

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 25-05

+ + + + +

MONDAY

JULY 28, 2025

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The Public Hearing 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
GWEN WRIGHT, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire

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ALSO PRESENT:

ERKIN OZBERK, DC Department of Transportation
MICHAEL JURKOVIC, DC Office of Planning
DENNIS HUGHES, ESQUIRE, Holland and Knight
BRANDICE ELLIOTT, Holland and Knight
RICHARD WILLIAMS, Richard Williams Architects
DAVID LANGDON, Richard Williams Architects
ZOE LAFIS, Executive Director, Harvard University Center
for Hellenic Studies

The transcript constitutes the minutes from the
Regular Public Hearing held on July 28, 2025.

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. I'm joined by Vice Chair Miller, Commissioner Wright, and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as the Office of Zoning Legal Division, Ms. Hillary Lovick. I will ask all others to introduce themselves at the appropriate time. And, also, Mr. Paul Young is handling all of our virtual operations.

The virtual public hearing notice is available on the Office of Zoning's website. 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 hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio. If you experience difficulty accessing Webex or with your telephone call-in, then please call our OZ Hotline number at 202-727-0789 to receive Webex log-in or call-in instructions or if you have not signed up to testify. All persons planning to testify must sign up in advance and will be called

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1 | by name at the appropriate time. At the time of sign-up, all
2 | participants with complete the oath or affirmation required by
3 | Subtitle Z-408.7. If you wish to file testimony or additional
4 | supporting documents during the hearing, then please be prepared
5 | to describe and discuss it at the time of your request when
6 | submitting. The subject of this evening's hearing is Zoning
7 | Commission -- this afternoon's hearing is Zoning Commission Case
8 | Number 25-05, Harvard University Center of Hellenic Studies,
9 | Campus Plan for 2025 through 2045 at Square 2155, Lot 802, 3100
10 | Whitehaven Street Northwest. Again, today's date is July the
11 | 28th, 2025.

12 | The hearing will be conducted in accordance with the
13 | provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
14 | matters; applicant's case -- the applicant has up to 60 minutes,
15 | but I think this case is pretty straightforward, so if you could
16 | do it in 12 to 15 minutes, I think that's sufficient -- we have
17 | the report of other government agencies; report of the District
18 | Department of Transportation; and report of the Office of
19 | Planning; and then we'll have reports of the ANC -- in this case,
20 | I think we have two ANCS, ANC 2E and ANC 3C; we do have letters
21 | in the record in support -- testimony of organizations and
22 | individuals -- organizations, five minute, and individuals, three
23 | minutes, respectively -- and we'll hear in the order from those
24 | who are in support, opposition, and undeclared; then we'll have
25 | rebuttal and closing by the applicant. So, at this time, the

1 Commission will consider any preliminary matters. Does the staff
2 have any preliminary matters?

3 MS. SCHELLIN: Just very briefly. They have two
4 proffered expert witnesses. Both have been accepted by the
5 Commission, if the Commission would accept them in this case, the
6 first one being Brandice Elliott in planning, and Richard
7 Williams from Richard Williams Architects. Both, as I said, have
8 been accepted. And he's in architecture, of course.

9 CHAIRPERSON HOOD: Okay. Any objections to changing
10 our previous status in our ruling?

11 (No response.)

12 CHAIRPERSON HOOD: No objection. We'll continue that
13 status.

14 MS. SCHELLIN: Okay. Thank you. Of course, the
15 applicant's being represented by Dennis Hughes from Holland and
16 Knight. ANC 2E is being represented by Daniel Chao, and ANC 3C
17 is represented by Janelle Pagats, and those exhibits -- or I'm
18 sorry -- their reports in support, both of them, are at Exhibits
19 7 and 15, respectively. And the OP hearing report at Exhibit 13
20 in -- recommending approval with some subject conditions, which
21 I believe the applicant has already agreed to. I'm sure they
22 will update you when they come on. And that's at Exhibit 13.
23 And DDOT at Exhibit 12, also no objection as long as the condition
24 implements a TDM Plan for the life of the project, which, again,
25 I believe the applicant has already agreed to do that. And they

1 will confirm when they come forward. Other than that, I have
2 nothing further. Oh, I'm sorry. I do. I have a preliminary
3 matter with regard to a waiver at Exhibits 11 through 11A2. The
4 applicant did update their application less than 30 days prior
5 to the hearing, so they have asked for a waiver to do that for
6 just -- I mean, it's in the record, but they still have to ask
7 for a waiver for making that submission less than 30 days, so I
8 do ask that the Commission, by consensus or vote, approve that
9 waiver request. Thank you. And that will be the end.

10 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. You
11 heard the request. We can do that by general consensus. Any
12 objections?

13 (No response.)

14 CHAIRPERSON HOOD: Okay. Not seeing any, so ordered.
15 Anything else, Ms. Schellin? That's it?

16 MS. SCHELLIN: (Indicates thumbs up.)

17 CHAIRPERSON HOOD: All right. Let's bring up Mr.
18 Hughes. Mr. Hughes, you can bring you and your team up. Again,
19 I hope you heard my introductory remarks. This case I think is
20 pretty straightforward. You can hit the highlights and we will --
21 I think we're better suited to asking our questions, if we have
22 any, and we'll move in that fashion, unless I hear any objections
23 from my colleagues. Listen, does anybody need a 60-minute
24 presentation?

25 MS. SCHELLIN: Chairman Hood --

1 CHAIRPERSON HOOD: Yes.

2 MS. SCHELLIN: -- Commissioner Imamura just called and
3 said he'd like to have a 55-minute presentation.

4 CHAIRPERSON HOOD: Don't worry. Tell him -- tell him
5 when he comes Thursday, he will have a 55-minute presentation.

6 (Laughter.)

7 MS. SCHELLIN: I'm sorry. I had to throw that in there.

8 CHAIRPERSON HOOD: No problem. Okay. Mr. Hughes, you
9 may begin.

10 MR. HUGHES: Good afternoon, Mr. Chairman and members
11 of the Commission. For the record, Dennis Hughes with the law
12 firm of Holland and Knight. Joining me for a presentation today,
13 I have Zoie Lafis, Executive Director for the Center of Hellenic
14 Studies; Richard Williams; David Langdon of Richard Williams
15 Architects; and we have Brandice Elliott, Director of Planning
16 Services here at Holland and Knight. If I could, I'd like to
17 ask Mr. Young to please bring up our presentation file.

18 (PowerPoint presentation shared on screen.)

19 Okay. Great. Thank you. Our presentation this
20 afternoon will be brief. I'd like to provide a quick overview
21 of the application, and then, per the Chair's suggestion, make
22 our team available for any questions you might have.

23 The Center for Hellenic Studies is a leading research
24 institution devoted to the study of ancient Greek culture and its
25 various historical and cultural contexts. The Center's been

1 | located in its current -- on its current six-and-a-half acre
2 | campus at the end of Whitehaven Street since its founding more
3 | than 60 years ago. It enjoys a secluded setting located between
4 | the Chancery of Italy to the east and the Chancery of Denmark to
5 | the west, and Dunbarton Oaks Park abuts to the south.

6 | Given the property's R-1A zoning, the Center is subject
7 | to the University Campus review by the Commission, pursuant to
8 | Subtitle U, Section 203.3 and Subtitle X, Chapter 1. The Campus
9 | Plan for the Center previously have been reviewed and approved
10 | both by the BZA and more recently by the Zoning Commission, most
11 | recently in 2015. Although the Center was reviewed under the
12 | University campus planning protocols, it is important to note
13 | that the Center does not operate as a college or university in
14 | the traditional sense. There are no faculty employed. There are
15 | no students enrolled. Rather, the Center maintains a world-class
16 | library and research facilities that it makes available to
17 | doctoral students and scholars through the award of fellowships
18 | on a semester and academic-year basis. Currently, up to 12
19 | fellows, and often their families, reside on campus during the
20 | fellow -- their fellowship periods.

21 | As is noted in the materials submitted as part of the
22 | application, the Center is requesting the Commission's approval
23 | to continue the current use of the property for the next 20 years.
24 | This will include a very limited amount of new construction and
25 | building additions, as set forth in the Facilities Master Plan.

1 It's primarily intended to allow for the future expansion of the
2 library holdings and dedicated research space for its -- for the
3 fellows.

4 We're pleased to note that the project is supported by
5 the Office of Planning, and want to thank Mr. Jurkovic for his
6 thoughtful review and input. We concur with OP's findings in its
7 report, including the determination that the Campus Plan is not
8 inconsistent with the Comprehensive Plan. In its report, OP
9 recommends approval, subject to two conditions, first being that
10 the fellow count not exceed 15 fellows per semester, all of whom
11 are to reside on campus, and the second is that the Campus Plan
12 approval be valid for 20 years. Both of these conditions are
13 acceptable to the applicant.

14 We also note that DDOT has submitted a report to the
15 record indicating no objection to the application, and we thank
16 Mr. Ozberk for his consideration and assistance. As we noted in
17 the prehearing submissions, the applicant has made refinements
18 to the Master Plan to address issues that arose during the course
19 of traffic scoping with DDOT. Particularly, the Plan's been
20 modified to remove an earlier proposed parking -- surface parking
21 area and also to relocate and reconfigure the contemplated future
22 building projects in order to minimize potential impacts on
23 heritage trees. The updated Master Plan is included at Exhibit
24 11 of the record, and, should the Commission approve the
25 application, we request this updated plan to be adopted.

1 Finally, as Ms. Schellin noted, we'd like to address
2 the request in the DDOT report regarding the Center implementing
3 a TDM Plan for the campus. The Center has provided a letter to
4 the record at Exhibit 14 agreeing to implement the plan, as set
5 forth in the DDOT report.

6 We're also pleased to report that the Campus Plan
7 renewal is supported by ANC 2E and whose boundaries the property
8 is located, as well as the bounding ANC across Whitehaven Street;
9 that's ANC 3C. Those reports are in the record, as the Chair
10 noted, and we would request that they be granted the great weight
11 to which they are entitled. The ANC -- the applicant has engaged
12 with these ANCs' individual SMD representatives and residents in
13 proximity to the property for several months regarding the
14 application, and we're appreciative of the widespread support of
15 the application.

16 For all these reasons, we believe renewal of the Campus
17 Plan approval for a period of 20 years is appropriate, and we
18 ask the Commission to find the application is in harmony with the
19 general purpose and intent of the regulations and maps and that
20 continued University use will not tend to adversely affect the
21 use of neighboring property because of noise, traffic, parking,
22 number of students, or other objectionable conditions, all as set
23 forth in our various submissions to the hearing record. With
24 this background, we are pleased to stand on the record and answer
25 any questions, or we'll be glad to share more detailed information

1 regarding the Center and the Master Plan, should you feel it's
2 needed. Thank you.

3 CHAIRPERSON HOOD: Thank you, Mr. Hughes. And I want
4 to thank Mr. Langdon and Mr. Williams and Ms. Elliott. I know
5 they came prepared to give us a long presentation, but they did
6 such a fabulous job with their legwork that we can kind of
7 condense that, but some of my colleagues may have some questions.
8 And before I go to Commissioner Wright, I do have a question.
9 And I think it was ANC -- I think it was ANC -- give me one
10 second. Was it 2E? I'm trying to go off my memory, which is
11 dangerous. But one of them kind of alluded to the 20-year
12 renewal. I didn't see anything in the record, unless I've missed
13 it, Mr. Hughes, which would dictate not granting that. I didn't
14 where there's been a problem or any issues for the last 10 years
15 or anything of that nature. Is there any record of any problems
16 with the time frame we had for 10 years, because I know now you're
17 recommending 20. I didn't see anything in the record where they
18 were any issues.

19 MR. HUGHES: No, no problems whatsoever.

20 CHAIRPERSON HOOD: Okay. And they weren't -- I read
21 that actually twice, and it didn't seem like they were against
22 it; they just -- were just alluding to it. Is that a correct
23 assessment or do I need to read it again?

24 MR. HUGHES: No, you're correct in your assessment, and
25 that was ANC 2E.

1 CHAIRPERSON HOOD: 2E. Okay. All right. I don't
2 necessarily have any questions. I think this is pretty
3 straightforward. Again, I appreciate all the work that
4 everybody's been doing. Do they have any openings, so I can
5 learn what all that's all about? But, anyway, I did Google what
6 the subject matter was, and I'm it's been working well. I think
7 it's 16 fellows or is it 20?

8 MR. HUGHES: There are 12 fellows currently and roughly
9 20 employees.

10 CHAIRPERSON HOOD: Okay. Got you. All right. So,
11 with that, I'll go to Commissioner Wright, if she has any
12 questions or comments.

13 COMMISSIONER WRIGHT: Thank you. It's a great plan.
14 The campus is beautiful. There was a little bit of information
15 about preservation of trees, particularly with the construction
16 of the new building that will house the gymnasium and some other
17 functions. Could someone from the architectural team -- and hi,
18 Richard -- could you describe a little bit about what you're
19 doing in terms of preservation of trees?

20 MR. WILLIAMS: Yes. Hi. This is Richard Williams.
21 I'm principal of Richard William Architects, and I'm joined with
22 my colleague, David Langdon. We met with an arborist who has
23 been working at the Center for many years. It might be helpful
24 to actually shift to the Campus Plan image, itself, and we can
25 probably explain the steps that we're taking, Gwen. And we --

1 MR. HUGHES: Could you please bring back the -- and
2 go -- Richard, would it be the first page?

3 MR. WILLIAMS: It actually would be the Plan itself,
4 so let's --

5 MR. HUGHES: And we'll go forward then.

6 MR. WILLIAMS: Let's move forward, and one more. Keep
7 going through the photographs.

8 MR. HUGHES: There we go. Thank you.

9 MR. WILLIAMS: Okay. Here we are. So this plan is
10 showing, you know, the number of structures that are proposed to
11 be built within the 20-year period. And Ms. Wright is referring
12 specifically to the orange building, which is building number
13 one, which is a sort of mixed-use facility with a gym and some
14 food services, and refectory.

15 One thing I could point out on this plan, you can see
16 lightly all of the topography, all of the contours, which is
17 really a defining feature of this campus. And working closely
18 with the arborist, we've identified a footprint that is certainly
19 not impacting heritage trees and does minimum impact to the
20 special trees. And we anticipate a two-story structure with a
21 walkout basement and probably constructing it in such a way that
22 we would cantilever the two upper stories when working closely
23 with the Ward 2 arborist. Obviously, this is the Campus Plan,
24 and, when we proceed to further processing of this plan and actual
25 design, we would be working closely with DDOT and the Ward 2

1 arborist to specifically stake out the plan, but, in our
2 preliminary findings, we feel very comfortable and our arborist
3 feels comfortable that we have a good location and a good
4 foundation footprint, which is the more intense orange color in
5 building number one. Does that cover that issue, Ms. Wright?

6 COMMISSIONER WRIGHT: Yes. Yes. Thank you very much.
7 You know, I think one of the very special qualities of this campus
8 are the trees, and I really do appreciate the efforts that you've
9 made in introducing this new building footprint, to try to do it
10 in way that won't negatively affect the significant trees on the
11 site. So that was really my only question. Otherwise, I think
12 it looks -- I think it looks great, and it is a beautiful
13 facility. Thank you.

14 MR. WILLIAMS: Thank you.

15 CHAIRPERSON HOOD: Thank you. Commissioner Stidham,
16 you have any questions or comments?

17 COMMISSIONER STIDHAM: No questions or comments. Thank
18 you for the materials that you sent for the record.

19 CHAIRPERSON HOOD: And Vice Chair Miller.

20 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank you
21 to the applicant's team (indiscernible due to connectivity) --

22 CHAIRPERSON HOOD: Vice Chair Miller, you must be
23 trying something new.

24 VICE CHAIR MILLER: You don't have -- you can't hear
25 me?

1 CHAIRPERSON HOOD: No. You're trying something new.
2 I see you. Go for it, man. You're a man after my own heart. I
3 see you got your ear -- yeah, I can't hear you that well though.

4 VICE CHAIR MILLER: Okay. Let me try to speak louder
5 then. Thank you for -- to the applicant's team, and thank you
6 for your community engagement garnering the support of ANC 2E and
7 3C adjacent to -- across the street. And you've been there for
8 64 years, which -- without any problem (indiscernible) so that's
9 great. ANC 2E's letter of support referred to your commitment
10 to secure future opportunities of partnership with ANC 2E
11 residents, and that said that that commitment allowed them to
12 support this. What is -- what are the public-facing
13 opportunities that are being alluded to here? Is there use of
14 the library with all the resources that you have there? What is
15 it that you're committing to?

16 MR. HUGHES: Thank you for the question. I'd like to
17 ask to Zoie Lafis, the Executive Director, to answer that for us.
18 Zoie, I think you're on mute.

19 MS. LAFIS: Yes. Thank you. Good afternoon to all.
20 Commissioners, in response to this question, as we described, one
21 of the main programs in our campus is our residential fellowship,
22 and that is reflected in very much the Campus Plan. Aside from
23 that, there are opportunities and we've had experiences
24 organizing events that have like kind of an outreach nature, a
25 lecture that can be public, some workshops, some events that

1 | can -- are accessible and can be of interest to a broader, more
2 | general public. And this is the area where, after, you know,
3 | kind of several discussions, we realized we can certainly --
4 | we've had experiences in those areas with outreach events and we
5 | can build more on that and have a more regular kind of
6 | communication and exchange. So this is a general approach to
7 | collaborative, you know, kind of activities and such. Just --
8 | and they did -- and they did take place to a certain extent in
9 | the past. There are events that have attracted members of the
10 | community on a small scale, but we think we can broaden that a
11 | bit more. The campus, as we mentioned before, has -- renders
12 | itself some -- the possibility for indoor type of events,
13 | lectures and such, but also experiencing the outdoors, and there
14 | have been interesting kind of movement -- dance kinds of events
15 | or art kind -- art -- studio art kind of -- kind of activities
16 | that can be of interest. And this is going to be a process and
17 | so just a regularity and a consistency in those kinds of
18 | activities. I don't know if I addressed your question
19 | specifically, but if you have any further questions, I can
20 | clarify.

21 | VICE CHAIR MILLER: Yeah, that was very -- that was
22 | very complete response, and I appreciate the response and
23 | appreciate that community engagement and --

24 | MS. LAFIS: Forgive me. I cannot hear you.

25 | VICE CHAIR MILLER: -- (indiscernible due to

1 connectivity) --

2 MS. LAFIS: Yes. Yes.

3 VICE CHAIR MILLER: Thank you very much.

4 MS. LAFIS: You're welcome. And I look forward to
5 seeing us more in touch in those venues in the future, as members
6 of, you know, the community at large, so most welcome.

7 Thank you, Mr. Chairman. That's -- I have no further
8 questions.

9 CHAIRPERSON HOOD: Okay. Thank you. Ms. Schellin, do
10 we have any member of the ANC here from ANC 2E or -- what was
11 it, 2E and 3C?

12 MS. SCHELLIN: Yeah. Let me check real quick. I didn't
13 see anyone earlier, but let me check. No, sir.

14 CHAIRPERSON HOOD: And, Vice Chair, I'm going to ask
15 you to look at the reports. Just let us know -- we can do that
16 when we get there, but if you can get those ready. I know you
17 got those in your hands. Ms. Schellin, do we have any other
18 government agencies? I know I'm going to go to DDOT and OP. I'm
19 talking about any other agency, like OAG or anybody like that?

20 MS. SCHELLIN: No, sir.

21 CHAIRPERSON HOOD: Okay. Let's go to Mr. Ozberk, the
22 Department of Transportation. Is DDOT here, Ms. Schellin? Oh,
23 yeah, yeah, I see him. Okay.

24 MR. OZBERK: Good evening, Chairman Hood and members
25 of the Commission. For the record, my name is Erkin Ozberk with

1 the District Department of Transportation. DDOT is supportive
2 of the applicant's proposal to establish a Campus Plan at 3100
3 Whitehaven Street Northwest. In our July 18th, 2025 report,
4 which is in the record as Exhibit 12, DDOT recommended approval
5 on the condition that the applicant commit to a Transportation
6 Demand Management Plan, which they have agreed to by
7 correspondence, which is also in the record as Exhibit 14. We
8 look forward to continuing to work with the applicant to implement
9 their Campus Plan. Thank you, and I'd be happy to answer any
10 questions.

11 CHAIRPERSON HOOD: Okay. I'm going to look at my
12 colleagues. Any questions of DDOT? I'm looking at you.

13 (No response.)

14 CHAIRPERSON HOOD: Okay. I'm not seeing any. Mr.
15 Hughes, you have any questions of DDOT?

16 MR. HUGHES: No, sir. Thank you.

17 CHAIRPERSON HOOD: Okay. And, again, I don't think we
18 have anyone from the ANC, so we'll continue to move forward. Ms.
19 Schellin, let's go to Mr. Jurkovic, Office of Planning.

20 MR. JURKOVIC: Good afternoon, Mr. Chairman and members
21 of the Commission. This is Michael Jurkovic with the Office of
22 Planning. OP recommends approval of the Campus Plan for the
23 Center of Hellenic Studies with the conditions stated in the OP
24 report. This is the Trustees of Harvard University's third Campus
25 Plan brought before the Zoning Commission and will allow them to

1 continue their mission, while expanding to 15 fellows. The
2 Comprehensive Plan's Future Land Use Map identifies this location
3 for low-density residential use, and the Generalized Policy Map
4 identifies it for neighborhood conservation. This Comprehensive
5 (sic) Plan -- this Campus Plan will not be inconsistent with
6 either of these designations.

7 When evaluated through a racial equity lens, the plan
8 will also not be inconsistent with the Comprehensive Plan. The
9 location is within the Near Northwest Planning Area, a planning
10 area where the largest demographic group is white, and the area's
11 black, white, and Asian groups have a lower median income than
12 Districtwide median from those respective groups. This Campus
13 Plan will continue to provide employment opportunities to
14 residents and the Center's continued commitment to housing their
15 full student body onsite should prevent any displacement. This
16 concludes OP's presentation for this Campus Plan. Happy to answer
17 any questions. Thank you.

18 CHAIRPERSON HOOD: Thank you. Let's see if we have any
19 questions of the Office of Planning. I'm looking again at my
20 colleagues.

21 (No response.)

22 CHAIRPERSON HOOD: All right. Not seeing any. Mr.
23 Hughes, you have any questions of -- cross of the Office of
24 Planning?

25 MR. HUGHES: No, sir. Thank you.

1 CHAIRPERSON HOOD: And the ANCs are not here, as I
2 recall. So thank you, Mr. Jurkovic, for the Office of Planning's
3 report. Thank you. All right. Ms. Schellin -- oh, I'm sorry.
4 Vice Chair Miller, could you go through the ANCs for us right
5 quick?

6 VICE CHAIR MILLER: Yes. Can you hear me?

7 CHAIRPERSON HOOD: Yeah, if you talk loud enough and
8 lean in there, we can hear you.

9 VICE CHAIR MILLER: Okay. I had to make some
10 adjustments here again. So at Exhibit 7, we have a letter
11 addressed to you, Mr. Chairman, from ANC 2E, dated June 9th, in
12 which they adopted a resolution by a vote of seven to zero to
13 zero in support of this Campus Plan renewal request. They did
14 state that they, as you alluded to, Mr. Chairman, that "although
15 a 20-year renewal request is considerably longer than their last
16 renewal term of 10 years, the location of the campus between two
17 Embassies in a quiet block of Whitehaven, coupled with the
18 Executive Director's enthusiastic and firm commitment to secure
19 future opportunities of partnership with ANC 2E residents allows
20 our ANC to support this campus renewal request." And so that's
21 ANC 2E.

22 ANC -- at Exhibit 15, we have a similar letter from ANC
23 3C, dated July 21st, addressed to you from the Chair, Janell
24 Pagats, in which they said they had -- they received a
25 presentation, had an opportunity to hear about this application,

1 and that they voted seven to zero just to submit the comments,
2 having no objection to the -- and supporting the Campus Plan
3 renewal request. That's it, Mr. Chair.

4 CHAIRPERSON HOOD: Okay. Thank you. Excuse me. Thank
5 you, Vice Chair Miller, for giving us the ANC reports. Ms.
6 Schellin, do we have anyone who's here in opposition, support,
7 or undeclared, either -- anyone that's here present?

8 MS. SCHELLIN: We have no witnesses from the public.

9 CHAIRPERSON HOOD: No witnesses. So, Mr. Hughes, you
10 all have obviously done a good job in getting prepped and getting
11 ready to come before the Commission. So, Mr. Hughes, you have
12 any closing?

13 MR. HUGHES: Other than to say, we ask this Commission
14 to find the application is in harmony with the general purpose
15 and intent of the zoning plan and that the use will not -- will
16 not tend to adversely affect the use of the neighboring property,
17 and would request the Commission's approval for a 20-year Campus
18 Plan renewal. Thank you very much for your time.

19 CHAIRPERSON HOOD: Okay. Again, I want to thank you,
20 Mr. Hughes, and to the team who prepared this application. We
21 appreciate all the work that's been done. Colleagues, now it's
22 upon us. I think they've done the work, and now it's time for
23 us to do our work. I don't see any issue with us holding this
24 on. I think we didn't ask for anything. I know this is a one-
25 vote case, and I think this is ready to move forward, but let me

1 | hear from -- anybody objects to moving forward?

2 | (No response.)

3 | CHAIRPERSON HOOD:

4 | Okay. So I'm going to ask Commissioner Wright if she
5 | could make the motion, and maybe Commissioner Stidham, if she
6 | wants to second it.

7 | COMMISSIONER WRIGHT: Sure. Thank you. I move that
8 | we approve Zoning Commission Case Number 25-05, the Harvard
9 | University Center for Hellenic Studies Campus Plan for 2025
10 | through 2045, at Square 2155, Lot 802, 3100 Whitehaven Street
11 | Northwest, and that would be with the conditions that have been
12 | recommended by the Office of Planning and by the District
13 | Department of Transportation and that have been accepted by the
14 | applicant.

15 | COMMISSIONER STIDHAM: Second.

16 | CHAIRPERSON HOOD: Okay. It's been moved and properly
17 | seconded. Any further discussion?

18 | (No response.)

19 | CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
20 | you do a roll call vote please?

21 | MS. SCHELLIN: Commissioner Wright.

22 | COMMISSIONER WRIGHT: Yes.

23 | COMMISSIONER STIDHAM: Commissioner Stidham.

24 | COMMISSIONER STIDHAM: Yes.

25 | MS. SCHELLIN: Commissioner Hood.

1 CHAIRPERSON HOOD: Yes.

2 MS. SCHELLIN: Commissioner Miller.

3 VICE CHAIR MILLER: Yes.

4 MS. SCHELLIN: The vote is four to zero to one to take
5 final action in Zoning Commission Case Number 25-05, as stated,
6 Commissioner Imamura being the minus one, not present, not
7 voting. And we'd ask the applicant to provide an order within
8 the next two weeks.

9 CHAIRPERSON HOOD: Okay. Ms. Schellin, I know you're
10 not going to be prepared for this question I'm going to ask you.
11 If I wanted to close the meeting -- close the meeting for
12 Thursday, do I have enough time to do it now?

13 MS. SCHELLIN: To do a closed meeting?

14 CHAIRPERSON HOOD: Can I announce it now and we close
15 it on Thursday, or does it have to be seven days?

16 MS. SCHELLIN: No, two days' notice.

17 CHAIRPERSON HOOD: Two days' notice. So I can -- I can
18 announce it now --

19 MS. SCHELLIN: Yes.

20 CHAIRPERSON HOOD: -- and we can close the meeting for
21 Thursday.

22 MS. SCHELLIN: Right. You're going to read one now?

23 CHAIRPERSON HOOD: Yeah. I've been watching another
24 board and that's what they do, so I figured I'd try it too. I'll
25 probably get in trouble for it, but I'm going to try it anyway.

1 I will call them and tell them what we've done or let them know
2 that I'm trying to be obedient. All right. Let me see. In
3 accordance with -- let me make sure I'm doing the right one.
4 Okay. In accordance with 405-C of the Open Meetings Act, DC
5 Official Code 2-575(b), I move that the Zoning Commission hold a
6 closed meeting on this coming Thursday, which is July the 31st,
7 at 3:15 p.m. to discuss what's on the docket, and what's on the
8 docket for --

9 MS. LOVICK: Excuse me. Hi.

10 CHAIRPERSON HOOD: Yes. Yes.

11 MS. LOVICK: I -- you know, I think that we can't move
12 forward with giving that notice in this way right now, just based
13 on what I know from the Office of Open Government at this moment,
14 so I think it's best not to do that.

15 CHAIRPERSON HOOD: Okay. I'm going to do it. I'm
16 going to -- let me tell you what I'm going to do. I'm going to
17 do it, and I'm going to reach out to them tomorrow and tell them
18 what I've done.

19 MS. LOVICK: Okay.

20 CHAIRPERSON HOOD: And if that -- if that does not
21 follow suit, then we won't have a closed meeting, but I'm at
22 least trying. I'm going to try this.

23 MS. LOVICK: Okay. Well, we can definitely have one.
24 It's just that it's a question of whether it happens at 3:15 or
25 whether it happens at four.

1 CHAIRPERSON HOOD: And that's the issue.

2 MS. LOVICK: Yeah.

3 CHAIRPERSON HOOD: I want to do it this way. And,
4 believe me, I've been in touch with them, and Ms. Schellin and I
5 will follow up with them tomorrow. We will follow up with them
6 tomorrow --

7 MS. LOVICK: Okay.

8 CHAIRPERSON HOOD: -- to discuss Zoning Commission Case
9 Number 08-06R; Zoning Commission Case Number 11-03N; Zoning
10 Commission Case Number 13-14E; Zoning Commission Case Number 22-
11 08A; and Zoning Commission Case 22-21A; and Zoning Commission
12 Case Number -- you know what? Let me back up, because I don't
13 want a get (indiscernible) -- Zoning Commission Case 08-06R,
14 Office of Planning; Zoning Commission Case 11-03N, Wharf Phase
15 3; Zoning Commission Case Number 13-14E, McMillan Parcel; Zoning
16 Commission Case 22-08A, NRP Properties; Zoning Commission Case
17 Number 22-21A, 2229 M Street; Zoning Commission Case Number 23-
18 08(1), Wesley Theological Seminary of the United Methodist
19 Church; Zoning Commission Case Number 25-04, Ed Villard; Zoning
20 Commission Case Number 25-10, Alturas, LLC; and Zoning Commission
21 Case Number 25-13, Office of Planning text amendment. So I'm
22 doing that now, and is there a second?

23 COMMISSIONER STIDHAM: Second.

24 CHAIRPERSON HOOD: Okay. It's been moved and properly
25 seconded for a closed meeting at 3:15 this coming Thursday. Once

1 we do the necessary approval -- get the necessary approvals that
2 this is the process we can -- one of the processes we can use.
3 All right. It's been moved and properly seconded. Any further
4 discussion?

5 (No response.)

6 CHAIRPERSON HOOD: All right. Ms. Schellin, do a roll
7 call vote please.

8 MS. SCHELLIN: Commissioner Hood.

9 CHAIRPERSON HOOD: Yes.

10 MS. SCHELLIN: Commissioner Miller.

11 VICE CHAIR MILLER: Yes.

12 MS. SCHELLIN: Commissioner Stidham.

13 COMMISSIONER STIDHAM: Yes.

14 MS. SCHELLIN: Commissioner Wright.

15 COMMISSIONER WRIGHT: Yes.

16 MS. SCHELLIN: And Commissioner Imamura not present,
17 not voting. So the vote is four to zero to one to have the closed
18 meeting at 3:15, unless notified otherwise.

19 CHAIRPERSON HOOD: Subject to approval.

20 MS. SCHELLIN: Right.

21 CHAIRPERSON HOOD: We're going to reach out and try to
22 get that. Okay. So, with that, I want to thank everyone for
23 their participation, and I appreciate the applicant in this case
24 indulging us as we try to figure this out and move correctly, as
25 the Open Government -- Open Meeting folks has asked us to do.

1 | So, with that, I want to thank everyone for their participation
2 | and all their hard work. And, with that, this hearing is
3 | adjourned. Good night, everyone.

4 | (Whereupon, the above-entitled public hearing was
5 | adjourned at 4:36 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 - Case No. 25-05

Before: DC Zoning Commission

Date: 07-28-25

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.



Deborah B. Gauthier