



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne
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COMMISSIONERS

3/4G-01 - Lisa R. Gore, Chair 3/4G-02 - Bruce Sherman, Vice Chair 3/4G-03 - Carol Grunewald
3/4G-04 - Laura Phinizy 3/4G-05 - Karrenthya Simmons, Treasurer
3/4G-06 - Peter Gosselin 3/4G-07 - Elizabeth Nagy, Secretary

Advisory Neighborhood Commission 3/4G

Special Meeting Minutes

January 29, 2025, 7:36 PM Virtual Meeting via Zoom

Commissioners Present

- Lisa Gore (SMD 3G01, Chair)
- Bruce Sherman (SMD 3G02, Vice Chair)
- Carol Grunewald (SMD 3G03)
- Laura Phinizy (SMD 3G04)
- Karrenthya Simmons (SMD 3G05, Treasurer)
- Peter Gosselin (SMD 3G06)
- Liz Nagy (SMD 3G07, Secretary)

Sixty (60) participants online

Call to Order

Chair Gore called the meeting to order at 7:36 PM.

I. Opening Business

A. Adoption of Agenda

Motion to adopt the agenda as presented was approved without objection.

B. Meeting Procedures

Chair Gore outlined virtual meeting procedures:

- Meeting to be conducted entirely virtually
- Public participation via "raise hand" feature
- Meeting scheduled until 9:00 PM
- Participants asked to be respectful of all views

C. Main Topics of Discussion

1. Connecticut Avenue Zoning Case Discussion

Commissioner Sherman led discussion on zoning case regarding text and map amendments, covering:

a) Current Zoning Proposal Overview:

- Two primary zones proposed:
 - Civic Core (Community Center/Library property): Up to 80 ft buildings with 60% lot coverage
 - Connecticut Avenue corridor (Livingston to Chevy Chase Circle): Up to 70 ft buildings with 60-75% lot coverage

b) Business Community Testimony: Several business owners provided testimony regarding concerns about the proposed zoning changes:

Robert Gordon (Little Beast partner):

- Expressed concerns about displacement during redevelopment
- Noted potential increases in rent affecting small businesses
- Referenced previous testimony to Zoning Commission

Gene and Andy Gross (Monarch Paint):

- Expressed concerns about business displacement
- Noted recent business investment and loan payoff
- Raised concerns about lack of notification

Ki Yoon (McGruder's):

- Expressed concerns about business displacement

- Noted employment impact on 40+ staff
- Discussed challenges of business interruption

Rachel Mowbrey (Chevy Chase Main Street Manager):

- Reported on business community feedback
- Noted lack of awareness among many businesses
- Discussed challenges of business owner engagement

2. Discussion of Rulemaking vs. Contested Case Status

Office of Attorney General representatives Max Tondro and Alexandra Cain provided overview of:

- Differences between rulemaking and contested case procedures
- Legal framework for zoning commission decisions
- Rights and procedures under each type of case

3. Resolution on Contested Case Status


Commissioner Nagy moved a resolution requesting the Zoning Commission to conduct the upzoning of Upper Connecticut Avenue as a contested case rather than rulemaking. Chair Gore and Commissioner Gosselin offered friendly amendments which were accepted.

Vote on Resolution:

- Motion passed 6 yes - 0 no -1 abstention.
- In favor: 6 (Gore, Sherman, Grunewald, Phinizy, Gosselin, Nagy)
- No: 0
- Abstained: 1 (Simmons)

Adjournment

Meeting adjourned at 9:27 PM.


 box SIGN 187YZ365-4K5PJ6L8

Lisa R. Gore (Chair)

May 4, 2025


 box SIGN 4ZRVL67X-4K5PJ6L8

Elizabeth Nagy (Secretary)

May 3, 2025