

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

JUNE 26, 2025

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The Public Meeting of the District of Columbia Zoning Commission 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

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist  
SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER  
MAXINE BROWN-ROBERTS

The transcript constitutes the minutes from the Regular Public Meeting held on June 26, 2025.

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

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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, Commissioner Wright, and Commissioner Imamura; also joined by the Office of Zoning staff, Secretary, Ms. Sharon Schellin, and Mr. Paul Young, who will be handling all of our virtual operations, and our Office of Zoning Legal Division, Mr. Jacob Ritting. 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 that this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. According to all those -- 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 something otherwise.

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1 202-727-0789 for Webex log-in or call-in instructions. At this  
2 time, the Commission will consider any preliminary matters. Ms.  
3 Schellin, do we have any preliminary matters?

4 MS. SCHELLIN: No, sir.

5 CHAIRPERSON HOOD: Okay. No preliminary matters. And  
6 I believe we're going to go in the order of the agenda, as  
7 printed. One moment. Okay. This is a case, modification without  
8 hearing, Zoning Commission Case Number 22-06A, 801 Maine Avenue  
9 NBL Owner, LLC, PUD Modification without hearing at Square 390.  
10 Ms. Schellin.

11 MS. SCHELLIN: Okay. My computer has decided to lock  
12 up, so just give me one second. There we go. So, for this case,  
13 as you stated, it is a modification without hearing, where the  
14 applicant is requesting a modification to their previously  
15 approved PUD to modify their plans to add flexibility to allow  
16 the relocation of the entrances to the underground parking garage  
17 and loading facility, and to modify Decision Number E.3.b., and  
18 that's to allow residential units to be offered either as rental  
19 or for sale, with IZ availability levels at up to 60 percent MFI  
20 for rental units, and up to 80 percent MFI for for-sale units.

21 We have an OP report at Exhibit 5 in the record. They  
22 recommend approval. ANC 6D and the other party, Capitol Square  
23 Homeowner's Association, have not filed a response as of today,  
24 and the requisite time period has elapsed, so the Commission can  
25 proceed with final action, if they choose to do so. Thank you.

1                   CHAIRPERSON HOOD: Thank you, Ms. Schellin. Let me  
2 just echo and add on to what Ms. Schellin's already pretty much  
3 mentioned. Again, colleagues, what we have in front of us, as  
4 the applicant's presented, it's a -- to modify the floor plans  
5 for the parking garage levels, ground floor and first floor of  
6 the project; add flexibility to allow the relocation of entrances  
7 to the project's underground parking garage and loading  
8 facilities, and they go into explanation; and then to modify  
9 Decision E.3.b. to allow the residential units to be offered as  
10 either rental or for sale and to establish affordability levels  
11 for the inclusionary zoning units at up to 60 percent MFI for  
12 rental units and up to 80 percent MFI for ownership units, in  
13 accordance with Subtitle Z-1003.7. These are some of the requests  
14 the applicant has proffered back to us.

15                   I don't -- let me just say, I don't believe that this  
16 is anything major, especially the design changes to move it  
17 around. I will be moving forward -- first of all, does anyone  
18 believe that this should come off -- before I should have said  
19 all that, but does anyone believe this should come off as a  
20 modification without hearing?

21                   (All other Commissioners shake head no.)

22                   CHAIRPERSON HOOD: Okay. So, with that, I'm going to  
23 go to Commissioner Imamura first, and then we'll go to  
24 Commissioner Wright, and then Vice Chair Miller, in that order.

25                   COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm

1 in agreement with everything that you stated, and I just want to  
2 underscore that that the modification -- or Modifying Decision  
3 Number E.3.b. does not affect the total number of IZ units, so I  
4 just want to put that on the record (indiscernible). And in  
5 terms of the -- modifying the floor plans for the parking garage  
6 levels, ground floor level and the first floor of the project,  
7 that's pretty straightforward, so I have nothing further to add.

8 CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
9 Wright.

10 COMMISSIONER WRIGHT: Thank you. I agree with what's  
11 been said. I think this is pretty straightforward. The  
12 architectural changes are very minor. I think the fact that it  
13 might end up being a for-sale project is actually great, because  
14 it would be exciting to have this number of for-sale IZ units.  
15 And I am in support of the modifications.

16 CHAIRPERSON HOOD: Thank you. Vice Chair Miller.

17 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yes, I  
18 agree with you and Commissioners Wright and Imamura that this  
19 meets the standards for a modification without a hearing, and  
20 just would like to emphasize that this is -- was a PUD that we  
21 approved a few years ago for Southwest Area, nearly 500 units of  
22 housing, including 75 inclusionary zoning units, and eight of  
23 those IZ units were going to -- are going to be three-bedroom  
24 family-oriented units. So this project got a bit delayed by a  
25 DC Court of Appeals lawsuit, which was dismissed, but I'm pleased

1 that it can go forward with these modifications.

2 CHAIRPERSON HOOD: Okay. Thank you. So I will make a  
3 motion on this one. I'm turning back to it. Give me one moment.  
4 Okay. I would move that we approve, as captioned and requested,  
5 Zoning Commission Case Number 22-06A, the modification without  
6 hearing, as requested, for 801 Main Avenue NBL Owner, LLC, PUD  
7 Modification without the hearing at Square 390, and ask for a  
8 second.

9 COMMISSIONER IMAMURA: Second.

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

12 (No response.)

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

15 MS. SCHELLIN: Sure. Commissioner Hood.

16 CHAIRPERSON HOOD: Yes.

17 MS. SCHELLIN: Commissioner Imamura.

18 COMMISSIONER IMAMURA: Yes.

19 MS. SCHELLIN: Commissioner Wright.

20 COMMISSIONER WRIGHT: Yes.

21 MS. SCHELLIN: Commissioner Miller.

22 VICE CHAIR MILLER: Yes.

23 MS. SCHELLIN: The vote is four to zero to one to  
24 approve final action in Zoning Commission Case Number 22-06A, the  
25 vote being four to zero to one, Commissioner Stidham not being

1 present. And I would ask that the applicant be allowed to provide  
2 a draft order -- summary order, if OZLD finds that legally  
3 sufficient. Okay, Mr. Chairman?

4 CHAIRPERSON HOOD: Yes, yes, summary order, if legally  
5 sufficient. If not, we'll -- their choosing; we'll leave it to  
6 them.

7 MS. SCHELLIN: Okay. Thank you.

8 CHAIRPERSON HOOD: Thank you. All right. Let's go  
9 with final action, Zoning Commission Case Number 24-10, Office  
10 of Planning map and text amendments to create a new Pennsylvania  
11 Avenue East Neighborhood Mixed-Use Zone NMU-5A/PAE, Ms. Schellin.

12 MS. SCHELLIN: Yes, sir. So since the February 20th,  
13 2025 public hearing, when the Commission took proposed action,  
14 at the conclusion of that hearing, staff then referred it to the  
15 National Capital Planning Commission for their 30-day comment  
16 period, a review period, and they filed a report at Exhibit 14  
17 stating that the proposed new text and map amendments are not  
18 inconsistent with the Comp Plan for the National Capital and  
19 would not adversely affect -- impact, rather, any other  
20 identified federal interests. The Notice of Proposed Rulemaking  
21 was also published in the District of Columbia Register on May  
22 16th, and we received no public comments to the proposed  
23 rulemaking, so, if the Commission chooses to do so, it may proceed  
24 with final action on this case this evening. Thank you.

25 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I believe



1 that, colleagues, in this case, if I'm not mistaken, the new  
2 Pennsylvania Avenue East Neighborhood Mixed-use zone was well  
3 thought of by the community especially, and it does, I believe,  
4 meet our requirements. So I would believe -- I think that, due  
5 to the outreach and due to the coordination -- I think I asked  
6 this question at the hearing -- I think, due to the coordination  
7 of the community in coming up with this, I will be ready to move  
8 forward. I think we discussed a lot of this previously, but let  
9 me hear from others. Commissioner Imamura.

10 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm  
11 in agreement that we can -- we can move forward. And I just want  
12 to reiterate here that IZ Plus should apply to this map and text  
13 amendment.

14 CHAIRPERSON HOOD: Thank you. Commissioner Wright.

15 COMMISSIONER WRIGHT: I agree. I think we had a pretty  
16 good discussion about this at our previous meeting, and I think  
17 that, again, this is a text amendment that has been thought  
18 through very carefully. We've been -- we've had an opportunity  
19 to look at it in detail, and with the addition that Commissioner  
20 Imamura pointed out about having IZ Plus apply, I'm definitely  
21 prepared to support.

22 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller.

23 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yes, I  
24 agree with everything my colleagues have said and you have said,  
25 Mr. Chairman. This is consistent with recommendations that were

1 in the Pennsylvania Avenue East Small Area Plan that was adopted  
2 by the Council, with community -- a lot of community input, and,  
3 also, the recommendations of the Ward 7 Economic Development  
4 Advisory Council. And this was supported at our hearing -- well,  
5 in our hearing record by ANC 7B I believe, so I'm prepared to  
6 support it as well.

7 CHAIRPERSON HOOD: Okay. So, with that, Commissioner  
8 Imamura, would you like to make a motion.

9 COMMISSIONER IMAMURA: I'd be glad to, Mr. Chairman.  
10 I move that the Zoning Commission take final action on Case Number  
11 24-10, Office of Planning map and text amendment to create a new  
12 Pennsylvania Avenue East Neighborhood Mixed-use zone, NMU-5A/PAE,  
13 Pennsylvania Avenue East, and ask for a second.

14 VICE CHAIR MILLER: Second.

15 COMMISSIONER WRIGHT: I'll second that, or we'll both  
16 second it.

17 VICE CHAIR MILLER: We'll second and third it.

18 CHAIRPERSON HOOD: Well, we'll give that to  
19 Commissioner Wright. Vice Chair Miller's been around a while,  
20 so he has a lot of seconds and motions, so we'll give that to  
21 Commissioner Wright, if the Vice Chair doesn't mind. It's been  
22 moved and properly seconded -- it's been moved and properly  
23 seconded. Any further discussion?

24 COMMISSIONER IMAMURA: No. It was a great motion.

25 CHAIRPERSON HOOD: I'm sorry?

1 COMMISSIONER IMAMURA: It was a great motion to get a  
2 second and a third.

3 CHAIRPERSON HOOD: Oh, yeah. Oh, that was a good  
4 motion. Maybe I'll just fourth it. Okay. It's been moved and  
5 properly seconded. Any further discussion?

6 (No response.)

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

9 MS. SCHELLIN: Yes. Commissioner Imamura.

10 COMMISSIONER IMAMURA: Yes.

11 MS. SCHELLIN: Commissioner Wright.

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: Commissioner Hood.

14 CHAIRPERSON HOOD: Yes.

15 MS. SCHELLIN: Commissioner -- you guys got me  
16 confused. I was going to ask everybody, since it was such a  
17 great motion. So the motion passes four to zero to one to approve  
18 final action in Zoning Commission Case Number 24-10, Commissioner  
19 Stidham being the minus one, not present, not voting.

20 CHAIRPERSON HOOD: For this next one, I'm going to ask  
21 Commissioner Wright to lead us on, but let me call it first.  
22 Zoning Commission Case Number 24-16, MR 1401 15th Street Retail,  
23 LLC map amendment at Square 210. Ms. Schellin.

24 MS. SCHELLIN: Okay. 24 -- I'm sorry 24-16; is that  
25 right? Am I on the right one?

1 CHAIRPERSON HOOD: Oh, yes, 24-16.

2 MS. SCHELLIN: Okay. I thought you said 10 again.  
3 That's why I was confused. So, all right, 24-16, again, final  
4 action, At the May 22nd, 2025 public hearing, at the conclusion  
5 of that hearing, again, the Commission took proposed action to  
6 approve it, and staff referred it to NCPC for its 30-day review  
7 period. However, NCPC was not able to get it on their June  
8 schedule, but the 30-day time period has -- or their review period  
9 has expired, so it is ready for the Commission to proceed with  
10 final action on this case, and I will turn it over to the  
11 Commission to proceed accordingly. Thank you.

12 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I will say  
13 that as we -- just to recall, there was a lot of -- there was  
14 some opposition, but it was confusing us with the Historic  
15 Preservation review part of it, so we want to make sure that we  
16 parse out that out as we do our zoning review, and I would ask  
17 Commissioner Wright to get us started, if she doesn't mind.

18 COMMISSIONER WRIGHT: Thank you. This application was  
19 to rezone an existing very historic church building to the ARTS-  
20 3 zoning, so that it could be adaptively reused for a non-  
21 religious use, with some sort of a probably commercial use being  
22 put in the actual church building and some residential uses in  
23 the church residence that is adjacent. And we heard a lot of  
24 testimony. We thought about this case very, very carefully,  
25 because it's a very important historic building, but from

1 everything we have understood in the hearing, the folks who are  
2 looking at this rezoning and looking at a project in this historic  
3 church are very aware of and sensitive to the fact that they will  
4 need to preserve the exterior, and they've also said they  
5 definitely have plans to preserve as much of the interior as is  
6 possible. We heard from a number of folks who expressed a desire  
7 that the building could continue to be used as a church, but in  
8 looking at the whole history of this building, there have been  
9 multiple attempts for bringing another church use into this  
10 building that have not worked out, and the building needs to be  
11 renovated and it needs to be -- needs to be used, and that is  
12 important to its preservation as well.

13 I think that we ended up coming down to the discussion  
14 that the ARTS rezoning would be appropriate and that having IZ  
15 Plus is not appropriate, because there will be a very, very  
16 limited number of new residential units and only in the -- as we  
17 understand it, only in the church residence building, not in the  
18 church itself. We really believe that adaptive reuse is the best  
19 way to preserve historic structures that, for whatever reason,  
20 cannot be put to their original use, and we believe that it is  
21 consistent with the Comprehensive Plan to approve this rezoning.  
22 So that was the primary discussion. We were, again, very  
23 appreciative of the people who came out and testified and offered  
24 their thoughts, and we agree with them, that this is an incredibly  
25 important historic building, but we do think that this current

1 plan may be the best way to allow for the long-term preservation  
2 of the building. And any changes will need to be reviewed by  
3 the city's Historic District Review Board.

4 CHAIRPERSON HOOD: Thank you, Commissioner Wright, for  
5 that excellent recap. I had a -- I had a comment I was going to  
6 make, but after you did that, I have no comments, but let me see  
7 if anyone else does. Commissioner Imamura.

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.  
9 Commissioner Wright's summary was excellent, and I would only add  
10 that not only does the adaptive reuse allow or is often the best  
11 way to preserve historic structures, but it's also the best way  
12 to preserve their story. And so this I think really important  
13 to preserve the story, as well as the structure, and maintain its  
14 use in a new way and function. And so I'm prepared to vote in  
15 support.

16 CHAIRPERSON HOOD: That was excellent. Maybe we --  
17 maybe we should go down to the HPRB and testify. Vice Chair  
18 Miller, you have anything to add?

19 VICE CHAIR MILLER: I concur with everything everyone  
20 said and appreciate Commissioner Wright's summary of it and  
21 prepared to support.

22 CHAIRPERSON HOOD: Okay. So, with that, Commissioner  
23 Wright, would you like to make a motion please?

24 COMMISSIONER WRIGHT: Sure. For all the reasons --

25 CHAIRPERSON HOOD: Hold on one second. Hold on one

1 second. Mr. Ritting -- whenever I see Mr. Ritting, we must have  
2 left something out.

3 MR. RITTING: I just wanted to put something on the  
4 record before you make a motion. IZ Plus does not automatically  
5 apply to this map amendment, because it does not meet the  
6 requirements of Subtitle X-502.1A or B, because the ARTS-3 zone  
7 does not allow a higher maximum FAR than the existing zone. For  
8 this reason and the limitations on expanding density beyond the  
9 existing building envelope on this historic site, the Office of  
10 Planning recommended that IZ Plus not apply to the map amendment.  
11 Thank you.

12 COMMISSIONER WRIGHT: Thank you. And that is something  
13 I think the Commission definitely heard and agreed with, so thank  
14 you for making that so clear. I'd like to make a motion, based  
15 on the discussion that we've just had, to approve Zoning Case  
16 Number 24-16, which is MR 1401 15th Street Retail, LLC map  
17 amendment at Square 210.

18 COMMISSIONER IMAMURA: Second.

19 CHAIRPERSON HOOD: Okay. It's been moved and properly  
20 seconded. Any further discussion?

21 (No response.)

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

24 MS. SCHELLIN: Sure. Commissioner Wright.

25 COMMISSIONER WRIGHT: Yes.

1 MS. SCHELLIN: Commissioner Imamura.  
2 COMMISSIONER IMAMURA: Yes.  
3 MS. SCHELLIN: Commissioner Hood.  
4 CHAIRPERSON HOOD: Yes.  
5 MS. SCHELLIN: Commissioner Miller.  
6 VICE CHAIR MILLER: Yes.  
7 MS. SCHELLIN: The vote is four to zero to zero -- I'm  
8 sorry -- four to zero to one to approve final action on Zoning  
9 Commission Case Number 24-16, the minus one being Commissioner  
10 Stidham, not present, not voting.  
11 CHAIRPERSON HOOD: Okay. I think next is hearing --  
12 yeah, moving right to hearing actions, Zoning Commission Case  
13 Number 25-09. This is an Office of Planning text and map  
14 amendment to create the Cleveland Park Neighborhood Mixed Use  
15 Zone, NMU-8A/CP, and new Woodley -- new Woodley Park Neighborhood  
16 Mixed Use Zone, NMU-slash -- I mean, dash -- 9A/WP. Ms.  
17 Steingasser or Ms. Brown-Roberts.  
18 MS. BROWN-ROBERTS: Good evening, Mr. Chairman. I'm  
19 not sure why I'm not showing on the screen, but I'm here.  
20 CHAIRPERSON HOOD: We can see your background, so I  
21 don't know --  
22 MS. BROWN-ROBERTS: Okay. I'm not sure what's  
23 happening. It works at BZA. I'm not sure why it's not working  
24 at the Zoning Commissioner, but anyway --  
25 CHAIRPERSON HOOD: See I would not have said that, that



1 | it works at BZA and doesn't work here, so I'm not -- go right  
2 | ahead, Ms. Brown-Roberts

3 |           MS. BROWN-ROBERTS: My apologies, Mr. Chairman.

4 |           CHAIRPERSON HOOD: Go right ahead.

5 |           MS. BROWN-ROBERTS: Good afternoon, Mr. Chairman and  
6 | members of the Commission. Maxine Brown-Roberts representing the  
7 | Office of Planning on Zoning Commission Case 25-09. OP is pleased  
8 | to present the proposed text and map amendment to you this  
9 | evening, as the revitalization of the Connecticut Avenue corridor  
10 | has been a priority for the residents, property owners and  
11 | businesses in the area, as well as the city. As will be discussed  
12 | later, they have been involved and participated in the  
13 | recommendations of the 2021 Comprehensive Plan, the Connecticut  
14 | Avenue Development Guidelines, and the instant proposed text and  
15 | map amendment. They've also emphasized moving the proposal  
16 | forward to expand housing and affordable housing and retail and  
17 | service uses to revitalize the corridor. And OP is pleased to  
18 | be here to represent some of these views by the residents.

19 |           Next slide. OP proposes a zoning and text amendment  
20 | to create the new Cleveland Park Neighborhood Mixed-Use Zone.  
21 | It's the NMU-8A/CP for properties fronting on Connecticut Avenue  
22 | Northwest between Porter Street and Macomb Street and the Woodley  
23 | Park Neighborhood Mixed-Use Zone, NMU-9A/WP for properties  
24 | fronting on Connecticut Avenue between Woodley Road and Calvert  
25 | Street. In both areas, there are a few properties fronting on

1 side streets. The proposal includes a map and -- a map amendment  
2 to map the zones. The proposed new zoning text and map amendments  
3 are not inconsistent with the Comprehensive Plan, including when  
4 viewed through a racial equity lens, and incorporates land use  
5 and building massing, design and use guidance from the  
6 Connecticut Avenue Development Guidelines.

7           Next slide. The Generalized Policy Map designates both  
8 areas as Main Street Mixed-Use Corridors. The corridors are also  
9 within a Future Planning Analysis Area, which has been  
10 accomplished through the Connecticut Avenue Development  
11 Guidelines.

12           Next slide. The Future Land Use Map designates the  
13 Cleveland Park corridor for mixed medium-density residential and  
14 moderate-density commercial, and high-density residential and  
15 low-density residential (sic) for the Woodley Park corridor. The  
16 proposed zones are not inconsistent with the Generalized Policy  
17 Map and Future Land Use Map, as they would allow a mix of uses,  
18 particularly ground floor commercial uses and upper floor  
19 residential uses, including affordable housing. The citywide and  
20 area elements of the Comprehensive Plan for Cleveland Park and  
21 Woodley Park also identifies these areas as policy-focused areas.

22           Next slide. Discussions on the revitalization of both  
23 neighborhood mixed-use corridors began after the 2021 update of  
24 the Comp Plan, which placed a strong emphasis on the provision  
25 of new housing and new affordable housing opportunities,

1 particularly in areas such as the Rock Creek West Planning Area,  
2 where there's a lack of dedicated affordable housing. The  
3 Connecticut Avenue Development Guidelines was developed following  
4 extensive community outreach, meetings, and conversations. The  
5 plan was also reviewed by HPRB, as the corridors are within the  
6 Cleveland Park and Woodley Park historic districts.

7           The Guidelines also address revitalization of public  
8 spaces and compatibility to adjacent lower-density residential  
9 uses. The Guidelines provide guidance to supplement the Comp  
10 Plan recommendation regarding density and use mix for new zoning  
11 for the area, and the proposed zones incorporates many of the  
12 guidelines pertaining to building use and form. The Guidelines  
13 do not recommend specific zoning designation, but gives guidance  
14 on density, height, lot occupancy, or regulations to implement  
15 the policies of the Comprehensive Plan. Not every provision of  
16 the guidelines are relevant to the zoning or could be implemented  
17 through zoning. Provisions that are outside the scope of the  
18 zoning regulation would be relevant to other approval processes.

19           Next slide. Based on the recommendation of the Comp  
20 Plan for medium-density residential and moderate-density  
21 commercial, the Development Guidelines recommended an FAR of 5.0  
22 and a height of 75 feet for Cleveland Park. As seen on the slide,  
23 the Guidelines provided illustrations of the recommended building  
24 heights with setbacks for protection along Connecticut Avenue,  
25 as well as for adjacent lower density uses, where applicable.

1           Next slide. Similarly, the Woodley Park area, where  
2 the Comp Plan recommends high-density residential and low-density  
3 commercial, the Guidelines recommended an FAR of 6.0 and a height  
4 of 90 -- 6.0 and a height of 90 feet on the west side of  
5 Connecticut Avenue and an FAR of 5.5 and 75 feet in height for  
6 buildings on the east side of Connecticut Avenue. Again, setbacks  
7 are provided, as appropriate, along Connecticut Avenue and from  
8 adjacent lower-density residences.

9           Next slide. Other plans which influence  
10 recommendations include the Rock Creek West Roadmap, which  
11 identify the areas where efforts should be made to increase the  
12 production of housing and affordable housing, supported by  
13 vibrant public spaces, retail, and other amenities. The Housing  
14 Equity Report, which encourages housing affordable throughout the  
15 city, and the DC Comeback Plan, which encourages the removal of  
16 barriers to the production of affordable housing.

17           Next slide. The areas covered by the proposed text and  
18 map amendment are along the Cleveland Park and Woodley Park  
19 commercial corridors. As I said, there are a small number of  
20 properties which face side streets. The corridors have a small  
21 number of residential uses, but mostly a variety of restaurants,  
22 retail, and service uses which serve the local community.  
23 Currently, both areas are designated as Neighborhood Mixed-Use  
24 zones, but the proposal would create two new Neighborhood Mixed-  
25 Use zones at higher densities to reflect the land use policy

1 direction of the Comprehensive Plan with a more area-specific  
2 zoning provision for construction and additions through specific  
3 guidelines of the Connecticut Avenue Development Guidelines.  
4 Based on the recommendation of the Comp Plan for medium and high-  
5 density development along Cleveland Park and Woodley Park  
6 corridors and the recommended height and density recommended in  
7 the Development Guidelines, the proposed zones were created.

8           Next slide. For Cleveland Park, the NMU-8A/CP zone is  
9 based on the MU-8 zone and would allow mixed-use medium-density  
10 residential and moderate-density commercial uses, which is  
11 generally ground floor retail uses, residential above, with an  
12 FAR of 5.0 and subject to IZ, a height of 75 feet, rear-yard  
13 setbacks to protect adjacent residential uses, along with the  
14 base MU-8 development standards.

15           Next slide. For Woodley Park, the NMU-9A/WP zone is  
16 based on the MU-9A zone and would allow mixed-use high-density  
17 residential and low-density commercial uses with an FAR of up to  
18 6.0 and 5.5 and subject to IZ Plus, heights of 90 and 75 feet,  
19 and also rear-yard setbacks to protect adjacent residential uses,  
20 along with the base MU-9A development standards. The new zones  
21 also include provisions for additional non-residential FAR to  
22 give flexibility and encourage a variety of commercial uses on  
23 the lower floors. Penthouse and penthouse mechanical space are  
24 capped at 15 feet maximum, and transition and compatibility  
25 requirements to address relationships between new development

1 adjacent to low-density residential properties are included.  
2 Other design guidelines to activate Connecticut Avenue frontage  
3 in both zones include having at least 75 percent of the front  
4 facade on new buildings front -- built to the front lot line,  
5 minimum door separations on the ground floor for new buildings,  
6 requiring retail space be accessed from Connecticut Avenue and  
7 at grade with the sidewalk, and parking and loading access from  
8 side streets or alleys.

9           Next slide. Other changes include rezoning a property  
10 in Cleveland Park that is split zone, R-1B and NMU-4-CP and is  
11 developed with a single-family detached house. Due to the size  
12 of the lot and the existing house, it seems unlikely that the  
13 NMU-4/CP portion of the lot could be developed with a higher-  
14 density recommendation, and, therefore, it is recommended that  
15 the entire lot be in the R-1B zone.

16           In Woodley Park, there are two properties along Woodley  
17 Place that are developed with residential uses and are unlike  
18 other properties in the Neighborhood Commercial Area which front  
19 on Connecticut Avenue and Calvert Street. OP's recommending that  
20 these properties be rezoned to the RF-1 zone. Both neighborhood  
21 mixed-use zones have eating and drinking establishment  
22 restrictions which limits the use to 25 percent of the linear  
23 street frontage along the corridors. The Connecticut Avenue  
24 Development Guidelines conveyed that this was an issue to be  
25 reviewed. We also heard from ANC and Cleveland Park Main Street

1 Organization, which conveyed to us that the retail market has  
2 changed since the restriction was adopted and only served to  
3 dissuade entrepreneurs from establishing a business along the  
4 corridor. As part of this process, we've also heard from  
5 residents who are in support and those who would like it to be  
6 retained.

7 Over the years, it has been our experience and in our  
8 conversations with the Department of Buildings, which tracks and  
9 enforces the calculation of the linear footage available, that  
10 there is a history of the information being difficult to track,  
11 as businesses transition in and out of the market, and, at times,  
12 there's no clear definition of uses which qualify. It seems that  
13 allowing the marketplace to dictate the uses along the corridor  
14 may be a better option and, therefore, OP has recommended that  
15 the new zones be exempted from this requirement.

16 Next slide. Regarding racial equity, as outlined in  
17 our report, there is a history of discriminatory land use  
18 practices that has led to the racially-segregated Rock Creek West  
19 Planning Area. Homeowners in the area are overwhelmingly white  
20 and wealthy and compared with the District as a whole. New  
21 housing would provide new opportunities to diversify the  
22 neighborhood. During the planning analysis for the Connecticut  
23 Avenue commercial corridor, outreach included community  
24 engagement and participation through virtual and in-person  
25 activities. A dedicated project website to promote engagement

1 activities and share information was established. OP attended  
2 or led community events and meetings related to topics covered  
3 by the plan. HPRB also held a public meeting to review the  
4 recommendations. OP continues to be committed to the community  
5 engagement process through the text and map amendment process,  
6 and, to date, we have had 12 engagements with the ANC, ANC  
7 representatives, community organizations and their  
8 representatives, and individual residents. If the proposal is  
9 set down, additional ANC and community discussions will be held  
10 prior to the public hearing. Again, the properties are in a  
11 historic district and all new construction will be reviewed by  
12 HPRB, and they will look at things regarding materials, design,  
13 and compatibility with the historic resources and is open for  
14 public comments and input.

15 For the proposed text and map amendment, community  
16 members have been generally supportive of the proposed changes,  
17 while others have expressed some concerns about the height and  
18 density and their impact on historic districts. However, the  
19 height and density proposed are based on the medium and high-  
20 density recommendations of the Comp Plan. Many of those concerns  
21 could be mitigated, as each new development would be reviewed by  
22 HPRB.

23 In summary, the proposed text amendment is not  
24 inconsistent with the Comp Plan and the Connecticut Avenue  
25 Development Guidelines. The proposed zoning would support the



1 provision of housing and affordable housing and encourages the  
2 expansion of neighborhood retail uses, addresses potential  
3 impacts on adjacent residential uses. OP, therefore, recommends  
4 that the proposed text and map amendment is set down for public  
5 hearing. Setting down the proposal would allow for continued  
6 discussions with the ANC and the Cleveland and Woodley Park  
7 community.

8 OP's also requesting flexibility to work with the  
9 Office of Zoning Legal Division on the draft language for the  
10 public hearing notice. OP also requests that the Zoning  
11 Commission waive the requirement to post notices on properties  
12 regarding the proposal. In this case, the applicant is OP, and  
13 none of the properties to be rezoned are owned by the government,  
14 and OP cannot post signs on private property. Similarly, we are  
15 also not permitted to post signs on electrical or light fixtures.  
16 However, we have taken steps to notify the public through many  
17 meetings with the ANC and community organizations. Although not  
18 required, OP sent notices to the owners of properties to be  
19 rezoned, as well as to owners within a radius of 200 feet of the  
20 property proposed to be rezone. Thank you, Mr. Chairman, and I'm  
21 available for questions.

22 CHAIRPERSON HOOD: Thank you, Ms. Brown-Roberts and  
23 also the Office of Planning in dealing with this significant  
24 change. I do have one question, and it came to me while you were  
25 giving your report. There seems to be a lot of work going on

1 and conversations going on with the community, the Office of  
2 Planning, and looking at these two -- these zones. How is that --  
3 I guess, how is that tying in with the redoing of the Comp Plan?  
4 Is that all coming together? How is that working? Is one working  
5 in tandem with the other, or we're going to do this and then  
6 we're going to go back later and talk about the Comp Plan?  
7 Explain to me how that is kind of --

8 MS. BROWN-ROBERTS: Yeah. These recommendations came  
9 out in the 2021 Comprehensive Plan, and so we're implementing  
10 that at this time. The -- my understanding for the new -- it's  
11 going to be a whole new Comprehensive Plan, and so this will move  
12 ahead. If there are things to be addressed at that time, I think  
13 they will, but this is implementing the current Comprehensive  
14 Plan.

15 CHAIRPERSON HOOD: Okay. Do we know when the other  
16 Comp Plan will be -- or starting to really getting moving or when  
17 it may get -- I'm not going to ask when it's going to be complete,  
18 but do we know when it's going to start moving?

19 MS. BROWN-ROBERTS: It has started moving. We're doing  
20 outlines of what, you know, it may look like in the future, and  
21 we have started having meetings out in the community, just -- but  
22 the exact outline of what the Comprehensive Plan is going to be  
23 looked -- look like hasn't been determined as yet.

24 CHAIRPERSON HOOD: Okay. And do -- is there -- I know  
25 I'm asking you to predict the future, which I know you can't,

1 but if we were to move forward with setting this down, will it  
2 change with the new Comp Plan, or we don't know yet?

3 MS. BROWN-ROBERTS: We don't know.

4 CHAIRPERSON HOOD: All right. But I'm looking forward  
5 to having this discussion. I don't have any problems with setting  
6 it down or giving the waiver for what's being asked for. Ms.  
7 Steingasser, I see you -- you have a response?

8 MS. STEINGASSER: I just wanted to follow up on your  
9 Comprehensive Plan questions. The public outreach and  
10 engagement's going to start this fall actively, and what you're  
11 weighing in on this evening, this rezoning, will not be affected  
12 by the future Comp Plan.

13 CHAIRPERSON HOOD: Okay. Okay. All right. I just  
14 wanted to make sure we weren't going to do something and then it  
15 doesn't happen anyway, because now it's going to change  
16 something. Okay. I got it. We're good. We're good. All right.  
17 Again, I have no problems with setting this down. Let me see  
18 what others have to say. Commissioner Imamura, and then I'll go  
19 to Commissioner Wright, and then Vice Chair Miller has  
20 disappeared on my -- oh, there he is.

21 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
22 agree with you that there's a lot going on here, but I am  
23 intrigued and interested to hear more, if the Commission so  
24 chooses to set this down as a rulemaking. And I am in agreement  
25 with you, Mr. Chairman, that the waiver seems reasonable to me.

1 So, Ms. Brown-Roberts, thank you for your report tonight. And,  
2 again, I'm interested to hear a bit more, should we choose to  
3 set this down.

4 MS. BROWN-ROBERTS: Okay.

5 CHAIRPERSON HOOD: Okay. Commissioner Wright.

6 COMMISSIONER WRIGHT: I want to first say, I am a  
7 resident of Cleveland Park. I have remained blissfully unaware  
8 of a lot of the work that has gone into this, and that was  
9 intentional. I have not become -- I have not attended any ANC  
10 meetings. I have not, you know, become involved in the thought  
11 on this really at all. I did, I think, perhaps attend one --  
12 before I was on the Zoning Commission, I attended one community  
13 meeting about the Development Guidelines, and, you know, heard  
14 the presentation by the consultant. So I just want to, you know,  
15 be clear on that. And I want to also say that I, you know,  
16 support the Comp Plan; I support efforts to implement the Comp  
17 Plan.

18 My only heartburn today at all is that I literally  
19 received these documents two days ago, and I have been spending  
20 my time trying to carefully read the language of the zoning text  
21 amendment and carefully read through the Connecticut Avenue  
22 Development Guidelines, which is -- I'm trying to remember --  
23 it's like a 50-page document. I've been trying, over the last  
24 two days, to read and get up to speed. And my only concern at  
25 this time is I don't feel completely up to speed; I don't feel

1 | like I've had time to -- in the last two days to absorb everything  
2 | that's here. So it makes me a little bit nervous about setting  
3 | it down. I mean, I do understand that all you're doing when you  
4 | set something down is saying let's have a public hearing on this,  
5 | and that there's lots of additional opportunities for  
6 | conversation with the community and for the Zoning Commission to  
7 | ask questions, and, you know, I completely understand that. But  
8 | I never like making a decision or voting on something where I  
9 | feel not 100 percent prepared. I really do read, like, all the  
10 | staff reports, all the documents for these Zoning Commission  
11 | cases that we have, so that when I'm coming to a meeting, I feel  
12 | like I truly understand everything that's going on. And on this,  
13 | I just haven't had time in the last two days, because the amount  
14 | of information is a lot about the background of this, about the  
15 | development of the Connecticut Avenue Development Guidelines, you  
16 | know, so it's raising some questions in my head to try to  
17 | understand how those Guidelines relate to the actual text of the  
18 | new zone, if all or only some of the recommendations in the  
19 | Development Guidelines are included in the text of the new zone.  
20 | I'm just feeling a little unprepared, I guess is the best way to  
21 | describe it. And it's not saying that I disagree with any of  
22 | what's being proposed yet or that I will be disagreeing with it;  
23 | I just don't feel like I've had time to wrap my head around it  
24 | in two days.

25 | CHAIRPERSON HOOD: Okay. Thank you, Commissioner

1 Miller -- I mean, Commissioner Wright. I'm going to respond to  
2 some of that and we can have that discussion, but I want to go  
3 to Vice Chair Miller first, and then we can come back to those  
4 issues. Vice Chair Miller.

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. I've been  
6 having connectivity issues again, so that's why I turned off the  
7 video. I hope you don't lose my video, but I hope you don't lose  
8 my voice, more importantly, but we'll see where we go, so I might  
9 keep in short. Well, in the interest of full disclosure, I, too,  
10 am a resident of Cleveland Park, as Commissioner Wright stated.  
11 I've not been blissfully unaware; I've been aware that there's --  
12 that there were these Comprehensive Plan land use map and policy  
13 changes in the most recent Council and Mayor adopted  
14 Comprehensive Plan four years ago, so -- and I was aware that  
15 there was a planning -- future planning analysis required by that  
16 Plan for this area and many other -- and several other areas  
17 where the Council and Mayor are working to increase housing  
18 opportunities, among other things. So I've been -- I've been  
19 aware of that something was happening. I haven't participated  
20 in any of that. I was -- I think I did view the OP presentation  
21 to the HPRB of the Connecticut Avenue Development --  
22 (indiscernible due to connectivity issues) --

23 CHAIRPERSON HOOD: I would say turn your camera off,  
24 but it's already off. Let's give him a chance to come back. You  
25 said you weren't going to be long. Maybe that was a little too

1 long. He's probably going to shut down and come back.

2 MS. SCHELLIN: I think he lost his total connection,  
3 so --

4 CHAIRPERSON HOOD: Is he gone? There he is.

5 MS. SCHELLIN: We may have to turn the video off now.

6 CHAIRPERSON HOOD: Turn your video off. We can't  
7 hear -- you're on mute. You're on mute. Can you hear me?

8 VICE CHAIR MILLER: It's been off when I was trying to  
9 talk. You can hear me now?

10 CHAIRPERSON HOOD: Yeah, I can hear you now. We heard  
11 most of --

12 VICE CHAIR MILLER: I can hear you. Okay. Let me just  
13 say, I support the set -- setting down this case for a hearing.  
14 I appreciate, Maxine Brown-Roberts, your very comprehensive  
15 Office of Planning 53-page report, which I did read, and all --  
16 and your comprehensive presentation today. There is a lot to  
17 absorb here, and I think we have -- and I appreciate the community  
18 engagement that's occurred by -- with the community by the Office  
19 of Planning and their commitment to continue those conversations,  
20 as they can continue, throughout the summer and any time before  
21 the scheduled public hearing, if we schedule it, so -- and I  
22 think there's time for all of us, Commissioner Wright, to get up  
23 to speed on the Connecticut Avenue Development Guidelines, which  
24 is another 50-page-and-some document. I think I understand most  
25 of it, and I understand that some of it is to be implemented by

1 HPRB and some of it -- and HPRB requested that to be the case,  
2 and some of it's to be implemented by the Department of  
3 Transportation Public Space Committee, because it's in their  
4 various jurisdictions, but we have some design guidelines. And  
5 I appreciate the setbacks in the minimum rear yard, other  
6 transitions that are being made to the lower-scale residential  
7 neighborhoods, so I support setdown, Mr. Chairman.

8 CHAIRPERSON HOOD: Okay. Thank you. Let me just go  
9 back to -- well, first of all, let me say this. It's always  
10 good -- and I understand, because I live in the city too, and I  
11 live in neighborhoods that come, and I do my best to my colleagues  
12 and we all do to stay away from them while they're out there,  
13 because of opposition and what we have to do here. But I'll say,  
14 from my standpoint, I'm glad to know we have some people who have  
15 not participated prior, but who may know or have a little  
16 knowledge and live in the area, so I think that'll make our case  
17 a little more informative, at least for others who don't live in  
18 that area. But I will say this. I respect and understand exactly  
19 what Commissioner Wright is saying, how she feels -- you know,  
20 how she feels. I feel that way too a lot of the times, but one  
21 of the things that I found for me -- and that's why it's five of  
22 us -- one of the things I found for me is, even though I might  
23 not understand everything that's written or what's given to me  
24 in a file or, you know, a presentation, when I'm able to ask  
25 questions -- and I'm sure I'm not saying anything that nobody



1 | doesn't know, but -- so I'm really probably just wasting time  
2 | here, but I'm able to ask questions and pull out even more, and,  
3 | if I find something -- I want to assure Commissioner Wright, if  
4 | we find something going forward that's not right, we have no  
5 | problems in closing the book, canceling the hearing, send it  
6 | back, come back later, this is what we want. We've done it  
7 | before, and we don't have a problem doing it again. So I was  
8 | trying to give you a level of comfort.

9 |           I -- we do have the votes to set it down, but I want  
10 | you to know that whenever we hear this, I'm sure we'll be more  
11 | up to speed on it, but, also, for me, it's also an opportunity  
12 | to be able to vet. And I'm not trying to convince you to change  
13 | whatever position you have. I just know that when we have the  
14 | discussion with the Office of Planning, we have a time to vet,  
15 | put our points out there when we eventually get it. And I  
16 | understand -- I think there's another issue about the 2A report,  
17 | yeah, but that's a whole -- I think that's another topic that we  
18 | need to probably deal with later. But, anyway, I'm ready to set  
19 | this down. I don't know if that -- I know that didn't solve your  
20 | problem, Commissioner Wright, but I wanted to try to give you  
21 | some level of ease.

22 |           COMMISSIONER WRIGHT: Yeah. No, no, that's very, very  
23 | helpful. And, I mean, I really do understand that, you know,  
24 | just setting it down, it's not the end of the story by any means;  
25 | it's the beginning of the story, and there will be lots of

1 opportunities. I just get uncomfortable personally when I feel  
2 like I don't have my head fully wrapped around something, and,  
3 you know, I like -- I like to feel like I have my head fully  
4 wrapped around an issue before I end up voting on it. You know,  
5 I honestly -- you know, hearing everyone else talking, I probably  
6 will vote for the setdown, but I really, really want time between  
7 now and when there's a hearing to fully understand all the pieces  
8 of this. I -- when Vice Chair Miller just mentioned there are  
9 parts of the Connecticut Avenue Development Guidelines that are  
10 going to be implemented by the Historic District Review Board and  
11 that maybe they don't need to be in the zone, well, that was not  
12 something I knew. I didn't understand that, and I want to  
13 understand that in greater detail before I can, you know, really  
14 feel comfortable about voting on the zone. I just -- I just need  
15 more time and information.

16 CHAIRPERSON HOOD: Okay. Understood. Ms. Steingasser,  
17 I see you're still on. Did you want to respond or you good?  
18 Because we're going to go ahead and move forward.

19 (No response.)

20 CHAIRPERSON HOOD: Okay. All right. Commissioner  
21 Imamura, you good?

22 COMMISSIONER IMAMURA: (Indicating thumbs up.)

23 CHAIRPERSON HOOD: Okay. I won't ask Vice Chair Miller  
24 anything, so let me move forward.

25 VICE CHAIR MILLER: I'm good.

1 CHAIRPERSON HOOD: Oh, you good? Okay. All right. So  
2 can you make the motion, or you want me to make it?

3 VICE CHAIR MILLER: I would move that the Zoning  
4 Commission set down for a public hearing Zoning Commission Case  
5 Number 2509, Office of Planning text and map amendments to create  
6 the Cleveland Park Neighborhood Mixed-Use Zone, NMU-8A/CP, and  
7 the new Woodley Park Neighborhood Mixed-Use Zone, NMU-9A-WP, and  
8 ask for a second.

9 CHAIRPERSON HOOD: I'll second it. All right. It's  
10 been moved and properly seconded. Any further discussion?

11 (No response.)

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

14 MS. SCHELLIN: Yes, sir. Commissioner Miller.

15 VICE CHAIR MILLER: Yes.

16 MS. SCHELLIN: Commissioner Hood.

17 CHAIRPERSON HOOD: Yes.

18 MS. SCHELLIN: Commissioner Wright.

19 COMMISSIONER WRIGHT: Yes.

20 MS. SCHELLIN: Commissioner Imamura.

21 COMMISSIONER IMAMURA: Yes.

22 MS. SCHELLIN: And so staff records the vote four to  
23 zero to one to set down Zoning Commission Case Number 25-09 as a  
24 rulemaking case, the minus one being, of course, Commissioner  
25 Stidham, not present, not voting. Thank you.

1 CHAIRPERSON HOOD: Okay. Yeah, so it's a rulemaking  
2 case. Mr. Ritting, did you have anything?

3 MR. RITTING: Yeah. I just wanted to prompt you all  
4 to consider the waiver request as well.

5 CHAIRPERSON HOOD: Oh, Vice Chair Miller, can you --  
6 can you incorporate the waiver request as well?

7 VICE CHAIR MILLER: Yes, I --

8 MS. SCHELLIN: I think that can be done by consensus,  
9 actually. Can it?

10 CHAIRPERSON HOOD: Let's do general consensus. Any  
11 objections to the waiver request?

12 VICE CHAIR MILLER: I don't know if you can hear me,  
13 Mr. Chairman.

14 CHAIRPERSON HOOD: Yeah, I can hear you. Any objections  
15 to the waiver request, Vice Chair Miller?

16 VICE CHAIR MILLER: I don't you can hear me, so --

17 CHAIRPERSON HOOD: Yeah, I can hear you. Don't say  
18 nothing bad about me, because I can hear you. I think we're  
19 good. We got enough for the waiver request. Yes, we're good,  
20 we're good.

21 MS. SCHELLIN: Okay. So that's granted.

22 CHAIRPERSON HOOD: Yeah. Okay.

23 MS. SCHELLIN: Mr. Ritting, is that good?

24 CHAIRPERSON HOOD: Okay. Yeah, we're good.

25 MR. RITTING: Yes, it's been approved by general

1 consensus.

2 MS. SCHELLIN: General consensus. Okay. Good. So  
3 we're good. Thank you.

4 CHAIRPERSON HOOD: Before we lose the Vice Chair and  
5 others, Ms. Schellin, do we have anything else?

6 MS. SCHELLIN: I do not, and I did not get word that  
7 OP had a report, so I think that OP is good.

8 CHAIRPERSON HOOD: Okay. The Zoning Commission will  
9 meet -- now it says the 7th, but don't we have a meeting on the  
10 2nd?

11 MS. SCHELLIN: We do now. Yes, we do.

12 CHAIRPERSON HOOD: I'm not going to ask who set that  
13 up, because I think I might have had something to do with it.

14 MS. SCHELLIN: Don't blame me. Don't blame me this  
15 time.

16 CHAIRPERSON HOOD: We have a continuation on the 2nd,  
17 and we -- it's streamlined to one thing only, and it's on these  
18 same video channels -- on these same platforms. So, with that,  
19 I want to thank everybody for their participation in this meeting,  
20 and you all have a great -- I would say holiday, but we'll be  
21 back before that. Have a great weekend. Thank you.

22 (Whereupon, the above-entitled public meeting was  
23 adjourned at 4:58 p.m.)

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 Meeting

Before: DC Zoning Commission

Date: 06-26-25

Place: Webex Videoconference

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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Deborah B. Gauthier