

TOWN OF CHEVY CHASE
COUNCIL MEETING
July 9, 2025

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

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

REGULAR MEETING (7:00 p.m.)

- I. GENERAL BUSINESS (7:00-7:15 p.m.)
 - A. Call to Order
 - B. June 2025 Financial Report
 - C. Town Manager's Report
 - D. Public Comments

- II. PUBLIC HEARINGS (7:15-7:45 p.m.)
 - A. [Variance, 7211 Oakridge Avenue, Shared Driveway Width](#)
 - B. [Financial Contribution to Wonders Early Learning at the Lawton Center](#)

- III. COUNCIL DISCUSSIONS (7:45-8:45 p.m.)
 - A. Ridge Street and West Avenue Improvements
 - B. Speed Cameras on Bradley Lane
 - C. Capital Crescent Surface Trail Phase 2 Project

- IV. ADJOURNMENT (8:45 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

II-A

TO: Town Council
FR: Todd Hoffman, Town Manager
RE: Chan and Boveja, 7211 Oakridge Avenue, Driveway Width
DATE: July 9, 2025

Christopher Chan and Naina Boveja, 7211 Oakridge Avenue, propose to widen the shared driveway by installing pavers on their property and in the public right-of-way. The project requires variances as follows:

- The driveway is proposed to have a maximum combined width in the front yard (both properties) of 23.5 feet. Town building regulations limit the combined width of a shared driveway in a front yard to not more than 20 feet; therefore, a variance of 3.5 feet is requested.
- The portion of the driveway on the subject property is proposed to have a maximum width of 14 feet in the front yard. Town building regulations allow a maximum width of 10 feet for the portion of a shared driveway on any one lot; therefore, a variance of 4 feet is required.
- The shared driveway extends into the public right-of-way (behind the sidewalk). This portion of the driveway is proposed to have a total width of 21.2 feet. Town building regulations limit the combined width of a shared driveway in the public right-of-way to not more than 20 feet; therefore, a variance of 1.2 feet is required.

Staff Note: The predominant proposed width of the portion of the driveway on the subject property is 11.8 feet. The maximum 14-foot dimension reflects the proposed width at the front building line where the driveway turns to access the side-loading garage.

Background:

As of July 3, 2025, the Town has not received any correspondence related to the variance 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 applicant 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 is subject to extraordinary conditions. The current driveway configuration results in the applicants driving over the grass to access the garage, leading to excessive mud. This was an unintended consequence of the house design.
2. Approval of the variance is requested because conforming to the Town's building ordinance would cause peculiar or unusual practical difficulties. The existing driveway is built to the

maximum width allowed by the Town but is insufficient to prevent damage to the grass. As a result, excessive mud accumulates next to and on the driveway.

3. Approval of the variance would not be detrimental to the use and enjoyment of neighboring properties.
4. The request is the minimum necessary to overcome the exceptional condition that is causing the hardship. The total measurement of the proposed driveway expansion is less than 100 square feet. The expansion will allow the applicants to enter and leave the garage without driving on the grass. The expanded area will also serve as a front walkway for the house, which does not have a separate front walkway.
5. The improvements do not impair the general plan of the Town. The proposed pavers are intended to minimize damage and create a walking path to make the applicants' driveway functional.

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.



Since 1989, [Wonders Early Learning at Leland](#) has long been a valuable member of The Town of Chevy Chase community. We have educated and cared for many of the Town's children and partnered with their families over the past 36 years. In 2024, Wonders received a grant from the Town of Chevy Chase, which we used to enhance the physical space of our program's interior. We held a ribbon cutting which included song-filled expressions of appreciation from the children. We would like to continue to strengthen our partnership with the Town and its residents because we believe Wonders is a valuable resource to the Town's residents.

High quality early care and education is a public good. Early care and education supports families while parents work, prepares children for future learning in kindergarten and beyond, and strengthens children's social emotional skills while building community. We respectfully ask that the Town Council recognize Wonders contributions to the Town by considering our request for a grant to Wonders Early Learning at Leland. The grant will be used to enhance our outdoor learning environment and teachers' lounge. Unlike K-12 public schools, early care and education operates within a broken system of care in our country. Families are required to access the system based on what they can afford and what is available. Within this broken system, early care and education teachers are paid low wages, subsidizing the tuition costs for families. Wonders has always prioritized staff compensation in its business model and has a long commitment to providing a living wage and benefits to its workforce. We believe this commitment strengthens programming, respects our educators, and elevates quality. Staff compensation makes up 82% of all expenses at Leland.

We regularly hear from Wonders at Leland families that it is the strong sense of community that makes the program unique. Our leadership and educators firmly believe in respectful, reciprocal, and caring partnerships with families. We build these partnerships through effective communication, family events, and an open door policy. Wonders Early Learning at Leland is accredited by the National Association for the Education of Young Children. Only 6% of all early care and education programs in the country have obtained this nationally recognized level of quality. Additionally, Leland has obtained a level 5 EXCELS rating, the highest level in Maryland's child care quality rating system.

Leland Program Information

We serve children who are 18 months to 5 years of age

Three classrooms

Creative Curriculum - research-based early learning curriculum

Focus on equity teaching and learning practices

Music specialist enhance our curriculum

Parent education workshops

Community Partnership Proposal

Wonders as a resource for families:

1. Wonders will contribute parenting resources to the Town of Chevy Chase newsletter.

2. Town of Chevy Chase parents will be invited to attend bi-monthly parent education workshops offered by Wonders. These are virtual 1-1.5 hour long workshops presented by education and parenting experts.

Wonders is working with DHHS, the county agency that manages the lease for our Leland center, to renovate the interior of the storage shed on the playground. The shed is used to store outdoor toys and classroom materials that rotate with the curriculum. There has been a rodent issue that has required the disposal of several items. The shed renovation includes cleaning, new lighting and shelves.

Wonders is requesting a grant from the Town of Chevy Chase to enhance the outdoor learning environment for children and support the Wonders early care and education teachers with furniture to update the teachers' lounge. The calculation of the furniture costs have been corrected:

Back playground work \$4,275

Shade sail installation \$1,940

Sand box cover \$ 1,350

Wood chip install \$985

Teachers' Lounge Refresh approx \$1,490

Storage cabinet \$562

Computer desk \$89

Bookshelf \$217

Chair cushions \$208

Chairs \$114

Assembly costs \$300











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