

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :
   
:
   
Poplar Point RBBR, LLC d/b/a :
   
Columbian Quarter Holdings - : Case No.
   
Zoning Map Amendment @ : 18-19
   
Squares 5860 & 5861 [Howard :
   
Road, S.E.] :
   
-----:

Wednesday,
   
July 31, 2019

Hearing Room 220 South
   
441 4th Street, N.W.
   
Washington, D.C.

The Public Hearing of Case No. 18-19 by the
   
District of Columbia Zoning Commission convened at 6:30 p.m.
   
in the Jerrily R. Kress Memorial Hearing Room at 441 4th
   
Street, N.W., Washington, D.C., 20001, Anthony J. Hood,
   
Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)
- PETER G. MAY, Commissioner (NPS)
- PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director, Development  
Review & Historic Preservation

MATT JESICK

JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALEXANDRA CAIN, ESQ.

PAUL GOLDSTEIN, ESQ.

MAXIMILIAN TONDRO, ESQ.

The transcript constitutes the minutes from the  
Public Hearing held on July 31, 2019.

6:30 p.m.

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CHAIRMAN HOOD: I'm going to go ahead and get started. This meeting will please come to order. Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission for the District of Columbia. My name is Anthony Hood.

Joining me are Vice Chair Miller, Commissioner Turnbull, Commissioner Shapiro, Commissioner May. Office of Zoning Staff Ms. Sharon Schellin. Office of Attorney General Mr. Goldstein and Ms. Cain and Mr. Tondro. Office of Planning Ms. Steingasser, Mr. Lawson, and Mr. Jesick.

We are reconvened in Case No. 18-19. The Commission started off as resetting this down and I think I will incorporate the opening statement from the previous hearing into this one of Zoning Commission Case No. 18-19 so I won't have to read all of that. I think it's pretty straightforward.

The Applicant has up to 60 minutes but I don't think we need to do that. Organizations have five minutes, individuals have three minutes. All persons wishing to testify before the Commission at this evening's hearing I would ask to register at the witness kiosk. Again, Please turn off all electronic devices at this time so as not to disrupt these proceedings.

Would all individuals wishing to testify, although

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1 you may have done this more than once but we'll do it again,  
2 please stand so you can take the oath.

3 Ms. Schellin, would you please administer the  
4 oath.

5 MS. SCHELLIN: Please raise your right hand. Do  
6 you solemnly swear or affirm the testimony you will give this  
7 evening will be the truth, the whole truth, and nothing but  
8 the truth?

9 WITNESSES: I do.

10 MS. SCHELLIN: Thank you.

11 CHAIRMAN HOOD: At this time the Commission will  
12 consider any preliminary matters.

13 Does the staff have any preliminary matters?

14 MS. SCHELLIN: Yes. We have one -- well, they are  
15 proffering an expert witness in architecture but this is a  
16 map amendment so it's up to the Commission to decide whether  
17 you want to accept that or not, William Hellmuth. He's  
18 previously been accepted.

19 COMMISSIONER SHAPIRO: I thought he was being  
20 proffered as an expert in planning.

21 MS. SCHELLIN: Okay. All right. So in planning.  
22 I think he's previously been accepted in architecture,  
23 though. The Commission needs to decide on accepting him in  
24 planning.

25 CHAIRMAN HOOD: So I don't know, colleagues.

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1 Okay, so nothing against Mr. Hellmuth but I don't know if  
2 we've ever -- have we ever made anyone an expert in planning?  
3 We have?

4 MS. SCHELLIN: Yes.

5 CHAIRMAN HOOD: Okay. I just don't remember. All  
6 right. We have a request before us. Any objections? Not  
7 hearing any, we will accept him as an expert in planning.  
8 For some reason I don't recall. Anyway, it doesn't mean it  
9 never happened.

10 Ms. Schellin, anything else?

11 MS. SCHELLIN: That is it.

12 CHAIRMAN HOOD: So let me ask, do we have anyone  
13 here who is in opposition of this case?

14 Okay, Ms. Hottel-Cox, you want to go ahead and  
15 start?

16 MS. HOTTEL-COX: Thank you, Chairman Hood. We are  
17 happy to do a full presentation if the Commission would like  
18 one, but we do believe that the record is very complete in  
19 this case so we would also be happy to rest on the record and  
20 answer any questions.

21 CHAIRMAN HOOD: I think from what I see in the  
22 record and the many times you've been here, I think you all  
23 can rest on the record. We are very familiar with this case.

24 What I would do is ask, colleagues, do we have any  
25 questions? Okay, no questions. Again, I don't see anyone

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1 from ANC-8A. I'm going off the top of my head because I  
2 don't have my computer on. 8A and 8C. Do we have anyone  
3 here from either one of those ANCs? Not seeing anyone but  
4 we do have something we'll mention later.

5 Let's go to the Office of Planning's report. Mr.  
6 Jesick.

7 MR. JESICK: Thank you, Mr. Chairman, and members  
8 of the Commission. The Office of Planning supports the  
9 remapping request and we can rest on the record and take any  
10 questions. Thank you.

11 CHAIRMAN HOOD: Thank you, Mr. Jesick. Any  
12 questions of the Office of Planning? Okay.

13 Other government reports. We don't have anything.  
14 We do have a number of letters in support as we noted  
15 previously, in support of this case as well.

16 Let's go to the report of the ANC. Again, this  
17 letter is dated June 6, 2019. Basically -- anyway, the ANC  
18 had a June meeting with a quorum present. The Commission  
19 voted 7-0-0 in support of the above case and associate  
20 benefits. We've been down that line so I won't go back  
21 through any of that.

22 This is actually signed by Chairman Austin and  
23 Chairman Prestwood. Also the single member district person  
24 so we have a number of signatures from ANC Commissions 8A and  
25 one from the chairperson of 8C, and the other two members

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1 Chairman Prestwood from 8A, and Commissioner Jones from 8A-  
2 06.

3 Let me back up. Does the Applicant have any  
4 questions of the Office of Planning?

5 MS. SCHELLIN: No.

6 CHAIRMAN HOOD: All right. Do we have any  
7 organizations and persons who are here in support? Any  
8 organizations and persons who are here in opposition?

9 Ms. Hottel-Cox, I don't think you have anything  
10 to rebut. Do you have a closing?

11 MS. HOTTEL-COX: No, thank you.

12 CHAIRMAN HOOD: I'm wondering why we're here. All  
13 right. Again, we appreciate you all coming down four times.

14 With that, Commissioners, I think this is right  
15 for our review on it. Any questions or comments? If not,  
16 I'll accept a motion.

17 VICE CHAIR MILLER: Mr. Chairman, I think this is  
18 a good zoning consistency case. The third time is a charm,  
19 I think, for this one. I would move that Zoning Commission  
20 approve Case No. 18-19 Poplar Point RBBR, LLC Zoning Map  
21 Amendment @ Squares 5860 and 5861 and ask for a second.

22 COMMISSIONER SHAPIRO: Second.

23 CHAIRMAN HOOD: It's been moved and properly  
24 seconded. Any further discussion? All in favor?

25 (Chorus of ayes.)

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1 CHAIRMAN HOOD: Any opposition? Not hearing any,  
2 Ms. Schellin, would you please record the vote.

3 MS. SCHELLIN: Staff records the vote 5-0-0 to  
4 approve proposed action in Zoning Commission Case No. 18-19.  
5 Commissioner Miller moving, Commissioner Shapiro seconding,  
6 Commissioners Hood, May, and Turnbull in support. We could  
7 receive a draft order in a week. Summary order I take it?

8 CHAIRMAN HOOD: Yeah, we can do a summary. Ms.  
9 Schellin, do we have anything else before us?

10 MS. SCHELLIN: No, sir.

11 CHAIRMAN HOOD: All right. I want to thank  
12 everyone for their participation tonight and this hearing is  
13 adjourned.

14 (Whereupon, the above-entitled matter went off the  
15 record at 6:37 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 07-31-19

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



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Court Reporter

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