



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

March 12, 2026

7:30 p.m. Virtual Meeting

The meeting convened via Zoom at 7:34 PM with Commissioners Bender, Cohen, 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: 00:01:16-00:09:56)

- Chairman Bender opened the meeting by inviting participants to make announcements or request that a topic be addressed at a future meeting. He also informed participants that Agenda Item 6 for a Public Space Application for 4100 Jenifer Street, NW was removed from the agenda due to the need for additional investigation. In addition, a discussion with the Office of the Attorney General was removed from the agenda due to the OAG's office not being able to attend and address the specific issues of constituent concern related to the deployment and presence of the National Guard in the city due to ongoing litigation.

Constituents raised the following items during the open forum:

- Noah Getz from Tenleytown Main Street announced events coming up over the spring months, including a launch of the Cherry Blossom Festival at the Tile Shop on March 20th and Name that Tune Trivia Night on April 7th. Participation is welcome and volunteer opportunities are available. See the website for the full schedule and more details: <https://tenleytownmainstreet.org>
- John Wheeler announced the creation of a new neighborhood group, Chevy Chase Forward, that is intended to support positive community activities and promote the development of housing at the Chevy Chase Community Center, also known as Civic Core. More information, including how to subscribe for news updates, can be found at: <https://www.ccforward.org> and questions can be directed to info@ccforward.org.
- Owen Cox, Ward 3 representative from the Mayor's Office of Community Relations and Services (MOCRS) announced the hosting of office hours on Friday, March 27 from 3:00 – 5:00 p.m. He invited residents to speak with MOCRS representatives about issues important to them or related to city agencies. He also announced the upcoming Mayor's 10th Annual Spring Cleanup on April 25th from 10:00 a.m. – 1:00 p.m. The Ward 3 event will take place at Guy Mason Recreation Center at 3600 Calvert Street, NW. He can be reached at: william.cox@dc.gov and Tel: 202.340.7853.
- Jason Millison, Director of Community Relations at American University announced several upcoming events this spring as part of AU's Forward 250 initiative including:
 - March 19: [Listening at the Center: Redefining Political Trust & Civic Culture with Young America](#) with Sine Institute Fellow Kristen Soltis Anderson
 - March 25: DC Environmental Film Festival Impact Preview Event: The Way of the Whale

- [RSVP Here](#)
- March 25: The Presidential Speaker Series: A Discussion with Nicolas Boggs, New York Times bestselling author - [RSVP Here](#)
- March 26-28: The Two "Gentlemen" of Verona - [Buy Tickets Here](#)
- April 1: OLLI Concert Series - Rituals - [RSVP Here](#)
- April 7: Campus Beautification Day - [RSVP Here](#)
- April 11: Cherry Blossom Spring Market at 3201 New Mexico Ave - contact Jason directly if interested: jmillison@american.edu

Agenda Item 2: Presentation by 2nd District Police (Time Stamp: 00:09:56-00:35:58)

- Lt. Gatewood reported a 14% increase in crime in PSA 202 over the past 30 days. During this period, there were 33 crimes in total, including four robberies, one burglary, seven auto thefts, and seven thefts from autos. There are multiple other units within MPD helping 2D to address the uptick in crime. The city-wide auto theft unit has been assisting the 2D crime suppression team to investigate and follow up on open cases.
- Community outreach teams are getting literature out to residents about auto thefts, particularly the types of vehicles that are frequently targets of thieves, including the Honda CRV, Hyundai Santa Fe, and Lexus SUVs. She is working on plans for different neighborhood events to push out information about targeted vehicle makes/models and how residents can protect themselves against car thieves. These events are expected to include giveaways to help residents, such as AirTags and steering wheel locks that can deter theft.
- Lt. Gatewood indicated that the Tenleytown and Tenley Circle area is of greater concern, and she has requested that officers strengthen their patrols in that area and around the times of day that crimes tend to occur. She has also asked school resource officers to support them in monitoring areas near bus stops, vehicles that may be circling around, groups of youth, etc.
- Commissioners asked several follow up questions:
 - Chairman Bender asked for clarification on whether these vehicles have a particular vulnerability that is making them a current target. Lt. Gatewood stated that theft of these makes/models is a city-wide issue, and it is likely that there is a master key that works on all these models, and giveaways would be available to all. She recommended all residents purchase AirTags, a club/steering wheel lock, or even an enhanced alarm system.
 - Chairman Bender asked for additional details on the robberies. Lt. Gatewood indicated that there are different suspects for the robberies. These were armed robberies and two of the victims were juveniles. They are investigating whether the victims knew the suspects such as from school. There were a few incidents over the last month that took place very early in the morning, when there are not a lot of people around, and suspects have been targeting people jogging, etc. Bender asked again for additional support from 2D to have officers circulating in the neighborhood and out of their vehicles.
 - Commissioner Cohen stated that he has seen an increased police presence on Wisconsin Avenue, which is much appreciated, although most of the time the officers seem to be remaining in their vehicles and are not circulating in the neighborhood, particularly around areas of concern such as at the top of the Metro escalators where there are frequently youth congregating and/or smoking marijuana.
 - Chairperson Bender asked how many officers are assigned to PSA 202. There are two officers per shift assigned to the PSA at this time. There are fewer officers in the PSA and many officers tend to be moved to other parts of the city.

- Constituents had the following questions:
 - Noah Getz has also directly observed that activity in the Metro area, particularly in the alley way behind 41st and Chesapeake where youth are frequently found smoking marijuana. Officers can sometimes be seen at the Metro Plaza but are not seen moving and dispersing youth in critical times of day, before school, between 8:00-9:00 a.m. and 3:30-6:00 p.m. after school.
 - A constituent asked if MPD had recommendations to protect against car theft. Both AirTags and Faraday boxes (to keep keys inside to block transmitters from picking up the signal from key fobs to remote open car doors). The constituent asked MPD to circulate recommendations on the neighborhood listservs and Lt. Gatewood agreed to do so.
 - A constituent asked about the number of bike patrols in the PSA, as they would seem to be a balance between officers in vehicles and those walking the streets in heavily trafficked areas of concern. Lt. Gatewood stated that she will request additional bike patrols in and around Tenleytown at specific times of day, but it is up to the Commander about how resources are deployed. There is a new captain covering Sector 1, and PSA 202, Captain Barns-Tutt. Commissioner Bender requested that Lt. Gatewood invite him to introduce himself at the April meeting.

Agenda Item 3: Discussion of and possible vote on a resolution regarding ABCA application by Exotix DMV for a Medical Cannabis Retailer license for 4631 41st Street, NW (Time Stamp: 00:35:58-01:19:39)

- Commissioner Mitchell introduced the owner of Exotix DMV (NCCH Capital Ventures, LLC), Kevin Zibari, who is seeking the license for a medical cannabis retail license for 4631 41st Street, NW, at the corner of Chesapeake Street, NW. Commissioner Mitchell described how Mr. Zibari contacted him voluntarily to introduce himself, gave him a tour of the business site, expressed his intention to operate in accordance with the law and all required regulations, and that he wanted to have a good relationship with ANC3E and within the neighborhood. Mr. Zibari is not affiliated with the illegal cannabis business that was operating in the location previously and Mr. Fred Moosaly, Director at ABCA, confirmed that he signed an affidavit to that effect. He agreed to sign a voluntary agreement, like other agreements negotiated between ANC3E and other businesses in the ANC, and that agreement draft has been finalized in advance of this meeting (found [here](#)).
- Mr. Zibari introduced himself and his partners who are looking to bring this legitimate business to the neighborhood. Their main objective is to replace an illegal operation with a licensed medical cannabis operation and operate in accordance with the law. He presented the slide deck linked [here](#).
- Mr. Zibari emphasized the security and compliance elements of the business, which are required by them in order to get the license, including check-in staff at the door that verify the validity of the license, no cannabis products visible from the check-in room, 24-hour video surveillance of all angles, front and back of the store, that will be registered with MPD, and strict adherence to regulations and no underage or unvalidated customers allowed to see cannabis products.
- He emphasized that they will strictly enforce the no smoking regulation, as he and his partners do not want to jeopardize their license. They are committed to the community to be fully compliant with ABCA, maintain a professional and discreet storefront, to be respectful of nearby schools and residents, and to work cooperatively with ANC3E to address any issues.
- Constituents had the following questions and comments:

- A constituent asked what types of precautions are being taken to prevent students/adults purchasing for resale to students are nearby schools?
 - Mr. Zibari responded that the only way an individual can purchase cannabis from the store is by going through ABCA to get a license prior to even coming into the store. It is virtually impossible to use a fake ID to enter the store and purchase cannabis, as ABCA tracks every ounce that is purchased. ABCA allows a total of 8 oz. per month to be purchased and volume is tracked by license. A significant amount of illegal usage has been by illicit online deliveries This is not part of their business. They will keep their product in a vault to protect against theft. The virtue of this business, he said, is that a dispensary is legal and the quality of the product is verified, thereby it is safer to consume.
- A student constituent strongly opposed the opening of this business and stated that youth can purchase drugs if they want drugs and that the business should not be putting profit over the health of children.
- Several constituents stated that there is significant misinformation and confusion about the differences between legal cannabis dispensaries and illegal stores and that by having legal dispensaries like Oasis, it is supporting regulated, legal usage that is safer.
- Commissioners had the following questions:
 - Commissioner Bender provided context about the legal framework for cannabis in DC. After a referendum passed permitting recreational cannabis law use in DC, Congress passed a budget rider that prevented DC from spending funds to develop the regulatory framework for the law. Because of this, the illegal I-71 cannabis places popped up all over the city that sold all types of items and provided cannabis as a 'gift' for the accompanying purchase. These types of illegal businesses are different than the legal dispensary being established by Mr. Zibari.
 - Mr. Cameron Mixon, the lawyer representing Oasis, indicated that he would be requesting a stipulated license from ABCA to allow the business to open for operations earlier than the date of the Roll Call hearing on April 20th regarding the full license, given that they have completed the bulk of the preparation needed for full operations.
 - Commissioner Cohen: Confirmed with Mr. Zibari that this would be his first establishment and stated that he appreciated the presentation and his willingness to work with Commissioner Mitchell on the agreement.
 - Commissioner Quinn asked if they will accept cash and electronic payments. Mr. Zibari confirmed that they will accept electronic payments, aligned with confirming with ABCA and Metrc on the validity of the license. Commissioner Quinn clarified his concern is related to how the cash-heavy nature of these businesses could potentially increase exposure to a criminal element, citing the learning from the City of Denver, which was an early proponent of legal marijuana sales. While he would prefer to have a different type of business in Tenleytown, he will support the resolution because Mr. Zibari and partners have gone about this in the right way and he believes that ABCA has strong enforcement mechanisms that will address issues if needed. He also thanked Mr. Zibari for working with Commissioner Mitchell on the settlement agreement.
 - Commissioner Gianinno stated that she will support the resolution and expressed that she hopes that they will indeed follow the rules.
 - Commissioner Bender expressed his support for the resolution and for the stipulated license, pending acceptance of the settlement agreement. He further confirmed to constituents that DC law places a restriction on these types of businesses opening within 400 ft of a school. This location meets this requirement, as the JRHS driveway is on

federal property. For those concerned, ANC 3E did go as far as to request details of where property lines are. Given that the DC Council has limited the ability of ANCs and others to protest cannabis licenses, much more so than alcohol, the ANC could spend a lot of time protesting but would be unlikely in the end to get more than what would be in the voluntary agreement. He expressed appreciation for the presentation and working with Commissioner Mitchell and admonished them to stay on the right side of the law.

- Commissioner Mitchell made motion to approve the voluntary agreement and the stipulated license, subject to the terms of the settlement agreement. It was seconded by Commissioner Bender and approved by a vote of 6-0-0.

Agenda Item 4: Presentation of grant application from the Jackson Reed Crew Team to support purchase of a new shell (Time Stamp: 01:19:39-01:28:05)

- Amelia Wright, captain of the varsity Jackson-Reed Crew Team, presented the grant application from the Jackson-Reed Varsity Girls Rowing Team. Ms. Wright told the story of how she started crew. JRHS Crew Team is the only public rowing team in DC and as a self-funding team, they do not receive funding from DCPS. They raise funds through door-to-door fundraising. Most public rowing teams exist in suburban cities – Bethesda-Chevy Chase High School, Yorktown High School, and Walt Whitman High School – JR is one of the only city teams on the East Coast. The grant of \$5000 would go toward the purchase of a new shell, which can be shared throughout the program, including varsity, junior varsity, and the learning to row squads, thereby expanding availability of the sport for the entire crew program.
- There were no questions from constituents.
- All Commissioners expressed thanks to Ms. Wright for her presentation, some shared that they either rowed themselves or had family members that rowed, and all were supportive of the grant application.
- Chairperson Bender indicated that ANC3E will vote on this grant next month and that Ms. Wright or any other representatives from the Crew Team do not need to be present for the vote. He thanked Ms. Wright for her presentation.

Agenda Item 5: Discussion of and possible vote on a grant application from the Jackson Reed PTSO to support a food bank (Time Stamp: 01:28:12-01:29:18)

- There were no further issues for discussion about the proposed grant. Commissioner Bender moved to approve the grant. It was seconded by Commissioner Quinn and approved by a vote of 6-0-0.

Agenda Item 6: Presentation by Georgetown Day School representative regarding compliance with its zoning order (Time Stamp: 01:29:19-01:56:23)

- Commissioner Bender introduced Tim Lyons, Director of Operations at Georgetown Day School (GDS), who will present on GDS's compliance with their DDOT and zoning order, BZA 19599-A. The zoning order requires them to report annually in writing to DDOT and ANC3E to confirm compliance with the conditions in the zoning order that were developed upon their building of the new lower school building several years ago.
- GDS Annual Report Summary and Highlights:

- All students are required to be picked up and dropped off on campus and are not allowed to be dropped off and walk in from any area around GDS.
- GDS is in compliance with all 32 requirements as per the report submitted on November 11, 2025. Final trip count numbers were submitted on January 9, 2026.
- Fall 2025 Trip Count below mandated caps:
 - AM Peak 583/595
 - PM Peak: 350/465
 - PM Commuter Peak: 240/265
- Enrollment for 2025-2026 is 1,112 and cap is 1,125.
- Enrollment cap is 1,125 for next year, must stay under that.
- GDS shuttle ridership is up 253 AM/242 PM registered students vs. 252 AM/160 PM in 2024-2025.
- Street pick up/drop off observed and reported: 4 AM drop offs on Wisconsin; 7 PM pickups on Wisconsin, and 2 on Ellicott. Violations are either seen on trip cameras on Wisconsin Avenue or witnessed by GDS staff. There is a six-step, escalating disciplinary policy, including up to revocation of an enrollment contract for repeat violators.
- Trip count saw an increase in families out of compliance for drop offs outside of the area, i.e., off campus. GDS will continue to operationalize penalties. A total of 32 families were observed in violation; five repeat offenders.
- All traffic management policies and activities remain in effect. Continued trip counts.
- GDS holds quarterly virtual town halls that are open to the community. Mr. Lyons is available for questions at tlyons@gds.org and communication can be sent to GDS at: talktogds@gds.org.
- There were no questions from constituents.
- Commissioners had the following points:
 - All Commissioners expressed frustration with the continued level of non-compliance observed directly on a routine basis that contradicts the information presented by GDS.
 - Commissioner Mitchell asked about the shuttle program. There are 10 routes that go throughout the area within a 25 mile radius. Routes are posted on the website.
 - Commissioner Quinn clarified that the trip count was performed on December 4, 2025. Quinn stated that there continue to have been several complaints from residents that observe students parking in the neighborhood and walking in and that it seems that the net of the street compliance observation is not wide enough to catch those violations.
 - Commissioner Gianinno stated that as a GDS parent and someone who lives on 42nd Street, she personally sees a lot of violations, including pickup and drop off by nannies and parents every single day to wait for kids and many kids that park in the neighborhood. She stated that GDS really needs to do a better job of monitoring the neighborhood and monitoring compliance with the zoning order. The studies GDS is doing are not measuring what is happening in the neighborhood.
 - Commissioner Quinn stated that there is better way to measure an accurate trip count by asking all students: 'how did you get to school today' and recording that answer and that DDOT agreed that this question would be a good idea.
 - Mr. Lyon contended that the trip count is an elaborate process completed by a third party so it remains unbiased.
 - Mr. Lyon stated that GDS is only required to use the methodology approved by DDOT in the agreement and they will not do anything else, unless DDOT directs them to.

- Commissioner Bender stated that DDOT seems to agree with whatever GDS does. He stated that constituents consistently report to ANC3E that they see kids being dropped off/picked up elsewhere in violation of the zoning agreement. When the ANC reports this to DDOT, they ask GDS to take action, GDS refuses and DDOT defers to them. He stated that it would be great if GDS, as an institution that is as committed to social justice as it states, would take the facts on the ground into account and take the necessary action.
- Bender then confirmed whether there is a new tenant coming into one of the properties owned by GDS in front of the school buildings as 4810 Wisconsin Avenue. Bender requested GDS to take steps to improve the buildings it owns which have peeling paint, rust, and are unsightly. He stated that this is the third time over two years that ANC3E has had to ask GDS to do this. Lyons replied that the school is trying to keep overhead low while they are marketing the other buildings to rent and the rental market has been challenging. Bender responded that for a school that charges \$50,000/year for tuition and pays their principal more than \$1 million annually, it seems unlikely that GDS can't afford to paint buildings.
- Quinn added that GDS should be embarrassed to have their buildings in this state on a gateway street into the Nation's Capital.

ANC Business (Time Stamp: 01:56:23-02:04:11)

- Vote on amending settlement agreement with Max's Tavern regarding opening time from 12:00 p.m. to 12:00 a.m.
 - Bender moved to amend the settlement agreement reflecting the correction of a typo in the operating hours for Max's Tavern. Mitchell seconded and the motion was approved by 6-0-0.
- Approval of February 2026 meeting minutes
 - Bender moved to pass the February minutes as amended. Quinn seconded and the motion was approved by 6-0-0.
- Approval of expenditures
 - Two expenditures:
 - Check to Sarah Nugent for administrative services; Invoice #100: Jan 27-March 11: \$1058.75
 - Check to JRHS PTSO – \$2734.51 for the previously approved grant
 - Commissioner Quinn moved to approve, Commissioner Bender seconded and the motion was approved by 6-0-0.

The meeting was adjourned by acclamation at 9:36 p.m.

/s/: Jon Bender

Prepared by: Sarah Nugent

Approved on: April 9, 2026

Attested by: /s/ Tom Quinn