

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 25-14

+ + + + +

MONDAY

APRIL 6, 2026

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

ELLA ACKERMAN, Secretary
PAUL YOUNG, A/V Operations

OFFICE OF ZONING LEGAL DIVISION MEMBERS PRESENT:

BRIAN LAMPERT, ESQ

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ALSO PRESENT:

MARTIN SULLIVAN, ESQUIRE Sullivan & Barros
CARRIE N. BROWN, Commissioner, ANC 7C
CRYSTAL MYERS, Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on April 6, 2026.

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, soon to be joined by Commissioner Wright, also joined by Commissioner Imamura and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. Ella Ackerman, and Mr. Paul Young, who will be handling all of our virtual operations. We're also joined by our Office of Zoning Legal Division, Mr. Brian Lampert. I will ask others to introduce themselves at the appropriate time.

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

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1 or if you have not signed up to testify. All persons planning
2 to testify must sign up in advance and will be called by name at
3 the appropriate time. At the time of sign up, all participants
4 will complete the oath or affirmation required by Subtitle Z-
5 408.7. If you wish to file written testimony or additional
6 supporting documents during the hearing, then please be prepared
7 to describe and discuss at the time of your request when
8 testifying.

9 The subject of this evening's hearing is Zoning
10 Commission Case No. 25-14. This is 4347 Hunt Place Holdings,
11 LLC, Map Amendment from MU-3A to MU-8B at Square 5094, Lot 103.
12 Again, 4347 Hunt Place, Northeast. Today's date is April the
13 6th, 2026. The hearing will be conducted in accordance with
14 provisions of 11-Z DCMR Chapter 4 as follows. Preliminary
15 matters, Applicant's case. The Applicant has requested up to
16 -- the long version is 20 minutes. I think we should be able do
17 this in 20 minutes, whatever the Applicant sees fit. Report of
18 other government agencies, Department of Transportation, report
19 of the Office of Planning, report of the ANC, testimony of
20 organizations and individuals. Each, organization's five
21 minutes, individuals three minutes respectively, and we'll hear
22 in order from those who support, opposition or undeclared. Then
23 we'll have rebuttal and closing by the Applicant.

24 At this time, the Commission will consider any
25 preliminary matters. Does the staff have any preliminary

1 matters?

2 MS. ACKERMAN: So first, I was wondering, did you guys
3 want to have or vote on a closed meeting for this Thursday?

4 CHAIRPERSON HOOD: Is there a closed meeting coming up?

5 MS. ACKERMAN: Well, we have a public meeting. I just
6 didn't know if you wanted a closed meeting. I was just throwing
7 it out there.

8 CHAIRPERSON HOOD: Oh, do we have a closed meeting
9 coming up Thursday, Ms. Ackerman? I mean, a regular meeting
10 coming up this coming Thursday?

11 MS. ACKERMAN: Yes.

12 CHAIRPERSON HOOD: Oh, that caught me. I'm just getting
13 back, trying to get straight.

14 MS. ACKERMAN: It's okay. I just wanted to --

15 CHAIRPERSON HOOD: Let me, thank you. Let me pull that
16 up if we do. Hold on. Let me look. I missed that. I missed
17 that. I usually try to stay on top of that. Hold on one second.
18 Yes. Time is going by. I'm sorry. Yes. You're right. All
19 right.

20 MS. ACKERMAN: Do you want me to send you the agenda?

21 CHAIRPERSON HOOD: Yes. If you can send me the agenda.
22 Everybody indulge me for a moment because I try to do it -- I
23 have to do it before the next meeting.

24 VICE CHAIRPERSON MILLER: You can send it to all of us
25 maybe.

1 CHAIRPERSON HOOD: Yes. Send it to all of us. That
2 came quick. Okay. That came real quick.

3 MS. ACKERMAN: All right. It's sent.

4 COMMISSIONER WRIGHT: The Connecticut Avenue rezoning
5 issue is one of the topics.

6 CHAIRPERSON HOOD: Oh, well, maybe I missed that one.
7 All right. Let me see. Let me see. Thank you. So Gwen, you
8 already have the, you had the agenda already?

9 COMMISSIONER WRIGHT: I just had remembered the date
10 from when we had previously discussed that case. We had agreed
11 to set it for this April 9th.

12 MS. ACKERMAN: Would you like me to list the cases for
13 the 9th?

14 CHAIRPERSON HOOD: Yes. You know what? What I'm going
15 to do, what's going to make it easy for me right now because I'm
16 I'm kind of -- let me -- hold on. Give me one second. Let me
17 pull up what I need to read. Let me pull that up. Ms. Ackerman,
18 when I get to that point, I would like for you to read the cases
19 for me. So I didn't go to my email. Okay.

20 The next agenda, the agenda that I'm putting on the
21 item for this evening's meeting is a vote on the Commission to
22 hold an executive session on April the 9th at 3:15 p.m. This
23 session is being held in order for the Commission to receive
24 legal advice from its counsel regarding the case's noted on agenda
25 for that date.

1 Ms. Ackerman, could you give us the cases, please?

2 MS. ACKERMAN: Yes. One moment.

3 First is under final action. We have Case No. 24-11,
4 which is Jemal Schaeffer, LLC and Jemal's Bumper George, LLC.
5 Under time extensions, we have two cases, 23-18A, which is Cubed
6 Partners, LLC, and Case No. 20-06E with Felice Development Group.
7 And last, under proposed action, there is Case No. 25-09 with the
8 Office of Planning, a text and map amendment to create the
9 Cleveland Park Neighborhood Mixed-Use Zone.

10 CHAIRPERSON HOOD: Okay. That's it? Okay. This
11 meeting is to preserve the attorney/client privilege between the
12 Commission and its attorneys pursuant to D.C. Official Code 2-
13 575(b)4 and (a) and to deliberate, but not vote on, the contested
14 cases pursuant to D.C. Official Code 2-575(b)(13).

15 May I have a motion to enter into closed session on
16 this date?

17 COMMISSIONER WRIGHT: So moved.

18 CHAIRPERSON HOOD: Okay. It's been moved. Can I get
19 a second?

20 COMMISSIONER IMAMURA: Second.

21 CHAIRPERSON HOOD: Okay. It's been moved. It's
22 properly seconded. The Commission to hold a closed meeting on
23 April the 9th at 3:15 p.m. So the motion passes. No. Let me
24 see.

25 Ms. Ackerman, would you do a roll call, please?

1 MS. ACKERMAN: Yes.

2 Commissioner Wright?

3 COMMISSIONER WRIGHT: Yes.

4 MS. ACKERMAN: Commissioner Imamura?

5 COMMISSIONER IMAMURA: Yes.

6 MS. ACKERMAN: Commissioner Hood?

7 CHAIRPERSON HOOD: Yes.

8 MS. ACKERMAN: Commissioner Miller?

9 VICE CHAIRPERSON MILLER: Yes.

10 MS. ACKERMAN: And Commissioner Stidham?

11 COMMISSIONER STIDHAM: Yes.

12 CHAIRPERSON HOOD: Closed meeting for April 9th at 3:15
13 has been approved five to zero to zero.

14 CHAIRPERSON HOOD: Okay. Thank you. The motion passed.
15 The Commission again will be in closed session April the 9th at
16 3:15 p.m. Thank you. So noted. All right. Thanks, everybody.
17 Sorry for that. Time is moving that. Time is waiting for notes.
18 All right. Ms. Ackerman, do we have any other preliminary
19 matters?

20 MS. ACKERMAN: Yes. Okay. Since -- let's see. Since
21 set down on December 18th, the following agency reports have come
22 in. At Exhibit 21 is the OP hearing report recommending approval.
23 They do not recommend applying IZ-Plus. At Exhibit 22 is the
24 DDOT report stating it has no objections to the application. In
25 Exhibit 25, the ANC 7C submitted a letter to the record just this

1 afternoon in support. There are no letters in support or
2 opposition, and the Applicant did not include any expert
3 witnesses for the hearing today. Lastly, the Applicant is
4 represented by Alexandra Wilson of Sullivan & Barros, and they're
5 planning on a 20-minute presentation unless the Commission
6 prefers anything else. Thank you.

7 CHAIRPERSON HOOD: So we'll see how it goes. Ms.
8 Ackerman, let's bring everyone up, and I'm going to ask (audio
9 interference) questions and I'm going to ask Commissioner Wright
10 if she can start us off, with Commissioner Imamura, Commissioner
11 Stidham, and Vice Chair Miller (audio interference).

12 Mr. Sullivan, good afternoon. You may begin when
13 you're ready.

14 MR. SULLIVAN: Thank you, Mr. Chairman. Good
15 afternoon, Mr. Chairman and Commission members.

16 This is Application 25-14, a map amendment for 4347
17 Hunt Place, Northeast. If we could load the PowerPoint, please.
18 Thank you. So the request is to go to from MU-3A to MU-8B. Next
19 slide, please.

20 Property is currently zoned MU-3A, and the Applicant's
21 proposal to change the zone to MU-8B, which is consistent with
22 the FLU map designation as medium density commercial, medium
23 density residential. This designation was recently changed in
24 the most recent Comp Plan amendment. The map amendment will
25 allow for greater mixed-use development and new commercial

1 development. The Applicant has met with the ANC 7C several times,
2 and we actually amended the application based on their feedback.

3 We were initially MU-7A, which has a heavier
4 residential focus, and asked for IZ-Plus and ANC 7C, which has
5 voted in support and sent their letter in today, asked us to in
6 accordance with, and they were involved in the Comp Plan amendment
7 too that raised the FLU map designation for this. But they
8 specifically asked if we could go to 8B which has a heavier
9 commercial maximum. So when the Applicant met with them, they
10 expressed that the neighborhood has experienced a significant
11 increase in new residential development and that the community
12 -- what they really need and want in this location is commercial
13 services, retail, and job generating uses. They also asked that
14 we not do IZ-Plus. The ANC asked for that because they feel
15 they're oversaturated with IZ and affordable housing in Ward 7
16 in that area.

17 We also attended the Deanwood Citizens Association
18 meeting. They supported the application. I don't think they
19 took a vote, but there were no objections to that and they just
20 generally spoke in favor of it. The Office of Planning is
21 recommending approval and has determined that this is not
22 inconsistent with the Comprehensive Plan, and Office of Planning
23 is also not recommending IZ-Plus, and, as stated by Ms. Ackerman,
24 DDOT has no objection as well. Next slide, please.

25 This map amendment overview of the current FAR numbers

1 total is 1.0 for MU-3A with a 1.2 for IZ, nonresidential max of
2 1.0, and MU-8B goes to a total FAR of 5.0, 6.0 with IZ, and max
3 nonresidential of 4.0. Current lot occupancy is 60 percent. No
4 lot occupancy maximum for MU-8B, and the height limit goes from
5 40 feet to 70 feet. Next slide, please.

6 This is a photo of the location. It's currently a
7 liquor store and vacant on the rest of it. You see the location
8 there. It's at the corner of Hunt Place and Nannie Helen
9 Burroughs Avenue, Northeast. Next slide, please.

10 Excuse my voice. I'm still getting over a nagging
11 cough. Future land Use Map designation designates the site as
12 medium density residential, medium density commercial. On the
13 commercial side, the FLU map anticipates development between 4.0
14 and 6.0 FAR, and the Comp Plan expressly identifies the MU-8 and
15 MU-10 zones as representative of medium density commercial
16 designation. And the MU-8B zone with its permitted 5.0 FAR total
17 and of -- which up to 4.0 FAR can be used for nonresidential
18 permitted uses. This aligns directly with that guidance. MU-8B
19 designation effectively implements the community's request for
20 commercial forward development and provides the regulatory
21 framework for a use mix that can deliver needed neighborhood
22 serving services, employment opportunities, and retail
23 activation. Next slide, please.

24 The generalized policy map designates the site as a
25 neighborhood commercial center. The site's designation as a

1 neighborhood commercial center calls for the preservation and
2 strengthening of commercial activity with neighborhood serving
3 retail services and small businesses intended to anchor daily
4 life for surrounding residents. Upper story residential uses are
5 supported but are not mandatory, and the neighborhood commercial
6 center designation prioritizes active commercial uses, not solely
7 residential growth. The MU-8B zone is therefore consistent with
8 the Generalized Policy Map. Next slide, please.

9 A Small Area Plan for the Nannie Helen Burroughs
10 Corridor. The proposed MU-8B zone directly advances the vision
11 of the Nannie Helen Burroughs Corridor Small Area Plan, which
12 calls for reinvestment along the Corridor and strengthening it
13 as a neighborhood serving commercial spine. The Small Area Plan
14 emphasizes increased access to retail, services, and economic
15 opportunities, particularly along key corridors and at visible
16 nodes and the subject property is located along this Corridor and
17 is well positioned to contribute to that vision. The Applicant
18 initially proposed MU-7A zone, but revised the application to MU-
19 8B in response to community feedback, emphasizing the need and
20 desire for greater commercial activity and neighborhood serving
21 uses. And the MU-8B zone better supports those priorities and
22 more closely aligns with the Small Area Plan's focus on Corridor
23 revitalization and economic development. Accordingly, the
24 proposed MU-8B zone is not only consistent with the Small Area
25 Plan, but more precisely implements its core objectives. Next

1 slide, please.

2 The Far Northeast and Southeast Area element of the
3 Comprehensive Plan. This Far North element, especially the
4 Deanwood focus area policies, further reinforces the
5 appropriateness of the MU-8B zone, and this area element
6 repeatedly calls for increased commercial activity, reinvestment
7 in the Nannie Helen Burroughs Corridor, and the transition of
8 certain lower density commercial or mixed-use zones into higher
9 density zones to catalyze economic growth. It specifically
10 encourages medium density development near key intersections and
11 corridors, and it identifies the lack of retail and neighborhood
12 serving amenities as a long standing challenge.

13 MU-8B squarely addresses those issues. It enables
14 meaningful commercial development, supports job creation, and
15 contributes to the restoration of a more balanced land use pattern
16 east of the Anacostia River, where large volumes of residential
17 development have historically not been matched with corresponding
18 commercial investment. Next slide, please.

19 Other city-wide elements are also implicated. The land
20 use element, the proposed map amendment promotes corridor focused
21 transit accessible development and reinvestment in commercial
22 nodes. Transportation element. The proposed map amendment
23 supports a more intensive mixed-use designation at this site
24 because of its strong bus access and proximity to the Minnesota
25 Avenue and Benning Road metro rail stations. Economic

1 development element. The proposed map amendment will create
2 greater potential for small business opportunities, neighborhood
3 serving retail and employment growth, and the environmental
4 protection element. The proposed map amendment will comply with
5 flood plain, green building, and stormwater standards.

6 Housing element. The site currently contains no
7 housing and no displacement is possible. There is no
8 Comprehensive Plan requirement that this particular property
9 maximize residential output. Rather, the plan requires a
10 balancing of policies, and the community identified need for
11 commercial services is a legitimate and Comp Plan supported
12 rationale for allowing a more commercial oriented zone. Next
13 slide, please.

14 The racial equity tool is addressed in the next few
15 slides. Next slide, please.

16 Regarding Part One, the tool touches on guidance from
17 these areas of the Comprehensive Plan. Next slide, please.

18 Part Two, community outreach and engagement. In the
19 Deanwood area here the Applicant is connected. We connected with
20 the ANC very early and with Deanwood Citizens before filing or
21 sending out the Notice of Intent. The Applicant collaborated
22 with the ANC and the Deanwood Citizens Association multiple times
23 to refine the proposal in response to community needs and desires,
24 which are commercial uses that can support existing and future
25 residents. ANC 7C and Deanwood Citizens Association are in

1 support of the proposed map amendment, and you can see the
2 outreach timeline there on the right.

3 Regarding past discrimination, legacy of redlining,
4 segregated public housing, underinvested, outgoing equity
5 efforts, support for equitable economic development, anti-
6 displacement, and community-led planning, and the map amendment
7 impacts. No displacement. It's not a vacant commercial building.
8 It's currently an operating liquor store. It supports
9 neighborhood serving commercial uses and small business growth,
10 an opportunity for mixed-use investment that strengthens the
11 local economy. Next slide, please.

12 And the Zoning Commission evaluation criteria by which
13 the Commission shall evaluate through a racial equity lens
14 Comprehensive Plan policies. It supports equity focused
15 policies, including neighborhood revitalization and service
16 access, economic opportunity, and small business support.
17 There's no direct displacement. There's no residential on the
18 site. No residential use, so no displacement. Mitigates indirect
19 displacement, new jobs, and services, increases economic
20 stability. Economic opportunity expands opportunities for local
21 small and minority owned businesses, increases access to jobs,
22 and introduces needed retail services and amenities, improves
23 daily access in an underserved area, and improves the
24 streetscape, walkability, and public realm. Additional equity
25 benefits encourages vibrant mixed-use commercial corridor,

1 supports transit-oriented walkable development, promotes safer,
2 more active streets, and creates potential for public investment.
3 And this is the last slide.

4 But just to summarize, at the heart of this is it's an
5 action to make the zoning map compliant and align, and consistent
6 with the FLU map and the Comprehensive Plan in general. We were
7 very proud to have the support of ANC 7C and to work with them
8 and to be able to revise the application according to their
9 concerns, along with Deanwood Citizens Association. We've had
10 no objection or any negative feedback to the request. There's
11 currently no development planned. The current property owner has
12 has chosen to take the opportunity to align the zoning map with
13 the Comprehensive Plan as is required by law. And he looks
14 forward to being able to develop it in accordance with what the
15 Office of Planning and what this ANC had in mind when they revised
16 the Comp Plan for this location and in supporting this map
17 amendment.

18 Thank you.

19 CHAIRPERSON HOOD: All right. Thank you very much, Mr.
20 Sullivan.

21 Let's see if we have any questions or comments, and I'm
22 going to start with Commissioner Wright.

23 COMMISSIONER WRIGHT: Thank you. I think this rezoning
24 sounds like it is very appropriate and in keeping with the Comp
25 Plan and the Future Land Use Map. Sounds like you've done great

1 outreach with the ANC and the Deanwood Citizens Association, and
2 you have their support, which is great.

3 I have just a couple of questions. One has to do with
4 the neighborhood being in a resilience focus designated area,
5 meaning that it is within our 100 year floodplain, and I
6 understand that when you do proceed with the idea of a
7 redevelopment project on this site, there will be certain
8 requirements having to do with our D.C.'s green buildings,
9 stormwater management, floodplain guidelines, and so on and there
10 are Department of Environment resilient design guidelines. Could
11 you talk a little bit about what the owner or what the thinking
12 is at this point regarding the fact that this property is within
13 the 100 year floodplain and how you would deal with that during
14 an eventual development?

15 MR. SULLIVAN: Thank you, Commissioner Wright.

16 As I must confess, I'm not an expert in the -- in all
17 the implications of the 100-year floodplain. I know there's a
18 lot of DOE and building code provisions. I have been involved
19 in several projects that were in 100-year floodplain, and my
20 impression of that is that it does add to additional engineering
21 costs and some design choices possibly, or structural choices and
22 design choices and additional engineering costs, but doesn't
23 preclude full development of the property. And beyond that, I
24 don't really have anything to add or don't have knowledge of the
25 specifics of those requirements.

1 COMMISSIONER WRIGHT: Okay. And maybe when we hear
2 from Office of Planning, they can add a little more background
3 information on that as well. I think that would be just -- again,
4 I don't think it's a reason to not rezone the property, but I
5 think that it needs to be very clear from the outset that this
6 property will have to have some special treatment because it is
7 within a 100-year floodplain, and that's a significant issue.

8 The other question that I had and, again, it's just,
9 again, perhaps a clarification. In the MU-8B zone, it certainly
10 would allow the zoning to redevelop the site with a mixed-use
11 kind of project with both commercial and residential uses. But
12 as I understand it, it could be 100 percent commercial or it
13 could be 100 percent residential. The zone does not actually
14 require that there be a mix of uses; is that correct?

15 MR. SULLIVAN: No. There's no requirement that it'd
16 be a mix of uses. It couldn't be 100 commercial. I mean, it
17 could be. It could be at a 4.0 FAR for commercial of a total of
18 5, it could be a total of 5 in residential. But what we originally
19 proposed as 7A would make sure that it would be limited to 1.0.
20 So at least there's the opportunity for this, and this creates
21 the framework and the structure if the market can provide that
22 for this to happen. And that's what the ANC was aware of and
23 concerned about. If we didn't get MU-8B, then there's no chance
24 of of going over a 1.0 FAR. Now there is, and that provides the
25 option for a developer in the market to meet that requirement or

1 meet that desire of the community. Yes.

2 COMMISSIONER WRIGHT: Yes. Thank you. That's just the
3 point that I wanted again to make sure was clear, which is this
4 zone is not necessarily going to result in mixed-use or commercial
5 development. It allows for a greater amount of commercial on the
6 site, which is a good thing and which I know the community wants,
7 but this owner or a future owner could still choose to do a 100
8 percent residential project, and I just think folks need to
9 understand that. A lot of the determination about what ultimately
10 gets built will be as, exactly as you said, will be determined
11 by the market and, you know, what's possible. But I just want
12 to, again, put it out there for clarity that it doesn't promise
13 or mean for sure that there will be the kind of commercial
14 development that the community might be looking for.

15 I think those were my only two sort of questions/
16 comments. I think that the zone is a good zone. It allows the
17 framework for commercial development, for mixed-use development.
18 It allows, you know, I think an appropriate amount of density.
19 I agree with the ANC who has, and I believe OP as well, who've
20 recommended not doing IZ-Plus because of the large number of
21 affordable units in this particular area, and I know that we have
22 agreed with not doing IZ-Plus in several other applications in
23 this general part of the City. So I'm fine with that. I think
24 that's it in terms of questions. Thank you so much.

25 CHAIRPERSON HOOD: Thank you, Commissioner Wright.

1 Commissioner Imamura?

2 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and
3 thank you, Commissioner Wright.

4 Mr. Sullivan, I don't have really any questions, but
5 appreciate Commissioner Wright's set of comments and I think
6 she's just essentially getting to the heart of the fact that, you
7 know, the Applicant managing expectations as this map amendment
8 may move forward tonight if approved by all. Appreciate, Mr.
9 Sullivan, the backstory too in terms of just how you arrived from
10 MU-7A to MU-8B. That was very helpful and I expect and anticipate
11 the Applicant will continue to work with Deanwood Citizens and
12 the ANC. And, again, just underscore Commissioner Wright's
13 comments just to manage expectations as this moves forward.
14 Otherwise, I agree that I think this seems appropriate and pretty
15 straightforward. So I don't think, I have any other comments or
16 questions.

17 Thank you, Mr. Chairman, and thank you, Mr. Sullivan.

18 CHAIRPERSON HOOD: Thank you, Commissioner Imamura.

19 Commissioner Stidham?

20 COMMISSIONER STIDHAM: Thank you. This seems very
21 straightforward and very appropriate. I appreciate Commissioner
22 Wright's comments as well, and I don't have any questions or
23 further comments.

24 CHAIRPERSON HOOD: Vice Chair Miller?

25 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and

1 thank you, Mr. Sullivan, for bringing this application forward
2 on behalf of your client, which I agree with your statement that
3 the proposed zoning, a map amendment case, is mostly primarily,
4 if not exclusively, a Comprehensive Plan consistency case and the
5 Mayor and Council did change the Future Land Use Map in 2021, I
6 believe, from I think it was moderate residential, low commercial
7 to medium commercial, medium residential, and it was what the
8 community wanted at that time when the Comp Plan was under
9 consideration with this site and some adjacent sites.

10 So I agree that the MU-8B zone is much more consistent
11 with just the MU-3A zone and more consistent with the original
12 MU-7A that you had proposed because it allows that potential
13 framework as, or as Commissioner Imamura sometimes says, that
14 canvas that allows for the potential for more commercial
15 neighborhood serving commercial uses which the neighborhood, this
16 Deanwood neighborhood has wanted and needs.

17 And so -- and I think that's just to emphasize that
18 DDOT always does show what that canvas is in their reports and
19 they said that it's a potential, and we've designed
20 considerations/constraints because of the resilience, the
21 floodplain, or other considerations that might happen in the
22 future. But the existing MU-3A zone only allows for eight multi-
23 family zonings according to the DDOT report, whereas the maximum
24 of future matter-of-right potential under 8B would be 67 multi-
25 family units. And the existing MU-3A zone only allows a maximum

1 potential of 7,200 square feet of retail, whereas the mixed-use
2 8B zone allows for a potential of 12,000 square feet of retail.

3 So that's a significant increase in potential, which
4 is much more consistent with the Comp Plan, as you've said. And
5 I agree with all the comments that my fellow Commissioners have
6 made, and I appreciate the engagement with the community,
7 garnering the ANC 7C's report, and, according to your testimony,
8 the Deanwood Citizens Association support. They usually don't
9 submit a written comment. They leave it to -- I think they
10 consult also with the Deanwood Citizens Association and make
11 their determination after that. So I think they let the ANCs
12 usually speak for them is my experience.

13 So I don't think I have any questions except maybe who
14 is the principal of the 4347 Hunt Place Holdings, LLC? Can you
15 provide us with that information of who the principal partners
16 are or the principals of that LLC are?

17 MR. SULLIVAN: Yes. The principal is Brian Athey,
18 who's a local developer and investor, and he was involved in all
19 the community meetings as well.

20 VICE CHAIRPERSON MILLER: [Athee], you said?

21 MR. SULLIVAN: Athey. Brian Athey, A-T-H-E-Y.

22 VICE CHAIRPERSON MILLER: Okay. Thank you. I
23 appreciate you providing that information. So I'm pleased that
24 this is going forward, and I might have some questions for Office
25 of Planning. But I have no further questions for you, and I turn

1 it back to you, Mr. Chairman.

2 Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you. Let me just say
4 I appreciate, even though Commissioner Wright knows they've done
5 all the heavy lifting, one of the things I appreciate about 7C
6 Deanwood, and I know Mr. Holmes at one time I think he was the
7 president of Deanwood, I may have it wrong, but they always
8 collaborate with their neighborhood groups and this is important.
9 And then we have a win/win. So I appreciate the work of the ANC
10 7C. I don't want to call names. I know Commissioner Green,
11 Holmes, and Gaffney, and I think Ms. Brown is here today, but
12 the point is, they work together with their neighborhood groups,
13 and they take advisement from them, and they do as ANC should.
14 So I've noticed all the time. I remember Commissioner Holmes,
15 and I think he was with Dean, but he may not have been. But in
16 one capacity or another, he always said, well, we work together
17 and I think that's what this is all about. I think, Mr. Sullivan,
18 that's why you had them push for the different zone other than
19 what was being imposed because they were trying to achieve
20 something themselves, and I appreciate the work that's been done
21 in this.

22 So I don't have anything to add. Again, the heavy
23 lifting's already been done. But what I'll do is ask Ms.
24 Ackerman, do we have anyone here from the ANC that may want to
25 do cross-examination? That's that's all we need right now. Any

1 any cross-examination from from ANC?

2 MS. ACKERMAN: Yes.

3 CHAIRPERSON HOOD: Commissioner Brown, I'm not ready
4 for your report right now. I'm just ready to see if you have
5 any cross-examination you want to ask of Mr. Sullivan?

6 ANC COMMISSIONER BROWN: Good afternoon, yes. I'm
7 here. I'm sorry. I'm using my cell phone still at the office.

8 CHAIRPERSON HOOD: No problem.

9 ANC COMMISSIONER BROWN: So my apologies for the delay
10 in getting situated. Yes. I only have one question, and that
11 would be the upkeep and maintenance of the property now while it
12 rests. We have 4347 Hunt Place Holdings. That's a concern and
13 and will become a greater concern for the community. And to your
14 point, Chairman Hood, yes, Antoine was the president of the DCA.

15 CHAIRPERSON HOOD: That actually is a good question,
16 Mr. Sullivan. With all this dynamic, we've been moving so good
17 dynamically so far, I expect a great answer that's going to go
18 inline with what I see here in front of me, so.

19 MR. SULLIVAN: Yes. Well, Mr. Athey is a resident of
20 the of the District, and he's done a lot in this area, and I'm
21 sure he's taking care of the property. We haven't heard anything
22 to the contrary, but certainly we're here. I'm here. And Mr.
23 Athey is always available too if there's any complaints or
24 concerns about the upkeep of the current property. Thank you.

25 CHAIRPERSON HOOD: Commissioner Brown? Thank you.

1 Commissioner Brown, is that okay? That answer?

2 ANC COMMISSIONER BROWN: It is, and what I will say is
3 this. The reason I raised the question because there are several
4 concerns. The property was fenced. The fencing is down. And
5 so with this fencing down, it's now become a dumping ground again.
6 It looks like there's also work that is being done at the
7 property. So I want to make sure you all are taking the necessary
8 precautions to keep the property secure. But my chief concern,
9 again, are rodents, refuse, and an added concern for MPD. So if
10 we can continue to work together to ensure, 1), that the property
11 is secured; 2), it's well maintained while we await the
12 development process, that would be greatly appreciated.

13 MR. SULLIVAN: Thank you, Commissioner Brown. And I
14 wasn't aware of that. I hadn't heard that, so I'll be in touch.
15 I'm texting Mr. Athey right now, and I'll be in touch with you
16 following the hearing. Thank you.

17 ANC COMMISSIONER BROWN: It's greatly appreciated.
18 Thank you so much.

19 CHAIRPERSON HOOD: Okay. Thank you. Commissioner
20 Brown, I know where you are right now, so we going to go ahead
21 and let you go. I'm going to ask you if you have a report, if
22 you want to go ahead and do it at this point so you can go do
23 what you have need to do.

24 ANC COMMISSIONER BROWN: No. No report. I just
25 wanted -- I thought it very important, as the SMD Commissioner

1 for the project to echo and amplify our support, and also thank
2 the Commission for the work that it does. My few minutes with
3 you all today was illuminating, and I do appreciate the work that
4 you do. And thank you for the opportunity to also be heard.

5 CHAIRPERSON HOOD: Thank you, Commissioner.

6 Any questions of Commissioner Brown? I'm looking at
7 my colleagues. No questions. All right, Commissioner Brown.
8 Thank you very much. You can listen in as long as you can, but
9 we'll take that, your questions and your testimony, and leave it
10 as that unless you want to do otherwise. I know where you said
11 you were. So thank you again for all the work you do.

12 ANC COMMISSIONER BROWN: Much appreciated. Thank you
13 all.

14 CHAIRPERSON HOOD: All right. Let's go to -- now Ms.
15 Ackerman, do we have any other government agencies? I know about
16 DDOT and I know about Office of Planning. Any other government
17 agency like OAG?

18 MS. ACKERMAN: No. We do not.

19 CHAIRPERSON HOOD: Okay. Let's go to DDOT. Is anyone
20 here from DDOT? Usually, they don't come, but let's see. Are
21 they here?

22 MS. ACKERMAN: I don't see anyone. I see a phone
23 number, but usually they sign in with their name, so I don't see
24 them.

25 CHAIRPERSON HOOD: All right. And I will ask

1 Commissioner, Vice Chair Miller to still talk about the ANC, and
2 also talk about briefly the DDOT report when we come to that. So
3 we'll go to Ms. Myers from Office of Planning, unless she does
4 it. Ms. Myers.

5 MS. MYERS: Hello. Crystal Myers, Office of Planning.
6 I can't speak for DDOT, but I can definitely speak for the Office
7 of Planning.

8 The Office of Planning recommends approval of this map
9 amendment at 4347 Hunt Place from the MU-3A zone to the MU-8B
10 zone. We do not recommend applying IZ-Plus in this case as the
11 far Northeast Southeast Planning Area has a considerable number
12 of dedicated affordable units and exceeds the District's
13 affordable housing target. On balance, this map amendment would
14 not be inconsistent with the Comprehensive Plan. The Future Land
15 Use Map designates the property for a mix of medium density
16 commercial and medium density residential uses, and the
17 Generalized Policy Map designates the property as a neighborhood
18 commercial center.

19 MU-8B is a zone that permits medium density mixed-use
20 development, so it would not be inconsistent with these
21 designations. The Generalized Policy Map also shows the property
22 is in a resilience-focused designated area because it is in a
23 100-year floodplain. This means that if the property is
24 redeveloped, it would be required to meet all of D.C. green
25 buildings, stormwater management, floodplain, and climate

1 adaptive solutions that contribute to the District's watershed
2 resilience. This could be done through DOEE's resilience design
3 guidelines. I'll also add that DOEE would review specific
4 guidelines for buildings in floodplains, such as the setbacks
5 from the floodplain line. If there is a basement, it has to be
6 a certain height above the floodplain, and escape routes have to
7 be provided to residents. Information has to be provided to all
8 residents or occupants in terms of commercial uses.

9 And the next thing I'll point out, I'll say is that the
10 map amendment is also not inconsistent with the 2024 Nannie Helen
11 Burroughs Small Area Plan. When considered through a racial
12 equity lens, the Far Northeast Southeast Planning Area has a
13 mostly Black and African American demographic and a median
14 household income that is considerably lower than the District's
15 median income. Unlike other parts of the City, in the past, this
16 planning area has received very little investment. The current
17 Comprehensive Plan, the 2021 Comprehensive Plan, calls for
18 reinvestment in the community. As part of that effort, the land
19 use designation for the subject property was changed to attract
20 more development to the area. This map amendment would rezone
21 the property to allow the type of development envisioned in the
22 Comprehensive Plan, and by many in the community.

23 And with that I will conclude the OP testimony, but of
24 course open for questions. Thank you.

25 CHAIRPERSON HOOD: Thank you, Ms. Myers. Let's see if

1 we have any questions or comments. I'm looking at my colleagues
2 instead of calling one on one. I know I think, okay.

3 Vice Chair Miller?

4 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
5 thank you, Crystal Myers, for your always comprehensive report
6 and testimony before us. We appreciate that, and I agree with
7 all the analysis in your report.

8 My only question is not related to this particular,
9 well, not directly related to this particular map amendment case
10 which is clearly more consistent with the Comprehensive Plan than
11 the existing zoning, and this is being brought forth by a private
12 developer. But there seem to be adjacent sites along Nannie
13 Helen Burroughs, which also were redesignated in the future -- I
14 may have this wrong and you can correct me if I'm wrong -- which
15 also were redesignated in the Future Land Use Map changes in 2021
16 to medium medium, medium residential, medium commercial, and I
17 don't know if the neighborhood commercial center was also a new
18 designation. I think it might have been in 2021. But is the
19 Office of Planning looking at other sites along Nannie Helen
20 Burroughs, because it looks like, based on the zoning map that
21 you provided in your report, and I saw I think, in the OP report
22 and the Applicant's report, that it seems to be a lower density
23 than what medium -- medium and neighborhood commercial center
24 would be encouraging. There may be existing low and moderate
25 residential along that that maybe the neighborhood doesn't want

1 to see displaced, I guess, or affected by an upzoning. But I'm
2 just wondering if OP was looking at a broader area that seems to
3 be be a broader area that has that higher density zoning in the
4 neighborhood commercial designation on on the policy map.

5 Is OP looking at that or going to be looking at that?
6 And I know you're in a new Comp Plan cycle right now as well.

7 MS. MYERS: It kind of partly answered the question.
8 I was about to give you the answer on here. We're working on a
9 new Comprehensive Plan, and so this is all part of our review
10 process for that plan. And that plan could potentially see some
11 some new rezoning efforts by the Office of Planning. But
12 currently, we did do that, about 2024 we did the Small Area Plan
13 for Nannie Helen Burroughs, but there were no zoning changes
14 after that. It was more just sort of land use guidance and
15 policies and, of course, kind of supporting what the
16 Comprehensive Plan had already done with the Future Land Use Map
17 changes.

18 So since then you might recall, like, a year or two ago
19 I came to you all with a rezoning case for the McDonald's
20 property. And then, you know, if there's any other properties
21 in that corridor that would like to do a map amendment, in all
22 likelihood we would support them because of these updates and
23 changes in the area. So those changes could potentially be
24 consistent with the Future Land Use Map. But the Office of
25 Planning hasn't done a larger scale rezoning in the area. And

1 like I said, the Comprehensive Planning effort will give us
2 guidance on whether or not we do do that step.

3 VICE CHAIRPERSON MILLER: Well, thank you. I
4 appreciate that response, and look forward to all of your future
5 work, and efforts.

6 CHAIRPERSON HOOD: Ms. Myers, did you do the
7 McDonald's? I'm getting way off subject here because you
8 mentioned McDonald's. Did you do McDonald's in South Dakota
9 Avenue?

10 MS. MYERS: No. That was one of my colleagues. I
11 believe that was Ms. Brown-Roberts, but that was another one that
12 was, both cases were, I believe, drive-through cases.

13 CHAIRPERSON HOOD: Right. Well, you tell Ms. Brown-
14 Roberts the one on South Dakota Avenue is fantastic. It's working
15 very well. The neighborhood loves it. And I think that's all
16 they use now is drive-through. I don't see anybody sitting in
17 there. I mean, very seldom, but the drive-through is rolling.
18 So good job to Office of Planning and to the Zoning Commission
19 on that.

20 VICE CHAIRPERSON MILLER: I think she's an attendee
21 right now, so I think she may have heard what you said.

22 CHAIRPERSON HOOD: Well, good job. I've witnessed it.
23 I know it, and I've actually had some other people who commented
24 how great that is working. So good job to everybody. And I'm
25 sure the same thing will work on Nannie Helen as well. All right.

1 Any other questions of Ms. Brown-Roberts (sic)? Okay.
2 Mr. Sullivan, do you have any questions of Office of Planning?
3 I mean, any cross?

4 MR. SULLIVAN: No. Thank you.

5 CHAIRPERSON HOOD: And I know we kind of let
6 Commissioner Brown go back, but if she does have any questions
7 of Officer of Planning, if you can let Ms. Ackerman know now, or
8 you can let me know. They brought you back up if you're
9 available.

10 ANC COMMISSIONER BROWN: No questions. Thank you.

11 CHAIRPERSON HOOD: Okay. Sounds good. Thank you.
12 Thank you, Ms. Myers. You like the Zoning Commission, don't you,
13 Ms. Myers?

14 MS. MYERS: Of course. But I also love the BZA. I
15 love you both.

16 CHAIRPERSON HOOD: Oh, okay. Okay. That was a good
17 answer. That was a very good answer. Okay. Thank you very
18 much. All right.

19 All right. Let's go to, ask Vice Chair. We've had
20 pretty much the report from the ANC, but if you can just read
21 the report, we'll let you do that and give Commissioner Brown a
22 break. If you could just read the, because she did the report,
23 basically, if you could just read the vote and then we can go to
24 the DDOT report.

25 VICE CHAIRPERSON MILLER: Okay. Thank you, Mr.

1 Chairman.

2 Yes. We have at Exhibit 25, which came in today as Ms.
3 Ackerman noted earlier, a letter to us from Antoine Holmes, the
4 chairperson of ANC 7C, dated April 6th today, that at their
5 regularly scheduled properly-noticed meeting on March 12, 2026,
6 ANC 7C considered this map amendment and with six of the eight
7 Commissioners in attendance to establish quorum, they voted six
8 to zero to zero to support the map amendment from MU-3A to MU-8
9 at 4347 Hunt Place Northeast, and appreciated the Applicant
10 working with the ANC and neighborhood associations to amend their
11 initial application to a zone with a higher permitted commercial
12 density amount. And that's the ANC 7C report.

13 CHAIRPERSON HOOD: Okay. Thank you.

14 Could you just mention DDOT, whether DDOT was in
15 support or not? Or did you mention it?

16 VICE CHAIRPERSON MILLER: No. I didn't mention it.
17 Exhibit No. 22, we have a report from DDOT stating that they have
18 no objection to the application and to approval of this requested
19 map amendment. So -- and I had noted previously what they they
20 had noted in their report about the potential increase in both
21 residential and commercial due to this rezoning. So that's there
22 are no objection to approval report.

23 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair, for
24 those comments on those reports.

25 Again, we want to thank Commissioner Brown as well for

1 taking the time to give us her comments on the ANC's vote and
2 her questions. Thank you.

3 All right. Ms. Ackerman, do we have anyone who's here
4 in support, opposition, or undeclared?

5 MS. ACKERMAN: No, we do not.

6 CHAIRPERSON HOOD: Okay. Mr. Sullivan, do you have any
7 rebuttal or closing?

8 MR. SULLIVAN: No, I do not. I would just like to
9 thank the Commission for its time and consideration of this
10 request. Thank you.

11 CHAIRPERSON HOOD: Okay. Thank you. Colleagues, we're
12 going to close the record there. I think this is ready for our
13 deliberation and I think, actually, the way we do it, think we
14 deliberate a lot as we go through the process. So what I would
15 like to ask is, is someone ready to make a motion or does someone
16 have additional comments? And let me cut the stream and just
17 ask our Commissioner Wright if she had any comments or if she'd
18 like to make a motion?

19 COMMISSIONER WRIGHT: Yes. I do not have any additional
20 comments, and I would be glad to make a motion. I move that we
21 approve Zoning Commission Case No. 25-14, 4347 Hunt Place
22 Holdings, LLC Map Amendment from the MU-3A Zone to the MU-8B Zone
23 at Square 5094, Lot 103, which is 4347 Hunt Place Northeast, and
24 ask for a second.

25 VICE CHAIRPERSON MILLER: Second, with friendly

1 amendment that no IZ-Plus apply.

2 CHAIRPERSON HOOD: Okay. It's been moved.

3 COMMISSIONER WRIGHT: Yes. I agree.

4 CHAIRPERSON HOOD: Okay. Great. It's been moved and
5 properly seconded, and the friendly amendment has been accepted.

6 Any further discussions from anybody? Not hearing you. Ms.
7 Ackerman, could you do a roll call vote, please?

8 MS. ACKERMAN: Yes.

9 Commissioner Wright?

10 COMMISSIONER WRIGHT: Yes.

11 MS. ACKERMAN: Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. ACKERMAN: Commissioner Hood?

14 CHAIRPERSON HOOD: Yes.

15 MS. ACKERMAN: Commissioner Miller?

16 VICE CHAIRPERSON MILLER: Yes.

17 MS. ACKERMAN: And Commissioner Stidham?

18 COMMISSIONER STIDHAM: Yes.

19 MS. ACKERMAN: Thank you. Zoning Case 25-14 is approved
20 for proposed action five to zero to zero.

21 CHAIRPERSON HOOD: Okay, Ms. Ackerman. Do we have
22 anything else before us this evening?

23 MS. ACKERMAN: No, we do not.

24 CHAIRPERSON HOOD: Yes. I think you said no. All
25 right. Well, I hope you said no.

1 MS. ACKERMAN: Yes. I said no.

2 CHAIRPERSON HOOD: Okay. Great. All right. So we,
3 Zoning Commission will meet again. We have our regular meeting
4 on April 9th. Again, we will be going into closed session at
5 3:15 and our meeting will start promptly at 4 p.m. that evening
6 on the same platforms. So with that, I want to thank everyone
7 for their participation tonight and all their hard work and with
8 that, this hearing is adjourned. Good night.

9 (Whereupon, the above-entitled matter went off the
10 record at 4:56 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

Before: DC OZ

Date: 04-06-26

Place: Videoconferencing

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Vanessa Gonzalez