

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
Van Ness • North Cleveland Park • Wakefield • Forest Hills • Chevy Chase

3F01 – Amy Rofman, Secretary
3F02 – Sue Guzman, Treasurer
3F03 – Mitchell Baer, Vice Chair
3F04 – Claudette David
3F05 – Adrian Iglesias
3F06 – Courtney Carlson, Chair



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ANC 3F — June 30, 2026

Public Meeting Minutes

Meeting started: 7:00 PM

Location: Zoom

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Commissioners Present: Carlson (Chair)
Baer
Guzman
Iglesias
Rofman

Item	Vote
Approval of June 2026 Agenda	5-0-0
Consent agenda	5-0-0
Resolution recognizing Murch Principal Chris Cebzynski on his retirement.	5-0-0
ABZA Case 21404 / 5034 Nebraska Avenue, NW: 5-0 in opposition; the ANC voted to oppose the applicant's request for special exception relief.	0-5-0
ANC3F Authorization to OANC for Supplier Registration and Renewal: Approved by roll call	5-0-0

1. Welcome and Call to Order [7:00 PM]

- Chair Courtney Carlson called the meeting to order at 7:00 PM and confirmed the meeting was virtual only, noting the technical challenges of hybrid meetings.
- Commissioners present were Courtney Carlson, Sue Guzman, Mitchell Baer, Adrian Iglesias, and Amy Rofman.
- The Chair confirmed quorum.

2. Adoption of the June Agenda [7:00–7:05 PM]

- The June agenda was adopted.

3. Consent Agenda [7:05 PM]

- The consent agenda included a single item: Resolution recognizing Murch Principal Chris Cebzynski on his retirement.
- The commission approved the consent agenda.

4. Community Forum [7:05–7:45 PM]

MPD: Lieutenant Bobette Williams [7:05–7:31 PM]

- MPD reported:
 - 1 homicide at the 3600 block of Wisconsin Avenue (active investigation).
 - 1 robbery/snatch at the Murch Elementary playground involving juveniles and a watch.
 - 1 burglary/unlawful entry at 3210 Davenport involving juveniles entering the pool/cabana area.
 - 2 motor vehicle thefts: a moped at 3223 Chesapeake and a 2022 Lincoln at 3001 VZ Terrace.
 - 7 auto thefts and 19 regular thefts, largely from commercial corridors on Connecticut Avenue.
- Update was provided that a previously discussed Honda Accord linked to auto thefts was recovered and two arrests were made.
- Discussion followed on juvenile activity, including concerns about underage e-bike use and possible misuse by children.

Councilmember Frumin's Office: Shantise Wynn-Brown [7:31–7:39 PM]

- Ms. Wynn-Brown agreed to flag concerns about **e-bike and scooter misuse** for the Councilmember.
- She also said the office would explore a conversation with e-bike companies about age-gating and misuse.
- She noted constituent services may return to the ward in the fall and identified herself and Ashley as current contacts for the office.

Mayor's Office of Community Relations: Che Demczuk [7:39–7:43 PM]

- Che reminded attendees about the Palisades 4th of July parade and cautioned residents about extreme heat and related emergency calls.

UDC: Juanita Gray [7:43 PM]

- No representative present.

Van Ness Main Street: Gloria Garcia [7:43–7:49 PM]

- Gloria reported several July updates, including:
 - A new business expected to open at 4461 Connecticut Avenue.
 - District Fringe performances beginning July 10.
 - Girl Scouts national conference-related public events.
 - A park cleanup on July 18 with music and a pop-up market.
 - A movie night in the park on July 22.
- The ANC asked Gloria to send the event list for posting in chat.

DGS Update on UDC Archives Construction Project: Brad King [7:49–7:56 PM]

- Brad King reported the UDC Archives project is moving forward after prior funding delays.
- Structural work beneath Building 41 is expected to finish by the end of August, with demolition of Building 41 targeted to begin in early September.
- He said demolition will be selective, not an implosion, and should run from September to about early February.
- He noted dust mitigation measures would include water and controlled demolition methods.
- He agreed to continue updating the ANC and to share the project website and contact information.

Community Announcements [7:56–7:58 PM]

- No additional community announcements were raised before moving to the regular agenda.

5. Regular Agenda [7:58–8:30 PM]

DC PLUG: July 2026 24-Hour, Two-Lane Closure on Nebraska Avenue: Ann Walters [7:58–8:10 PM]

- Ann Walters explained that two westbound lanes on Nebraska Avenue will be closed from July 7 through August 7 for underground power work.
- She said the project team had already met with impacted residents, including Sunrise assisted living, to maintain access for deliveries and trash pickup.
- Engineer Gerald Anekwe explained:
 - The closure is needed because the work involves concrete pavement and must be done as a continuous pour.
 - Concrete requires 3–5 days to cure to the required strength before traffic can return.
 - Working hours are roughly 9:30 AM to 3:00 PM.
- The ANC asked for a project contact to share with neighbors affected by access concerns.

Resolution Recognizing Murch Principal Chris Cebrzynski on His Retirement [8:10 PM]

- The Chair introduced and praised Principal Cebrzynski for his long service to the Murch community.
- The consent agenda resolution recognizing his retirement had already been approved earlier in the meeting.

BZA Case 21404: 5034 Nebraska Avenue, NW [8:11–8:30 PM]

- Applicant's counsel, Marty Sullivan, presented a proposal for a rear and side addition to a rowhouse at 5034 Nebraska Avenue.
- The applicant stated the project is a single-family dwelling and that the addition would require special exception relief for the side yard.
- The architect explained the proposed total gross floor area would increase from 1,534 sq. ft. to 2,690 sq. ft.
- Neighbor comments raised concerns about:
 - Loss of light, air, and privacy.
 - The scale and massing of the addition.
 - Drainage and heat reflection into adjoining yards.
 - Potential shading of a neighboring solar hot water system.
 - Long-term construction and structural impacts.
- The applicant said the foundation and structural design had been reviewed and approved through DOB review.

- The ANC discussed the application and heard from adjoining neighbors Kate Belinski and Jason Kovacs, who opposed the project.
- Vote: The ANC voted 5-0 in opposition to the applicant's request for special exception relief.

6. Commission Business [8:30–8:55 PM]

Vote on ANC3F Authorization to OANC for Supplier Registration and Renewal [8:30–8:35 PM]

- The commission approved the authorization letter allowing OANC to complete supplier registration/renewal and related ACH/direct deposit setup.
- Vote: Approved by roll call, all commissioners present voting yes.

Treasurer's Report [8:35–8:39 PM]

- Sue Guzman reported May financial activity.
- Opening balance: \$17,023.83
- Ending balance: \$22,157.27
- She noted routine interest income, fees, and replacement of a lost grant check to Van Ness Main Street, plus a tax payment check sent to the wrong address.

Past Resolutions: Updates [8:39–8:50 PM]

- **Forest Hills Park / Good Clean Fun / Van Ness Main Street:** ANC continues work on resolutions regarding park maintenance and trash issues.
- **Safe Routes to School / Davenport & Connecticut:** Sue Guzman reported Councilmember Frumin has been discussing the issue with DDOT Director Sharon Kirschbaum. The ANC learned that only a small portion of recommendations from the study are within the Safe Routes to School program's direct budget/authority.
- **Indoor air quality / DOB-related resolutions:** Commissioner Amy Rofman said she has been following up with DDOT and DOB and will have a more complete update next month.
- **DC Water / Soapstone:** Mitchell Baer reported the sign removal and fence installation are complete, with tree monitoring ongoing.
- Commissioner Iglesias mentioned potential future attention to the Tikka patio/public space matter.

7. Adjournment [8:50–8:55 PM]

- The commission announced the next ANC 3F meeting will be held on **Tuesday, July 14, 2026 at 7:00 PM via Zoom.**
- The meeting was adjourned.

- Minutes prepared by: [ANC 3F Secretary Amy Rofman]

1. Signed: AR

/s/:

Prepared by: Commissioner Amy Rofman, 3F01

Approved on: July 14, 2026

Attested by: /s/ Commissioner Courtney Carlson (Chair)