

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**ADVISORY NEIGHBORHOOD COMMISSION 3B**  
**GLOVER PARK AND CATHEDRAL HEIGHTS**



**ANC3B Public Meeting Minutes**  
**Thursday, March 10, 2022 7:00 - 9:00 pm**

Chairman Brian Turmail called the virtual meeting to order at 7:00 pm. All five Commissioners were participating: Ann Mladinov (3B01), Jackie Blumenthal (3B02), Melissa Lane (3B03), Elizabeth Elson (3B04), and Brian Turmail (3B05), which constituted a quorum. (Three of the five Commissioners constitute a quorum.)

Chairman Turmail made a motion to approve the agenda. The motion was seconded and the Commission voted 5-0 to approve the agenda.

**Police Report**

Lt. Paul Johnson presented the statistics on crime reported in ANC3B for the previous 30 days compared to the same period in 2021. He reported there were 9 property crimes and one violent crime, a robbery at the gas station at Wisconsin Avenue and Calvert Street on February 19 at 2:45 pm, by a man with a rifle. There were images of the incident on the security camera in the gas station, but the individual was wearing a mask and possibly a disguise, so he was difficult to see. Lt. Johnson also shared more details about the burglary he reported the previous month, which occurred on February 9 at Ace Hardware at 2233 Wisconsin in Glover Park individual smashed the glass in the front door and got the money in the cash register. Lt. Johnson said that is still an open case.

Lt. Johnson reported that extra patrols had been assigned to Wisconsin Avenue from Friendship Heights to Georgetown, using officers on overtime, to deal with increased reports of crime during business hours and at night. He noted one arrest recently of an individual who stole high-end eyeglasses from one shop, fled in a vehicle which crashed, and is being apprehended.

Commissioner Blumenthal asked about the report of an explosion that was heard in the general vicinity of 39<sup>th</sup> and Tunlaw around 1 am March 3. Lt. Johnson said MPD found no evidence of an explosion in Glover Park, or anything to do with the Russian embassy complex, but said a pipe exploded in Maryland that created a loud noise that may have been heard in the local area, though it started somewhere else underground. He said that MPD does assign patrols to watch activity outside the embassy, where there are usually at least a handful of peaceful demonstrators each day.

**Presentation on Request for Funding a Feasibility Study of a Ward 3 Senior Wellness Center**

Dale Brown and Karen Zuckerstein spoke about the proposal to include funds in the FY2023 District budget for a study of the feasibility of a Senior Wellness Center in Ward 3. Ms. Zuckerstein has been working with seniors including the Active Wellness Program at St. Alban's Episcopal Church on Wisconsin Avenue and in the Around Town program, and has particularly focused on the problem of social isolation. She said she was surprised there is no designated physical Senior Wellness Center funded by the District in Wards 2 and 3, because 17% of the total population of Ward 3 is over 65 years old—tied with Ward 4 as the highest proportion in the District. Seniors living in Ward 3 have a variety of wellness activities, including at Iona Senior Center, St. Alban's, and Guy Mason Recreation Center, plus Around Town has made increasing efforts to link seniors

through virtual technology during COVID-19. In an October panel discussion of senior needs with Councilmember Anita Bonds, recently retired Executive Director of Iona Senior Services Sally White, and Northwest Neighbors Village Executive Director Stephanie Chong, all three supported having a Senior Wellness Center in Ward 3. Since that time, the discussion has expanded, and five other ANCs in Ward 3 have adopted resolutions supporting a feasibility study of a Senior Wellness Center to give seniors a consistent location to go, professional attention and tracking of their health, especially for those who have a hard time getting places. The presenters said that CM Cheh backs the concept and with funding available in the District budget, increasing development and growth in Ward 3, and projections of double the number of seniors in the next 10-15 years, the time to act is now. They urged ANC3B to support funding for a feasibility study in the FY2023 budget.

Commissioners asked several questions. Commissioner Elson asked what the study would do: Would it assess whether a senior wellness center is needed, what it should do, where it would be located, or what it would look like? Commissioner Mladinov suggested that language about a feasibility study should specify the questions the study would address. She recalled a previous feasibility study that was funded but never conducted, to assess the potential for a “virtual” Senior Wellness Center for Wards 2 and 3, coordinating activities at many different DPR facilities and other sites in order to reach seniors in around the ward, since the population is widely scattered. The presenters offered several suggestions of how transportation to a Senior Wellness Center might be addressed by: selecting a central location, on a subway line; providing parking at the center; and offering special transportation initiatives to get seniors to and from the center. Mr. Brown said it would make sense to look at how a proposed Senior Wellness Center could provide transportation to get seniors there. Ms. Zuckerstein also said that it will be important to look at how dispersed or central the services for seniors need to be in Ward 3. She added that the DC Department of Aging and Community Living (DACL) is now starting to offer activities including nutrition services that are dispersed through the wards, wherever seniors live, even if there is a physical Senior Wellness Center in the ward, and those activities will continue. The District needs to provide a basic level of services to support seniors and those services will have to increase as the population increases.

Chairman Turmail said the ANC would not be able to adopt a resolution at the March meeting but would take up the issue at the April public meeting, and hope to get it to the Council before a vote on the FY2023 budget.

#### **Presentation about zoning request for new roof top restaurant at the Glover Park Hotel**

Commissioner Blumenthal introduced Matt Wexler to speak about the plans for a roof top restaurant at the eight-story Glover Park Hotel at 2505 Wisconsin Avenue, which has been wanting to use the roof since it opened, to take advantage of the great view. ANC3B and GPCA both supported the concept when it was first mentioned. There were questions from the nearby neighbors about potential noise, trash, and other adverse effects of the roof top use. Mr. Wexler reported that the hotel has reached agreement with the Massachusetts Avenue Heights Citizens Association covering the neighbors’ concerns, including an 8’ high glass barrier on the roof to block and absorb sound. Now that the agreement is in place, the hotel wants to proceed with the zoning application (BZA Case 20712) to add a roof top restaurant in the R-12 zone, expand the existing “penthouse” above the elevator on the roof (for mechanical equipment as well as accessory uses such as restrooms, lobby, and well as storage), and build a new covered area over the stair tower. The project requires a Use Variance, an Area Variance for the 18.5’ height of the penthouse, and a Special Exception for the setback of the glass barrier along the edge of the roof. The BZA has scheduled a hearing on the application on May 11. Mr. Wexler said a letter of support for the proposal from the ANC would be helpful. Commissioner Blumenthal said the ANC would take comments and would take up the matter at the April public meeting.

#### **Presentation on Request for Zoning Special Exception for Antenna Replacement at 2121 Wisconsin**

Carolyn Brown representing Nexstar Media Group was joined by building manager Larry Guerin and Michael Brown, David Bangura and Michael Bert in presenting their request for support for their zoning application. Nexstar has applied to the BZA (Case 20686) for approval to replace two of the four existing antennas mounted on the roof of the four-story office and retail building in the MU-27 zone. The new antennas are needed to expand the bandwidth in the frequency range needed for high quality transmission of TV stations WDCW (Channel 50) and its sister station WDVM in Hagerstown. The two antennas require a Special Exception because they would be 17’ high, exceeding the 12’ maximum height allowed by right, and one of the antennas will be set back only 15’ 3” which is less than the 17’ required for an antenna of that height.

The existing antennas have been in place since before 2000 without complaint, and the new antennas are expected to remain in harmony with the general purpose and intent of the zoning regulations and maps, without adverse effects on use of the neighboring properties, which are the standards for a special exception. The BZA scheduled a hearing on the case on April 27. There were no questions or objections. Commissioner Blumenthal made a motion to vote on supporting a special exception for replacement of the antennas, and designate her to represent the ANC on this matter. The motion was seconded and the Commission voted 5-0 to support the zoning application.

**Presentation on Request for Zoning Special Exception for adding 2 units to 4-unit apartment at 4103 Davis Pl**

Owner Ash Rahimi was joined by lawyer Lawrence Ferris and architect Gozde Tanyeri of ADG to present the proposal for adding two new residential units to an existing four-unit apartment house with two stories and a basement in the RA-1 zone. The non-conforming side yard is there already, but otherwise the plans meet all zoning standards for the site, and just require a Special Exception for the addition of new units. The owner has applied to the BZA (Case 20697) for zoning approval and BZA scheduled a hearing on May 4.

Ms. Tanyeri explained that the proposed plan would not do anything to the existing structure but would just make modifications within the current frame. The work would include creating 2 units in the cellar level, which is full height but is not currently used, and adding a penthouse for internal stairs from the top units, access to the roof-level private terraces, and ancillary storage (not considered habitable) at the third level. The new plan would also expand the units from one bedroom to 2 bedrooms with 2 bathrooms, to be more family oriented. The design would keep the central entrance and the façade, just expanding some windows, so the appearance would align with the make-up and fabric of the neighborhood. The building is similar to many others in the area, including the adjoining structure at 4101 Davis Place.

Commissioner Lane asked if the owner planned to do the same thing at 4101 Davis Place, which he also owns. Mr. Rahimi said he had intended to do that but a tenant at 4101 would like to stay in the apartment so he is not proposing changes there at this time. Commissioner Lane also asked about whether there could be a construction staging area on the site. Mr. Rahimi explained that because the building is situated on a mound, with retaining walls all around, the height of the lot above the sidewalk and the alley would probably make it necessary to have a construction staging area on Davis or 41<sup>st</sup> Street, to accommodate a dumpster. Deliveries of materials would also be made from the street, not the alley. Other questions were about letters of support. The owner committed to getting letters from next door and the apartment building across the alley to the west, and providing the ANC copies of the additional letters of support. Commissioner Lane proposed that the ANC vote on application at the April public meeting.

**Discussion of extending Glover Park Moratorium on New Liquor Licenses for Taverns and Nightclubs**

At the February public meeting, the ANC voted to ask ABRA to extend the expiration date of the existing moratorium for 90 days to allow for gathering public comments on whether or not to request a renewal of the prohibition against granting new liquor licenses for new taverns and nightclubs in the Glover Park commercial area. In the following weeks, ABRA agreed to extend the expiration date as requested. Commissioner Blumenthal explained that the Glover Park liquor license moratorium had been in place since 1994, when Georgetown also adopted a moratorium on new liquor licenses. In the beginning, the moratorium prohibited any new liquor licenses, but when it was renewed every 3 years or 5 years, it was gradually been reduced in scope until in the most recent 5 years it restricted only licenses for taverns and nightclubs, establishments that are not required to serve food along with alcoholic beverages. Several participants noted that the COVID-19 emergency had been hard on restaurants and some had difficulty fulfilling the requirement to make a certain percentage of their sales on food, but the hope for the Glover Park commercial area was that business would return and more family-oriented restaurants would open rather than beverage-related establishments.

Commissioner Blumenthal announced that the ANC would open a 30-day comment period for members of the community to share their feedback about extending the moratorium. After review of the comments, the ANC would then propose to take a vote on the matter at the April public meeting, in order to submit an official position to ABRA by the deadline.

### **Discussion of possible rezoning to allow construction of residential flats at 2405 37th Street NW**

Commissioner Blumenthal introduced the topic, reporting that the ANC had heard twice from the applicants. In the fall, the ANC had voted to support zoning variances to allow construction of three row structures with two residential flats in each structure (6 units) where there is now one single family detached home. At the February ANC meeting, Stephen duPont, Jr., architect for the property owners at 2405 37<sup>th</sup> Street, talked about taking a different approach, requesting rezoning of that property from R-3 to RF-1, which would allow residential flats. He repeated his suggestion from the February ANC meeting of including up to 8 additional properties in the rezoning, from 2409 south to 2321 37<sup>th</sup> Street, next to the Calvert Center parking lot and Chipotle, which he referred to as an “alcove” bracketed by commercial properties.

Commissioner Blumenthal said she had consulted residents on that block to get their feedback about his request and several had concerns about the effect on their properties, so she was not comfortable asking for rezoning that entire stretch of lots. Several residents asked questions. Alysa McClellan of 2323 37<sup>th</sup> Street noted that if her family wants to expand the living space at their town home, they would have to add a third floor, taking the total building height to 40 feet which would not be allowed by right for an individual home in the RF-1 zone. They would prefer not to have to get a variance for what has always been a matter of right at that property, so they asked not be included in any rezoning request. ANC3B also had received emails from residents at 2325 37<sup>th</sup> Street who do not want their building included in a rezoning request. Mr. duPont offered to remove the two town homes at the south end of the alcove from his rezoning plans, and said he would revise his map to do that. Commissioner Blumenthal suggested he remove the condo building at 2325 37<sup>th</sup> Street as well. She also asked if he could just request rezoning the property at 2405 37<sup>th</sup> Street, which would be easier to support. Mr. duPont said his clients could try that but the DC Office of Planning (OP) doesn’t seem to like rezoning for only one lot.

Commissioner Blumenthal asked about the timing and also the status of the current zoning case for the property. Mr. duPont reported that a second BZA hearing was scheduled March 30 on the original application for variances to allow residential flats (Case 20542), but he was not expecting the BZA to approve that application, because the owners could build two single family homes on the property so they don’t accept there’s a hardship. Commissioner Blumenthal asked why it would not be possible to build two homes that are matter of right on the property, but he said it couldn’t work because of the lot requirements and unattractive adjoining commercial uses. Several Commissioners said they would need more time and more information before they could reach a decision. Commissioner Blumenthal asked if Mr. duPont could meet with OP before the next ANC meeting. Mr. duPont said he would like to schedule a meeting with OP before March 30 about the rezoning concept if he had ANC3B support. No commitment was made to a follow-up.

### **Updates and Information**

Commissioner Mladinov reported that the 2020 Visitor Parking Passes (VPP) for residents in RPP zones have been extended through November 25, 2022. The new online system called ParkDC is also available for requesting and printing temporary parking passes for visitors, contractors, and home health aides, but while the District agencies are working on improving some of the features to allow individuals without printers to obtain parking passes more easily for their visitors, both the old VPPs and new ParkDC permits will be accepted for parking in an RPP zone for more than two hours during the time the RPP restrictions are in effect.

Commissioner Mladinov reported that on March 8, the Ward 3 Redistricting Task Force voted on a preliminary set of ANC boundaries to recommend to the DC Council to accommodate 2020 Census population data. The task force proposal would have expanded ANC3B west of Glover Archbold Park, with two new Single Member Districts (SMDs) formed from parts of Foxhall Village, Foxhall Crescent, Colony Hill, Wesley Heights, and Sutton Place. The Stoddert PTO and LSAT had also expressed concern about task force proposal. Chairman Turmail made a motion to take a vote on a letter to the task force expressing concerns about its March 8 map and recommending that the task force keep the areas west of Glover Archbold Park in ANC3D, not in ANC3B. The motion was seconded and the Commissioners voted 5-0 to approve sending the letter.

Commissioner Mladinov also reported that a second map of ANC boundaries in Ward 3 had been developed by the Neighborhood Voice (NV) coalition, an ad hoc group of individuals representing community organizations,

citizens associations and other non-profits around the ward who were asking the task force to consider a map that follows the redistricting process set out in the law, avoids splitting neighborhoods, and proposes boundaries more closely in line with the boundaries of neighborhoods that people identify with. The task force was working to finalize their proposed boundaries to submit to the Council by April 1. The NV coalition was also finalizing their map and if it was not accepted by the task force, [would] present it to the Council redistricting subcommittee at its initial hearing on April 7, before the Council takes a final vote on ANC and SMD boundaries in June. The final date for submitting written comments to the subcommittee was set as May 13.

### **Open Forum**

Holly Pollinger of the Glover Park Village announced that free COVID-19 test kits and masks were available through their website and encouraged DC residents over 60 years old to put in a request at the web address <https://www.gloverparkvillage.org/hometests> and the Village would send the items. She also urged people to make use of their many other services and participate in the programs, such as cooking and “Scandalous DC” which you do not have to be over 60 to join.

Chairman Turmail announced that Tony Donaldson, former representative to ANC3B from the Mayor’s Office of Community Relations, had moved to a new position, and Emir Gur-Ravantab was substituting temporarily while the office worked out a new representative.

### **Administrative Items**

Commissioner Mladinov reported that the minutes for the February meeting were not ready so they would have to be reviewed and approved at the April meeting.

Treasurer Elizabeth Elson read the monthly financial report for February:

#### **February Financial Report**

OPENING BALANCE: \$14,330.58

Incoming \$ 0.00

Total Incoming \$0.00

Outgoing \$ 25.00 Check to ANC Security Fund for 2022

Total Outgoing: \$25.00

CLOSING BALANCE: \$14,305.58

Chairman Turmail announced that the next meeting would be on April 14 at 7 pm by Zoom.

Chairman Turmail made a motion to adjourn the meeting. The motion was seconded and the Commission voted 5-0 to adjourn.

The meeting adjourned at 9:05 pm.