

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

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THURSDAY

OCTOBER 23, 2025

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
CRYSTAL MYERS
MAXINE BROWN-ROBERTS

OFFICE OF ZONING LEGAL COUNSEL PRESENT:

JACOB RITTING, ESQUIRE



BRIAN W. LAMPERT, ESQUIRE

The transcript constitutes the minutes from the
Regular Public Meeting held on October 23, 2025



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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 videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller and Commissioner Wright. We're also joined by the Office Zoning Staff, Ms. Sharon Schellin and Mr. Paul Young, as well as the Office of Zoning Legal Division, our counsel, Mr. Jacob Ritting and Mr. Brian Lampert.

I'll 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 court reporter. It's 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 listening on Webex and by phone will be muted during the meeting.

For hearing action items, the only documents before us this evening are the application, the ANC's set down 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. If you experience difficulty accessing Webex with your phone calling, then please call our OZ hotline number 202-727-0789. For Webex, login or call-in instructions.



1 Before I go to the staff for any preliminary matters,
2 I have a few preliminary matters, and I'm going to indulge -- I'm
3 going to ask everyone to indulge us while we take care of these
4 few preliminary matters, so I think we have to give honors too.
5 But first, I want to wish Vice Chair Miller a happy birthday.
6 Today is his birthday, and we want to wish him a happy birthday.
7 And hopefully, we'll be out here in some time of fashion to maybe
8 you'd go out and enjoy it. So again, a happy birthday. And I
9 always remember that because today is also my daughter's birth --
10 my oldest daughter's birthday. So that helps me remember your
11 birthday. But anyway, happy birthday to you, Robert.

12 VICE CHAIR MILLER: Thank you.

13 CHAIRMAN HOOD: And many, many more.

14 The next thing I want to talk about is different leaders
15 meet jurisdictional across the in the DMV, Montgomery County,
16 Prince George's County, Fairfax, City of Fairfax, Arlington, and
17 whoever -- Prince George's. And I was honored to go -- and this
18 meeting, it was our third meeting. Thanks to Sharon Schellin,
19 the Office of Zoning, we hosted the second meeting. This was
20 our third one. And when I got there, the first topic for
21 discussion was the design excellence award categories, the Gwen
22 Marcus Wright design excellence award for exceptional urban
23 design, architecture, and or landscape design. Hopefully, I got
24 all that right. And I want to commend, we're honored to have
25 someone who has an award named after him, and also with the --



1 some of the attributes in which we deal with daily.

2 So when I say that the Zoning Commission comes very
3 well stocked, it comes very well stocked. So again,
4 congratulations, Commissioner Wright, what a duly honor, and I
5 can tell you it was talked about for the first five to six minutes
6 in our session, so congratulations to you.

7 The next thing that I would like to do is to talk about
8 a young lady, who I think is going to be leaving us. She has
9 definitely left a mark on the city that's going to impact a lot
10 of us for years to come. And that is Ms. Jennifer Steingasser.
11 Ms. Jennifer Steingasser is going to be retiring from this and
12 moving on to the next chapter of her life. We want to wish her
13 and her family the best as she continues to move on. But I will
14 say this about Jen. One thing I've always known, I've worked
15 with Jennifer for years. And sometime and as I thought about
16 her retirement, which made me appreciate her.

17 It's one thing I -- whenever I've asked her for
18 something, I don't care how ridiculous it was, and sometimes it
19 sounds ridiculous to me, and she probably thought, what is he
20 really asking for? And I'm sure -- I'm going to just say "me."
21 And she never said she couldn't do it. She always found a way
22 to go out and try to find to do it. And after I asked for it
23 sometime, I would say, I wonder if she understood it because I
24 would -- after we get off the session, said, I really don't
25 understand what I asked for, but she'll figure it out. And she



1 always comes back with an answer.

2 And this city was better, will be better served, and
3 has been better served because Jennifer Steingasser has made the
4 contributions to our planning program here in the city and has
5 done a whole lot of legwork, some of the ways to get living and
6 benefiting here in the city. Anyway, we can bring her up. And
7 then I'm going to ask my other colleagues. I hope that she heard
8 that, but I'm going to repeat some of this again on the 30th,
9 but this was our last meeting that she's going to be at, I
10 believe, unless she just wants to watch us in November.

11 So Ms. Steingasser, hopefully, you heard my comments.
12 They were heartfelt. You have really done a lot for this city.
13 And I can tell you.

14 MS. STEINGASSER: Thank you.

15 CHAIRMAN HOOD: And even though some may have disagreed
16 with us and you, and I disagree with you, we're going to miss
17 that. I can guarantee you because I've been thinking about it
18 since I heard the announcement. I can tell you. You have
19 definitely set the pattern in the city that we're going to benefit
20 from for years to come.

21 So let me see if my other colleagues have something to
22 say.

23 MS. STEINGASSER: Thank you.

24 CHAIRMAN HOOD: I'll start with Vice Chair Miller.

25 VICE CHAIR MILLER: Thank you, Mr. Chairman. I



1 appreciate the opportunity to honor Jennifer Steingasser on her
2 many decades of service to the District of Columbia and our fellow
3 constituents and residents. I've enjoyed working with you,
4 Jennifer, for decades, whether I was at the counsel, whether we
5 were at NCPC together, whether we were both in the executive
6 branch when I was there for a brief time period, and now at the
7 Zoning Commission. And you've always been accessible, as the
8 Chairman said, and responsive and patient with any questions that
9 we have had or sometimes concerns we've had. The community has
10 had -- you always are responsive and we appreciate all of your
11 work as Deputy Director, is that right, of the Office of Planning
12 & Development Review Division for all these years. The results
13 of all of your good work are evident all around the city. And
14 hopefully, they will continue as a good part of your legacy. So
15 we appreciate. We will miss you. We wish you good luck in your
16 future endeavors in your life. Thank you.

17 MS. STEINGASSER: Thank you very much. I appreciate
18 that.

19 CHAIRMAN HOOD: And Gwen, did you add something to add?

20 COMMISSIONER WRIGHT: To just add, although I haven't
21 worked with Jennifer for very long, I really have enormous empathy
22 because, I have sat in her role in two different jurisdictions,
23 and I know what a hard job it is. I know the struggles of
24 balancing so many different expectations and goals, and that it
25 is an extremely, extremely challenging job, which clearly, she



1 has been doing an outstanding job on for many, many years.

2 One of the things I will tell you that I have enjoyed
3 having retired from that side of the table is being able to drive
4 around and see projects that I know, look the way they look and
5 then ended up the way they've ended up because of work that I
6 did. And I hope you have that same pleasure as you, in your
7 retirement, drive around and look at beautiful buildings and
8 beautiful places, and remember that you were instrumental in
9 making those happen. And that is the greatest sort of reward
10 for a public servant to be able to say I made an impact, and I
11 think that you clearly have. So congratulations on your
12 retirement, and thank you for your many years of service.

13 MS. STEINGASSER: Well, thank you. I appreciate the
14 kind words. I really do. Working with you all has been a real
15 adventure for the last 25 years, you know. We've been through a
16 lot.

17 CHAIRMAN HOOD: But let me say this.

18 MS. STEINGASSER: The administration, a lot of
19 cycles -- development cycles.

20 CHAIRMAN HOOD: Jennifer, before you say too much, I
21 want you to go last. I want to hear if -- I want to give the
22 staff a chance.

23 MS. STEINGASSER: Oh, gosh. Okay.

24 CHAIRMAN HOOD: Ms. Schellin and also Mr. Ritting --
25 I'm not going to ask you, Mr. Lampert. I know you're heartfelt,



1 but you haven't been there as long. So I'm going to ask Mr.
2 Ritting to speak on behalf of our legal division, and I'm going
3 to ask Ms. Schellin to speak on behalf of our directing the
4 office.

5 MR. RITTING: Oh. I just wanted to say, it's been such
6 an honor to work with you, Jennifer. Not only are you
7 tremendously effective, but you've been so collegial and fun to
8 work with. It's been a real pleasure. So thank you, and I hope
9 you enjoy your retirement.

10 MS. STEINGASSER: Thank you.

11 CHAIRMAN HOOD: And Ms. Schellin, could you say
12 something on behalf of the Office or you --

13 MS. SCHELLIN: Yes, sir. So on behalf of DCOZ, it
14 definitely has been an absolute pleasure working with you. You
15 have -- the relationship that was formed when you came and I know
16 when I came, at that time, we worked together, OP and OZ, to form
17 a better working relationship, an interagency relationship. A
18 lot of that happened because of you. That really showed a lot
19 of improvement in zoning, getting OP reports for every case
20 because when I first came, and I know the Chairman remembers
21 those days, we didn't always get reports for every case.

22 I'm feeling the loss already. And all the years I've
23 had the privilege of talking to you, not only from a work
24 standpoint, but also from a friendly standpoint. I've come to
25 know you and your family and just, you know, animals and



1 everything else that we get to talk about on the side note. So
2 I'm going to miss you tremendously, and I wish you lots of luck
3 in what you get to do traveling back and forth to Texas or
4 wherever, so enjoy.

5 MS. STEINGASSER: Thank you.

6 CHAIRMAN HOOD: So Jennifer, we will do this again. I
7 know you said why don't you be quiet so I can say something, but
8 I'm going to do something smaller, a different version on the
9 30 -- was trying to figure it out, but I know we usually do this
10 on our meetings. Again, we thank you. And I'm going to say
11 something again on the 30th, but I think we've covered everybody,
12 so I'm going to now let you say a few words.

13 MS. STEINGASSER: Okay. I just want to thank everybody
14 for the kind words because I feel the same way that a partnership
15 was formed between our agencies and between the Commission and
16 the staff, and our ability to work together, you know, stemmed a
17 lot from trust and just collegial goodwill moving in the same
18 direction. So I appreciate it and -- I don't know what else to
19 say. Thank you. Thank you very much for those kind words.

20 CHAIRMAN HOOD: Okay. Thank you again, Jennifer. We
21 appreciate all your hard work, and enjoy the next chapter. We'll
22 probably do a little small smidgen on the 30th.

23 MS. STEINGASSER: Okay. I'll be a little bit more
24 focused then. Thank you.

25 CHAIRMAN HOOD: That's good.



1 Okay. All right. I do want to say this, and I'm going
2 to turn over to Ms. Schellin for -- as we get ready for
3 preliminary matters. The Zoning Commission, we voted to have a
4 closed meeting on October the 20th to have it today. And this
5 is just a reminder as I've been questioning asked to do, that we
6 have had our closed meeting today to receive legal advice from
7 our counsel regarding the cases that were noted on our agenda for
8 today's meeting. And that's what our closed meeting is about.
9 I'm announcing it as I've been informed that's what I should do.

10 So with that, let's have any preliminary matters, Ms.
11 Schellin?

12 MS. SCHELLIN: No other preliminary matters.

13 CHAIRMAN HOOD: Okay. Let's move right into the agenda,
14 colleagues. Let me close-up these files. And if I messed up
15 with the sentiments to give to Ms. Steingasser, just let Ms.
16 Schellin know between now and the 30th, and I will make up for
17 it on the 3rd.

18 MS. SCHELLIN: Other than, Chairman Hood, I know that
19 it has nothing to do with the cases on the agenda. If I could
20 just make an announcement for those that are listening and may
21 be interested in Zoning Commission Case No. 25-12, which is I
22 know you're going to announce it being one of the cases for next
23 week. That case has now been broken into six hearings including
24 next week. Those are -- have been posted in the case record. So
25 if you want to take a look and we'll be -- it's been posted that



1 you can contact Ella Ackerman to sign up for one or all of those
2 nights. Thank you.

3 CHAIRMAN HOOD: And thank you, Ms. Schellin. As we got
4 closer, we started focusing on it and not just a lot on the
5 public, it's also a lot on us. We want to make sure that we do
6 our due diligence and make the best decision possible. That's
7 why we had to break it up and not put all that on ourselves at
8 one time. And right now, it's just three of us. So with the --

9 VICE CHAIR MILLER: And that's -- and just for the
10 public's sake, that's the omnibus tax amendments that have been
11 proposed by the Office of Planning in many subject areas, so
12 that's what the case is about and we've had requests to break it
13 up into hearings and we're being responsive to that request.

14 CHAIRMAN HOOD: Yeah. And I thought about it, Vice
15 Chair. Yeah. I'm being responsive to that request. I'm all so
16 very responsive to us. And I think Commissioner Wright mentioned
17 it earlier on, but it didn't register to me then, so I started
18 looking at it. So wait a minute. Hold up. So anyway, we're
19 well on our way, and Vice Chair is right. (Indiscernible).

20 Okay. All right. So Ms. Schellin, you said you didn't
21 have any other preliminary matters?

22 MS. SCHELLIN: That's correct.

23 CHAIRMAN HOOD: Okay. All right. Let's go to advanced
24 party status. So on the Commission Case No. 23-08A, Wesley
25 Theological Seminary of the United Methodist Church for the



1 processing of campus plan.

2 Ms. Schellin?

3 MS. SCHELLIN: Yes, sir. This is a request from
4 neighbors for a Livable Community and Spring Valley Wesley
5 Heights Citizens Association. They are asking for party status
6 in advance, in opposition. They are being represented by Dennis
7 Paul, and he is -- I'm trying to see, he may be called in because
8 he had to -- had an emergency with his wife being ill. But if
9 not, Mr. Smith, who is a member of the board is on. So I think
10 that they're covered is -- it's up to the Commission, of course,
11 make that decision whether they're covered or not about having a
12 representative here. I'm going to check and see if the call-in
13 user is --

14 CHAIRMAN HOOD: So it's no need to.

15 MS. SCHELLIN: Okay. Okay.

16 CHAIRMAN HOOD: Let's go ahead do that even if --

17 MS. SCHELLIN: Thank you.

18 CHAIRMAN HOOD: Even if nobody was not here because of
19 the emergency situation. We understand.

20 MS. SCHELLIN: Yes, sir.

21 CHAIRMAN HOOD: We will waive that rule. Mr. Paul --
22 well, I don't have any objections to Mr. Paul being that his
23 party, the neighbors for a Livable Community, Spring Valley,
24 Wesley Heights Citizens Association being a party in opposition
25 in this particular case. And I don't think we've got anything



1 as of in opposition of that as well.

2 All right. So let me just hear from my colleagues.

3 Any objections?

4 VICE CHAIR MILLER: No objections. They've been a
5 party throughout all of the related cases, and others had been
6 too, and we may get later requests from others.

7 CHAIRMAN HOOD: Okay.

8 COMMISSIONER WRIGHT: No objection at all.

9 CHAIRMAN HOOD: Okay. So Dennis Paul will -- his group,
10 the neighbors for a Livable Community/Spring Valley Wesley
11 Heights Cities Association will be one part. And I appreciate
12 them forming together. I did notice that. So yes, we appreciate
13 that. So okay. We will do that by general consensus.

14 Ms. Schellin, anything else on that?

15 MS. SCHELLIN: Nothing for that one.

16 CHAIRMAN HOOD: Okay. Let's move right along with our
17 agenda. Let's keep it moving. Let's go to final action. Zoning
18 Commission Case No. 24-15, 901 Monroe Street LLC, consolidated
19 PUD, first-stage PUD map amendment at Square 3829, Lot 23.

20 Ms. Schellin.

21 MS. SCHELLIN: Yes, sir. So at the -- after the
22 Commission took proposed action, the Commission asked for some
23 additional documents. And so at exhibit -- but before that, we
24 have Exhibit 143, NCPC, advising that the staff determined that
25 the project was exempt from NCPC's review. And so then the



1 additional responses from the applicant, we have Exhibits 144
2 through -- it looks like Exhibits 144-A4, and those are post-
3 hearing submissions. And then the party, the 200 footers
4 responded at Exhibit 146 and I believe that's also their -- they
5 responded early to the conditions and proffers because their
6 representative was going out of the country. And then exhibits
7 145, 145-A, and 141, I'm sorry, were the applicants' proffers and
8 conditions. And then, again, the 200 footers responded at 142
9 and 146.

10 And I believe that is it for this case to turn it over
11 enough -- yep. That's all I have for it. So it is ready for
12 you guys to consider whether you want to proceed with final
13 action. Thank you.

14 CHAIRMAN HOOD: Okay. Thank you. Thank you, Ms.
15 Schellin. I know that we did a lot of work, a lot of tussle and
16 a lot of pullback, and going back and forth in our deliberations
17 on the proposed action. Then on September 11th, 2025, the
18 Commission took proposed action to approve the application on the
19 proposed. But before doing so, some of the things we looked at,
20 the PUD related map amendment to the MU-5B Zone, the general
21 sense of PUD balancing tests, favored approval, which we did.
22 Commission, we did not believe that the architecture was superior
23 or that the architecture of the project qualified as a public
24 benefit.

25 We also -- the Commission, we also have some questions



1 about whether the proposed building has sufficient articulation.
2 Commission also requested more information about the proposed
3 street trees and whether it was possible to plant trees of a
4 larger caliber size. Accordingly, the Commission asked for the
5 applicant -- asked the applicant to provide additional
6 information about the Monroe Street articulation of the building
7 and also more information about whether the applicant could plant
8 larger sized caliber trees. They did so in those submissions,
9 Exhibit 144, 144-A1, 144-A2, 144-A3, 144-A4, and 146.

10 And then as Ms. Schellin already mentioned, they had
11 an NCPC report, which project was exempt from NCPC review.

12 Let me open up my colleagues and see if you have any
13 issues and also responses maybe to the what the 200 footers
14 raised, some of the things that they raised, some questions, and
15 any comments without me going through all of them, but we hashed
16 a lot of them. And I know that some of the things that the 200
17 foot is raised to me were still some of the same things they
18 raised in which we've already addressed, but let me see.

19 Commissioner Wright?

20 COMMISSIONER WRIGHT: I have expressed throughout the
21 course of this project that I felt that there could have been
22 other design solutions that would have been more sympathetic to
23 the neighborhood, but we have gotten some refinements,
24 particularly the stepping back near the 10th Street townhouses,
25 and I think that is beneficial. It is -- I still hold to my



1 position that one of the PUD suggestions of superior architecture
2 really hasn't been met, but you can still approve a PUD even if
3 it's not superior architecture.

4 And I have been swayed by the level of support from
5 other people in the community, particularly the ANCs. We are
6 directed to give great weight to the positions of the ANCs and
7 to their comments. So I am prepared to support this project. I
8 do think one of the comments made by the 200 footers that in the
9 applicant's proffer statement, they talk about the project
10 including significant setbacks along all sides of the building.
11 I do agree with them that the word "significant" should be
12 removed. There are setbacks, but I really would not call them
13 significant.

14 But I don't really agree with some of the other comments
15 that the 200 footers made about the proffers. I think they would
16 change and be a pretty big second bite of the apple on some of
17 these proffers, and they are proffers that have been talked about
18 and supported by the District Department of Transportation. So
19 I think the other proffers are probably fine, acceptable. And I
20 think we are ready to move forward with the project. Again, I
21 have a lot of mixed feelings, but I think that the additional
22 housing is important. And I think, again, I am very swayed by
23 the positions of the two ANCs who've provided testimony. And I
24 am giving their testimony great weight in moving forward with
25 this project. So those are my thoughts.



1 CHAIRMAN HOOD: Okay. Thank you, Commissioner Wright.
2 Vice Chair Miller, any thoughts?

3 VICE CHAIR MILLER: Thank you, Mr. Chairman. I fully
4 concur with all of the comments that Commissioner Wright has made
5 just now about moving forward and responses. And the sufficiency,
6 maybe not -- the superior sufficiency, but sufficiency of the
7 public benefits to outweigh any adverse impacts or inconsistency
8 to the comprehensive plan. I think we had a long discussion with
9 all persons and parties at the hearing, and maybe a proposed
10 action amongst ourselves about the consistency with the
11 comprehensive -- the not inconsistency with the comprehensive
12 plan. That's a standard for of this PUD and MU-5B map related
13 amendment. And that the balance -- the PUD balancing test favored
14 approval, as you said, Mr. Chairman, mainly because of public
15 benefits in the areas of housing, affordable housing, family
16 sized units, and the utility undergrounding on Monroe Street.

17 And I think I had a discussion with the applicant about,
18 you know -- the 200 footers would have asked. They thought that
19 each -- all the underground -- all the utilities that's
20 surrounding the property, particularly on 10th Street, should
21 also be underground. I think I had a question and answer with
22 the applicant at the hearing about that. I would have preferred
23 that as well. But it says a million dollar commitment on Monroe
24 Street and that's where this the property is fronting. So I'm
25 prepared to move forward, Mr. Chairman.



1 This is -- this site has been long vacant. The
2 community -- there's a lot of support in the community despite
3 the -- the 10th Street neighbor's opposition, which is
4 understandable. The ANC support that Commissioner Wright
5 mentioned, also planning support, would also give great weight
6 too. There needs to be some revitalization here of this long
7 vacant site that is a -- is so close to the metro and part of
8 the community to make it part of the community. So I'm prepared
9 to move forward, Mr. Chairman, with final action tonight.

10 CHAIRMAN HOOD: Thank you. I would agree with both of
11 my colleagues, especially Commissioner Wright and Vice Chair
12 Miller, especially when you start talking about superior and
13 significant. Those are words that really trouble me because
14 that's a heavy lift. And anytime you use those kinds of words,
15 I would agree with everything that's been said. And I'm hoping
16 that the order reflects the comments about taking significant or
17 whatever the word was -- I think it was significant. Let's make
18 sure we take that out of there. Anything superior, let's make
19 sure we take that out of there. Those kinds of words really give
20 me the angst because it take -- you got to go an extra mile.
21 It's almost like getting extra credit when you do a test, and I
22 don't think that's been made. I haven't seen that maybe even
23 once or twice. But anyway, I would agree with both the comments.

24 I would also want to say that when we were doing this
25 case, and we had really fleshed this case out. I mean, even



1 | previously, we have really fleshed this whole side out, and I
2 | would agree. Hopefully, this will happen on this vacant site.
3 | But I appreciate both ANCs, particularly Chair or Commissioner
4 | Ra Amin and his cross-examination and his questions of asking and
5 | how he showed the -- he showed a lot of collaboration of how --
6 | to me, he showed it and as well received it.

7 | There was a lot of collaboration and working with
8 | everyone in the neighborhood. Whether you agree or not,
9 | everybody's point was valued. Everyone's position was valued,
10 | and they came to a win-win when they gave us their approval and
11 | they had stipulations of what they want to see, and I believe
12 | they work that out. So that was very well done by both ANCs as
13 | already mentioned by Commissioner Wright.

14 | So with that, would someone like to make a motion to
15 | approve? Obviously, it sounds like this, too is a sense that
16 | you want to approve. And I can tell you that we do miss our two
17 | other colleagues. I can tell you, I do miss the two other. I'm
18 | glad to have these two, but we -- I do miss our two other
19 | colleagues, and I'm sure we all do.

20 | All right. Somebody like to make a motion?

21 | COMMISSIONER WRIGHT: I can -- I do?

22 | Mr. Miller, would you like to make a motion? Would you
23 | like me to? I'm glad to.

24 | VICE CHAIR MILLER: Yeah. You can go ahead.

25 | COMMISSIONER WRIGHT: Okay. So I move that we approve



1 Zoning Commission Case No. 24-15, 901 Monroe Street, LLC,
2 consolidated PUD, first-stage PUD, map amendment at Square 3829,
3 Lot 23 with the changes mentioned including deletion of the word
4 "significant" under the discussion of the setback proffer. But
5 that's my motion to move forward with approval.

6 CHAIRMAN HOOD: Okay. I'll second that motion. It's
7 removed and probably second. Any further discussion?

8 Not hearing, Ms. Schellin, would you do a roll call
9 vote, please?

10 MS. SCHELLIN: Commissioner Wright?

11 COMMISSIONER WRIGHT: Yes.

12 MS. SCHELLIN: Commissioner Hood?

13 CHAIRMAN HOOD: Yes.

14 MS. SCHELLIN: Commissioner Miller?

15 VICE CHAIR MILLER: Yes.

16 MS. SCHELLIN: The vote is 3-0-2 to approve final action
17 Zoning commission Case No. 24-15. The minus two being
18 Commissioner Stidham and Imamura not present, not voting. Thank
19 you.

20 CHAIRMAN HOOD: Okay. The next case is on Commission
21 Case No. 25-01, Ward Memorial AME Church, map amendment at Square
22 5088, Lots 147, 852, and Square 5987, Lot 74.

23 Ms. Schellin.

24 MS. SCHELLIN: Okay. Let me get down to this one.
25 Okay. So this is 25-01, and this one had a hearing on September



1 15th. And the new exhibits at Exhibit 29, NCPC was sent the
2 referral for 30-day comment period. The applicant provided post
3 hearing with the draft order. I'm sorry. Their draft order
4 rather at Exhibit 30 and NCPC provided their response at Exhibit
5 31, stating that this proposal falls under one of the NCPC
6 exceptions and their guidelines. And so that --

7 CHAIRMAN HOOD: So you disappeared. Technology is
8 something. Let's give her a minute to come back.

9 VICE CHAIR MILLER: And the way it kind of works until
10 it doesn't.

11 CHAIRMAN HOOD: It's only doesn't. Okay. She also
12 mentioned. Let me just go ahead and keep it moving. She said
13 NCPC staff filed a letter stating that the proposal falls under
14 the exception of NCPC's guidelines and exempt from NCPC review.
15 One of the things that we did notice, colleagues, as we went
16 through this, I see, plus is not recommended, and we agreed that
17 it should not be applied because of the similar amount of
18 dedicated affordable housing in the planning area. That's been
19 a policy that that also plan has always presented to us, and we
20 have basically accepted it. So with that, I think this was pretty
21 straightforward. I don't necessarily have a whole lot of
22 comments, but let me see if my colleagues do.

23 Commissioner Wright.

24 COMMISSIONER WRIGHT: I don't really have any comments.
25 I think this is a very appropriate rezoning, and I know there



1 was community support for it. I also hope that it can -- I know
2 there isn't a project sort of ending at this moment to use this
3 new zoning, but I hope that the church can work successfully to
4 actually get a good project moving forward under this new zoning,
5 and I certainly do support the application.

6 CHAIRMAN HOOD: Okay. Thank you.

7 Vice Chair Miller.

8 VICE CHAIR MILLER: Yes. I agree with Commissioner
9 Wright and support the moving forward with final action. The map
10 amendment will facilitate more housing, more affordable housing,
11 and allow the church to continue its mission in the city.

12 CHAIRMAN HOOD: All right. I don't have anything to
13 add. I appreciate and I agree with both of my colleagues and I
14 appreciate all the work that was done by the community in this
15 as well. All right. So Ms. Schellin's internet is cut out. She
16 mentioned to me, so I'm going to do my best. I'm going to make
17 a motion. Let me see. Motion made by who? I'm going to make a
18 motion that we approve Zoning Commission Case No. 25-01, Ward
19 Memorial AME Church map amendment at Square 5088, Lots 147 and
20 852, and Square 5987, Lot 74.

21 All right. Is there a second?

22 VICE CHAIR MILLER: Second.

23 CHAIRMAN HOOD: Okay. Give me one second. Second to
24 -- no. Any further discussion?

25 Not any. I think, can you do a roll call vote.



1 So Anthony Hood?

2 Yes.

3 Vice Chair Miller?

4 VICE CHAIR MILLER: Yes.

5 CHAIRMAN HOOD: Commissioner Wright?

6 COMMISSIONER WRIGHT: Yes.

7 CHAIRMAN HOOD: Okay. The vote is 3-0-2, and the motion
8 passes.

9 VICE CHAIR MILLER: great job, Secretary Hood.

10 CHAIRMAN HOOD: Hope I recorded it right, but anyway.

11 All right. So let's keep moving. So I'm sure she'll
12 join us if she can.

13 And I hope Mr. Ritting, you're taking notes too as well
14 to help me.

15 All right. Let's go -- time extension. Anthony Hood,
16 just time extensions. Anthony Hood. Okay.

17 So this is case -- Zoning Commission Case No. 15-20E,
18 TBSC Master Owner One, LLC, one year time extension of a second-
19 stage PUD at Square 620, Lot 254. This is a time to send you a
20 request for one year extension of a second-stage PUD approved by
21 the North Parcel and Zoning Commission Case Order No. 15-20B to
22 file a building permit application by November 10th, 2026. This
23 is before -- so let's do we have any discussions or any issues?
24 Let me ask Commissioner Wright.

25 COMMISSIONER WRIGHT: No. I think we all understand



1 that given the economic climate we're in, that projects are
2 needing a little more time and I have no problem with the one-
3 year time extension.

4 CHAIRMAN HOOD: Okay. Thank you.

5 Vice Chair Miller.

6 VICE CHAIR MILLER: Thank you, Mr. Chairman. I agree
7 that good cause has been shown for the requested time extension
8 for this certain quarter project, which some a lot of stuff has
9 already been done there.

10 CHAIRMAN HOOD: Okay. I would also agree everyone's
11 had time to opine, so I would agree I think this is ready for
12 approval. And with that, somebody make a motion to approve the
13 extension as requested.

14 VICE CHAIR MILLER: I'll make a motion, Mr. Chairman,
15 that the Zoning Commission take -- approve the time extension for
16 Zoning Commission Case No. 15-20E TBSC Master Owner One, LLC, one
17 year time extension of a second-stage PUD at Square 620, Lot 254
18 and ask for a second.

19 COMMISSIONER WRIGHT: Second.

20 CHAIRMAN HOOD: Okay. It's been moved and probably
21 second.

22 Any further discussion?

23 Not hearing.

24 Ms. Schellin, are you back with us?

25 MS. SCHELLIN: Which case were you on?



1 CHAIRMAN HOOD: I'll give you the recording of other
2 one. I move 15-20E. It's been moved and probably second.

3 MS. SCHELLIN: Okay.

4 CHAIRMAN HOOD: Moved by Vice Chair Miller and seconded
5 by Commissioner Wright.

6 MS. SCHELLIN: Got that.

7 CHAIRMAN HOOD: Ms. Schellin, could you do a roll call
8 vote, please?

9 MS. SCHELLIN: Yes.

10 Commissioner Miller?

11 VICE CHAIR MILLER: Yes.

12 MS. SCHELLIN: Commissioner Wright?

13 COMMISSIONER WRIGHT: Yes.

14 MS. SCHELLIN: Commissioner Hood?

15 CHAIRMAN HOOD: Yes. The vote is 3-0-2 to approve
16 final action. Are we on set down? I'm sorry. I lost everything.

17 COMMISSIONER WRIGHT: This is the extension request.

18 CHAIRMAN HOOD: Extension request.

19 MS. SCHELLIN: Time extension. I'm sorry. To approve
20 the time extension as requested. Commissioner Miller moving,
21 Commissioner Wright seconding, the minus two being Commissioner
22 Imamura and Stidham not present, not voting. I think we're trying
23 to get a storm down here.

24 CHAIRMAN HOOD: Gotcha. So Ms. Schellin, right quick,
25 let me give you the one that we did -- your assistant took over.



1 Zoning Commission Case No. 25-01, the Ward Memorial Church AME.
2 The motion was made by Hood, seconded by Vice Chair Miller, and
3 it was approved by all three of us including Commissioner Wright.
4 So the vote was 3-0-2. Okay. All right. So we got the votes
5 out the way. I think we're good for now.

6 All right. Well, no, we're not. All right. Let's go
7 to hearing action. Zoning Commission Case No. 78-17A, Judiciary
8 Plaza, LLC, PUD modification with hearing at Square 489 and Lot
9 21.

10 Oh. Ms. Myers. Go right ahead, Ms. Myers.

11 MS. MYERS: The Office of Planning recommends the
12 Zoning Commission set down this PUD modification request by
13 Judiciary Plaza, LLC at 450 5th Street, NW. This PUD would remain
14 under its MU-8B Zone. The property is in Central Washington at
15 the intersection of the Penn Quarter, Chinatown, Judiciary
16 Square, and East End Neighborhoods. It is also approximately
17 0.25 miles from the National Mall, National Gallery of Art, and
18 the National Archives. In 1978, the subject property was approved
19 for an office building with a ground floor retail. So the
20 original PUD was approved in the '78.

21 Next slide, please. This PUD proposes to adaptively
22 reuse an office building by converting it into a residential
23 building. The applicant worked closely with the Commission of
24 Fine Art and the Historic Preservation Review Board and staff on
25 the new design. The project would preserve much of the existing



1 massing, but still remove portions of the massing along the 5th
2 Street frontage. Sunken courtyards would be created to allow for
3 the additional light and air that is needed for a residential
4 building. The new building would have approximately 500
5 residential units and 8 percent of the residential gross floor
6 area would be set aside for household at the 60 percent MFI as
7 IZ units. It also includes tree and landscape improvements. The
8 project includes flexibility requests for open court width and
9 building height.

10 Next slide, please. On balance, this PUD would not be
11 inconsistent with the comprehensive plan maps. On the future
12 land use map, the site is designated for high density commercial.
13 High rise residential buildings are expected to be interspersed
14 in areas with this designation. Adding residents to the central
15 employment district would allow them the opportunity to live near
16 their employment. On the generalized policy map, it is within
17 the Central Washington area.

18 Next slide, please. When evaluated through a racial
19 equity lens, the proposal would also not be inconsistent with
20 this comprehensive plan. The Central Washington planning area
21 has a high-income majority white population. Through the
22 provision of approximately 500 units with IZ affordable units,
23 this proposal could provide opportunities for more nonwhite
24 residents to live in an employment district area that is well
25 served by public transit and within walking distance of various



1 neighborhood services and amenities. And with that, I will
2 conclude the OP presentation, but of course I'm here for
3 questions. Thank you.

4 CHAIRMAN HOOD: Thank you, Ms. Myers. We appreciate
5 you. Let's see if we have any questions or comments.

6 Commissioner or Vice Chair Miller.

7 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank
8 you, Crystal Myers for the Office of Planning report and bringing
9 forth this case. The conversion of downtown office to housing
10 is challenging, but so necessary in the economic climate that we
11 are -- have been experiencing and probably will be experiencing
12 for some time as articulated, not only in existing comprehensive
13 plan and policies, but in more recent priorities and policies for
14 downtown revitalization, continuing downtown activization
15 envisioned by the mayor and by the city at large. So I think
16 this is appropriate for a set down.

17 We can discuss the -- at the public hearing, a number
18 of things. I'm glad the applicant, I think revised in this case
19 the affordable housing requirement on the original median family
20 income where it's asking for flexibility, but all of it -- all
21 of the 8 percent, the minimum 8 percent will be at 60 percent
22 MFI, which is meeting the minimum requirements if it's all rental.
23 Do we know whether it's envisioned to be all rental? If it was
24 -- some of it was going to be condominium. I assume that's not
25 the case, but it could be 80 percent.



1 But do we know yet or maybe we can just have more
2 information on that subject at the hearing. And whether the --
3 so that affordable housing commitment, which is commendable, is
4 just meeting the minimum requirement of our zoning regulations
5 for inclusionary zoning. So it's not considered a public benefit
6 under the PUD evaluation. If the applicant wants to enhance
7 that, we could then consider it as a public benefit, but I think
8 we just need clarity that that is where they are or where they
9 will continue to be.

10 I think that the -- your report stated that the
11 application does not discuss how the project will comply with the
12 Penthouse IZ set aside. And I think we just need more -- at the
13 hearing, more explanation about that issue, and for more
14 information from the applicant, which I think you're requesting
15 about the penthouse set aside for households at the 50 percent
16 MFI level, which is a deeper reportable level, which is also the
17 minimum required for penthouse space. So we should see the plans
18 that show the location and size of all the IZ units at the hearing
19 or before the hearing. So with that, I'm prepared to set this
20 down Mr. Chairman and appreciate this project coming forward.

21 CHAIRMAN HOOD: Okay. Thank you.

22 Commissioner Wright.

23 COMMISSIONER WRIGHT: I agree with Vice Chair Miller.
24 I am excited to see a large office building that is, you know,
25 perhaps under-utilized being converted to housing. I think the



1 Judiciary Square area is a place that would benefit from housing
2 mixed in with all of the offices that exist in that area to give
3 the area a little bit more of a 24-hour kind of presence. It's
4 pretty quiet there after 5 o'clock and I think having a large
5 residential presence would be fantastic. So I think all of that
6 is definitely a positive.

7 I know that we haven't heard a whole lot about the
8 community outreach and we haven't heard from the ANC. So I would
9 ask -- I'm definitely in favor of setting this down. I would
10 ask, before the hearing, that the applicant make a very concerted
11 effort to undertake the community outreach, work with the ANC,
12 and report back on whether there is support or opposition, or
13 whatever from the community about this project. I think that is
14 something that is important to do, but it's also important to do
15 under our racial equity analysis is to have that level of
16 community engagement and outreach. So I would ask that the
17 applicant work on that and be able to come back to us at the
18 hearing with information on their outreach and what the input
19 they've received has been, but that is my only comment. So thank
20 you.

21 CHAIRMAN HOOD: Thank you, Commissioner Wright. I
22 think my colleagues have covered everything. I'm just looking
23 forward to hearing. I, too, am in favor of setting this down.
24 So Ms. Myers, thank you again for a well-done report and looking
25 forward to comments that we've made and looking forward to having



1 a productive hearing where we can flesh out all issues that may
2 arise. Also, thank you, Ms. Myers.

3 Would one of my colleagues like to make a motion? Vice
4 Chair Miller, would you make a motion?

5 VICE CHAIR MILLER: Sure. Thank you, Mr. Chairman. I
6 would move that the Zoning Commission set down for a public
7 hearing Case No. 78-17A, Judiciary Plaza, LLC, a PUD modification
8 with a hearing at Square 489, Lot 21. I think, if I'm remembering
9 correctly, that was 450 5th Street NW, and ask for a second.

10 COMMISSIONER WRIGHT: Second.

11 CHAIRMAN HOOD: It's been moved in and properly second.
12 Any further discussion? Not hearing.

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

14 VICE CHAIR MILLER: Yes.

15 MS. SCHELLIN: Commissioner Wright?

16 COMMISSIONER WRIGHT: Yes.

17 MS. SCHELLIN: Commissioner Hood?

18 CHAIRMAN HOOD: Yes.

19 MS. SCHELLIN: The vote is 3-0-2 to set down Zoning
20 Commission Case No. 78-17A as a contested case. The minus two
21 being Commissioner Imamura and Stidham, not present, not voting.
22 Thank you.

23 CHAIRMAN HOOD: Okay. Thank you. I think the last
24 thing on our agenda for tonight is Zoning Commission Case No. 09-
25 03I, Skyland Holdings, LLC, first-stage PUD modification at



1 Square 5633, Lot 22. And we're going to go to Ms. Brown-Roberts
2 who I didn't see yesterday. I was looking with a smile. I did
3 not see on the DJ. She didn't turn -- her camera wasn't working,
4 which I was fine with. May I ask you, what was the joke about?
5 I told him that's between you and I. So Ms. Brown-Roberts.

6 MS. BROWN-ROBERTS: We got it, Mr. Chairman. Good
7 evening, Mr. chairman and members of the of the Commission.
8 Again, Maxine Brown-Roberts representing the Office of Planning
9 and Zoning Commission, 09-03I.

10 Next slide. The Skyland Town Center has been under
11 development for a number of years and the original proposal has
12 been through several modifications to be responsive to the market
13 and community needs. The last modification was approved in late
14 2023 on blocks 1 and 4 for 126 road dwellings, a 75-unit all
15 affordable senior apartment building with 1,000 square feet of
16 ground floor retail. The in-center quest is to modify block
17 floor -- block 4 by replacing the senior building with a 75-unit
18 for sale condominium building at 80 percent MFI. Additionally,
19 the applicant requests flexibility to place the long-term bicycle
20 pocket outdoors in an enclosed structure and modify the JR
21 calculations for block 1 and -- blocks 1 and 4.

22 Next slide. The applicant has proffered that the
23 change from the senior housing building to a condominium building
24 is due to several reasons mainly related to funding that has
25 stymied their ability to move ahead with the senior housing,



1 including being unable to get funding through the housing
2 production trust fund or any other district funds for affordable
3 senior multifamily housing, and it is unknown when funding will
4 be available. They've been unable to meet DCHD's (sic) 2025 low-
5 income housing tax credit qualified allocation plan. And I'm
6 sorry. It's the DHCD. They've been unable also to source private
7 funding for affordable projects due to affordable collections
8 concerns and are only interested in home ownership project. The
9 snack of financing could result in an unknown period of delay to
10 construct the senior housing leaving the lot open which could be
11 an eyesore in the town center, as well as present security
12 problems.

13 Next slide. The requested modification in the overall
14 development would continue to be not inconsistent with the
15 comprehensive plan, the future land use map, and the generalized
16 policy map. Development is also not inconsistent with many of
17 the policies of the far northeast and southeast area to provide
18 much needed homeownership opportunities and to provide a mix of
19 uses and housing types at Skyland. The property is within the
20 far northeast southeast planning area which exceeds the 2025
21 affordable housing goal. However, although the area is on track
22 to exceed affordable housing needs, a variety of new housing
23 choices are not being provided. The proposed condominium units
24 will provide another level of homeownership opportunities along
25 with future townhouses and apartments currently at Skyland and



1 would help in addressing the need for variety of housing types
2 in the area.

3 In general, the analysis of the data shows that the
4 planning areas behind that of the district in most categories
5 such as homeownership, median household income, and unemployment.
6 The proposed development could further a number of plan policies
7 related to equity and the applicant has provided a racial equity
8 analysis.

9 Next slide. To continue review of the application, we
10 have had conversations with the applicant and has requested that
11 they address issues regarding the building design, materials, and
12 colors, provide elevation for the bicycle parking structure and
13 address emergency vehicle access. OP will continue to work with
14 the applicant and recommends that the requested modification with
15 hearing be set down for public hearing.

16 Thank you, Mr. Chairman, and I'm available for
17 questions.

18 CHAIRMAN HOOD: Okay. Thank you, Ms. Brown-Roberts.
19 We appreciate a very well-done report. I know there were some
20 things the applicant, in your report, that you all were asking
21 for. I'm hoping the applicant make sure that they respond and
22 have those ready for the hearing. But let me see if others have
23 any questions or comments.

24 Commissioner Wright.

25 COMMISSIONER WRIGHT: Thank you. Although I understand



1 the challenges with providing a senior building for affordable
2 units that it's really impossible to do that without some special
3 financing. And so I certainly appreciate the issues that the
4 applicant has addressed. I actually do think that providing some
5 affordable for-sale condominiums in this development is actually
6 a plus. I think the townhouses are also offers some ownership
7 opportunities, but the condominiums also offer some real entry
8 level ownership opportunities at an affordable level.

9 So I'm pleased that that was the applicant's choice in
10 terms of changing out from the senior affordable to doing
11 condominiums. And I think it's definitely a positive. I think
12 in looking at the building as it comes forward, you know, there
13 is quite a bit of retail adjacent to this building. I think it's
14 important to keep the Streetscape activated, and I hope they can
15 look at opportunities to either have individual entrances along
16 the same sort of walking street where the retail is for this
17 condominium or other ways to try to really keep the Streetscape
18 activated since it would not have the retail that was contemplated
19 in the senior building. But I do think there are some ways to
20 do that, particularly with some individual entrances.

21 Again, I think they're going to rethink their
22 sustainability and what types of sustainability programs and
23 goals they're going to go for. I think that that's really
24 important to have great sustainability. And I think that it's
25 going to be important as always to understand if there is



1 community concern or support for this project's change. And so,
2 I, again, very happy to set this down, but before the hearing,
3 I'm hoping that the applicant will work closely with the
4 community, with the appropriate ANC, and do their necessary
5 outreach so that we can get information about the community's
6 feelings about the project and get their input at the hearing.
7 So those are my only comments.

8 CHAIRMAN HOOD: Okay. Thank you.

9 Vice Chair Miller.

10 VICE CHAIR MILLER: Thank you, Maxine Brown-Roberts for
11 your presentation and your report on this case and all the work
12 that you, I think, you've been involved with this Skyland project
13 and some of the other projects in the city and your role with
14 Office of Planning. Hang on. Sorry about that.

15 I agree with Ms. Brown-Roberts with all of you -- as
16 the Chairman and Commissioner Wright said with all of your request
17 for additional information prior to the hearing, which you
18 outlined in on Slide 5 of your presentation tonight. And I
19 appreciate the applicant just sticking to it with this Skyland
20 project, which has been -- had its many challenges over the years.
21 But the applicant has always come back working with the community
22 to respond and come up with an alternative approach based on
23 market or whatever financing challenges that have been. So I
24 think this -- the homeownership opportunities are significant
25 with the 10 percent set aside for affordable. So I'm prepared



1 to set it down and look forward to hearing more from the applicant
2 and the community and the Office of Planning at the hearing about
3 the project. So thank you.

4 CHAIRMAN HOOD: Thank you.

5 Again, Ms. Brown-Roberts, thank you for the report. I
6 don't have any questions. I believe we'll be setting this down
7 for a hearing and looking forward to the further process. And
8 also the request and things that my colleagues have mentioned,
9 especially community engagement here from the ANC and what has
10 already been mentioned by both my colleagues. All right. So
11 thank you, Ms. Brown-Roberts.

12 MS. BROWN-ROBERS: You're welcome.

13 CHAIRMAN HOOD: Appreciate it.

14 All right. Colleagues, we'll make the last.
15 Commissioner Wright, do you like to make a motion? I always like
16 different people to make motions.

17 COMMISSIONER WRIGHT: Sure. I'm glad to. I move that
18 we set down Zoning Commission Case No. 09-03I, Skyland Holdings,
19 LLC, first-stage PUD modification with hearing at Square 5633,
20 Lot 22 with the information that we have asked for at the hearing.

21 VICE CHAIR MILLER: Second.

22 CHAIRMAN HOOD: It's been moved and properly second.

23 Any further discussion? Not hearing.

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

25 MS. SCHELLIN: Commissioner Wright?



1 COMMISSIONER WRIGHT: Yes.

2 MS. SCHELLIN: Commissioner Miller?

3 VICE CHAIR MILLER: Yes.

4 MS. SCHELLIN: Commissioner Hood?

5 CHAIRMAN HOOD: Yes.

6 MS. SCHELLIN: The vote is 3-0-2 to set down Zoning
7 Commission Case No. 09-03I as a contested case. The minus two
8 being Commissioner Imamura and Stidham not present, not vote.
9 Thank you.

10 CHAIRMAN HOOD: Okay. We have nothing else on our
11 agenda for this evening, correct, Ms. Schellin?

12 MS. SCHELLIN: That is correct.

13 Did we -- did I also state that the two cases scheduled
14 for November 6th and 13th were being rescheduled?

15 CHAIRMAN HOOD: No. I don't believe so.

16 MS. SCHELLIN: I don't -- no. So because of those
17 dates that I gave for the omnibus text amendment, those two cases
18 will be rescheduled and a new notice will be sent out. So I just
19 want to put that out there as notice for people.

20 CHAIRMAN HOOD: Okay. So the Zoning Commission will
21 meet again on October 27th on the same platforms at 4 p.m. Zoning
22 Commission Case No. 25-11. This is a text amendment from the
23 Office of Planning, so. All right. We'll meet at the same time.
24 So again, the honorable bill has been broken up. We heard your
25 voices, and we also thought about ourselves as well. I'll be



1 frank and honest. But we heard your voices and also what you
2 all -- and you all actually triggered us in the community to
3 think about what we really need to do. So we appreciate -- that's
4 why it's good to have community input. You all -- we do make a
5 difference in the community, so thank you all for helping us see
6 the light. So with that, there's nothing else in this meeting.
7 Thank you everyone for their participation in this meeting. This
8 meeting is adjourned. You all take care. Have a good weekend.

9 MS. SCHELLIN: Thank you.

10 (Whereupon, the above-entitled matter went off the
11 record at 5:03 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: Regular Public Meeting

Before: DCZC

Date: 02-23-25

Place: Teleconference

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

