard setback for stairs; therefore, a variance of 0.6 feet is required.
- The proposed addition will create a wall with a plane length of 34.1 feet along the south façade of the house. Town building regulations prohibit walls with a plane length greater than 34 feet unless there is an offset or articulation in the wall plane that measures at least five feet long and two feet deep. The proposed wall does not have such an articulation; therefore, a variance of 0.1 feet is required.

### **Public Comments on the Variance Requests:**

As of September 5, 2025, the Town has not received any correspondence regarding the requests.

*Staff note: The following assertions summarize materials provided by the applicants in support of the variance requests. Their inclusion in the Staff Report does not intend to convey staff support for the approval or denial of the variance requests. 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 Requests:**

1. The applicants' property is exceptionally shallow, unusually shaped, unusually small, and has other extraordinary conditions. Most of the lot is only 71 feet deep, with an unusual triangular "bump" at the right rear corner. The location of the existing house on the lot creates an extraordinary situation because the existing house is non-conforming to the Town's current rear and side yard setbacks. The existing basement wall of the house, which is below the proposed screened porch, is 34.1 feet in length.
2. Approval of the variance is requested because conforming to the Town's building ordinance would be impractical, cause peculiar practical difficulties, and cause undue hardship. It would be impractical to locate the screened porch or steps in any other location without a more drastic variance request. The proposal represents the most practical location for the screened porch given the architectural layout of the house. The proposed porch is located over a portion of the existing basement, and the roof of the screened porch will serve as the roof over that portion of the basement. It would create an odd-looking condition if the roof of the basement extended beyond the rear edge of the screened porch by 0.1 feet. The

proposed stairs are located in the only practical location on the lot. Locating the stairs along the rear façade would block access to the basement from the rear patio. The stairs are necessary to provide access to the rear yard from the first floor.

3. Approval of the variance would not be detrimental to the use and enjoyment of neighboring properties. The proposed screened porch is located over an existing part of the house. The proposed screened porch addition harmonizes the existing roof lines of the house, improving its aesthetics as viewed from neighboring properties. The side yard already has a path to provide access to the rear yard. The addition of the stairs simply changes the location where the rear yard is accessed. The proposed wall plane matches the existing wall plane of the lower level of the house, and the variance request is de minimus.
4. The request is the minimum necessary to overcome the exceptional condition that is causing the hardship. The proposed screened porch is over the footprint of the existing basement. It is a modestly sized screened porch that responds directly to the conditions of the existing home. A smaller screened porch would not be functional in terms of room size and usability. With the exception of the new stairs to grade, and a new conforming balcony/deck, the footprint of the house remains unchanged. The stairs are proposed to be 3 feet in width, which is the minimum size allowable by the building code.
5. The request does not impair the general plan of the Town. The addition is designed within the existing footprint of the house, and each of the requested variances represent the smallest reasonable deviation from the allowable building code given the unusual size and shape of the lot.

*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](mailto:townoffice@townofchevy Chase.org).*

# STAFF REPORT

III-B

TO: Town Council  
FR: Todd Hoffman, Town Manager  
RE: Corso Chevy Chase, 7100 Connecticut Avenue, Tree Removal Appeal  
DATE: September 10, 2025

Corso DC, LLC, 7100 Connecticut Avenue, has filed an appeal of a denied tree removal permit for 3 trees on the subject property.

## **Background:**

On August 6, the applicant filed a permit application with the Town to remove 11 trees from the subject property due to their condition or in anticipation of upcoming redevelopment. The trees were identified for removal during an on-site consultation between the Town arborist, Corso's forester, and Corso's construction supervisor following the stake-out of the site. The Town issued a permit for the removal of 8 trees under the standards of the Town ordinance based on their species or condition. Three of the trees are canopy trees that are not dead, dying, in danger of falling, or hazardous to the safety of persons or property; therefore, the permit was denied for removal of these trees, and the applicant has appealed the denial.

*Staff Note: The following assertions are a partial summary of the materials provided by the applicant in support of the appeal record. Their inclusion in the Staff Report does not intend to convey staff support for the approval or denial of the appeal. The applicant should indicate to the Council if any arguments have been misrepresented. The Council should consider the entire record in considering the appeal.*

## **Procedure:**

The Town Council shall consider the following factors in deciding whether to approve or deny an appeal of a denied tree removal permit. The record of the appeal is attached.

1. The reasons cited by the applicant for wanting to remove the canopy tree(s).  
*The applicant claims that it is necessary to remove the trees to redevelop the property as shown on the Certified Site Plan approved by the Planning Board.*
2. The applicant's intention to plant replacement trees, with consideration of the number, size, and desirability of species, and with a minimum goal of replacing the canopy tree to be removed.  
*The applicant proposes to install three native canopy trees as near as possible to the location of the proposed removals.*
3. The applicant's intention to retain and protect existing trees.  
*As part of the site plan approval, the applicant will place 24% (2.96 acres) of the property into a Category 1 Forest Conservation Easement. This will preserve this portion of the property as forested space in perpetuity. In addition, tree protection measures will be implemented by the County and Town during construction to preserve trees at the periphery of the development.*

4. The facts in support or opposition presented by town residents.  
*As of September 5, 2025, the Town has not received any correspondence related to the appeal.*
5. Information provided by the Town Arborist.  
*The processed tree removal permit and a report from the Town Arborist are attached.*
6. The extent to which no alternative to canopy tree removal exists that would allow the proposed development, construction, or land use otherwise permitted under the town building code.  
*The trees under appeal need to be removed to permit the construction shown on the approved Site Plan. One of the trees was initially mislocated on the site plan and is within an area that will be excavated in order to install the required stormwater management system. The bases of the other two trees are located sufficiently outside of the limits-of-disturbance, but they have grown such that the majority of the canopies overhang a proposed retaining wall. The installation of the retaining wall requires panels to be lifted by a crane and dropped into place. The pruning necessary to provide clearance for the panels would destroy the trees.*
7. The desirability of preserving a canopy tree by reason of its age, size or outstanding qualities, including uniqueness, rarity, or species.  
*None of the trees under appeal are unique or rare species. While some of the trees are of significant age or size, removal is necessary if the project is to be built per the approved Site Plan.*
8. The overall effect on the tree canopy of the adjacent properties, the neighborhood, and the town.  
*The Forest Conservation Easement placed along the north and west sides of the property and partially along the south side of the property will preserve a forested tree canopy for the most impacted adjacent residents. Most of the trees proposed for removal are interior to the property and not easily visible from adjoining properties. The proposed replanting plan will, over time, mitigate the loss of the canopy resulting from the redevelopment.*
9. The aggregate or cumulative effect of the proposed canopy tree removal(s), including any and all canopy tree removals from the property within the prior two-year period.  
*No healthy trees have been removed from the property in the last two years. In late 2024, the Town approved a permit and subsequent appeal to remove other trees on the site necessary to facilitate the proposed construction. The proposed tree removals will support the redevelopment of the property as a walkable, pedestrian-friendly community. The forest conservation easements will protect the most important part of the existing tree cover.*

**Attachments:**

- Attachment 1: Appeal Request

- Attachment 2: Denied Tree Removal Permit Application and Site Plan of Appealed Trees
- Attachment 3: Proposed Tree Mitigation Note
- Attachment 4: Appeal Notice
- Attachment 5: Supplemental Information from the Town Arborist

## Attachment 1

Earlier this year, the M-NCPPC Forest Conservation Inspector walked the perimeter of the Forest Conservation Easement and identified several trees that he thought may need to be removed to accommodate the proposed work at Corso Chevy Chase. Based on this assessment, we reviewed the trees in question during a walk on August 5, 2025. In attendance were Cene Ketcham of WSSI (ISA #MA-5812B), Tolbert Feather and David Walton representing the Town of Chevy Chase. Representatives from JFW and Davis Construction were also present to help answer questions regarding construction methods.

During this walk, three trees requiring appeal were identified for removal. These are Trees 328, 340, and 342 on the TOCC Tree Protection Plan. These trees are described as follows:

- Tree 328 – Eastern white pine (*Pinus strobus*), 12 inches DBH (37.7 inches circumference) in Good condition.
- Tree 340 – Ash (*Fraxinus spp.*), 12 inches DBH (37.7 inches circumference) in Good condition.
- Tree 342 – Elm (*Ulmus spp.*), 10 inches DBH (31.4 inches circumference) in Good condition.

Tree 328 must be removed for installation of the storm sewer connection at the southwest corner of the site. Based on GPS coordinates, it initially appeared that the tree was within the Forest Conservation Easement (FCE) and may be preserved. However, reviewing the tree in the field with the limits of disturbance staked out, it was apparent that the GPS location was off by a couple dozen feet. The tree is located completely within the storm sewer easement and must be removed to accommodate the proposed work.

Trees 340 and 342 are located at the edge of the FCE and have a lean the projects the majority of their canopies into the site. Davis Construction provided information regarding the method of construction for the proposed wall at the west end of the site. Construction of this wall requires a clear path to the sky for equipment. Pruning to accommodate this work would necessarily remove an unacceptable percentage of both trees' canopies and render them hazardous. Removal is recommended to allow for the construction of walls and to prevent hazard conditions.

As these trees are within an existing forest area, their removal would have a negligible effect on the overall canopy in the area. Additionally, these trees are located away from neighboring residences and their removal should have no impact on the neighborhood's experience with the overall forested area.

The trees are not of a remarkable size or quality and much of their function within the FCE could reasonably be replicated by replacement trees within a few years. Additionally, Tree 340 is susceptible to emerald ash borer, which is present within the FCE and would almost certainly limit its lifespan greatly.

To mitigate the removals, we propose planting 3 native canopy trees, each at a minimum size of 2–2.5 inches caliper, within the FCE near the areas of removal. Species will be selected to promote canopy diversity and resilience, with a preference for long-lived native species such as oaks and maples.

I trust that this information is sufficient for your office to render a decision regarding this appeal request. Please do not hesitate to contact me if you have any questions or if you should require further information.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

A handwritten signature in black ink, appearing to read "Gene Ketcham", with a stylized flourish extending from the end of the signature.

Gene Ketcham

Manager — Urban Forestry

ISA Board Certified Master Arborist #MA-5812B, TRAQ

Maryland Licensed Tree Expert #2475



## Tree Removal Permit Application

### Overview

The Town requires a resident to obtain a permit to remove any tree measuring 24 inches in circumference at 4.5 feet above the ground. Once an application is received, the Town will post notice of the application on the property, and the arborist will inspect each tree requested to be removed. If the arborist determines that the tree is not a canopy tree, as listed [here](#), the Town will issue a removal permit without conditions.

If the tree is a canopy tree, the arborist determines whether the tree is dying, dead, in danger of falling, or a hazard to the safety of persons or property. If the arborist finds one of these conditions to exist, a removal permit will be issued without conditions. If the arborist does not find one of these conditions to exist, the Town Manager will consult with the applicant and will review all available information to determine whether the tree meets the standards for removal.

If the Town Manager issues a removal permit for a tree that the Town arborist does not find meets a standard for removal, the applicant will be required to plant a replacement tree for each tree removed or pay an impact fee of \$750 per tree. Most trees approved for removal have a seven day posting requirement before the tree can be removed. If the Town Manager denies a removal permit, the property owner may [appeal that decision](#) to the Town Council.

Name	Corso DC, LLC c/o Kelly Panter	
Street Address	7100 Connecticut Ave	Posted 8/11/25
Email	dkane@jfwinc.com	Evaluation 8/15/25
Phone Number	7033284463	Remove 8/22/25
Location of the tree(s) to be removed	In and around the Forest Conservation area of the above referenced address	
Species of the tree(s) to be removed, if known	Field not completed.	See Attached Table
Circumference of the tree(s) to be removed (at four and one-half feet above the ground), if known	Field not completed.	
Additional information	Field not completed.	

Additional information documenting the condition of the tree(s) that might help in the Town's evaluation *Field not completed.*

Arborist Consultation No

Condition Statement No

Additional Information regarding condition statement, above Permit to show additional trees not indicated on the County approved Forest Conservation Plan that need to be noted as preserved, removed or removed w/ Appeal. Tree numbers with designations of action is attached.

Upload Files TCC CORSO Tree Removal Summary 8-5-25.pdf

Affidavit I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the permit application are true and correct to the best of my knowledge, information, and belief.

Electronic Signature Agreement  
*I agree and acknowledge that:*

- *My application will not be signed in the sense of a traditional paper document.*
- *By signing in this alternate manner, I authorize my electronic signature to be valid and binding upon me to the same force and effect as a handwritten signature.*
- *I may still be required to provide a traditional signature at a later date.*

Electronic Signature Dan Kane

Date 08.06.2025

Email not displaying correctly? [View it in your browser.](#)

Tree Removal Permit 7100 Connecticut Avenue  
 Summary August 15, 2025

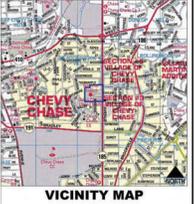
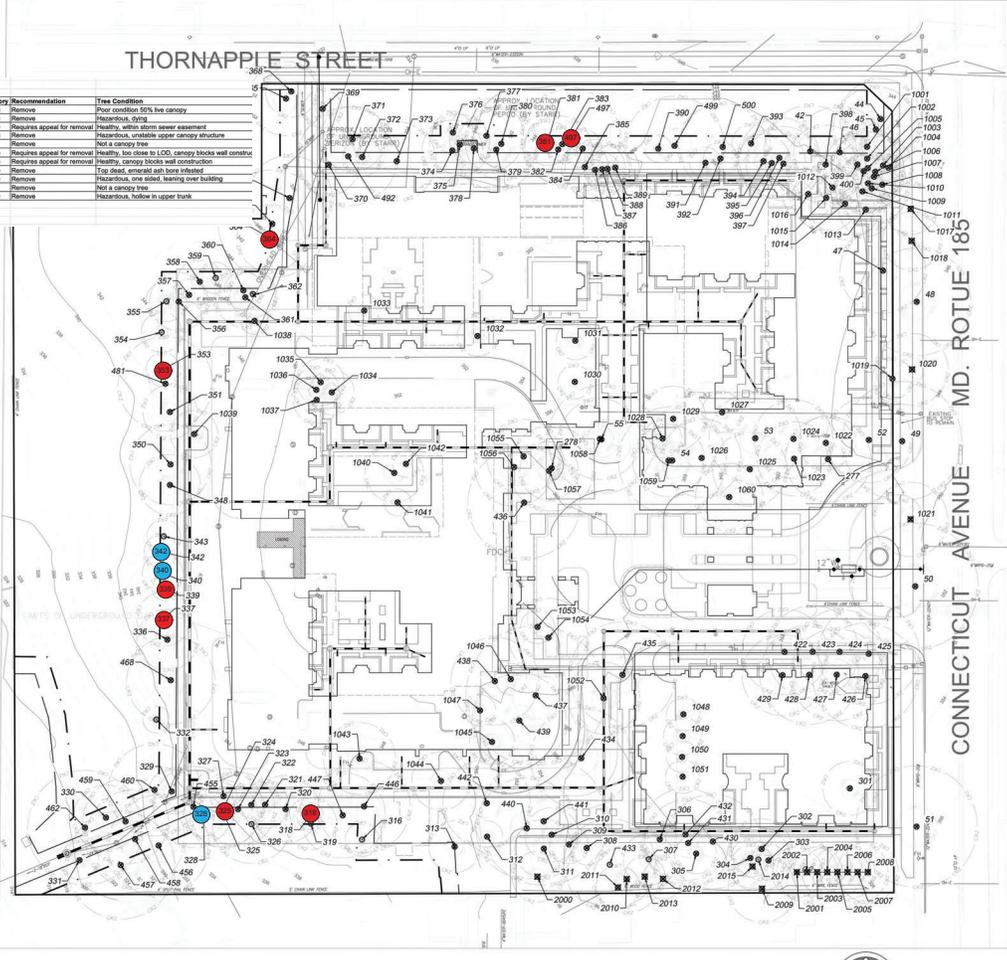
Tree Number	"dbh	Tree Name	Scientific Name	Tree Category	Recommendation	Tree Condition
318	8	Eastern Hemlock	Tsuga canadensis	Canopy tree	Remove	Poor condition 50% live canopy
325	20	Tuliptree	Liriodendron tulipifera	Canopy tree	Remove	Hazardous, dying
328	12	Eastern White Pine	Pinus strobus	Canopy tree	Requires appeal for removal	Healthy, within storm sewer easement
337	16	American Elm	Ulmus Americana	Canopy tree	Remove	Hazardous, unstable upper canopy structure
339	8	Black Locust	Robinia pseudoacacia	Regulated	Remove	Not a canopy tree
340	12	Green Ash	Fraxinus pennsylvanica	Canopy tree	Requires appeal for removal	Healthy, too close to LOD, canopy blocks wall construction
342	10	American Elm	Ulmus Americana	Canopy tree	Requires appeal for removal	Healthy, canopy blocks wall construction
353	10	Green Ash	Fraxinus pennsylvanica	Canopy tree	Remove	Top dead, emerald ash bore infested
364	20	Eastern White Pine	Pinus strobus	Canopy tree	Remove	Hazardous, one sided, leaning over building
381	13	Virginia Pine	Pinus virginiana	Regulated	Remove	Not a canopy tree
497	29	Tuliptree	Liriodendron tulipifera	Canopy tree	Remove	Hazardous, hollow in upper trunk

dbh - diameter at 4.5' above ground level

Feather and Associates  
 September 3, 2025  
 Location of trees  
 Tree Removal Permit August 15, 2025

Tree Number	Common Tree Name	Scientific Name	Tree Category	Recommendation	Tree Condition
371	8 Eastern Hemlock	<i>Tsuga canadensis</i>	Canopy tree	Remove	Poor condition 90% live canopy
372	20 Tulip tree	<i>Liriodendron tulipifera</i>	Canopy tree	Remove	Hazardous, 60%
373	13 Eastern White Pine	<i>Pinus strobus</i>	Canopy tree	Requires appeal for removal	Healthy, white stem assess assessment
374	16 American Elm	<i>Ulmus americana</i>	Canopy tree	Remove	Hazardous, unstable upper canopy structure
375	8 Black Locust	<i>Rhus glabra</i>	Regulated	Remove	Not a canopy tree
376	12 Green Ash	<i>Fraxinus pennsylvanica</i>	Canopy tree	Requires appeal for removal	Healthy, too close to LDO, canopy blocks wall construction
377	10 American Elm	<i>Ulmus americana</i>	Canopy tree	Requires appeal for removal	Healthy, canopy blocks wall construction
378	15 Green Ash	<i>Fraxinus pennsylvanica</i>	Canopy tree	Remove	Top dead, general split base retained
379	20 Eastern White Pine	<i>Pinus strobus</i>	Canopy tree	Remove	Hazardous, one sided leaning over building
380	13 Virginia Pine	<i>Pinus virginiana</i>	Regulated	Remove	Not a canopy tree
381	29 Tulip tree	<i>Liriodendron tulipifera</i>	Canopy tree	Remove	Hazardous, hollow in upper trunk

381 - General at 4.5' above ground level  
 Remove with appeal  
 Remove



**Wetland**  
 1101 Rockville Business Center I  
 Rockville, MD 20850  
 Phone: 301-279-7000 Fax: 301-279-7001  
 www.wetland.com

TREE REMOVAL EXHIBIT  
 Plan View  
 Corso Chevy Chase  
 Montgomery County, MD

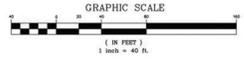


REVISIONS		
No.	Date	Description
1	8/22/24	FOR THE RECORD
2	8/22/24	FOR THE RECORD

Horizontal Datum: MD NAD83  
 Vertical Datum: NAVD83  
 Boundary and Topo Source: Software, Inc.

Design	Draw	Appr.
CK	JR	CK

Sheet  
 1 of 3  
 WSSI Project Number:  
 PWS20007302



C:\Users\jfeather\OneDrive\Documents\Projects\WSS\20007302\2025\20250822\250822\_Corso\_Chevy\_Chase\_Trees.dwg - PWS20007302.dwg - PWS20007302.dwg - PWS20007302.dwg

**Permit Disposition**

Upon reviewing the record of the tree removal permit application (and further consulting with the applicant, if necessary), I find that the tree requested for removal is:

- Not a canopy tree
- A canopy tree that is dead or dying
- A canopy tree that is hazardous
- None of these apply

*N/A - see table*

And the tree removal permit is:

- Approved - *8 trees*
- Denied - *3 trees*
- Approved with Conditions (see below and attached)
  - An approved reforestation tree must be replanted as a condition of the approval
  - A \$750 reforestation fee must be paid prior to the release of the permit.

For approved permits:

- Approval sign must be posted on property for 7 days prior to removal
- The tree presents imminent harm to life or property (posting requirement is waived)

*Dan Volk for*  
Town Manager Signature

*8/19/25*  
Date

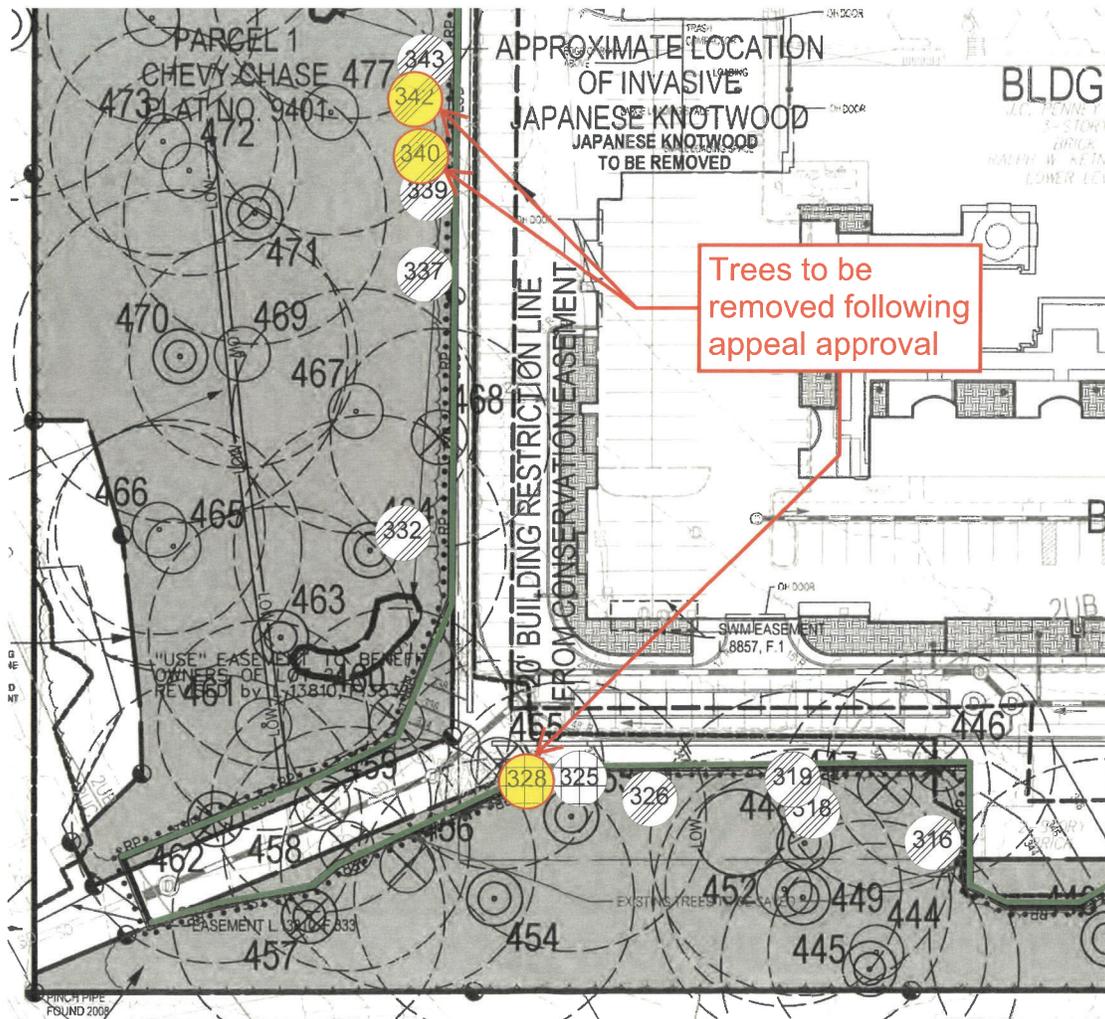
## Would you like a replacement tree to be planted?

In the interest of maintaining the long-term health of the Town’s tree canopy, the Town offers a Native Tree Planting Program. This program offers native trees to be planted by the Town on private property on a first-come, first-served basis. Many types of tree are available, and trees are planted in the spring and fall. Residents are responsible for any necessary stump removal prior to planting.



If you are interested in participating in this program, you can sign up online at [www.townofchevy Chase.org](http://www.townofchevy Chase.org). Once the Town receives your request, the Town Arborist will contact you in the early spring or late summer to discuss tree species and location options prior to the installation of any tree. If you have any questions about the program, please contact the Town Office at 301-654-7144 or [townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org).





Detail

**EXHIBIT**

THE THREE (3) TREES TO BE REMOVED (TREES 328, 340, AND 342) FOLLOWING APPEAL WILL BE REPLACED WITH THREE (3) 2.5-INCH CALIPER NATIVE HARDWOOD CANOPY TREES SUCH AS WHITE OAK, WILLOW OAK, PIN OAK, TULIP POPLAR, OR SIMILAR SPECIES.

REPLACEMENT TREES ARE TO BE PLANTED NEAR THE SAME LOCATION OF TREES TO BE REMOVED.



Barney Rush, *Mayor*  
Irene Lane, *Vice Mayor*  
Carlo Colella, *Treasurer*  
Rich Brancato, *Secretary*  
Tambra Leonard, *Community Liaison*

**NOTICE OF  
TREE REMOVAL PUBLIC HEARING**

**To: Residents Abutting and Confronting 7100 Connecticut Avenue**  
**From: David Walton, Town of Chevy Chase**  
**Date: August 26, 2025**  
**Re: Tree Removal Public Hearing**

A public hearing will be held by the Town Council in the Town Hall and via Zoom on September 10, 2025, at 7:00 p.m. to consider a tree removal appeal of Corso DC, LLC.

Following a stake-out of the limits of disturbance and a review of the methods of construction, CORSO has requested the removal of three additional trees that do not otherwise qualify for removal under the Town's review standards. The tree removal request for these three trees (a white pine, an ash, and an elm) was denied by the Town Manager. The applicant has filed an appeal of the Town Manager's decision to deny the permit in accordance with Chapter 28 of the Town Code (Urban Forest).

At the public hearing, Town residents will have an opportunity to express their views regarding this request. If you are unable to attend the September 10 hearing, but would like additional information or would like to voice an objection to or support of the application, please contact the Town at [townoffice@townofchevyCHASE.org](mailto:townoffice@townofchevyCHASE.org) prior to the hearing.

Attachment: Record of Appeal

Sent to:

- 7002, 7200 Connecticut Avenue
- 7007, 7011, 7015, 7017, 7021, 7101, 7105 Meadow Lane
- 3903, 3905, 3907, 3909, 3911, 3915, 4000, 4001, 4002, 4004, 4006 Thornapple Street
- 6924, 6925 Woodside Place

# Feather & Assoc.

Tolbert V. Feather, Ph.D.

Advisors for: Landscape Development  
Landscape Management, Plant Pest Management

Town of Chevy Chase

September 3, 2025

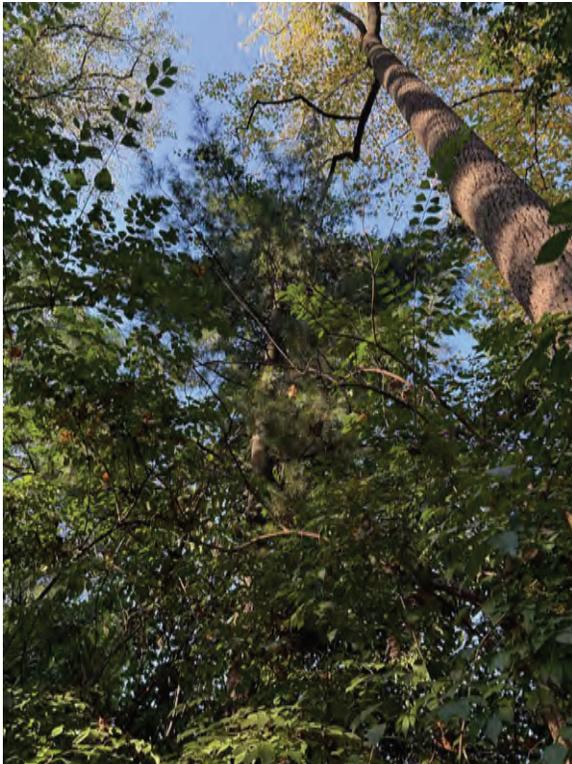
## RE: Tree Removal 7100 Connecticut Avenue, CORSO Project

Corso has requested the removal of 11 trees that cannot be preserved due to construction. The trees are listed and sited on the table and plan. Eight of the trees are either, dead, dying, hazardous or are not considered canopy trees by the Town. Three of the trees are canopy trees and are healthy:

**Tree 328** – Eastern white pine (*Pinus strobus*), 12 inches DBH (37.7 inches circumference) Healthy. This tree is within the easement for the new storm sewer drain installation at the southwest corner of the project. This was evident when the limit of disturbance was staked out in the field. The placement of the tree on the inventory map was in error. This tree cannot be preserved.

**Tree 340** – Green Ash (*Fraxinus pennsylvanica.*), 12 inches DBH (37.7 inches circumference) Healthy.

**Tree 342** – American Elm (*Ulmus Americana.*), 10 inches DBH (31.4 inches circumference) Healthy. Both these trees are on the edge of the limits of disturbance on the west side of the project. A retaining wall is planned along that side of the property. To install the wall the contractor requires a “clear sky” along the wall. Both of these trees are leaning over the wall site. The majority of the canopy of the trees would have to be removed for a “clear sky”. These trees cannot be preserved.



Eastern White Pine 12" DBH



Since the inventory, vines have covered part of the tree



Green Ash and American Elm leaning over the site for the retaining wall. Looking south then north.