

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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THURSDAY

MARCH 13, 2025

+ + + + +

The Public Hearing of the District of Columbia Board of Zoning Adjustment convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner

ZONING COMMISSIONER STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG/ A/V Operations

ZONING COMMISSION LEGAL DIVISION PRESENT:

HILLARY LOVICK, ESQUIRE
DENNIS LIU, ESQUIRE
JACOB RITTING, ESQUIRE

The transcript constitutes the minutes from the Regular Public Hearing held on March 13, 2025.

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by videoconferencing. My name is Anthony Hood and I'm joined by Vice Chair Miller, Commissioners Wright and Imamura. We are also joined by the Office of Zoning staff, Ms. Sharon Schellin as well as our Office of Zoning Legal Division, Mr. Dennis Liu, Ms. Hillary Lovick and Mr. Jacob Ritting. We will ask all others to introduce themselves at the appropriate time, if needed.

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 via 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 hearing.

For hearing action items, the only documents before us this evening are the application, the ANC setdown report and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing. We do not take any public testimony at our meetings unless the Commission requests otherwise. If you experience difficulty accessing Webex or with your phone call-in, then please call our OZ hotline number at 202-727-0789 for Webex login or call-in instructions.

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1 To begin, I'm making sure I did this, but I'm joined
2 by Commissioner Imamura, Commissioner Wright, I think I did that,
3 and Vice Chair Miller. I'm sure I did that. Sometimes you
4 forget, but anyway, especially when you try to go off the top of
5 your head which is dangerous.

6 Okay. At this time does the staff have any preliminary
7 matters?

8 MS. SCHELLIN: Just to say that staff has received
9 absentee ballots from Commissioner Stidham, who is not present.

10 CHAIRPERSON HOOD: Okay. Thank you.

11 And, Ms. Schellin, could you help me remember the
12 second case. (Indiscernible) case, 24-01, where Commissioner
13 Imamura did not participate.

14 MS. SCHELLIN: Yes.

15 CHAIRPERSON HOOD: All right.

16 Let's go to our first case. Let's go to modification
17 without hearing Zoning Commission Case No. 88-02A 7K 2401, LLC
18 PUD modification without a hearing at Square 26. I think it's
19 Square 26.

20 Ms. Schellin?

21 MS. SCHELLIN: Yes, sir.

22 So on October 21st the Applicant requested modification
23 to an approved PUD to convert the originally approved office use
24 on the second through fourth floors to residential use. The
25 Applicant states that due to the current office economic climate

1 and District housing and affordable housing goals, it is
2 proposing to convert the three office floors to residential use.
3 At Exhibit 5 there's an OP report recommending approval of the
4 application and ANC 2A has not submitted a report as you know
5 recently they've been unable to submit reports because they do
6 not have a quorum at this time.

7 So the requisite 35 days since the application was
8 filed has elapsed and if the Commission chooses to move forward,
9 this case is ready for final action.

10 Thank you.

11 CHAIRPERSON HOOD: Thank you, Ms. Schellin. Again, ANC
12 2A noted the Zoning Commission is pulling for you to get a
13 commissioner so you all can have a quorum and do your area's
14 business.

15 So let me first of all ask any of my colleagues, does
16 anyone believe this could not be a modification without a hearing?
17 Any objections to proceeding in that manner?

18 (No response.)

19 CHAIRPERSON HOOD: Okay. All right.

20 Let me first go to Commissioner Wright.

21 COMMISSIONER WRIGHT: Thank you.

22 Yes. I definitely think this is a pretty
23 straightforward case which is the reason why I think it's a
24 modification without a hearing kind of case because there are
25 minimal exterior changes to the existing building. It does

1 convert several floors to residential use which actually in our
2 city's need for more housing is actually I think a positive thing
3 to happen and, again, they did provide some architectural plans
4 showing the very minor changes to windows and to balcony railings
5 and a few other small exterior changes.

6 But really other than that the change to this PUD is a
7 use change and the use change is I think appropriate and in
8 keeping with the city's comprehensive plan and our general goals
9 of providing more housing. So I think this is pretty
10 straightforward and a pretty positive project.

11 CHAIRPERSON HOOD: Thank you, Commissioner Wright.

12 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

13 I agree with everything that Commissioner Wright stated
14 to include that this can be heard as a modification without a
15 hearing, only because I don't think that we need witness testimony
16 to understand modification here. It is a really creative solution
17 I think to the problem of vacant office space.

18 So really delighted to see this come forward and
19 prepared to vote for final action in support.

20 CHAIRPERSON HOOD: Thank you.

21 And Vice Chair Miller?

22 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.

23 Yes. I concur with the comments of Commissioners
24 Wright and Imamura and prepared to move forward.

25 CHAIRPERSON HOOD: I would agree with everything I

1 heard, but I will tell you I wasn't always there, but I really
2 had to rely on the Office of Planning's report to get myself to
3 realize, as my colleagues have already mentioned. This is
4 definitely a good use and it goes with our goals.

5 I appreciate Commissioner Wright and Commissioner
6 Imamura mentioning that. So with that, I'm prepared to move
7 forward.

8 Okay. Any other comments?

9 (No response.)

10 CHAIRPERSON HOOD: All right. Commissioner Wright,
11 would you like to make a motion, please?

12 COMMISSIONER WRIGHT: I would be glad to.

13 I would like to move approval of Zoning Commission Case
14 No. 88-02A 7K 2401, LLC PUD modification without a hearing at
15 Square 26.

16 COMMISSIONER IMAMURA: Second.

17 CHAIRPERSON HOOD: Okay. It's been moved and properly
18 seconded. Any further discussion? Not hearing any, Ms. Schellin,
19 would you do a roll call vote, please.

20 MS. SCHELLIN: Commissioner Wright?

21 COMMISSIONER WRIGHT: Yes.

22 MS. SCHELLIN: Commissioner Imamura?

23 COMMISSIONER IMAMURA: Yes.

24 MS. SCHELLIN: Commissioner Hood?

25 CHAIRPERSON HOOD: Yes.

1 MS. SCHELLIN: Commissioner Miller?

2 VICE CHAIRPERSON MILLER: Yes.

3 MS. SCHELLIN: And I have an absentee ballot from
4 Commissioner Stidham, approved with such conditions as the
5 Commission may impose. So the vote is five to zero to zero to
6 approve final action in Case No. in 88-02A, and I would ask that
7 the Applicant provide an order within two weeks.

8 Thank you.

9 CHAIRPERSON HOOD: Thank you.

10 Let's move to our next case. Final action Zoning
11 Commission Case No. 24-01 Howard University map amendment, Square
12 3060, 3064, 3065 and 3074, 3075 and 3078. Ms. Schellin, let the
13 record reflect Commissioner Imamura will not be participating on
14 this one.

15 Ms. Schellin?

16 MS. SCHELLIN: Correct. So the status since the
17 December 16th, 2024 public hearing, the Commission took proposed
18 action to approve the case at the hearing and since then the case
19 was referred to NCPC and a Notice of Proposed Rulemaking was
20 published in the D.C. Register on January 31st, 2025. No
21 responses were received to the proposed rulemaking, however NCPC
22 staff filed a letter at Exhibit 41 stating that the proposal
23 falls under an exception listed that this case is exempt from
24 NCPC review.

25 So this case is ready for final action if the Commission

1 chooses to move in that direction and once again, I do have an
2 absentee ballot from Commissioner Stidham.

3 Thank you.

4 CHAIRPERSON HOOD: Thank you, Ms. Schellin.

5 Vice Chair Miller, you want to start us off on this
6 one, please?

7 VICE CHAIRPERSON MILLER: Okay. Thank you, Mr.
8 Chairman, and thank you, Ms. Schellin, for that summary of our
9 hearing and proposed action on this case on December 16th.

10 This is up for final action. This is a map amendment
11 that Howard University is asking for for some of its properties
12 and also I think the Florida Avenue Baptist Church property that's
13 adjacent along the lower Georgia Avenue corridor. A map amendment
14 from RA-2 and PDR zones to a mixed use 9B and mixed 10 zone.

15 Our standard of review for map amendment cases is the
16 consistency with the comprehensive plan and the comprehensive
17 plan future land use map calls for medium and high density
18 residential and I think moderate commercial. I'm not sure about
19 that but I think it was moderate commercial and institutional and
20 I think the proposed --

21 MR. RITTING: Medium commercial.

22 VICE CHAIRPERSON MILLER: Medium commercial. So it's
23 medium and high residential, medium commercial, and
24 institutional?

25 MR. RITTING: Some of them had some institutional.

1 VICE CHAIRPERSON MILLER: Yeah. So different parts
2 have different designations. Thank you, Mr. Ritting, for that
3 clarification.

4 So I think the proposed zoning is much more consistent
5 with the future land use map and other housing policies that call
6 for housing and commercial office and institutional uses in this
7 neighborhood. The PDR zone doesn't even allow for residential
8 development. So this is consistent with the comp plan. It's
9 consistent with the small area plan for this area, the other
10 elements of the comprehensive plan and the Howard University
11 campus plan.

12 Most of the housing would be for students or staff and
13 administrators of Howard which would free up housing in the
14 adjacent neighborhoods. The Office of Planning has recommended
15 IZ Plus designation, inclusionary zoning plus designation for
16 this map amendment due to the planning area I believe not meeting
17 the housing, affordable housing goals set forth by the Mayor, as
18 well as other housing policies in the comprehensive plan.

19 So I'm prepared to move forward. So we had testimony
20 from ANC 1B at the hearing. ANC 1E, also an affected ANC was in
21 support. Office of Planning is in support. There was some
22 opposition which I think we addressed at proposed rulemaking and
23 the ANC and OP rebutted as well.

24 So I'm prepared to move forward tonight with final
25 action on this case and that's it, Mr. Chairman.

1 Thank you.

2 CHAIRPERSON HOOD: Thank you, Vice Chair.

3 Commissioner Wright?

4 COMMISSIONER WRIGHT: Yes. I'm also in support of this
5 application and I think it is in accord with the comp plan and
6 the future land use map.

7 One of the things that we did note at our first meeting
8 on this is that Howard had done a very, very good job of reaching
9 out to many people in the community. There was a lot of support.
10 There were one or two people who were not in support but really
11 both ANCs were in support and the Le Droit Park Civic Association
12 was in support, and we complimented them and I will compliment
13 Howard again. I think they've done a very good job on community
14 outreach.

15 So I think this is definitely a case I'm ready to vote
16 in favor of and I note, as Vice Chair Miller did, that we're
17 agreeing with OP in saying IZ Plus should apply.

18 So, thank you.

19 CHAIRPERSON HOOD: Thank you.

20 I would agree with both of my colleagues and the only
21 thing I would add is I'm hoping, and I know the Office of Zoning's
22 probably going to look at me and say Anthony Hood has lost his
23 mind, but I think unfortunately the wrong news is always
24 circulated better than the right news and we keep getting out
25 there about this rulemaking versus contested case. We need to

1 kill that.

2 The Commission has the discretion and we have certain
3 things that we have to look at and it'll be good for those, if
4 you really want to understand how that's done and how we look at
5 it as a Commission, you can come to the 101 class. He said the
6 101, Ms. Schellin? I think they have, we have a 101 class.
7 Whatever class did the Office of Zoning, you can reach out to
8 the Office of Zoning at 202-727-6311 and they will help you
9 understand how we get there because I'm starting to see more and
10 more and more of that, the rulemaking case versus the contested
11 case and trust us, either way we're going to hear from the public.
12 We've always done it.

13 I think if you look back at the cases we have always
14 done it and I appreciate Commissioner Wright bringing up the
15 engagement because Howard has always pretty much done a great job
16 with making sure that whatever they're proposing is communicated
17 through the community.

18 So with that, I don't have anything else to add and I'm
19 going to ask Vice Chair Miller, would you make the motion, please.

20 VICE CHAIRPERSON MILLER: Yes, and I thank my
21 colleagues for supplementing my comments with the community
22 engagement and other comments that you made which I meant to
23 emphasize as well, but sometimes it's good to leave out things
24 so other people can mention.

25 So I would move that the Zoning Commission take final

1 action on Zoning Commission Case No. 24-01 Howard University map
2 amendment at the Squares that were cited by the Chairman when he
3 called this case. I don't want to repeat or make a mistake about
4 that, 24-01, I would move for final action, with the IZ Plus,
5 the map amendment with the IZ Plus designation and ask for a
6 second.

7 COMMISSIONER WRIGHT: Second.

8 CHAIRPERSON HOOD: It's been moved and properly
9 seconded. Any further discussion?

10 (No response.)

11 CHAIRPERSON HOOD: Not hearing anything, Ms. Schellin,
12 would you do a roll call vote with the absentee ballot as well,
13 please.

14 MS. SCHELLIN: yes, sir.

15 Commissioner Miller?

16 VICE CHAIRPERSON MILLER: Yes.

17 MS. SCHELLIN: Commissioner Wright?

18 COMMISSIONER WRIGHT: Yes.

19 MS. SCHELLIN: Commissioner Hood?

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: And I have an absentee ballot from
22 Commissioner Stidham to approve with such conditions as the
23 Commission may impose. Staff will record the vote four to zero
24 to one, the minus one being Commissioner Imamura who did not
25 participate and not voting.

1 Thank you, and that's it for that case. Thank you.

2 (Pause.)

3 COMMISSIONER IMAMURA: Mr. Chairman, you're on mute.

4 CHAIRPERSON HOOD: Thank you, Commissioner Imamura.
5 I've got to repeat all that again. Well, I'm going to do exactly
6 what I just said as Commissioner Imamura comes back up.

7 Let's go to Zoning Commission Case No. 04-14H Florida
8 Rock Properties, Incorporated, PUD modification with hearing at
9 Square 708.

10 Ms. Schellin.

11 MS. SCHELLIN: Yes, sir.

12 Since the January 23rd, 2025 hearing, the Applicant
13 submitted some documents relating to the PUD proffers and
14 conditions process. They submitted some updated plans and a
15 draft order. Those are located at Exhibits 28 through 32. ANC
16 6/8F provided a report at Exhibit 30 stating that it supports the
17 application and their report listed no issues or concerns, and
18 that is at Exhibit 30. So this case too is ready for the
19 Commission to deliberate on final action if it chooses to do so.

20 Thank you.

21 CHAIRPERSON HOOD: Thank you, Ms. Schellin.

22 Commissioner Imamura, can you get us started, please?

23 COMMISSIONER IMAMURA: Yes, Mr. Chairman. Thank you
24 for the opportunity to do so.

25 So we met, as Ms. Schellin stated, January 23rd to hear

1 | this case and I think in general we all were in agreement and
2 | thought favorably of the project, and what it will bring to the
3 | neighborhood. We did have some concerns about the waterfront
4 | setback but that was sufficiently addressed by the Applicant. We
5 | also had some concerns about the bike parking that the Applicant
6 | had also addressed and did confirm that they're providing the
7 | required amount.

8 | I think Commissioner Wright had asked them the type of
9 | questions about project phasing which the Applicant also
10 | sufficiently addressed. The Applicant also agreed to provide as
11 | a revised condition requiring itself to commence construction on
12 | the final phase within the time required by the regulations.
13 | They did also agree to continue their outreach with the ANC which
14 | Ms. Schellin had mentioned that the ANC 6/8F had provided a report
15 | in the record in support.

16 | And we had asked them also, had asked the Applicant to
17 | comply with the PUD proffers and conditions which they had
18 | provided a list at Exhibit 28, and they also provided an updated
19 | set of plans for us to review, and with that, Mr. Chairman, I am
20 | prepared to vote in support. I think this was pretty
21 | straightforward and I don't think I have anything more to add and
22 | defer to my colleagues should they want to add anything else.

23 | CHAIRPERSON HOOD: Thank you, Commissioner Imamura.

24 | I think that's a great wrap-up. I know when it comes
25 | to me I don't have anything to add but let me hear what others

1 have to say.

2 Commissioner Wright?

3 COMMISSIONER WRIGHT: Yeah. I don't have anything to
4 add except, you know, to note that this is a very, very large
5 and complex project that has a lot of history. We've been looking
6 at it for a while. I've only been on the Commission since October
7 and I think this is the third meeting where we've had a case
8 regarding this property.

9 You know, I think that they are moving forward in a way
10 that's realistic, given the, you know, the economy. They have
11 some excellent landscaping that they've proposed. They're
12 including, you know, creative way of doing a dog park.
13 Ultimately, I thought that some of their solutions were just
14 very, very creative. It's a very prominent location, you know,
15 looking across the river seeing what will be some very important
16 buildings and, you know, I think they will be a great entry point
17 for the city.

18 So I am, any questions I had had have been answered and
19 I am in support of this application.

20 CHAIRPERSON HOOD: Okay. Vice Chair Miller?

21 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.

22 Yes. I concur with the comments of Commissioners
23 Imamura and Wright and also would note that this project has been
24 around, I mean this site has been around for a long time and
25 hopefully this will, this PUD will result in positive development

1 on the site and for the surrounding neighborhood. It's a large
2 project. I think it's almost 600 residential units and there's
3 inclusionary zoning affordable housing that I think exceeds the
4 minimum requirements not by enough, never by enough but slightly
5 by enough. So I'm prepared to move forward.

6 Thank you, Mr. Chairman.

7 CHAIRPERSON HOOD: Okay.

8 Any further discussion? Not hearing, Ms. Schellin?
9 No. Somebody like to make a motion? Who went first?

10 COMMISSIONER IMAMURA: I'll make the motion.

11 CHAIRPERSON HOOD: Commissioner Imamura. Okay.

12 COMMISSIONER IMAMURA: Sure. All right. Thank you,
13 Mr. Chairman.

14 I move that the Zoning Commission take final action for
15 Case No. 04-14H Florida Rock Properties, Inc., a PUD modification
16 with hearing at Square 708 and ask for a second.

17 COMMISSIONER WRIGHT: I'm glad to second that.

18 CHAIRPERSON HOOD: Moved and properly seconded. Any
19 further discussion?

20 (Pause.)

21 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
22 you do a roll call vote, please.

23 MS. SCHELLIN: Yes, sir.

24 Commissioner Imamura?

25 COMMISSIONER IMAMURA: Yes.

1 MS. SCHELLIN: Commissioner Wright?

2 COMMISSIONER WRIGHT: Yes.

3 MS. SCHELLIN: Commissioner Hood?

4 CHAIRPERSON HOOD: Yes.

5 MS. SCHELLIN: Commissioner Miller?

6 VICE CHAIRPERSON MILLER: Yes.

7 MS. SCHELLIN: And I have an absentee ballot from
8 Commissioner Stidham, again, approved with such conditions as the
9 Commission may impose. So the vote is five to zero to zero to
10 approve final action on Zoning Commission Case No. 04-14H.

11 Thank you.

12 CHAIRPERSON HOOD: So I, let me just say this. I almost
13 made it without saying how long this case has been around. I
14 tried hard. That's why I was forgetting things because this was
15 one of the first cases that I, I didn't want to say it. That's
16 why I (indiscernible) to Commissioner Imamura, then I heard
17 Commissioner Wright say how long, and then the Vice Chair.

18 But this is one of the first cases I was with and,
19 because I knew I was going to get into this long story that I
20 didn't need to get into but I'm going to get into it anyway since
21 I waited. I tried hard not to, it's almost like wanting some
22 candy and then you try hard and say no, I'm not going to get it
23 and then you go get it.

24 I tried hard not to say this, but Ann Hill Planners
25 (phonetic), Herb Franklin, John Parsons, Jerrily Kress and

1 myself, when I first got on the Commission this case was here
2 and the vote was two two and I think I broke the tie to keep
3 Florida Rock going. So anyway, I tried hard not to say that, so
4 I said it, got it out of my system. Let's go to the next case.
5 Thank you.

6 All right. And I'm sure someone --

7 MS. SCHELLIN: That's the famous time extension case,
8 Chair Hood, remember why they're limited.

9 CHAIRPERSON HOOD: Oh, yeah, yeah. Oh, okay.

10 MS. SCHELLIN: Herb Franklin.

11 CHAIRPERSON HOOD: Herb Franklin.

12 MS. SCHELLIN: And John Parsons, so they were tired of
13 time extensions lasting for 20 years.

14 CHAIRPERSON HOOD: Yeah. And that was 20 years in '98
15 so you know now.

16 MS. SCHELLIN: This case pre-dates me too, yes.

17 CHAIRPERSON HOOD: All right. Let's go to hearing
18 action. Zoning Commission Case 24-16 MR 1401 15th Street Retail
19 LLC, map amendment at Square 210.

20 Mr. Bradford.

21 MR. BRADFORD: Good evening, Chairman Hood and members
22 of the Commission. For the record this is Philip Bradford,
23 Development Review Specialist with the Office of Planning.

24 The Applicant proposes a map amendment to re-zone the
25 property located at 1405 15th Street, Northwest from the RA-5

1 zone to the ARTS-3 zone. The site is occupied by the Grace
2 Reformed Church which is a historic landmark in part of the
3 Greater 14th Street historic district. Next slide, please.

4 The comprehensive plan map identifies the site as a
5 mixed designation appropriate for medium density residential and
6 moderate density commercial uses while the generalized policy
7 map identifies the site as a neighborhood conservation area. The
8 proposed project would not be in conflict with either of these
9 designations.

10 The proposed map amendment furthers various
11 comprehensive plan policies contained within the land use,
12 transportation, environmental protection, economic development,
13 and historic preservation elements and the near Northwest area
14 element. When viewed through a racial equity lens, the proposed
15 action should not result in displacement of tenants or residents
16 or have any impact on housing and does not result in any negative
17 changes to the physical environment.

18 The map amendment results in a down zoning as the ARTS-
19 3 zone has a lower FAR than the RA-5 and therefore does not meet
20 the applicability requirements for IZ Plus. Therefore, OP does
21 not recommend applying IZ Plus with this map amendment. The
22 property also has limited potential for new housing due to its
23 historic status.

24 Therefore, OP is recommending the Commission set down
25 for public hearing the proposed map amendment, and I am available

1 for any questions.

2 Thank you.

3 CHAIRPERSON HOOD: Thank you, Mr. Bradford. I know we
4 may have some questions but let me see. Who would like to go
5 first if you have any questions, or do we have any?

6 Commissioner Wright?

7 COMMISSIONER WRIGHT: Yeah. Thank you.

8 I think that one of the things that I want to sort of
9 make a point about is that historic preservation and housing are
10 not at odds with each other and that there are many historic
11 buildings that have been converted to housing.

12 Now, I don't know if that's the plan for this particular
13 property or not but, you know, I do want to, I'm a big fan of
14 historic preservation and I do want to sort of just note that
15 historic buildings can have creative additions put on. They can
16 create very interesting opportunities for housing. So that's
17 just a general comment.

18 You know, it sounds to me that there is a focus however
19 in the proposed zone ARTS-3 for different kinds of mixed use and
20 other kinds of uses in that housing is not the primary use in an
21 ARTS-3 zone which, you know, I think is fine. This is an area
22 that has a lot of different kinds of uses and I think could,
23 definitely this building could be converted into something very
24 creative.

25 I understand what the Office of Planning is saying

1 about why IZ Plus isn't appropriate. I do think about that a
2 little bit because I know this is a part of the city where we
3 need more affordable housing, where housing prices have gone up
4 a great deal in recent history and that affordable housing is at
5 a premium. I understand it's a down zoning so it doesn't meet
6 the criteria for IZ Plus but, you know, I just think there might
7 be a little more discussion about that or a little more dialog
8 about that when we actually do have the hearing.

9 I fully believe this case is ready to be set down. No
10 question about that and, you know, my comments are just sort of
11 some general initial thinking, and that was all I was going to
12 say.

13 Thank you.

14 CHAIRPERSON HOOD: Okay. Thank you. Any other
15 comments, questions, Commissioners? Okay.

16 Vice Chair Miller?

17 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
18 thank you, Mr. Bradford, from the Office of Planning report and
19 recommendation to set down this case, and thank you, Commissioner
20 Wright, for your comments which I concur with.

21 So to re-zone this site that has the former Grace, the
22 vacant Grace Reformed Church property from RA-5 to ARTS-3 and
23 although we know that re-zoning map amendments are, the primary
24 standard of review is consistency with the comprehensive plan
25 which I think this is consistent with as your report notes. We

1 know that there is, in a statement of the Applicant that there's
2 a project being contemplated that would have, that the ARTS-3
3 zone would facilitate that the current zone does not facilitate
4 and that would be I think, I think it's an eating and drinking
5 establishment in the church, the historic landmark church
6 property whose density would be limited and whose renovation
7 alterations might be limited as well by that designation and then
8 a residential I think in the Parrish house.

9 My question, well correct me if I said anything wrong
10 and if, the ARTS-3 zone would permit retail or eating and drinking
11 establishment, including an eating and drinking establishment
12 used as on the site which wouldn't currently be permitted. Is
13 it cy matter-of-right or is it by special exception, or is it
14 under certain conditions, do you know? I don't need to know that
15 now. We can go into that at the hearing in terms of what the
16 nuances are or what types of conditions are applicable. I support
17 the setdown of this case because of its consistency with the
18 comprehensive plan and because it will facilitate a vacant
19 property being adaptively re-used.

20 But if you have an answer to my question or my comment
21 at this time, feel free to make it, Mr. Bradford, or we can wait
22 your OP comments at the public hearing which I support having.

23 MR. BRADFORD: The ARTS-3 would allow eating and
24 drinking or other commercial uses by-right in this location, so
25 that was correct.

1 VICE CHAIRPERSON MILLER: Thank you.

2 I thought I'd seen some conflicting information from
3 the Applicant on that point and then I didn't quite understand
4 it. So thank you. I did see that in your report.

5 Thank you.

6 CHAIRPERSON HOOD: Okay. Commissioner Imamura, you
7 have any questions?

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

9 Just one question and one comment. I agree with Vice
10 Chair Miller and Commissioner Wright, and just want to underscore
11 Commissioner Wright's comments about the adaptive re-use of
12 historic structures or historic buildings. In fact in December
13 of 2023 the Advisory Council on Historic Preservation issued a
14 policy statement just to underscore the nexus between housing and
15 historic preservation and so I'm pleased to see this, that the
16 idea for this adaptive re-use and creative solution for this
17 historic building.

18 And forgive me, Mr. Bradford, if you have already
19 mentioned this and perhaps I didn't hear this but just want to
20 confirm if there is or is not any opposition to this map
21 amendment?

22 MR. BRADFORD: At this time OP is not aware of any
23 opposition from the community or ANC.

24 COMMISSIONER IMAMURA: All right. Terrific.

25 That's all that I have, Mr. Chairman. Again, Mr.

1 | Bradford, thank you for the work you do on behalf of the residents
2 | of D.C. and that's (indiscernible).

3 | CHAIRPERSON HOOD: I too want to thank you Mr. Bradford.
4 | We appreciate your report and I'm looking forward to setting this
5 | down and having a hearing as we move forward.

6 | So thank you, Mr. Bradford.

7 | Colleagues, you heard the request about this particular
8 | car and setting it down. Would somebody like to make a motion?

9 | COMMISSIONER IMAMURA: Happy to make the motion, Mr.
10 | Chairman.

11 | CHAIRPERSON HOOD: Thank you.

12 | COMMISSIONER IMAMURA: Let me just scroll back up to
13 | the top there.

14 | So I move that the Zoning Commission set down Case No.
15 | 24-16 MR 1401 15th Street Retail, LLC map amendment from RA-5 to
16 | ARTS-3, 1401 to 1405 15th Street and Grace Reformed Church Square
17 | 210, and ask for a second.

18 | CHAIRPERSON HOOD: I'll second it. It's been moved and
19 | properly seconded. Any further discussion? Not hearing any, Ms.
20 | Schellin, would you do a roll call vote, please.

21 | MS. SCHELLIN: Yes, sir.

22 | Commissioner Imamura?

23 | COMMISSIONER IMAMURA: Yes.

24 | MS. SCHELLIN: Commissioner Hood?

25 | CHAIRPERSON HOOD: Yes.

1 MS. SCHELLIN: Commissioner Miller?
2 VICE CHAIRPERSON MILLER: Yes.
3 MS. SCHELLIN: Commissioner Wright?
4 COMMISSIONER WRIGHT: Yes.
5 MS. SCHELLIN: And that leaves me with Commissioner
6 Stidham. Again I have an absentee ballot from her to approve
7 with any such conditions as the Commission may impose. The vote
8 is five to zero to zero to approve Zoning Commission Case No.
9 24-16 as a contested case.
10 Thank you.
11 CHAIRPERSON HOOD: Thank you, Ms. Schellin.
12 Do we have anything else?
13 MS. SCHELLIN: No, sir.
14 CHAIRPERSON HOOD: So let me ask my colleagues one
15 quick question. On the DDOTs (phonetic), did you all have a case
16 titled TMP1336 and the case name is Daisy (phonetic)?
17 VICE CHAIRPERSON MILLER: Yes.
18 CHAIRPERSON HOOD: I just wanted to make sure --
19 MS. SCHELLIN: It's a test case. It was a test, you
20 have to know, we have to use funny names or else we'll think it's
21 real.
22 CHAIRPERSON HOOD: Okay. All right.
23 MS. SCHELLIN: It's a test case. I had to use my dog's
24 name. Sorry.
25 VICE CHAIRPERSON MILLER: I wanted to know who Daisy

1 was too.

2 CHAIRPERSON HOOD: I was trying to --

3 MS. SCHELLIN: You knew who Daisy was or you wondered?

4 VICE CHAIRPERSON MILLER: I wondered if it was your
5 Daisy.

6 MS. SCHELLIN: It was my Daisy, yes.

7 CHAIRPERSON HOOD: Okay. I got you. I got you. Okay.
8 Well, thank you for the clarification because I thought I missed
9 a case.

10 The next time the Zoning Commission will meet again
11 will be March the 17th. I see Daisy's on there too but we will
12 have our Zoning Commission Case No. 24-21, D.C. Department of
13 General Services on behalf of D.C. Department of Corrections and
14 we'll meet on these same platforms at 4 p.m.

15 So with that I want to thank everyone for their
16 participation in this meeting, and you all have a great weekend.

17 Good night.

18 VICE CHAIRPERSON MILLER: Thank you.

19 (Whereupon, the above-entitled matter went off the
20 record at 4:39 p.m.)

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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: DC OZ

Date: 03-13-25

Place: Videoconferencing

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



Barrington Moxie