

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING  
CASE NO. 25-04

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THURSDAY

JANUARY 8, 2026

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:04 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
ROBERT E. MILLER, Vice Chair  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner  
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE

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OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON  
RADHIKA MOHAN  
JOSHUA MITCHUM

ALSO PRESENT:

ED VILLARD  
JEMILA DANIELS

The transcript constitutes the minutes from the  
Regular Public Hearing held on January 8, 2026.

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

2 (4:04 p.m.)

3 CHAIRMAN HOOD: Good afternoon, ladies and gentlemen.  
4 We are convening and broadcasting this public hearing by  
5 videoconferencing. My name is Anthony Hood. I'm joined by Vice  
6 Chair Miller, Commissioners Wright, Imamura, and Stidham. We're  
7 also joined by the Office of Zoning staff, Ms. Sharon Schellin,  
8 and our Office of Zoning Legal Division, Mr. Jacob Ritting. I  
9 will ask all others to introduce themselves at the appropriate  
10 time.

11 The virtual public hearing notice is available on the  
12 Office of Zoning's website. This proceeding is being recorded  
13 by a court reporter and is also webcast live via Webex and YouTube  
14 Live. The video will be available on the Office of Zoning's  
15 website after the hearing. Accordingly, all those listening on  
16 Webex or by phone will be muted during the hearing and only those  
17 who have signed up to testify will be unmuted at the appropriate  
18 time. When called, please state your name before providing your  
19 testimony. When you are finished speaking, please mute your  
20 audio.

21 If you experience difficulty accessing Webex or with  
22 your telephone call-in, then please call our OZ Hotline number  
23 at 202-494-4068 -- again, 202-494-4068 -- to receive Webex log-  
24 in or call-in instructions or if you have not signed up to  
25 testify. All persons planning to testify must sign in at the

1 appropriate -- sign up at the -- in advance and will be called  
2 by name at the appropriate time. At the time of sign-up, all  
3 participants will complete the oath or affirmation required by  
4 Subtitle Z-408.7. If you wish to file written testimony or  
5 additional supporting documents during the hearing, then please  
6 be prepared to describe and discuss it at the time of your request  
7 when submitting.

8 The subject of this evening's hearing is Zoning  
9 Commission Case Number 25-04. This is the Ed Villard map  
10 amendment from R -- from the R-2 to the MU-4 at Square 5341, Lot  
11 34, 5045 Hanna Place Southeast. Again, today's date is January  
12 the 8th, 2026. The hearing will be conducted in accordance with  
13 the provisions of 11-Z DCMR, Chapter 4, as follows: preliminary  
14 matters; applicant's case; report of the Office of Planning; and  
15 report of the Department of Transportation and other government  
16 reports -- we'll switch the order around -- report of the  
17 ANC -- in this case, it's ANC 7E -- testimony of organizations  
18 and individuals -- organizations, five minutes; individuals,  
19 three minutes, respectively -- and we'll hear from those who are  
20 in support, opposition, and undeclared; then we'll have rebuttal  
21 and closing by the applicant.

22 So, at this time, the Commission will consider any  
23 preliminary matters. Before I go to Ms. Schellin, I see Mr.  
24 Ritting has been up for a minute, so do you have a preliminary  
25 matter or do I need to go to Ms. Schellin first?

1                   MR. RITTING: I did. I wanted to raise an issue that  
2 I noticed after I sent the hearing report to the Commission, and  
3 it has to do with the letter from the ANC 7E Chairperson. I  
4 didn't mention it in the hearing report, and I wanted to bring  
5 it to the Commission's attention and I wanted the applicant and  
6 the ANC, if they're present, to hear this, so they can address  
7 it in their testimony, but the letter does not indicate that it  
8 was voted on by the full ANC with a quorum. And, according to  
9 the zoning regulations, that means you don't give it great weight.

10                  Usually when this issue comes up, you raise the issue  
11 with the ANC representative and see if they could provide an  
12 updated letter, but maybe there's some other explanation here.  
13 I don't know what the situation is, and I wanted to bring it to  
14 the Commission's attention and to the ANC and the applicant.  
15 That's it.

16                  CHAIRMAN HOOD: Thank you, Mr. Ritting. I will tell  
17 you, I've already noticed that. I've already spoken to Ms.  
18 Schellin about that, but we will consider that. We will deal  
19 with that when we get there, so thank you for that. Appreciate  
20 it. All right. Ms. Schellin, do we have any preliminary matters?

21                  MS. SCHELLIN: Just very briefly. The applicant plans  
22 to take about seven minutes, so we'll put about ten minutes on  
23 the clock for him. The ANC report that he is referring to is at  
24 Exhibit 20, and he has already stated what I was going to bring  
25 up. I don't see anybody from the ANC registered to testify, so

1 we don't have anyone at this time registered to testify from the  
2 ANC. The OP report -- hearing report is at Exhibit 15,  
3 recommending approval without IZ Plus I believe. As of this  
4 writing, no letters in opposition. We do have one person  
5 registered to testify this evening in opposition, and, as of  
6 right now, no one -- no other DC agencies registered, so I'll  
7 turn this over.

8 CHAIRMAN HOOD: Okay. Thank you. Thank you, Ms.  
9 Schellin. Let's bring Mr. Villard or his representative up. I'm  
10 going to still call for those agencies, even though they may not  
11 be here.

12 MS. SCHELLIN: Yes, he's representing himself

13 CHAIRMAN HOOD: Okay. All right. Mr. Villard, good  
14 afternoon. Whenever you're ready, we're ready.

15 MR. VILLARD: All right. Good afternoon. Can you all  
16 hear me?

17 CHAIRMAN HOOD: Yes, we can. Go right ahead.

18 MR. VILLARD: All right. So I will get started. Should  
19 I -- Are the slides up? Sorry. I don't have the Webex app  
20 open. I had to join from the browser. I was having some technical  
21 issues.

22 MS. SCHELLIN: So Mr. Young will bring those up for  
23 you, and when you're ready to go to the next page, you can just  
24 say, "Next page," and Mr. Young will do that for you.

25 (Shares PowerPoint presentation on the screen.)

1                   MR. VILLARD: Thank you, Ms. Schellin, and thank you,  
2 Mr. Young. All right. So good afternoon everyone. My name is  
3 Ed Villard. I am the applicant and property owner of 5045 Hanna  
4 Place Southeast. I've owned the property since 2018, and I am  
5 now proposing a map amendment from the R-2 zone to the MU-4 zone.

6                   Next slide please. All right. So the subject  
7 property -- so the lot is currently zoned R-2, and it is currently  
8 improved by fully-occupied four-unit building. The RU-2 zone is  
9 a low-to-moderate density zone, and, as previously mentioned, I  
10 am proposing an amendment to the MU-4 zone, which is a medium-  
11 density mixed-use zone.

12                  Next slide please. All right. So here are some photos  
13 of the property. It's a corner lot with a land area of about  
14 5,300 square feet. The building is also -- the site is also  
15 encumbered by two 15-foot building restriction lines on both  
16 Hanna Place and 51st Street Southeast, just for your reference.

17                  All right. Next slide please. As previously  
18 mentioned, the building is fully occupied and all tenants are in  
19 support of the proposal. Some quick context on the building,  
20 it's an older building, and all of the bathroom water supply  
21 lines are galvanized pipes. And I won't get into detail about  
22 the downsides of galvanized pipes, as I'm sure you are all aware,  
23 so I'll just say it's gotten to the point where the pipes are at  
24 risk of bursting at any moment. All tenants have experienced a  
25 significant reduction in their water pressure due to the internal

1 corrosion of the pipes, and this has affected their quality of  
2 life. So, with this being the case, I am proposing this zoning  
3 action in order to redevelop this property, which is the only  
4 financial feasible course of action at this time. And, if  
5 approved, all tenants will be provided with any upfront payment  
6 to cover the difference in rent at a comparable apartment building  
7 during the construction period.

8 Next slide please. Okay. So, again, I'm proposing a  
9 change from the R-2 zone to the MU-4 zone. And the main highlight  
10 on this slide is my request to place a covenant on the property  
11 to restrict commercial uses. My community engagement style  
12 during this process has been more of a boots-on-the-ground  
13 approach, simply because I've owned the building for almost ten  
14 years now and everyone in the community is familiar with me. The  
15 had my number before this came about. They've had my number for  
16 years. And I perform most of the property maintenance myself,  
17 so I'm always onsite speaking to folks in passing and, you know,  
18 so I received no opposition, but the only request I've received  
19 from two neighbors is to prevent commercial uses, because they're  
20 not interested in any retail components on the site, and I agree  
21 with that, and this is why I'm requesting the covenant. And,  
22 again, no negative feedback has been received on my end. I know  
23 we have the ANC letter that we can speak about, but I've received  
24 no negative feedback; I've received general questions about what  
25 I'm looking to accomplish; I've received requests for mentorship;

1 and I've also received some investment offers, so just, like,  
2 it's all positive -- it's all positive feedback I would say.

3 Next slide please. So I'm sure you all are familiar  
4 with the aspects of the MU-4 zone. And, on this slide, I'll just  
5 highlight again that I'm not looking to incorporate any  
6 commercial uses. If I were to redevelop the property, it's  
7 strictly residential. I do not have any building designs at  
8 this time, but I would be looking to expand the building  
9 vertically and to the rear as well, so the footprint really  
10 wouldn't change too much, just because, again, those restriction  
11 lines kind of, you know, restrict what I can -- how I can expand  
12 the building.

13 Next slide please. Okay. So this proposal is  
14 consistent with the Comp Plan and its policies, including the  
15 Framework Element and the Future Land Use Map, the Generalized  
16 Policy Map; also, when evaluated through a racial equity lens,  
17 as well as other citywide elements. I will also do a brief  
18 overview of the -- of how the proposed zoning action actually  
19 meets these plans and policies, and, of course, there are more  
20 details in the various filings.

21 Next slide please. Okay. So the property is designated  
22 as resident-moderate density and commercial-moderate density on  
23 the Comprehensive Plan Future Land Use Map, which is consistent  
24 with the proposed MU-4 zoning. And this proposal will provide  
25 infill development on an underutilized site and has the potential

1 to provide new housing, which is also encouraged by the Comp  
2 Plan.

3 Next slide please. Okay. So the subject site is  
4 located in a Neighborhood Conservation Area, which would lead  
5 many to believe that this type of redevelopment would be in  
6 conflict with the Comp Plan, but that is not the case. According  
7 to GPM, densities in Neighborhood Conservation Areas are guided  
8 by the Future Land Use Map and the Comprehensive Plan Policy Map  
9 (sic) and -- sorry -- and the Comprehensive Plan policies. The  
10 Future Land Use Map designates this site as a residential-  
11 moderate density and commercial-moderate density zone, which  
12 translates to MU-4. And so, with this being the case, the  
13 proposed zoning map amendment is not inconsistent with the GPM  
14 or the FLUM.

15 Next slide please. Okay. So when evaluating this  
16 proposal through a racial equity lens, I think we can see that  
17 the action will have a net positive outcome for the community.  
18 There will be tenant displacement, but all tenants will be  
19 returning at a discounted rate. We agreed to a 20 percent  
20 discount from comparable apartment buildings in the area, and all  
21 tenants -- again, they're all in support of this, and they are  
22 all interested in coming back. And, also, there will be an  
23 increased amount of housing provided on this site.

24 Next slide please. Okay. So this site has proximity  
25 to public transportation, and it is also close to many municipal

1 offerings, including the Woody Ward Center. And I also just want  
2 to note that any new structure to be built will incorporate  
3 energy-efficient design strategies.

4 Next slide please. So there's a more thorough analysis  
5 in the filings, but to summarize this slide, the proposed action  
6 would allow the creation of a 100 percent affordable apartment  
7 building in the District that will improve environmental quality.  
8 And I haven't decided on the AMI levels yet, but it's going to  
9 be affordable. And, also, those environmentally-friendly  
10 features and design strategies, I think they're important on this  
11 project, because, you know, that's -- those kind of design  
12 strategies are in an area that is typically devoid of climate-  
13 resilience efforts that are more prevalent in the District's more  
14 affluent areas. So, yeah, this would definitely be an energy-  
15 efficient building.

16 Next slide please. Okay. I was -- I was going to  
17 discuss spot zoning, but I believe we can skip this slide, as I  
18 became aware that this is not a spot zoning issue, so we can skip  
19 this slide. Sorry. Okay. Thank you. Yeah. So, in conclusion,  
20 the proposed action is not inconsistent with the Comp Plan. It  
21 is consistent with the District's plans and policies, and it is  
22 ultimately an act of proactivity, as I'm looking to avert the  
23 creation of poor housing conditions that have been seen in this  
24 area, and I just want to avoid that for current tenants and future  
25 tenants as well.

1           Next slide please. Okay. Yeah. So that's it for me.  
2 Thank you for the time. I am ready to answer any questions and  
3 including any questions on the ANC letter that was submitted  
4 today. Love to speak about that as well.

5           CHAIRMAN HOOD: All right. Thank you, Mr. Villard. I  
6 do want to ask you -- before I go to Commissioner Wright, I do  
7 want to ask you why did you want to skip spot zoning. I was  
8 interested in hearing your take on it. I've heard many. Some  
9 of them were different.

10           MR. VILLARD: Yeah.

11           CHAIRMAN HOOD: But I understand -- I would like  
12 to -- just tell me what were you going to tell us about, other  
13 than what I'm reading, and why -- and why did you even have to  
14 bring that up? I'm just curious.

15           MR. VILLARD: Well, so I had it in my slides, because  
16 I know it was an issue the Commission was concerned with during  
17 the initial -- the initial hearing. I heard it brought up during  
18 that initial hearing, so I figured I'd address it on the slides,  
19 but then I found out that I don't -- I guess OP does not consider  
20 this a spot zoning issue, so I probably should have removed it.  
21 That's my mistake. But I was just going to say that I don't  
22 really see this as spot zoning either, because I think my  
23 understanding of spot zoning is, it's a spot zoning issue when  
24 it's arbitrary or purely for private benefit. And it's not the  
25 case in this scenario, because it's -- it would benefit the

1 community through the production of quality affordable housing  
2 and then, also, the housing units that would be created would be  
3 in line with the Comp Plan, so I don't think it, you know  
4 (indiscernible) --

5 CHAIRMAN HOOD: Right. And more than likely, if it was  
6 spot zoning, we probably wouldn't be this far, so we probably  
7 wouldn't be where we are here now. We wouldn't even be here.  
8 I'd probably be watching the news. Okay. All right. So we're  
9 good. Let me --

10 MR. VILLARD: My mistake. I should -- I was going to  
11 remove it.

12 CHAIRMAN HOOD: That's fine. That's fine. That's  
13 fine. Thank you. Appreciate your presentation. Very well done,  
14 but let's see what questions we have. Commissioner Wright.

15 COMMISSIONER WRIGHT: Thank you. You know, I generally  
16 think this is a good proposal. I don't know if you have decided  
17 how many units would be in the new building or, when you say it  
18 will be 100 percent affordable in the new building, you know,  
19 what that means. Are you really saying that you will do units  
20 that are affordable in the sense of meeting the city's IZ  
21 standards, or are you talking about units that would be affordable  
22 in the sense of, you know, meeting workforce housing standards?  
23 I just -- I guess I'm sort of wondering how many units you're  
24 thinking about, just generally, because I understand you don't  
25 really have a full project completely planned out at this point.

1 And when you say it's going to be 100 percent affordable, what  
2 does that mean to you?

3 MR. VILLARD: So, to me, as far as the affordability  
4 goes, I was thinking along the lines of AMI levels, so that's  
5 what affordability means to me in this scenario. I would meet  
6 whichever AMI levels which suit me the best. And then, as far  
7 as the building design, yeah, I have no designs for the project,  
8 but if I look at what I can do on the project -- on the site, I  
9 can't really expand the building outwards, because of the  
10 restriction lines, so I'd have to go up and then possibly to the  
11 rear a little bit. I saw that the DDOT report said I could get  
12 up to, I think, 13 units is what DDOT had said. I don't really  
13 know what that's based -- I'm not sure what that's based on, but,  
14 yeah, I haven't -- I couldn't tell you. I just would know more  
15 to make it feasible financially, so more I'd say.

16 COMMISSIONER WRIGHT: Right. I mean, I'm sure you'll  
17 want to, you know, maximize the size of the building and the  
18 number of units, because that's what's going to make it affordable  
19 to do a project like this. And I understand -- you know, again,  
20 what I'm hearing from you, and you can tell me if I'm wrong, is,  
21 you know, you have a commitment to creating more housing and more  
22 affordable housing in the District that, you know, I guess, you  
23 know -- is this sort of the first project that you're actually  
24 looking at implementing on your own or have you done other  
25 projects?

1                   MR. VILLARD: Yeah, I've done other projects in DC and  
2 in Maryland, so, yeah, not the first one.

3                   COMMISSIONER WRIGHT: Okay. Great. I know you talked  
4 about not wanting to do retail or commercial, and that the  
5 residents -- nearby neighbors also don't want that, and you were  
6 offering the idea of putting a covenant on the property that  
7 would say that it would not have retail or commercial. You know  
8 that is a little different than what the sort of general plan  
9 called for on this site, but I also understand why this particular  
10 location might not be great for a commercial use. I note  
11 particularly how it's sort of set up high off the sidewalk. And,  
12 you know, if you were doing some sort of commercial use, you  
13 would want something that was up along the sidewalk, very visible.  
14 And so this doesn't even truly lend itself to being a great site  
15 for commercial use, but could you talk a little bit more -- I  
16 mean, one of the things that, you know, is a concern, once you  
17 put a covenant on a site, is it's there forever. It's not  
18 something that's controlled by zoning or, you know, by this  
19 Commission, or by, frankly, any part of government. It's a  
20 private covenant that you're putting on your own private  
21 property. Could you talk a little bit more about that?

22                  MR. VILLARD: Talk about, I guess, my desire to do  
23 that?

24                  COMMISSIONER WRIGHT: Yeah. Yeah.

25                  MR. VILLARD: Yeah, because that -- two neighbors did

1 not want to see any commercial uses on the lot, and I agree.  
2 There's really no need for it. And, also, I was thinking to  
3 myself, there's the Fletcher-Johnson redevelopment happening down  
4 the street, which would kind of negate the need for additional --  
5 this is me thinking (indiscernible) of course -- I think would  
6 negate the need for any additional retail spaces, like, on this  
7 site, so I just didn't see a need for it. And then, also, to  
8 bring some peace of mind to the residents, I don't have a problem  
9 doing that. That's -- yeah, that's really --

10 COMMISSIONER WRIGHT: So -- and this is really a  
11 question for our legal counsel, Mr. Ritting -- if this private  
12 property owner, Mr. Villard, decides to put a covenant on his  
13 property, we don't really have a say, yes or no, as to whether  
14 he can do that, do we? I mean, that's a private action on a  
15 private piece of property.

16 MR. RITTING: Well, I mean, there are instances where  
17 the Commission order, as a condition of approval, requires a  
18 covenant, but that's not what's happening here. In this case,  
19 Mr. Villard is volunteering to do that. The issue -- well,  
20 there's several, but one you mentioned already, which is that the  
21 Commission doesn't have any control over the covenant in the  
22 future, because it lasts in perpetuity; and, also, that it's  
23 partially -- or completely inconsistent with the FLUM designation  
24 of mixed-use and -- because the covenant lasts indefinitely,  
25 creating a permanent solution to what might be a temporary issue.

1                   COMMISSIONER WRIGHT: But I guess my question is, if  
2 the action we take today or -- you know, today or in the future  
3 is essentially about rezoning the property and we remain silent  
4 on the issue of a covenant, it doesn't forbid Mr. Villard from  
5 putting a covenant on his property.

6                   MR. RITTING: Oh, that's absolutely right, yes.

7                   COMMISSIONER WRIGHT: I mean, he has the right to do  
8 that, whether he was coming in for a rezoning or not.

9                   MR. RITTING: Correct.

10                  COMMISSIONER WRIGHT: So, you know, I think, from my  
11 perspective, my sort of thought is to sort of remain silent on  
12 that issue. I think if Mr. Villard feels that it's important to  
13 fulfill a promise to the community and he decides he wants to  
14 take his, you know, again, private ownership action to place a  
15 private covenant on his own property, I think that is, you know,  
16 a choice he can make. But, I mean, agree with you, the plan --  
17 the general plan sort of calls for this to be a mixed-use area,  
18 although, again, I think this particular site is sort of  
19 unrealistic for a great mixed-use property because of the  
20 topography and the fact that there are setbacks from the street,  
21 and you can't really get a good retail space -- you can't get a  
22 corner store on this property right up at the corner, because of  
23 the setback requirements and so forth, so it honestly -- if he  
24 chooses to do a covenant, it doesn't bother me as much, because  
25 I honestly don't think this will ever be a retail site, just that

1 retail wouldn't succeed at this site. But that was -- my only  
2 real question, which you've answered and I appreciate it, is, you  
3 know, if we are silent on this, does Mr. Villard still have the  
4 right to put a covenant on his own property? And I think the  
5 answer is yes, so -- and then the last thing, Mr. Villard, is  
6 could you respond to the ANC or tell us a little bit more about  
7 your dealings with the ANC?

8 MR. VILLARD: Yes. I was actually surprised to see  
9 that letter, because I was actually planning on coming in today  
10 to ask you guys to -- ask the Commission to allow the ANC to have  
11 more time to submit their comments or submit their report, because  
12 I actually had spoken to the ANC last month and they had let me  
13 know that they weren't going to have their executive meeting by  
14 the time of this hearing, so they weren't going to be able to  
15 comment, or something like that, so I was surprised to see that  
16 letter.

17 And then, also, I attend all the ANC meetings; never  
18 received or never heard of any -- I think, what was the word that  
19 was used? It was like consistent -- I've never known residents  
20 consistently expressing concern over the project. That was  
21 surprising to me. I'm at all the meetings. I've never -- didn't  
22 see that happen at all, so that was -- I'm not sure if there was  
23 another -- maybe like a private meeting or folks submitted  
24 something anonymously. I don't know about that, but as far as  
25 what I've seen, that's not what I've seen at all. If there was

1 opposition, I'm sure that they would be speaking today. We'll  
2 see. I don't know. I guess we'll find out. And, yeah, as far  
3 as -- there was another section where they had mentioned that the  
4 MU-4 designation is infeasible, I think is what they had said.  
5 And I know that the DDOT report and the OP report counters that.  
6 I'm sure you guys saw that as well. And as far as their mention  
7 of clarity goes, I'm not sure about what that means for this  
8 project. I don't know what kind of -- I don't know what they're  
9 referring to. Yeah, I'm confused by it, thrown off by it, and  
10 just surprised by it, because, again, they told me they weren't  
11 even going to be able to, because they weren't able to have their  
12 meeting by now, so I don't know. It was shocking to see, I guess,  
13 but, yeah, I'd love to work with the ANC. If they're on now, I  
14 would love to hear, you know, their thoughts, because it's kind  
15 of left field to me -- I don't know.

16 COMMISSIONER WRIGHT: Okay. Thank you. That was it,  
17 in terms of questions for me. Thank you very much, Mr. Villard.

18 MR. VILLARD: Thank you.

19 CHAIRMAN HOOD: Okay. Thank you. Commissioner Imamura.

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and  
21 thank you, Mr. Villard. If my camera goes off, my apologies.  
22 It's been cutting in and out. It must be my connectivity or  
23 Webex, since I've been struggling with this since we've gotten  
24 this new platform. But, again, thank you for your presentation  
25 tonight.

1           I appreciate Commissioner Wright's comments -- her  
2 questions, because I share -- well, first, I share her view about  
3 the covenant, and was also curious about your work with the ANC.  
4 My only question that I have for you, Mr. Villard, is I'm just  
5 sort of curious how -- if you could walk me through how you  
6 arrived at the MU-4 zone and if there were other zones that you  
7 were considering? Just curious about your process and how you  
8 arrived at the hat?

9           MR. VILLARD: Oh, so I just saw that the designation  
10 on the Future Land Use Map for the residential-moderate density  
11 and commercial-moderate density translate to MU-4, and then  
12 figured -- you know, I've seen some other MU-4 developments, and  
13 I realized, okay, on this site, with the building restriction  
14 lines, that I could probably make something with that density  
15 that's allowable under that zone. But, yeah, that's it. I didn't  
16 really seek out MU-4. I just kind of saw that it translates to  
17 MU-4, if that makes sense.

18           COMMISSIONER IMAMURA: Great. That's -- you've  
19 answered my question. So, Mr. Chairman, I don't have any other  
20 comments or questions for Mr. Villard. Thank you.

21           CHAIRMAN HOOD: Okay. Thank you. Vice Chair, I'm  
22 going to come to you next. Vice Chair Miller.

23           VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.  
24 And I appreciate the applicant, Mr. Villard, bringing this map  
25 amendment forward, which is -- we largely evaluate map amendments

1 in terms of their consistency or lack of non-inconsistency with  
2 the Comprehensive Plan, and it's clear that the MU-4 proposed  
3 zoning is more consistent with the Comprehensive Plan Future Land  
4 Use Map of mixed-use moderate-density commercial and residential  
5 than the existing R-2 zoning. So, on that basis, I support the  
6 application. And we don't have a -- with map amendments, we  
7 don't have a project in front of us that we evaluate or do  
8 public -- you know, evaluate public benefits and -- or attach  
9 conditions to normally, or ever, so -- but you -- it will  
10 facilitate more housing, which is what your intention is, than  
11 the four units that are there now with five tenants?

12 MR. VILLARD: Yeah, there's some couples, so there are  
13 two couples -- there are at least five tenants and some couples  
14 that live together, so --

15 VICE CHAIR MILLER: And how many units are there in the  
16 existing?

17 MR. VILLARD: Four.

18 VICE CHAIR MILLER: Four?

19 MR. VILLARD: Yeah.

20 VICE CHAIR MILLER: And it's a two-story building. I  
21 guess it -- the MU-4 might permit a three-story building. It  
22 would be ten feet more in height, I think, than the existing  
23 zoning. I don't know what -- the two-story is probably not even  
24 meeting the -- nowhere near -- probably not even near the maximum  
25 40-foot height of the existing zoning. And DDOT, as you pointed

1 out, did say that if you maximized the total, there would be 13  
2 units. And I appreciate Commissioner Wright's comments and  
3 Commissioner Imamura's comments. You did say -- we're not  
4 evaluating a project, but you have stated that it -- you intend  
5 to do an all-affordable project. And are you -- this isn't really  
6 part of our evaluation, but just -- you've peaked my curiosity --  
7 are you seeking other -- are you seeking District subsidy to do  
8 lower levels of affordable housing than -- or any -- for any of  
9 the affordability or you're just -- you're proposing to do an  
10 all-affordable housing that probably is in range of our  
11 inclusionary zoning AMI and MFI levels?

12 MR. VILLARD: Yeah, not seeking any subsidies from DHCD  
13 or anything. I know smaller projects like this are practically  
14 impossible -- you can't really say it's impossible, but they  
15 don't really fund smaller projects like this, so it'll be all  
16 private money, using my own capital. And, yeah, at whatever AMI  
17 level makes the most sense, I guess, but it'll definitely be  
18 affordable in the sense of AMI and MFI levels, but no subsidies,  
19 I'm sure. I would hope, I mean, but, no, I doubt it.

20 VICE CHAIR MILLER: Yeah. Okay. And your -- you did  
21 have engagement with ANC 7E, and we just got their -- you just --  
22 we all just got their letter today I think -- dated today I think.

23 MR. VILLARD: Yeah.

24 VICE CHAIR MILLER: You presented in front of them  
25 previously or it looks like a couple times, according to their

1 own letter, but -- and you're surprised you said by the statement  
2 of opposition. So when was your last presentation at a -- for  
3 an -- at an ANC meeting or was it just informal conversations  
4 with them?

5 MR. VILLARD: It was months ago. And then, also, since  
6 then it's been informal conversations, e-mail exchanges. I go  
7 to the meetings that they have monthly. Yeah, I don't really  
8 know. And, again, I never -- the opposition is -- I don't know  
9 where -- I'm not sure. I would love to hear where that came from  
10 or who that came from. I don't really -- it caught me off guard,  
11 because I didn't receive any opposition, and I don't know. I  
12 would love to just hear about that I guess.

13 VICE CHAIR MILLER: So -- and they may be here. I  
14 don't know either it they are here. We'll all find out at the  
15 same time I guess. So thank you for bringing this forward. Mr.  
16 Chairman, I don't have any other further questions or comments.  
17 Thank you.

18 MR. VILLARD: Thank you.

19 CHAIRMAN HOOD: I, too -- I don't have any -- my phone  
20 never rings until I (indiscernible) -- I don't have any  
21 questions, Mr. Villard. I do appreciate -- give me one -- give  
22 me one moment please.

23 (Brief pause.)

24 CHAIRMAN HOOD: Okay. So what I was going to say was,  
25 I do appreciate the -- Mr. Villard, the relocation plan and,

1 also, what you have done in garnering all the support of the  
2 residents means a lot, so that means they buy into that, which  
3 means I'm -- I would buy into it. I, too, am not necessarily  
4 concerned about the ANC report, because I believe that, the way  
5 I'm reading it -- and I don't know if they're here -- is that  
6 maybe the ANC just doesn't understand, because I'm looking at  
7 some of the things -- and, again, while we always say we don't  
8 talk about a project -- and I'm glad Ms. Lovick's not here,  
9 because I'll get -- I'm not going to say reprimanded, but I'll  
10 get -- the law will come to me again; she will tell me what we --  
11 where we're supposed to be -- but we say we don't talk about a  
12 project, but we do, but, really, we don't in this case, so I'm  
13 not going to talk about a project.

14                   What I am concerned about though is that -- making sure  
15 that there's not a misunderstanding. When you met with the ANC,  
16 did you meet with Commissioner Natasha Dupee?

17                   MR. VILLARD: Yep.

18                   CHAIRMAN HOOD: Okay. And, to your knowledge, she  
19 was -- she was -- they were on board?

20                   MR. VILLARD: They were -- it was kind of more so just  
21 keep us posted, keep going, and -- but there was never any, like,  
22 "We'll go against this" at all. Never got that at all.

23                   CHAIRMAN HOOD: And you met a couple of times. So I'm  
24 just trying to figure out -- maybe, you know, here's what I would  
25 do. It's been a couple of times, and it may have been a couple

1 of months ago, correct?

2 MR. VILLARD: I last spoke to her a couple weeks ago.  
3 December is when I last spoke to her, before the holiday, and  
4 none of this was -- none of this came up in December. Like, I  
5 think it was December -- mid-December, and none of this came up.  
6 I asked for any concern, and nothing came up. It was just, we're  
7 not going to meet before your hearing, so we can't provide a  
8 letter of support; we're not going to meet before then, and we're  
9 not going to vote on it or something, and that was it.

10 CHAIRMAN HOOD: I would be very interested to know how  
11 we got here, but I'm not -- personally, me, I'm not going to  
12 dwell on it. You all have had -- you put on the record that you  
13 all have had good conversations. The opposition didn't show up.  
14 You met. Even though we're giving great weight -- and here's the  
15 other problem with the letter, as Mr. Ritting was mentioning  
16 earlier. It doesn't say when a vote was taken; it doesn't say  
17 they had a quorum. It doesn't even say they had an advertised  
18 meeting, so I'm not sure -- I know Ms. Dupee is the Chair, but  
19 I'm not really sure how we arrived at this conclusion. So if  
20 they show up, we will deal with it; if not, the Commission will --  
21 and, again, this is consistency for us -- we will proceed  
22 accordingly, but we do want to give them an opportunity. How  
23 many votes is this, Ms. Schellin? This is two votes, right?

24 MS. SCHELLIN: Right.

25 CHAIRMAN HOOD: Sorry about that. Everybody calls me

1 when I'm in a hearing, so let me put this on mute. Okay. So  
2 it's two votes, right, Ms. Schellin?

3 MS. SCHELLIN: Yes.

4 CHAIRMAN HOOD: Okay. All right. I'm not going to  
5 dwell on that, but I would love to hear from the ANC, because  
6 I'm trying to figure out where they are. Maybe we can do that  
7 at the second -- if we move -- it depends on how we move this  
8 evening. I don't have any additional questions. Let me ask,  
9 Commissioner, Stidham, are you where you can ask questions? If  
10 not, we can -- we can get yours later.

11 COMMISSIONER STIDHAM: No, I -- if you can hear me, I  
12 am where I can ask questions.

13 CHAIRMAN HOOD: Okay. Go right ahead.

14 COMMISSIONER STIDHAM: Well, I don't -- the benefit of  
15 going last is all of you have really hit my remarks. I agree  
16 with Commissioner Wright on the covenant piece. I was going to  
17 ask the same question about the MU-4 and how that decision was  
18 made, so that has been addressed. I do want to echo the comments  
19 that you made, Chairman Hood, regarding a plan for existing  
20 residents to insure there wasn't, you know, prolonged  
21 displacement. And that work with the residents, that is huge.  
22 The very best developments happen when there's good communication  
23 with the residents in the existing location. And I -- you are  
24 to be commended for that work and your work that it sounds like  
25 in the community in general. So -- I think this -- I think this

1 is a great project, and thank you.

2 MR. VILLARD: Thank you.

3 CHAIRMAN HOOD: Thank you, Commissioner Stidham. All  
4 right. Let's see, any second rounds; anybody need to go around  
5 again?

6 VICE CHAIR MILLER: I just want -- I meant to echo the  
7 comments of my colleagues about the tenant relocation plan and  
8 your consultation with the existing tenants. I think that is  
9 commendable, so thank you for that.

10 MR. VILLARD: Well, thank you. They're great, so that  
11 made it really easy, so thank you. Appreciate it.

12 CHAIRMAN HOOD: All right. Ms. Schellin, do we have  
13 anyone -- matter of fact, do we have anyone here from the ANC?

14 MS. SCHELLIN: Let me refresh the screen one more time.  
15 There was not.

16 CHAIRMAN HOOD: This is for any cross -- any cross they  
17 may have, even though this letter is not --

18 MS. SCHELLIN: I do not have anybody showing from the  
19 ANC.

20 CHAIRMAN HOOD: Okay. All right.

21 MS. SCHELLIN: And they did not sign up either.

22 CHAIRMAN HOOD: Oh, okay. All right. Let's go to the  
23 Office of Planning, and that will be --

24 MS. SCHELLIN: I think they are going to make a new  
25 introduction.

1                   CHAIRMAN HOOD: Yeah. Before we go to the Office of  
2 Planning, Mr. Lawson's going to make a new introduction of a new  
3 person -- a new Director -- Deputy Director, but I'm going to  
4 turn it over to you, Mr. Lawson, to do your thing.

5                   MR. LAWSON: Well, thank you, Mr. Chair. You've stolen  
6 my thunder, but that's okay. Thank you. Once again, Joel Lawson  
7 with the DC Office of Planning. It is my real pleasure to  
8 introduce to you Radhika Mohan as OP's new Deputy Director for  
9 Development, Design, and Preservation. Radhika brings extensive  
10 experience in community development, in urban design, real estate  
11 development, and in community engagement, so she's going to be  
12 of great assistance to us here. This has included managing large  
13 mixed-use and transit-oriented developments, affordable housing  
14 projects, and large-scale land redevelopment. And her career  
15 includes senior leadership roles in architecture, design, real  
16 estate, housing, advisory services, and municipal planning. So  
17 I've had the pleasure of working with Radhika for almost two  
18 weeks, and we've become, I think, fast friends, and I know that  
19 she's going to be a great additional to the Development Review  
20 team and OP in general. So she's here, if you would like to --  
21 if you would like to meet her.

22                   CHAIRMAN HOOD: Thank you, Mr. Lawson. Now, how do you  
23 pronounce her name correctly? Ms. Schellin, I want to make sure  
24 you and I listen to this, because we usually mess names up. How  
25 do you pronounce it correctly, Mr. Lawson?

1 MS. MOHAN: Yes, it's Radhika Mohan.

2 CHAIRMAN HOOD: Radhika Mohan.

3 MS. MOHAN: Yes.

4 CHAIRMAN HOOD: I asked Mr. Lawson, because I didn't  
5 want to call on you and mess your name up.

6 MS. MOHAN: Oh, that's okay.

7 CHAIRMAN HOOD: Ms. Mohan, we want to welcome you.

8 MS. MOHAN: Thank you.

9 CHAIRMAN HOOD: Looking forward to working with you.  
10 Now, your position, you're going to be the Director or the Deputy  
11 Director or which one is it?

12 MS. MOHAN: I am the new Deputy Director, so I have  
13 some big shoes to fill. And I also am, you know, filling Joel's  
14 position, as well, until we hire for that, so be kind while I  
15 play catch up very quickly, but I look forward to working with  
16 you all in the coming months.

17 CHAIRMAN HOOD: Okay. Well, I think I can speak on  
18 behalf of the Commission, unless others want to say something,  
19 but we're looking forward with you, and I'm sure it's going to  
20 be a great run -- great run. All right. Mr. Lawson -- anything  
21 else, Mr. Lawson?

22 MR. LAWSON: No. Thank you, Mr. Chairman.

23 COMMISSIONER WRIGHT: Can I -- can I just add a little  
24 point of privilege?

25 CHAIRMAN HOOD: Sure.

1                   COMMISSIONER WRIGHT: I have known Radhika for many,  
2 many years, all the way back to the days of working in the city  
3 of Alexandria and her most recent work at Gensler. And when I  
4 heard you had been selected for the position, I literally was,  
5 like, jumping up and down in happiness. Radhika -- we'll all get  
6 to know her well. She is a superstar. I tried to hire her for  
7 Montgomery County back in the day. I tried to lure her to  
8 Montgomery County, but she had bigger fish to fry. And so I am  
9 just super, super excited with you joining the team, so welcome,  
10 welcome, welcome. I just wanted to put that out there.

11                  MS. MOHAN: That's very kind. Thank you. Thank you.

12                  VICE CHAIR MILLER: I also want to -- I also want to  
13 welcome Radhika Mohan here. Joel, thank you for making sure that  
14 before you left there was a -- I guess a replacement for Jennifer  
15 is what Ms. Mohan is, and now she temporarily is going to do your  
16 job as well. That's a -- that is a lot of shoes to fill, so that  
17 gives me more comfort, although not that you're leaving, but more  
18 comfort that you're leaving us, but -- and I appreciate  
19 Commissioner Wright's knowledge of Ms. Mohan's experience, and  
20 that gives me confidence as well. So I'm glad to welcome you --  
21 join with others and welcome you here. Thank you.

22                  MS. MOHAN: Thank you.

23                  COMMISSIONER IMAMURA: Mr. Chairman.

24                  CHAIRMAN HOOD: Commissioner Imamura.

25                  COMMISSIONER IMAMURA: Thank you. Ms. Mohan, welcome.

1 It's good to see you, and we look forward to working alongside  
2 you, as you cover Mr. Lawson's role too. Perhaps your first act  
3 as the Deputy Director, I wouldn't blame you if somehow his  
4 retirement papers got lost, so if we can keep him around, that  
5 would be great.

6 MS. MOHAN: I've already tried to lock him in a closet.  
7 Thank you.

8 COMMISSIONER IMAMURA: Welcome.

9 MS. MOHAN: Thank you for the warm welcome.

10 MR. VILLARD: Hey, can I make a quick comment? Oh,  
11 congrats, Ms. Mohan. I just wanted to say thank you to Mr. Lawson  
12 and congrats on the retirement. I've been e-mailing him for  
13 years -- for many years, just asking him questions, and I learned  
14 a lot about zoning and development just through our e-mail  
15 interactions over the years. So thank you for responding to my  
16 e-mails when I was still nobody, so thank you for that. I  
17 appreciate all the help, Mr. Lawson. Thank you.

18 CHAIRMAN HOOD: Thank you. I was going to ask you, Mr.  
19 Villard, I was actually going to call on you, since everybody  
20 else was doing it. So let me go to Commissioner Stidham.

21 COMMISSIONER STIDHAM: I will be on camera shortly, but  
22 I welcome -- the warmest welcome and congratulations on the new  
23 position, and we look forward to working with you.

24 MS. MOHAN: Thank you.

25 CHAIRMAN HOOD: Okay. Ms. Schellin -- I'm going to

1 call on everybody. Ms. Schellin and Mr. Ritting, and I think  
2 that's everybody.

3 MS. SCHELLIN: Yes. We have communicated some by e-  
4 mail already, and so welcome again. And, as I said in my e-  
5 mails, if you need anything, just call, and we'll be glad to help  
6 you out.

7 MS. MOHAN: Thank you.

8 MR. RITTING: Welcome, Ms. Mohan. I'm very excited  
9 that you're here, and I'll reach out directly tomorrow. Bye.

10 MS. MOHAN: Thank you all.

11 CHAIRMAN HOOD: All right. Again, we want to welcome  
12 you. And, Mr. Lawson, again, you know what we said about you.  
13 Same thing still holds. Good luck in the future. And, Ms. Mohan,  
14 we are looking forward to working with you as well. Okay. All  
15 right. Great. All right. Let's go to the Office of Planning  
16 report. Who's doing that? Mr. Mitchum.

17 MR. MITCHUM: Yes, sir. Good evening, Mr. Chairman and  
18 members of the Commission. Joshua Mitchum with the Office of  
19 Planning for Zoning Commission Application 25-04. So, as stated  
20 in OP's hearing report and by the applicant, we believe the FLUM  
21 designation designates the property for residential-moderate  
22 density and commercial-moderate density uses, and the GPM, or  
23 Generalized Policy Map, designates the property as a Neighborhood  
24 Conservation Area. Again, the proposed MU-4 rezoning would not  
25 be inconsistent with the FLUM and GPM designations, as the MU-4

1 zone would allow for more density and, subsequently, the  
2 potential to produce more affordable housing units, which would  
3 be consistent with the planning and development strategy of the  
4 surrounding area. And, furthermore, as detailed in the hearing  
5 report and by the applicant, when viewed through a racial equity  
6 lens, the proposal, on balance, would not be inconsistent with  
7 both the -- or sorry -- with the Comprehensive Plan policies of  
8 the Far Northeast/Southeast Planning Area Element. The December  
9 2024 Housing Equity Update from the Deputy Mayor for Planning and  
10 Economic Development indicates that the Planning Area has  
11 greatly -- I want to put emphasis on -- very greatly exceeded its  
12 target amount, and, therefore, OP does not recommend that -- or  
13 sorry -- that IZ Plus standards be applied to the subject  
14 application, as -- due to the large amount of existing affordable  
15 housing already available. And so, in conclusion, the Office of  
16 Planning recommends the approval of the proposed map amendment  
17 and that it not be subject to IZ Plus standards. Thank you, Mr.  
18 Chairman and members of the Commission. And I am happy to any  
19 questions. Thank you.

20 CHAIRMAN HOOD: Thank you, Mr. Mitchum. As always, a  
21 well done report. Let's see if we have any questions or comments.  
22 Commissioner Wright. No questions. Okay. Who did I call --

23 COMMISSIONER WRIGHT: No. Thank you.

24 CHAIRMAN HOOD: Commissioner Imamura.

25 COMMISSIONER IMAMURA: No questions. Thank you, Mr.

1 Mitchum.

2 CHAIRMAN HOOD: Okay. Vice Chair Miller.

3 VICE CHAIR MILLER: No questions. Thank you, Mr.  
4 Mitchum for the OP report.

5 CHAIRMAN HOOD: And I have no questions as well. It's  
6 a great report. Commissioner Stidham.

7 COMMISSIONER STIDHAM: No questions. Thank you.

8 CHAIRMAN HOOD: Okay. Mr. Villard, do you have any  
9 questions for the Office of Planning?

10 MR. VILLARD: No, but thank you. Mr. Mitchum, thank  
11 you. Appreciate all the support, sir. I learned a lot from you,  
12 so thank you as well. Appreciate it.

13 CHAIRMAN HOOD: Mr. Villard, you really are an  
14 enthusiastic guy. Man, you really must -- the city must really  
15 be good to you, because it's working good. I like to see that.  
16 I mean, you're positive, excited about the people you've been  
17 working for. Send us all a customer service -- no, I'm just  
18 playing.

19 MR. VILLARD: So, listen, I don't have an attorney, so  
20 to do this, it's all just from support from the city, OP, Mr.  
21 Mitchum, Mr. Lawson.

22 CHAIRMAN HOOD: Good.

23 MR. VILLARD: Also, Ms. Ackerman, Ms. Schellin, Ms.  
24 Hillary helped me out a lot as well.

25 CHAIRMAN HOOD: That's good. That's good to hear as

1 well. DC is good. I do know that. We have our issues. We all  
2 do. I like that.

3 MR. VILLARD: Yes, I'm not by myself.

4 CHAIRMAN HOOD: My man. Thank you, Mr. Mitchum. Great  
5 report. All right. Ms. Schellin -- now, don't go nowhere yet,  
6 Mr. Villard. We haven't finished. All right. Ms. Schellin, do  
7 we have any -- I don't think we do, but do we have any other  
8 government agencies, like OAG or anybody?

9 MS. SCHELLIN: Let me see if anybody has signed up  
10 since you called? No, sir, I do not have any sign-ups.

11 CHAIRMAN HOOD: Okay. What about DDOT?

12 MS. SCHELLIN: No, sir.

13 CHAIRMAN HOOD: Okay.

14 MS. SCHELLIN: They do not typically, but, as you said,  
15 we must call.

16 CHAIRMAN HOOD: Yeah, got to call. Let's -- we did  
17 Office of Planning. Okay. I didn't do that. What about the  
18 ANC?

19 MS. SCHELLIN: No, sir. They are not registered, and  
20 I do not see anyone on.

21 CHAIRMAN HOOD: Okay. And, again, this is a two-vote  
22 case. Mr. Villard, I don't know -- we want to specify or try to  
23 get some specificity from the ANC, not that we're pushing them,  
24 but we want to find out -- maybe it might be good to have another  
25 conversation. Maybe there's some things outstanding that they

1 don't understand, and sometimes -- they don't do this all the  
2 time, and sometimes our ANCS, who are hard workers, sometimes  
3 they get confused or don't understand, and sometimes you just  
4 have to kind of meet with them and refresh their memory, because  
5 they work hard in the city, so I give them that. I know -- you  
6 know, I know how it goes. So we'll look forward to that, if  
7 that's doable. Let's go to testimony of organizations or  
8 individuals. Do we have anybody here to testify, Ms. Schellin?

9 MS. SCHELLIN: We have no persons or individuals --  
10 persons or entities in support, and we have one in opposition,  
11 and none in declared (sic) -- in undeclared. In the opposition,  
12 we have Jemila Daniels, an individual.

13 CHAIRMAN HOOD: Okay. Let's bring up Jemila Daniels  
14 and we'll go from there. Ms. Daniels, whenever you're ready. I  
15 think -- Ms. Daniels, I think if you're on the phone you hit

16 MS. DANIELS: Hello.

17 CHAIRMAN HOOD: There you go, yes.

18 MS. DANIELS: Hi. Thank you so much. I appreciate it.  
19 Good afternoon, everyone. My name is Jemila Daniels. Chairman  
20 and members of the Zoning Commission. Good afternoon, Mr. Ed.  
21 How are you guys? As I shared, I am a resident of Marshall  
22 Heights, and I a member of ANC 7E03. I actually live across from  
23 the structure that Mr. Ed is interested in proposing. And, Ed,  
24 I just wanted to share that I know that you do great work in the  
25 community, and I want to also share that I think that the issue

1 is the word "commercial". I also attend many of the ANC meetings,  
2 and I have seen you there, so I can testify to that, but the  
3 covenant was never spoke of or that's what I think this issue  
4 is. When -- Hanna Place is a very quiet residential street made  
5 up primarily of family houses, small multifamily properties, and  
6 the issue is the zone that I think that there wasn't clarity on.  
7 That's why I came today in opposition of this structure, thinking  
8 that you were interested in providing commercial activity. I  
9 know that you do great work in the community. We live across  
10 the street. We (indiscernible) speak to each other often, so I  
11 think that's where the issue lies. So I did get more clarity  
12 today on it, but I am particularly concerned about the zoning  
13 information and the impact that the rezoning would have if the  
14 commercial property was going to be put forth. So I did gain  
15 some better understanding today, and I do appreciate that, but I  
16 don't -- you know, a lot of people on the street didn't realize  
17 that you were going to have the covenant. Maybe you spoke to  
18 the tenants in the area, because I did speak to Mr. Hightower,  
19 the firefighter across the way. I spoke to my neighbor, Ms. Hope  
20 Galbraith. And as far as Mr. Kevin Johnson, I know that he was  
21 familiar that you were interested in not having the commercial  
22 property. So I think that's where the confusion lies. I can't  
23 speak for the ANC, but when I did ask them what the situation  
24 was, they didn't show that they were aware of the commercial  
25 activity as well. So learning of your covenant and your plan,

1 then I can rescind my opposition. However, if that is not the  
2 case, then I'd like to move forward in the opposition of sharing  
3 that the people (indiscernible) myself and my children and my  
4 husband, we respectfully urge that the Zoning Commission deny any  
5 request with regards to the specific zoning of the R-2 zoning to  
6 the MU-4 zoning. And that's what I have to bring forth today.  
7 Thank you for listening to me.

8 CHAIRMAN HOOD: Okay. Thank you very much. Let's see  
9 if we have any questions of you. Commissioner Wright.

10 COMMISSIONER WRIGHT: No. And I just want to repeat  
11 back what I think I heard, which is that if Mr. Villard, on his  
12 own accord, put the covenant on the property saying there will  
13 be no retail or commercial use on the property, then you, as a  
14 neighbor, would not be opposed to a larger residential building.

15 MS. DANIELS: Yes, that is correct. I'm sorry about  
16 the sounds. I'm at work, and we're having some traffic issues.

17 COMMISSIONER WRIGHT: No problem. So, okay. Well,  
18 that's great. I just wanted to confirm that that was what I was  
19 hearing. And thank you for your testimony.

20 MS. DANIELS: Thank you, Commissioner.

21 CHAIRMAN HOOD: Okay. Commissioner Imamura, any  
22 questions?

23 COMMISSIONER IMAMURA: No questions. I echo  
24 Commissioner Wright's appreciation for your testimony tonight.

25 MS. DANIELS: Thank you.

1 CHAIRMAN HOOD: Okay. Commissioner Stidham.

2 COMMISSIONER STIDHAM: No, thank -- shoot. No comments  
3 or questions, and I do appreciate you participating this evening.

4 MS. DANIELS: Thank you.

5 CHAIRMAN HOOD: And Vice Chair Miller.

6 VICE CHAIR MILLER: Yeah. I also have no questions or  
7 comments. Thank you for your participation in our -- in this  
8 public hearing.

9 MS. DANIELS: Thank you.

10 CHAIRMAN HOOD: I, too, don't have any questions, but  
11 I want to hurry up and get you back to what you need to be doing.  
12 I don't want to hold you up any longer. I want to ask Mr. Villard  
13 though, Mr. Villard, did you have any questions of -- what was  
14 your -- I'm sorry, what was the last name again? I think I messed  
15 up already.

16 MS. DANIELS: Mrs. Daniels.

17 CHAIRMAN HOOD: Ms. Daniels. You have any questions --  
18 sorry, Ms. Daniels. You have any questions of Ms. Daniels?

19 MR. VILLARD: No, no questions. Thank you for the  
20 testimony. And I actually spoke to your husband about -- he was  
21 one of the neighbors who had brought up the concern about the  
22 commercial uses, so --

23 MS. DANIELS: Yeah. So that was our concern; like,  
24 that was a major issue, and I think that's what people are worried  
25 about. We have a very quiet area. Our children are autistic,

1 and we are -- you know, the traffic on Hanna Place is vaguely --  
2 it's vastly different than the traffic -- you know, the mixed-  
3 use area on H Street, so that was our number one concern. We  
4 don't want that type of activity in our neighborhood,  
5 specifically on our street.

6 MR. VILLARD: Yeah, I get you.

7 CHAIRMAN HOOD: Okay. So -- well, it seems like that's  
8 a workable solution, from what I'm hearing from Mr. Villard and  
9 Ms. Daniels. I think you all have worked that out. The  
10 Commission, we don't necessarily get a whole lot involved with  
11 covenants, as has already been mentioned, so anyway we will leave  
12 it right there. And I believe -- from what you all are saying,  
13 I trust and believe that it's going to be a good relationship,  
14 because he's already, as you mentioned, doing great work in  
15 that -- in that area, so thank you.

16 MS. DANIELS: Absolutely. Thank you.

17 CHAIRMAN HOOD: So thank you for taking -- we don't  
18 want to hold you up, so thank you for taking time to come in and  
19 testify to us.

20 MS. DANIELS: Great.

21 CHAIRMAN HOOD: All right. Take care. Have a great  
22 evening. All right. Ms. Schellin, do we have anybody else?

23 MS. SCHELLIN: No, sir.

24 CHAIRMAN HOOD: All right. Mr. Villard, do you have  
25 any rebuttal? And, if not, you can give us your closing.

1                   MR. VILLARD: No, no rebuttal. Closing. Thank you for  
2 letting me do this without an attorney. Appreciate that. Yeah,  
3 thank you. That's really it. I'm done.

4                   CHAIRMAN HOOD: All right. Thank you. You're very  
5 excited, man. I like that.

6                   MR. VILLARD: I'm alive. No complaints. No complaints.

7                   CHAIRMAN HOOD: All right. Commissioners, any -- are  
8 we asking for anything? Are we -- let me open it up, and let's  
9 have that discussion. I'll start off with anybody.

10                  VICE CHAIR MILLER: I'm prepared to move forward with  
11 proposed action this evening, Mr. Chairman.

12                  CHAIRMAN HOOD: Okay.

13                  COMMISSIONER STIDHAM: As am I.

14                  CHAIRMAN HOOD: Okay.

15                  COMMISSIONER IMAMURA: Agreed.

16                  CHAIRMAN HOOD: Okay. I am too. All right. Now,  
17 that's collaboration right quick. Okay. So would somebody like  
18 to make a -- Commissioner Wright, would you make a motion please?

19                  COMMISSIONER WRIGHT: Sure. And my only comment was  
20 that, you know, I'm hoping that your dialogue, Mr. Villard, with  
21 the ANC continues, and that, you know, I think, again, that they  
22 may have a better understanding once, you know, you can get back  
23 to them and talk very specifically about the covenant. I mean,  
24 you can put that covenant on the property any time. It doesn't  
25 have to happen, you know, again, in conjunction with zoning. So,

1 anyway, I would like to move that we -- I'm getting to where my  
2 case number is -- that we take preliminary action on Case Number  
3 25-04, which is a map amendment from R-2 to MU-4 at 5045 Hanna  
4 Place Southeast, Square 5341, Lot 34.

5 COMMISSIONER IMAMURA: Second.

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

8 (No response.)

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

11 MS. SCHELLIN: Commissioner Wright.

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: Commissioner Imamura.

14 COMMISSIONER IMAMURA: Yes.

15 MS. SCHELLIN: Commissioner Hood.

16 CHAIRMAN HOOD: Yes.

17 MS. SCHELLIN: Commissioner Miller.

18 VICE CHAIR MILLER: Yes.

19 MS. SCHELLIN: And Commissioner Stidham.

20 COMMISSIONER STIDHAM: Yes.

21 MS. SCHELLIN: The vote is five to zero to zero to  
22 approve proposed action on Zoning Commission Case Number 25-  
23 05(sic). And if we could have the applicant provide a proposed  
24 order. I will leave it up to the attorney whether that can be a  
25 draft order -- a summary order or not. Mr. Ritting can weigh in

1 on that. And we'll refer this to NCPC for a 30-day comment  
2 period, and that will get done probably tomorrow. And we can  
3 put this on for final action at the February 26th -- I'm sorry --  
4 February 12th meeting.

5 MR. RITTING: To respond to Ms. Schellin's question,  
6 it's not appropriate to do a summary order, because there's  
7 opposition from the ANC Chairperson.

8 MS. SCHELLIN: From the ANC. Got it.

9 CHAIRMAN HOOD: So we are going to ask them to -- Mr.  
10 Villard's going to reach out, as Ms. Wright has already asked,  
11 and try to do some clarification, because just like we saw today,  
12 Ms. Daniels pulled her opposition back. It seems like there's a  
13 lot of confusion. Sometimes, when you don't do this all the  
14 time, you need to try to, you know, have those conversations  
15 maybe more than once, Mr. Villard, maybe three times, sometimes  
16 maybe ten times. We do this, and sometimes it takes us 10 and  
17 15 times, so I get it. All right. Anything else, Ms. Schellin?

18 (No response.)

19 CHAIRMAN HOOD: Ms. Schellin, anything else?

20 MS. SCHELLIN: Oh, I'm sorry. No. No.

21 CHAIRMAN HOOD: Okay. All right. Let me -- let me see  
22 when we meet again. We're going to meet -- I'm going to do a  
23 closed -- I'm going to do the call for the closed meeting on the  
24 12th, because I think our meeting is on the 15th, correct?

25 MS. SCHELLIN: Meeting is on the 15th, so I thought you

1       were going to do this on the 12th.

2           CHAIRMAN HOOD: Yeah, I'm going to do the closed meeting  
3 on the 12th. I'm going to close the meeting on the 12th.

4           MS. SCHELLIN: Yes.

5           CHAIRMAN HOOD: Yeah. Okay. Good. I want to make  
6 sure I get it right. Okay. All right. So, with that, I want  
7 to thank everyone for their participation; Mr. Villard and all  
8 the residents, great participation, and all those offices. With  
9 that, this hearing is adjourned. Goodnight.

10           (Whereupon, the above-entitled public hearing was  
11 adjourned at 5:07 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 25-04

Before: DC Zoning Commission

Date: 01-08-26

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