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

September 10, 2026
7:30 p.m.
Virtual Meeting

The meeting convened via Zoom at 7:33 PM with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell, and Quinn in attendance.

Chairman Bender opened the meeting by welcoming constituents and inviting announcements.

Agenda Item 1: Announcements / Open Forum for Members of the Community to Raise Issues of Concern or Importance to the 3E Neighborhood

Commissioner Bender invited announcements from the public about issues of interest or that should be on a future 3E agenda:

- Noah Getz, Tenleytown Main Street, announced that Tenleytown Art All Night will be taking place on Saturday, September 12 from 7:00 p.m. – 11:00 p.m. The event will have 13 venues with music and local artists and activities, including the AU Pep Band and a Jackson-Reed High School band. The venues are indoors so the event will go on rain or shine. Encourage all to attend this exciting event.
- Martha Saccocio, Director of Community Engagement at the DC Public Library invited all residents to learn about the launch of a new collaboration between DCPL and Department of Public Recreation (DPR) on the development of a new design for the library and community center in Chevy Chase. They are in the very early stages of designing the project which is known as the Chevy Chase Civic Core. They are soliciting input on the development of the library program through a series of focus groups. Please email if you are interested in participating in a focus group or have questions or feedback about the project: Martha Saccocio, Director, Community Engagement for DC Public Library. Martha.saccocio@dc.gov. If residents are interested in participating in focus groups, Ms. Saccocio asked that people complete a short screener survey at this link: https://forms.cloud.microsoft/Pages/ResponsePage.aspx?id=8Unkj5SLt0-ZBm-Tnagtc6wF6MPkGVxKn65cS1lxbvhUOTFQR1M5Mks2U0NSMDlLMTc2WjdCQUpSVS4u
- Leigh Catherine Miles from Councilmember Frumin's office announced CM Frumin's next Workday in the Ward event taking place on Thursday, September 24th in Glover Park at Point Chaud Café and Crepes at 2300 Wisconsin Avenue, NW. She encouraged residents to attend if they have an issue or concern or even just to speak with CM Frumin and his team. The legislative term will begin on September 16th and there will be a busy schedule of meetings and committee activities. The full hearing schedule, links to upcoming events, and contact information for CM Frumin's office are at the links below.

    - Workday in the Ward, 9/24: https://mattfruminward3.com/event/workday-in-the-ward-glover-park-september-24/
    - Councilmember Frumin's office can assist with constituent concerns and service needs. Contact us at fruminoffice@dccouncil.gov; (202) 724-8062; https://mattfruminward3.com/
    - Councilmember Frumin's biweekly newsletter, Sept. 3, 2026: https://myemail.constantcontact.com/Ward-3-Newsletter---September-3.html?soid=1139742522800&aid=iA2aQSmmtqQ
    - DC Council hearing calendar: https://lims.dccouncil.gov/hearings/
- Che Demczuk, Ward 3 Representative from the Mayor's Office of Community Relations and Services (MOCRS) office. Chevy Chase Day at Chevy Chase Community Center on September 19th. Cleveland Park Day will be held on the same day. Constituents are always welcome to contact him at MOCRS directly about this or other questions or concerns at: Tel: 202-341-7706; Email: che.demczuk@dc.gov.
- Jason Milison, Director of Community Relations at AU introduced a new member of the AU team, Jackson Bunis, Community and Government Relations Program Manager. He can be reached at jbunis@american.edu or communityrelations@american.edu. Upcoming events at AU include:
    - Princess & the Frog, Fri, Sep 18 - 7:30 PM, *Register to attend*
    - Pups on the Patio @ 3201 New Mexico Ave, Sat, Sep 19 - 11:00 AM, *RSVP to attend*
    - CLC Meet & Greet w/ Interim President David Marchick, Thu, Sep 24 - 6:00 PM, *Register to attend*
    - Community TreeSources, Fri, Oct 2 - 5:30 PM, *Register to attend*
    - District Tree Law Panel, Thu, Nov 5 - 6:00 PM, *Register to attend*
    - Janney 5K & Fun Run, Thu, Nov 14 - 9:00 PM, *Sign up*

Agenda Item 2: Presentation by Second District Police

Over the past 30 days, there was a 12% increase in crime in PSA 202 from this time in 2025. During the past 30 days, there was a total of 29 crimes, including two motor vehicle thefts, two burglaries, 10 thefts from autos, and 15 thefts from establishments. The burglaries are being investigated and there is no information that is available currently. Of the two motor vehicle thefts, one vehicle was recovered.

Constituent Comments / Questions:

- Noah Getz, Tenleytown Main Street, expressed appreciation for the continued, elevated police presence by MPD in the Tenleytown area. Small businesses in the area are appreciative and have felt a positive impact from the increased presence, especially at the beginning of the school year and seeing police out of their cars and circulating.

Commissioner Comments / Questions:

- Commissioner Bender asked if there was any information that can be shared related to the Brady Flowers homicide. Lt. Gatewood responded that the murder is still being investigated and that the homicide detectives do not have any information available that can be shared with the public at this time, including whether they have a suspect. When an arrest is made, they will provide additional information about the case. but when they get this case together and make an arrest, they will provide information.

- Commissioner Bender also asked if there was additional information about the other incident of a shooting that took place in May near Ft. Reno Park. Lt. Gatewood responded that the investigators are still tracking down witnesses, but she does not have any information that could be shared at this time.
- Commissioner Cohen requested that MPD increase efforts to advertise Community Walks well in advance of the event. They are appreciated and valuable within PSA202 and it would be very helpful if they are advertised as early in advance as possible. The walk this past week was noticed late and was a lost opportunity for residents to engage with MPD, CM Frumin, and others. Commissioner Cohen also noted the recent wave of car windows being smashed and one or two stolen vehicles and asked if MPD is observing a growing trend or if it considered more of an isolated set of incidents.
    - In response, Lt. Gatwood indicted that MPD is not considering the crimes a trend at this time, but they are watching it closely. She has submitted a crime plan to her superiors to assign a specific unit to look at these types of crimes across PSA202 and neighboring PSAs to address the increase in property crimes in the general area.
    - Related to the Community Walks, she noted that the community outreach team posts the notices, and she will engage with them to ensure that the walks are advertised a month or two in advance. She committed to sending notices to 3E on the community walk date in advance of sending it to the community outreach team, so the ANC can plan in advance.
- Commissioner Bender offered support and engagement to weigh in on this plan, should Lt. Gatewood consider it useful for engaging with her superiors.

Agenda Item 3: Discussion of and possible vote on resolution regarding renewal of Trader Joe's liquor license

Commissioner Bender explained that Trader Joe's #819 is seeking a renewal of its liquor license. Consistent with ANC 3E practice, the Commission solicits community feedback regarding liquor license renewals. If no concerns are raised, the ANC typically does not object to the renewal.

Constituent Comments / Questions:

- None.

Commissioner Comments / Questions:

- None.

With no comments or questions from the public, Chairperson Bender moved to table the issue. Hall seconded and all voted in favor, 7-0-0.

Agenda Item 4: Presentation by Janney Elementary School PTSO representative regarding Janney 5K

A.J. Perlman, representing the Janney Elementary School PTSO, announced that the Janney 5K will be held on Saturday, November 14, at 9:00 a.m., followed by the Fun Run. She stated that the race will follow its traditional route and that the organizers expect continued community support. The PTSO plans to submit a grant application to help fund event expenses, including medical services and signage. Ms. Perlman emphasized the goal of maintaining the event as a community-focused gathering and wanted residents to be aware of the upcoming race.

Constituent Comments / Questions:

- No questions or comments.

Commissioner Comments / Questions:

- Commissioner Bender asked if the Janney PTSO would need a letter of support from the ANC, and if so, the ANC would authorize Commissioner Cohen to provide a letter in support if needed.
- Commissioner Bender moved to authorize Commissioner Cohen to write a letter of support for the Janney 5K if they need one. Cohen seconded the motion. The motion passed by a vote of 7-0-0.

Agenda Item 5: Application by owner of 3812 Garrison Street, NW, for a special exception from rear yard requirements to build a one-story addition to an existing detached house

Commissioner Bender noted that in the interest of time, the agenda would proceed by grouping together the BZA special exception applications for Garrison and Alton Place together and asked that each applicant provide a two-minute summary.

The applicant, trustee of the Heritage Trust, presented a request for a special exception from rear yard requirements to construct a screened porch at 3812 Garrison Street, NW. The proposed addition would extend to approximately 28 feet from the rear property line. Package included letters of support on all sides of the house.

Constituent Comments / Questions:

- None.

Commissioner Comments / Questions:

- Commissioner Quinn noted that he drafted a resolution in support of the project. Upon further discussion, he noted the project would result in minimal changes to pervious surface area and would not require tree removal. Therefore, he proposed removing the resolution's next-to-last sentence concerning a rain barrel.

Commissioner Quinn moved to pass the resolution as amended. Commissioner Bender seconded the motion. The motion passed by a vote of 7-0-0.

Agenda Item 6: Application by owners of 3900 Alton Place, NW, for a special exception from rear yard and occupancy requirements to build second and third story rear additions to an existing two-story house

Property owner Michael Donovan presented plans for a rear addition to the existing residence at 3900 Alton Place, NW. He stated that the owners wish to remain in the neighborhood and expand the home. The applicant's architect explained that the house is an Art Deco-style structure and that a prior renovation, completed before the current owners purchased the property, resulted in existing nonconformities. The proposed project would increase lot occupancy from approximately 41 percent to 45 percent and would align with existing architectural features. The applicant engaged extensively with neighbors and have their support documented in several letter in support of the project.
Commissioner Mitchell summarized the proposed ANC resolution in support of the project, noting that it addressed both requested special exceptions.

Constituent Comments / Questions:

- None.

Commissioner Comments / Questions:

- Commissioner Quinn asked a clarifying question regarding the lot and thanked the applicant for including environmental mitigation measures in the proposal.

Commissioner Mitchell moved approval of the resolution. Commissioner Hall seconded the motion. The motion passed by a vote of 7-0-0.

Agenda Item 7: Presentation and discussion of public space application by BMC Investments, prospective owner of 4620 Wisconsin Avenue, NW, for streetscape improvements by prospective owners.

Chairperson Bender introduced noted the prospective owners of the building at 4620 Wisconsin Avenue, Kelly Pretzer and Greg Iturreria of BMC Investments, explaining that redevelopment of the property had been delayed due to financing issues and foreclosure proceedings from the previous owners. Ms. Pretzer and Mr. Iturreria provided an update on the project.

They stated that they had not yet completed acquisition of the property but intended to do so shortly. They reported undertaking cleanup and maintenance efforts at the site, including repairs to curb ramps, fence improvements, grass mowing, and addressing other conditions affecting the property even before they took formal ownership, as they understand the considerable frustration from the community about the long-standing disrepair of the property. They indicated their intention to complete construction substantially in accordance with the previously approved plans and estimated a construction timeline of approximately one year following completion of the acquisition. Because the public space permit had expired, they requested ANC support for its renewal, and they intend to plant trees and install benches on the public area. Ms. Pretzer welcomed questions and feedback from residents at: Kelly.pretzer@bmcinv.com and cell phone 559-474-0951.

Constituent Comments / Questions:

- Noah Getz, Tenleytown Main Street, thanked BMC Investments for the recent cleanup efforts and expressed support for continued collaboration with the community.
- Leigh Catherine Miles, from CM Frumin's Office, stated that they were very happy to hear that the project is moving forward and invited the applicants to be in touch if they needed anything. In addition, she asked about the status of work associated with Chesapeake House.
    - The applicants stated that they had recently met with the National Park Service regarding permitting and intended to complete that work on a similar timeline and are committed to doing so.

Commissioner Comments / Questions:

- Commissioner Bender thanked the applicants for stepping up to clean up the property, even before taking ownership.
- Commissioner Quinn encouraged the applicants to develop a plan for snow and ice removal during winter weather events.
    - The applicants stated that they would monitor and address such conditions promptly.

Chairperson Bender moved approval of the public space resolution. Commissioner Quinn seconded the motion. The motion passed by a vote of 7-0-0.

Agenda Item 8: Discussion of renewed resolution seeking a four-way stop sign at the intersection of 46th and Fessenden Streets, NW

Commissioners discussed a resolution seeking installation of a four-way stop sign at the intersection of 46th and Fessenden Streets, NW. Commissioner Hall noted that the ANC had supported a similar request approximately ten years ago and described the intersection as hazardous due to traffic volumes, pedestrian activity, and recurring incidents.

Constituent Comments / Questions:

- None.

Commissioner Comments / Questions:

- None.

Commissioner Hall moved approval of the resolution. Chairperson Bender seconded the motion. The motion passed by a vote of 7-0-0.

Agenda Item 9: Discussion of proposed revisions to the Friendship Heights (Maryland) Sector Plan

Commissioner Quinn introduced a resolution regarding proposed revisions to the Friendship Heights (Maryland) Sector Plan. He noted that ANC 3E had previously adopted a resolution concerning Phase I redevelopment of the former GEICO site in July 2026 and explained that subsequent phases would be governed by the revised sector plan. The proposed resolution focused on elements of the plan most relevant to ANC 3E and District residents.

Constituent Comments / Questions:

- There were no constituent questions or comments.

Commissioner Comments / Questions:

- Commissioner Hall stated that the adjacent Friendship Heights area presents significant opportunities for redevelopment and investment and expressed hope that Montgomery County would pursue a thoughtful vision for the area.

Commissioner Quinn moved to approve the resolution. Chairperson Bender seconded the motion. The motion passed by a vote of 7-0-0.

ANC Business

- Approval of July 2026 meeting minutes
    - Commissioner Bender moved to pass the July minutes as amended. Quinn seconded and the motion was approved by 7-0-0.
- Approval of expenditures:
    - Check to Sarah Nugent for administrative services; Invoice #105: $568.75 covering July 21-Sept 9

    - Check to Sarah Nugent for re-imbursement for expenses related to services to Mighty Little Web Shop for website services in the amount of $525.00
    - Commissioner Quinn moved to approve, Commissioner Bender seconded, and the motion was approved by 7-0-0.
- Commissioner Quinn advised that the ANC consider and adopt its budget in the October meeting.

The meeting was adjourned by acclimation at 8:31 p.m.

/s/:
Prepared by: Sarah Nugent
Approved on: October 8, 2026
Attested by: /s/ Tom Quinn