

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: :  
 :  
 251 Massachusetts Avenue, LLC : Case No.  
 : 17-16  
 :  
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Monday,  
April 2, 2018

Hearing Room 220 South  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 17-16 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- 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  
STEVEN COCHRAN

The transcript constitutes the minutes from  
the Public Hearing held on April 2, 2018.

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

(6:32 p.m.)

1  
2  
3 CHAIR HOOD: All right let's get started. Good  
4 evening, ladies and gentlemen. This is the public hearing of  
5 the Zoning Commission for the District of Columbia. Today's  
6 date is April the 2nd, 2018.

7 My name is Anthony Hood. We're located in the  
8 Jerrily R. Kress Memorial Hearing Room. Joining me this  
9 evening are Vice Chair Miller, Commissioner Shapiro and  
10 Commissioner May.

11 We're also joined by the Office of the Zoning  
12 staff, Ms. Sharon Schellin, as well as the Office of Planning  
13 staff, Ms. Steingasser and Mr. Cochran.

14 Notice of today's hearing was published in the DC  
15 Register and copies of that announcement are available to my  
16 left on the wall near the door.

17 The hearing will be conducted in accordance with  
18 provisions of 11 DCMR Chapter 4 as follows. Preliminary  
19 matters after this case, report of the Office of Planning and  
20 report of the other government agencies and report of the  
21 ANC, organizations or persons in support, organizations or  
22 persons in opposition, rebuttal and closing by the applicant.

23 The following time constraints will be maintained  
24 in this meeting. The applicant has up to 60 minutes,  
25 organizations 5 minutes, individuals 3 minutes.

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1 All persons wishing to testimony before the  
2 Commission in this evening's hearing are asked to register  
3 at the witness kiosk to my left. If you need some  
4 assistance, you can see Ms. Schellin.

5 The staff will be available throughout the hearing  
6 to discuss procedural questions. Please turn off all  
7 electronic devices at this time so as not to disrupt these  
8 proceedings. Would all individuals wishing to testimony  
9 please rise and take the oath?

10 Ms. Schellin, would you please administer the  
11 oath?

12 MS. SCHELLIN: Yes, please raise your right hand.  
13 Do you solemnly swear or affirm the testimony you'll give  
14 this evening will be the truth, the whole truth and nothing  
15 but the truth? Thank you.

16 (Witnesses sworn)

17 CHAIR HOOD: Okay at this time, the Commission  
18 will listen to any preliminary matters.

19 Ms. Schellin, do we have any preliminary matters?

20 MS. SCHELLIN: Just to advise the Commission that  
21 I just uploaded ANC 6E's report in support of this case.  
22 It's Exhibit 25.

23 CHAIR HOOD: Okay. Thank you, Ms. Schellin. Ms.  
24 Prince, I think record is complete. I'm not sure. I don't  
25 want to take any presentations you may have planned away, but

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1 I say 60 minutes, but we definitely don't need 60 minutes in  
2 this case, I don't believe.

3 But let me ask, is there anyone here who's in  
4 opposition of this case? Not seeing any, I'll turn it over  
5 to you, Ms. Prince.

6 MS. PRINCE: Good evening, Chairman Hood and  
7 members of the Commission. We're happy to rest on the  
8 record, if you'd prefer that. There's no opposition. We  
9 have the Office of Planning, DDOT and the ANC.

10 CHAIR HOOD: Okay. Thank you. Colleagues any  
11 questions? Okay, no questions? Do we have -- I know we just  
12 got a letter from the ANC. Ms. Schellin's already noted it.  
13 Is there anyone here from the ANC? Okay, let's go to the  
14 Office of Planning.

15 MR. COCHRAN: OP stands on the record in support  
16 of the petition.

17 CHAIR HOOD: Okay. Thank you. Any questions  
18 Office of Planning colleagues? No questions, Office of  
19 Planning. Ms. Prince, do you have any questions of the  
20 Office of Planning?

21 MS. PRINCE: I do not.

22 CHAIR HOOD: Okay do we have any other government  
23 reports or anything that I may have missed? Okay, I don't  
24 think we have -- everything for this is in the record. I  
25 don't think we need to -- okay.

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1           And we have the report of the ANC. Does somebody  
2 have it open? Let me see. Could you let us know what it  
3 says? And Ms. Schellin already mentioned, but for our  
4 record, Exhibit Number 25.

5           MR. SHAPIRO: Thank you, Mr. Chair, the ANC 6E  
6 voted 6-0 in favor to support the zoning map amendment.

7           CHAIR HOOD: Okay and that's from Alex Padro, the  
8 Chair of ANC 6E. Thank you, Commissioner Shapiro. Let's go  
9 to the -- do we have any organizations or persons who are  
10 here and would like to testimony in support? Any  
11 organizations or persons who are here who would like to  
12 testimony in opposition? Any organizations or persons who are  
13 here who are undeclared?

14           Ms. Prince, it's time for rebuttal or closing.  
15 So I'm sure you don't have any rebuttal.

16           MS. PRINCE: I have no rebuttal.

17           CHAIR HOOD: Okay. Do you have a closing  
18 statement for --

19           MS. PRINCE: Thank you for your time.

20           CHAIR HOOD: Okay. All right, Commissioners, I  
21 think this is pretty straightforward, obviously, by the way  
22 the hearing went. What is your pleasure, colleagues?

23           Now we just had a hearing and I just went right  
24 through it, and I said what is your pleasure. That's going  
25 to take longer than anything. Someone like to -- this is a

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1 -- is this -- this is one -- two votes.

2 MR. MAY: Mr. Chairman, I would vote that we take  
3 proposed action to approve Zoning Commission Case Number  
4 17-16, petition to remap Square 560, Lot 853 from the MU-6  
5 zone to the D-4 zone.

6 MR. MILLER: Second.

7 CHAIR HOOD: Okay it's been moved and proffered  
8 a second. Any further discussion? All in favor? Aye?

9 (Ayes all around)

10 CHAIR HOOD: Any opposition? Not hearing any, Ms.  
11 Schellin, would you record the vote?

12 MS. SCHELLIN: Yes, sir. Staff records the vote  
13 4-0-1 to approve proposed action, Zoning Commission Case  
14 Number 17-16. Commissioner May moving; Commissioner Miller  
15 seconding; Commissioners Hood, Shapiro in support;  
16 Commissioner Turnbull not present/not voting. And if we  
17 could get a draft order, and, let's see. This is -- we do  
18 have --

19 CHAIR HOOD: Let me just say this, though. I  
20 think that the applicant and the community worked very well  
21 together on this case. Due to the recent comments that have  
22 been said to me and others about us rubber stamping, this  
23 shows, when the neighborhood and an applicant works together,  
24 sometimes not a whole lot of work for the Zoning Commission  
25 to do so. I just wanted to make sure I put that on the

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1 record because next week I'll be hearing something different.

2           And this was not one of those -- this was not a  
3 case where we just sit here and rubber stamp. I think this  
4 shows the due diligence of this applicant as well as the  
5 community. Because we have a letter here from ANC 6E in full  
6 support. So the record speaks for itself. And I'll leave  
7 it at that. Okay, Ms. Schellin?

8           MS. SCHELLIN: Yes. So is the commission allowing  
9 for a summary order?

10          CHAIR HOOD: Yes.

11          MS. SCHELLIN: Yes? Okay so if we could have that  
12 in like two weeks?

13          MS. PRINCE: Certainly.

14          MS. SCHELLIN: So that would be -- actually, we're  
15 closed on the 16th because of a holiday. So as long as we  
16 get it by the 23rd, that's fine. That's three weeks. That's  
17 it.

18          CHAIR HOOD: Okay. Anything else, Ms. Schellin?  
19 That's it?

20          MS. SCHELLIN: That's it.

21          CHAIR HOOD: All right, I want to thank everyone  
22 for their participation tonight, and this hearing is  
23 adjourned.

24                 (Whereupon, the above-entitled matter went off the  
25 record at 6:38 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: 251 Massachusetts Avenue, LLC

Before: DCZC

Date: 04-02-18

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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