

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

+ + + + +

THURSDAY

OCTOBER 9, 2025

+ + + + +

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, CHAIRMAN, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, CHAIRMAN  
ROBERT E. MILLER, Vice Chair  
GWEN WRIGHT, 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  
JACOB RITTING, Esquire  
BRIAN LAMPERT, Esquire

OFFICE OF PLANNING STAFF PRESENT:

KAREN THOMAS

The transcript constitutes the minutes from the Regular Public Meeting held on October 9, 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.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller and Commissioner Wright. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division, Ms. Lovick, Mr. Lampert, and Mr. Ritting. I will ask 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. Accordingly, all those listening on Webex or by phone will be muted during the hearing -- during the meeting.

Please -- 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 in our meetings, unless the Commission requests someone to speak.

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1           At this time, I do have a preliminary matter. I see  
2 Mr. Lampert is there. If Mr. Ritting or Ms. Lovick -- Ms. Lovick,  
3 if you all want to introduce him to us, I think that would be  
4 very appropriate at this time.

5           MS. LOVICK: Hello. So Brian Lampert is our new  
6 attorney, and he comes from -- to us from the Department of  
7 Buildings and has a lot of experience in DC government and also  
8 some zoning experience, so we're super excited to have him, and  
9 we welcome him to the Office of Zoning.

10          MR. LAMPERT: Thanks, everybody. It's great to be  
11 here. Looking forward to working with all of you.

12          MS. LOVICK: Are you -- oh, sorry. You're -- are you  
13 on mute?

14          CHAIRMAN HOOD: Do I have to say all that -- what I was  
15 saying over again?

16          MS. LOVICK: Yes. We couldn't hear you.

17          CHAIRPERSON HOOD: Mr. Lampert, let me just say again,  
18 on behalf of the Commission, we want to welcome you. I'm looking  
19 forward to getting good advice from you on behalf of the city,  
20 so we can continue to do our mission. So thank you, and, again,  
21 looking forward to working with you. I just wanted to make sure  
22 we do that introduction. How long have you been there, Mr.  
23 Lampert? Is this your first week?

24          MR. LAMPERT: Third week I think.

25          CHAIRMAN HOOD: Oh, y'all keep things real hush-hush

1 over there in OZ. Okay. All right. All right. Thank you again.  
2 Welcome, Mr. Lampert.

3 MR. LAMPERT: Thank you.

4 VICE CHAIR MILLER: Welcome.

5 CHAIRMAN HOOD: That was my colleague. Okay. All  
6 right. Does the staff have any preliminary matters, Ms. Schellin?

7 MS. SCHELLIN: (Shakes head no.)

8 CHAIRPERSON HOOD: No? Okay.

9 MS. SCHELLIN: No, sir, I do not.

10 CHAIRMAN HOOD: I will say, what I said while I was on  
11 mute sounded a lot better than what I said when I came off mute,  
12 and I'll just leave it at that. All right. So let's go to --  
13 let's go right along with our agenda, as noted. Consent calendar  
14 item, modification without hearing, Zoning Commission Case Number  
15 74-10B, Alma -- well, forget that word -- Transit Union,  
16 modification without hearing at Square 115, Lot 82. Ms. Schellin.

17 MS. SCHELLIN: Sure. So this is a request to modify  
18 condition number two of Zoning Commission Order Number 101 --  
19 which I think we actually found one that predated you, Chairman  
20 Hood -- for the Euram Building at 21 Dupont Circle, Northwest,  
21 which was constructed in 1970, not before you were born though.  
22 So this modification will allow the applicant to modernize and  
23 improve circulation and efficiency and make the building suitable  
24 for the Amalgamated Transit Union. Hopefully, I didn't mess up  
25 that name.

1           They're planning to add a new entrance, the vestibule  
2 and canopy, some new windows, a new lobby and skylight, just to  
3 name a few. And, obviously, to do this modernization, it's going  
4 to increase their Gross Floor Area. And, in doing that, they're  
5 going to have to do this -- I'm sorry -- to modify condition  
6 number two, because that condition in the Order prohibits any  
7 increase or decrease in the building's GFA.

8           So, with that being said, you have support at Exhibit  
9 5 from OP recommending approval. And then Exhibit 4 from ANC  
10 2B, their report stating that they met in August and they support  
11 it by a vote of eight to zero to zero. And as of today, we have  
12 not received a response from the Dupont Citizens Association,  
13 which was a party to this original case. However, the requisite  
14 time period has passed, and the Commission, if it chooses to do  
15 so, can proceed with final action. Thank you.

16           CHAIRMAN HOOD: Thank you, Ms. Schellin. Again, the  
17 Amalgamated Transit Union. I just got tongue-twisted and might  
18 have been wrong there as well. But, anyway, I think this is  
19 pretty straightforward. As Ms. Schellin has mentioned, something  
20 that's asked. I think -- first of all, let me just ask, does  
21 anyone believe this should come off as a modification without a  
22 hearing?

23           COMMISSIONER WRIGHT: (Shakes head no.)

24           VICE CHAIR MILLER: No.

25           CHAIRPERSON HOOD: Okay. And Ms. Schellin did a good

1 job of squaring what's being asked for and what's being needed.  
2 Any objections to it?

3 COMMISSIONER WRIGHT: (Shakes head no.)

4 CHAIRPERSON HOOD: Any discussion you want to add to  
5 it, other than what's in the record and ready to move forward?  
6 Okay.

7 VICE CHAIR MILLER: I think there will be improvements  
8 to the pre-Home Rule building. Hopefully, it won't be pre-loss-  
9 of-Home Rule as well, with this modification.

10 CHAIRMAN HOOD: Okay. All right. So, with that,  
11 let's -- Commissioner Wright, you have something else to add?

12 COMMISSIONER WRIGHT: No, no. I just agree with  
13 Commissioner Miller. I think it's an improvement to the building.

14 CHAIRMAN HOOD: Well, thank you. Whatever I do, Vice  
15 Chair Miller, since you spoke up and you was around during the  
16 Home Rule time, could you make the motion, because I'm not a Home  
17 Rule guy. I was too young for that.

18 VICE CHAIR MILLER: I did not work for the pre-Home  
19 Rule government. I did come to work in Council Period 3, 1980.  
20 It's now Council Period, I think, 25 or something. Yes, I would  
21 move that the Zoning Commission take final action -- I guess  
22 action -- it only needs one vote I believe, right -- on Zoning  
23 Commission Case 74-10B, the request for modification without a  
24 hearing to an approved planned unit development at -- by  
25 Amalgamated Transit Union at Square 115, Lot 82, 21 Dupont Circle,

1 Northwest, and ask for a second.

2 COMMISSIONER WRIGHT: Second.

3 CHAIRMAN HOOD: Okay. It's been moved and properly  
4 seconded. Any further discussion?

5 (No response.)

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

8 VICE CHAIR MILLER: Did you hear that motion?

9 MS. SCHELLIN: Yes.

10 CHAIRPERSON HOOD: Yeah. Yeah. We heard you. We  
11 heard you.

12 MS. SCHELLIN: Commissioner Miller.

13 CHAIRPERSON HOOD: Uh-oh. Did you say yes?

14 MS. SCHELLIN: Commissioner Miller? He has thumbs up.

15 CHAIRPERSON HOOD: He said yes.

16 VICE CHAIR MILLER: Yes. Yes.

17 MS. SCHELLIN: Yes. There we go. Commissioner Wright.

18 COMMISSIONER WRIGHT: Yes.

19 MS. SCHELLIN: Commissioner Hood.

20 CHAIRMAN HOOD: Yes.

21 MS. SCHELLIN: Staff records the vote three to zero to  
22 two, the minus two being Commissioners Imamura and Stidham, not  
23 present, not voting. So this is -- we'll ask the applicant to  
24 provide a draft order, if -- I was assuming summary order. Is  
25 that okay?



1 CHAIRMAN HOOD: Yes, summary order is fine.

2 MS. SCHELLIN: Okay. Thank you.

3 CHAIRPERSON HOOD: Okay. Vice Chair Miller, if you  
4 want to, you can turn your camera off, if that's slowing you up  
5 a little bit, your speed. It's up to you. Okay. All right.  
6 Let's go to Zoning Commission Case Number 80-07F, Georgetown  
7 University, modification without hearing at Square 563, Lot 16.  
8 Ms. Schellin.

9 MS. SCHELLIN: Okay. On this one, so after completing  
10 its full-scale renovation of the existing building at 111  
11 Massachusetts Avenue, Northwest, the applicant has discovered the  
12 need for this modification without hearing request for two  
13 things; one, to have approval for upper story signage, and, two,  
14 for the approval for the flexibility to modify that signage over  
15 the life of the building with any changes, as long as they remain  
16 consistent with the signage approved and shown on the  
17 architectural plans in the record. And at Exhibit 3, again, OP  
18 report on -- in this case. They recommend both support for the  
19 sign and the flexibility over the life of the building. ANC 6E  
20 just today I believe it was submitted their support at Exhibit  
21 5. They have a caveat that the lighted sign only light up until  
22 10 p.m., maybe 11, and that would be something that they would  
23 work out with the applicant. And the applicant submitted Exhibit  
24 6 today, a submission stating that they agree with that lighting  
25 request, per ANC 6E's request. So that's all I have for this

1 one. I'll turn it over to you. It's ready for the Commission  
2 to decide whether they want to move forward. Thank you.

3 CHAIRMAN HOOD: Thank you. Let me ask first of my  
4 colleagues, does anyone believe this can be -- this should not  
5 be on the agenda as a modification without a hearing?

6 VICE CHAIR MILLER: (Shakes head no.)

7 COMMISSIONER WRIGHT: (Shakes head no.)

8 CHAIRPERSON HOOD: No objections. I looked at this,  
9 and I know once before we had some issues about signage and  
10 everything, and I'm glad that we know the position, we see what  
11 it's going to say, and we have the contents of how long it's  
12 going to be lighted up. I think all that attributes to -- at  
13 least, I will be garnering to approval. I don't have any  
14 objections, but let me hear from others. Commissioner Wright.

15 COMMISSIONER WRIGHT: Yes, I agree. I think the  
16 signage, itself, is not problematic, and I think it will fit well  
17 with the building. I do think the hours of when the lighted  
18 signage is lit, I think that is important, but it sounds like  
19 the applicant and the ANC have been in communication on that  
20 matter and that they are coming to a meeting of the minds of,  
21 you know, approximately 10 p.m. as a time to turn the lighting  
22 off. And I'm glad that they were able to have that conversation  
23 and come to a meeting of the minds, so it appears. Although,  
24 again, we did get all of the correspondence on that issue very,  
25 very late; I mean, like, literally, a very short time before this

1 meeting, but that's my understanding from the correspondence.

2 CHAIRMAN HOOD: Okay. Thank you. Yeah, we had to do  
3 some speed reading, but we got it done. Vice Chair Miller.

4 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, I'm  
5 keeping my video off, since -- so I agree with my colleagues --  
6 with both of you, and I think it's a modest signage and it's  
7 important I think for the identity of the Downtown East --  
8 Georgetown's presence and activation of the Downtown East  
9 neighborhood, so I think it's a good addition, and I appreciate  
10 the applicant working with the ANC on that timing. So I'm ready  
11 to move forward.

12 CHAIRMAN HOOD: Okay. And I appreciate all that was,  
13 again, submitted in this record, because I went through the  
14 exercise previously about signage being -- especially being that  
15 high. I understand and I've been very well educated on it from  
16 what another applicant has mentioned on how all that works. We  
17 have the position of it, so I'm really ready to move forward,  
18 and I don't think we need to spend a whole lot of time on this,  
19 so I'm going -- unless others do, but I'm going to ask  
20 Commissioner Wright if she could make a motion, if she chooses  
21 to.

22 COMMISSIONER WRIGHT: Sure. I'd be glad to. I'd like  
23 to move that we approve Zoning Case Number 80-07F, Georgetown  
24 University, modification without hearing at Square 563, Lot 16,  
25 which is a modification for approval of upper-story signage and

1 for flexibility to modify the design and content of the signage  
2 over the life of the building, and with the understanding that  
3 the applicant will work with the ANC and the community about the  
4 hours that the lighting will be turned off. So that is my motion.

5 VICE CHAIR MILLER: And I would second that.

6 CHAIRMAN HOOD: Okay. It's been moved and properly  
7 seconded. Any further discussion?

8 (No response.)

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

11 MS. SCHELLIN: Chairman Wright.

12 COMMISSIONER WRIGHT: Well, I appreciate that I'm  
13 getting a promotion, but I think it's still just Commissioner  
14 Wright, and I vote yes.

15 MS. SCHELLIN: Sorry about that. I'm reading as I'm  
16 writing -- as I'm calling. Sorry about that, Commissioner  
17 Wright. Commissioner Miller.

18 VICE CHAIR MILLER: Yes.

19 MS. SCHELLIN: Commissioner Hood.

20 CHAIRMAN HOOD: Yes.

21 MS. SCHELLIN: The vote is three to zero to two to  
22 approval final action on Zoning Commission Case Number 80-07F,  
23 the minus two being Commissioners Stidham and Imamura, not  
24 present, not voting. Again, Chairman Hood, if OZLD thinks it's  
25 appropriate, could the applicant provide a draft summary order

1 in this case?

2 CHAIRMAN HOOD: Yes, but, you know, now that you said  
3 "Chairman Wright", you know me, I'm going to have some fun with  
4 that.

5 MS. SCHELLIN: I know. Gosh, I'm sorry. I'm sorry.  
6 My fault.

7 CHAIRPERSON HOOD: It might last for the next five  
8 years.

9 MS. SCHELLIN: Yeah, she's in for it. My fault.

10 COMMISSIONER WRIGHT: I was going to say, what do you  
11 have against me, Ms. Schellin? Why are you trying to punish me?

12 MS. SCHELLIN: Absolutely nothing. I was reading. I  
13 was reading.

14 CHAIRMAN HOOD: Yeah, I don't have a problem, as long  
15 as Vice Chair Miller and Chairman Wright doesn't have a problem  
16 with it. Yes, we can do that.

17 MS. SCHELLIN: Okay. Thank you.

18 VICE CHAIR MILLER: Sharon has never called me  
19 "Chairman Miller".

20 MS. SCHELLIN: I'm sure I have. I'm sure I have. You  
21 just don't recall. It's been many years.

22 CHAIRMAN HOOD: So, okay, are we straight on that one?

23 MS. SCHELLIN: Yes.

24 CHAIRPERSON HOOD: Okay. Let's go to final action,  
25 Zoning Commission Case Number 24-18, Classrooms Foundation, text

1 amendment at Square 771. Ms. Schellin.

2 MS. SCHELLIN: Yes. This one, staff published the  
3 proposed rule-making in the DC Register on August 15th. No  
4 responses were received. The case was also referred to NCPC for  
5 their 30-day comment period, and they submitted their report at  
6 Exhibit 22, which states that the proposed amendments were not  
7 inconsistent with the National Comp Plan for the National  
8 Capital, nor would it adversely impact any other identified  
9 interests. That's all staff has, so it is back to you guys to  
10 consider taking final action this evening. Thank you.

11 CHAIRMAN HOOD: Thank you, Ms. Schellin. If I recall,  
12 we had a very exhaustive conversation, and as noted from our  
13 legal counsel, about the design review before the Zoning  
14 Commission, if it gets to -- subject to a mandatory design review,  
15 and I don't remember a whole lot discussed on this, but I'll turn  
16 it over to my colleagues for any further deliberation, other than  
17 what we have in front of us. Commissioner Wright.

18 COMMISSIONER WRIGHT: Yeah, I remember that this  
19 conversation was a very positive conversation, and that I think  
20 we have all recognized that what Living Classrooms does is very  
21 important, and that we definitely supported the idea of the text  
22 amendment so that Living Classrooms could fulfill their mission  
23 at this site. So I'm -- we had a great conversation about it  
24 previously, and it looks like it's supported by NCPC, and I  
25 definitely think we should move forward with final action.

1 CHAIRPERSON HOOD: Thank you. Vice Chair Miller.

2 VICE CHAIR MILLER: Yeah, I --

3 CHAIRPERSON HOOD: I'll call you Chairman Miller. I'll  
4 call everybody Chairman. Chairman Miller.

5 VICE CHAIR MILLER: I was going to say concur with  
6 everything that Chairman Wright said.

7 CHAIRMAN HOOD: All right. And I would agree with all  
8 the comments that have been noted, so I would ask -- you know  
9 what? Let me make the motion on this. I move that we approve  
10 for final action Zoning Commission Case Number 24-18, as noted,  
11 Classrooms Foundation, text amendment at Square 771, and ask for  
12 a second.

13 COMMISSIONER WRIGHT: Second.

14 CHAIRMAN HOOD: Okay. It's been moved and properly  
15 seconded. Any further discussion?

16 (No response.)

17 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, would  
18 you do a roll call vote please?

19 MS. SCHELLIN: Yes. Chairman Hood.

20 CHAIRMAN HOOD: Yes.

21 MS. SCHELLIN: Commissioner Wright.

22 COMMISSIONER WRIGHT: Yes.

23 MS. SCHELLIN: Commissioner Miller.

24 VICE CHAIR MILLER: Yes.

25 MS. SCHELLIN: The vote is three to zero to two to

1 approve final action in Zoning Commission Case Number 24-18, the  
2 minus two being Commissioners Stidham and Imamura, not present,  
3 not voting. Thank you.

4 CHAIRMAN HOOD: All right. Our case for time extensions  
5 is Zoning Commission Case Number 14-18D, the Mid-City Financial  
6 Corporation, two-year PUD time extension at Square 3954, Lots 3  
7 and 4 and 800 through 804; Square 4024, 1 and 800 through 804;  
8 and Square 4025, Lots 1 through 3, 5, and 800 through 803. Ms.  
9 Schellin.

10 MS. SCHELLIN: Yes, sir. So, as you stated, this is a  
11 request for a two-year time extension with regard to Zoning  
12 Commission Order Number 14-18, which was a first-stage PUD  
13 approval. And the applicant's justification is that since the  
14 extension request, the applicant has diligently pursued financing  
15 and development partners to move forward, but with the -- with  
16 preparation for the remaining second-stage applications.  
17 However, due to more stringent DC and federal policies, along  
18 with adverse economic and market conditions beyond the  
19 applicant's control, they been able (sic) -- unable to secure  
20 enough financing to move forward. They've also asked for a waiver  
21 request, because they are asking for two years. They've already  
22 had one time extension, and the regulations state that the second  
23 time extension can only be valid for a one-year period, and they  
24 are asking for two years, so they are asking for a waiver from  
25 Section Z -- Subtitle Z-705.5.



1           At Exhibit 6, OP has submitted a report recommending  
2 approval of the second-stage -- I'm sorry -- the second time  
3 extension for two years, so they also recommend approving the  
4 waiver. And, as of this writing, there was not a report -- I'm  
5 sorry -- a statement submitted by any of the parties, but the  
6 requisite 30 days has passed and so the Commission can move  
7 forward. Thank you.

8           CHAIRMAN HOOD: Thank you, Ms. Schellin. I do know  
9 that the other parties who would have -- I know 5B and 5C would  
10 have responded, and Brookland Manor, as well as Brentwood Village  
11 Residents' Association would have responded, I think, that this  
12 was giving them some heartburn. So knowing that they didn't, I  
13 don't have any issues with moving forward. And I do know that  
14 it's a different time, and as far as I'm concerned everything's  
15 requested, the waiver from the one year -- they're asking the two  
16 years to ask for an additional extension. I have no problems  
17 with granting the extension and the waiver in either form or  
18 fashion, especially with the way the climate is at this point in  
19 time. Let me go to Vice Chair Miller, and then I'll come to  
20 Commissioner Wright -- Chairman Wright. Vice Chair Miller.

21           VICE CHAIR MILLER: Thank you, Mr. Chairman. I agree  
22 with everything that you said, Chairman Hood. And I would just  
23 note that the first time extension was largely due to the  
24 unsuccessful litigation by one of the parties that led to a four-  
25 year delay from our original order, which was upheld by the DC

1 Court of Appeals.

2 CHAIRMAN HOOD: You are definitely a history buff. You  
3 remembered that. I thought about it when you thought about it  
4 and said, okay, this is it, this is why we're here, but anyway.  
5 All right. Commissioner Wright. Now, Commissioner Wright, I'm  
6 going to have some fun every now and then. I'm not going to call  
7 you Chairman Wright all the time, but I'm going to have some fun.

8 COMMISSIONER WRIGHT: Oh, okay. You could do, you  
9 know, Grand Poupon (phonetic) Wright, if you'd like. (Laughter.)  
10 I agree that the extension is warranted, and I also agree with  
11 the waiver. I appreciate the history that Vice Chair Miller is  
12 able to provide, because I -- being the newest member here, I did  
13 not know that information, and it makes me even more in support  
14 of this time extension request.

15 CHAIRMAN HOOD: Commissioner Wright, how long have you  
16 been here now?

17 COMMISSIONER WRIGHT: It has been just barely one year.

18 CHAIRMAN HOOD: So let me inform you that in the Zoning  
19 Commission, even after one month you're no longer green. So you  
20 have one month and that's it.

21 COMMISSIONER WRIGHT: I feel like I've been getting  
22 my -- getting my lessons.

23 CHAIRPERSON HOOD: Okay. All right. Would somebody  
24 like to make a -- Commissioner -- Vice Chair Miller, would you  
25 like to make a motion please?

1 VICE CHAIR MILLER: Sure. I would move that the Zoning  
2 Commission approve the Zoning Commission Case 14-18D, time  
3 extension for Zoning Commission Order 14-18 -- well, the Mid-  
4 City Financial Corporation two-year PUD time extension at Square  
5 3954, Brookland Manor, and ask for a second.

6 CHAIRMAN HOOD: I'll second it.

7 COMMISSIONER WRIGHT: Second.

8 CHAIRMAN HOOD: All right. Commissioner Wright can  
9 second it. It's been moved and -- moved and seconded by  
10 Commissioner Wright, Ms. Schellin. 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: Commissioner Miller.

15 VICE CHAIR MILLER: Yes.

16 MS. SCHELLIN: Commissioner Wright.

17 COMMISSIONER WRIGHT: Yes.

18 CHAIRMAN HOOD: Commissioner Hood.

19 CHAIRMAN HOOD: Yes.

20 MS. SCHELLIN: The vote is three to zero to two to  
21 approve final action in Zoning Commission Case Number 14-18D,  
22 approving the waiver and the extension for two years, and the  
23 minus two being Commissioners Stidham and Imamura, not present,  
24 not voting. Again, I'm assuming a summary order is appropriate,  
25 if OZLD deems appropriate. Thank you.

1 CHAIRMAN HOOD: Yes. Yes. All right. Let's move  
2 right on. Excuse me. Zoning Commission Case Number 22-39A, BD  
3 Parcel 2, LLC, time extension at Square 5861, Lot 92. Ms.  
4 Schellin.

5 MS. SCHELLIN: Yes. The applicant here is requesting  
6 a two-year time extension of a design review, in Zoning Commission  
7 Order 22-39, from August 25, 2025 until August 25, 2027. They,  
8 too, are requesting a waiver that may -- that the request must  
9 be filed -- the extension request must be filed before the  
10 expiration of the approval. And the applicant's justification  
11 is that it will not prejudice the rights of any party, and they  
12 also state that the market conditions and economic conditions  
13 were beyond its reasonable control, including federal actions at  
14 downsizing DC's federal footprint. A tight equity and lending  
15 environment and higher interest rates and construction costs have  
16 resulted in the applicant's inability to secure project  
17 financing, pretty much the same problem a lot of the applicants  
18 have had.

19 And so here we have support from OP at Exhibit 4, that  
20 they recommend approval of the waiver request and the two-year  
21 time extension. And as of this date nothing from ANCs A or C,  
22 the two parties, and the requisite 30 days has elapsed, so the  
23 Commission can move forward, if it chooses to do so. Thank you.

24 CHAIRMAN HOOD: Thank you, Ms. Schellin. I, too, like  
25 the last case, would recommend that we grant the waiver, as asked,

1 and also extend the extension, because we know the circumstances  
2 and the climate that we're in. I think they have submitted and  
3 made a very valid point for why they're asking for this request,  
4 so I'm voting -- I will vote in favor of it. Let me hear from  
5 others. Commissioner Wright.

6 COMMISSIONER WRIGHT: I agree, and I'm ready to move  
7 forward.

8 CHAIRPERSON HOOD: Vice Chair Miller.

9 VICE CHAIR MILLER: Yeah, I, too, agree and ready to  
10 move forward. I -- Mr. Chairman, I think I neglected in the last  
11 case, 14-18D, to include the waiver in my motion, even though I  
12 spoke in favor of the waiver for the second year. I don't know  
13 if we need to redo that, but if you all would agree that it was  
14 part of the motion to approve the time extension and the waiver,  
15 if we could all just say yes, I think --

16 CHAIRPERSON HOOD: Yes. Yes.

17 COMMISSIONER WRIGHT: Yes.

18 VICE CHAIR MILLER: Well, our counsel is coming on  
19 board to tell us if that's okay.

20 MR. RITTING: Very happy -- I didn't even think you  
21 needed to bring it up, Vice Chair Miller. I was assuming it was  
22 included in your motion, but I'm glad you did, so thank you.

23 VICE CHAIR MILLER: Okay. I just want to clarify that.

24 CHAIRMAN HOOD: Okay. All right. Thank you for  
25 correcting that, and it's on the record now. Okay. So,

1 Commissioner Wright, would you make a motion on this one?

2 COMMISSIONER WRIGHT: Sure. I move that we approve  
3 Zoning Commission Case Number 22-39A for BD Parcel 2, LLC, a time  
4 extension at Square 5861, Lot 92, and this also includes the  
5 requested waiver.

6 VICE CHAIR MILLER: Second.

7 CHAIRMAN HOOD: Okay. It's been moved and properly  
8 seconded. Thank you both. Ms. -- any further discussion?

9 (No response.)

10 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, would  
11 you do a roll call vote please?

12 MS. SCHELLIN: Yes, sir. Commissioner Wright.

13 COMMISSIONER WRIGHT: Yes.

14 MS. SCHELLIN: Commissioner Miller.

15 VICE CHAIR MILLER: Yes.

16 MS. SCHELLIN: Commissioner Hood.

17 CHAIRMAN HOOD: Yes.

18 MS. SCHELLIN: And the vote is three to zero to two to  
19 approve final action in Zoning Commission Case Number 22-39A,  
20 Commissioners Imamura and Stidham not present, not voting.  
21 Again, a summary order, if OZLD is okay with it.

22 CHAIRMAN HOOD: Okay. Sure.

23 MS. SCHELLIN: Thank you.

24 CHAIRPERSON HOOD: All right. Let's go to -- I think  
25 we have one more item, Ms. Schellin, that's a hearing action.

1 MS. SCHELLIN: Hearing action, correct.

2 CHAIRMAN HOOD: Okay. Let's go to hearing actions,  
3 Zoning Commission Case Number 25-15, Florida and Q Street, LLC,  
4 map amendment at Square 3100. Ms. Thomas, go right ahead. Good  
5 afternoon.

6 MS. THOMAS: Yes. Good afternoon, Commissioners and  
7 members -- and members. I'm Karen Thomas. I'm here to present  
8 the Office of Planning's recommendation to set down for a public  
9 hearing application 25-15 for the proposed map amendment for the  
10 property at 1600 North Capitol Street, Northwest. The applicant,  
11 Florida and Q Street, LLC, requests rezoning of its vacant lot  
12 from the MU-4 zone to the MU-7B zone to permit medium-density  
13 residential and moderate-density commercial mixed-use  
14 development.

15 Next slide. Historically, you can see the site was  
16 approved for a planned unit development under Zoning Commission  
17 Order 06-04, but that approval expired in 2023, and, despite  
18 multiple extensions and modifications, the site remains  
19 undeveloped. The proposed MU-7B zone would allow matter-of-right  
20 redevelopment, which would be consistent with the area's evolving  
21 character and planning goals.

22 Next slide. The proposed amendment would align with  
23 the site's updated Comprehensive Plan designations, specifically,  
24 mixed-use medium-density residential, moderate-density  
25 commercial on the Future Land Use Map, and Main Street mixed-use

1 corridor on the Generalized Policy Map. The key benefits would  
2 be increased development capacity with the FAR increasing from  
3 2.5 to 4.8 with IZ, building height from 50 to 65 feet, and lot  
4 occupancy increased from 60 percent to 80 percent. It would also  
5 encourage enhanced housing opportunities, including affordable  
6 units through the application of IZ Plus. It would also support  
7 transit-oriented development, with three Metro stations and  
8 multiple bus routes nearby; alignment with racial equity goals  
9 by expanding housing access in a high-opportunity corridor; and  
10 helping counter displacement trends in the Mid-City Planning  
11 Area.

12           Next slide. The application was reviewed through a  
13 racial equity lens and even though the Mayor's index chart shows  
14 Mid-City exceeding its goals, recent ACS data includes --  
15 indicates that the Mid-City area has seen a decline in Black and  
16 other populations, and so applying IZ Plus would be one tool to  
17 help counter that trend and expand housing access for underserved  
18 groups, again, aligning with the Comprehensive Plan's equity  
19 goals, thereby encouraging choice, not displacement.

20           Next slide. The property is within the boundaries of  
21 ANC 5E and it abuts ANC 5F across North Capitol Street, so the  
22 applicant has engaged both ANCs, including presenting the  
23 proposal and discussing the long-term redevelopment plans.  
24 They've expressed a commitment to continue collaboration as the  
25 process moves forward.



1           Next slide. Why the MU-7B zone? This zone supports  
2 the District's goals for housing, transit-oriented development,  
3 and equitable growth, and it takes advantage of this re-emerging  
4 neighborhood at an important transit crossroad in the city. The  
5 Office of Planning find the proposed MU-7 zone to be not  
6 inconsistent with the Comprehensive Plan and recommends that the  
7 Zoning Commission set this case down for a public hearing with  
8 IZ Plus applied. Thank you, and I'd be happy to take any  
9 questions.

10           CHAIRMAN HOOD: Okay. Thank you, Ms. Thomas, for a  
11 well done report. Let's see if we have any questions or comments.  
12 Commissioner Wright.

13           COMMISSIONER WRIGHT: I understand that there is  
14 objection to this application from the ANC and from individuals  
15 in the community. Could you discuss that objection from the  
16 public a little bit please?

17           CHAIRMAN HOOD: Is that the resolution that the ANC  
18 sent us, Commissioner Wright?

19           COMMISSIONER WRIGHT: There is a resolution from the  
20 ANC, and then there's a letter from an individual member of the  
21 community.

22           CHAIRMAN HOOD: So I don't know -- let me just say, I  
23 don't know how that got in the record. That, actually, should  
24 not have been there. And, typically, Commissioner Wright, as we  
25 all know, we don't discuss that. That's something we're going

1 to have to deal with when we get to the hearing. We don't usually  
2 discuss -- even though it's there -- Ms. Schellin maybe can shed  
3 some light -- that should not have been in the record. And I  
4 think I'm correct on that, but I don't know -- I did read it as  
5 well, but it should not have even been there for our discussion,  
6 so that's why I don't think it's right for us to bring that up  
7 right now. It shouldn't have been there.

8 MS. SCHELLIN: What was that? Is that the --

9 CHAIRMAN HOOD: The ANC letter that's in the record.  
10 We --

11 MS. SCHELLIN: Yes, sir. It's in the record, but it  
12 is not considered, and it was accidentally released to you, and  
13 it should not have been. The only thing that you should be  
14 considering would be an ANC setdown form, and it was -- the report  
15 was accidentally released, and there is no setdown form, so there  
16 is nothing from the ANC for you to consider it setdown.

17 CHAIRMAN HOOD: I mean, it's kind of hard for us to say  
18 that when we look in the record and see it, but anyway we'll --

19 MS. SCHELLIN: Right. Well, that's why release it in  
20 Z-docs and not the record, yeah, but it was accidentally released  
21 and shouldn't have been.

22 CHAIRPERSON HOOD: Okay. All right. No problem. So  
23 Commissioner Wright can hold that --

24 COMMISSIONER WRIGHT: Well, the other thing it does  
25 say, as a suggestion is that, you know, as part of our draft

1 | questions that we ask in terms of our racial equity analysis, we  
2 | get to ask, "Is there any known opposition to this project?",  
3 | so --

4 |           CHAIRMAN HOOD:  There you go.  That's how you work it.  
5 | That's how you work it.  That's how you work it.  I like that  
6 | one.

7 |           COMMISSIONER WRIGHT:  Okay.  So there's a different way  
8 | of expressing it, but is there any known opposition to this  
9 | project, and what's that about?

10 |           MS. THOMAS:  Yes, we understand that there is some  
11 | opposition to this project regarding the map amendment  
12 | specifically, because there are some legal issues that the city  
13 | is involved with -- involved in with the applicant at this time,  
14 | but we do not take that issue into consideration at this time --  
15 | in this -- in this regard.  We have a map amendment before us  
16 | and that is what we should consider.  They have -- they have  
17 | legal issues that are involved from the side of the city, and  
18 | the neighborhood and residents or just the community have issues  
19 | with that issue, and, until we discuss that legally, I'm not here  
20 | to discuss that at this time.

21 |           COMMISSIONER WRIGHT:  Well, thank you.  I will just say  
22 | that I am very, as always -- and I think all of the members of  
23 | the Commission feel this way -- we are very, very interested in  
24 | the community's perspective on rezonings and take their comments  
25 | and especially the ANC's comments with great weight.  So, assuming

1 | this gets set down for a hearing, I would expect to get a lot of  
2 | information from the ANC and from the community.

3 |           MS. THOMAS:    Yes.    We look -- we -- the Office of  
4 | Planning also looks forward to their discussion at that -- at the  
5 | hearing.

6 |           CHAIRMAN HOOD:   Okay.   And again that letter will be  
7 | resurrected if we set this down.   Vice Chair Miller.

8 |           VICE CHAIR MILLER:   Thank you, Mr. Chairman.   Thank  
9 | you, Karen Thomas, for your always very comprehensive report and  
10 | analysis.   I agree with your recommendations to set this down for  
11 | a public hearing.   It's -- you've clearly laid a very strong case  
12 | of how this map amendment is not inconsistent with the  
13 | Comprehensive Plan.   In fact, it's much more consistent with the  
14 | Future Land Use Map designation, which I think this is the case,  
15 | that it was changed in the 2021 most recent Council/Mayor  
16 | amendments to increase the density by one notch in each of the  
17 | categories of residential and commercial, so it -- and it also  
18 | would facilitate more housing and affordable housing, which is  
19 | also -- supports so many policies in the Comprehensive Plan on  
20 | housing, so I support your IZ Plus recommendation for designation  
21 | on the site as well.   And I agree with Commissioner Wright's  
22 | comments about the community concerns.   We certainly want to hear  
23 | more about that at the public hearing and hope -- and we hope  
24 | there will be continued community engagement and outreach by --  
25 | it's the Office of Planning that's -- is the Office of Planning

1 the one that's bringing this forward or is this by an applicant?  
2 I think it's the Office of Planning that's bringing this forward  
3 or --

4 MS. THOMAS: The applicant.

5 VICE CHAIR MILLER: The applicant.

6 COMMISSIONER WRIGHT: It's the applicant.

7 VICE CHAIR MILLER: So we would expect the applicant  
8 and the Office of Planning to both be engaged with the community  
9 by the time we have a public hearing and, hopefully, concerns can  
10 be mitigated or addressed. Mr. Chairman, I think I've said this  
11 before about when -- I think we need to internally -- not now,  
12 but I'll bring it up -- revisit the issue of whether we -- if  
13 the ANC submits something, whether we can see it or not. We end  
14 up seeing it, not because it's in one file versus another file  
15 that we're supposed to look at, but I think we need to revisit  
16 that. We can set the criteria of what it is that we set down,  
17 but if there's opposition that's been expressed by the ANC and  
18 it's been submitted to us, I want to know about it. So that's  
19 all I have to say about that at this point. Thank you.

20 CHAIRMAN HOOD: Okay. I would agree, but I think  
21 that -- I think we -- I just don't remember the findings, and I  
22 don't need nobody to give them to me now. I just don't remember  
23 the findings of how we got to just the form as opposed to what  
24 we had mistakenly given to us today. I am -- I'm more -- I have  
25 a bigger concern. I just -- and the applicant can tell me this

1 | or our legal counsel when we get to that point. We don't have  
2 | to answer today. Every time we get these cases that have  
3 | litigation in front of it, it looks like we're shoving something  
4 | down somebody's throat when the Zoning Commission continues to  
5 | move forward. I have -- I have considerable concerns when we --  
6 | the Zoning Commission gets involved with something that's already  
7 | going on, you know, so I don't -- you know, I know it's going to  
8 | take a while for whatever they're doing with that, but I'm just  
9 | trying to figure out legitimately -- and I know I've been told  
10 | over the years that, "Oh, well, you all just have to do your part  
11 | and the rest of it plays out." I get that. But the perception  
12 | and the way it's perceived is that the city is moving forward  
13 | and we're part of it, moving it forward, and that's not our role.  
14 | So we can look -- revisit those things, Vice Chair and  
15 | Commissioner Wright. I do know there's an answer out there,  
16 | because I've heard it a couple times; I just can't exactly  
17 | remember it.

18 |           COMMISSIONER WRIGHT: And this case is a very, very  
19 | awkward situation for the Zoning Commission, and I do think that  
20 | when we get to the point of -- I don't know if it's before the  
21 | hearing or before our deliberations, I think we should have a  
22 | closed session to get some legal advice on this, because it is a  
23 | very, very awkward situation.

24 |           CHAIRMAN HOOD: Well, let's do -- let's do it now.  
25 | Let's do it now. Let's go ahead and just have our closed hearing

1 now. It's going to take me a minute to find everything, but  
2 let's just do it now.

3 COMMISSIONER WRIGHT: Great.

4 CHAIRMAN HOOD: I can come off the cuff, but I'd rather  
5 not do that. Let me try to find my -- Ms. Schellin, let's find  
6 my closed -- oh, wait a minute. I might have it. Hold on a  
7 second. BAZA, I hope you're watching this. We're trying to be  
8 compliant. All right. Let me see. Ms. Schellin, I might need  
9 you to help me with the one I'm supposed to read, because I'm  
10 having problems getting files open. You sent it to me. Oh, wait  
11 a minute. No, that's the wrong one. All right. Just give me a  
12 moment everybody please.

13 (Brief pause.)

14 CHAIRMAN HOOD: Okay. Here it is. I think this is  
15 the right one. Okay. Let me -- let me try this one. In  
16 accordance with 405-C of the Open Meetings Act, DC Official Code  
17 2-575(c), I move that the Zoning Commission hold an emergency  
18 closed meeting shortly -- today to discuss the topic, Zoning  
19 Commission Case -- Ms. Schellin, you have that case number handy  
20 please? I got other files opens.

21 MS. SCHELLIN: It is Case Number 25-15, Florida and Q  
22 Street -- Florida and Q, LLC, map amendment at Square 3100.

23 CHAIRMAN HOOD: To discuss what Ms. Schellin just  
24 mentioned, and I would ask for a second -- and to seek legal  
25 advice from our counsel and discuss the case that Ms. Schellin

1 just mentioned, and ask for a second.

2 COMMISSIONER WRIGHT: Second.

3 CHAIRMAN HOOD: It's been moved and properly seconded.

4 Ms. Schellin, could you do a roll vote please?

5 MS. SCHELLIN: Yes. Chairman Hood.

6 CHAIRMAN HOOD: Yes.

7 MS. SCHELLIN: Commissioner Miller. I'm sorry.

8 Commissioner Wright.

9 COMMISSIONER WRIGHT: Yes.

10 MS. SCHELLIN: Commissioner Miller.

11 VICE CHAIR MILLER: Yes.

12 MS. SCHELLIN: Commissioner Imamura not present.

13 Commissioner Stidham not present. The vote carries three to zero

14 to two to hold the closed meeting -- the closed emergency meeting.

15 CHAIRMAN HOOD: So we should look at our e-mails and

16 see a link.

17 MS. SCHELLIN: Mr. Young is setting that up now. We

18 just need to get him -- Mr. -- the new attorney's e-mail address.

19 I just need to e-mail that to him very quickly.

20 CHAIRPERSON HOOD: Let's make sure we -- before we

21 leave here, let's make sure all of us have the link and we'll --

22 give us a few moments to get situated.

23 MS. LOVICK: I'll send Paul Brian's e-mail address.

24 MS. SCHELLIN: Thank you, Hillary. And you guys don't

25 close this link out. You'll just leave it small, and you'll go



1 to your other link, because you'll come back to this one.

2 VICE CHAIR MILLER: I have to close it in order to be  
3 able to open another one. Unfortunately, I can't -- I -- it  
4 won't allow me to do that, for some reason.

5 MS. SCHELLIN: Okay.

6 CHAIRPERSON HOOD: We'll wait. Whatever we have to do,  
7 we'll wait.

8 MS. SCHELLIN: Okay. Yeah. If your -- if the strength  
9 of -- if your internet strength isn't strong enough, it may do  
10 that. Okay.

11 (Whereupon, there was a discussion off the record.)

12 (Whereupon, there was a brief recess for Commissioners  
13 to hold emergency closed meeting.)

14 CHAIRMAN HOOD: Okay. The Commission will call this  
15 session back to order -- this meeting back to order. The  
16 Commission did a closed meeting to seek legal advice from our  
17 counsel on Zoning Commission Case Number 25-15. We had a few  
18 questions that we needed to talk to our legal counsel. So I  
19 would ask Commissioner Wright to start us off with some of the  
20 concerns that we've had and what -- how we think we're going to  
21 proceed. Commissioner Wright, you go first, then Vice Chair  
22 Miller, and then I'll end up.

23 COMMISSIONER WRIGHT: Thank you. It's my feeling that  
24 we should postpone setting this case down. I feel like I need  
25 some additional information that I would like to ask the Office

1 of Planning to coordinate. I would like to get some additional  
2 information about the status of any potential eminent domain that  
3 the DC government is considering on this property, and I would  
4 ask for Office of Planning staff to work with or coordinate with  
5 any executive branch agencies they need to, to get that  
6 information. That might be the Office of the Attorney General;  
7 it might be DMPED; it might be another agency, but if you could  
8 research that and figure that out, I'd appreciate it. And we're  
9 also I think going to need to get a little more information from  
10 our Office of Zoning legal counsel about the rules for how we  
11 proceed with a case when there might be a pending eminent domain.  
12 And that information would be very helpful in deciding to --  
13 about setting this case down, so I'd like to postpone the setdown  
14 until we get some more information.

15 CHAIRMAN HOOD: Okay. Thank you. Vice Chair.

16 VICE CHAIR MILLER: I totally concur with everything  
17 that Commissioner Wright has said. I do not support setting this  
18 case down at this -- this case down for a hearing at this time,  
19 until we get more information.

20 CHAIRMAN HOOD: Okay. And I don't think I need to  
21 repeat what Commissioner Wright and the Vice Chair said, so I  
22 think the parties to be, the Office of Planning and those, know  
23 what we're asking for. We have some unreadiness to set this  
24 down, so we're going postpone this. And we don't necessarily  
25 have a date to get back to us when you can get the information,

1 | because I know you have to go to other agencies, so I think we'll  
2 | leave it at that. And we'll have our staff -- the Office of  
3 | Zoning Legal Division work with them, as Commissioner Wright  
4 | mentioned, and also work with Ms. Schellin and those on our staff,  
5 | and then we will take this back up at a later date, when it's  
6 | put back on our agenda. All right. Anything else on that?

7 | (No response.)

8 | CHAIRMAN HOOD: All right. I think that gives us some  
9 | certainty when we make our decisions, so thank you for that, and,  
10 | also, thank you for the emergency meeting. We don't do it often.  
11 | There's a couple of -- a couple of hills to climb when you do  
12 | the emergency meeting, but we're going to get it down eventually.  
13 | We do enough of them, we'll have it down, so thank everybody for  
14 | that. All right. Ms. Schellin, do we have anything else?

15 | MS. SCHELLIN: (Shakes head no.)

16 | CHAIRMAN HOOD: All right. I want to just say  
17 | something. Let me see if I can find it. I want to commend --  
18 | and I wasn't given permission to do this, but I stay in trouble  
19 | anyway, so it won't matter. I want to commend Commissioner Wright  
20 | for having an award named after her. That says a lot. We have  
21 | a lot of talented people on the Commission. And, Commissioner  
22 | Wright, I want to commend you and congratulate you on having the  
23 | Gwen Wright Design Award named after you, so congratulations.  
24 | Tell us about it once you're finished with the event, but I know  
25 | that's definitely a high honor, and I wanted to make sure you

1 | were recognized for the hat.

2 |           COMMISSIONER WRIGHT:   Well, thank you.   I really  
3 | appreciate that.   It is very special, and it is a Montgomery  
4 | County design award, and it will be done at a ceremony on March --  
5 | I'm sorry, March -- October 16th that's being held in Bethesda.  
6 | So I appreciate that.   That's one of the reasons I'm not able to  
7 | attend the October 16th Zoning Commission meeting.

8 |           CHAIRMAN HOOD:   I wouldn't attend either if I had an  
9 | award named after me.   I wouldn't be there.   But that's good to  
10 | know, because on the 17th I'll be in Tysons Corner meeting with  
11 | the chairs of the jurisdictions, and I will be definitely taking  
12 | that to the table with my chest out.   So, again, congratulations.

13 |           CHAIRPERSON HOOD:   All right.   Ms. Schellin --

14 |           VICE CHAIR MILLER:   I want to -- I want to echo the  
15 | congratulations to Commissioner Wright on a very well deserved  
16 | honor -- design excellence award in Montgomery County named in  
17 | your honor, the first one being given this month, so -- and we're  
18 | very fortunate to have your expertise in design excellence on  
19 | this and many other areas on the Zoning Commission, so thank you  
20 | for being here.

21 |           CHAIRMAN HOOD:   So just know when we have design cases  
22 | often, I'll be calling you first.   All right.   So -- and it's  
23 | good to have that expertise really.   All right.   So do we have  
24 | anything else, Ms. Schellin?

25 |           MS. SCHELLIN:   No, nothing else.

1 CHAIRMAN HOOD: So we don't know yet, due to -- and  
2 then our other colleagues who are out because of the shutdown,  
3 we don't know when our next case will be, but we will -- just  
4 stay tuned, and you can always contact the office.

5 MS. SCHELLIN: Well, we will -- somebody will be here,  
6 one way or the other. We will either have the hearing or someone  
7 will announce the postponed date, because we have to announce it.

8 CHAIRMAN HOOD: Which date is that? Which date is  
9 that?

10 MS. SCHELLIN: That's next Thursday, right. Staff will  
11 do that.

12 CHAIRMAN HOOD: Oh, that's -- that ain't -- that ain't  
13 happening. Okay. Somebody will be there. Okay.

14 MS. SCHELLIN: You don't think so? You don't think  
15 that's going to happen?

16 CHAIRPERSON HOOD: No, that's not going to happen, so  
17 if it does, I'll be --

18 MS. SCHELLIN: So I guess staff will be announcing that  
19 the -- the new date.

20 CHAIRMAN HOOD: All right. With that, I want to thank  
21 everyone for their participation tonight, and this meeting is  
22 adjourned. Thank you all for your hard work. Good night.

23 (Whereupon, the above-entitled public meeting was  
24 adjourned at 5:32 p.m.)

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: 10-09-25

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