

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL MEETING

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THURSDAY

JANUARY 31, 2008

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The Special Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:00 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MICHAEL G. TURNBULL, FAIA, Commissioner
(OAC)
PETER MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER

This transcript constitutes the minutes from the Special Meeting held on January 31, 2008.

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P-R-O-C-E-E-D-I-N-G-S

(6:18 p.m.)

CHAIRMAN HOOD: Good evening.

This is a special public meeting of the D.C. Zoning Commission January 31st, 2008. It is approximately 6:16 p.m.

Soon to join us, hopefully before we finish with this special public meeting, will be Vice Chairman Jeffries. I am also joined by Commissioner May and Commissioner Turnbull, also the Office of Zoning staff, Ms. Sharon Schellin, Office of Planning, Mrs. Steingasser.

Okay. A copy of today's meeting agenda is available to you and is located in the bin near the door. We do not take any public testimony at our meetings unless the Commission requests someone to come forward.

Please be advised that this proceeding is being recorded by a court reporter and is also webcast live. Accordingly, we must ask you to refrain from

1 any disruptive noises or actions in the
2 hearing room. Please turn off all beepers and
3 cell phones.

4 Does the staff have any
5 preliminary matters? If not, let us proceed
6 with the agenda.

7 MS. SCHELLIN: Staff has nothing
8 further.

9 CHAIRMAN HOOD: Okay. All right.
10 Give me one second.

11 (Pause.)

12 CHAIRMAN HOOD: All right. Okay.
13 Our first case, our only case for tonight in
14 the special public meeting, is final action,
15 Zoning Commission case number 07-16, 2300
16 Pennsylvania Avenue, LLC, consolidated PUD and
17 related map amendment. It's square 55-60. Ms
18 Schellin?

19 MS. SCHELLIN: The Commission has
20 been provided with a filing that the applicant
21 made addressing some concerns from the January
22 14th meeting for your consideration for final

1 action.

2 CHAIRMAN HOOD: Okay. Thank you,
3 Ms. Schellin.

4 I think the construction
5 management plan was one of the things we have
6 asked for. As I looked at it and I open it up
7 for comments, I think this is much better, has
8 more specificity than what we were given at
9 first. I'm not really all sure about when it
10 is going to be signed or dealt with, but it's
11 in the order.

12 We are further than where we were.
13 And I think it's much more detailed. And I
14 would appreciate all of the work whomever put
15 this together in working with eval staff or
16 whomever to make this a document that looks
17 like it has some teeth.

18 Does anyone else have any comments
19 on that?

20 COMMISSIONER MAY: Just to agree
21 with the Chairman.

22 CHAIRMAN HOOD: Okay. The next

1 item applicant is asking that we revise
2 paragraph 23 with some changes. I will tell
3 you I would like if we do move this in the
4 affirmative that we would leave flexibility
5 for staff to be able to make any editorials
6 and make sure it is legally sufficient.

7 Any comments on that?

8 (No response.)

9 CHAIRMAN HOOD: Hearing none, we
10 also have a request from the applicant, the
11 portion of the draft order entitled "Decision"
12 is hereby amended by adding the following new
13 conditions.

14 There are three new conditions
15 they have asked to be added to the order in
16 this case, 8, 9, and 10. If you notice, in
17 our old order, it's only seven, I believe,
18 anyway, under the decision. But now we're up
19 to eight.

20 It talks about the rainwater
21 capture, the courtyard of the proposed
22 building shall be constructed as a green roof

1 above and below the parking garage and on-site
2 business center, which would be available to
3 residents, shall be located on the ground
4 floor of the proposed building.

5 Any comments on that?

6 (No response.)

7 CHAIRMAN HOOD: Okay. Next, a
8 portion of the draft order decision is further
9 amended by adding the following new condition
10 11. And it talks about the construction
11 management plan. And then there's a portion
12 of the decision further amended by many of the
13 following new conditions, 12 to confirm that
14 the new PUD project will not exceed the
15 allowable FAR.

16 Okay. I think everything is in
17 order. And I would move that we approve
18 Zoning Commission case number 07-16 with the
19 comments so noted and ask for a second.

20 COMMISSIONER TURNBULL: Second.

21 CHAIRMAN HOOD: It has been moved
22 and seconded. Discussion? Any discussion?

1 (No response.)

2 CHAIRMAN HOOD: All those in
3 favor?

4 (Whereupon, there was a chorus of
5 "Ayes.")

6 CHAIRMAN HOOD: Staff, would you
7 record the vote?

8 MS. SCHELLIN: Yes. Staff records
9 the vote four to zero to one to approve final
10 action in Zoning Commission case number 07-16.
11 We have an absentee ballot from Mr. Etherly
12 approving the case for final action with such
13 changes or conditions as the majority of the
14 Commission members may agree upon. So we can
15 count his vote, Commissioner Hood moving;
16 Commissioner Turnbull seconding; Commissioner
17 May in favor; Commissioner Etherly in favor by
18 absentee ballot; Commissioner Jeffries not
19 present, not voting.

20 CHAIRMAN HOOD: Okay. Thank you,
21 Ms. Schellin. Do we have any other business?

22 MS. SCHELLIN: No, sir.

1 CHAIRMAN HOOD: Okay. We will
2 begin our public hearing at approximately
3 6:30. This special public meeting is
4 adjourned.

5 (Whereupon, the foregoing matter
6 was concluded at 6:22 p.m.)
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