



ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015

<https://anc3e.org>

Meeting Minutes

February 12, 2026, 7:30 p.m.

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

Agenda Item 1: Announcements / Open Forum– Opportunity for Members of the Community to Raise Issues of Concern or Importance to the 3E Neighborhood (Time Stamp: 0:00-01:46)

- Commissioner Bender opened the meeting by thanking long-time ANC3E Administrator, Sherry Cohen, for her dedicated service to ANC3E. He then introduced and welcomed Sarah Nugent as the new ANC3E Administrator.
- Leigh Catherine Miles, Chief of Staff, of Councilmember Frumin's office, addressed the numerous outstanding issues related to garbage and recycling pickup and snow removal following the snowstorm in January. She stated that the Department of Public Works (DPW) activated seasonal workers to accelerate the plowing of alleys, un- and under-plowed roads, and garbage and recycling pick up. She advised residents to continue to put trash and recycling out on scheduled pickup days. If a collection doesn't happen, continue to leave it out at the collection point because DPW is working more hours to catch up on collections. She further advised residents to submit a 311 Service Request if a collection is missed and continue to do so if further collections are missed. Residents can send information to CM Frumin's Constituent Services office to follow up: fruminoffice@dccouncil.gov; (202) 724-8062. Please include address and Service Request number to facilitate follow up.
- Ms. Miles informed residents that the DC Annual Budget process has started and announced scheduled community sessions have started: February 20th for Deputy Mayor for Planning and Economic Development; February 26th for Department of Human Services. The full schedule of oversight hearings can be found at: <https://lims.dccouncil.gov/hearings/>. CM Frumin held a listening session with residents on January 31st where residents raised issues of school funding, affordability, infrastructure, safer streets and other topics. The recording is available on YouTube Channel at: [YouTube.com/@CMFrumin](https://www.youtube.com/@CMFrumin) Residents can continue to inform CM Frumin about their budget priorities by sending messages to the contact information above.
- Commissioner Quinn acknowledged and thanked Noah Getz from Tenleytown Main Street and Natalie Avery from Friendship Heights Alliance about how they partnered well and were able to quickly work with residents and business owners to get sidewalks cleared from snow.

Agenda Item 3: Discussion of and Possible Vote on a Resolution Regarding Application for a Special Exception by the Owners of 3704 Brandywine Street for Relief from Lot Occupancy and Accessory Building Area Requirements to Replace an Existing Accessory Structure with a New One that will Include an Auxiliary Dwelling Unit (ADU). (Time Stamp: 01:46-29:41)

- Commissioner Mitchell introduced the owner, Rachel Kohli, who presented the relevant information about her application for a Special Exception (SE) to replace the existing garage with a two story ADU. The hearing with the Board of Zoning Adjustment regarding this SE is scheduled for March 18, 2026. Under the current zoning, two story auxiliary dwellings are allowed, but a SE is required because of the shape of the lot which cannot fit a square, two bedroom ADU. SE relief is being requested for two purposes: to accommodate a 43% lot occupancy over 40%; and an ADU totaling 1,207 SF over the maximum allowable of 450 SF/floor or 900 SF total. Ms. Kohli presented slides of various views of the property and site plan renderings of the ADU. She submitted a petition of support to ANC3E from her neighbors indicating no opposition to the SE request. Related discussions on the project resulted in the following adjustment to the plan: incorporation of rain barrels; submission of a tree preservation plan to ensure the trees stay healthy during and after construction; and continued community engagement to keep neighbors involved and informed during construction. There were no questions raised by constituents.
- Commissioners discussed the following points:
 - Commissioner Gianinno stated that 1200 SF seems large for an ADU and expressed surprise that neighbors haven't raised any significant concerns. The project architect responded that the plan meets the current requirements. When the new zoning code approved in December 2025 takes effect, 612 SF per level is allowed and the project meets that code.
 - Commissioner Bender asked about parking. In the zone, principal residents are required to have only one parking space and the plan meets that requirement.
 - Commissioner Quinn stated that he is generally an advocate for ADUs. As all neighbors within 200 FT in all directions were notified and are not opposed to the project, he is supportive.
 - Commissioner Mitchell noted that on the 3700 block of Brandywine Street, NW, three other houses were recently razed and replaced with bigger houses, so this project is keeping more with existing character of the neighborhood and will enable increased occupancy in ANC3E.
 - Commissioners Hall and Bender noted that in previous years, other people building ADUs had neighbors who objected, so were required to build much smaller buildings. As this will increase housing in the neighborhood, they are in support of the project.
 - Commissioner Mitchell made a motion to approve the SE. It was seconded by Commissioner Bender and approved by a vote of 5-0-0.

Agenda Item 2: Presentation by 2nd District Police (Time Stamp: 33:09-55:37)

- Lt. Gatewood stated that over the last 30 days there were two violent crimes: one robbery and one assault with a deadly weapon. Both cases are open and are under active investigation. Overall, there has been a 60% decrease in crimes from this time last year. There were 23 thefts reported in the area and that is a 23% increase from last year. The violent crime took place between two gentlemen experiencing homelessness who were in an argument inside of the library at 4400 Wisconsin Avenue. Both men experienced minor injuries. The robbery took place at 4500 Wisconsin Avenue where a juvenile was robbed of a jacket, phone, and cash. The robbery is being investigated by Det. Higgins and subpoenas have been issued to investigate the suspects. There is a Community Walk scheduled on Tuesday, February 26, 2026 at 7:00 p.m. in the 4500 block of Wisconsin Avenue. There were no questions from residents.

- Commissioners raised the following points:
 - Commissioners Quinn and Hall stated that they observed that officers seem to be back in their cars and not circulating around the neighborhood. Quinn requested that officers circulate in the neighborhood and speak to young people and business owners. If they are out and about, it would help to stop some of the juvenile mischief and other issues that take place in Tenleytown. Hall stated while there usually is an officer out front at Jackson-Reed High School, CVS, and by Panera/Chick-fil-At, it appears that officers are staying in their cars and not circulating, greeting kids, being present on the sidewalk.
 - Commissioner Gianinno stated that she has observed many instances of illegal driving and illegal triple parking and that police in the area do not seem to act regarding traffic and safety issues. She requested that enforcement increase around those areas, particularly around City Ridge, McDonalds, the Psychiatric Institute of Washington in the 4100 and 4000 blocks of Wisconsin Avenue.
 - Lt. Gatewood committed to coordinate with DDOT to conduct a safety walk to look at improving safety for pedestrians in that area of Wisconsin Avenue. Lt. Gatewood and Captain Michael Hamelin also indicated that if residents observe officers not responding to issues, not circulating, and/or being rude, people should record the officer's name, badge and/or cruiser number, and report it to 2D so they can follow up at the following contact information: Sharmika.Gatewood@dc.gov and michael.hamelin@dc.gov; 202-317-2028.
 - Capt. Hamelin further stated that the objective of community policing is for officers and patrols to be circulating in the community for a significant part of their time. 2D has received several complaints in recent weeks/months about officers not circulating and not responding to incidents and they are addressing that with officers. In response to a question on MPD participation in Safe Passage and whether officers are still doing that, Capt. Hamelin indicated that School Resource Officers (SROs) are supportive in providing assistance to officers to help move students along to reduce potential for incidents and they will continue to partner with them on supporting Safe Passage in the JRHS/Deal/Janney area.

Agenda Item 4: Presentation of Grant Proposal from Jackson-Reed High School PTSO for Support of Food Pantry Construction / Maintenance. (Time Stamp: 55:37-1:07)

- Sarah Gordon (Jackson-Reed High School PTSO) and Alysa MacClellan (DC Food Project) submitted a grant proposal for funding materials needed to build and maintain a food pantry at JRHS. The JRHS PTSO is collaborating with DC Food Project to support students facing food insecurity by providing nutritious food at school and non-perishable items for home. With JRHS being the city's largest high school, this project aims to expand support for food-insecure students. The total project cost is \$6,734.51, and the PTSO seeks \$2,734.51 to purchase five metal cabinets for food distribution by social workers and 1,000 discreet bags for students to take food home. These are one-time setup expenses.
- Students eligible to access the food pantry are identified through active Free and Reduced Price Meal applications and referrals from school social workers. Currently, 133 students have been identified and the project budget is structured to support this number each month throughout the school year. The PTSO will continue fundraising efforts to cover food costs for these students, with an aim to expand service to between 350 and 400 students in total. At present, no DC government-run pantries operate within DCPS, and the DC Food Project, which has already been vetted by DCPS, is currently active in other DCPS schools. No questions were raised by constituents.

- Commissioners raised the following points:
 - Commissioner Bender noted that the DC government does not allow ANC's to purchase food directly, which is why the grant proposal is to cover the cost of the storage cabinets.
 - Commissioner Quinn noted that for ANC grants, the funds are meant to go to directly benefit constituents of ANC3E and stated that the PTSO may need to confirm residency of the involved students if the ANC requests the information. Bender and Quinn agreed that this question could be vetted with the ANC before grant approval to confirm. Ms. Gordon confirmed that the PTSO could get numbers of students in 3E if needed.
 - Commissioner Gianinno indicated her full support. Commissioner Hall officially recused on this issue as she is a member of the JRHS PTSO. Commissioner Mitchell confirmed that the food is meant to be consumed at home, so families have access to food.
 - Commissioner Bender confirmed support, if there are no issues with the grant requirements and indicated that a formal vote will take place at the March 12th meeting.

Agenda Item 5: Presentation by DC Board of Elections (DCBOE) on ranked choice voting (Time Stamp: 1:07-1:41)

- Yewoinhareg Kebede from DCBOE presented on the system of Ranked Choice Voting (RCV) which will start this year starting with the primary contests this spring. RCV was approved via Measure No. 83 in the November 2024 election and approved by the DC Council.
- The presentation included a description of the purpose of RCV, along with a description of how ballots are to be completed, what correct and incorrect ballots look like, how ballots are to be tabulated, and how a contest is decided. In particular, the presentation described the tabulation process when one candidate does not receive more than the 50% threshold in the first round of counting. DCBOE has prepared numerous resources to help residents understand the new voting process including: the RCV page, Resource Labs at the DCBOE Headquarters in Navy Yard, FAQs, in-person and virtual speaking engagements, election tabulation simulator tools, videos, and mailings that will explain the ballots and instructions. There were no resident questions.
 - RCV Webpage- <https://www.dcboe.org/rcv>
 - RCV Sample Ballot- <https://vr.dcboe.org/253434754272964>
 - Email: rcv@dcboe.org
- Commissioners raised the following points:
 - Commissioner Quinn asked for confirmation that both paper and electronic ballots will continue to be available with the new system and if the full tabulated results will be released for each round within each contest. Ms. Kebede confirmed that both voting methods will continue to be available and that tabulation reports will be released for each round showing the number of votes for each candidate, votes transferred to other candidate in each subsequent round, active and inactive ballots, and the final count for the contest.
 - Commissioners Gianinno, Hall, and Mitchell all expressed support for the RCV system and thanked DCBOE for their community engagement efforts to raise awareness and understanding in advance of the elections this year. Bender thanked them for coming to the meeting.

Agenda Item 6: Presentation by Prospective Purchaser of 4000 Chesapeake Street Regarding Possible Public Uses to Which Part of the Building Might be Put (Time Stamp: 1:41-2:15)

- Commissioner Bender introduced Hashim Hassan, the owner of 4000 Chesapeake Street, and stated appreciation for him coming to ANC3E and the community to solicit input about possible community uses for the building.
- Mr. Hassan presented slides to showcase the location of the building and current layout and why he thought it was important to solicit community input on the type of amenities that would be useful for the neighborhood. Initial thoughts include a senior center or early childhood/daycare center. He is intending to repurpose the existing space and is not looking at demolition or new construction. That block has several students who tend to hang out and/or loiter and he would like to ensure that the building and block is brighter and more active to reduce that type of activity.
- Resident comments and suggestions included: identifying amenities that aren't currently in the area, such as a performance space, theater, or gathering type of space. Other suggestions included a made-in-DC type space or a maker-space for innovation. The Chief of Staff for CM Frumin indicated that a study was recently completed for a senior wellness center in Ward 3 and identified potential locations. The next step would be to get funding and include it as part of the annual budgeting process.
- The Commissioners thanked Mr. Hassan for attending the meeting and stated that trying to include amenities for youth/indoor spaces that are typically only found in the suburbs would be great for the neighborhood and would support the community. Other suggestions included an indoor rehearsal space, community or teen center, or a cooking school or social enterprise that hires people to work and involves job training for individuals with disabilities or youth.

Agenda Item 7: Discussion of and Possible Vote on a Resolution Regarding an Application by the Friendship Heights Alliance for Permission to Continue to Place and Maintain Planters in Public Space (Time Stamp: 2:15-2:21)

- Commissioner Quinn introduced Landis Masnor from the Friendship Heights Alliance (FHA), which is a cross-jurisdictional place-based organization that spans Montgomery County and Friendship Heights DC. An application approved in 2024 installed 49 planters along the Wisconsin Avenue corridor. The purpose of this request is to renew the permit and to add 12 additional planters to the permit. No constituents asked any questions about the resolution.
- Commissioner Quinn made some adjustments to the resolution right before the meeting to reflect the permit renewal and to add the new planters to the request. Commissioner Quinn made a motion to approve the resolution as amended. It was seconded by Commissioner Bender and approved by a vote of 5-0-0.

Agenda Item 8: Discussion Of and Possible Vote on Resolution Seeking Action by DC Government and/or WMATA To Compel Reopening of Currently Closed Metro Station in the Residences at Mazza (Time Stamp: 2:21-2:28)

- Commissioner Quinn presented this resolution regarding the still closed entrance to the Friendship Heights Metro station at the Residences at Mazza on the DC side of Western Avenue, NW. Commissioner Quinn stated that it was expected by ANC3E that this entrance would be reopened when the building was reopened, but it remains closed. Quinn has been contacting Tishman Speyer

but has received no answer. He indicated that it is possible that the entrance is within the public space and therefore should be reopened. The resolution requests WMATA, the DC Attorney General, and the DC Public Space Inspectors Office look into the issue and force the owners to respond and then pursue a remedy.

- Commissioner Bender confirmed his recollection that there had been a previous discussion on this issue during construction and agreed with raising it. He suggested a minor amendment to the resolution language to state that there had been discussion that the entrance would reopen. Quinn agreed to make the amendment as suggested. A constituent suggested that Tracy Hadden Loh, a ANC3E resident and a WMATA Board representing DC could potentially direct the response appropriately within WMATA.
- Commissioner Quinn moved passage of the amendment as amended. Commissioner Gianinno seconded and the motion was approved by a vote of 5-0-0.

ANC Business (Time Stamp: 2:28-2:35)

- Approval of meeting schedule:
 - Commissioner Bender motioned to meet on the second Thursday of the month except for August. Quinn seconded. The motion was approved by a vote of 5-0-0.
- Approval of draft contract for Sarah Nugent:
 - Commissioner Bender motioned to approve the signing of a contract for the new Administrator. Quinn seconded. The motion was approved by a vote of 5-0-0.
- Approval of January 2026 meeting minutes:
 - Commissioner Bender motioned to approve the January meeting minutes as amended. Quinn seconded. The motion was approved by a vote of 5-0-0.
- Approval of expenditures:
 - Check to Tom Quinn for \$15.12 for 2024 and 2025 1099 filing fee for IRS for Sherry Cohen's expenses
 - Check to Sherry Cohen for \$460 for Invoice 119: Jan 11-29, 2026
 - Check to Sherry Cohen for expenses \$55.09.
 - Commissioner Quinn moved to approve the payment of the expenses as listed. Bender seconded. The motion was approved by a vote of 5-0-0.

The meeting was adjourned by acclamation at 10:09 p.m.

/s/: Jon Bender

Prepared by: Sarah Nugent

Approved on: March 12, 2026

Attested by: /s/ Tom Quinn