



## **ADVISORY NEIGHBORHOOD COMMISSION 3E**

**TENLEYTOWN  
CHEVY CHASE**

**AMERICAN UNIVERSITY PARK  
WAKEFIELD**

**FRIENDSHIP HEIGHTS  
FORT GAINES**

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

<https://anc3e.org>

### **Meeting Minutes April 10, 2025, 7:30 pm**

The meeting convened via Zoom at 7:34 PM with Commissioners Bender, Cohen, Gianinno, Graff, Hall, and Quinn in attendance.

#### **Announcements / Open Forum– opportunity for members of the community to raise issues of concern or importance to the 3E neighborhood**

Two attendees asked if ANC3E would consider passing a resolution in support of building affordable housing at the Chevy Chase Community Center and library site. They noted ANC3E residents would be affected by what happens there. Commissioners agreed to consider a resolution at our May meeting.

Owen Cox, Ward 3 MOCR, announced the city has a website listing out-of-school time programs for children, [most.dc.gov](http://most.dc.gov); Kendell Gibson, Ward 3 MOCR, will hold office hours April 25 from 2-5 at the Palisades Library; DC Healthlink will hold a pop-up even on April 18 from 10:30 to 3:30 to help laid off federal workers obtain healthcare coverage; there will be a spring cleanup event on April 19 at 10 am Forest Hills Park; and there will be a roll off event at Turtle Park on May 10 to collect large bulk trash.

#### **Presentation by 2<sup>nd</sup> District Police**

Lt Sharmika Gatewood stated that over the last 30 days there has been: three burglaries, six thefts from autos, five thefts, one assault with a dangerous weapon on the 5300 block of Wisconsin Ave (it has not been closed) and one robbery in which an iPhone was snatched by 3 juveniles who fled into the Metro (they have not been identified).

Attendees had no questions or comments. Commissioners asked if MPD officers work with ICE officers. Gatewood stated they do not work with ICE and legally cannot ask anyone's legal status.

#### **Discussion of and possible vote on grant application from Tenleytown Main Street to support a planned health and wellness day**

Commissioner Bender stated the Commission typically hears the request one month and then votes on it the following month. Noah Getz from Tenleytown Main Street presented the grant to the Commission last month.

Attendees and Commissioners had no questions or comments.

Commissioner Bender moved, and Commissioner Quinn seconded a motion to approve the grant application for \$4225 from Tenleytown Main Street to support a health and wellness day. The motion was approved by a vote of 6-0-0.

**Discussion of and possible vote on resolution regarding application for Special Exception relief from lot occupancy, rear yard, and maximum building area requirements by owner of 4525 River Road, NW to build a new detached garage**

The owners of 4525 River Rd want to construct a new detached garage at their property. They have an existing one-car garage and would like to replace it with a deeper two-car garage. They are building the project with minimization of rainwater run-off in mind and have letters of support from their four adjacent neighbors.

Attendees and Commissioners had no questions or comments.

Commissioner Bender moved, and Commissioner Cohen seconded a motion to approve the resolution in support of the special exception for 4525 River Rd. The motion was approved by a vote of 6-0-0.

**Discussion of and possible vote on resolution regarding ABCA application by Greenwell, LLC to open a medical cannabis retail store at 4427 Wisconsin Ave, NW**

Commissioner Cohen stated he had a productive phone call with Matt Shotwell, the proprietor and Shotwell was open to listening to the Commission's concerns. Mr. Shotwell stated that he took over, the now closed, Flavors of Italy and shut down the business when they got the cease-and-desist notice from the city. Shotwell said he will only serve people with a medical marijuana card from Washington DC and will not serve recreational marijuana. Commissioner Bender replied that people can self-certify that they have a medical need for medical marijuana.

Attendees:

- Stated there are many children that walk through that area and would like to see more family friendly businesses.
- Noah Getz with Tenleytown Main Street stated that people smoking behind the old shop started a fire at Solar Nails and asked what Shotwell would do to keep people from smoking near the store.
- Stated they were concerned about all the schools nearby and did not like all the weed and smoke shops. Commissioner Bender said most of shops are illegal and we are trying to close them.

Commissioners:

- Asked for details about what the tasting endorsement would allow. Shotwell stated it would allow customers to taste gummies but not allow a smoking lounge. Commissioner Bender thought it would allow for smoking in the shop. Shotwell replied that it was a small shop with no room for people to hang around and will look into what is and isn't allowed.
- Asked if the store would be using a delivery service. Shotwell says he would like to have a delivery service that could either be one his employees or an "Uber Eats" type service. He will ask for clarity on what DC allows.
- Asked why he took over an illegal shop if he wanted a legal business. Shotwell stated that finding business space in the green zone (areas the city has designated that are more than 300 feet from a residential area, school, preschool or rec center) is hard. He took over Flavors of Italy

(which was operating illegally), applied for a license, and then closed when ABCA sent the cease-and-desist notice to all illegal shops in DC.

- Asked why his LinkedIn page has a video of him operating illegally out of the back of the truck with a gun and noted that if this had happened to someone with an alcohol license, it would be considered bad character. Shotwell replied that he had been running a cooperative business and was returning the cannabis to the farmers as he was closing a business, which he contended was legal. A commissioner noted that he said on the page that he was engaged in sales out of the back of the truck.
- Stated they have sat through some ABCA meetings and stated it doesn't sound like owners of these shops can stay within the legal bounds of their licenses.
- Would like them to not sell gummies given all the kids in the area.
- Would like to have an indoor lounge rather than people smoking on the street.
- Noted that there was a shooting and homicide during a robbery a few years ago at an illegal shop on Western Ave and asked if he can commit to no cash sales.
- Asked if they can commit to parking and pick up/drop off restrictions and would like to incorporate some of those restrictions from other agreements into a Voluntary Agreement.
- Was very concerned about high school students buying weed after high school. Shotwell replied that people cannot come into the businesses unless they are 21 years old and they would need to have a medical marijuana card. He noted that every sale is tracked in a computer system throughout the city.

Commissioner Cohen drafted a resolution to protest the application that authorizes Commissioners Cohen and Bender to continue to negotiate with the applicant and withdraw the protest if Shotwell can address the ANC's concerns and they can come to an agreement. Commissioner Cohen moved, and Commissioner Bender seconded a motion to approve the protest resolution. The motion was approved by a vote of 6-0-0.

#### **Discussion of and possible vote on resolution regarding ABCA renewal licenses for: Cafe of India, Le Chat Noir, Asian Satay Club, The Cheesecake Factory, and Aura**

Commissioner Bender informed those in attendance that the ANC does not normally take action for liquor license renewals (as opposed to initial applications) unless there are complaints about the establishment. There were no concerns raised by those in attendance or sent to the Commissioners ahead of the meeting, therefore the Commission took no action on these liquor license renewals.

#### **Presentation by Lisner-Louise-Dixon Home and Urban Atlantic regarding new construction and renovation on the Lisner campus, including new senior affordable housing**

Lisa Harfoot, Director of the Lisner-Louise-Dixon Home stated they are almost done renovating their assisted living home and are about to open an independent living building, the Louise. Their assisted living facility used to have a one-year wait list, but they have vacancies and are taking applications.

Vicki Davis, the Director of the Louise stated the new building has 93 subsidized units for people making 30% or 50% of the Area Mean Income. They expect to be ready for move-in on June 15.

Attendees had no questions or concerns.

Commissioners:

- Asked if residents of the independent living building can progress to assisted and then nursing. This will be a partnership between the buildings, and they can help residents receive care who need it. There is a hallway that connects the buildings so all of the residents can interact.
- Asked for more details about the income limits for the Louise. Harfoot stated there are caps for the independent living building but no income caps for the assisted living and nursing homes.
- Asked if the main building has residents. The skilled nursing facility has 60 residents and is occupied. The assisted living has 45 apartments, and they are waiting for the occupancy permit.
- Noted that there is a proposal to fence the property and was not happy the property would be cut off from the community.

### **Discussion and vote on a letter in support for Turtle Park Mayfair.**

Commissioner Bender stated this item was not on the agenda ahead of time, but we have supported this event for many years and the organizers have asked for a letter again this year stating that the ANC support the Mayfair. Commissioner Gianinno stated the event is scheduled for May 17 from 11 to 3 with a rain date of May 18.

Commissioner Bender moved, and Commissioner Hall seconded a motion to authorize Commissioner Gianinno to write a letter in support of the event. The motion was approved by a vote of 6-0-0.

### **ANC Business**

- Approval of March 2025 Meeting Minutes - Commissioner Bender moved, and Commissioner Hall seconded a motion to approve the draft March 2025 Meeting Minutes. The motion was approved by a vote of 5-0-0. Commissioner Graff not present to vote
- Approval of expenditures - Commissioner Quinn moved, and Commissioner Bender seconded a motion to approve payments of \$4225.00 to Tenleytown Main Street for their approved grant and to 480.00 to Sherry Cohen for administrative support. The motion was approved by a vote of 5-0-0. Commissioner Graff not present to vote

The meeting was adjourned by acclamation at 9:25 PM.

Approved on: 04/30/25

Attested by:

  
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