

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

MEETING SESSION

THURSDAY, FEBRUARY 29, 2024

The Public Meeting of the District of Columbia Zoning Commission convened via videoconference pursuant to notice at 4:02 p.m. EDT, Anthony Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
JOSEPH S. IMAMURA, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire
DENNIS LIU, Esquire

This transcript serves as the minutes from the Public Meeting held on February 29, 2024.

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P R O C E E D I N G S

(4:02 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by videoconferencing.

My name is Anthony Hood. Joining me this evening are Vice Chair Miller, Commissioner Stidham, and Commissioner Imamura. We are also joined by the Office of Zoning Staff, Ms. Sharon Schellin, and the Office of Zoning Legal Division, Mr. Liu and Mr. Lovick.

I'll ask all others to introduce themselves at the appropriate time if needed.

Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and it is also webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the meeting unless the Commission suggests otherwise.

For hearing action items the only documents before us this evening are the Application, the ANC Setdown Report, and the Office of Planning Report. All other documents in the record will be reviewed at the time of the hearing if we set it down.

1 Again, we do not take any public testimony or
2 other meetings unless the Commission requests someone to
3 speak. If you experience difficulty accessing Webex and
4 with your phone call in then please call our OZ hotline
5 number at 202-727-0789 for Webex login or call in
6 instructions.

7 Again, let's say good afternoon to the public.
8 And with that we will see -- Ms. Schellin, do we have any
9 preliminary matters?

10 MS. SCHELLIN: No, sir.

11 CHAIRMAN HOOD: Let's move right along with our
12 agenda as recorded. First, under Modification of
13 Consequence, Determination and Scheduling, Zoning Commission
14 Case Number 13-08D, New Congress Heights Apartments, LLC,
15 Modification of Consequence of Residential Portion of PUD at
16 Square 5914. Ms. Schellin.

17 Case No. 13-08D

18 MS. SCHELLIN: Yes, sir. The Applicant is
19 requesting a Modification of Consequence to the residential
20 portion of the approved PUD. They're asking to make some
21 architectural elements changes, to reduce the number of
22 parking spaces from 86 to 58, to reduce the number of
23 residential units from 205 to -- through 215 down to 179.

24 The OP has provided a report at Exhibit 6 stating
25 that this change would constitute a Modification of

1 Consequence. ANC 8C has provided a report at Exhibit 7 in
2 support of these changes. The other party to this case,
3 Congress Heights Southeast Tenants Association provided a
4 report at Exhibit 2E supporting the modification.

5 All of the parties have responded, so therefore if
6 the Commission does indeed find this as a Modification of
7 Consequence it can proceed with deliberations. Thank you.

8 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.

9 We have reviewed the case in front of us.
10 Commissioners, any objections to this being a Modification
11 of Consequence as being presented?

12 Okay. So we will consider this as a Modification
13 of Consequence.

14 We have now received all the information from the
15 parties and all those involved, and we have support letters.
16 Again this is -- we have the architectural element changes,
17 we have the reduction in number of parking spaces from 86 to
18 58, and we have the reduction in number of residential units
19 from 205 -- 205 through 215 down to 179, and the changes
20 have been presented.

21 This is Zoning Commission Case Number 13-08D. We
22 started off with 13-08A, 08. So with that let me see what
23 my colleagues have to say.

24 Commissioner Imamura?

25 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I

1 don't have a lot to say. I'll begin with the architectural
2 element changes.

3 I took a look at the revised sets of drawings and
4 record. In fact I think the changes and modifications that
5 have been made are an improvement in the materiality, as
6 well as these aesthetics and the façade, and just
7 comprehensively I think it's a much improved design
8 solution.

9 I would also add that the proposed revision would
10 reserve all units for residents at MFI levels that range
11 from 30 percent to 80 percent MFI, and that ten of the units
12 will be reserved as permanent supportive housing units,
13 which I think is pretty significant and worth noting.

14 Additionally, I want to acknowledge, compliment
15 the Applicant for providing the racial equity analysis,
16 which isn't typically provided for a Modification of
17 Consequence, so I appreciate the Applicant going the extra
18 mile to provide that for us.

19 This is consistent with the Congress Heights Small
20 Area Plan. It certainly advances a ratio -- racial equity
21 goals. I'm prepared to vote in support and don't have
22 anything further to share. But I think all in all this is
23 pretty straightforward, Mr. Chairman.

24 CHAIRMAN HOOD: Thank you, Commissioner Imamura
25 for wrapping that up.

1 Commissioner Stidham, do you have any comments?

2 COMMISSIONER STIDHAM: No, sir, just that I don't
3 see a significant alteration in what was -- from what
4 they're proposing now from what they originally proposed and
5 would support the Modification as well.

6 CHAIRMAN HOOD: Okay, thank you.

7 And Vice Chair Miller.

8 VICE CHAIR MILLER: Thank you, Mr. Chairman. And
9 I agree with you and each of my colleagues that -- and I
10 agree with Office of Planning, ANC 8C and the Congress
11 Heights Southeast Tenants Association that all of the
12 modifications are significant improvements, including as
13 Commissioner Imamura and Stidham have noted that it's all
14 affordable, at deeper levels of affordability than our
15 inclusionary zoning requires, certainly a greater set aside,
16 and because it's all affordable, it's all 175 units
17 including the permanent supportive housing units that have
18 been noted, and the 30 percent MFI units that were noted,
19 and the greater number of two bedrooms and the inclusion of
20 three bedroom family sized units. So -- and with the right
21 of return for the existing tenants at their current rents.

22 So with all of that I am very supportive of this
23 Modification.

24 CHAIRMAN HOOD: Thank you, Vice Chair Miller. I
25 would agree with everyone I've heard from my colleagues and

1 just mention I was happy to see that we started off at 13 --
2 13-08 with no three bedrooms as mentioned by the Vice Chair
3 and now we have 16. That shows that this Applicant
4 definitely listened to the community because I hear that a
5 lot too, about the three bedrooms.

6 So with that, somebody like to -- if no other
7 comments, Commissioner Imamura, can I depend on you to make
8 a motion for us.

9 COMMISSIONER IMAMURA: I'd be glad to, Mr.
10 Chairman. I move that the Zoning Commission approve Case
11 Number 13-08D, New Congress Heights Partners, LLC,
12 Modification of Consequence of Residential Portion of PUD at
13 Square 5914 and ask for a second.

14 COMMISSIONER STIDHAM: Second.

15 CHAIRMAN HOOD: Thank you. That's moved and
16 proper second. Commissioner Stidham, seconded.

17 Any further discussion? Not hearing, Ms.
18 Schellin, would you do a roll call vote please.

19 (Roll Call Vote.)

20 MS. SCHELLIN: Imamura.

21 COMMISSIONER IMAMURA: Yes.

22 MS. SCHELLIN: Commissioner Stidham.

23 COMMISSIONER STIDHAM: Yes.

24 MS. SCHELLIN: Commissioner Hood.

25 CHAIRMAN HOOD: Yes.

1 MS. SCHELLIN: Commission Miller.

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: The vote is four to zero to one to
4 approve final action of Zoning Commission Case Number 13-
5 08D. The minus one being the third mayoral appointee seat,
6 which is vacant. Thank you.

7 CHAIRMAN HOOD: Okay, let's move right on. Let's
8 go to Zoning Commission Case Number 01-01C, BP/CRF 901 New
9 York Avenue, LLC, Modification, requesting a Modification of
10 Consequences, Square 372.

11 Ms. Schellin.

12 Case No. 01-01C

13 MS. SCHELLIN: Okay, on this one the Applicant is
14 asking for a Modification of Consequence also and the Office
15 of Planning provided a report also agreeing this was indeed
16 a Modification of Consequence at Exhibit 7, ANC 2C submitted
17 a report at Exhibit 6 in support. And so that was the only
18 party, the ANC, so if the Commission finds this is a
19 Modification of Consequence it can proceed with final
20 action. Thank you.

21 CHAIRMAN HOOD: Thank you, Ms. Schellin.

22 Commissioners, we have a request again as
23 Modification of Consequence. Any objections?

24 Okay, no objections. We will consider this a
25 Modification of Consequence. Again, this -- in this case,

1 Zoning Commission Case Number 01-01C, revising building
2 entrances along New York Avenue -- I mean New York Avenue
3 and K Street, including refinements to the building signage,
4 redesign a small portion of the ground floor façade adjacent
5 to the New York Avenue entrance, and incorporate two sky
6 garden terraces on the tenth floor facing New York Avenue
7 and one on the Eleventh Street floor facing K Street.

8 And with that let's see if we have any questions
9 or comments. Commissioner, Stidham, any -- like to start us
10 off.

11 COMMISSIONER STIDHAM: No, sir, I believe they
12 have met the requirements and am supportive of the
13 Modification of Consequences.

14 CHAIRMAN HOOD: Okay, thank you. Vice Chair
15 Miller, do you have any comments?

16 VICE CHAIR MILLER: No, I think you've covered
17 everything and am prepared to support it.

18 CHAIRMAN HOOD: And Commissioner Imamura, any
19 comments?

20 COMMISSIONER IMAMURA: Mr. Chairman, I reviewed
21 the modified design solution and I think again this is a
22 great example of some additional refinements to a much
23 better design solution for the entryway. I am prepared to
24 vote in support.

25 CHAIRMAN HOOD: Sounds good. Commissioner

1 Stidham, can I impose upon you to make a motion.

2 COMMISSIONER STIDHAM: Absolutely. So for Zoning
3 Case Number 01-01C, BF/CRF 901 New York Avenue, LLC,
4 Modification of Consequence at Square 372, make a motion to
5 approve.

6 CHAIRMAN HOOD: I'll second that motion. It's
7 been moved and properly seconded. Any further discussion?
8 Not hearing, Ms. Schellin would you do a roll call vote
9 please.

10 (Roll call vote.)

11 MS. SCHELLIN: Yes. Commissioner Stidham.

12 COMMISSIONER STIDHAM: Yes.

13 MS. SCHELLIN: Commissioner Hood.

14 CHAIRMAN HOOD: Yes.

15 MS. SCHELLIN: Commissioner Miller.

16 COMMISSIONER MILLER: Yes.

17 MS. SCHELLIN: Commissioner Imamura.

18 COMMISSIONER IMAMURA: Yes.

19 MS. SCHELLIN: So the vote is four to zero to one
20 to approve final action Zoning Commission Case Number 01-
21 01C. The minus one being the third mayoral appointee seat,
22 which is vacant. Thank you.

23 CHAIRMAN HOOD: Okay. I usually have them in
24 order and I just realized I went out of my order. Okay, so
25 I apologize.

1 All right, let's go to time extensions, Zoning
2 Commission Case Number 15-21E, DCHA 2 year PUD Time
3 Extension, Squares 5113, 5114, and 5116.

4 Ms. Schellin.

5 Case No. 15-21E

6 MS. SCHELLIN: Yes, sir. On this case the
7 Applicant is requesting its second two year PUD Time
8 Extension until January 20, 2026.

9 And so the first thing is -- and you could do this
10 all in one vote if you choose to do so, but I do want to
11 point out that they have requested a Waiver from some Title
12 Z, Section 705.5, which only allows no more than two time
13 extensions, and the second one limits it to no more than one
14 year.

15 This is -- it says they're fourth -- I'm sorry,
16 their fourth time extension. So anyway, regardless they're
17 asking for a Waiver, and they need this Time Extension
18 because of difficulties with inflation increased
19 construction costs and high interest rates. OP filed a
20 report at Exhibit 6 recommending approval and ANC 7D as of
21 this afternoon had not filed a report. However, the 30-day
22 time period for all parties to respond has elapsed and the
23 Commission can proceed with final action today. Thank you.

24 CHAIRMAN HOOD: Thank you, Ms. Schellin.

25 As noted the Waiver request for the fourth time of

1 an Extension, asking for an Extension I think is well
2 warranted and the justification from -- as far as the way I
3 read it, even though they mentioned more, high interest
4 rates alone I believe, they didn't even come under no
5 construction costs and inflation, so the high interest rates
6 alone would do it from my perspective.

7 But let me hear from others, and I would -- I
8 would be voting in support of this Time Extension as
9 requested, both the Waiver as well as the Extension, and let
10 me hear from Vice Chair Miller.

11 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yes,
12 I agree with you that in support of the request for a two
13 year extension to extend the validity of the first stage PUD
14 to January 20, 2027, a two year extension of the filing
15 deadline.

16 For the second stage PUD Application for Phase to
17 January 20, 2026 and the Waivers from our rules, the labor
18 limitations on the number and duration of extensions to
19 allow a fourth extension, because of the good cause
20 demonstrated and difficulty in proceeding with construction
21 and financing due to the high interest rates and the
22 competitiveness for District subsidies and -- it has delayed
23 the progress here, but hopefully it will move forward.
24 Phase 1 had moved forward, but hopefully the subsequent
25 phases can move forward as soon as possible.

1 So I'm supportive. Thank you, Mr. Chairman.

2 CHAIRMAN HOOD: Thank you. And Commissioner
3 Imamura, any comments?

4 COMMISSIONER IMAMURA: I think the comments of
5 Vice Chair Miller as well as yours, Mr. Chairman, I think
6 obviously the high interest rates and the high inflation are
7 certainly notable. So this is an important project for the
8 city, and I think I'm prepared to vote in support and think
9 it's important that the rest of the Commission do as well.

10 CHAIRMAN HOOD: Thank you. And I almost said Vice
11 Chair Stidham. Commissioner Stidham.

12 COMMISSIONER STIDHAM: Thank you, Chair. I am in
13 agreement with all the other comments that have already been
14 made and am prepared to support this.

15 CHAIRMAN HOOD: Okay. Vice Chair Miller, would
16 you like to make a motion?

17 VICE CHAIR MILLER: Sure. Thank you, Mr.
18 Chairman. I would move that the Zoning Commission approve
19 the Time Extension Request and Waivers for Kenilworth Courts
20 PUD at Squares 5113, 5114 and 5116 and ask for a second.

21 COMMISSIONER IMAMURA: Second.

22 CHAIRMAN HOOD: Okay, it's been moved and properly
23 seconded. Any further discussion?

24 Not hearing any, Ms. Schellin, would you do a roll
25 call vote, please.

1 (Roll call vote.)

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: Commissioner Imamura.

4 COMMISSIONER IMAMURA: Yes.

5 MS. SCHELLIN: Commissioner Hood.

6 CHAIRMAN HOOD: Yes.

7 MS. SCHELLIN: Commissioner Stidham.

8 COMMISSIONER STIDHAM: Yes.

9 MS. SCHELLIN: The vote is four to zero to one to
10 approve final actions on the Commission Case Number 15-21E.
11 The minus one being the third mayoral appointee seat which
12 is vacant. Thank you.

13 CHAIRMAN HOOD: Good, thank you. Let's go to
14 Hearing Action, I think that's where we are, yeah, Hearing
15 Action, Zoning Commission Case Number 23-23. This is the
16 Morningstar Community Development Map Amendment to Square
17 1088.

18 Case No. 23-23

19 CHAIRMAN HOOD: According to Ms. Myers, Ms. Myers
20 good to see you again. I think I just saw you recently. So
21 anyway, Ms. Myers.

22 MS. MYERS: Thank you. Always a pleasure to see
23 you Commissioners and Chair Hood of course.

24 The Office of Planning recommends set down of
25 Morningstar Community Development to request for a Map

1 Amendment at 261 17th Street, S.E. This Map Amendment would
2 rezone the property from RF-1 to RA-2. This is the site of
3 a former boys and girls club building that is now owned by
4 the District. In 2017 the Office of the Deputy Mayor for
5 Planning and Economic Development awarded the Applicant the
6 right to negotiate for the disposition of the property.
7 DMPED approved the Applicant's plan to convert into a
8 residential building with 35 dwelling units, including 11
9 affordable units.

10 The project includes preserving the building,
11 which was requested by the community. The proposed Map
12 Amendment will allow the Applicant to move forward with this
13 plan. Next slide, please.

14 The future land use map designates the property
15 for moderate density residential uses and the generalized
16 policy map designates the property as a neighborhood
17 conservation area. RA-2 is a moderate density residential
18 zone, so the proposed Map Amendment would not be
19 inconsistent with these designations.

20 OP recommends that IZ Plus be applied in this
21 case. IZ Plus would be the base affordable housing
22 requirement, but the Applicant's DMPED approved plans
23 include more affordable housing than required by IZ Plus.

24 When considered through a racial equity lens the
25 subject property is in the Capitol Hill Planning Area.

1 Throughout the 2012 to 2021 period the median income for
2 this area was considerably higher, higher than the District
3 median. During this same period the white population
4 maintained 61 percent, and the black population declined,
5 and the population of other minority groups increased. The
6 black or African American residents in this planning area
7 tended to be significantly older than the other residents.

8 District-wide black or African American households
9 and some of the other minority households have a lower
10 median income than the District median. The proposed Map
11 Amendment could bring more housing, including more
12 affordable housing to the area. These affordable units
13 would likely help attract new black or African American
14 households as well as other minority households to the area
15 and could help to improve Capitol Hill's race and ethnic
16 diversity.

17 And with that I will conclude the OP presentation.
18 Thank you.

19 CHAIRMAN HOOD: Thank you, Ms. Myers. Let me
20 start right off. Does the Office of Planning know of any
21 opposition to this case?

22 MS. MYERS: We are unaware of any, and I believe
23 the ANC has already submitted a letter in support of this
24 application.

25 CHAIRMAN HOOD: Okay. And the reason I'm asking,

1 and maybe I'll probably start with this, as recently -- and
2 I'm not just picking on this case, I'm just talking about in
3 general, a lot of times when we have map amendments, you
4 know, when the residents come they talk to us about a
5 project. I'm looking at some of the notes and they've
6 already been talking about it.

7 Some -- I need -- we need to kind of make sure
8 that -- and I'm not putting the burden on you, I'm just
9 saying in general, talking out loud really, especially after
10 what we have been dealing with here recently, we need to
11 make sure that the residents understand that when we do map
12 amendments that we're not talking about a project.

13 I don't know where we start. I think we've tried
14 it here and it doesn't seem to work, but I know that they --
15 when they go out, the Office of Planning, DMPED, whoever, I
16 believe it DMPED, when the government goes out and they
17 start talking about a project and then -- I just would like
18 to -- maybe I'll talk with Ms. Steingasser, and you can
19 carry the message back. It will be better if maybe DMPED
20 and the -- and if I need to talk with DMPED I will, but when
21 they go out kind of help start explaining the difference
22 between the two to the public when they're talking to them
23 so when they come to Zoning Commission people don't jump on
24 us because we're trying to stay within the regulations.

25 Does that makes sense, or maybe I'm just rattling

1 off, and if I am then I'll be quiet.

2 MS. MYERS: Yes, it makes sense, and we
3 understand. We hear you.

4 CHAIRMAN HOOD: Okay, thank you. Because when
5 you've been beat up a few times we all get tired. So -- so
6 anyway.

7 Let's see. We have a question from the Office of
8 Planning and an action report. Ms. Myers, as always.

9 Commissioner Imamura, any questions or comments?

10 COMMISSIONER IMAMURA: Mr. Chairman, no questions,
11 and just a comment. First, Ms. Myers as always, thank you
12 for your work behind the report. I know these things take
13 time to prepare and put together, so I just wanted to
14 acknowledge that effort behind it.

15 And normally when I hear neighborhood conservation
16 area my ears kind of perk up, and as you know I think I've
17 probably developed a disposition for a heightened
18 sensitivity for making sure that we have the right zone for
19 this -- for the particular map amendment, just being mindful
20 about mass and scale and just sort of urban design in
21 general.

22 But it seems here that going from RF-1 to RA-2
23 seems like a modest increase, very modest. So I think it's
24 rather appropriate and it seems like it's appropriate. I'm
25 interested to hear more about it and am prepared to set this

1 down should my fellow Commissioners decide to do the same
2 thing.

3 But in general I think that's just the only
4 comment that I have, whether -- if you agree, because you're
5 -- the report seems to suggest that RA-2 is not inconsistent
6 with the comp plan. So that's all that I have, Mr.
7 Chairman. I think this case, at least for me, I feel very
8 comfortable with the proposed Map Amendment from RF-1 to
9 RA-2.

10 CHAIRMAN HOOD: Thank you. Commissioner Stidham,
11 any comments, questions?

12 COMMISSIONER STIDHAM: No comments or questions.
13 I'm also prepared to support the set down.

14 CHAIRMAN HOOD: Okay. Thank you. And Vice Chair
15 Miller.

16 VICE CHAIR MILLER: Yeah, I agree with my fellow
17 Commissioners and appreciate, Ms. Myers, your comprehensive
18 report of this Map Amendment case, which is largely a
19 zoning, comprehensive plan zoning consistency case analysis
20 along with the racial equity analysis, which you've done.
21 The RA-2 as has been noted is specifically called out for in
22 the comprehensive plan as consistent with the moderate
23 density residential designation on the future land use map,
24 and the infill of housing that's compatible with the
25 residential neighborhood is permitted and in fact encouraged

1 even in conservation, neighborhood conservation areas.

2 So I am in support of this going forward, as being
3 set down as a hearing. Thank you.

4 CHAIRMAN HOOD: Okay. I don't have any further
5 questions. And thank you again, Ms. Myers, for your report,
6 and it's good to see you as well.

7 All right. Somebody like to make a motion to set
8 this down?

9 VICE CHAIR MILLER: Yeah, I would move, Mr.
10 Chairman, that the Zoning Commission set down for a public
11 hearing Zoning Commission Case Number 23-23. That's
12 Morningstar Community Development, a Map Amendment, at
13 Square 1088. That's 261 17th Street, S.E. in the Hill East
14 Neighborhood, with an IZ Plus. So it's a Map Amendment with
15 an IZ Plus designation as recommended by the Office of
16 Planning and ask for a second.

17 COMMISSIONER IMAMURA: Second.

18 CHAIRMAN HOOD: Okay, it's been moved and properly
19 seconded. Any further discussion?

20 Not hearing, Ms. Schellin would you go roll -- I
21 mean do the roll call.

22 (Roll Call Vote.)

23 MS. SCHELLIN: Commission Imamura.

24 COMMISSIONER IMAMURA: Yes.

25 MS. SCHELLIN: Commissioner Hood.

1 CHAIRMAN HOOD: Yes.

2 MS. SCHELLIN: Commissioner Stidham.

3 COMMISSIONER STIDHAM: Yes.

4 MS. SCHELLIN: The vote is four to zero to one.

5 Set down Zoning Commission Number 23-23 as a contested case.

6 The minus one being the third mayoral appointee seat, which

7 is vacant.

8 VICE CHAIR MILLER: But I meant to --

9 MS. SCHELLIN: I saw your head.

10 VICE CHAIR MILLER: Good reading.

11 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have
12 anything else today?

13 MS. SCHELLIN: No, sir.

14 CHAIRMAN HOOD: Okay. All right. So then I'll
15 let everybody reclaim their time. The Zoning Commission
16 will be meeting again on March 4th. Zoning Commission Case
17 Number 22-31, The SIM Development, LLC, and it will be at
18 the same time on these same platforms. With that I want to
19 thank everyone as well, my colleagues for their hard work
20 and everyone who helped us get ready for this meeting.
21 Thank you all. And with that this meeting is adjourned.
22 Have a great weekend.

23 (Whereupon, the meeting was adjourned at 4:29
24 p.m.)

25 * * * * *

REPORTER CERTIFICATE

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This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 02-29-2024

Place: Virtual Public Meeting

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



Gary Euell