

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

2 (6:18 p.m.)

3 CHAIRMAN HOOD: Good evening.

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

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

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

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

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

7 MS. SCHELLIN: Staff has nothing  
8 further.

9 CHAIRMAN HOOD: Okay. All right.  
0 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.

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