

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



ANC 3B Public Meeting Minutes
July 10, 2025

Call to Order: 7:01 pm

Members Present: Kevin Lavezzo (3B01), Brian Turmail (3B02), Melissa Lane (3B03), Richard Pollock (3B04), Gupi Howie (3B05) and Rob Rodriguez (3B06)

Approval of Agenda: Commissioner Lavezzo asked to add the third quarter FY 2025 report to the agenda. A motion was made and seconded to approve the amended agenda. It passed 6-0.

Police Report. Lieutenant Johnson gave the police report. Overall, 10 crimes were reported in the past month compared to 15 a year ago. One was a violent crime—assault with a deadly weapon gun—that took place in the 2400 block of 37th Street. The victim and assailant knew each other and an arrest was made. The assailant has had previous ADW arrests. Otherwise, there were two thefts from auto, one motor vehicle theft and six thefts. The thefts included incidents at CVS as well as porch pirates and a stolen bicycle.

Old Business:

- **Zoning Request 21308 for Special Exception for 2622 41st Street, NW.** Sam and Matt Medvene, developers of the listed property, gave an overview of the corrected plans for the property. The special exception is to add three units to an existing four-unit building. The footprint will not change. Units will be added to the basement and a partial third floor will be added. Several units on this block are also undergoing or are about finished with similar renovations. The building next door to the property is also owned by the Medvene brothers. Commissioner Lane says she has not received any objections to the 2622 plans. A motion was made to support the special exception. It was seconded and passed 6-0.
- **Zoning Request 21312 for Special Exception for 2200-2212 40th Place, NW.** The special exception is relief for the requirement to add three parking spaces behind the property. Sam and Matt Medvene, developers of the listed property, described their project and their outreach efforts to adjacent and nearby neighbors. Because of the city-wide need for family size housing, the development is designed so most, if not, all units will be three bedrooms. The units will be rentals. They did a mass mailing to adjacent and nearby neighbors and have received several letters of support. They also met with owners in the condo building across the street to discuss their concerns about tree removal and parking. Very little tree work is required for the development but will follow the strict guidelines required by DDOT. The parking issue is an intractable problem because DDOT will not improve the undeveloped alley so there is not any way that a private parking pad can be installed behind the buildings. Because the units will be family size and because there are other transportation options available, the increased demand for

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3B04
CATHEDRAL HEIGHTS
RICHARD POLLOCK

3B05
S. GLOVER PARK
GUPI HOWIE

3B06
CATHEDRAL HEIGHTS
ROBERT RODRIGUEZ

street parking should be manageable. A motion was made to support the special exception. It was seconded and passed 6-0.

- **Resolution on Mayor's RFK Stadium Deal.** Gilles Stucker from the Office of Deputy Mayor for Planning and Economic Development gave an overview of the plans building a new stadium on the RFK site and developing the surrounding area including retail space, parks and recreation areas, and affordable rental housing. Detailed information is available at ourrfk.dc.gov. The Federal government owns the land to be developed but DC will own the stadium. Council hearings are scheduled for July 29 and 30 with a vote by the end of the session or in September. Commissioner Howie introduced a resolution to support redevelopment of the RFK site and to urge the Mayor and Council to ensure that any redevelopment plan includes strong commitments to affordable housing, accessible green space, reliable public transit, small business opportunities, union jobs for D.C. residents, and meaningful access to the Anacostia River. The resolution was seconded and passed 5-1 with Commissioner Lavezzo opposed.

Updates and Information

- Commissioner Rodriguez continues to try to find resolution to the water leaking at 3101 New Mexico Avenue, NW. The issue started in February 2024 and finding someone at DC Water to address and resolve the problem has been difficult.

Open Forum

- Heidi Yacker would like the transcript of the meetings before they are approved by the Commission to do reports to her condo board. Kendall Gibson, Ward 3, MOCRS will provide Ms. Yacker with her notes for those meetings she is unable to attend.


Administrative Matters

- Commissioner Turmail made a motion to approve the June 2025 minutes. It was seconded and passed 6-0.
- Commissioner Lavezzo gave the June financial report. There were no transactions for the month. The beginning and ending balances were \$43,074.62.
- Commissioner Lavezzo presented the third quarter FY 2025 financial report. The beginning balance was \$42,210.97. 3B received an allotment of \$3,985.21 and had expenditures of \$121.56 for communications and \$6,000 expended for grants. The ending balance was \$43,074.62. A motion was made to approve the quarterly report. It was seconded and passed 6-0.

Motion to Adjourn: Passed 6-0. 8:38 pm

Next Meeting: Thursday, September 11, 2025

Brian Turmail, Chair


Melissa Lane, Secretary

These minutes were approved by the Commission by a vote of 4-0 at the duly noticed public meeting on September 4, 2025, at which a quorum was present. (Four of the six Commissioners constitutes a quorum.)