

ECA Newsletter

January 2020

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Thanks for Coming to the 2020 ECA New Year's Brunch

The annual ECA New Year's Brunch was held on Sunday, January 5. We had a nice crowd this year, and everyone seemed to have a great time. Many thanks to ECA Board Members Bridget Foist and Linda Wenger for helping organize the event. If you were not able to attend, we hope to see you next January.

Speaking of next year.... For the past 4 years, we've held the New Year's Brunch on the Sunday following New Year's Day. It used to be on New Year's Day, but we changed it because many residents said they were unable to attend on that day. We considered having it the Saturday after New Year's Day, but that seemed to conflict with a lot of children's activities (family, school, sports,...). This year, I heard from two families who were unable to make it on Sunday due to religious services. Recognizing that no day and time is going to work for all residents, I'd be interested to hear any comments or suggestions you have about the scheduling of this event, or any other aspect of the event. Email: president@edgemoorcitizens.org.

New Rules for Accessory Dwelling Units

New information about Accessory Dwelling Units (ADUs) is now available on the [Montgomery County Department of Housing and Community Affairs \(DHCA\) website](#). The information reflects zoning changes made last year in Zoning Text Amendment 19-01, which took effect on December. 31.

An ADU is a housing unit, such as an apartment or second house, located on the same lot as a single-family detached house. All existing ADUs and proposed ADUs must be licensed with the DHCA and inspected at licensure application for compliance

with county housing and zoning codes. Required building permits must be issued by the Department of Permitting Services. In addition, property owners who apply for a rental license for an ADU are required to [post a public notice sign](#) in the front yard within 5 days of acceptance of the application and the sign must remain posted for 30 days.

To learn more about ADUs or to apply for an ADU license, visit the DHCA [Licensing and Registration Class 3 Accessory Dwelling Unit webpage](#) or call 311 (240-777-0311).

Maryland Delegate to Introduce Bill Allowing Multi-family Homes in Residential Neighborhoods

In other zoning-related news, Maryland Delegate Vaughn Stewart (D-Derwood) has announced plans to introduce legislation in the General Assembly this session that would allow multi-family housing (duplexes, triplexes, and townhouses) in neighborhoods that are currently zoned for only single family residences. According to [Bethesda Magazine](#), this would occur in “areas with high job opportunities, transit access or wealth.” Delegate Stewart believes that “local governments have weaponized zoning codes to block people of color and the working class from high-opportunity neighborhoods.” Although the specific language of the bill has yet to be released, it appears that the proposed changes could have a significant impact on our neighborhood. The ECA Board will be following this legislation closely, and will report on further developments.

Tips and Best Practices for Salt Use in Winter

Montgomery County Department of Environmental Protection has a new web page with advice on how to responsibly use salt and salt alternatives on roads, sidewalks, and driveways. By following these guidelines, you can save time and money while protecting people, property, pets and the environment. For more information, go [HERE](#).

Edgemoor Tip of the Month – Sustainably Produced Paper Products

My wife drew my attention to a very informative report from the National Resources Defense Council and Stand.earth, about the environmental cost of toilet paper, paper towels, and facial tissue. After extensively evaluating how these paper products are manufactured, the report conclude that:

We already know of options for more sustainable tissue production—specifically by using recycled materials and responsibly-sourced alternative fibers. Yet, major companies have largely failed to adopt them. Instead, they have mostly adhered to the status quo and kept consumers in the dark about the true environmental cost of their tissue purchases.

The report ([The Issue with Tissue](#)) is a good read for anyone interested in the environment and living more sustainability. Even if you don't read the whole paper, there are three helpful charts on page 20 that grade and rank popular paper products according to how sustainably they are manufactured, making it much easier for consumers to make informed decision about the products they buy.

The ECA Newsletter is a compilation of information relevant to Edgemoor area residents. It is distributed on an occasional basis on the EC-Net email list.