

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Sean McMullen**



**Council Member Conor Crimmins
Council Member Duane Rollins**

Version: May 11, 2018

**Monday, May 14, 2018
Town Council Meeting – 7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

APPROVAL OF MINUTES

Regular Meeting of April 9, 2018

FROM THE MAYOR AND TOWN COUNCIL

1. **Announcements** – Town Nominations for the May 21st Candidate Forum and June 4th Town Election.
2. **Courtesy Review (10540 Metropolitan Avenue)** – A review of the proposed Solera Reserve Kensington development project (*Juan Cameron, McCaffery Interests*).
3. **Development Review Board Update** (*Mayor Furman*)
 - a. **10619 Connecticut** – Proposed development project.
 - b. **10509 Summit Avenue** – Proposed mixed-use development project.
4. **Traffic Committee Update** (*Council Member Bartram*)

FROM THE TOWN MANAGER AND STAFF

PUBLIC APPEARANCES

(The public is invited to speak on any subject that is not a topic on tonight's agenda)

ORDINANCES, RESOLUTIONS, AND REGULATIONS

(Ordinances, resolutions, and regulations to be introduced or adopted following appropriate procedures required by the Town Code; or resolutions that may require discussion by the Mayor and Council prior to approval)

1. **Variance Hearing (3500 Dupont Avenue)** – A request for a side yard setback Variance in accordance with Section 5-104, "Building Lines", of the Town Code (*Stanka Radeva*).
 - a. Council will take action to approve, deny, or defer the Variance request.

2. **Variance Hearing (3908 Baltimore Street)** – A request for a fence Variance in accordance with Section 5-109, “Fences, Walls and Retaining Walls”, of the Town Code (*Jeff Buss*).
 - a. Council will take action to approve, deny, or defer the Variance request.
3. **Ordinance No. O-01-2018** – An Ordinance to adopt the Town's Operating and Capital Budget for Fiscal Year 2018-19 (FY19) and levying a tax on all assessable property within the Town.
4. **Resolution No. R-07-2018** – A Resolution of the Mayor and Council Amending the Schedule of Fees, Charges, and Expenses.
5. **Resolution No. R-08-2018** – A Resolution of the Mayor and Council Authorizing the Town Manager to install “Two Hour, 7:30 am – 5:30 pm, M-F, Except by Permit” Signs along the west side of the 10500 block of Wheatley Street; and to remove the “No Left Turn” Restriction along northbound Kensington Parkway at Kent Street.

ADJOURN

(The Mayor and Council may move to close the meeting and may move to reopen the meeting)

THE NEXT SCHEDULED MEETING(S) OF THE MAYOR AND TOWN COUNCIL WILL BE HELD:

Monday, June 18, 2018

RESOLUTION No. R-07-2018

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL AMENDING THE
TOWN'S SCHEDULE OF FEES, CHARGES, AND EXPENSES**

WHEREAS, the Mayor and Council are authorized to set the fees and charges to be imposed by the Town for building, sign, and right of way permits, along with Town park and facility use permits; and

WHEREAS, the Mayor and Council have determined that certain permit fees should be incorporated and amended.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Kensington, that the following fees, charges and expenses be included or amended within the Town's Fee Schedule (Resolution No. R-01-2018):

1. Driveway and Parking Surfaces – Single Family Residential Zones (Chapter V)

DRIVEWAY AND PARKING SURFACE VARIANCE – APPLICATION FEE ----- \$150

POSTING SIGN FEE: A \$100 DEPOSIT WHICH WILL BE REFUNDED
FOLLOWING THE VARIANCE HEARING AND THE RETURN OF THE
VARIANCE POSTING SIGN.

2. Fences, Walls and Retaining Walls (Chapter V)

FENCES, WALLS AND RETAINING WALLS VARIANCE – APPLICATION FEE -----\$50

POSTING SIGN FEE: A \$100 DEPOSIT WHICH WILL BE REFUNDED
FOLLOWING THE VARIANCE HEARING AND THE RETURN OF THE
VARIANCE POSTING SIGN.

3. Shed Construction (Chapter V)

Shed Construction – Permit Fee -----\$35

Sheds in excess of 100 square feet – Permit Fee -----~~[\$105]~~ \$110

ADOPTED by the Town Council of the Town of Kensington on this 14th day of May 2018, and to be effective immediately.

Tracey C. Furman, Mayor

THIS IS TO CERTIFY that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 14th day of May, 2018.

Susan Engels, Clerk- Treasurer

RESOLUTION No. R-08-2018

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON, MARYLAND, AUTHORIZING THE TOWN MANAGER TO INSTALL “TWO HOUR, 7:30 AM – 5:30 PM, M-F, EXCEPT BY PERMIT” SIGNS ALONG THE WEST SIDE OF THE 10500 BLOCK OF WHEATLEY STREET; AND TO REMOVE THE ‘NO LEFT TURN’ RESTRICTION ALONG NORTHBOUND KENSINGTON PARKWAY AT KENT STREET

Whereas, Chapter IV, “Traffic and Vehicles”, Section 4-103, “Traffic and Parking Control Devices” of the Town Code states:

The Council may, by resolution, have erected “stop,” “no parking,” “speed limit,” “one way,” “yield,” “no U-turn,” “no-thru traffic,” “no right turn,” and “do not enter” signs and other traffic control and parking restriction devices to control, regulate, warn, or guide traffic or limit parking on streets, other public ways, or other areas in the Town of Kensington; and

Whereas, the Town’s Traffic Committee has recommended certain traffic control changes to the Mayor and Town Council, to include:

- 1. Install “Two Hour, 7:30 AM-5:30 PM, M-F, Except By Permit” signs along the west side of the 10500 block of Wheatley Street; and*
- 2. Remove the “No Left Turn” sign prohibition along northbound Kensington Parkway at the intersection of Kent Street.*

Now, Therefore, Be it Resolved that the Town Manager is hereby authorized to implement the aforementioned traffic controls.

Adopted by the Town Council on the **14th** day of **May, 2018.**

Tracey C. Furman, Mayor

This is to Certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on **14th** day of **May, 2018.**

Susan C. Engels, Clerk-Treasurer



SOLERA RESERVE KENSINGTON

10540 Metropolitan Ave, Kensington MD · McCaffery Interests · Solera Senior Living · Lerch, Early & Brewer · Antunovich Associates © · Lantz-Boggio · Dewberry Consultants LLC

Southeast Perspective from Metropolitan Ave

April 18, 2018



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Northeast Perspective from Metropolitan Ave

April 18, 2018



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Entrance View from Metropolitan Ave

April 18, 2018



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Connector & Public Space from Metropolitan Ave

April 18, 2018



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Southeast Perspective from St. Paul Street

April 18, 2018



NIGHT RENDERING TAKEN AT 8:15PM

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Southeast Perspective from St. Paul Street

April 18, 2018



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West Perspective from Fawcett Street

April 18, 2018



NIGHT RENDERING TAKEN AT 8:25PM

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West Perspective from Fawcett Street

April 18, 2018

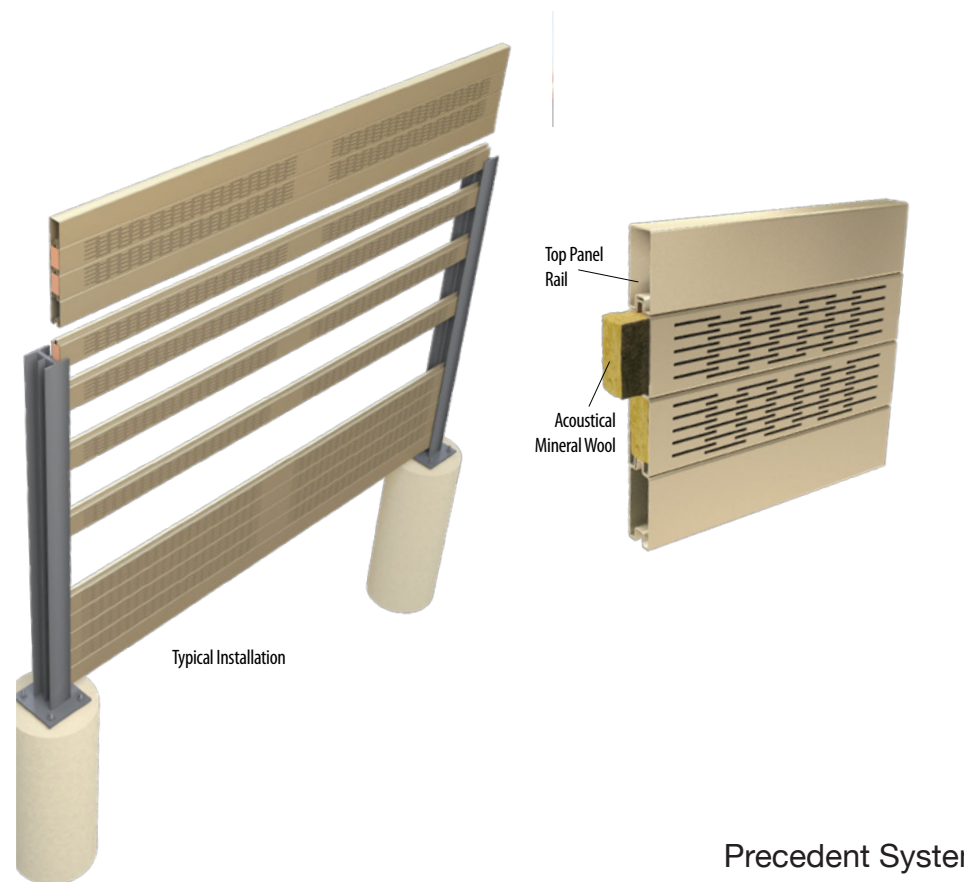


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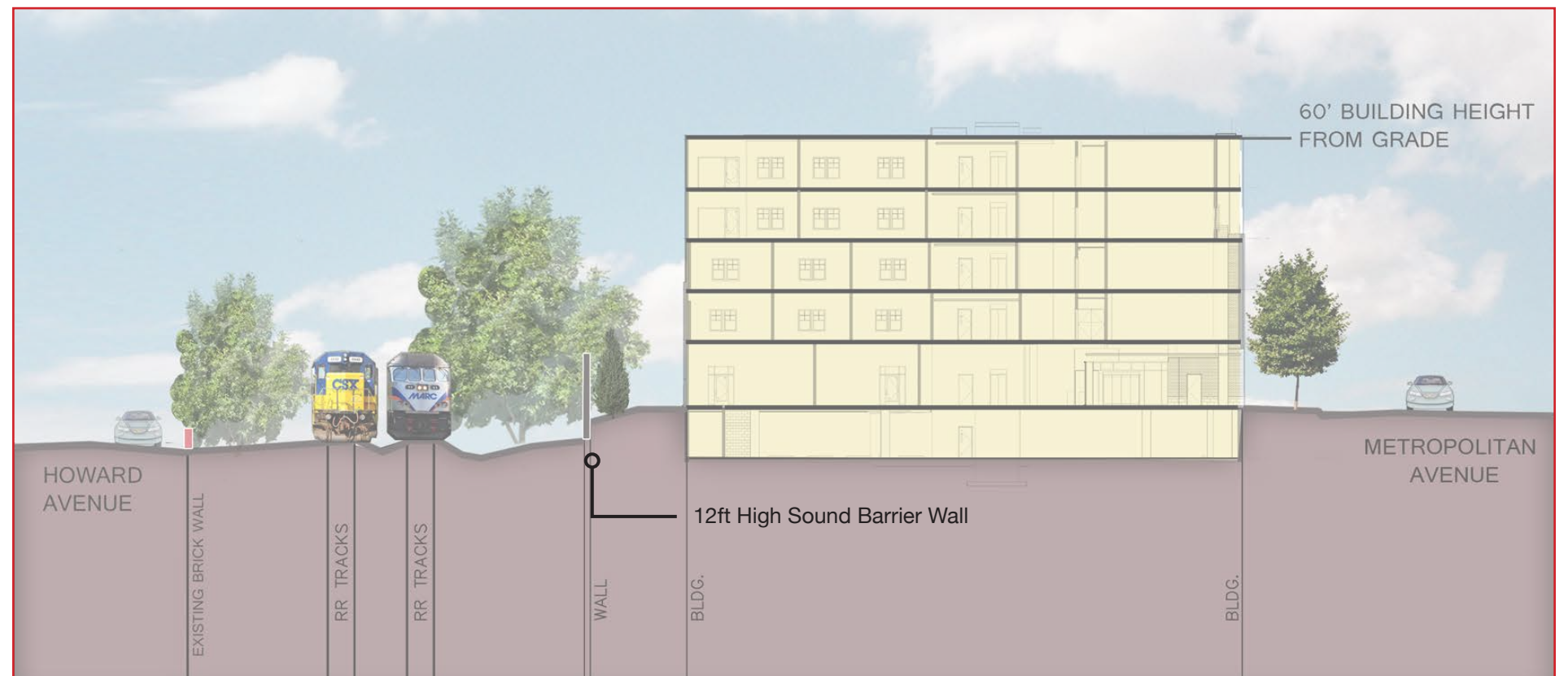
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Southwest Perspective from Howard Ave

April 18, 2018



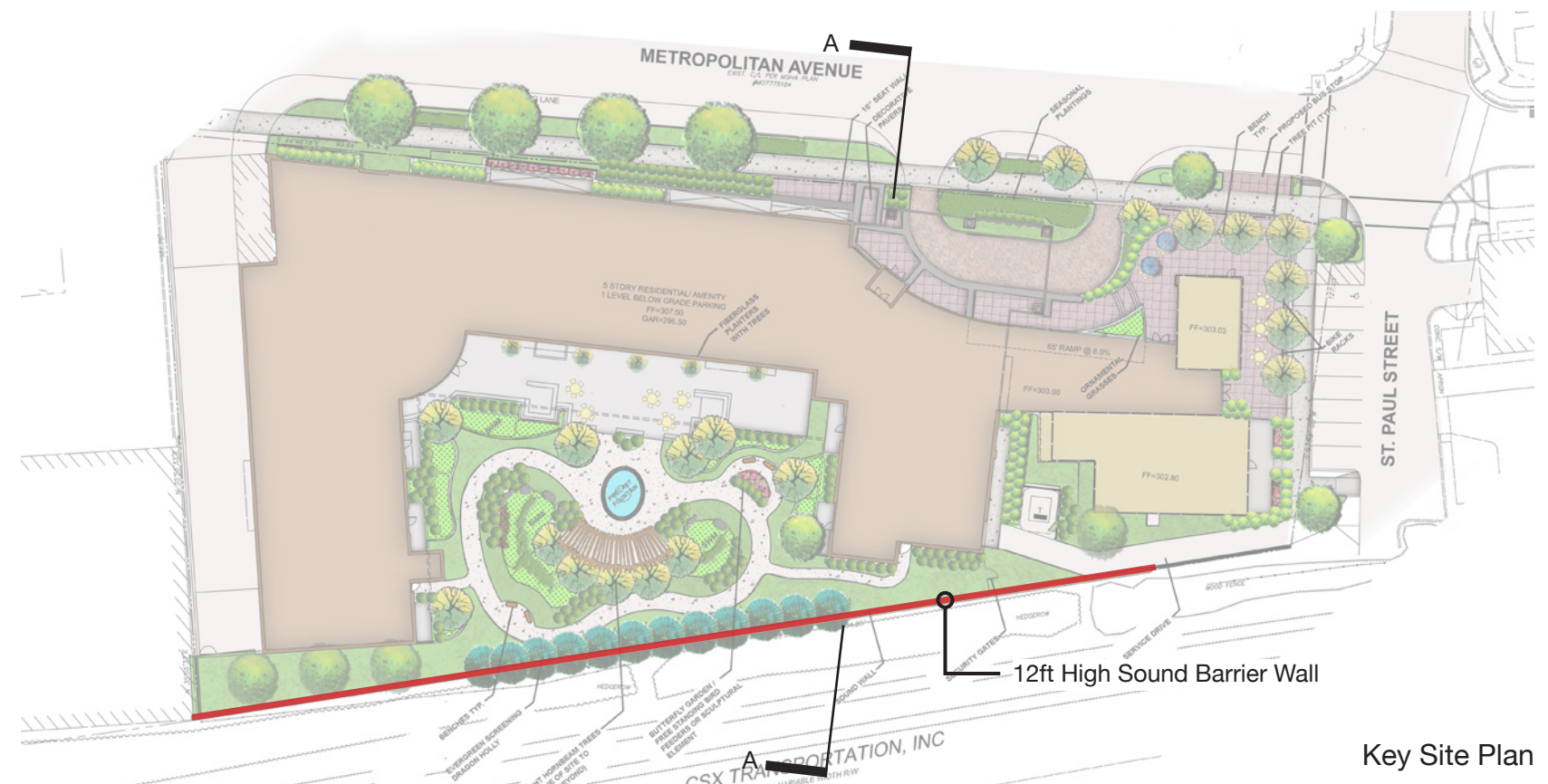
Precedent System



Site Section



Precedent Image



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Sound Barrier Wall Design

April 18, 2018