

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3A



ANC 3A Minutes of Public Meeting October 21, 2025

The meeting was held in hybrid format, by Zoom and in person at the McLean Gardens Ballroom, located at 3811 Porter Street NW.

The Chair called the meeting to order at 7:05 pm.

Quorum Call: All five Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), Claire McCafferty (3A04), and Ann Mladinov (3A05). The Secretary confirmed that a quorum was participating. (Three of the five Commissioners constitute a quorum.)

Verification of Notice: The Secretary confirmed that notice of the meeting and a copy of the proposed agenda had been shared 7 days in advance of the meeting as required, using the two methods previously approved by the Commission: the ANC 3A website and email including ANC 3A email list, local listservs and Nextdoor Neighbors e-network, which met the notice requirement.

Approval of Agenda: The Chair made a motion to vote on the proposed meeting agenda, with the note that the DC Preservation League presentation about its grant application was postponed to December. The motion was seconded and the Commission voted 5-0 to approve the agenda as presented.

Official Votes:

Resolution on Proposed Text Amendment ZC 23-11 on Rear Additions to Row Houses and Semi-detached Houses in R and RF Zones. The Chair made a motion to vote, the motion was seconded, and the Commission voted 3-2 to approve.

Resolution on Proposed Omnibus Text Amendment ZC 23-12, urging the Zoning Commission to divide the 24 provisions into groups and hold hearings on each group. The Chair made a motion to vote, the motion was seconded, and the Commission voted 5-0 to approve.

Resolution to Support Movie Night at Hearst Elementary School on November 7. The Chair made a motion to vote, the motion was seconded, and the Commission voted 5-0 to approve.

Administrative Votes to Approve Official Documents: ANC 3A September minutes, revised Third Quarter Financial Report, Fourth Quarter Financial Report, and FY 2026 Budget. The Chair made a motion to vote on each item. Each motion was seconded and the Commission voted 5-0 to approve.

Next Meeting

The Chair announced that the next ANC 3A public meeting was scheduled for Tuesday, November 18, in hybrid format, in person at the McLean Gardens Ballroom and virtually by Zoom.

Adjournment

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 5-0 to adjourn.

The meeting adjourned at 9:26 pm.

FULL SUMMARY

The Chair called the meeting to order at 7:05 pm.

All five Commissioners were present: Thaddeus Bradley-Lewis (3A01), Gracemary Allen (3A02), Isaac Bowers (3A03), Claire McCafferty (3A04), and Ann Mladinov (3A05). The Secretary confirmed that there was a quorum participating. (Three of the five Commissioners constitute a quorum.)

The Secretary confirmed that notice of the meeting and a copy of the proposed agenda had been shared with the public 7 days in advance of the meeting as required, using the two methods previously approved by the Commission: the ANC 3A website and email including ANC 3A email list, local listservs and Nextdoor Neighbors e-network. That met the notice requirement.

The Chair noted one change from the proposed agenda that had been circulated 7 days in advance of the meeting: the DC Preservation League had postponed the presentation about its grant application for a study of the impact study of historic preservation in the historic districts in Washington, DC, including the Cleveland Park Historic District. The application was sent to all 7 ANCs that include some or all of the area of a historic district in the area they serve. The DC Preservation League suggested rescheduling the presentation to the ANC 3A December meeting.

The Chair made a motion to vote on the proposed meeting agenda, the motion was seconded and the Commission voted 5-0 to approve the agenda as presented.

MPD Community Report

Lieutenant Paul Johnson of the Second District MPD presented the crime report for the past 30 days in ANC 3A. He reported that there had been no reported violent crimes during the month, but 27 property crimes reported in the ANC, including 1 stolen vehicle, 5 thefts from auto, and 21 other thefts. He said 12 of the other thefts were at the CVS and Giant on Newark Street, and one arrest had been made at the Giant last week. He said that CVS has a policy not to report a theft until after the suspect has left the store and not to have employees confront suspects, in the interest of protecting the employees, but MPD has worked with CVS to get them to report crimes earlier so MPD could respond more quickly and effectively. Lt. Johnson also said that in response to concerns about thefts from vehicles in McLean Gardens, MPD had been assigning more police patrols to that area.

The Chair asked if there were any updates on MPD coordination with federal agents assigned to the District. Lt. Johnson said there were National Guard in the city, but federal agents were mainly working with the MPD Special Investigations Unit and the crime suppression team, not with the local police districts. He said the National Guard had been at Metro stations such as Dupont Circle, Union Station, mostly for crime deterrence, to create a greater presence where students gather after school. National Guard also helps ease MPD manpower shortages, with processing individuals arrested for robberies or ADWs. On the specific subject of ICE, he said immigration enforcement is not something local officers should be participating in. immigration enforcement. Constituent David White asked if MPD had any suggestions for District residents on how they should respond if there are questions about the immigration status of people they work with or know. Lt. Johnson said ICE has its own rules and questions should go to federal authorities, rather than to MPD.

Resident Carlos Castro expressed concerns about traffic going through stop signs at 38th and Garfield Street. Lt. Johnson said he would add that area to his list for dispatching traffic patrols. Commissioner Mladinov mentioned that Lt. Johnson and other MPD officials had participated in a walk-through on that block earlier in the year in response to requests from concerned residents, and traffic safety concerns at that intersection were a major subject of the discussion that evening, in addition to a series of requests to

DDOT advocating for traffic safety improvements. (DDOT has not yet selected that location for a Traffic Safety Investigation.)

Presentation on new request for a Grant to support a project proposed by the Friends of Hearst Park

Commissioner Bowers introduced the grant request and Cory Levine of the Friends of Hearst Park presented their application to ANC 3A to support “vertical mulching” to help preserve the heritage trees in the park. She said there are 9 large heritage oaks in the park over 100 feet tall, which are a significant part of the tree canopy and the shade and beauty of the park but have suffered over the years due to construction, compaction of the ground, and drainage issues. The grant request is for \$5,000, to contribute to the estimated total cost for all nine trees of \$10,800. The Friends group would like to do the mulching on all 9 trees, but would use grant funds to treat as many of the trees as possible. Kay McGowan, Treasurer for the Friends of Hearst Park, cited a recent article in the Washington Post describing the threat that climate change poses for trees in the District and encouraging willow oaks as particularly suited to the changing climate. She said the heritage trees in the park are willow oaks.

As this is the first grant considered by ANC 3A, Commissioner Mladinov explained that District law allows each ANC to make small grants to public purpose organizations to pay costs for a proposed project that would benefit the community, particularly the people who live and work in a Commission area. The projects also are not allowed to duplicate the work of an agency of the District government. The Friends of Hearst Park is a 501(c)3 formed as a partner organization working with the DC Department of Parks and Recreation since 2022, at the time the outdoor pool was built, with the goal of supporting special projects at the park that are beyond the work that DPR can do. Under ANC 3A grant guidelines, another consideration is that each project is supposed to be completed within a single quarter, which would be possible with the proposed grant because the work could be initiated within a few days of receiving the grant and completed before the end of the quarter. Commissioner Bowers observed that Hearst Park is a major asset for the community, and many more people are using and enjoying the park now that the lower field has been re-sodded, a project sponsored by the Friends of Hearst Park in summer 2025. The Chair invited public comments on the proposed grant and said the ANC would take a vote on the grant request at the November public meeting.

Constituent David White asked what the District allotment is for the ANC. The Treasurer provided the information that the District plans to provide a quarterly allotment of \$3,305.96 for a total of \$13,223.81 for the fiscal year, and the current balance in the checking account is over \$35,000. Commissioner Mladinov noted that the proposed ANC 3A budget included an estimate of \$15,000 for grants in FY 2026.

DC Office of Planning presentation on proposed zoning text amendment ZC 25-13 to implement the Wisconsin Avenue Development Framework covering Friendship Heights to Rodman Street NW

Maxine Brown-Roberts of the Office of Planning (OP) presented the proposed zoning changes to put into effect the development guidelines that were formulated by the DC Office of Planning (OP) in 2023-2024. At that time, OP had spoken to ANC 3A and ANC 3E as the affected ANCs and invited public comments. OP has now prepared draft zoning language to carry forward the guidelines in the Framework. The proposed zoning changes were issued by OP in its Setdown Report to the Zoning Commission in July and were scheduled to be considered by the Zoning Commission at a virtual hearing December 11.

Ms. Brown-Roberts set out the proposal to rezone the Wisconsin Avenue corridor in three segments: the regional commercial center of Friendship Heights, the multi-neighborhood commercial center at Tenleytown, and transition zones between those two centers as well as south of Tenley Circle, including the blocks in ANC 3A south to Rodman Street. She said the proposal would prioritize residential development, with building heights to complement the neighborhood context. She noted that not all the aspects of the Development Framework could be achieved through zoning but the other goals could be achieved through other mechanisms, such as Public Space regulation, administered by DDOT.

The zoning proposal contains design guidelines related to building form and density, including several elements that could be measured objectively so they would be possible to administer as part of zoning.

The Chair noted that the proposed text amendment does not include any provisions for design review and most projects would be matter of right, so ANC's would lose their opportunity to submit comments, unless an individual property is proposed for upzoning. The proposal does not appear to make it likely that developers would apply for a Planned Unit Development (PUD), which allows ANC's to negotiate a package of community amenities in exchange for higher density.

Commissioner Mladinov observed that the maximum building height and Floor Area ratios proposed along the Wisconsin Avenue corridor appeared to be considerably higher than had been envisioned for low to moderate density zones in the area, including south of Tenley Circle. Ms. Brown-Roberts said the recommendations followed what was allowed by the Council in the DC Comprehensive Plan,

Several other meeting participants asked questions. One said that 116 lots would be upzoned at one time under the proposed text amendment. Another quoted the infrastructure assessment saying that water and sewer systems in the area were at full capacity and the schools were also overcrowded. The OP staff said that the developers and responsible organizations would adjust their new development, and the projects would all have to be issued building permits. Another question concerned the number of jobs estimated on the corridor, which appeared to be 4,700 fewer than the number of jobs currently there. Joel Lawson of OP said that there would be some loss of office space with the increased emphasis on residential buildings, so the number of jobs might logically go down.

Commissioner Bowers asked if OP could give residents an idea what a building with the proposed Floor Area Ratio would look like. He estimated buildings in ANC 3A could potentially be 6 or 7 floors high. The Chair offered that City Ridge is 95 feet (75 feet + a 20-foot penthouse).

Commissioner Mladinov announced that the Zoning Commission hearing on the proposed text amendment would be December 11. The Chair invited public comments and said the ANC would consider a resolution on ZC 25-13 at its November public meeting.

Proposed text amendments ZC 25-11 and ZC 25-12 before the Zoning Commission

Commissioner Mladinov reported on developments in two other text amendments proposed by the Office of Planning, ZC 25-11 and ZC 25-12, including an information session for ANC Commissioners about the two proposals on October 7. The Zoning Commission had scheduled a virtual hearing on October 27 on ZC 25-11, which proposes to increase the maximum "matter of right" size of a rear addition to a row home or semi-detached home in R and RF zones from the current 10 feet beyond the rear wall of the adjoining house(s) to a new maximum of 16 feet beyond the rear wall of the adjoining house(s), in order to facilitate construction of a Universal Bedroom (15 x 16 feet) to accommodate residents using wheelchairs. She said that in response to ANC comments at the information session, OP adjusted its proposal in its final report to the Zoning Commission submitted on October 17, to focus on facilitating accommodation for seniors and people with disabilities and also maintain the right of neighbors to preserve light and air and privacy on their properties for larger additions. OP's new proposal would apply the 16-foot maximum only on the first floor, since a Universal Bedroom would almost always have to be on the first floor (unless a home had an elevator). On the second and third floors, OP called for a 12-foot maximum depth of a rear addition beyond the rear wall of the adjoining house(s). Commissioner Mladinov noted that the ANC Commissioners in the information session with OP who suggested limiting the 16-foot maximum to the first floor had advocated maintaining the current 10-foot maximum on the second and third floors. OP's final report with the new proposal did not include substantial evidence to support the 12-foot maximum, other than that it would provide more space for a larger room on the upper

floors. On that basis, Commissioner Mladinov suggested supporting the 16-foot maximum on the first floor but keeping the current 10-foot maximum for additions on floors above the first floor.

Commissioner Bowers asked if a proposal allowing a larger “matter of right” addition on the first floor compared to other floors would lead to difficulties for an architect in providing drainage or other details, or produce an odd look for the rear of the home. Commissioner Mladinov said that OP had not noted any engineering or technical difficulties with having a different size addition on the first floor compared to other floors, and several existing homes in the area have followed that design without difficulty or awkward appearance from the adjoining homes. She made a motion to vote on a resolution to support the modification in the proposed text amendment to allow 16 feet as the maximum on the first floor but maintain the current 10-foot maximum on other floors. The motion was seconded and the Commission voted 3-2 to approve.

Commissioner Mladinov reported that the Zoning Commission also scheduled a hearing on October 30 at 4 pm about ZC 25-12, the proposed “Omnibus” Text Amendment that includes two dozen provisions of DC zoning regulations, including front additions and setbacks of garages. She noted that several Ward 3 Commissioners at the OP information session expressed concerns about proposed changes to zoning regulations for front additions. They noted a gradual “creep” in the front walls of homes in their neighborhoods, as new additions are built closer to the street, removing trees and reducing the amount of green space. Under the text amendment, a front addition closer to the street would be allowed with very limited grounds for raising concerns, under Special Exception requirements, not the higher standards for a Variance under existing regulations. A new front addition also would establish a new “prevailing” front line for all future additions on the block. She proposed a resolution to support the position of ANC 3D opposing the change in regulations for front additions. The motion was seconded and the Commissioners voted 2 - 3 on the resolution, so the proposal failed.

Commissioner Mladinov also noted that several groups including Empower DC and the Committee of 100 as well as ANC 3D were asking the Zoning Commission to divide the 24 provisions of proposed text amendment ZC 25-12 into groups and hold separate hearings on the different groups. They had made that request in order to make it possible for the Zoning Commission and stakeholders to have a better chance to prepare and present comments on the various provisions instead of trying to require witnesses to cover every provision of interest in one very long hearing. With a hearing starting at 4 pm, Commissioner Mladinov said that it seemed likely the hearing would have to extend to another day anyway, but no one would be able to plan for the follow-up hearing. The ANC 3A Chair agreed that having a single hearing would not make it easily possible for the public to be heard and seemed to do an injustice to interested parties. He made a motion to ask the Zoning Commission to divide the provisions of the Omnibus text amendment into groups and hold separate hearings on each group of provisions. The motion was seconded and the Commission voted 5-0 to approve the resolution to the Zoning Commission making that request.

Presentation on ATME free mobile/web platform designed to enhance drivers’ communication and convenience by allowing them to share updates with others using the app

The next item on the agenda was the proposed presentation by Joseph Ogundeyi, founder of ATME, but he had to leave the meeting before the item came up on the agenda so his presentation had to be postponed to the ANC 3A October meeting. The Chair read a short description of ATME www.atmeapps.com which is designed to make it easier for people to share information about break-ins, thefts or other incidents anonymously, using license plate numbers. The app is intended to promote community engagement and neighborhood safety, encourage better driving practices, and facilitate communication among neighbors about concerns related to transportation, parking and other shared interests.

Commissioner Updates

The Chair reported that American University had applied to the Zoning Commission for a “Modification without Hearing” (Case No. 20-31B) to allow a reconfiguration of interior space in the existing Sports Center on the campus. AU had noted that the change would not have any effect on the exterior appearance of the building or on traffic or parking. Commissioner Mladinov asked if the ANC would want to provide a letter of support for the request, since ANC 3A is an affected ANC although it had not submitted comments on the previous AU application related to the Meltzer Center. Commissioner McCafferty supported the suggestion of submitting a resolution in support of the AU request. The Chair made a motion to take a vote, the motion was seconded, and the Commission voted 5-0 to approve a resolution to the Zoning Commission in support of the AU request.

Commissioner Mladinov also noted the dates of scheduled Zoning Commission Hearings and requests for comment on several other proposed text amendments affecting properties in Ward 3:

- ZC 25-06 Alley Lots (November 13 Zoning Commission hearing and due date for public comments)
- ZC 25-08 RA-1 zone (November 6 Zoning Commission hearing and due date for public comments)

Commissioner Mladinov reported on the DC Department of Aging and Community Living (DACL) preliminary report from its initial study of potential sites for a Senior Wellness Center in Ward 3. The 3 top sites and one of the other sites considered were in the Tenleytown area, near Wisconsin Avenue:

Top 3 Sites

- 4249 - 4251 Wisconsin Ave NW (former site of PNC branch at Warren Street)
- 4000 Chesapeake Street NW (office building)
- 4619 41st Street NW (office building)

Other Sites Considered:

- 4100 River Road NW (Citizen Heights Church)
- 2807 Connecticut Avenue NW (former BU dormitory)

DACL will be reviewing the findings and will provide future opportunities for public comment.

The Chair asked Cal from the Friends of Bus Transit (FoBus) to provide updates on the activities of the group which has taken the lead in creating information and a platform for public comments on new the Metrobus “Better Bus” services. Cal is leading a weekly online feedback session on Wednesdays to take questions and comments. FoBus was also collaborating with GoDCGo to hold a travel training excursion on Saturday, October 25, starting at the Chevy Chase Library, to help people get familiar with the new bus routes connecting to Metro.

Community Announcements

Kendall Jackson from the Mayor's Office of Community Relations and Services (MOCRS) announced that the Mayor would be attending a small community event at Hearst Park on Thursday, October 23, to share the DPW plans for leaf collection this year. She also introduced a new member of the MOCRS team, Charity Beam, who will be the liaison for Faith Communities in Wards 1-4. She invited people to be in touch with her if they know of a faith community that wants to interface with the Mayor's office.

Jason Millison from American University announced a couple of events which he put in the Chat because he couldn't stay online through the end of the meeting:

- Janney 5K and 1 Mile Fun Run co-sponsored by AU on November 15
- Mann Turkey Chase 5K and 1 Mile Fun Run around the perimeter of the AU campus November 16

Lex Johnstone posted in the Chat that he is the new President of the Stoddert Elementary School for 2025-2026 and would like to connect with the ANC.

A representative of the Hearst Elementary School PTO announced that the fall movie night (“Screen on the Green”) was coming on November 7 and he would appreciate ANC support. The Chair noted that the ANC had supported the spring movie night and there had not been any complaints. He made a motion to vote on a resolution to support the Hearst movie night. The motion was seconded and the Commission voted 5-0 to support the resolution.

Open Forum

There were no other comments.

Administrative Matters

1. September Meeting Minutes: The Secretary, Commissioner Mladinov, had prepared and circulated draft minutes of the September meeting. The Chair made a motion to vote on the minutes, the motion was seconded, and the Commission voted 5-0 to approve the minutes as presented, with the proviso that the Secretary would be allowed to make technical corrections in the minutes as needed.

2. Monthly Financial Report: The Treasurer, Commissioner Gracemary Allen, read the September financial report:

ANC 3A September Financial Report

Opening Balance (September 1): \$35,819.55

- Income: None
- Outgoing
 - Cash Withdrawals: None
 - Expenditures: None
 - Bank Fees: None (Monthly Fee waived)

Ending Balance (September 30): \$35,819.55

3. Revised Quarterly Financial Report for Third Quarter of FY 2025

The Treasurer reported that a check had been reissued during the Third Quarter and the ANC 3A Quarterly Financial Report needed to be revised to reflect that two checks had been issued for \$47.52 for a total of \$94.04 in expenditures but one of the checks for \$47.52 had been credited back to the ANC 3A bank account, for a net expenditure of \$47.52. The Chair made a motion to approve the revised Quarterly Report. The motion was seconded and the Commission voted 5-0 to approve.

4. Financial Quarterly Report for Fourth Quarter of FY 2025

The Treasurer presented the ANC 3A Quarterly Financial Report for the Fourth Quarter. The Chair made a motion to approve the Quarterly Report. The motion was seconded and the Commission voted 5-0 to approve the report as presented.

5. ANC 3A Budget for FY 2026

The Commission had prepared a draft budget that was presented at the September public meeting and posted on the ANC 3A website. The Chair read the line items in the budget.

There were no questions or comments from meeting participants, or requests for changes in the budget. The Chair made a motion to vote on the proposed budget. The motion was seconded and the Commission voted 5-0 to approve the budget as presented.

The Chair announced that the next ANC 3A public meeting would be November 18, 2025.

The Chair made a motion to adjourn the meeting. The motion was seconded. The Commission voted 5-0 to adjourn.

The meeting adjourned at 9:26 pm.

These minutes were approved by the Commission by a vote of 4 - 0 at its duly noticed public meeting on November 18, 2025, at which a quorum was present. (Three of the five Commissioners constitute a quorum.)

Attested by Commissioner Ann Lane Mladinov 11/21/25

