

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## MEETING NOTES –April 29, 2026

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone  
Date: Wednesday, April 29, 2026 7PM

This meeting was recorded: <https://youtu.be/BmZndPHczEs?si=Li9B7Sxs6ENORxQd>

### 1. Roll Call

Present: Ben Barry, Adam Novickas, David Peterson, Dahlia Frydman.  
Absent: Chris Brydon

### 2. Citizens' Comments

### 3. Approval of Meeting Notes from March 25, 2026 (unanimous)

### 4. **KMAC Unanimous motion for a continuance for CDPC25-00014 View Claimant 238 Lake Drive Kensington, 2363 Lake Drive Kensington. Tree Owners 187 Purdue Avenue** for a Kensington Tree View Claim fact-finding and advisory decision by the Tree Arbitration Board to review a view claim in accordance with the provision of the County's Tree Obstruction of Views (-TOV) ordinance. Under ordinance article 816-2.2 Rights. A claimant has no right to a view greater than that which existed when the claimant acquired the property. A claimant shall provide evidence to prove the extent of the original view and right. View Claimants 238 Lake Drive and 236 Lake Drive did not provide evidence of when they acquired their properties. **KMAC Unanimous motion for continuance 4-0**

### 5. **KMAC Unanimous motion for a continuance for CDDP26-03008 0 Highgate CT, Kensington.** The applicant requests approval of a Kensington Design Review Development Plan for a new single-family residence. The proposed development results in a gross floor area of approximately 3,360 square feet, which exceeds the threshold standard of 2,900 square feet. This project has multiple variances, including (1) a variance to allow a 2.5 foot side yard setback (where 5 feet is the minimum) and a 11-foot aggregate side yard width (where 15 feet is the minimum) for retaining walls over three feet in height, (2) variances for the front yard setback ranging from 5 feet to 9 feet (where 20 feet is required) for garage, retaining wall, and elevated deck improvements, and (3) a variance for the front yard setback for 8 feet (where 20 feet is required) for the provision of two off-street parking spaces. The scope of work also includes a tree permit for the removal of two code-protected Oak trees (18-inch diameter and 20-inch diameter). Several members of the public spoke on the matter adamantly opposed, due to concerns about bulk, view impairment, street safety, construction blocking accessibility to homes, and street damage. Applicants and neighbors agreed to meet and discuss new plans to work towards a compromise. **KMAC Unanimous motion for a continuance 4-0**

### 6. **Motion to adjourn** at 8:45p.m. by Barry; Unanimous.