

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 12-08E

+ + + + +

THURSDAY

FEBRUARY 19, 2026

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairman, 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:

MIKE SAKINEJAD, Zoning Data Specialist
SHARON S. SCHELLIN, Secretary
ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

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ALSO PRESENT:

MAXINE BROWN-ROBERTS, DC Office of Planning
JASPREET PAHWA, DC Public Library
NANCY GRIBELUK, Perkins and Will

The transcript constitutes the minutes from the
Regular Public Hearing held on February 19, 2026.

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I soon will be joined by Vice Chair Miller, as well as Commissioner Wright, but right now I'm joined by Commissioner Imamura and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and I believe Ms. Ella Ackerman may be in the background somewhere, as well as Mr. Mike Sakinejad; also, our Office of Zoning Legal Division, our counsel, Ms. Hillary Lovick. I will ask all others to introduce themselves at the appropriate time.

Copies of today's virtual public hearing notice are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to participate or to testify will be unmuted at the appropriate time. Please state your name before providing your oral testimony on your presentations. Oral presentations should be limited to a summary of your most important points. When you are finished speaking, please mute your audio so that your audio is no longer

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2 difficulty accessing Webex or with your telephone call-in, then
3 please call our OZ Hotline number at 202-727-0789 to receive
4 Webex log-in or call-in instructions or if you need assistance
5 to sign up to testify.

6 All persons planning to testify either in favor,
7 opposition, or undeclared must have signed up in advance and will
8 be called by name. If you wish to file written testimony or
9 additional supporting documents during the hearing, then please
10 request that the submission be entered into the record and be
11 prepared to describe it at the time of your testimony.

12 The subject of this evening's hearing is Zoning
13 Commission Case Number 12-08E, Office of Planning text amendment
14 to Subtitle K-605.1, front setback to Saint Elizabeths East. The
15 Commission did an emergency setdown -- there was a proposed text
16 amendment previously on -- I think we did it November the 20th,
17 2025 by a vote of four to zero to one. The two ANCs -- the ANC
18 boundaries is ANC 8C, and the ANC -- and ANC 8E is across from
19 the site.

20 All right. The hearing will be conducted in accordance
21 with the provisions of 11-Z DCMR, Chapter 5, as follows:
22 preliminary matters; report of other government agencies; the
23 presentation in this case will be the Office of Planning -- I
24 think they're going to take about seven to eight minutes -- report
25 of the ANC, and I think ANC 8C and 8E both have jurisdiction in

1 | this case; testimony of organizations and individuals, each will
2 | have five and three minutes -- organizations, five minutes;
3 | individuals, three minutes, respectively -- and we'll hear from
4 | those -- in order from those in support, opposition, or
5 | undeclared.

6 | While the Commission reserves the right to change the
7 | time limits for presentations, if necessary, it intends to adhere
8 | to the time limits as strictly as possible and notes that no time
9 | shall be ceded. Also, as I mentioned earlier, we're soon to be
10 | joined by Commissioner Wright and Vice Chair Miller, and we have
11 | been joined by both of them, so I did mention that earlier. At
12 | this time, the Commission will consider any preliminary matters.
13 | Does the staff have any preliminary matters?

14 | MS. SCHELLIN: Just very briefly. So far, I haven't
15 | seen any ANC responses in the record, but, at Exhibit 8, there
16 | is an NCPC report that states that the proposed text amendment
17 | would not be inconsistent with the federal elements of the Comp
18 | Plan, nor the National Capital, or adversely impact any other
19 | identified federal interests. At Exhibit 10 there's a DDOT report
20 | that says that DDOT has no objections to the requested text
21 | amendment. And I am currently getting a text from Commissioner
22 | Wright. I don't know -- wait a second. She says she's here,
23 | but she had to relaunch the Webex, so she's having a --

24 | COMMISSIONER WRIGHT: No, I'm here. Can you hear me?

25 | MS. SCHELLIN: There she is. She's there.

1 COMMISSIONER WRIGHT: I just wanted to say I had a
2 little trouble getting on. I don't know -- you know, every time
3 we have a meeting, it seems Webex does something new and
4 different.

5 MS. SCHELLIN: It does. So we're all here, and I think
6 that's it. That's all we have preliminary. Maxine Brown-Roberts
7 I believe will be presenting for the Office of Planning, and she
8 had someone here from the Public Library that may be speaking,
9 if there are questions. I don't know that they'll be presenting,
10 but they are here, and she will go into that further. Thank you.

11 CHAIRMAN HOOD: Okay. Thank you. And, Commissioner
12 Wright, Webex does -- it keeps us all on our toes, because every
13 time I get in, it's something new. It's always something new.
14 Never fails. All right. So we're going to turn this over to
15 Ms. Brown-Roberts, and I think she has someone from DC Public
16 Library as well. They can come up as well. And, Ms. Roberts,
17 it's all yours.

18 MS. BROWN-ROBERTS: Okay. Good evening, Mr. Chairman
19 and members of the Commission. I'm Maxine Brown-Roberts from the
20 Office of Planning on Zoning Commission Case 12-08E. Can I get
21 the next slide? Can I get the slides going?

22 (PowerPoint presentation shared on the screen.)

23 MS. BROWN-ROBERTS: Thank you. Next slide. So at our
24 November 20th, 2025 public meeting, OP, on behalf of DCPL,
25 requested a text amendment to Subtitle K-605.1 to delete the

1 requirement for a ten-foot setback from the property line along
2 13th Street in the StE-18 zone. As requested, the Commission
3 took emergency action and adopted the proposed text amendment and
4 set the petition down for public hearing.

5 Next slide. The referenced property is within Saint
6 Elizabeths East campus on Parcel 18 at the intersection of 13th
7 Street and Alabama Avenue Southeast, which is the location of the
8 Congress Heights Metro Station. DCPL is proposing to build a
9 library above the Metro Station and has filed the plans for
10 permitting with the Department of Buildings. During plan review,
11 it was found that the plans did not take into account a ten-foot
12 setback requirement from the lot line in the zoning regulations.
13 From a review of the Saint Elizabeths Master Plan and the zoning
14 regulations, no specific reason was stated for this required
15 setback, but it seemed to have been in keeping with the
16 designation of 13th Street as a retail street with a cafe zone.

17 Next slide. In building above the Metro, the design
18 team was faced with providing a design that takes into
19 consideration the friction points due to Metro tunnel, vent
20 shaft, escalators, and pedestrianways. These restrictions all
21 place significant limits on the building location, design, and
22 footprint. The design team also focused on aligning the zoning
23 and the community goals of this complex site, resulting in a
24 layout that promotes pedestrian flow around and through the
25 building and easy Metro access.

1 Next slide. The FLUM recommends mixed-use medium-
2 density residential and medium-density commercial, while the
3 generalized plan recommends a mix of Neighborhood Enhancement
4 Areas, Multi-neighborhood Centers, a Future Planning Analysis
5 Area, and a Land Use Change area. The proposed text amendment
6 would not be inconsistent with these or other community services
7 and public facilities elements, which have several policies
8 related to the construction of a funded and designed new library
9 that will contribute and support the revitalization of Saint
10 Elizabeths East campus and would provide services to an
11 underserved area. The library would support equity goals by
12 serving residents of all ages in intellectual development,
13 economic background, and would be tailored to meet neighborhood
14 needs.

15 Next slide. Subsequent to the emergency action taken,
16 the permitted process has resumed, and DCPL should meet their
17 2027 delivery date. DCPL has had meetings, presentations, and
18 involvement with the design of the library from a cross-section
19 of persons and organizations within the neighborhood who are
20 supportive of the library and its new location.

21 Next slide. At setdown, the Zoning Commission
22 requested designs and elevation of the proposed library in
23 relation to the Metro Station, and a link to these are provided
24 in our hearing report. I've also provided them in this -- in
25 our slide deck, and we have representatives from DCPL here this

1 evening. The Commission had also asked about getting a letter
2 from WMATA, just to make sure that they were in support of the
3 proposed library, and that was also attached to our hearing
4 report, and I think there's also a link in -- there's also an
5 exhibit in the project file. So I will just run through these
6 slides really quickly. These were some, again, that were provided
7 in the -- in our report, just showing the elevations and site
8 location of the library.

9 Next slide. So these are just general photos showing
10 what the existing site looks like. Next slide. And these are
11 the existing site conditions. Next slide. And this is the site
12 plan showing the outline of the library, and you can see where
13 the reduction in the ten-foot setback is along 13th Street. Next
14 slide. So these are 3D views of the -- showing what the library
15 will look like. Next slide. Another view from the Metro Bus
16 loop. Next slide. And this is an overall view of the exterior
17 elevation. So, Mr. Chairman, the OP recommends that the Zoning
18 Commission approve and make permanent the requested text
19 amendment. Thank you, and I'm available for questions.

20 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts. Right
21 quick, I'm trying to remember, and I thought I read it -- how
22 long -- when we did the emergency, how long was it? Is it 120
23 days or is it 90 days?

24 MS. BROWN-ROBERTS: I think it's -- I'm not -- I'm not
25 sure. I'd have to ask.

1 CHAIRMAN HOOD: Okay. It's a certain amount of days.

2 MS. BROWN-ROBERTS: Yeah, but the -- yes, yes.

3 MS. LOVICK: It's 120.

4 CHAIRMAN HOOD: 120. Okay. Thank you, Ms. Lovick.
5 120 days. All right. Now, Ms. Lovick, is that for all
6 emergencies, like, even in front of the Council, or do they have
7 a different rule? And maybe I should -- maybe I should be asking
8 Rob, but I'm just curious.

9 VICE CHAIR MILLER: Theirs is 90 days. That's why you
10 were thinking about 90.

11 CHAIRMAN HOOD: Oh, okay. Okay. Thank you both. I
12 appreciate that. All right. Ms. Brown-Roberts, thank you again.
13 Let's see if we have any questions. Commissioner Imamura.

14 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
15 appreciate the privilege to lead us off, since I didn't have the
16 opportunity to participate in the setdown on November 20th, so
17 forgive me for -- if this was already covered, Ms. Brown-Roberts,
18 but I wanted to ask -- first, I guess, before I ask my question,
19 I'd like to just comment on the design solution. I think that
20 it's a really elegant design, and this is a much-needed benefit
21 for the community and for DC Public Libraries. I think this is
22 a really important project, and I'm pleased to see this moving
23 forward. Because I wasn't able to participate in the November
24 20th setdown, the question that I have, as I read through
25 everything -- I understand the design had already been developed

1 | essentially, and so sort of the genesis of this text amendment
2 | about -- I understand, from what I read in the record, is that
3 | it would cause or require significant redesign and that the -- I
4 | guess whatever the genesis of whether it was an oversight or they
5 | just hadn't considered it, that it would cause significant
6 | redesign. But what I'd like to ask, Ms. Brown-Roberts, is if
7 | you could just summarize for me the implications of sort of this
8 | ten-foot setback, if we were to go back -- and, clearly, there's
9 | ample support for this, not only by OP, NCPC, and others, and,
10 | clearly, my peers on the Commission here felt it was important
11 | enough to move this forward, but for the benefit of others, myself
12 | and the public, in general, if you could just summarize sort of
13 | what the implications were had this not moved forward through
14 | emergency action.

15 | MS. BROWN-ROBERTS: Yeah. Well, the project sort of
16 | has a timeline, and, if it wasn't given the emergency action,
17 | that would really delay having the project move forward on a
18 | timely basis. We also looked at taking it through the BZA process
19 | and maybe asking for a variance or a special exception from the
20 | setback requirement, but, again, that would have lengthened the
21 | process, so that's why we chose the option in getting the text
22 | amendment. When we looked at the requirements of -- that is in
23 | the StE-8 zoning and looked back at the Master Plan for the --
24 | for the development, the setback was -- I think it was envisioned
25 | that we were going to have some sort of commercial use along this

1 | portion of the -- of 13th Street. And so, as I said, we were
2 | looking at it as having what they call a cafe zone, where you
3 | could have outside seating and that sort of thing. This is not
4 | the case with the library. This is not what's going to happen.
5 | So we thought that, you know, since -- as they had already gone
6 | ahead and had all of the plans and design, they were way ahead
7 | in the DoB review, we thought that this was the best vehicle to
8 | accommodate the library.

9 | COMMISSIONER IMAMURA: Thank you for the response or
10 | answer, Ms. Brown-Roberts. I think what I took away from that --
11 | and I understand that this is tracking pretty quickly and it is
12 | schedule-bound, as are a lot of projects that come before the
13 | Zoning Commission, whether it is a public project or a private
14 | developer, and so I want to make sure that, in terms of the lens
15 | that we look through, that we make sort of this balanced decision.
16 | What I took away from that though is that when the ten-foot
17 | setback -- when this was envisioned for the StE-18 zone and 17,
18 | that there would be commercial development. Clearly not the case
19 | here for a public library. So the risk is very low and the impact
20 | is very minimal, if any --

21 | MS. BROWN-ROBERTS: Uh-huh.

22 | COMMISSIONER IMAMURA: -- to grant -- or to approve
23 | this text amendment. And so I think for those maybe, including
24 | myself here, that weren't, again, part of the setdown and sort
25 | of just getting up to speed on this, that really, at least in my

1 point of view, both from a design and planning standpoint, I
2 think that there's very little to no risk associated with this
3 text amendment here and that it really, separate from the
4 schedule -- driving the schedule here, is just really that it was
5 intended for commercial development. That didn't take place. In
6 fact, this is a public library moving forward, which I think is
7 even better, so -- for this particular site. So I don't have
8 any other questions, Ms. Brown-Roberts, but thank you for
9 highlighting that element for the record here. So, Mr. Chairman,
10 I yield back and am interested to hear what my fellow
11 Commissioners have to say.

12 CHAIRMAN HOOD: Okay. Thank you, Commissioner Imamura,
13 for leading us off. Commissioner Wright.

14 COMMISSIONER WRIGHT: Thank you. Yes, I support this
15 text amendment again, and I -- again, Ms. Brown-Roberts, please
16 correct me if I'm wrong -- this is a unique zone that is for this
17 particular area near --

18 MS. BROWN-ROBERTS: That's correct.

19 COMMISSIONER WRIGHT: It is not a zone that is found
20 in many different parts of the city.

21 MS. BROWN-ROBERTS: Uh-huh.

22 COMMISSIONER WRIGHT: So by doing this text amendment,
23 we are not going to have repercussions for lots of other
24 properties in other parts of the city. And I think, again, in
25 this case, you know, maybe it had been envisioned that there

1 | would be a facade along 13th Street with a cafe area. Really,
2 | as it turns out, this is a much more uniquely-shaped building,
3 | and it doesn't have sort of a traditional facade along 13th
4 | Street. I think, actually, because of that, bringing it closer
5 | to 13th Street is a good thing, rather than having it set farther
6 | back. I think it will engage the pedestrian area along 13th
7 | Street a little bit more by bringing it a little closer. So I
8 | am in support of this text amendment, and I'm glad to move
9 | forward.

10 | MS. BROWN-ROBERTS: Okay.

11 | CHAIRMAN HOOD: Okay. Thank you. Let's see if we
12 | have -- oh, there's Commissioner -- everybody moves around on my
13 | screen. Commissioner Stidham.

14 | COMMISSIONER STIDHAM: First of all, can you hear me?
15 | I'm having a lot of technical issues tonight.

16 | (Other participants nodding head affirmatively.)

17 | COMMISSIONER STIDHAM: Okay. Great. Thank you. You
18 | know, I think that my fellow Commissioners hit the high points
19 | very well and the uniqueness of this particular case for this
20 | particular property and the benefits associated with granting
21 | what we're looking at today. So I think, otherwise, it's a
22 | beautiful design. It will be a great addition to the
23 | neighborhood, and I am fully in support.

24 | CHAIRMAN HOOD: Thank you. Vice Chair Miller.

25 | VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank

1 | you, Maxine Brown-Roberts and the Office of Planning and Jaspreet
2 | Pahwa -- I'm not sure I'm pronouncing it correctly -- Pahwa?

3 | MS. PAHWA: That's correct.

4 | VICE CHAIR MILLER: Okay -- from the DC Public Library
5 | for being here and presenting this project and allowing this
6 | Congress Heights Library -- new library in the Congress Heights
7 | neighborhood to move forward, which we supported on an emergency
8 | action to allow this flexibility to allow this very attractive
9 | design, as my colleagues have said, to move forward.

10 | And I appreciate, Ms. Brown-Roberts, the -- providing
11 | the renderings, because I hadn't seen them previously, of the
12 | design, which is attractive, and getting the official WMATA
13 | letter of support. They've been involved throughout the process.
14 | And I appreciate all of your community engagement, although we
15 | don't have -- I don't think we have official letters from the
16 | affected ANC or the one across the street. We did have a letter
17 | from -- of support from Brenda Richardson, a Ward 8 resident
18 | who's a community member and President of Friends of the
19 | Parklands-Turner Library and has been involved in this, along
20 | with all the other community members, for years.

21 | I just wanted to read into the record just -- we have
22 | it in our written record, in one of our exhibits, but I just want
23 | to read into the record what she said, that she fully supports
24 | the proposed text amendment to remove the ten-foot front setback
25 | requirement. The library footprint has been carefully designed

1 around existing transit infrastructure, WMATA -- the WMATA
2 escalator, the elevator, the ventilation shafts, and other
3 operational elements that must remain functional and accessible
4 alongside the proposed library. These constraints are
5 significant and the current design integrates them responsibly.
6 Requiring the ten-foot setback would result in a reduction of the
7 building's footprint, thereby eliminating a -- or diminishing key
8 community-focused functions that have been prioritized throughout
9 years of collaborations. These bespoke paces (sic) -- spaces
10 include two courtyards -- one for children, one for adults -- a
11 dedicated teen space, a makerspace, and a recording studio. The
12 requested flexibility allows the project to move forward without
13 sacrificing the spaces and service -- services the community has
14 helped define.

15 So I agree with my colleagues strongly and the Office
16 of Planning in supporting this project.

17 CHAIRMAN HOOD: Okay. Thank you, Vice Chair Miller.
18 I was looking -- oh, okay. We -- as mentioned by all my
19 colleagues, I think Commissioner Imamura mentioned about the
20 support that was here. I do know we have a support letter from
21 Ms. Brenda Lee Richardson, and I saw a letter from WMATA, Andrew
22 Scott I believe, an NCPC report. There's one other person I saw,
23 or maybe I didn't. Okay. But we do have -- this is full of
24 support. I don't necessarily have any questions, and I appreciate
25 my colleagues drilling down on some of the issues that they

1 brought up, especially Commissioner Imamura, and analyzing --
2 having not been here for the setdown, but analyzing and bringing
3 out some of the issues that were probably dealt with, so thank
4 you. Any follow-up questions or comments?

5 (No response.)

6 CHAIRMAN HOOD: Let me do this. Let me ask -- I don't
7 ever want anyone to come and -- let me ask the young lady, Ms.
8 Pahwa -- I know I messed that up. I should have let Ms. -- I
9 should have let Ms. Schellin go first, so she can mess it up,
10 but I think I messed it up. Did you have anything you'd like to
11 say?

12 MS. PAHWA: A big thank you. I lead the planning,
13 design, and construction of the DC public built environment. We
14 don't come and see you very often, but very glad that you saw
15 this issue the same way that we did. And the proposed library
16 in Congress Heights is our first transit-oriented net zero energy
17 endeavor proposed to be built on what is currently the
18 underutilized Park-and-Ride Metro Station. Once complete, we are
19 confident that this project will serve as a model for
20 collaborative, mission-driven, urban developments, so thank you
21 for your support. And, as articulated from the letter Ms. Brenda
22 Richardson wrote, you know, the building program is a community-
23 sourced program, and that has defined some of the unique functions
24 around which the design team has designed this biomorphic form
25 of the new library, and we are very thrilled with the design that

1 our design partner, Perkins and Will, has created, and we look
2 forward to finishing this project and giving you guys tours, if
3 you are able to do so.

4 CHAIRMAN HOOD: Thank you, Ms. -- how do you pronounce
5 your last name; Pawa (phonetic)?

6 MS. PAHWA: Pahwa.

7 CHAIRMAN HOOD: Pahwa.

8 MS. PAHWA: Uh-huh.

9 CHAIRMAN HOOD: Oh, so I had it right the first time.
10 Ms. Schellin -- mark that down, Ms. Schellin. I got that one
11 right the first time.

12 MS. PAHWA: No worries. People in my extended family
13 all pronounce it differently, so I'm used to all versions as
14 well.

15 CHAIRMAN HOOD: Okay. Well, thank you very much. We
16 appreciate you adding more information. Any other follow-up
17 questions, colleagues?

18 (No response.)

19 CHAIRMAN HOOD: Okay. Not seeing any. Ms. Schellin,
20 let me -- hold on one second. Do we have anyone here from the
21 ANC?

22 MS. SCHELLIN: Let me look. And just so you know, I
23 would have pronounced it correctly. No, we do not.

24 CHAIRMAN HOOD: Okay. Do we have anyone here from the
25 Office of Attorney General?

1 MS. SCHELLIN: We do not.

2 CHAIRMAN HOOD: Do we have any other government
3 reports? I don't think we do, other than --

4 MS. SCHELLIN: Than the DDOT one that was mentioned,
5 correct.

6 CHAIRMAN HOOD: DDOT. Okay. That's been -- let me
7 see, the ANC -- I didn't see any reports from the ANC, but this
8 is ANC 8C and 8E, and it's been conveyed to us that both of them
9 have been interactive through this process.

10 MS. BROWN-ROBERTS: Uh-huh.

11 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anyone
12 here to testify in support, opposition, or undeclared,
13 organizations or individuals?

14 MS. SCHELLIN: We have one listed on the witness list.
15 Let me see. Mr. Sakinejad, if you could bring up Nancy Gribeluk.
16 And I'm sure I messed that one up, so I'll give you that one,
17 Chairman Hood.

18 CHAIRMAN HOOD: All right. Ms. Gribeluk, you're muted.
19 If you can identify yourself, and then you may begin.

20 MS. GRIBELUK: Hello. I am Nancy Gribulek. I am with
21 Perkins and Will, the architect for the project. And I think
22 everything has been said. I was here just in case there were
23 any questions, but it seems like everything has been answered.

24 CHAIRMAN HOOD: Okay. Thank you, Ms. Gribeluk. So,
25 Ms. Schellin -- thank you for coming up -- She's the architect.

1 Ms. Schellin, so we don't have anybody else, correct?

2 MS. SCHELLIN: That is correct, in any category.

3 CHAIRMAN HOOD: Okay. Thank you. So, Ms. Brown-
4 Roberts, normally we don't do a closing, but do you have anything
5 else you want to add? I think this is pretty straightforward.

6 MS. BROWN-ROBERTS: Yeah. No, thank you. We just ask
7 for an approval.

8 CHAIRMAN HOOD: So we don't normally do that, Ms. Brown-
9 Roberts. DID you want one today or you want one in a couple of
10 months?

11 MS. BROWN-ROBERTS: Well --

12 CHAIRMAN HOOD: I'm just playing. All right. Thank
13 you, Ms. Brown-Roberts. And I want to thank everyone. I'm going
14 to turn to my colleagues and see where we are, and, if not,
15 someone want to -- maybe Commissioner Imamura or somebody would
16 like to make a motion to approve?

17 COMMISSIONER IMAMURA: Sure, Mr. Chairman. I'd be glad
18 to make the motion to approve. I move that the Zoning Commission
19 approve Case Number 12-08E, Office of Planning text amendment to
20 Subtitle K, Section 605.1, front setback -- front setback at
21 Saint Elizabeths East, and ask for a second.

22 COMMISSIONER WRIGHT: Second.

23 CHAIRMAN HOOD: Okay. Thank you. It's been moved and
24 properly seconded. Any further discussion?

25 (No response.)

1 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, could
2 you do a roll call vote please?

3 MS. SCHELLIN: Yes, sir. Commissioner Imamura.

4 COMMISSIONER IMAMURA: Yes.

5 MS. SCHELLIN: Commissioner Wright.

6 COMMISSIONER WRIGHT: Yes.

7 MS. SCHELLIN: Commissioner Miller.

8 VICE CHAIR MILLER: Yes.

9 MS. SCHELLIN: Commissioner Stidham.

10 COMMISSIONER STIDHAM: Yes.

11 MS. SCHELLIN: And Commissioner Hood.

12 CHAIRMAN HOOD: Yes.

13 MS. SCHELLIN: The vote is five to zero to zero to
14 approve final action in Zoning Commission Case Number -- I lost
15 my paperwork here -- 12-08E. And we don't need a draft order
16 from them, so that's it.

17 CHAIRMAN HOOD: Did you say we don't need a draft order?

18 MS. SCHELLIN: We don't usually get one from the Office
19 of Planning.

20 CHAIRMAN HOOD: Oh, okay. Something different. All
21 right. Ms. Schellin, do we have anything else before us?

22 MS. SCHELLIN: No, sir.

23 CHAIRMAN HOOD: Okay. The Zoning Commission will meet
24 again on Friday -- I mean -- sorry -- February 23rd, 2026, Zoning
25 Commission Case Number 25-03, on these same -- at four o'clock

1 on these same platforms, and the case is So Others Might Eat,
2 SOME. Also, I want to thank everyone for their participation
3 tonight. And, Ms. Schellin, and I'm going to ask everyone remind
4 me at the beginning of that meeting on the 23rd, we need to have
5 a closed meeting announcement, so we'll do that on the 23rd. So,
6 with that, I want to thank everyone for their participation
7 tonight, and, with that, this hearing is adjourned. Good night,
8 everyone, and thank you.

9 (Whereupon, the above-entitled public hearing was
10 adjourned at 4:31 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

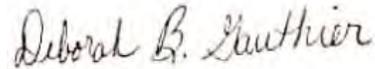
In the matter of: Public Hearing - Case No. 12-08E

Before: DC Zoning Commission

Date: 02-19-26

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.



Deborah B. Gauthier