

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

1596th Meeting Session

Thursday, June 27, 2024

The Public Meeting of the District of Columbia Zoning Commission convened via videoconference pursuant to notice at 4:00 p.m. EDT, Anthony Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire
JACOB RITTING, Esquire
DENNIS LIU, Esquire

This transcript serves as the minutes from the Public Meeting held on June 27th, 2024.

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P R O C E E D I N G S

(4:00 p.m.)

CHAIRPERSON HOOD: All right. Mr. Young, could you start the recording, please?

Good afternoon, ladies and gentlemen. We are convening a broadcast in this public meeting by video conferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Miller and Commissioner Stidham.

We are also joined by the Office of Zoning staff, Ms. Sharon Schellin. Also, the Office of Zoning Legal Division, Ms. Lovick, Mr. Ritting, and Mr. Liu, as well as Mr. Paul Young, who will be handling all of our virtual operations. Copies of the day's meeting agenda are available on the Office of Zoning's website.

Please be advised that this proceeding is being recorded by a court reporter, and is also webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the meeting unless the commission suggests otherwise.

We're hearing action items. The only documents before us this evening are the application, the ANC set down report, and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing.

1 Again, we do not take any public testimony at our
2 meetings unless the commission requests someone to speak.
3 If you experience difficulty accessing Webex, or with your
4 phone call in, then please call our OZ hotline number, 202-
5 727-0789 for any login -- Webex login or call in
6 instructions.

7 At this time, we will deal with any preliminary
8 matters. Does the staff have any preliminary matters?

9 MS. SCHELLIN: None.

10 CHAIRPERSON HOOD: I do have one preliminary
11 matter. Hopefully it doesn't mix up everything, but I would
12 like start from the -- with the agenda from the last case,
13 going in the opposite direction if that's -- everybody
14 understands that. So we will start off with the time
15 extension and come up with the final action, and then we
16 will deal with the modification issue.

17 So with that, Ms. Schellin, if you don't mind, let
18 me call the first case. Time extension and I -- time
19 extensions, Zoning Commission case number 15-24D, JBG/6th
20 Street Associates, LLC and Gallaudet University - Two-Year
21 PUD Time Extension at Square 3591 and 3593. Ms. Schellin?

22 CASE NO. 15-24D

23 MS. SCHELLIN: Yeah, very quickly on this one, the
24 applicant is asking for the two-year time extension stating
25 that they've been unable to obtain financing. OP has

1 submitted a report in support, and the ANC has not
2 responded. However, the 30-day response period has expired,
3 so this is ready for the commission to proceed forward with
4 action. Thank you.

5 CHAIRPERSON HOOD: Thank you, Ms. Schellin.
6 Colleagues, I don't have any objections. As sighted in the
7 reason that Ms. Schellin just mentioned, the financing
8 issues which we know have been plaguing a lot of
9 developments in the city, especially after the COVID issue.

10 But let me hear from others. If not, I will be
11 inclined to grant the request. Commissioner Stidham?

12 COMMISSIONER STIDHAM: I think this is very
13 straight forward and have no concerns and am able to support
14 this.

15 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair
16 Miller?

17 VICE CHAIR MILLER: I agree that good cause has
18 been demonstrating due to the applicant's claim of lack of
19 -- difficulty of getting financing. And this is a first
20 extension request, so I think it's -- I'm in support.

21 CHAIRPERSON HOOD: Okay. Well with that, due to
22 the comments made by my colleagues, and also with the merits
23 in this record, recording, to me, I would move that we
24 approve as requested Zoning Commission case 15-24D, and I
25 ask for a second.

1 COMMISSIONER STIDHAM: Second.

2 CHAIRPERSON HOOD: Thank you. It's been moved and
3 properly second. Any further discussion? Not hearing any,
4 Ms. Schellin, would you do a roll-call vote please? Yes.

5 MS. SCHELLIN: Commissioner Stidham?

6 COMMISSIONER STIDHAM: Yes.

7 MS. SCHELLIN: Commissioner Miller? The vote is
8 three to zero to two, to approve final action Zoning
9 Commission case number 15-24D. The minus two being
10 Commissioner Imamura not present and not voting, and of
11 course, the third mayoral appointee seat being vacant.
12 Thank you.

13 CHAIRPERSON HOOD: All right. Thank you. Let's
14 keep moving. Let's go to Final Action, Zoning Commission
15 case number 23-17, Office of Planning - Text Amendment to
16 Subtitle C, 701.5, to Reduce the Parking Requirements for
17 Publicly Assisted Affordable Dwelling Units. Ms. Schellin?

18 CASE NO. 23-17

19 MS. SCHELLIN: Yes, sir. On this one, the
20 proposed -- notice of proposed rulemaking was published in
21 the DC Register on May 17th. We got -- I think it was two
22 responses. Yes, that Exhibit 72 comment is from -- I'm sure
23 I'm going to mess up this name, so I'll just go with Mr.
24 Akbar. He's actually in support but would like the parking
25 reduction to also apply to market rate dwelling units.

1 And then Exhibit 73, the committee of 100
2 submitted some comments in opposition. There were a few
3 things that they made mention to with regard to the comp
4 plan racial equity goals and the racial equity tool
5 criteria. And so this is ready for the commission to
6 consider final action. Thank you.

7 CHAIRPERSON HOOD: Thank you, Ms. Schellin. A lot
8 of this, colleagues as you know, we -- we discussed a lot of
9 this. I believe -- I think we said this at propose as well,
10 it -- it strikes a -- an appropriate balance. It's a
11 limited scope, it applies to publicly assisted affordable
12 housing units near transit.

13 I appreciate what the Office of Planning -- I mean
14 -- not the Office of Planning, with the Committee 100
15 mission, but there are other regs -- regulations in the
16 zoning code which actually lean towards that. I think this
17 is very narrow in scope. Some of the things that they're
18 mentioning, I believe, are -- have already been addressed,
19 or can be addressed in other areas.

20 I think it's mentioned, the regulations already
21 provide for reduced parking requirements for a wide range of
22 properties, both as a matter of right and by special
23 exception. And I think a lot of this we have discussed
24 previously.

25 And let me just open it up to see what others have

1 to say. I will be voting in favor of this because I think
2 we've -- and also the 50 -- was it 40 or 50 that we -- I
3 think we moved it up to 50 units that we had -- I think we
4 did that during the proposal as well.

5 But let me open it up to others. Commissioner
6 Stidham?

7 COMMISSIONER STIDHAM: I don't have anything to
8 add. I think your comments are spot on, and I'm -- I'm
9 prepared to support this as well.

10 CHAIRPERSON HOOD: Okay. And Vice Chair Miller?

11 VICE CHAIR MILLER: Thank you, Mr. Chairman. I
12 concur with -- with your comments, Mr. Chairman and
13 Commissioner Stidham.

14 CHAIRPERSON HOOD: Okay. Somebody like to make a
15 motion?

16 COMMISSIONER STIDHAM: Oh, sorry, I can do that.

17 CHAIRPERSON HOOD: Okay. Go ahead.

18 COMMISSIONER STIDHAM: Scroll back up, sorry. I'd
19 like to make a motion on final action for Zoning case number
20 23-17, Office of Planning Text Amendment to Subtitle C,
21 Section 701.5, to Reduce Parking Requirements for Publicly
22 Assisted Affordable Dwelling Units.

23 VICE CHAIR MILLER: I will second that.

24 CHAIRPERSON HOOD: Okay. Great. It's been moved
25 and properly seconded. Any further discussion? Not hearing

1 any. Ms. Schellin, would you do a rollcall vote please?

2 MS. SCHELLIN: Commissioner Stidham?

3 COMMISSIONER STIDHAM: Yes.

4 MS. SCHELLIN: Commissioner Miller?

5 VICE CHAIR MILLER: Yes.

6 MS. SCHELLIN: Commissioner Hood?

7 CHAIRPERSON HOOD: Yes.

8 MS. SCHELLIN: Staff records the vote three to
9 zero to two to approve final action in Zoning Commission
10 case number 23-17. Commissioner Imamura not present, not
11 voting, and the third mayoral appointee seat is vacant.
12 Thank you.

13 CHAIRPERSON HOOD: Okay. And let me just go ahead
14 and jinx this situation. Seems like things are going smooth
15 going backwards, so I'll just leave it at that. Maybe we
16 better do all of our agendas backwards.

17 So anyway, let me go to Determinations and
18 Scheduling, Modifications of Consequence -- Zoning
19 Commission case number 11-03M, Philippe DC -- I believe
20 that's right, Philippe DC, LLC d/b/a Merchant's Marina - PUD
21 Modification of Consequences, Square 473. Ms. Schellin?

22 CASE NO. 11-03M

23 MS. SCHELLIN: Yes, sir. In this case, the
24 applicant is requesting, as you said, a modification of
25 consequences to the approved plans for the M Street Landing

1 component of phase two of the Wharf. And what -- they are
2 trying to get the modification of consequence for is to
3 facilitate the construction of a canopy structure with the
4 enclosure elements over an outdoor cafe that's going to
5 serve a restaurant known as Merchant's Marina Bar and
6 Lounge.

7 And so they -- the applicant, in addition to
8 submitting their original filing, they submitted a
9 supplemental response, I think, to the OP and ANC reports,
10 at Exhibit 11. At Exhibit 5, there's an OP report that's --
11 that is not in support. They do not recommend approval
12 because they believe it would be inconsistent with the
13 original intent of approve -- or original approval.

14 So they recommend that the commission deny the
15 approval. ANC 6-D, Exhibit 8, submitted a report stating
16 that they do not support this. It was eight to zero to zero
17 to oppose it, and they cite various concerns. And Gangplank
18 Slipholders party in the original case, agrees with ANC-6D's
19 opposition, and they believe it should be a modification of
20 significance. And I believe that was ANC 6-D's position.

21 Tiber Island Cooperative Homes did not respond.
22 Tiber Island Condominium at Exhibit 9, agrees with ANC-6D's
23 opposition, believes it should be modification of
24 significance. And I stated, the applicant filed their
25 supplemental at Exhibit 11. Exhibit 12 was ANC-6D's -- the

1 SMD.

2 Since the ANC did not have an opportunity to meet
3 after the applicant filed their supplemental report, they
4 did call about this. And since there wasn't a meeting, and
5 they didn't have an opportunity, they -- what they did is
6 they had their SMD where the property is located, file a --
7 a further response along -- and he was also involved in, I
8 guess, their negotiations on this project.

9 So I'll leave it at that, and for the commission
10 to move into negotiations. Thank you.

11 CHAIRPERSON HOOD: Thank you, Ms. Schellin.
12 First, let me thank Ms. Schellin and also our legal counsel
13 with helping us try to grapple all the particular moving
14 parts in this. I want to put that out front. I know my
15 colleagues and I spent time reviewing this because this
16 wasn't a straight review. You had to try to put pieces
17 together. So I want to thank them for getting us prepared
18 and helping us to make sure that we kind of understand.

19 So -- so I think, colleagues, for me, the first
20 thing I would -- the way I would like to proceed is to first
21 of all see whether or not any -- whether we want this to be
22 -- well the request is a modification of consequence. And
23 I'll just put my view -- and all of us can put our views out
24 there at the same -- you know, we can discuss it.

25 I understand what the ANC would like. I

1 understand what the intention, what the intent thought --
2 was thought to be. And I also understand what the ZA's way
3 is.

4 So I think one of the things that I've heard loud
5 and clear, at least in my readings, is -- is that the
6 community wants to be heard. ANC -- the ANC -- I think it's
7 commissioner Kramer and others. And while I don't
8 necessarily -- may tie along with exactly the outcome that
9 they're trying to achieve, because the waterfront is for all
10 of us.

11 And I know they're down there, but we want to make
12 sure it's conducive for everyone to be to be able to enjoy
13 and be enjoyable.

14 I also understand -- I think the ZA's move on
15 this, which I'm maybe more in line with, but I want -- I
16 want -- would want to have a little more discussion. So
17 I'm not necessarily in agreeance with this being a
18 modification of consequences, especially with all the moving
19 parts in different way. I would recommend, and -- and hear
20 from others, that we do this -- a modification of
21 significance of a limited scope on the issue, because I
22 think the proposed canopy is really all that we're talking
23 about.

24 And I can always stand to be corrected. But how
25 we got there, I think, is the problem, and maybe that needs

1 to be discussed in a limited scope hearing, not bringing in
2 everything else. Because when this last piece, I think, was
3 decided, it was seven years ago, and I think when we first
4 initialed was even longer than that, and things have changed
5 over those years.

6 But let me hear from others. Commission Stidham,
7 any comments or questions on that? Or -- or do you propose
8 keeping the modification of consequence, or doing something
9 else?

10 COMMISSIONER STIDHAM: I want to make sure I heard
11 you correctly. You're suggesting to do a modification of
12 significance with a limited scope hearing?

13 CHAIRPERSON HOOD: Yes, that's what I'm
14 suggesting.

15 COMMISSIONER STIDHAM: I'm in complete agreement
16 with that. I was not here during the PUD, but I've done a
17 good bit of homework preparing for this, and I tend to agree
18 with you, yes.

19 CHAIRPERSON HOOD: All right. Vice Chair Miller?

20 VICE CHAIR MILLER: Thank you, Mr. Chairman.
21 Yeah, I think I'm inclined to agree with you, and that this
22 should be a modification of significance given all the
23 factors involved here, and the opposition to the
24 modification of consequence by both the ANC 6D and Office of
25 Planning, and one of the originating parties, the Gangplank

1 Slipholders Association.

2 So -- and I understand there might be others that
3 may want to weigh in at this point regarding that whole
4 viewshed issue. I remember that there was a lot of
5 discussion about -- I need to go back and review the record
6 of that extent -- those extensive hearings that we had on
7 the Wharf. But there was a lot of extension -- extensive
8 discussion about viewsheds.

9 I remember particularly from Arena Stage, from
10 that whole vast window there to be able to see unobstructed
11 to the water -- water. I don't know if this affects it.
12 Part of what I would hope to gain out of a public hearing
13 is, really, to see it. You know, a look -- a picture's
14 worth a thousand words, to see that viewshed from various
15 points along M Street, or Maine Avenue, which -- which ever
16 one is -- is affected. Which they -- I think they both are
17 here.

18 So yeah, I -- I think -- I think a modification of
19 sig -- as -- significance is -- is appropriate, and with a
20 public hearing in this case with limited scope to the issues
21 that you -- that you discussed, Mr. Chairman.

22 CHAIRPERSON HOOD: Right. And I thank both my
23 colleagues would add, we don't want to get into the whole
24 Wharf. We've done that. We've had plenty of hearings,
25 maybe eight or nine hearings. I think it was still leading

1 -- meeting on purpose with a lot of them. I mean in person,
2 not on purpose. We were meeting in person.

3 But I know that it's -- for me, it's -- it's -- I
4 don't know. I don't think that the legislative intent was
5 not exactly what I read in some of the submissions. So we
6 will -- we will go and have a hearing and flesh out
7 everything. And then -- and give the community a chance to
8 be heard, and make sure moving forward that we all are on
9 the same page, and that's the ZA as well.

10 And we -- when we have hearings -- we have cases
11 like this, I think the commission, unless my colleagues
12 disagree, we would like to see cases like this when there
13 are modifications or whatever it is, and you plan on doing
14 something, it needs to come back here. So maybe that will
15 cut down on some of the confusion because all I thought we
16 was talking about was the canopy, which I support. I'll
17 just put it like that.

18 And I -- I think Mr. -- Commissioner Kramer and I
19 had conversations about another facility and a canopy, but I
20 don't want to jump the gun. I want to be able to have a
21 chance to -- and let my colleagues -- this -- this let's do
22 this modification of significance. Give everybody a chance
23 to be heard, and as Commissioner Stidham emphasized, again,
24 limited scope. So let's go with that. Ms. Schellin, is
25 there anything else -- my colleagues have anything else to

1 say? Okay. Ms. Schellin --

2 MS. SCHELLIN: I would just say that, if I heard
3 the commission, and I think I did loud and clear, that you
4 are directing the applicant to go back -- that you are
5 denying the modification of consequence and directing them
6 to go back and file a modification of significance with
7 regard to this canopy issue.

8 The buildings that were erected and approved by
9 permits or whatever it is, I -- I keep saying "building,"
10 but I guess it's a structure that's at issue here, will not
11 be part of the hearing because those were approved by
12 building permit by the ZA, if I heard correctly. Is that
13 right?

14 CHAIRPERSON HOOD: The only thing before us -- the
15 only thing before us, unless Counsel --

16 MS. SCHELLIN: Is going to be the covering.

17 CHAIRPERSON HOOD: The canopy.

18 MS. SCHELLIN: The canopy.

19 CHAIRPERSON HOOD: Yeah.

20 MS. SCHELLIN: So that will be all that the
21 hearing -- if that's how they file it. Unless they come
22 back with something else, some other filing, that the
23 hearing will only be on the same relief that they're asking
24 for here.

25 CHAIRPERSON HOOD: And I just want to go on the

1 record and say that I know that's not going to be exactly
2 how it's going to be presented, but I would ask us to stick
3 with the issue --

4 MS. SCHELLIN: Yeah.

5 CHAIRPERSON HOOD: -- that's being filed.

6 MS. SCHELLIN: Yeah. 'Cause I think there's some
7 question about the cafe or outdoor cafe, or whatever, I
8 think that's -- there's some question about that approval.
9 But that's not before us because we did not approve those.
10 Right?

11 CHAIRPERSON HOOD: We -- we will --

12 MS. SCHELLIN: Yes.

13 CHAIRPERSON HOOD: -- we will deal with it --

14 MS. SCHELLIN: Okay.

15 CHAIRPERSON HOOD: -- deal with it.

16 MS. SCHELLIN: All right. So they will go back.
17 They'll have to file a new case, send out the 45-day notice
18 of intent if they didn't already do that, and not count the
19 month of August, and go from there. And we'll see them when
20 they do that.

21 CHAIRPERSON HOOD: So I don't want to carry -- I
22 don't want to carry this out too long. I don't know
23 whatever -- unless my colleagues disagree, whatever cuts we
24 can make to hear this quicker, because there's a lot of
25 things going -- a lot of things that are in this, even

1 though it may not be proper before us, when it's fresh on
2 your mind, it's better to deal with it then. I don't know
3 if we can cut anything, but if we can, I'll leave that to
4 staff. If we can, let's do it. If we can't, fine.

5 MS. SCHELLIN: At the time it's set down, you
6 could authorize a short notice period of 30 days. That
7 would be the shortest -- only shortened thing we can do.

8 CHAIRPERSON HOOD: Now let me ask my colleagues,
9 do you think that will get -- would -- does anybody believe
10 that'll get us in trouble? Because we -- we've reviewed it.
11 We know, kind of, where we are and it's still fresh in our
12 minds.

13 VICE CHAIR MILLER: No, I think that's -- I think
14 that's the way to go, Mr. Chairman. I think the ANC is
15 certainly aware of the issues and the -- and the neighbors
16 are as well at this point.

17 So we need to have clarity, which I guess is --
18 the ZA wants clarity as well, and it should have been clear
19 originally, as you've said, in terms of process. But other
20 -- let's make it clear as quickly as possible during the
21 summer garden season which is upon us.

22 CHAIRPERSON HOOD: We'll have it right just in
23 time for wintertime. Okay. Ms. Schellin?

24 MS. SCHELLIN: Yes?

25 CHAIRPERSON HOOD: Let's -- let's do a shorter

1 notice. If that's all we can do, that's fine.

2 MS. SCHELLIN: Yeah, they can ask for that at the
3 time of --

4 CHAIRPERSON HOOD: Okay.

5 MS. SCHELLIN: -- set down. They can -- OP can
6 ask on their behalf, or they can submit another letter when
7 it comes up for set down, sure.

8 CHAIRPERSON HOOD: Okay. All right. That's what
9 we'll be looking for. Ms. Lovick?

10 MS. LOVICK: Hi, yeah, I just had a clarification
11 question. So are you saying that the limited scope hearing
12 would just be specific to the enclosures -- the proposed --
13 the enclosures? That it --

14 CHAIRPERSON HOOD: Right.

15 MS. LOVICK: -- that that's what you mean. Right?

16 CHAIRPERSON HOOD: The way I understand it the
17 only thing that was potentially before us is the canopy, but
18 I know that's not what's going to happen. So -- I just will
19 deal with whatever we have to, and I will take your advice
20 and -- and whatever comes in front of us, we will deal with
21 what we have to. But that's what we're asking for, just to
22 deal with what's being requested.

23 Is there something else that you think you
24 would --

25 MS. LOVICK: Oh, I -- oh, I see what you're

1 saying.

2 Okay. That's fine. Then I don't -- I wasn't sure
3 what you were clarifying, but that's okay. I -- I
4 understand what you're saying. All right.

5 MS. SCHELLIN: It's going to be whatever they --
6 whatever relief they request. I mean, while he's saying
7 limited scope hearing, it's really limited to what they're
8 asking for.

9 We're not really doing a limited scope hearing
10 because it's not a continuation, but I know what he's
11 saying. It's limited to the request they're asking for. We
12 -- we understand.

13 CHAIRPERSON HOOD: Okay. Yeah, and let --

14 MS. LOVICK: Okay.

15 CHAIRPERSON HOOD: -- yeah -- it's -- yeah, let me
16 straighten that out because --

17 MS. SCHELLIN: Yeah.

18 CHAIRPERSON HOOD: -- we'll get in trouble for
19 that.

20 MS. SCHELLIN: We got it.

21 CHAIRPERSON HOOD: New agenda --

22 MS. LOVICK: Okay.

23 CHAIRPERSON HOOD: Okay. Good, good. Okay. All
24 right. Anything else on that?

25 VICE CHAIR MILLER: On that, no.

1 MS. SCHELLIN: Do they need to -- I don't think
2 so. I think it's by consensus if you take something off of
3 the consent calendar.

4 VICE CHAIR MILLER: Okay. I think we've --

5 MS. SCHELLIN: Yeah.

6 VICE CHAIR MILLER: -- done that before.

7 MS. SCHELLIN: You're good.

8 CHAIRPERSON HOOD: Yeah, I think -- yeah, that's
9 by consensus.

10 MS. SCHELLIN: Yeah.

11 CHAIRPERSON HOOD: All right. Ms. Schellin, do we
12 have anything else?

13 MS. SCHELLIN: Nothing else.

14 COMMISSIONER STIDHAM: It's 4:23. That was very
15 quick.

16 CHAIRPERSON HOOD: Well, let me just say this,
17 that -- enjoy that quick time because we have a very busy
18 schedule in July, so --

19 MS. SCHELLIN: We do, we really do.

20 CHAIRPERSON HOOD: So the zoning commission --

21 MS. SCHELLIN: We always do. July is never nice
22 to us.

23 CHAIRPERSON HOOD: So --

24 MS. SCHELLIN: That's why they give us August.

25 CHAIRPERSON HOOD: So the Zoning Commission -- we

1 used to didn't take August. So the Zoning Commission -- I
2 shouldn't have said that.

3 So the Zoning Commission cases for July the 1st is
4 case number 03-04A, NRP Properties, LLC. And as I
5 mentioned, Ms. Schellin, it's my wedding anniversary, so
6 I'll probably be in the doghouse, but I'll figure out
7 something before July the 1st. And we'll -- on the same
8 platform --

9 MS. SCHELLIN: I think it's 03-05A. Did you say
10 4?

11 CHAIRPERSON HOOD: Oh, what'd I say? I thought I
12 said 03-05A. What did I say?

13 MS. SCHELLIN: I think you said 4, but 05A, yeah.
14 Just to --

15 CHAIRPERSON HOOD: Okay --

16 MS. SCHELLIN: -- make sure.

17 CHAIRPERSON HOOD: -- 03 -- 03 --

18 VICE CHAIR MILLER: As long as you get the number
19 of your anniversary right --

20 MS. SCHELLIN: Yeah, that's --

21 VICE CHAIR MILLER: -- I think you're in good
22 shape.

23 CHAIRPERSON HOOD: Well I hope I can make the next
24 one because I'll be here for this one. So anyway -- so we
25 will see everybody then on the same platform. With that,

1 our meeting is adjourned. Thanks, everybody.

2 (Whereupon, the meeting was adjourned at 4:23

3 p.m.)

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REPORTER CERTIFICATE

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 06-27-2024

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
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Gary Euell