

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: :  
: :  
WISCO WALLY, LLC : Case No. 22-17  
Zoning Map Amendment :  
3427 Wisconsin Avenue, N.W. :  
(Sq. 1913, Portions of Lots 20 :  
and 27) :  
-----:

MONDAY

OCTOBER 24, 2022

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The Public Hearing of Case No. 22-17 by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
ROBERT MILLER, Vice Chair  
PETER MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Zoning Data Specialist

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OFFICE OF PLANNING

CRYSTAL MYERS, TRANSPORTATION PLANNING SPECIALIST

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on October 24, 2022.

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Miller and Commissioner May.

Ms. Schellin, are we going to be joined by Commissioner Imamura, or is this the week that --

MS. SCHELLIN: (No audible response.)

CHAIRPERSON HOOD: No?

MS. SCHELLIN: Sorry. He's out this week.

CHAIRPERSON HOOD: Okay. I thought -- okay.

We're also joined by the Office of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations, and Ms. Hillary Lovick, who is our Office of Zoning Legal Division counsel. I will ask all others to introduce themselves at the appropriate time.

Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised this proceeding is being recorded by a court reporter. It is also webcast live, Webex or YouTube live. The video will be available on the Office of Zoning's website after the hearing.

Accordingly, all those listening on Webex or by phone will be muted during the meeting, unless the Commission suggests otherwise.

1           Wait a minute. I am reading the wrong opening  
2 statement. Shouldn't have told nobody that. Wouldn't nobody  
3 have known. Okay.

4           The virtual public meeting -- everything else is fine  
5 to this point. The virtual public hearing notice is available  
6 on the Office of Zoning's website. This proceeding is being  
7 recorded by a court reporter. The platforms used are webcast  
8 live, Webex and YouTube live. The video will be available on  
9 the Office of Zoning's website after the hearing.

10          All persons planning to testify should have signed up  
11 in advance and will be called by name at the appropriate time.  
12 At the time of sign-up, all participants will complete the oath  
13 or affirmation required by Subtitle Z, 408.7. Accordingly, all  
14 those listening on Webex or by phone will be muted during the  
15 hearing, and only those who have signed up to participate or  
16 testify will be unmuted at the appropriate time. When called,  
17 please state your name and home address before providing your  
18 testimony. When you are finished speaking, please mute your  
19 audio.

20          If you experience difficulty accessing Webex or with  
21 your telephone call-in or have not signed up, then please call  
22 our OZ hotline number at 202-727-0789. If you wish to file  
23 written testimony or additional supporting documents during the  
24 hearing, then please be prepared to describe and discuss it at  
25 the time of your testimony.

1           The hearing will be conducted in accordance with  
2 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary  
3 matters; Applicant's case, the Applicant will probably do it in  
4 about 15 minutes; report of the Office of Planning and Department  
5 of Transportation; report of other government agencies; report  
6 of the ANC; testimony of organizations and individuals:  
7 organizations, five minutes; individuals, three minutes. And we  
8 will hear in the order from those who are in support, opposition,  
9 and undeclared. And then we'll have rebuttal and closing by the  
10 Applicant.

11           Again, the OZ hotline number is 202-727-0789 for any  
12 concerns during these proceedings.

13           At this time, the Commission will consider any --  
14 before I go there, the subject of tonight's hearing is Zoning  
15 Commission Case No. 22-17, Wisco Wally, LLC, Map Amendment at  
16 Square 1919, Lots 20 and 27. And today is October the 24th,  
17 2022.

18           At this time, the Commission will consider any  
19 preliminary matters.

20           Does the staff have any preliminary matters?

21           MS. SCHELLIN: No preliminary matters.

22           CHAIRPERSON HOOD: Okay. Let's bring everyone up,  
23 Ms. Schellin and Mr. Young, and we can get started.

24           All right. Mr. Sullivan, when your team gets up, you  
25 may begin.

1 MR. SULLIVAN: Thank you, Mr. Chairman. Marty Sullivan  
2 with Sullivan and Barros on behalf of the Applicant.

3 We do have a PowerPoint. If Mr. Young could load that,  
4 please. Thank you.

5 This is Application No. 21-17 for 3427 Wisconsin  
6 Avenue, Northwest.

7 Next slide, please.

8 A brief overview here. We're proposing a zone change  
9 from RA-1 to RA-2, based primarily on the Future Land Use Map  
10 designation as moderate density residential and other factors.  
11 The RA-2 zone will allow more density, in fact, twice the density  
12 allowed in the RA-1 zone, including IZ Plus. We do enjoy  
13 unanimous ANC support for this. We have support from Cleveland  
14 Park Smart Growth; and from the Office of Planning, of course,  
15 recommending approval; and DDOT has no objection as well.

16 The site currently has no housing, or it will have no  
17 housing. There's two single family homes on a portion of the  
18 property that have received approval from HPRB to be lifted and  
19 pivoted to the respective side streets, which will leave a land  
20 area of about 15,320 square feet, all facing Wisconsin Avenue and  
21 taking up that block, and we'll show a map a little later.

22 Next slide, please.

23 Oh, I did want to mention too that, you know, this was  
24 initially suggested to us by Cleveland Park Smart Growth. We  
25 were doing an RA-1 case before BZA, and in the -- in an ANC

1 committee meeting, it was strongly suggested to us by Cleveland  
2 Park Smart Growth and others that this site was really appropriate  
3 for more density.

4           So I am going to highlight some of the -- and I can go  
5 through this as quickly as you want and just highlighting some  
6 of the other agencies' support for this. The Office of Planning  
7 has stated, "on balance, this map amendment would not be  
8 inconsistent with the Comprehensive Plan, and it would be  
9 appropriate for IZ Plus."

10           Next slide please.

11           DDOT stated, "has reviewed the Applicant's request and  
12 determined that based on the information provided, the proposed  
13 rezoning would likely not lead to a significant increase in the  
14 number of peak hour vehicle trips on the District's  
15 transportation network if developed with the most intense matter-  
16 of-right uses."

17           I will add -- I have a slide at the end, but this might  
18 be a good time to raise the issue. At the setdown meeting, the  
19 Commission was curious as to how many units might be contemplated,  
20 and the developer believes that somewhere between 45 and 55 --  
21 48 and 55 units is what's expected.

22           DDOT goes on to say, "Given the subject properties are  
23 a short walking distance to several Priority Bus Routes and Metro  
24 stations the proposed change in zoning is consistent with DDOT's  
25 approach to new development that supports higher densities,



1 walkable design, and adjacent transit, DDOT has no objection to  
2 the approval of the requested map amendment."

3 Next slide, please.

4 I wanted to point out the support of Cleveland Park  
5 Smart Growth. As noted, they were the initial spark for this  
6 map amendment idea. And they've stated that "The need for housing  
7 to address a wide range of incomes, especially those considerably  
8 below the median area incomes, is acute District-wide, but  
9 especially in Rock Creek West. "The additional constraints of the  
10 Cleveland Park Historic District make infill housing even more  
11 challenging."

12 They also stated that "The property proposed along  
13 Wisconsin Avenue between Ordway and Norton is well suited for the  
14 height and density provided for in the RA-2 zone. The area is  
15 surrounded by similar and more intense zones and served by a  
16 priority bus corridor. It is within walking distance to many  
17 retail and recreational amenities and to good schools."

18 Next slide, please.

19 So a short overview of the increases in the area  
20 standards. Height will go from 40 feet, three stories to 50  
21 feet. Lot occupancy is 40 percent under RA-1, will be 60 percent  
22 under RA-2. And that's under -- with IZ as well, it's still  
23 60 percent. And the FAR goes from 1.08 with IZ to 2.16.

24 Next slide, please.

25 There's a photo of the subject property. You can see

1 the large, mixed-use building across Wisconsin Avenue. This is  
2 looking from the east across to the west, across Wisconsin. The  
3 subject property, all facing Wisconsin, those two homes are the  
4 homes that will be lifted and pivoted to the side streets and  
5 will become part of the residential single-family neighborhood  
6 behind this property.

7 Next slide, please.

8 And you'll see a perspective from the west now looking,  
9 and you see the residential single-family neighborhood behind the  
10 subject property.

11 Next slide, please.

12 So this is the property. It's currently pending  
13 subdivision. It's nearly complete. We expect it to be completed  
14 within the next two weeks. And property Lot B that you see there,  
15 will house one of the two homes, and the other home on Norton  
16 Place will be housed on Lot 26.

17 Next slide, please.

18 This is just a map showing the surrounding densities  
19 across the street.

20 Next slide, please.

21 And the zoning map overview. It's RA-2 already to the  
22 south of this and NC-1 across the street.

23 Next slide please.

24 And regarding those two homes, they'll -- they will be  
25 in -- will remain in the RA-1. There's nothing proposed to be

1 changed for that, but they're contributing homes, and so it's not  
2 expected that they would ever be redeveloped in the future.

3 I want to point out the consistency with the Framework  
4 Element and the Future Land Use Map. The property is designated  
5 as moderate-density residential on the Future Land Use Map. It's  
6 consistent with the proposed RA-2 zoning. The Comprehensive Plan  
7 encourages additional residential development and affordable  
8 housing, and rezoning the site would help achieve these policies  
9 and allow for development of an underutilized site and further  
10 the Comp Plan map designations.

11 Next slide, please.

12 The property is located in a neighborhood conservation  
13 area; however, it's across the street from a neighborhood  
14 commercial center area. While not located directly in the  
15 neighborhood commercial center area, it is directly across the  
16 street on Wisconsin Avenue. And there are retail in that  
17 mixed-use building that you saw across the street. There's retail  
18 along that entire first floor. So the proposed amendment is not  
19 inconsistent with the Generalized Policy Map, as neighborhood  
20 conservation areas still allow for limited redevelopment  
21 opportunities.

22 And I will skip to the third bullet. The proposal will  
23 allow for a complementary use adjacent to the mixed-use building  
24 across the street and additional residential use would provide  
25 additional foot traffic and patronage to the businesses in the

1 area.

2 Next slide, please.

3 Here's the IZ Plus analysis. We're looking at as  
4 possible as many as eight to ten IZ units being provided. The  
5 map amendment would effectively triple or quadruple because of  
6 the bump in the density as well as the bump from IZ Plus.

7 Next slide please.

8 Racial Equity Analysis. The map amendment will further  
9 the goals around racial equity. Specifically, the change in  
10 zoning will facilitate the creation of a new development that  
11 will provide market rate and affordable housing on what is now  
12 vacant land, so there's no displacement. By rezoning the subject  
13 property through this IZ Plus zoning map amendment, any  
14 redevelopment will create significant market rate and affordable  
15 housing above what would be required as a matter of right. And  
16 the amendment will also provide a different type of housing than  
17 what has traditionally been located on this site, which is two  
18 single family homes versus affordable multifamily housing.

19 Instead of the single lot being available for one or  
20 two families at a high price tag, it will be made available for  
21 many families, and many of the units will be affordable units.  
22 New development would create new patrons for small businesses  
23 along Wisconsin Avenue.

24 In conclusion, the map amendment is not inconsistent  
25 with the Comprehensive Plan, including the Comprehensive Plan's

1 racial equity goals. Therefore, as detailed above, and in the  
2 application materials, the Commission's approval of the rezoning  
3 would further actions that would increase racial equity.

4 Next slide, please.

5 We used the Office of Zoning's racial equity analysis  
6 tool, which is primarily focused on possible displacement and  
7 changes, because this is a vacant -- 15,000 square feet is vacant  
8 lot. The unoccupied single-family homes being moved off site,  
9 and the subject property is vacant land, so the map amendment  
10 will add new market rate and affordable housing without  
11 displacement. And the action will also result in completely new  
12 market rate housing, significantly more affordable housing than  
13 would be required under the current zoning.

14 And we note also the Office of Planning's detailed  
15 analysis on the application is viewed through the racial equity  
16 lens regarding affordable housing, displacement, transportation,  
17 employment, environmental and education, recreation, and access  
18 to amenities.

19 Next slide, please.

20 I'd point out some other Citywide Elements. The Land  
21 Use Element encourages new and affordable housing on vacant and  
22 underutilized property.

23 Transportation Element: It encourages transit-  
24 oriented development around a major transportation bus corridor.

25 Housing element: This is pretty repetitive, but

1 encourage new housing on vacant land which will help meet the  
2 need for higher-density affordable housing in the area.

3 Environmental Protection Element: The map amendment  
4 would encourage development of new buildings compliant with the  
5 Green Energy codes.

6 And the Rock Creek West Area Element: The proposal  
7 balances these goals by preserving and moving existing historic  
8 resources to another portion of the property in an effort to  
9 create affordable housing. The historic homes will act as a  
10 buffer of sorts between the lower density R-1-B zone remaining  
11 to the east of the subject property.

12 Next slide, please. That may be it. I had one more  
13 slide with the update, that I already mentioned, where we're  
14 thinking it would yield approximately 48 to 55 units.

15 I'd like to turn it over to the property owner. Beck  
16 Vissat will talk very briefly.

17 Beck?

18 MR. VISSAT: Thanks, Marty. Yeah. Thank you, Marty.

19 My name is Beck Vissat. I am here on behalf of Wisco  
20 Wally, LLC.

21 I'd like to thank the Commission, the Office of  
22 Planning, the ANC, and Cleveland Park Smart Growth for, you know,  
23 taking the time to hear us and working with us along the way the  
24 last year or so.

25 So not to totally regurgitate what Marty said, but

1 basically we started this project as a RA-1 multifamily relief  
2 project, at which point during the presentations, Cleveland Park  
3 Smart Growth came forward and decided that, you know, this would  
4 be a great project for the map amendment process.

5 We reached out to the Office of Planning, discussed it  
6 with them, really got the ball rolling at that point. We reached  
7 out to the neighbors, multiple community presentations, spoke  
8 with the ANC. Basically, all the stakeholders early on were  
9 contacted and, you know, resounding support. And at that point,  
10 we decided to move forward with the whole map amendment process.  
11 Kind of how we ended up here in front of you guys at this point.

12 So through and through, you know, a lot of community  
13 outreach, across the board support for the project. You know,  
14 obviously, there's a huge need for affordable housing through the  
15 IZ Plus up here in the Cleveland Park neighborhood. So once  
16 again, thank everyone for their time. And if you have any  
17 questions, you know, feel free to ask, and I can answer them to  
18 the best of my ability.

19 MR. SULLIVAN: Thank you, Beck. And thank you,  
20 Mr. Chairman. That's it for the Applicant's presentation. Thank  
21 you.

22 CHAIRPERSON HOOD: Okay. Thank you, Mr. Sullivan.

23 Let me ask, do you know of any opposition to this case,  
24 Mr. Sullivan?

25 MR. SULLIVAN: No, we're not aware of any. We haven't

1 had any inkling of that actually. Mr. Vissat spoke to even --  
2 he started with the immediate community behind the property and  
3 had several meetings with them, so they were always very well  
4 informed. And as I stated at the beginning, we were just headed  
5 for an RA-1 case. And, in fact, yeah -- I didn't go to the first  
6 committee meeting, Mr. Vissat went, and he was approached by a  
7 couple people, including some ANC commissioners that said that  
8 it was really appropriate for higher density. And I wasn't --  
9 at first, I wasn't convinced. I wasn't sure about that. But  
10 they pushed again, and then they got involved with the Office of  
11 Planning -- well, Cleveland Park Smart Growth and Ward3Vision.  
12 And so we had a lot of support for that, and so here we are.

13 CHAIRPERSON HOOD: Okay. Great. Great.

14 Let me see if we have any questions.

15 Commissioner May?

16 COMMISSIONER MAY: First of all, can you hear me okay?

17 CHAIRPERSON HOOD: Yes, we can hear you just fine.

18 COMMISSIONER MAY: Because I'm not in my usual  
19 location. I actually do not have any questions. It seems --

20 CHAIRPERSON HOOD: You went on mute, Commissioner May,  
21 but I know you're in a different area, so we -- I normally  
22 wouldn't say anything, but I'd love to hear what you just said.

23 COMMISSIONER MAY: All right. So can you hear me now?

24 CHAIRPERSON HOOD: Yeah, I can hear you now.

25 COMMISSIONER MAY: It didn't go on mute on my screen.



1 That's weird. No, I actually do not have any questions, so thank  
2 you.

3 CHAIRPERSON HOOD: Okay, thank you.

4 And Vice Chair Miller?

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. And I  
6 missed the Yellowstone and other background, Mr. May, that we  
7 usually see you in.

8 Thank you, Mr. Sullivan and Mr. Vissat, for your  
9 presentation and for bringing this project forward, the RA-2 map  
10 amendment with the IZ Plus designation and your receptivity to  
11 the -- some of the community's push for that approach rather than  
12 the original approach. I think it is appropriate. This is my  
13 neighborhood. I don't have any particular interest in the -- I'm  
14 a few blocks away, but these properties along Wisconsin Avenue  
15 should be -- it's a good opportunity to get more market rate  
16 units and more -- much more affordable units, much needed  
17 affordable units in our neighborhood and Ward 3 as a whole and  
18 the City as a whole. So thank you for bringing it forward.

19 CHAIRPERSON HOOD: I too lend my comments to what my  
20 colleagues have mentioned. I think this is a good collaborative  
21 effort when I see the community and the Applicant working  
22 together. The Applicant said one thing, and I know Mr. Sullivan  
23 was a little hesitant, but I think you got a better outcome with  
24 what we have here. So I'm not going to -- definitely not going  
25 to do it, and it's in the Vice Chair's neighborhood, so I'm not

1 going to opine. I think from what I see in this record, it looks  
2 like overwhelming support, so I'll leave it at that.

3 Ms. Schellin, do we have anybody from --  
4 Chairperson MacWood or anybody from ANC 3C?

5 MS. SCHELLIN: There is no one from the ANC on at this  
6 time.

7 CHAIRPERSON HOOD: Okay.

8 All right. Let's go to the Office of Planning.

9 And thank you all, Mr. Sullivan, for your --  
10 Mr. Sullivan, let me ask you, which board do you like better, the  
11 Board of Zoning Adjustment of the Zoning Commission? I'm just  
12 curious.

13 MS. SCHELLIN: The Commission, of course.

14 MR. SULLIVAN: Yeah, of course. Today, I like the  
15 Commission best.

16 MR. VISSAT: I personally love the Commission. I'll  
17 just chime in.

18 CHAIRPERSON HOOD: Oh boy, that was a loaded question,  
19 because I sure know that can change. But anyway, thank you.

20 Let's go to the Office of Planning and DDOT, Ms. Myers  
21 and -- who do we have from DDOT?

22 MS. SCHELLIN: I think Mr. Lawson and Ms. Steingasser,  
23 maybe both of them.

24 CHAIRPERSON HOOD: Okay. Let's bring on the Office of  
25 Planning. And Ms. --

1 MS. SCHELLIN: Yeah, that way we have them all.

2 CHAIRPERSON HOOD: Yeah. Let's bring DDOT up too if  
3 they're here.

4 MS. SCHELLIN: I don't think we have anyone from DDOT.

5 CHAIRPERSON HOOD: Okay.

6 All right. Well, well go to Ms. Myers.

7 MS. MYERS: Good afternoon, Commissioners.  
8 Crystal Myers for the Office of Planning.

9 The Office of Planning is recommending the Zoning  
10 Commission approve Zoning Case 22-17 for a map amendment with IZ  
11 Plus to rezone 3427 and 3433 Wisconsin Avenue, Northwest from RA-  
12 1 to RA-2.

13 On balance, the RA-2 zone would not be inconsistent  
14 with the Comprehensive Plan. The Future Land Use Map indicates  
15 that this property is appropriate for moderate density  
16 residential use. The proposed rezoning would replace a low-to-  
17 moderate density residential zone with a moderate density  
18 residential zone.

19 The proposed map amendment was reviewed through a  
20 racial equity lens as part of the Comprehensive Plan analysis.  
21 The property is within the Rock Creek West planning area, which  
22 has a majority white population and has the largest shortage of  
23 affordable housing in the District. The zoning in this planning  
24 area limits most of the area's development to single dwelling  
25 housing. The proposed RA-2 zoning on this property with IZ Plus

1 would provide opportunities for more affordable housing and for  
2 different types of housing to be developed in this area.

3 This would allow for more types of households to live  
4 in a neighborhood that is within a mile of two Metro stations  
5 and along a priority transit corridor. Furthermore, the proposed  
6 rezoning would not physically displace any onsite residents. The  
7 two detached single dwelling houses on the property are vacant.  
8 Both houses would be retained and relocated off the property.

9 In conclusion, again, the Office of Planning recommends  
10 that the Zoning Commission approve the proposed map amendment  
11 with IZ Plus. Thank you.

12 CHAIRPERSON HOOD: Thank you, Ms. Myers.

13 Let's see if we have any comments or questions.

14 Commissioner May?

15 COMMISSIONER MAY: I don't have any questions, but I  
16 want to note for the Vice Chair's sake, that I brought up the  
17 background for my -- so important stuff.

18 CHAIRPERSON HOOD: Yeah, I was wondering how you got  
19 there so fast.

20 COMMISSIONER MAY: Yeah, I had another picture up.

21 CHAIRPERSON HOOD: Okay.

22 Vice Chair Miller, I know you -- you're very -- you're  
23 satisfied now, so I'm sure you might have some questions or  
24 comments.

25 VICE CHAIR MILLER: Yeah. Yes.

1 Thank you, Ms. Myers for your report.

2 And thank you, Commissioner May for giving us that more  
3 pleasant, beautiful background.

4 CHAIRPERSON HOOD: All right.

5 I don't have any questions, Ms. Myers. Thank you for  
6 your report. Again, it's in support.

7 Ms. Schellin, we -- again, we don't have anyone yet  
8 from the ANC. I do have a question though. And I'll do the DDOT  
9 report shortly.

10 Is -- Chairperson Finley, the chairperson, is what I  
11 see here on the letter from July 18; is that correct, Mr.  
12 Sullivan?

13 MR. SULLIVAN: Yes.

14 CHAIRPERSON HOOD: Okay. Okay. All right. So while  
15 we're at it, the ANC, be resolved that ANC 3C supports the map  
16 amendment application and supports supplying the 20 percent IZ  
17 Plus requirements. Any future development resulting from this  
18 rezoning, as Mr. Sullivan and Mr. Vissat have already  
19 mentioned -- hopefully, I pronounced his name correctly -- have  
20 already mentioned that there was a -- this was a community led --  
21 Applicant's led effort in this application.

22 Let's go to DDOT. And I believe DDOT did not have --  
23 let me go pull up their report, and that's Exhibit No. 30. And  
24 they also did not have any objections. I think that's known by  
25 not being here. I'm looking for their final sentence. They do

1 have a few recommendations in here, I believe, so noted that's  
2 already in the record. But I believe they have -- other than  
3 their recommendations with their analyzation and their report,  
4 they too are in support this particular project. Okay.

5 All right. Ms. Schellin, do we have any other  
6 government agencies that are here to report?

7 MS. SCHELLIN: No other government agencies.

8 CHAIRPERSON HOOD: Okay.

9 We do have a support letter from the Office of Attorney  
10 General. And we have no other government agencies here to  
11 support.

12 MS. SCHELLIN: Correct.

13 CHAIRPERSON HOOD: Here to testify. Okay.

14 MS. SCHELLIN: Correct. I just want to make sure. I  
15 didn't want to miss anybody on the ANC.

16 Do we have anyone who's here, Ms. Schellin, to testify  
17 in support, opposition, or undeclared?

18 MS. SCHELLIN: We did not, but let me double-check one  
19 more time, just to make sure no one has signed up since we --  
20 there is no one to sign up under any of the three categories.

21 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.

22 And Mr. Sullivan has mentioned the racial equity lens  
23 west of Rock Creek, as we know, shortage, and I think that was  
24 also mentioned in Ms. Myers' report.

25 MS. SCHELLIN: Right.

1 CHAIRPERSON HOOD: I think that's sufficient. Other  
2 government agencies, we've already mentioned DDOT, Office of the  
3 Attorney General. And I think there was -- thought I saw another  
4 agency there -- okay, but either way --

5 Did DDOE respond to this case as well, Mr. Sullivan?

6 MR. SULLIVAN: Not that I'm aware of, no.

7 CHAIRPERSON HOOD: Okay.

8 All right. So I'll just leave it at that, and the  
9 record will stand as it is.

10 All right. Mr. Sullivan, you have any rebuttal or --  
11 well, I don't think you have any rebuttal. You have any closing?

12 MR. SULLIVAN: No, I don't. Thank you, Mr. Chair.

13 CHAIRPERSON HOOD: Thank you.

14 All right. Commissioners, I think this is pretty  
15 straightforward. It's overwhelming support. And let me hear  
16 what my colleagues have to -- what your pleasure is. We can take  
17 this off the table, I think, very quickly. Would somebody like  
18 to make a motion or which -- how -- what is your pleasure with  
19 proceeding?

20 VICE CHAIR MILLER: I'm prepared to move forward this  
21 evening. It's a two-vote case, right, because it's a map  
22 amendment, right?

23 CHAIRPERSON HOOD: Right. It's a two-vote.

24 VICE CHAIR MILLER: Mr. Chairman?

25 CHAIRPERSON HOOD: Yes.

1 VICE CHAIR MILLER: I'm prepared to make a motion this  
2 evening, if you are.

3 CHAIRPERSON HOOD: Yes. Yes. This way --

4 VICE CHAIR MILLER: I think all three of us would have  
5 to be prepared.

6 CHAIRPERSON HOOD: Yeah.

7 VICE CHAIR MILLER: A quorum requirement, so.

8 CHAIRPERSON HOOD: Right.

9 VICE CHAIR MILLER: So I would move, Mr. Chairman, that  
10 the Zoning Commission take proposed action on Zoning Commission  
11 Case No. 22-17, Wisco Wally, LLC, a map amendment for portions  
12 of Square 1913 from RA-1 to RA-2 with Inclusionary Zoning Plus  
13 designation for that property and ask for a second.

14 COMMISSIONER MAY: Second.

15 CHAIRPERSON HOOD: Okay. It's been moved and properly  
16 second. Any further discussion?

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

19 MS. SCHELLIN: Sure.

20 Commissioner Miller?

21 VICE CHAIR MILLER: Yes.

22 MS. SCHELLIN: Commissioner May?

23 COMMISSIONER MAY: Yes.

24 MS. SCHELLIN: Commissioner Hood?

25 CHAIRPERSON HOOD: Yes.



1 MS. SCHELLIN: The vote is 3-0-2 to approve proposed  
2 action in Zoning Commission Case No. 22-17. Commissioner Imamura  
3 not present, not voting, and the third mayoral appointee position  
4 being vacant.

5 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we still  
6 need to do any dates? We didn't ask for anything.

7 MS. SCHELLIN: Right. You didn't ask for anything, but  
8 if we could get a draft order. I take it since there was no  
9 opposition, and you didn't ask for anything, is a summary order  
10 okay in this case?

11 CHAIRPERSON HOOD: Yes, a summary order should be fine,  
12 yes.

13 MS. SCHELLIN: Okay.

14 Mr. Sullivan, could you provide a summary order in two  
15 weeks?

16 MR. SULLIVAN: Yes.

17 MS. SCHELLIN: Okay. So could you provide that by  
18 3 p.m. on November 7th? So 3 p.m., November 7th?

19 MR. SULLIVAN: Yes.

20 MS. SCHELLIN: And we will refer this to NCPC by  
21 tomorrow, which is the 25th, which means this will come up for  
22 final action on December 15. Okay.

23 CHAIRPERSON HOOD: Well, it sounds like we're all on  
24 the same page. I want to thank the -- both the Applicant and  
25 community for working together. It makes it definitely for a

1 shorter hearing. We don't get a lot of these, but we're always  
2 glad when we do. That shows that the community and the Applicant  
3 have worked together for the best interests of the residents in  
4 that area. So thank you very much to all of you, and to the  
5 Office of Planning and everybody who participated in this  
6 process.

7 The Zoning Commission will meet again on October the  
8 27th, 2022. It will be our regular public meeting. And I want  
9 to thank all those commissioners who may not be literally around  
10 or wherever they are to make sure that it's possible that we have  
11 a quorum, so I'll leave it at that.

12 So with that, this public hearing is adjourned. And  
13 thank you everyone, and good night.

14 MR. SULLIVAN: Thank you.

15 MR. VISSAT: Thank you everyone.

16 VICE CHAIR MILLER: Thank you.

17 (Whereupon, the above-entitled matter went off the  
18 record at 4:31 p.m.)  
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20  
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25

C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 10-24-2022

Place: Teleconference

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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