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3G02- Bruce Sherman, Treasurer
3G03- Carol Grunewald, Secretary
3G04- Laura Phinizy, Chair
3G05- Karrenthya Simmons
3G06- Peter Gosselin
3G07- Elizabeth Nagy, Vice-Chair



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Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G
Chevy Chase, Barnaby Woods, Hawthorne

Resolution:
In Support of Maret School’s Application for Relief
in Board of Zoning Adjustment Case 20643B

WHEREAS, Advisory Neighborhood Commission 3/4G (ANC) supports educational, recreational, and youth sports activities in its area while also upholding neighbors’ rights under DC R1-B residential zoning regulations;

WHEREAS, beginning in 2021 the ANC took an active interest in Maret School’s (Maret) development of sports facilities at the Episcopal Center for Children at Nebraska and Utah Avenues (SMD 02), and negotiated with Maret a [memorandum of understanding](#) (MOU) governing construction and operations;

WHEREAS, the ANC [supported](#) Maret’s 2022 special exception application to the Board of Zoning Adjustment (BZA), predicated on the MOU, and the BZA [approved](#) the application on April 5, 2023, incorporating elements of—but not the entirety of—the MOU;

WHEREAS, upon completion of construction, the DC Department of Buildings (DOB) determined the facilities were not built in accordance with approved plans, particularly regarding retaining walls, and withheld a certificate of occupancy (C of O);

WHEREAS, DOB provided Maret the option to remediate the deficiencies or seek BZA approval for the facilities as built, and Maret filed such an [application](#) in September 2025, after which DOB granted a provisional C of O and Maret inaugurated the facilities as “Barrett Fields” on October 3, 2025;

WHEREAS, Maret and Friends of the Field (FoF), a party to the BZA case, negotiated and executed a Community Service Agreement (CSA) addressing longstanding neighbor concerns while advancing broader community interests;

WHEREAS, the CSA incorporates selected provisions of the ANC-Maret MOU and the BZA order, is legally enforceable between the private parties, and provides dispute-resolution mechanisms;

WHEREAS, Maret and FoF have informed the ANC of its limited role under the CSA – namely, to receive periodic operational report – and have asked that the ANC support Maret’s BZA application and seek vacatur of the ANC-Maret MOU, which cannot be amended absent BZA action;

WHEREAS, as a party to the BZA case, the ANC is entitled to express its position regarding the CSA and the status of the MOU;

THEREFORE, BE IT RESOLVED:

1. ANC 3/4G endorses the Community Service Agreement between Maret School and Friends of the Field as an effective balance between advancing educational, recreational, and youth sports activities in Chevy Chase and protecting adjacent neighbors and the broader community.
2. ANC 3/4G accepts its role under the CSA to receive periodic reports from Maret regarding field operations.
3. ANC 3/4G recommends that the Board of Zoning Adjustment approve Maret’s application to authorize the facilities as built.
4. ANC 3/4G requests that the BZA vacate the existing ANC 3/4G–Maret School Memorandum of Understanding in deference to the CSA.

BE IT FURTHER RESOLVED:

ANC 3/4G designates the Chair of ANC 3/4G (currently Commissioner Phinizy) and Commissioner Bruce Sherman to represent the Commission in all matters related to this resolution.

Adopted at ANC 3/4G’s duly noticed public meeting on February 23, 2026, with a quorum present, by a vote of 7 Yes, 0 No, 0 Abstain.



Laura G. Phinizy, Chair