

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----:
IN THE MATTER OF: :
: :
Preservation DC L&6, LLC : Case No. 22-22
Map Amendment from RA-2 to MU-8 :
1100 6th Street, Northwest :
(Square 449, Lot 64) - Ward 6 :
: :
-----:

MONDAY

DECEMBER 19, 2022

The Public Hearing of Case No. 22-22 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 Chairperson
PETER MAY, Commissioner
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

HUNT REPORTING COMPANY
Court Reporting and Litigation Support
Serving Maryland, Washington, and Virginia
410-766-HUNT (4868)
1-800-950-DEPO (3376)

OFFICE OF PLANNING STAFF PRESENT:

STEPHEN MORDFIN, Zoning and Special Project Planner
JENNIFER STEINGASSER, Deputy Director

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire

The transcript constitutes the minutes from the Public Hearing held on December 19, 2022.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT:	
Anthony Hood	4
PRELIMINARY MATTERS:	
Ms. Schellin	6
PRESENTATION:	
Case No. 22-22 Preservation DC L&6, LLC Map Amendment from RA-2 to MU-8 1100 6th Street, Northwest (Square 449, Lot 64) - Ward 6	6
COMMENTS AND QUESTIONS:	
Commissioners	10
OFFICE OF PLANNING:	
Jennifer Steingasser	18
VOTE:	
Commissioners	22
CLOSING REMARKS:	
Anthony Hood	24
ADJOURN:	
Anthony Hood	25

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. Today's date is December the 19th, 2022. We are
5 convening and broadcasting this public hearing by video
6 conferencing. My name is Anthony Hood, and I'm joined by
7 Vice Chair Miller, Commissioner May, and Commissioner Imamura.
8 We're also joined by the Office of Zoning staff,
9 Ms. Sharon Schellin, as well as Mr. Paul Young who's handling our
10 virtual operations as well as Ms. Hillary Lovick with our Office
11 of Zoning Legal Division. I will ask all others to introduce
12 themselves at the appropriate time.

13 The virtual public hearing notice is available on the
14 Office of Zoning's website. This proceeding is being recorded
15 by a court reporter, and the platforms used are Webex and YouTube
16 Live. The video will be available on the Office of Zoning's
17 website after the hearing. All persons planning to testify should
18 have signed up in advance and will be called by name at the
19 appropriate time. At the time of sign-up, all participants will
20 complete the oath or affirmation required by Subtitle Z, 408.7.
21 Accordingly, all those listening on Webex or by phone will be
22 muted during the hearing, and only those who have signed up to
23 participate or testify will be unmuted at the appropriate time.

24 When called, please state your name before providing
25 your testimony. When you are finished speaking, please mute your

1 audio. If you experience difficulty accessing Webex or with your
2 telephone call-in, or have not signed up, then please call our
3 OZ hotline number at 202-727-0789. If you wish to file written
4 testimony or additional supporting documents during the hearing,
5 then please be prepared to describe and discuss it at the time
6 of the testimony.

7 The subject of this evening's case is Zoning Commission
8 Case No. 22-22, Preservation DC L&6, LLC map amendment at
9 Square 0049, Lot 0064, 1100 6th Street, Northwest. Again,
10 today's date is December the 19th, 2022.

11 The hearing will be conducted in accordance with
12 provisions of 11Z DCMR, Chapter 4 as follows: preliminary
13 matters; the Applicant's case. The Applicant has up to 60
14 minutes; I believe that they can probably do it in 10 or 15.
15 Then I have the report of other government agencies; report of
16 the Department of Transportation and the Office of Planning; the
17 report of the ANC. One second. I've got files opening up on
18 me. Testimony of organizations and individuals: organizations,
19 five minutes; individuals, three minutes. And we will hear in
20 the following order from those who are in support, opposition,
21 and undeclared. Then we'll have rebuttal and closing by the
22 Applicant.

23 Again, the OZ hotline number is 202-727-0789 for any
24 concerns during this proceeding.

25 Again this is ANC 6E is the ANC, and I think we don't

1 have any parties. And I don't believe I've seen any opposition,
2 but we'll see.

3 At this time, the Commission will consider any
4 preliminary matters. Does the staff have any preliminary
5 matters?

6 MS. SCHELLIN: Very briefly. As you stated, the
7 Applicant is represented by Alexandra Wilson from Sullivan &
8 Barros. They have asked for ten minutes to do their presentation.
9 Staff has not seen any opposition either. So far, there is one
10 person registered to testify in support. OP's representative is
11 Steve Mordfin. I don't have anybody signed up from DDOT. That's
12 all I have.

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

14 Let's bring up Ms. Wilson, and let's see how it goes.

15 And Ms. Wilson, if you can hit the highlights. If you
16 can hear me, you can just hit the highlights, that'd be good.

17 MS. WILSON: Hi. Can you all hear me?

18 CHAIRPERSON HOOD: Yes, we can.

19 MS. WILSON: Great.

20 CHAIRPERSON HOOD: Good afternoon. You may begin
21 whenever you're ready.

22 MS. WILSON: Great. Thank you so much. Alex Wilson
23 from Sullivan & Barros, land use counsel for the Applicant in
24 this case.

25 We do have a very brief presentation, if Mr. Young

1 could pull that up. Thank you so much.

2 Could you please go to the next slide when you have a
3 chance? Thank you.

4 The property is currently zoned RA-2. It is located
5 in the Mt. Vernon Square Historic District. The Applicant is
6 proposing to change the zone to the MU-8A zone, as is consistent
7 with the FLUM designation, as residential medium density and
8 commercial medium density. It was previously designated as
9 moderate density residential, but there was a targeted FLU map
10 change in the recent Comp Plan. This included changing the
11 subject property and some of the surrounding properties to medium
12 density commercial and residential on the FLU map. Accordingly,
13 the current RA-2 zone is not consistent, and the proposed MU-8
14 zone will be consistent with the FLU map.

15 The property has been vacant for many years. It was
16 historically commercial. Attempts have been made over the years
17 for a residential project under the RA-2 zoning, including a PUD,
18 but those were not successful. The map amendment will allow for
19 a wider range of uses on the site. ANC 6E unanimously supports
20 the proposal. The Office of Planning is recommending approval
21 and has determined that it is not inconsistent with the
22 Comprehensive Plan, and DDOT has no objection.

23 Next slide, please. Thank you.

24 These are some photos of the subject property to
25 provide some context. There are a mix of uses, including a larger

1 commercial building to the south, multi-family use to the west,
2 and to the north and south are residential uses of varying
3 density. This is a contributing historic building and will be
4 preserved as such.

5 Next slide, please.

6 This proposal is consistent with the Comp Plan and its
7 policies, including the Framework Element, Future Land Use Map,
8 Generalized Policy Map, IZ Plus and racial equity goals, as well
9 as the other citywide elements.

10 Next slide, please.

11 In terms of its consistency with the Framework Element
12 and Future Land Use Map, as I mentioned before, it was previously
13 designated as moderate density residential, but the recent FLU
14 map changed it to medium density residential and commercial,
15 which is consistent with the proposed MU-8A zoning compared to
16 its existing RA-2 zoning. The proposal also furthers the Comp
17 Plan goals of balancing preservation, housing, and reinvigorating
18 neighborhoods through development, as the proposal allows for the
19 adaptive reuse of a vacant existing historic resource near a
20 Metro station.

21 Next slide, please.

22 The property is in a Neighborhood Conservation Area on
23 the Generalized Policy Map, which allows for limited
24 redevelopment opportunities. And this will be compatible with
25 the existing scale and architecture, given the historic oversight

1 and the existing mix of uses surrounding the site.

2 Regarding IZ Plus, the change would trigger a 233
3 percent increase in FAR, resulting in a 20 percent IZ set aside
4 requirement for any residential development.

5 Next slide, please.

6 This is the Racial Equity Tool from the Office of Zoning
7 website. On balance, the proposal will promote the racial equity
8 goals, as there is no existing residential building. This
9 building is vacant; therefore, no displacement will occur. It
10 does have the potential to result in market rate and affordable
11 housing that does not currently exist. The action will result
12 in improvements in the streetscape and general building
13 appearance, and there will be increased access to opportunity in
14 that the site will have the potential for new job opportunities
15 and commercial uses and services near a Metro station. To quote
16 the ANC report: "This property has been blighted for decades,
17 which has been a site for criminal activity, and redevelopment
18 will activate this corner and be positive for this area of the
19 neighborhood."

20 Next slide, please.

21 For the other citywide elements, we've provided a more
22 thorough analysis in our Applicant statement. All of this is
23 already in the record, so I'll give a brief overview. The
24 proposed zone change would encourage development near a Metro
25 station where there's just currently an existing vacant

1 commercial building. This will naturally incentivize more
2 investment into the surrounding infrastructure. The proposal
3 will encourage new development on underutilized land, allowing
4 for new green elements not currently on site. It also lowers
5 the barrier to entry for commercial uses. The building was
6 historically commercial, but currently any commercial tenants
7 would need a use variance, since this is the RA-2 zone. And
8 again, commercial uses near a Metro station allow for easier
9 access to employment.

10 And finally, the proposal balances the goals of this
11 area element by preserving a historic resource and encouraging
12 development near Metro stations. Again, this is an existing
13 contributing historic building and will be preserved and added
14 to through the HPRB process.

15 Next slide, please. Thank you.

16 This concludes my presentation. I believe the owner
17 or representative of the owner, Mr. Aydin Hayri is here, if you
18 have any questions. I don't plan on having him give any specific
19 testimony, but he is available for questions. Thank you.

20 CHAIRPERSON HOOD: Thank you very much, Ms. Wilson.

21 I'll get right into a few questions. So I see that we
22 did have a letter from the ANC, and I understand going from R-2
23 to the MU-8. So have -- do you know of any opposition? And do
24 you know, have you all met with anyone other than the ANC, like
25 the East Central Civic Association? I know most ANCs always meet

1 with their associations in the area. So do you know if the ANC
2 held a meeting, or did you all go out and meet with them? And
3 that may be a question for the owner or one of the owners.

4 MS. WILSON: Yep. I'll have to defer to the owner. I
5 have -- I personally haven't been involved. Mr. Sullivan actually
6 attended the ANC meetings. But if Mr. Hayri is on, he can answer
7 that question.

8 CHAIRPERSON HOOD: Mr. Hayri, welcome. You may begin.
9 If you can identify yourself first.

10 MR. HAYRI: No, no, no. That's fine. Thanks for
11 unmuting me. No, we have had a pretty robust --

12 CHAIRPERSON HOOD: Mr. Hayri, if you could just
13 identify yourself. I identified you, but I need you to identify
14 yourself.

15 MR. HAYRI: Oh, okay. Sure. Yes, please. Well, my
16 name is Aydin, last name, Hayri, H-A-Y-R-I. I'm the ---

17 CHAIRPERSON HOOD: Okay.

18 MR. HAYRI: -- 50 -- yeah, I'm representing
19 Preservation DC L&6, LLC, which owns the property. And we had a
20 pretty robust ANC process. We have a Single Member
21 representative, and she was pretty active in terms of canvassing
22 the neighbors, encouraging them to show up for the hearings. We
23 also had a hearing with the Historic Committee for the area, and
24 there were neighbors who were present there. One of the feedbacks
25 we received, which we have incorporated into the design, was that

1 this historic building here, I believe, Thurgood Marshall at some
2 point had his law offices in that building. There will be a
3 commemorative plaque acknowledging that.

4 We got some positive feedback from the neighborhood
5 that something needs to be put up there, that it is a big absence.
6 And they were concerned that although it is not at this time,
7 that it could be it could be a magnet for loitering and other
8 kind of nuisance activities in the neighborhood. And so yeah,
9 our plans were --

10 CHAIRPERSON HOOD: Mr. Hayri, let me bring you more
11 back focused to my question. My question was just one question.
12 I know the ANC -- here's what we run into, especially with these
13 types of cases -- what we run into is the ANCs will have a meeting
14 and then there are other community groups, and then we go ahead
15 and make the move, and later on, we got a problem because we,
16 you know, the notification was not there. Now, by law, I know
17 they're supposed to go to the ANC, but most applicants will reach
18 out to, like, the civic -- the different civic association groups
19 in the area. And my question's real simple. Was that done?

20 MR. HAYRI: Yes. Well, basically what I'm saying is
21 that through Rachelle Nigro, he's our -- she's our Single Member
22 representative, she did bring this up in her Instagram. That's
23 being brought up to the attention of anyone and everyone who had
24 any kind of civic interest in this area.

25 CHAIRPERSON HOOD: On Instagram. On Instagram.

1 MR. HAYRI: On her Instagram, and she's also active in
2 the ANC process. So I think that's -- and we have nothing to
3 hide. So we're happy to --

4 CHAIRPERSON HOOD: That's not my --

5 MR. HAYRI: -- (indiscernible) that, but you can't lay
6 on us a burden of --

7 CHAIRPERSON HOOD: Mr. Hayri. Mr. Hayri, let me just
8 say -- I'll just say that's -- hold on. Hold on a second.

9 MR. HAYRI: -- contacting everyone and anyone.

10 CHAIRPERSON HOOD: That's not my question. You have
11 not answered. Mr. Hayri, you have not answered my question. I
12 need my question answered.

13 Ms. Schellin, how many votes is this case?

14 (No audible response.)

15 CHAIRPERSON HOOD: It's two votes. So what I would
16 like from --

17 And Ms. Schellin, if you could convey that to the ANC.
18 I'd like to know also did they include their civic association
19 areas -- organizations? Real simple. Real simple.

20 All right. Thank you, Mr. Hayri. I appreciate it.
21 And I appreciate you trying to expound, but I had one real easy
22 question.

23 So now, Ms. Wilson, I'm just curious. Can you tell me
24 about the racial equity part of this? And I don't want to talk
25 about the project. I just want to talk about what's before us.

1 Can you just expound to me -- not necessarily more --
2 I'm more interested in the last part -- and let me pull that up
3 in your presentation as that was just emailed to us. One second.

4 Let's talk about the "physical and access to
5 opportunity." I'd like to know how is that actually going to
6 happen? So obviously, you obviously have some plans. And I
7 don't want to get into the plans. You obviously have some plans
8 that you want to deal with with this. So tell me how you see
9 that fit in the Racial Equity Analysis Tool, both the physical
10 and the access to the opportunities.

11 Now, I see what you're saying there. I see what you
12 have written, but can you expound upon that a little more?

13 MS. WILSON: Sure. So I do think it's relatively
14 simple. Just based on this tool, it asks: Is there a change in
15 access to opportunity? And I would say that yes, new job
16 opportunities would be created because of the addition of a
17 commercial element. And it's very close to the Metro, and I
18 think there will be additional job opportunities close to a Metro
19 station which could result in a reduced transit time for any
20 employees coming via Metro. So that's the thought behind that.

21 And there would be additional retail services
22 potentially on the site, again, because of the new commercial
23 aspect.

24 CHAIRPERSON HOOD: Okay. All right. I think those are
25 easy questions. I appreciate it. And I do want to follow up

1 and make sure -- and I appreciate what I've heard, but I want to
2 make sure that the record reflects that we've done our due
3 diligence because everybody don't attend the ANC meeting. A lot
4 of the seniors don't have Instagram. Some of them don't have
5 computers. And we run into this, and I hear it a lot in the
6 street, because I'm out there in the street. And I hear these
7 things that we have to try make it conducive, just like we do in
8 transportation. Everybody has a choice, and we have to do our
9 best to do our diligence to make sure that people are notified.

10 All right. Vice Chair Miller, you have any questions
11 or comments?

12 VICE CHAIR MILLER: No questions or comments. I think
13 it's a pretty straightforward case, Mr. Chairman. And I
14 appreciate the Applicant bringing this Comp Plan zoning
15 consistency case forward for a long vacant property. I think it
16 will result in -- obviously, whatever development scenario
17 happens -- this will facilitate more housing and more affordable
18 housing. So that's -- that kind of addresses in part the racial
19 equity and other aspects of -- equitable aspects of this proposal.
20 So thank you, Mr. Chairman.

21 CHAIRPERSON HOOD: Thank you.

22 Commissioner Imamura?

23 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
24 agree with the comments made by Vice Chair Miller, and would just
25 add that I think there's a lot of potential here for this map

1 amendment. The two points that I'd like to make is that I think
2 this is a good example of the potential, at least, that could
3 come through -- come as a result of crime prevention through
4 environmental design. It's a principle that many planners,
5 designers, architects used for under-utilized properties. And I
6 think it's a great way for, you know, to -- for adaptive reuse
7 of the historic building that's on site. So I'm glad to hear
8 that was mentioned in Ms. Wilson's presentation. So I think this
9 is, as Vice Chair Miller said, straightforward. And I'll yield
10 to Commissioner May.

11 CHAIRPERSON HOOD: Okay. Commissioner May, any
12 questions or comments.

13 COMMISSIONER MAY: I want to confirm one thing. So the
14 existing historic building is going to be preserved in whatever
15 happens in the future; is that right?

16 MS. WILSON: Yes.

17 COMMISSIONER MAY: All right.

18 MR. HAYRI: Correct.

19 COMMISSIONER MAY: And -- yeah, okay. I guess that's
20 it. The rest of it goes beyond our zoning concerns. So that's
21 it for me. Thank you.

22 CHAIRPERSON HOOD: Okay.

23 Again Ms. Wilson, if you can just verify for the record
24 that Ms. Nigro and that ANC did consult with the other groups so
25 we won't do something here, and then later on we didn't know

1 nothing about it. I would really appreciate it. Okay.

2 All right. Do we have anyone here from ANC 6E? Maybe
3 they're here.

4 Ms. Schellin, anybody here from ANC 6E?

5 MS. SCHELLIN: I'm sorry I forgot to unmute. Ms. Nigro
6 is not on, and I don't see anyone else in her place.

7 CHAIRPERSON HOOD: Okay. All right. One second. One
8 second. Let me pull my agenda back up. Okay. Let's go to --
9 do we have any other government agencies, Ms. Schellin?

10 MS. SCHELLIN: No other government agencies signed up
11 to testify.

12 CHAIRPERSON HOOD: Okay. Well, let's go to -- I think
13 we can go safely to the Office of Planning. I think I've got
14 everybody. DDOT is not here from what I was told, so let's go
15 to the Office of Planning.

16 Mr. Mordfin, whenever you're ready.

17 COMMISSIONER MAY: Mr. Mordfin is muted.

18 CHAIRPERSON HOOD: Mr. Mordfin, I guess you're having
19 some problems, so we'll give you a moment.

20 MS. SCHELLIN: Can you bring Ms. Steingasser and
21 Mr. Lawson in also, just in case.

22 CHAIRPERSON HOOD: Okay. We seem to be having problems
23 with Mr. Mordfin.

24 MS. STEINGASSER: Chairman Hood, Commissioners, I'm
25 happy to step in.

1 CHAIRPERSON HOOD: Okay. Thank you, Ms. Steingasser.

2 MS. STEINGASSER: I'm Jennifer Steingasser with the
3 Office of Planning.

4 The Office of Planning is happy to stand on the record
5 in support of this map amendment. We find it not inconsistent
6 with the Comprehensive Plan as viewed through a racial equity
7 lens. I'm available to answer any questions. Thank you.

8 CHAIRPERSON HOOD: All right. Thank you,
9 Ms. Steingasser.

10 Any questions and comments anyone?

11 (No audible response.)

12 CHAIRPERSON HOOD: Okay. Not seeing any sign of or
13 hearing anyone.

14 Ms. Wilson, do you have any questions or comments for
15 the Office of Planning?

16 MS. WILSON: No, thank you.

17 CHAIRPERSON HOOD: All right.

18 Thank you, Ms. Steingasser. Tell Mr. Mordfin we'll
19 catch him next time.

20 MS. STEINGASSER: Okay, I will.

21 CHAIRPERSON HOOD: All right.

22 Ms. Schellin, do we have anyone signed up?

23 MS. SCHELLIN: We have one person, Floyd Pigatt,
24 P-I-G-A-T-T; however, he is not on. He was listed as a proponent,
25 and he is not on at this time. So other than that, no one else

1 signed up in any category.

2 CHAIRPERSON HOOD: All right.

3 Ms. Wilson, do you have any closing?

4 MS. WILSON: No. Thank you all for your time. The
5 proposal is a relatively straightforward map amendment to make
6 the property consistent with the Future Land Use Map, as proposed
7 in the recent Comp Plan change. Thank you.

8 CHAIRPERSON HOOD: Okay. Thank you, Ms. Wilson.

9 And thank you everybody.

10 While I know this is a consistency -- before I'll just
11 say I will vote -- I'll be voting in favor of this tonight. But
12 I do want to make sure that we are doing our due diligence, and
13 that was done. I'm sure if they went through the Comp Plan
14 process, it probably was, but in areas of color, a lot of times
15 that does not happen, and I want to make sure that happens here.
16 And I want to make sure it happens in all cases. So anyway,
17 that's -- I have been getting some feedback on some of this. So
18 I'd like the record, Ms. Wilson, if you don't mind, to show the
19 extension that the ANC has done. Not just the ANC, because they
20 have their letter, but also some other community groups as well.
21 All right?

22 MS. WILSON: Could you clarify? You're looking to --
23 for some sort of email from (indiscernible) --

24 CHAIRPERSON HOOD: I just want to know was there
25 conversations with other civic groups in the City, because

1 sometimes civic groups and ANCs kind of bump heads sometimes, and
2 sometimes they work well together. And a lot of times, this
3 Commission has voted -- and I've heard this recently quite a bit
4 -- that we voted on things, and then the other bodies that are
5 decisionmakers in the City, while they're not under the
6 Administrative Procedures Act, and they're not our first line ANC
7 Commissioners, it's a thing of courtesy to make sure that those
8 other groups know as well. That's all I'm asking for.

9 MS. WILSON: Okay. I just wanted clarity. We can talk
10 to the ANC Commissioner. So normally, the ANCs will tell us if
11 they want us to reach out to a specific civic association. Like,
12 I know in 7C, they'll do that.

13 CHAIRPERSON HOOD: Right. So you got it.

14 MS. WILSON: So I'll. Okay. I'll ask her. I just -- we
15 did not, but I'll ask her if she did then.

16 CHAIRPERSON HOOD: Right. If she -- that's all.

17 MS. WILSON: Okay.

18 CHAIRPERSON HOOD: And if -- and I would ask that if
19 we could, if we can just put something in the record of the
20 organizations that she reached out to.

21 MS. WILSON: Yeah.

22 CHAIRPERSON HOOD: Okay.

23 MS. WILSON: Okay. Thank you.

24 CHAIRPERSON HOOD: And you can get it directly from
25 her.

1 MR. HAYRI: I'm sorry. Is this -- I'm sorry,
2 Commissioner. Is this a new process, because we were not aware
3 of this. And as you could imagine, going through this process
4 is very expensive. And I'm just trying to process what you're
5 deciding here. So you're deciding to postpone this until, to
6 your satisfaction, we show that all civic groups were --

7 MS. WILSON: He is leaving the record open, Aydin. We
8 can --

9 MR. HAYRI: -- confronted about this.

10 MS. WILSON: We can update the record. Just from --
11 so that marked should --

12 CHAIRPERSON HOOD: I think -- I would suggest you check
13 with your counselor of what my request is. And this is not my
14 first time asking this request. I just -- I do that all the time
15 to cover this Commission, because I do get a lot of feedback.
16 And no, it's not a new process. I've been here 24 years, and
17 the process is old, older than I am probably. It's just a
18 courtesy thing, so. And it's not on you. It's on the ANC to
19 make sure that -- and the Applicant to make -- well, you're the
20 Applicant -- to make sure that we are doing the due diligence.
21 That's all I'm asking. I don't think is a hard task. I think
22 it's a very simple task. It's a very straightforward case. I'm
23 just making sure all the Is are dotted and the Ts are crossed.
24 That's it.

25 All right? Anything else, Ms. Wilson?

1 MS. WILSON: No, thank you.

2 CHAIRPERSON HOOD: All right. Thank you.

3 All right, Commissioners, it sounds like you all are
4 ready to move forward. Would somebody like to make a motion?

5 COMMISSIONER IMAMURA: Sure, Mr. Chairman, I'll make
6 the motion. I move the Zoning Commission take proposed action
7 for Zoning Case No. 22-22, Preservation DC L&6, LLC, map amendment
8 at Square 49, Lot 64 at 1100 6th Street, Northwest, and ask for
9 a second.

10 COMMISSIONER MAY: Second.

11 CHAIRPERSON HOOD: Moved and properly second. Any
12 further discussion?

13 (No audible response.)

14 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
15 you do a roll call vote, please?

16 MS. SCHELLIN: Commissioner Imamura?

17 COMMISSIONER IMAMURA: Yes.

18 MS. SCHELLIN: Commissioner May?

19 COMMISSIONER MAY: Yes.

20 MS. SCHELLIN: Commissioner Hood?

21 CHAIRPERSON HOOD: Yes.

22 MS. SCHELLIN: Commissioner Miller?

23 VICE CHAIR MILLER: Yes.

24 MS. SCHELLIN: The vote is four to zero to one to
25 approve proposed action in Zoning Commission Case No. 22-22, the

1 minus one being the third Mayoral appointee position.

2 We'll leave the record open for them to submit this
3 information. Considering the holidays and because this has to
4 have a 30-day comment period to -- from NCPC, we'll leave it open
5 until January 20th, 3:00 p.m.

6 And I take it, Ms. Wilson, you are going to reach out
7 to the ANC?

8 MS. WILSON: (No audible response.)

9 MS. SCHELLIN: Okay.

10 And considering an email received from one of the
11 Commissioners, we do have a couple heavy hitters on the
12 January 26th meeting agenda. So do you want to put this case on
13 for final on January 26th, or do you want to put it on for
14 February 9th?

15 CHAIRPERSON HOOD: So let me just tell you about that.
16 This case here for final, I don't think it'd be a major issue.
17 I don't care what's on the agenda.

18 MS. SCHELLIN: Okay.

19 CHAIRPERSON HOOD: This right here shouldn't last no
20 more than two or three minutes.

21 MS. SCHELLIN: Okay. So I'll --

22 CHAIRPERSON HOOD: I just want to make sure the -- let
23 me just say this. I just want to make sure the record's complete.

24 MS. SCHELLIN: Okay.

25 CHAIRPERSON HOOD: So three months later, I -- won't

1 nothing come back at me or at us.

2 MS. SCHELLIN: Okay. I'll get it referred out today
3 or tomorrow, and we'll be able to put it up for final on
4 January 26.

5 CHAIRPERSON HOOD: Okay. All right.

6 MS. SCHELLIN: Okay.

7 CHAIRPERSON HOOD: Ms. Schellin, do we have anything
8 else before us?

9 MS. SCHELLIN: No, sir.

10 CHAIRPERSON HOOD: All right. I want to thank -- now,
11 do we meet again before the new year?

12 MS. SCHELLIN: We do not.

13 CHAIRPERSON HOOD: Okay. Well, let me do this then,
14 since I didn't do this last meeting, I want to thank everyone
15 for what they've done so far through this past year. I think
16 it's been a challenging last couple of years, as we know, but I
17 appreciate everybody's work.

18 Also, I would -- I want to thank all of our staff,
19 whether it be -- I'm not going to call them, but they know who
20 they are, because I'll leave somebody out and be in trouble. So
21 I want to make sure that I thank all of our staff.

22 And I want to wish everybody who can hear me and those
23 who've come through this past year a very Merry Christmas, Happy
24 Hanukkah -- however you celebrate -- Kwanzaa, and also a very
25 safe and prosperous new year in 2023.

1 So with that, I want to thank everyone for their
2 participation tonight -- I was about to say position. I want to
3 thank everyone for their participation tonight. And with that,
4 I want -- I appreciate Ms. Wilson and her team doing what they've
5 done. I just ask them to tighten that a little bit up. And with
6 that, this hearing is adjourned.

7 Goodnight, everyone, and be safe.

8 COMMISSIONER MAY: Thank you.

9 COMMISSIONER IMAMURA: Good night.

10 (Whereupon, the above-entitled matter went off the
11 record at 4:30 p.m.)

12

13

14

15

16

17

18

19

20

21

22

23

24

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: 12-19-22

Place: Teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.

GARY EUELL

HUNT REPORTING COMPANY
Court Reporting and Litigation Support
Serving Maryland, Washington, and Virginia
410-766-HUNT (4868)
1-800-950-DEPO (3376)