



## **VILLAGE OF MARTIN'S ADDITIONS**

7013 Brookville Road (Second Floor, Suite B)

Chevy Chase, MD 20815-3263

Phone (301) 656-4112

[www.martinsadditions.org](http://www.martinsadditions.org)

### **Agenda for Council Meeting Thursday, April 15, 2021, 7:30 PM**

*The Council may entertain a motion in open session to enter into a closed session, in accordance with Section 3-305(b) of the Open Meetings Act (Maryland Code, General Provisions Article).*

7:30 PM Call to Order: Fattig

7:31 PM Opportunity for Council to Hear Residents' Comments: Fattig

7:41 PM Committees and Taskforces Updates: Fattig

7:51 PM Building Administrator's Report: Lohmeyer ([Pages 3-5](#))

7:55 PM Approval of Minutes

8:00 PM Discussion and possible introduction of an ordinance to clarify the intent of the garage door width requirement in the building code ([Pages 6-8](#))

8:10 PM Financial Matters, including Treasurer's Report Alexander ([Page 9](#))

8:15 PM Manager's Report: Anderegg ([Page 10](#))

8:20 PM Opportunity for Council to Hear Residents' Comments: Fattig

8:30 PM Adjournment: Fattig

\*Please note: Listed times are approximate.



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### **Virtual Meeting Information**

Below is the information for those residents who wish to dial in remotely or video in to the Council meeting.

#### **1. Dial-In Option**

Call: 1 301 715 8592

When prompted, enter the Meeting ID: **864 3344 2028#** (you must enter the "#")

Passcode: **645277**

#### **2. Web/Video Option:**

- a. Go to the Zoom meeting  
link: <https://us02web.zoom.us/j/86433442028?pwd=bXltRVZvc1FtUXFMSVVRTclBpWTRyQTo9>
- b. It will take you to Zoom to download, which is free. Then the meeting will launch. You can view the meeting or just listen in and talk when prompted.

Meeting ID: **864 3344 2028**

Passcode: **645277**

Topic: VMA Council Meeting

Time: April 15, 2021 07:30 PM Eastern Time

TO: The Council at the Village of Martin's Additions

FROM: Doug Lohmeyer

DATE OF MEMO: April 15, 2021

SUBJECT: Building Administrator's Report

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**3506 Bradley Lane.**

Demolition and building permit applications were submitted to the Village office. The staff has initially reviewed the information. Waiting for MCDPS approval. The resident's information meeting was held on Wed. June 17th. The County has not issued their building permit and the project is on hold until spring.

**6609 Brookville Rd.**

The applicants have submitted an application to remove the existing porch and add an addition to the existing house. The County issued their building permit on Nov. 18<sup>th</sup>. The Village building permit was issued on Dec. 7<sup>th</sup>. Work has begun on the addition.

**7200 Chestnut**

The applicants applied for a Village building permit to construct an addition to the west side of the existing house. The County issued their building permit on Sept. 3<sup>rd</sup>. The Village building permit was issued on Oct. 9, 2020. The construction has begun.

**7210 Chestnut**

The construction of the new house and front yard landscaping have been completed. As soon as the Right of Way Agreement is recorded, the Village building permit can be closed.

**7200 Delfield St.**

The property owners have applied for a Village demolition and building permit for a new house. The County issued their building permit on Oct. 23<sup>rd</sup>. The Village issued the demo and dumpster permits on Dec. 14<sup>th</sup> and the building permit on Jan. 4, 2021. The old house has been removed and the new house is under construction.

### **7220 Delfield St.**

The applicants have submitted an application to demolish the existing house and rebuild a new house. The plans have been revised and are waiting County approval. The Village information meeting was held on Dec. 14<sup>th</sup>.

### **113 Quincy St.**

The applicants have submitted an application to build a detached garage at the left rear of the house. The MCDPS permit was issued on Aug. 10<sup>th</sup>. The Village permit was issued on Oct. 13, 2020. The construction is under way.

### **120 Quincy**

The homeowners have submitted concept plans for the Village's review. The plans propose to construct several additions to the existing house. They have not applied to MCDPS.

### **3505 Raymond St.**

The new homeowners have applied for a variance to relocate the existing HVAC units from the rear of the house to the right side of the house. The Village Code does not allow HVAC units to project into the minimum side yard setback, so a variance is required. The Variance Hearing on Oct. 29<sup>th</sup> was suspended and a continuation meeting has not been scheduled.

### **3515 Raymond St.**

The applicant has submitted plans to remove the existing house and to construct a new house. MCDPS issued the building permit on Feb. 2<sup>nd</sup> and the Village issued their building permit on Feb. 9, 2021. The ex. house is being removed and the new house is under construction.

### **3514 Shepherd St.**

The homeowner has submitted an application to remove the ex. deck at the rear of the house and to build a new, larger deck in its place. The Village has issued a permit, but the work has not begun.

### **3517 Shepherd St.**

The applicant has submitted an application to add an addition to the right front side of the existing house. The County issued their building permit on Nov. 10<sup>th</sup>. The Village issued the building permit on Nov. 24. Work on the addition has begun.

### **7200 Summit Ave.**

On April 28, 2020, the homeowners submitted a Variance Application for the front and rear setbacks in order to construct a new porch and bay window at the front of the existing house and an addition on the north (right) side of the house. The Variance was approved by the Council on July 16, 2020. The applicants have not submitted to MCDPS or the Village.

### **7203 Summit**

The homeowners have submitted plans for re-build the existing detached garage at the rear of the existing house. The plans were approved by MCDPS on Jan. 19<sup>th</sup> and the Village issued the building permit on Feb. 9, 2021. Work has begun on the garage.

### **3407 Thornapple St.**

On May 29<sup>th</sup>, the building permit was extended and work on the house appears to be complete. The Applicant revised the plans to show a two-car detached garage at the rear of the lot. The MCDPS and the Village has issued their revised building permits. According to the builder, the new homeowners may not construct the detached garage. The Village will contact the new residents to verify this information, so the Village can close out the building permit.

### **Miscellaneous Items**

The staff is presently working with the following properties:

1. The MSHA has responded to the Village's letter regarding water ponding at the Village street intersections along Brookville Rd. The MSHA staff stated they are working with WSSC and MCDOT and will get back to us soon. The Village staff has been in contact MSHA to get a progress report.

Ordinance No.: 2021-04-1

Introduced:

Adopted:

Effective Date:

## **THE VILLAGE OF MARTIN'S ADDITIONS**

**SUBJECT: AN ORDINANCE TO AMEND THE CODE OF ORDINANCES TO CLARIFY THE FRONT-LOADING GARAGE RESTRICTIONS**

WHEREAS, Local Government Article, Section 5-202 of the Maryland Code grants to the legislative body of every incorporated municipality in Maryland, including the Village of Martin's Additions, general power to pass such ordinances not contrary to the Constitution of Maryland, or public general law, as they may deem necessary in order 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, Maryland Code, Land Use Article, Section 20-509 grants to the legislative body of incorporated municipalities in the Maryland-Washington Regional District, general power to adopt building regulations for the protection of the public health, safety, and welfare; the preservation, improvement, and protection of lands, water, and improvements in the municipal corporation; and to regulate the construction, repair, or remodeling of buildings on land zoned for single-family residential uses at it relates to fences, walls, hedges, and similar barriers; signs; residential parking; residential storage; the location of structures, including setback requirements; the dimensions of structures, including height, bulk, massing, and design; and lot coverage, including impervious surfaces;

WHEREAS, Maryland Code, Local Government Article, Section 5-211 authorizes the legislative body of each municipal corporation in the State of Maryland to make reasonable regulations concerning buildings to be erected within the limits of the municipality, including a building code and the requirement for building permits;

WHEREAS, Section 501 of the Charter of the Village of Martin's Additions authorizes the Village Council to pass such ordinances as it may deem necessary for the preservation of the property, rights, and privileges of the Village and its residents;

WHEREAS, after proper notice to the public, the Village Council introduced the Ordinance in an open meeting conducted on the \_\_\_\_ day of \_\_\_\_\_, 2021; and considered the Ordinance in an open meeting conducted on the \_\_\_\_ day of \_\_\_\_\_, 2021;

WHEREAS, to comply with Maryland Code, Land Use Article, Section 20-509, on the \_\_\_\_ day of \_\_\_\_\_, 2021, a copy of following Ordinance was submitted to the Montgomery County Council for its comments;

WHEREAS, the Montgomery County Council did not provide any comments;

WHEREAS, the Village Council finds that the foregoing Ordinance would assure the good government of the municipality, protect and preserve the municipality's rights, property, and privileges, preserve peace and good order, secure persons and property from danger and destruction, and protect the health, comfort and convenience of the citizens of the Village of Martin's Additions, and is necessary for the preservation of the property, rights, and privileges of the Village and its residents.

NOW, THEREFORE, the Village Council does hereby adopt the following Ordinance.

BE IT ORDAINED AND ORDERED, this \_\_\_\_ day of \_\_\_\_\_, 2021, by the Village Council, acting under and by virtue of the authority given it by the Maryland Code and the Charter of the Village of Martin's Additions, that the Village Code is hereby amended as follows:

\* \* \*

#### **Section 6-101. Definitions**

For the purposes of this Chapter, the following words and phrases shall have the following meanings:

\* \* \*

(17) "Front-loading garage" means a garage with a door that faces a front lot line.

\* \* \*

(19) "Front lot line" means ~~the~~ a lot line running along the front of the lot separating it from ~~the~~ a street. **Corner lots have two or more front lot lines.**

\* \* \*

(22) "Garage" means an accessory building or portion of a main building designed, arranged, or used for the housing of private motor vehicles.

(23) "Garage, front-loading" (see front-loading garage).

\* \* \*

#### **Section 7-402. Construction Standards and Requirements**

\* \* \*

(k) No more than one (1) front-loading garage shall be permitted on a lot. The door width of a front-loading garage shall not exceed ten (10) feet. **Corner lots are subject to these restrictions with respect to all street frontages.**

\* \* \*

AND BE IT FURTHER ORDAINED AND ORDERED, by the Village Council, acting under and by virtue of the authority granted to it by the Maryland Code, and the Charter of the Village of the Village of Martin's Additions, 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 \_\_\_\_ day of \_\_\_\_\_, 2021 (at least 20 days after adoption).

ATTEST:

THE VILLAGE OF MARTIN'S ADDITIONS

\_\_\_\_\_  
Katya Hill, Secretary

\_\_\_\_\_  
Susan Fattig, Chair  
Village Council

**Bold underline** indicates new material  
~~Strikethrough~~ indicates material deleted  
\* \* \* indicates material unchanged



**Village of Martin's Additions  
Financial Report for March 2021  
Arthur Alexander, Treasurer  
April 15, 2021**

March 2021

	<u>Actual</u>	<u>Budgeted</u>
Revenues	\$ 573,530	591,000
Expenses (excluding capital projects)	489,913	575,036
Net Income (revenues minus expenses)	83,617	15,964
 Capital investment expenses	 \$ 43,830	
 Investment reserves (less expenditures)	 1,456,170	
Emergency reserves	1,000,000	

Current assets less designated reserves: \$575,541

During March 2021, we transferred \$55,000, as planned, from the Village's savings account in the Maryland Local Government Investment Pool (MLGIP) to the checking account to cover projected expenses. We expect to transfer the same amount in April 2021.

Capital expenses for the year to date include sidewalk repairs and contractor costs for the Walkability Task Force. Overall, the Village is spending less than originally budgeted, although several accounts will catch up as the year progresses. For example, tree planting and maintenance is running under-budget, but that will increase in coming months.

From: Niles Anderegg, Village Manager  
To: Village Council  
Subject: Village Office Update  
Date: 4/13/2020

## **Overview**

The Village Office has been conducting reviews of internal operating procedures and preparing a calendar for 2021 of important dates and deadlines. In addition, the Village Office has provided logistical support to Village committees and task forces such as the Public Safety Task Force, the Community Engagement Task Force, and the Election Committee.

## **2021 Election**

The Office completed the RFP process for election services and chose Electec Election Services, which was last year's vendor as well. The Office has worked with the Election Committee to approve all the material in the ballot packet and the ballots, which will go out this week. If you are unsure if you are on the voter roll or if you have an address other than your Martin's Additions address that you would like your ballot sent to, please reach out to the Office.

## **Public Safety Task Force**

The Office held an orientation session and attended an administrative meeting for the Public Safety Task Force in preparation for the first public meeting to be held on April 26.

## **Tree Work**

This week the Village's Tree Care contractor performed work on Priority One trees in the Village. There will be further rounds of pruning and other tree care work to follow in the spring and summer. In addition, the Village will be getting some nets for the smaller and younger trees in the Village to prevent damage from cicadas this summer.

## **Landscaping**

The Village's landscape contractor, Green Sweep, performed cleanup work and maintenance on the landscaping near two Village's signs and the garden at Cummings and Brookville Road. This work included improving the irrigation of the garden to prevent erosion.

## **RFPs**

The Village will soon release the invitation to bid for the waste and recycling contract with an expected closing date of May 18. In addition, the street maintenance RFP will be released this week with a closing date in early May.