



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

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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

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**Advisory Neighborhood Commission 3/4G**  
**Regular Meeting Minutes**  
**November 10, 2025, 6:30 PM – Virtual via Zoom**

**COMMISSIONERS PRESENT**

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

Number of participants online: Approximately 53 at peak attendance, including Commissioners

**CALL TO ORDER**

Chair Gore called the meeting to order at 6:32 PM.

**I. OPENING BUSINESS**

**A. MEETING PROCEDURES**

Chair Gore outlined virtual meeting procedures.

**B. ADOPTION OF AGENDA**

The agenda was amended to add an eight-minute discussion on a resolution concerning removal of the Newlands Wayside Exhibit, remove the Goods for Good grant application, and include Commissioner Gosselin's one-minute announcement.

Commissioner Gore moved to adopt the agenda as amended. The motion was seconded and adopted unanimously (7-0-0).

## **C. ADOPTION OF MINUTES**

Commissioner Nagy moved that the minutes of October 27, 2025, be adopted with leave to make technical corrections. The motion was seconded and adopted unanimously (7-0-0).

## **II. MAIN TOPICS OF DISCUSSION**

### **A. RESIDENT FORUM**

The Commission heard from no community members during this portion.

### **B. PRESENTATIONS**

#### **1. NEWLANDS WAYSIDE EXHIBIT RESOLUTION**

Commissioner Gosselin presented a resolution requesting that the National Park Service provide an explanation for removal of the Newlands wayside exhibit near Chevy Chase Circle, indicate intentions for any replacement including proposed text and visuals, provide a schedule, and support efforts to replace the sign with original text and visuals if no satisfactory response is received.

Commissioner Gosselin accepted a friendly amendment from Commissioner Nagy to change language to state "the ANC understands that an NPS crew" removed the sign rather than definitively stating a National Park Service crew performed the removal.

Commissioner Gosselin moved to approve the resolution as amended. The motion was seconded and adopted unanimously (7-0-0).

#### **2. PEPCO RATE INCREASE PRESENTATION**

Lawrence Daniels and Cheryl Morse from the Office of the People's Council (OPC) presented information on Pepco rate increases and ongoing litigation. In November 2024, the Public Service Commission approved a two-year multi-year rate plan of \$123 million total (\$99.7 million effective in 2025, additional \$23.7 million beginning January 2026). OPC appealed to the DC Court of Appeals, arguing the commission violated due process by not holding required evidentiary hearings. Oral arguments occurred October 28, 2025. OPC expects a court decision by mid-December, with possible outcomes

being remand for evidentiary hearings or vacating the order and requiring credits to ratepayers.

Additional rate increases from the PJM wholesale market added approximately \$9-10 per month in June/July 2025.

Mr. Daniels also provided an update on the September 2025 power outage investigation. OPC filed a petition (Formal Case 1185) that was granted. The investigation will examine the power surge cause, restoration practices, and claim denials. Residents should gather documentation and can write to the commission in support of hearings and compensation.

Commissioner Sherman moved to write a letter to Pepco requesting rate comparison data from 2021 to present for various home sizes in the ANC area. The motion was seconded and adopted unanimously (7-0-0).

### **3. RACIAL AND SOCIAL EQUITY STANDING COMMITTEE (RASE) - AMENDMENT TO 2021 RESOLUTION**

Commissioner Sherman moved to amend the 2021 resolution establishing the Racial and Social Equity Standing Committee by striking the sentence requiring the commission to appoint two commissioners as committee co-chairs, as this language conflicts with ANC bylaws. The motion was seconded and adopted unanimously (7-0-0).

### **4. OTHER RACIAL AND SOCIAL EQUITY STANDING COMMITTEE BUSINESS**

#### **A. REAPPOINTMENT OF CO-CHAIRS**

Commissioner Sherman moved to reappoint Karrenthya Simmons and Elizabeth Martin as co-chairs of the Racial and Social Equity Standing Committee, with terms from January 1, 2025, through December 31, 2025. The motion was seconded and adopted (6-0-1), with Commissioner Grunewald abstaining.

#### **B. RESCISSION AND REAPPOINTMENT OF COMMITTEE MEMBERS**

Commissioner Sherman moved to rescind the October 6, 2025, vote appointing committee members, as bylaws require co-chairs to be appointed before members. The motion was seconded and adopted (6-0-1) by voice vote:

In favor: Commissioners Gore (SMD 01), Sherman (SMD 02), Grunewald (SMD 03), Phinizy (SMD 04), Gosselin (SMD 06), Nagy (SMD 07)  
Abstaining: Commissioner Simmons (SMD 05)

Commissioner Sherman moved to appoint the six committee members previously nominated on October 6, 2025. The motion was seconded and adopted (5-0-2) by voice vote:

In favor: Commissioners Gore (SMD 01), Sherman (SMD 02), Phinizy (SMD 04),  
Simmons (SMD 05), Gosselin (SMD 06)  
Abstaining: Commissioners Grunewald (SMD 03), Nagy (SMD 07)

The committee will vote on membership again in January for a one-year term to align with the calendar year and to allow new commissioners in future to weigh in on the appointments of committee members when the commissioners begin their terms.

## **5. OMNIBUS ZONING TEXT AMENDMENTS –**

### **A. FRONT SETBACK RELIEF**

Commissioner Grunewald presented a resolution asking the DC Zoning Commission to deny Office of Planning Proposal 15, which would change the process for front setback relief from variance to special exception for additions to existing homes and new homes on non-standard lots in R and RF zones. Commissioner Grunewald explained that the easier special exception process could lead to "front setback creep" altering uniform street wall character. Commissioner Grunewald and Commissioner Sherman reported that 78% and 77% respectively of their survey respondents opposed the proposal.

Commissioner Gosselin stated he could not support the resolution, believing the substantive zoning ordinance language adequately protects neighborhood character.

Commissioner Grunewald moved to ask the DC Zoning Commission to deny the proposal to change the process for front setback relief for certain properties in R and RF zones. The motion was seconded and adopted (5-2-0):

In favor: Commissioners Gore, Sherman, Grunewald, Phinizy, Nagy  
Opposed: Commissioners Gosselin, Simmons

### **B. SIZE OF ACCESSORY BUILDINGS**

Commissioner Grunewald presented a resolution asking the DC Zoning Commission to deny Office of Planning Proposal 16, which would increase the maximum footprint for accessory buildings from 450 square feet to 600 square feet in R zones and from 450 to 550 square feet in RF zones.

Commissioner Grunewald moved to deny the Office of Planning's proposal to increase the size of accessory buildings in R zones. The motion was seconded and adopted (5-2-0):

In favor: Commissioners Gore, Sherman, Grunewald, Phinizy, Nagy  
Opposed: Commissioners Gosselin, Simmons

### **C. SIDE AND REAR SETBACKS FOR ACCESSORY BUILDINGS**

Commissioner Grunewald presented a resolution regarding Office of Planning Proposal 17, which would introduce a 3-foot minimum setback from side and rear lot lines shared with a neighbor for accessory buildings. Currently, accessory buildings may be constructed directly on property lines.

Commissioner Gore proposed a friendly amendment to recommend the setback be 5 feet. Commissioner Nagy proposed a friendly amendment to recommend the setback be increased to 8 feet, which Commissioner Grunewald accepted.

Commissioner Grunewald moved to approve side and rear setbacks for accessory buildings in R zones with an 8-foot setback requirement. The motion was seconded and adopted unanimously (7-0-0).

#### **D. SPORTS LIGHTING AT DC PUBLIC SCHOOLS AND PARKS - RESOLUTION**

Commissioner Phinizy presented a resolution asking the Board of Zoning Adjustment to remove matter-of-right sports light poles without setbacks from proposed zoning text amendments. The Office of Planning proposal would allow light poles up to 90 feet tall with no setback as a matter of right on DC public school and Department of Parks and Recreation properties.

Commissioner Phinizy moved that the commission adopt her resolution asking the Board of Zoning Adjustment to remove matter-of-right sports light poles without setbacks from the proposed text amendments. The motion was seconded and adopted unanimously (7-0-0).

#### **6. TREASURER'S REPORT**

Commissioner Simmons moved to approve the ANC 3/4G quarterly report for Q4 of fiscal year 2025. The motion was seconded and adopted unanimously (7-0-0).

#### **7. COMMISSIONER ANNOUNCEMENTS**

Commissioner Gosselin apologized for any embarrassment or distress caused by mention of Jane Sherman at the October 6, 2025, meeting and stated he would not resume oversight of the website contract. Commissioner Sherman accepted the apology on his wife's behalf.

Commissioner Simmons reported the sewer rehabilitation project in her SMD is nearing completion and thanked DDOT for quickly remediating a damaged drain.

Chair Gore reported on the Oregon Avenue and Chestnut Street walkthrough with DDOT, MPD, WMATA, Friends of Bus, and community members mostly from SMD01 to discuss safety and speeding issues.

Commissioner Nagy noted an item posted by Brian Heilman in the chat that for those interested, the Office of Planning will present to the adjacent ANC 3E on November 14, 2025, regarding Wisconsin Avenue development framework zoning plans which allow buildings as high as 110 FT.

Chair Gore announced DDOT Strategic Bikeways Network Plan public workshops: Ward 4 on November 14, 2025, at Raymond Recreation Center; Ward 3 on December 10, 2025, at UDC.

**Possible items for November 24, 2025, Regular Meeting:** Presentation by Chevy Chase Main Street; Civic Core Updates; ANC Reimbursement Process; ANC Civic Core Survey Issues; ANC 2025 Annual Report; OAG Opinion Regarding Commission Geographical Scope; ANC Civility Resolution.

## ADJOURNMENT

The meeting adjourned at 9:12 PM.

Approved on November 24, 2025

Attested by:

  
box SIGN 187YZ365-1725JVJX  
Lisa R. Gore, Chair

  
box SIGN 4ZRV167X-1725JVJX  
Elizabeth A. Nagy, Secretary

Dec 15, 2025  
Date

Dec 15, 2025  
Date