



**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3/4G**

Chevy Chase, Barnaby Woods, Hawthorne  
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**COMMISSIONERS**

3/4G-01 - Lisa R. Gore, Chair      3/4G-02 - Bruce Sherman  
3/4G-03 - James Nash, Secretary      3/4G-04 - Michael Zeldin      3/4G-05 - Peter Lynch  
3/4G-06 - Peter Gosselin, Vice Chair      3/4G-07 - Zachary Ferguson, Treasurer

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**ANC 3/4G Resolution**  
**Seeking Removal of a**  
**1909 Deed Restriction on the**  
**Community Center-Library Site**  
**May 8, 2023**

**BACKGROUND & RATIONALE:**

- 1) On April 27, 2023, ANC 3/4G received the following recommendation concerning the deed restriction on a portion of the Community Center-Library site from its Zoning, Design and Development Standing Committee:

"The Zoning, Design and Development (ZDD) Standing Committee recommends that ANC 3/4G declare that it is in the interest of the community and the city that a 1909, "no-apartment" deed covenant on a portion of the Chevy Chase Community-Library site be removed and ask the District government to take whatever steps would be most effective to challenge and eliminate the restriction.

Specifically, as outlined in a memorandum written by Jim Feldman, Greg Schmidt, and Eric Rome dated April 21, 2023, the ZDD recommends that the ANC ask the city to either (a) attempt to agree with the other party on the deed at issue, the Chevy Chase Land Company, on a release from any obligations under the no-apartment covenant, and appropriately file and defend that release; or (b) enact appropriate legislation that would, in light of the District's current housing crisis, declare no-apartment covenants, either in specific areas or more widely, to be against public policy and therefore invalid.

If there are other, equally, or more effective or efficient ways to challenge the no-apartment covenant, the city should take those actions.”

- 2) Also on April 27, 2023, the Commission received a memorandum concerning the deed restriction from its Racial and Social Equity (RASE) Standing Committee that included the following recommendation:

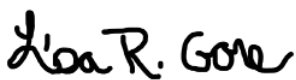
“RASE believes that Chevy Chase has a rare opportunity to become a more inclusive community by incorporating affordable housing units into the civic core site. In order to facilitate achieving that goal, RASE would like for the Commission to take two actions.

1. Join RASE in recognizing that this deed restriction Is an unfortunate artifact of our history of exclusion that has no place in the present moment when we as a community aspire to be more inclusive.
2. Explore all options that could remove this restriction to allow affordable housing without limiting building to the front portion of the civic core. We believe that removing the deed restriction would demonstrate the Chevy Chase community’s commitment to become more inclusive and remove impediments to creating affordable housing on the civic core site that could provide opportunities for minority homeownership, development participation, and rental opportunities.”

**RESOLVED:**

- 1) ANC 3/4G combines and adopts the recommendations of the ZDD and RASE committees seeking removal of the 1909 deed restriction on a portion of the Community Center-Library site.
- 2) The Commission will immediately notify the Mayor and members of the D.C. Council of this resolution and seek the District’s help in removing the restriction.

**APPROVED** at a regular public meeting, notice of which was properly given and at which a quorum of four (4) of seven (7) members was present on May 8, 2023 by a vote of **4** yes (Gore, Gosselin, Ferguson, Nash), **1** no (Sherman), **1** abstention (Lynch). Commissioner Zeldin was absent at the time of this vote.



Lisa R Gore, Chair



James L. Nash, Secretary