



## VILLAGE OF NORTH CHEVY CHASE: MONTHLY NEWSLETTER MARCH 2025

### MARCH VILLAGE MEETING

**March 18, 2025** – 7:30pm – hybrid platform (in-person and via Zoom - instructions will be sent to the Village’s email list) \*Approval of February Minutes \*Treasurer’s Report \*Permits \*Draft FY2026 Budget \*Kensington Parkway Streetlighting

### CALENDAR (2025)

- March 13: Curbside Donation, Clothing Donation Nation
- March 14: Curbside Donation, Furniture/Non-Clothing Items
- March 15: Bulk Trash Pick Up
- March 18: Village Council Meeting - 7:30pm
- March 28: Newsletter Deadline: Nominations to Village Council
- April 15: Village Council Meeting (Annual Budget Review) - 7:30pm
- April 29: Final Declarations for Candidacy of Village Elections
- May 6: Village Annual Meeting/Elections

### VILLAGE-SPECIFIC NOTICES

#### 2025 Village Council Elections:

Two of the five Council seats (2-year terms) will be up for election this spring. The current Council members whose terms are expiring are Brian Hoffner and Jon Macy. Who have both indicated they will be seeking reelection. The election will be held on **Tuesday, May 6, 2025**.

Any Qualified Voter (resident of the Village of North Chevy Chase who is qualified to vote in Montgomery County and is registered with the Montgomery County Board of Supervisors of

Elections or with the Village Council) who is interested in seeking nomination for the available seats should send Written Notice up to **one week before the elections, Tuesday, April 29**, per the Village Charter.

However, please note that a portion of the April Newsletter will be devoted to information about each candidate, so those interested in running are encouraged to provide their name by **Friday, March 28**.

The **Village’s Nominating Committee** for this 2025 electoral cycle comprises: Abby Morris, Ilona Purcha and Geetika Sripathi. Thank you!

#### **VILLAGE COUNCIL**

- Chair: Adrian Andreassi  
[chair@northchevyCHASE.org](mailto:chair@northchevyCHASE.org)
- Vice Chair: Brian Hoffner  
[vicechair@northchevyCHASE.org](mailto:vicechair@northchevyCHASE.org)
- Secretary: Maury Mechanick  
[secretary@northchevyCHASE.org](mailto:secretary@northchevyCHASE.org)
- Treasurer: Olga Joos  
[treasurer@northchevyCHASE.org](mailto:treasurer@northchevyCHASE.org)
- Member: Jon Macy  
[member@northchevyCHASE.org](mailto:member@northchevyCHASE.org)
- Manager: Susan Theis  
[nccinfo@northchevyCHASE.org](mailto:nccinfo@northchevyCHASE.org)
- Fire Board Representatives:  
Dave Albinson, Abby Morris, Guim Barbour

#### **Village of North Chevy Chase**

PO Box 15887, Chevy Chase, MD 20815

**Mobile: 301-654-7084**

TDD (MD Relay Service): 1-800-735-2258

Website: [www.northchevyCHASE.org](http://www.northchevyCHASE.org)

**FY 2026 Budget and Tax Matters:**

The proposed operating and capital budgets for FY 2026, covering the period from July 1, 2025, to June 30, 2026, will be discussed at the Council meeting on **Tuesday, March 18, at 7:30pm**. The Council will invite public comments on the draft budget during this meeting. Residents may also submit written comments to Village management in advance. A copy of the proposed draft budget will be included in the April newsletter. The FY 2026 budget and tax rates will be adopted at the Village's Annual Meeting on **Tuesday, May 6**.

**Donation Prior to Bulk Trash Pick Up:**

Donation Nation accepts furniture and appliances, household items such as dishes and glassware (they ask that those items be boxed up and not mildewy or significantly stained) and office furniture and furnishings such as chairs, computers, copy machines, filing cabinets, desks and more. They also accept clothing but request that it be placed in a bag. They will bring the items to their storage facility and work with their partners to determine if it can be salvaged for textile materials or simply reused. Pick up of bagged clothing curbside will be on **Thursday, March 13th** and non-clothing and furniture will be picked up on **Friday, March 14th**. No specific timeframe is scheduled both days - the Village was informed that trucks will be in the area throughout the day. Additional information on the organization can be found at:

<https://www.donationnationusa.org/>

**Bulk Trash:** Bulk trash pickup is scheduled for **Saturday, March 15th**. Items must be at curbside by 7am. Our contractor uses different trucks to haul different items, so certain items may be removed before others.

**Included items:** Washing machines, dryers, stoves, hot water heaters, other major appliances, furniture/parts of furniture, large toys, bicycles, swing sets, bath tubs, sinks, toilets, do-it-yourself amounts of earth, sand, gravel, demolition debris and construction waste, parts of automobiles, but not fleet tires.

**Excluded items:** Large tree stumps, poisons, acids, caustics, explosives, oil or other flammable liquids, motor vehicles and parts

such as batteries, tires, bricks, general construction material, iron pipe over 10 ft long, large rocks, wood piles, large tree limbs, dead animals, human or animal feces and ammunition.

**2024 Income Tax Return Reminder:**

Revenues received through our residents' paid income taxes remain the most significant source of Village revenues. This money goes directly to the services benefiting Village residents.

Village residents do not pay any additional income taxes to live in the Village of North Chevy Chase. By law, as a municipality, the Village receives a portion of the tax you pay to Montgomery County. It is very important, the State of Maryland knows to return this to the Village.

When you complete your Maryland income tax return, remember to put **Village of North Chevy Chase** under "Maryland Political Subdivision" and include **1618** the "4 digit Political Subdivision Code" to ensure the Village receives our share of state income tax.

**Compost Services:**

The Village's one-year pilot program with Compost Crew is going well, and residents can still sign up to participate. Currently, 62 Village residents are using this service. As of February, a total of 53,273 pounds of food waste have been collected from the Village. This has resulted in 26 tons of waste being recycled instead of ending up in a landfill. Additionally, 351 seedlings have been planted, 2,397 gallons of gasoline have been offset by diverting food scraps, and we have avoided burning 23,546 pounds of coal!

Congratulations to all those participating!

**Permit Reminders:**

- Please note that a Village permit is required for many exterior work projects.
- Some projects may also require building permits from Montgomery County as well as from the Village.
- Applications are available from the Village website ([northchevyCHASE.org](http://northchevyCHASE.org)).
- Please contact the Village Manager at [nccinfo@northchevyCHASE.org](mailto:nccinfo@northchevyCHASE.org) to verify any requirements.

**On Street Parking Concerns:**

The Village representatives on the Montgomery County Fire Board have advised the Council of difficulties that on-street parking poses for safe passage by emergency vehicles on some Village streets, particularly narrower ones. Recognizing that some parking on Village streets is unavoidable, there are some commonsense measures that can minimize the impact on emergency vehicles and help avoid the imposition of more stringent parking restrictions by Montgomery County. These measures include:

- For residents with driveways or car pads, please park as many cars as you can in your driveway or on your car pad before using on-street parking.
- For residents owning multiple vehicles, park larger vehicles (such as SUVs) in driveways while using on-street parking for smaller vehicles (such as compacts or sedans).
- When parking on the street, park your vehicle as close to the curb as possible.
- When parking on the street, be mindful of where other cars are parked on the opposite side and attempt to stagger your parking by at least one car length from cars parked on the opposite side.

**Resident Directory:** Please refer to the last page of this newsletter for instructions on how to update your information in the Village Directory. For any updates, kindly reach out to the Village Manager at [nccinfo@northchevyCHASE.org](mailto:nccinfo@northchevyCHASE.org) as soon as possible.

**More Housing N.O.W.:**

As mentioned in the February newsletter, Councilmember Andrew Friedson and Councilmember Natalie Fani-Gonzalez are the lead sponsors of Zoning Text Amendment (ZTA) 25-02, along with co-sponsors Councilmember Luedtke, Council President Stewart and Councilmembers Balcombe and Sayles (six of the 11-sitting Councilmembers).

You can review the full legislation at:  
<https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2025>

We have created the following questions and answers to assist residents in understanding More Housing N.O.W.

Q: What elements of the Housing N.O.W. ZTA are pertinent to the Village?

A: Properties which “abut” Connecticut Avenue can be redeveloped with certain types of multi-unit housing, subject to certain height, setback and other development standards.

- The permissible multi-unit housing types are duplex, triplex, townhouses (four or more housing units separated by a vertical walls) and apartments (four or more housing units “vertically and horizontally arranged” (think apartment or condo unit). Four units is not a cap if a developer can assemble enough property to meet the height, setback, Floor Area Ratio, etc. requirements, it is possible to build more than 4 units.
- Projects with four or fewer units must comply with Village height limits for a single-family zone. If a project has more than four units it would be subject to the 40-foot height limit in the ZTA.
- At least 15 percent of the units must be “workforce housing” as defined in the County’s Housing Policy law (Chapter 25B), which is explained more fully in the next Q.
- Off-street parking must be located behind the front building line.
- A development is limited to one curb cut per project unless SHA or the County approve more than one.

Q: How might the 15-percent workforce housing financial restrictions work?

A: Rental units: Any workforce housing unit built or offered for rent must not be rented for 99 years after the date of original rental at a rent greater than the rent allowed for workforce housing units under County law (a certain percentage of area-wide median income (“AMI”).

Sale units: A workforce housing unit must only be sold to an individual with a household income that does not exceed 120% of the AMI or a lower amount (set by regulation) for a period of 20 years. Any unit offered for sale or

resale during the control period must first be offered exclusively for 60 days to Montgomery County's Department of Housing and Community Affairs (DHCA) and the Housing Opportunities Commission, in that order, and acquisition by one of these two agencies resets the 20 year restriction period.

Note: The ZTA is ambiguous as to whether a two-unit development is subject to the 15% requirement, leaving open the possibility that both units in a duplex could be sold or rented at market rate. This ambiguity needs clarification.

Q: How many properties in the Village could be impacted?

A: According to the county interactive map, there are 9 properties – 8 along Connecticut Avenue and 1 on Montrose Driveway. The County Council has issued an interactive map (<https://mcplanning.maps.arcgis.com/apps/instance/lookup/index.html?appid=35c44dee1734457185b0604f3ce67e5e>) showing the properties they currently have identified as eligible for this kind of development.

Q: How is the Village Council monitoring this?

A: The Village, along with six other Chevy Chase jurisdictions, are working with land use attorney Michele Rosenfeld to clarify a number of aspects of the proposal as well as advising us going forward.

Ms. Rosenfeld will provide us with an analysis of the lots facing Connecticut Avenue to give an assessment of the development potential so that we have an initial understanding of which properties would be viable for redevelopment under the proposed ZTA. We are investigating how much of a practical impact this legislation presents to the properties on Connecticut Avenue in the Village.

Q: How can residents learn more?

A: The Village encourages you to attend an upcoming listening session to learn more about these proposals. Information on the listening sessions have been sent to residents via Constant Contact. Ask questions, particularly as a Connecticut Avenue resident to get them to go on record about aspects of this proposal that we are still exploring.

Attend the County Council meeting on Tuesday, March 11, at 1:30pm &/or & 7:00pm.

To testify in person or remotely during a live public hearing at the County Council Office Building, residents need to pre-register on the Council's web page:

<https://www.montgomerycountymd.gov/council/calendar.html>

People who wish to testify may also choose to provide prerecorded testimony in written audio or video formats or submit testimony by mail.

To send testimony by mail to the County Council, 100 Maryland Ave, Rockville, MD 208150 or residents may sign up to testify remotely by phone call (cell 240 777-7803 for information).

To express an opinion, call 240-777-7900.

Following the hearing, the proposed ZTAs will be sent to the Planning, Housing, Parks (PHP) committee where they will hold work sessions and hearings before the bill is returned to the full Council for a vote.

The Village Council also welcomes your thoughts on these proposals before the Council hearing on **March 11**.

### **GENERAL INTEREST:**

#### **Resources for Workers Impacted by Recent Federal Government Action**

In response to recent Federal workforce reductions, Montgomery County is working to support affected individuals by offering essential information to assist with employment, basic needs and health services during this challenging time. These resources may be found at <https://tinyurl.com/ycxkjinxw>.

The same County website also has a series of helpful resources and guidance under the Gilchrist Immigrant Resource Center ([www.montgomerycountymd.gov/gilchrist/](http://www.montgomerycountymd.gov/gilchrist/)) for undocumented residents.

#### **Federal and State Official's Resources**

- Senator Angela Alsobrooks  
<https://tinyurl.com/4tv3mvnx>
- Senator Chris Van Hollen  
<https://tinyurl.com/4xh86w2x>
- Representative April McClain Delaney  
<https://tinyurl.com/4u4dhk9m>

- Representative Glenn Ivey  
<https://tinyurl.com/bp75wvfc>
- Representative Jamie Raskin  
<https://tinyurl.com/47fttha6p>
- Attorney General Anthony Brown  
<https://tinyurl.com/3f7mxbnw>
- Governor Wes Moore  
<https://tinyurl.com/bdh9rnhe>

### **Resources for former federal employees and other workers**

County Executive Mark Elrich shared extensive lists of resources for federal employees and other workers (e.g., federal contract employees) who recently lost their jobs. The lists also include state resources (including unemployment benefit information), resources for impacted communities, links to mental health and food assistance, federal and state officials' resource web pages, and news and information sources.

<https://montgomerycmd.blogspot.com/2025/02/message-from-county-executive-marc.html>

### **Here is Maryland's page for those affected by the current layoffs.**

<https://response.maryland.gov/federalpublicservants/>

### **Maryland Comptroller's 2025 tax tips**

If you are 65 or older, the Maryland Comptroller's office wants you to know that there are several tax benefits you can take advantage of on your 2025 Maryland return. For example, you are allowed a higher income level before being required to file a return, and you are entitled to an additional personal exemption of \$1,000.

You also may qualify for a pension exclusion that increases each year. Social Security and Railroad Retirement benefits are not subject to Maryland tax. Go to:

<https://www.marylandtaxes.gov/tax-credits.php> to learn more about some of the most-used individual taxpayer and business credits.

The Maryland Office of Comptroller has 12 locations around the state to assist filers for free to complete their state income tax forms and answer questions. The one nearest us is in Wheaton, in Westfield Wheaton. Go to:

<https://marylandtaxes.gov/locations.php> for the complete list of locations.

### **Pepco extends customer assistance with rising energy bills**

Pepco is extending measures through March 2025 to help customers manage their higher energy costs. The measures include waiving late payment fees, offering longer repayment periods, suspending disconnections, and providing energy efficiency and financial assistance programs.

According to the State of Maryland's Office of People's Council, Pepco bills are increasing for several reasons, including the following: The costs Pepco charges to deliver electricity have risen by 33%% since 2020; cold and hot temperatures increase energy use for heating or cooling; and, the cost of the [EmPOWER Maryland](#), which helps reduce energy consumption and greenhouse gas emissions, has increased.

If customers have questions or require assistance, Pepco's customer care team can be reached through the online portal: <https://secure.pepco.com/MyAccount/CustomerSupport/Pages/ContactUsForms.aspx> or by calling 202-833-7500.

### **Bethesda drone program expected to start**

The Montgomery County police department is expected to launch the long-awaited use of drones in downtown Bethesda to help officers and emergency crews responding to service calls, according to a department official.

According to police, the drone program will cover Bethesda's central business district, including the corridors of Wisconsin and Connecticut avenues, Friendship Heights, Somerset and Chevy Chase. The drone site is on the roof of a newly constructed building on Wisconsin Avenue in the downtown area.

The drone program currently operates in Wheaton, downtown Silver Spring and Gaithersburg.

### **Bethesda-Chevy Chase High School Used Book Sale**

More than 50,000 books in good condition, carefully sorted into more than 60 genres

(including a huge children's section), will be on offer. Proceeds support B-CC clubs and activities.

**Saturday, March 8th, 10am-5 pm, and Sunday, March 9th, 10am-3 pm.**

Most books are priced between \$1 and \$3. On Sunday, they offer a special "fill a bag" for \$10. Cash, checks, credit cards, and Apple Pay accepted. There will be a café and musical entertainment both days as well as free parking in the school lot.

### **Bethesda-Chevy Chase High School Mulch Madness**

Deadline for ordering mulch from the B-CC Sports Boosters is **March 12**. Order online at [www.BCCMulch.com](http://www.BCCMulch.com). Mulch will be delivered close to the street/sidewalk near your driveway between **March 14-16**. 3 cubic foot bags cover about 12 sq. feet 2" deep and cost \$7.50 per bag with a delivery charge of \$25 for orders of 25 bags or less and \$15 for orders of 36 or more bags.

### **St. Patrick's Day Parade**

Wear something green and stake out a spot along Rio Boulevard and Grand Corner Avenue to see Celtic dancers, bagpipers, equestrians, fire trucks and other community groups march through Rio in Gaithersburg's annual St. Patrick's Day Parade on **Saturday, March 15**.

For more information:

[www.gaithersburgmd.gov/recreation/special-events/st-patrick-s-day-parade](http://www.gaithersburgmd.gov/recreation/special-events/st-patrick-s-day-parade)

### **National Park Service prediction for peak bloom date**

The National Park Service (NPS) predicted that the 'Peak Bloom' date for cherry trees around the Tidal Basin will be between **March 28 and 31**.

The NPS defines peak bloom date as the day when 70% of the Yoshino cherry blossoms are open. Yoshino trees typically bloom for several days, the length depending on weather conditions. More at the NPS Bloom Watch website:

<https://www.nps.gov/subjects/cherryblossom/bloom-watch.htm>

### **Check out Montgomery Municipal Cable**

Montgomery Municipal Cable is a great source for news in the local municipalities and across

Montgomery County. If you don't have cable, you can watch their coverage on YouTube, and follow them on social media: Instagram and Facebook.

They also send out a weekly newsletter which includes a recap of the week's coverage, local events, updates from town and county council meetings, and links to their regular programs on health, cooking local non-profits, and more. You can subscribe here: <https://www.mmctv.org>

### **HIGHLIGHTS FROM FEBRUARY COUNCIL**

**MEETING:** *(Please note that the official minutes will be posted to Village website upon approval)*

**Secretary's Report for January 2025 Council Meeting** (Mechanick) – Approved.

**Treasurer's Reports for January 2025** (Joos)

–Results for January 2025 included income of \$52,510.09, and operating expenses of \$25,541.13 (including street lighting, snow removal, waste removal, composting services, membership and dues, wages and taxes, professional fees, and office and communication). Total income for FY 2025 to date (July 2024-January 2025) came to \$273,497.91 and total operating expenses came to \$191,293.16. No capital expenditures have been incurred to date for FY 2025. Total current assets as of January 2025, consisting of operating balance plus reserves, including ARPA funds previously received, came to \$3,212,0825.74. Council approved transfer of \$300,000 from Truist to Sandy Spring Bank. Council Treasurer and Village Manager will report on possible investments for these funds at the March Council meeting.

**Permits:** 3603 Husted driveway – permit granted for backyard shed

### **Action Items:**

**Kensington Parkway Street Lighting** –Efforts are underway to finalize the exact location of the lighting fixtures and specific installation arrangements based upon reviews conduct by CAS Engineering and Design America Engineering, and to begin to move forward with implementation measures in consultation with Baldwin Line and PEPCO.

**More Housing N.O.W./ZTA 25-02** – The Council received an update based upon information provided by Michele Rosenfeld, outside legal counsel, on the revised proposal now made by Montgomery Council members Friedson and Fani-Gonzalez, representing a scaled back version of the previous Attainable Housing Strategies Initiative, with the key element affecting the Village being a proposed Zoning Text Amendment ZTA-25-02, to allow for additional types of housing to be constructed on parcels along certain high density corridors in the County, including Connecticut Avenue. The proposal has been re-labeled as promoting More Housing N.O.W. (New Options for Workers), with an objective of increasing housing opportunities for workers. The proposal is accompanied by an interactive map identifying specific properties that would be affected along each corridor, which in the case of the Village, included 9 specific parcels predominantly ones facing Connecticut Avenue (although there is a disclaimer accompanying the map indicating that a small number of parcels may have been inadvertently included or excluded, which leaves open the possibility of a greater impact on the Village than the current map would indicate). The Council committed to keep Village residents informed of ongoing developments and to encourage Village residents to provide their own input to County officials at scheduled informational sessions and, in consultation with counsel, the Council will determine what actions the Village should more formally take, including testifying before the County Council in a set of hearings now scheduled for March 11, 2025.

**Independent Safety Study/Village Boundary Survey** -- The Council committed to retain a safety consultant to assess traffic safety conditions at the Connecticut Avenue/Jones Bridge road/Kensington Parkway intersection, focusing on both vehicular and pedestrian safety concerns, including visibility issues and measures that could be taken to address increased failure of vehicles on Jones Bridge Road to heed the no turn on red signage at that intersection, posing increasing safety hazards for vehicles attempting to cross or turn left onto Connecticut Avenue from Kensington Parkway and pedestrians attempting to cross Kensington

Parkway or Jones Bridge Road at marked pedestrian crossings.

**Budget FY 2026** – The Council began its review of a proposed FY 2026 budget, looking toward considering a draft proposal at its March meeting and with final approval to be taken at its April meeting, in advance of the Village Annual Meeting scheduled for May 6, 2025. One particular area of attention was the need to identify those items to be included in the capital budget for FY 2026, given the ongoing plans for lighting on Kensington Parkway as well as the major roadway projects that previously had been projected to occur during FY 2026 in the Village's 10-year capital plan adopted in 2020.

### **Manager's Report**

**Nominating Committee** – A nominating committee has been formed, as required by the Village Charter, with respect to the upcoming Council elections for the two Council seats for which the current two-year term will end as of May 2025. Both incumbents in those positions (Brian Hoffner and Jon Macy) have indicated an intent to stand for re-election for another two-year term.

**Website updates/cybersecurity upgrade** -- A review of the Village's website and official email system to address cybersecurity concerns will commence in March 2025, with the objective of addressing any cybersecurity issues present, including possible conversion of the Village website and email system to a ".gov" rather than a ".org" domain name.

### **SUSTAINABLE LIVING: (Courtesy of Environment Committee)**

#### **SAVE THE DATE:**

Earth Day Community Event: All About Zero Waste will be held on **Saturday May 10th, 11am-2pm** at the corner of Inverness Driveway and Montgomery Avenue.

More information about this event to follow.

# Village of North Chevy Chase - Resident Directory

Dear Neighbors,

We are updating the Village Resident Directory and want to ensure we have accurate information for all residents. Please take a moment to complete the attached form with your contact details and return it to us by either:

- Email: [nccinfo@northchevyCHASE.org](mailto:nccinfo@northchevyCHASE.org)
- Mail: Village of North Chevy Chase, P.O. Box 15887, Chevy Chase, MD 20815

The Resident Directory is for neighbor-to-neighbor communication only. It includes email addresses for non-commercial, non-political use, and is not intended for fundraising or broadcasting. For your safety and in case of emergencies, we also request your phone number.

Thank you for helping us keep the directory up to date!

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Last Name First Name

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Last Name First Name

---

Children (Name)

---

Pets (Name)

---

Street Address

---

Land Line, if you have one

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Cell Phone Numbers (please specify)

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Email Addresses for Village alerts

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Email Addresses for Village alerts