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May 4, 2015

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Applicant's Proposed Findings of Fact and Conclusions of Law
Zoning Commission Case No. 05-22A

Dear Members of the Board:

On behalf of View 14 Investments, LLC, the Applicant in the above-referenced case, we hereby submit the Applicant's proposed findings of fact and conclusions of law. Should you have any questions, please do not hesitate to have staff contact me.

Sincerely,

HOLLAND & KNIGHT LLP



Leila M. Jackson Batties
Jessica R. Bloomfield

Enclosure

cc: Mr. Joel Lawson, D.C. Office of Planning (via email; w/enclosure)
Ms. Stephen Gyor, D.C. Office of Planning (via email; w/enclosure)
ANC 1B (via email; w/enclosure to 1B@anc.dc.gov)
Commissioner James Turner, ANC 1B (via email; w/enclosure)

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 05-22A

Z.C. Case No. 05-22A
View 14 Investments, LLC
(PUD Modification @ Square 2868, Lot 155)

April 20, 2015

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on April 20, 2015, to consider an application from View 14 Investments, LLC (the "Applicant"), to modify an approved planned unit development ("PUD") approved pursuant to Z.C. Order No. 05-22. The Commission considered the application pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application.

FINDINGS OF FACT

The Application, Parties, and Hearings

1. Pursuant to Z.C. Order No. 05-22, dated January 9, 2006, and effective on February 3, 2006, the Commission granted consolidated approval for a PUD for property located at 2303 14th Street, N.W. (Square 2868, Lot 155) (the "Subject Property"). The Subject Property has a land area of approximately 34,357 square feet and is located on the east side of 14th Street, N.W., between Florida Avenue, N.W. and Belmont Street, N.W., in the C-2-A District.
2. The approved PUD is a mixed-use building that consists of approximately 160 to 195 apartment units, approximately 33,517 square feet of retail and service uses, and a minimum of 151 parking spaces, 15 of which are devoted to retail use ("View 14") (the "Approved PUD"). The maximum building height for the Approved PUD is 90 feet, and the maximum floor area ratio ("FAR") is 6.0.
3. On March 24, 2014, the Applicant filed an application with the Commission for a modification to the approved PUD (Exhibits 1-4) (the "Application"). The Application requested flexibility to permit a dog day care center use in a portion of the retail space on the ground floor of View 14 (the "PUD Modification"). The dog day care center use would include pet grooming and overnight animal boarding, which is permitted only by special exception under 11 DCMR § 735.
4. By report dated June 20, 2014 (Exhibit 11), the Office of Planning ("OP") noted that it was not opposed to the Application being set down for a public hearing. At its public meeting on June 30, 2014, the Commission voted to hold in abeyance the set down of the Application until after the Commission clarified the text of Chapters 7 and 8 of the Zoning Regulations pertaining to animal-related uses. *See* Z.C. Case No. 14-10. On February 9, 2015, the Commission voted 5-0-0 to schedule a public hearing on the Application.

5. On February 13, 2015, the Applicant submitted a prehearing statement (Exhibits 14 and 15). On March 6, 2015, a description of the proposed modification and the notice of the public hearing in this matter were published in the *D.C. Register* (Exhibit 18). On February 25, 2015, the notice of the public hearing was mailed or emailed to all property owners within 200 feet of the Subject Property, as well as to Advisory Neighborhood Commission (“ANC”) 1B, the ANC in which the Subject Property is located.
6. On March 31, 2015, the Applicant submitted a supplemental statement in support of the Application (Exhibit 26), which provided information regarding the Applicant’s outreach to ANC 1B and the Meridian Hill Neighborhood Association (“MHNA”).
7. The public hearing on the Application took place on April 20, 2015. The parties to the case were the Applicant and ANC 1B. No requests for party status were filed for this case. Mr. Walid Takriti of Acoustonica was accepted as an expert in the area of acoustics and testified on behalf of the Applicant. Mr. William Licko of UDR/View 14 Investments, LLC and Mr. Phillip Kasdorf also addressed the Commission on behalf of the Applicant.
8. The Commission noted that the record included a letter of support from ANC 1B (Exhibit 32). The Commission also noted that MHNA submitted a letter indicating its support for the Application, subject to certain delineated conditions (Exhibit 34).
9. Jesse Heier testified in opposition to the Application at the public hearing. Mr. Heier argued that approval of the Application should not be granted because the Board of Zoning Adjustment (“BZA”) previously denied the Applicant’s request to locate a dog day care center at the Subject Property and that the Applicant was essentially “forum shopping” to achieve a favorable ruling.
10. At the conclusion of the public hearing, the Commission voted 5-0-0 to approve the PUD Modification.

PUD Modification

11. The Applicant requested that the Approved PUD be modified to include flexibility to permit a dog day care center in a portion of the ground floor retail space at View 14. As shown on the architectural drawings (Exhibit 15A), the dog day care center will consist of approximately 4,300 square feet of floor area. The entrance to the dog day care center facility will be at the corner of Florida Avenue and 14th Street, with frontage along 14th Street.
12. The dog day care center will offer cage-free dog day care in five “play parks,” pet grooming, and overnight boarding. The facility will include an on-site retail store and a lounge with free WiFi, music, and entertainment for dog owners who choose to wait at the facility while their dog is being groomed. Build-out of the facility will include extensive noise mitigation design measures to ensure that dogs will not be audible from residential units within the building. The facility will be regularly cleaned with safe, organic materials, and will be furnished with state-of-the-art flooring, drains, and wall-to-wall

coverings. High-frequency air ventilation systems will be installed to protect against bacteria and odor.

13. The Applicant contends that the PUD Modification meets the standard of review under Section 2403.3 of the Zoning Regulations. The impact of the dog day care center use on the surrounding area and the operation of city services and facilities will not be unacceptable. In fact, the dog day care center use will have a favorable impact on the surrounding neighborhood. The dog day care center will have large windows along 14th Street, N.W., which will activate this section of the street and offer a highly-demanded neighborhood service to residents of View 14 and of the surrounding neighborhood. Any impacts from the dog day care center use are capable of being fully mitigated with sound proofing materials, operational measures, and commercial cleaning equipment and supplies.
14. Twenty-four apartment units are located on the second floor of the building above the retail space. Of those, five units are situated directly above the proposed dog day care center facility. The Applicant submitted a petition with 105 signatures in support of the proposed dog day care center use at the Subject Property, 100 of which were from residents of View 14 (Exhibit 13G). Residents from three of the five units directly above the dog day care center space signed the petition in support. (The Applicant was unable to reach the tenant in one of the five units, and one of the units was vacant at the time of the petition.)

Mitigation of Noise and Odor

15. According to the Applicant, the dog day care center will produce no noise or odors objectionable to adjacent properties, including the residential units located in the same building.¹
16. According to the report prepared by Polysonics (Exhibit 13E), in order to fully mitigate noise impacts such that the background noise in the abutting residential units remains at recommended levels, the Applicant will implement the following sound-proofing measures for the build-out of the dog day care center space:
 - a. The Applicant will install an acoustical gypsum board ceiling isolated from the building structure on spring hangers with fiberglass insulation in the ceiling space;
 - b. The Applicant will install a finished ceiling with acoustical ceiling panels suspended below the gypsum board ceiling; and

¹ The Applicant contends that the proposed PUD Modification meets the standards of review for special exception approval under Section 735.3 of the Zoning Regulations. Under this section, the Applicant must demonstrate that the animal boarding use will produce no noise or odors objectionable to adjacent properties, including residential units located in the same building as the use.

- c. The Applicant will install two-inch wall panels covering at least 50 percent of the available wall surface in each room for additional sound absorption.
- 17. At the public hearing, the Applicant explained that the insulation and noise prevention measures would not have any impact on the flow of fresh air in the building, since the air circulation elements and distribution systems would be located in a different "zone" located above the finished ceiling.
- 18. The dog day care center operator will also mitigate noise impacts through the following operational measures:
 - a. Every dog will be evaluated to make sure it is a perfect fit for the dog day care center and for the pack of dogs. Chronic barkers will be disjoined from the club.
 - b. Access to the play parks will be restricted to employees, and communication will be done through walkie-talkies, which will limit disruption and will keep the dogs calm.
 - c. The facility will play "chill music" around the clock, which the dogs enjoy.
 - d. All of the dog handlers will be trained on several methods to minimize dog barking.
- 19. At the public hearing, the Applicant testified that the design, construction, and operational measures proposed for the dog day care center have been successful in other facilities with the same dog day care center operator, including facilities located in mixed-use buildings with residential units located directly above.
- 20. The dog day care center operator will fully mitigate odor with the following measures, such that the dog day care center use will not create any odors objectionable to adjacent properties, including residential units in View 14:
 - a. The facility will be designed with epoxy floors, impermeable surfaces, and stainless steel equipment. Service stations will be located in every play park and will be stocked with everything that is needed to keep the play park sparking clean.
 - b. The dog day care center operator will use commercial cleaning equipment, including commercial scrubbers, commercial window cleaning equipment, sanitizers, central vac systems, and a commercial washer/dryer. The cleaning solutions will be from WAXIE's green product line.
 - c. The dog day care center staff will clean the entire facility and will not use an outside service. The staff will have daily checklists that are broken down per position. New checklists will be started every day, and the general manager will inspect the facility throughout the day. Mystery shoppers will come to the facility

on a monthly basis to inspect whether the staff is meeting the cleaning goals and service standards.

- d. The facility will have nine individual waste reciprocals. Each play park will have a “poopee” patch, which is a designated spot for dogs to do their business. Excrement will go through the “grass,” down a drain, and out of the building to keep the facility smelling fresh and clean. When urine is deposited on the floor, it will be extracted with a commercial scrubber. The floors will be cleaned with a mini-scrubber that scrubs, disinfects, and extracts moisture from the floor. The facility will use HEPA filters that will be serviced on a quarterly basis.

Public Benefits and Amenities

21. In its decision for the Approved PUD, the Commission found that the project’s benefits and amenities, particularly the provision of housing, affordable housing, and neighborhood-serving retail were reasonable for the development of the Subject Property. As set forth in Z.C. Order No. 05-22, the benefits and amenities of the PUD are as follows:

- a. Housing and Affordable Housing. The single greatest benefit to the area, and the District as a whole, is the creation of new housing and home ownership opportunities consistent with the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative. The Applicant proposes to devote an area equal to 15% of the density gained through the PUD process (versus the development permitted as a matter of right in the C-2-B District), or approximately 11,729 square feet, as affordable housing. Of that, approximately 6,000 square feet will create units in the project available to those persons whose income does not exceed 80% of the "area median income" as that term is defined by the U.S. Department of Housing and Urban Development. Those units will reflect the market rate units within the project in terms of size and distribution throughout the building. In lieu of constructing the additional 5,729 square feet of affordable housing onsite, the Applicant will contribute \$1 million to the Sankofa Tenants' Association for the acquisition of the Cresthill Apartments, a 48-unit apartment house with over 50,000 square feet of gross floor area, located within one-half block of the PUD Site at 1430 Belmont Street. The Association is working with Jubilee Housing, Inc., the management agent for the Cresthill Apartments, and Reuben McCormack, an affordable housing development consultant, on a strategy to acquire the apartment building, convert it to a cooperative, and rehabilitate and maintain the 48 affordable units within the building as affordable housing.
- b. Building Design and Site Planning. The high quality of design in the development of the architecture for the project exceeds that of most matter of right projects. The base of the building, with its neighborhood oriented retail and service uses, will stimulate pedestrian traffic while reflecting on the historical heritage of 14th Street. In addition, the elimination of the satellite dishes and antenna tower from the Comcast site and the screening of the remaining Comcast equipment building

through a solid screen wall will significantly improve the urban landscape and create an environment that complements the character of 14th Street and the U Street Corridor. The provision of roof top private and publicly accessible terrace space will be a positive amenity to residents.

- c. "Green " Building Practices. The PUD will include an irrigation system for onsite rainwater, and will include approximately 2,000 square feet of "green" roof on the mechanical penthouse roof.
- d. Transportation Features. The PUD incorporates several measures that mitigate adverse traffic impacts. First, it will contain ground floor retail and service uses, reducing the need for residents to drive for basic neighborhood services. Second, residents will be within walking distance of the 14th and U Street Corridor, which offers a number of services and commercial uses, including stores, restaurants, and entertainment establishments. Third, the PUD Site is well served by public transportation, including Metrobus lines and the U Street-Cardozo Metrorail Station. Fourth, in order to improve traffic circulation to and from the PUD Site, the project has been designed to eliminate the existing curb cuts on 14th Street and Belmont Street and to limit vehicular ingress and egress to the public alley east of the PUD Site. Fifth, in order to better accommodate this vehicular traffic and improve circulation, most of the abutting alley will be widened from 15 feet to 20 feet. Finally, the PUD will include an underground parking garage that contains a minimum of 151 parking spaces, in excess of the number required under the Zoning Regulations, so that residents and users of the project will not have to compete for on-street parking spaces. Of those parking spaces, at least two will be reserved for a "Zip Car" or "Flex Car," car sharing programs for residents.
- e. Employment and Training Opportunities. In order to further the District of Columbia's policies relating to the creation of employment opportunities, the Applicant will enter into a Memorandum of Understanding with the Office of Local Business Development. Under the terms of the Memorandum, the Applicant shall commit to make a bona fide effort to utilize local, small, or disadvantaged business enterprises certified by the District of Columbia Local Business Commission in order to achieve, at a minimum, the goal of 35% participation in the contracted development costs in connection with the development of the Project. The Applicant will also enter into a First Source Agreement with the Department of Employment Services ("DOES") ensuring cooperation with DOES for employee recruitment for jobs created by the PUD with the objective that 51% of the employees hired in connection with the development of the project are District of Columbia residents.
- f. Monetary Contributions to Neighborhood Organizations. As part of the amenities and benefits package offered in connection with the application, the Applicant committed \$40,000 to assist the following neighborhood programs and initiatives:

Parent Association of the Boys & Girl Club of Greater Washington.(\$20,000) Education, field trips, educational materials, and supplies for high school members at the Mary and Daniel Loughram Clubhouse #10.

The Children's Studio School at 13 Street and V Street, N.W. (\$10,000) Full day School of Arts as Education, Early Light and After 4 Studios, City as Studio, Urban Arts Complex, Evening Studios, Weekend Studios, Honoring and Transforming the Intimate Cultural Traditions of Washington Families, Epicenter Stories, and internships at the Children's Studio School.

Meridian Hill Neighborhood Association. (\$5,000) Scholarship fund for students at Cardozo High School, neighborhood clean-up, social events, welcome packages for new neighbors, and education forums.

Cardozo Shaw Neighborhood Association. (\$5,000) Initiatives resolving historic district boundaries, renovation of the Harrison Recreation Center, and on-going neighborhood outreach.

Office of Planning Reports and Other District Agencies

22. By report dated June 20, 2014 (Exhibit 11), OP stated that it was not opposed to the Application being set down for a public hearing. OP stated that the proposal would not be inconsistent with the general intent of the approved PUD or with the Comprehensive Plan, and that the proposed use would not detrimentally alter the approved external appearance of the building or the approved benefits and amenities for the site.
23. By report dated April 10, 2015 (Exhibit 27), OP recommended approval of the PUD Modification. OP asserted that the proposed use would be consistent with the revised text of the Zoning Regulations pertaining to animal boarding and pet grooming uses. The OP report also asserted that the dog day care center use would not be inconsistent with the general intent of the approved PUD or with the Comprehensive Plan. OP conditioned its support on the following: (i) the dog day care operator shall advise clients to refrain from double-parking on streets adjacent to the Subject Property when dropping-off and picking-up dogs and (ii) in order to keep dogs from the front yards on the surrounding residential streets, employees of the dog day care center shall only walk dogs along the 14th Street corridor.

DDOT Report

24. By report dated April 10, 2015 (Exhibit 28), DDOT indicated that it has no objections to the PUD Modification. DDOT stated that the existing retail parking spaces in View 14 satisfy the off-street parking requirements, and that the dog day care center use would not have any adverse impacts on the travel conditions of the District's transportation network. DDOT also determined that a transportation analysis was not required for the Application.

Community Support

25. By letter dated April 14, 2015 (Exhibit 32), ANC 1B indicated that at its regularly scheduled public meeting on April 2, 2015, at which a quorum was present and notice properly given, ANC 1B voted unanimously to support the PUD Modification.
26. By letter dated April 17, 2015 (Exhibit 34), MHNA stated that it would support the PUD Modification “[p]resuming the conditions articulated below would be included in a Commission order:”
 - a. Dog walking will be permitted on the 14th Street commercial strip only and not on the adjoining residential streets.
 - b. Employees of any animal boarding facility or dog day care center will wear an identifiable uniform while walking pets outside of the facility.
 - c. Members or clients of any animal boarding facility or dog day care center will sign an agreement to obey all traffic and parking regulations.
 - d. Any animal boarding facility or dog day care center will provide a “concierge” service to retrieve pets from and deliver them to cars as needed, Monday through Friday during peak hours, to obviate the need for parking and stopping.
27. Regarding the fourth condition proposed by MHNA, the Applicant clarified that, as necessary to mitigate adverse traffic impacts, the dog day care center operator will provide a concierge service to retrieve dogs from cars on weekdays only between 7:30 AM and 8:30 AM. The Applicant also stated that based on the dog day care center operator's experience in other U.S. cities, it expects that a significant percent of customers will walk their dogs to and from the dog day care center. The Applicant indicated that ample on-street parking is available in the immediate proximity to the Subject Property, including on 14th Street and Florida Avenue, such that stacking or back-up traffic is not likely to be an issue.

Person in Opposition

28. Mr. Heier testified in opposition to the Application at the public hearing. Mr. Heier stated that approval of the proposed PUD Modification should not be granted because the BZA previously denied the Applicant’s request for a special exception under 11 DCMR § 735 to allow animal boarding use at the Subject Property. *See* BZA Case No. 18702. Mr. Heier stated that the Applicant was essentially “forum shopping” to achieve a favorable ruling.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. 11 DCMR § 2400.1. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided

that the PUD project “offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience.” 11 DCMR § 2400.2.

2. Under the PUD process of the Zoning Regulations, the Commission has the authority to consider this Application as a modification to a previously approved consolidated PUD. Any modifications proposed to an approved PUD that cannot be approved by the Zoning Administrator shall be submitted to and approved by the Commission. The proposed modification shall meet the requirements for and be processed as a second-stage application, except for minor modifications and technical corrections as provided for in 11 DCMR § 3030. 11 DCMR §2409.9. The Commission treated this modification request as a second-stage PUD application.
3. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, density, lot occupancy, parking and loading, or for yards and courts. The Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
4. Development of the property included in this Application carries out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well-planned developments that will offer a variety of building types with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
5. The PUD Modification meets the minimum area requirements of section 2401.1 of the Zoning Regulations and complies with the applicable height, bulk, and density standards of the Zoning Regulations. The proposed dog day care center use is appropriate for the Subject Property. The impact of the use on the surrounding area and the operation of city services is acceptable given the quality of the public benefits in the project.
6. The Applicant's request for flexibility from the Zoning Regulations is consistent with the Comprehensive Plan. Moreover, the project benefits and amenities are reasonable tradeoffs for the requested development flexibility.
7. Approval of the PUD Modification is appropriate because the proposed use is consistent with the present character of the area, and is not inconsistent with the Comprehensive Plan. In addition, the proposed use will promote the orderly development of the property in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
8. The Commission finds that the animal boarding use will produce no noise or odors objectionable to adjacent properties, including the residential units in the apartment house above. The Commission finds that the Applicant will fully mitigate all noise impacts associated with the use through the implementation of sound-proofing design techniques and operational measures that will ensure that residents of abutting units cannot hear the dogs below. In addition, the Commission finds that the Applicant will fully mitigate all

odors associated with the use by utilizing commercial cleaning equipment and supplies an undertaking detailed cleaning schedules and tasks.

9. The Commission is required under § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, effective June 27, 2000 (D.C. Law 13-135; D.C. Official Code § 1-309.10(d)) to give great weight to the issues and conditions expressed in the written report of an affected ANC. In this case, ANC 1B voted unanimously to support the modification Application and recommended that the Commission approve the Application. The Commission has given ANC 1B's recommendation great weight in approving the modification Application.
10. The Commission is required under § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163, D.C. Official Code § 6-623.04) to give great weight to OP recommendations. For the reasons stated above, the Commission concurs with OP's recommendation for approval and has given the OP recommendation the great weight it is entitled.
11. The PUD Modification is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia ORDERS APPROVAL of the application to modify a planned unit development for the property located at 2303 14th Street, N.W. (Square 2868, Lot 155). For the purposes of these conditions, the term "Applicant" shall mean the person or entity then holding title to the Subject Property. If there is more than one owner, the obligations under this Order shall be joint and several. If a person or entity no longer holds title to the Subject Property, that party shall have no further obligations under this Order; however, that party remains liable for any violation of these conditions that occurred while an Owner. The approval of this PUD is subject to the guidelines, conditions and standards set forth below, in addition to those listed in Z.C. Order No. 05-22.

1. The dog day care center shall be designed in accordance with the plans and materials submitted by the Applicant and marked as Exhibit 15A of the record.
2. The dog day care center shall not permit dog walking on the adjoining residential streets.
3. Employees of the dog day care center shall wear an identifiable shirt or uniform.
4. The dog day care center operator shall require its customers to sign an agreement that obligates them to obey all traffic and parking rules.
5. If necessary to mitigate adverse traffic impacts, the dog day care center operator shall provide concierge service to retrieve dogs from vehicles on weekday mornings (Monday through Friday) between 7:30 am and 8:30 am.

6. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., ("Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

On April 20, 2015, upon the motion of Vice Chairman Cohen, as seconded by Commissioner Miller, the Zoning Commission APPROVED the Application by a vote of 5-0-0 (Anthony J. Hood, Marcie I. Cohen, Peter G. May, Michael G. Turnbull, and Robert E. Miller to approve).

On _____, upon the motion of _____, as seconded by _____, the Zoning Commission ADOPTED this Order at its public meeting by a vote of ____-____-____ (Anthony J. Hood, Marcie I. Cohen, Peter G. May, Michael G. Turnbull, and Robert E. Miller to adopt).

In accordance with the provisions of 11 DCMR § 3028, this order shall become final and effective upon publication in the D.C. Register; that is on _____.

ANTHONY J. HOOD
Chairman
Zoning Commission

SARA BARDIN
Director
Office of Zoning