

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

JUNE 11, 2026

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

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- ROBERT E. MILLER, Vice Chair
- 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:

- HILLARY LOVICK, ESQUIRE
- JACOB RITTING, ESQUIRE
- BRIAN LAMPERT, ESQUIRE

The transcript constitutes the minutes from the Regular Public Meeting held on June 11, 2026.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

Case No. 25-06
Office of Planning 5

Case No. 25-15
Florida and Q Street, LLC 10

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

(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by videoconferencing. My name is Anthony Hood, and I soon will be joined by Vice Chair Miller, and, also, Commissioner Stidham will join us very shortly, but I am joined by Commissioner Wright and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Paul Young, who will be handling all of our virtual operations; also, our Office of Zoning Legal Division, we're joined by Ms. Lovick, Mr. Ritting, and Mr. Lampert. I will ask all others to introduce themselves at the appropriate time. And let the record reflect we are joined by Vice Chair Miller and Commissioner Stidham. I said shortly, and it was very shortly.

We did not have a closed meeting today. I just want to announce that. We -- the Zoning Commission did not meet, as it was announced, for a closed meeting. Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the meeting. For hearing action items, the only document before us this evening are the application, the ANC

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1 | setdown report, and the Office of Planning. All other documents
2 | will be reviewed at the time of the meeting. We do not take any
3 | public testimony at our meetings, unless the Commission requests
4 | someone to speak.

5 | If you experience difficulty accessing Webex or with
6 | your phone call-in, then please call our OZ Hotline number at
7 | 202-727-0789 for Webex log-in or call-in instructions. Ms.
8 | Schellin, could you announce the change in the agenda, as well
9 | as if you have any preliminary matters? Thank you.

10 | MS. SCHELLIN: Yes, sir. Let me make that announcement.
11 | You're talking -- referring to Case Number 25-09?

12 | CHAIRMAN HOOD: Yes.

13 | MS. SCHELLIN: It's going deferred to the next meeting.
14 | I'm sorry. It's going to be deferred for your second meeting --
15 | the Commission's second meeting, which will be held on June 25th
16 | at 4:00 p.m. Is that okay?

17 | CHAIRMAN HOOD: Yeah, that's good. Yeah, June 25th.
18 | And I think that's the next time we actually meet, so we will be
19 | taking that up at our next meeting. I don't think we have
20 | anything between then. At least, I didn't see on my schedule
21 | anything between then.

22 | MS. SCHELLIN: That is correct. That is correct, and
23 | that was the date that we put it on, the next -- second meeting.

24 | CHAIRMAN HOOD: Okay. All right. Do we have any other
25 | preliminary matters?

1 MS. SCHELLIN: No other preliminary matters, sir.

2 CHAIRMAN HOOD: Okay. All right. Let's begin our
3 agenda. Final action, Zoning Commission Case Number 25-06,
4 Office of Planning text to regulations governing alley lots. Ms.
5 Schellin.

6 MS. SCHELLIN: Yes, sir. On this case, it is up for
7 final action. The Commission heard this case at -- or took this
8 case up at their March 12, 26 public meeting, and the Commission
9 took proposed action at that time. And the new exhibits are the
10 NCPC referral was -- they submitted a report at Exhibit 236,
11 which, actually, it's a letter stating that the proposed text
12 amendment is not inconsistent with the Comprehensive Plan for the
13 National Capital, nor would it be adversely -- nor would it
14 adversely impact any other identified federal interests. The
15 proposed rulemaking was published in the DC Register; it's at
16 Exhibit 238. And then, at Exhibit 239, there's an OP supplemental
17 report -- third supplemental report. And I will turn this over
18 for you to consider final action. Thank you.

19 CHAIRMAN HOOD: Thank you. Again -- thank you, Ms.
20 Schellin. And, again, we had asked for some additional
21 information, which I think was not substantive, and I know it
22 wasn't substantive, and there were some things -- they were fine-
23 tuning the language. And I know one of the simplified language
24 of -- for example, the Office of Planning has now simplified the
25 language which was discussed, "five feet from any portion of a

1 lot line that abuts any non-alley lot otherwise non-required."
2 And I think that kind of simplified it, as -- through our
3 discussions.

4 We've already taken proposed action, but I do want
5 to -- as Ms. Schellin has already teed up, I do want to see if
6 my colleagues have additional requirements. We had -- including
7 maintaining the 24 foot; changing matter-of right alley between
8 heights of 25 feet, where 20 feet is current; retaining the
9 existing 10 percent over 20 percent if the lots are greater than
10 or equal to 2,000 square feet; eliminating parking requirements
11 for alley lots and uses identified in Subtitle U-600 and 601; and
12 requiring 15 feet to 10 feet yard requirements in R-1 and R-2,
13 respectively, when they abut the rear yard of a street-facing
14 lot. Those are some of the things I think we were -- that we
15 were still dealing with and outstanding and have been discussed.
16 But, anyway, let me open it up and, Commissioner Wright, if you
17 have anything to add; then I'll come to Commissioner Imamura,
18 Commissioner Stidham, and then Vice Chair Miller.

19 COMMISSIONER WRIGHT: Thank you. No, I really don't
20 have anything to add. We have been discussing this particular
21 text amendment quite a lot. We've had several meetings on it.
22 I think that it has gotten better at each step in the process,
23 as we have been discussing it. I particularly appreciate OP's
24 simplified language. I find what they have proposed, where it
25 says, "five feet from any portion of a lot line that abuts any

1 non-alley lot" to be much clearer than the language that they had
2 previously had, so I support this, and I think it's ready for
3 action. Those are my only comments.

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

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm
6 in general agreement with Commissioner Wright, but also want to
7 acknowledge that this received broad general support. The OAG
8 had recommended approval. DOEE was generally supportive. ANC
9 1A, 2E, 3E -- and I'm probably missing a few others, but -- as
10 well as three Councilmembers, so I think it's ripe for final
11 action, and I'm prepared to vote in support.

12 CHAIRMAN HOOD: Thank you. Commissioner Stidham, you
13 have anything to add?

14 COMMISSIONER STIDHAM: No. I'm hoping you can hear me,
15 as I'm just switching over.

16 CHAIRMAN HOOD: Yes.

17 COMMISSIONER STIDHAM: No, I agree with what has
18 already been added and have nothing to add, so thank you.

19 CHAIRMAN HOOD: Okay. Thank you. Vice Chair Miller,
20 anything to add?

21 VICE CHAIR MILLER: Thank you, Mr. Chairman. No. I
22 agree with the comments of my colleagues. And just to remind
23 ourselves and the public that this was an OP petition to
24 facilitate the use of vacant or underutilized alley lots as
25 residential uses and to standardize and clarify the existing

1 alley lot regulations citywide. And so I'm ready to support
2 final action with the -- I'm ready to support final action.

3 CHAIRMAN HOOD: All right. Thank you. If there are
4 no other comments, I'm going to ask Commissioner Wright if she
5 could make a motion please.

6 COMMISSIONER WRIGHT: Sure. I would be glad to. So I
7 move that we approve Zoning Case Number 25-06, which is an Office
8 of Planning submission for a text amendment to regulations
9 governing alley lots, and ask for a second.

10 COMMISSIONER IMAMURA: Second.

11 VICE CHAIR MILLER: Second.

12 CHAIRMAN HOOD: Okay. It's been moved and properly
13 seconded. I think Commissioner Imamura got the second first. I
14 see Mr. Lampert. Do you have anything to add?

15 MR. LAMPERT: Yes, Commissioners. I just want to make
16 sure, are you moving to approve the case as revised in the OP
17 third supplemental report at Exhibit 239? That's the slight
18 addition.

19 COMMISSIONER WRIGHT: Yes. Thank you for that
20 clarification. Yes, I am.

21 MR. LAMPERT: Thank you, Commissioner.

22 COMMISSIONER WRIGHT: The motion was referring to the
23 most current version of the text amendment, which is in the
24 document you just referenced, yes.

25 VICE CHAIR MILLER: And the seconder agrees with that.

1 Those were just clarifying minor technical amendments in the
2 third supplemental report, so, yes, I support that as well.

3 CHAIRMAN HOOD: You know we've been together awhile,
4 because the seconder, Vice Chair Miller, was Commissioner
5 Imamura, even more even though he went first, and I called that
6 one, but I like that you -- that you have mentioned that
7 Commissioner Imamura concurs with Commissioner Wright. That's
8 how long we've been working together, so they already know. But,
9 anyway, Commissioner Imamura, do you -- do you agree with that
10 as a --

11 COMMISSIONER IMAMURA: I -- yes, I -- yes, Vice Chair
12 Miller was reading my mind. I concur with the amendment to
13 Commissioner Wright's motion at Exhibit 239.

14 CHAIRMAN HOOD: Okay. All right. And, again, that
15 second went to -- even though you were just a second late,
16 Commissioner -- Vice Chair Miller. But, anyway, moved and
17 properly seconded by -- moved by Commissioner Wright, seconded
18 by Commissioner Imamura with the consent. Ms. Schellin, would
19 you do a roll call vote please?

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

21 COMMISSIONER WRIGHT: Yes.

22 COMMISSIONER IMAMURA: Yes.

23 MS. SCHELLIN: She said yes? I'm sorry. The sound
24 is -- and Commissioner Imamura.

25 COMMISSIONER IMAMURA: Yes.

1 MS. SCHELLIN: Commissioner Hood.

2 CHAIRMAN HOOD: Yes.

3 MS. SCHELLIN: Commissioner Miller.

4 VICE CHAIR MILLER: Yes.

5 MS. SCHELLIN: Commissioner Stidham

6 COMMISSIONER STIDHAM: Yes.

7 MS. SCHELLIN: The vote is five to zero to zero to
8 approve final action in Zoning Commission Case Number 25-06.
9 Thank you.

10 CHAIRMAN HOOD: Okay. Thank you. And, again, we're
11 going to move on our agenda. If you joined us late, we will not
12 be dealing with Zoning Commission Number 25-09; we will be dealing
13 with that at our next meeting on the 25th. So next case is Zoning
14 Commission Case Number 25-15, Florida and Q Street, LLC, map
15 amendment at Square 3100, Lot 48. Ms. Schellin.

16 MS. SCHELLIN: Yes, sir. I'm keeping my camera off,
17 because it's going in and out, and I'm hoping that will help.
18 So, with this case, 25-15, at the conclusion of the hearing, the
19 Commission asked for post-hearing submissions from the applicant,
20 the ANC, and, I believe, OP also. And so the new exhibits since
21 then, at Exhibit 31 and 31A, the applicant provided a post-
22 hearing submission statement. OP's response regarding eminent
23 domain status is at Exhibit 32. The ANC meeting update from ANC
24 5E can be found at Exhibits 33 and 33A. And I believe that is
25 all of the post-hearing submissions. I have a note

1 (indiscernible) over to the Commission to consider proposed
2 action. Thank you. That's it. Did you -- am I -- are you guys
3 not hearing me?

4 CHAIRMAN HOOD: Yeah, you're going out in and out, but
5 it's not the -- this is the last case. We'll be -- we'll be
6 fine. All right.

7 MS. SCHELLIN: Yeah it's been (indiscernible) for me.

8 CHAIRMAN HOOD: Okay. All right. Thank you. Thank
9 you, Ms. Schellin. Colleagues, I would tell you that I know
10 we've had a lot of discussion on this case. I want to hear what
11 others have to say, but I -- when I was reading the Memorandum
12 of Understanding, I was trying to connect the dots, and I'll be
13 frankly honest, I'll admit, I couldn't connect the dots. I was
14 trying to see when these letters were signed from the dates that
15 they came into an exhibit, and I'm just trying -- I was trying
16 to get the sequential -- in other words, I just gave up today.
17 I just gave up. So would somebody else like to lead us up? I
18 just gave up. I don't know. I thought it was support. And then
19 it looks like -- I know that they were still having conversations.
20 I'm just totally confused on this one, so I'm going to ask maybe
21 Commissioner Imamura, if you could -- if you could start; if not,
22 somebody can start off on this one please.

23 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
24 appreciate that. If you'll indulge me, I need to look for my
25 notes here, and I'll defer to my other peers.

1 CHAIRMAN HOOD: Okay.

2 COMMISSIONER WRIGHT: I can --

3 CHAIRMAN HOOD: Commissioner Wright.

4 COMMISSIONER WRIGHT: Yeah.

5 CHAIRMAN HOOD: Okay. Good. Thank you.

6 COMMISSIONER WRIGHT: You know, this is a very
7 difficult case, because it's clear that there is a lot of bad
8 blood between the property owner and the community, and there are
9 quite a few promises that have been made that, for one reason or
10 another, have not been able to be fulfilled. And you know that
11 I expressed a concern at the outset, when the whole issue was
12 brought up about, well, is the city considering taking this
13 property by eminent domain and should we be acting on this prior
14 to a decision about eminent domain. Well, I think we've gotten
15 a very clear answer, that the city does not have any immediate
16 or soon-to-be action to acquire this property through eminent
17 domain, so we have gotten an answer to that question. We need
18 to proceed.

19 I do truly understand that the community feels this
20 property is not being maintained the way it should be, that it's
21 not being used the way it should be, that -- it is very
22 concerning. And I hope that others in the city will continue
23 any code enforcement actions that need to be taken on this
24 property to make sure that is kept in clean and orderly condition
25 and that it's secured, but our job is to look at the zoning. And

1 the zoning that is proposed is, I believe, consistent with the
2 Comprehensive Plan and the Future Land Use Map. So even though,
3 you know, I certainly understand all of the concerns and the
4 promises made and the promises that have not been kept and the
5 back and forth between the community and the property owner, and
6 I understand the desire to not reward a property owner for bad
7 behavior -- I think that's literally what the ANC, you know,
8 wrote in one of their letters, is that they did not want to reward
9 them for bad behavior, and I don't want to either.

10 However, again, what we are being asked, as the Zoning
11 Commission, is does this proposed new zone meet the Comprehensive
12 Plan and the Future Land Use Map, and I think it's clear that
13 the answer to that is yes. So I think, for that reason, I'm
14 ready to support this particular case, but I really, really hope
15 that the owner and the legal representatives for the owner
16 understand that the situation that has transpired is not good,
17 that it will come back to bite them when and if they actually
18 ever file for a project on this property, and they're going to
19 have a lot of community work to do at that time, because the
20 community has a long memory of, you know, what has happened on
21 this site.

22 I hope that the city will take whatever code
23 enforcement actions they are able to take, again, to make sure
24 that the property is kept in a clean and orderly and secure
25 situation, but, given the narrow question that we're being asked,

1 | in terms of is this zoning consistent with the Comprehensive Plan
2 | and the Future Land Use Map, I don't see that we have any choice
3 | but to say yes. And it gives me a lot of concern, but I think,
4 | unfortunately, that's where we are.

5 | CHAIRMAN HOOD: Okay. Thank you for getting us started.
6 | Vice Chair Miller, would you like to say anything on this?

7 | VICE CHAIR MILLER: Yes. Thank you, Mr. Chairman. And
8 | I appreciate the comments of Commissioner Wright, which I largely
9 | agree with. We approved this -- let's start with the standard
10 | that she emphasized, zoning being not inconsistent with the
11 | Comprehensive Plan. The MU-7B -- the change from MU-4 to MU-7B,
12 | I believe it is, zoning is clearly more consistent with the
13 | Comprehensive Plan's Future Land Use Map designation of medium-
14 | density residential and moderate-density commercial, and I
15 | believe the Policy Map lists this site within a Main Street mixed-
16 | use corridor, so I don't think there's any question about that,
17 | and the zoning -- the rezoning -- I think that the site was
18 | redesignated on the -- in the 21 -- 2021 Mayor/Council
19 | Comprehensive Plan most recent amendments five years ago, so
20 | there's that.

21 | We did -- I'm not sure if -- I don't think I was here,
22 | but you, Mr. Chairman, led the Zoning Commission in approving a
23 | PUD 20 years ago that changed -- allowed for MU-5A zoning, I
24 | believe, with a Planned Unit Development, which would provide for
25 | a similar amount of housing and height that this new rezoning map

1 amendment would allow for 20 years later. We did -- and I was
2 part of it -- probably half of the time extensions that we did
3 between the 20-year-old approval and when it finally expired in
4 2023, I believe, and I think we did seven or eight time
5 extensions. The community supported that PUD, worked with the
6 developer at that ANC, which was a different -- may have been a
7 different ANC than the current one, but they worked with that
8 developer and got a lot of things that -- it was a win-win for
9 everybody. So I understand the mistrust of and the frustration
10 of the community, the ANC 5E, and I share that mistrust and
11 frustration. And we -- I appreciate that, since our hearing, we
12 asked for a few things, an update on whether anything was
13 happening with that eminent domain authorization, which is still
14 law, and we got a response, no, nothing's happening with it, and
15 there's no -- been no funding allocated and the Executive Branch,
16 DMPED and OP, still support us moving forward with rezoning, so
17 I appreciate we got that update.

18 I appreciate that the applicant met again with ANC 5E
19 after our -- I think it was the day after our hearing in May --
20 on May 19th, but that did not result in any -- unfortunately, any
21 coming together of the minds on the issue, because of the lack
22 of trust between the community and this -- and this particular
23 developer and the promises that that have been made and the
24 promises not kept. So the rezoning, clearly, will increase the
25 value of this property, and maybe the Comprehensive Plan

1 designation increases it all by itself, the redesignation, but
2 it will increase the value of this property.

3 And I have to say, I don't -- I think the community
4 wants this property to be -- they've said they want this property
5 to be developed, as originally proposed, but by another
6 developer, and I think it will be developed by another developer.
7 I think he's going to sell it, get a -- get a premium price,
8 because of our -- because of Comprehensive Plan redesignation and
9 our rezoning. And this is all speculation, but that is the
10 rewarding of the bad -- the bad behavior that the community is
11 concerned about. And I share the pause that others have about
12 having -- moving forward with this, which is why I opposed setting
13 it down for a public hearing at the ANC's request and asked the
14 questions that my colleagues asked and the ANC asked at the --
15 at the public hearing.

16 So if the goal is to get it developed, it probably --
17 the rezoning probably will get it redeveloped sooner. It probably
18 won't be by this developer, and he will probably be rewarded for
19 20 years of doing nothing, except waiting for the city to reward
20 him, so I don't -- I have pause about being part of that, and
21 I'm not sure where I'm going to land here, but -- as I wasn't --
22 which I wasn't sure of until setdown, when I was the last vote
23 either there, but I understand the concern of the community. We
24 all want this property to be developed with housing, and it will
25 have IZ Plus designation with this rezoning, so there'll be more

1 affordable housing than otherwise would be required under our
2 regular IZ, so there are some good aspects here, and I appreciate
3 that. So that's all I have to say at this point, Mr. Chairman.

4 CHAIRMAN HOOD: Okay. Thank you. Commissioner Stidham,
5 you have anything?

6 COMMISSIONER STIDHAM: I do. I also have pause, because
7 it's not just the condition of the property, as the community
8 waits for it to be developed; it's the lack of progress the
9 developer has made for such an extensive amount of time. And,
10 you know, part of me is just like, no, this is -- this is a no,
11 because you have not done anything, and you're not going to do
12 anything, and it can -- it will continue to be this way or they
13 will sell it, as Commissioner Miller mentioned, and, you know,
14 let the next guy come in --

15 CHAIRMAN HOOD: Let's wait until she comes back.

16 COMMISSIONER STIDHAM: -- and should not -- and they
17 should not have to put up with it for another 20 years.

18 CHAIRMAN HOOD: Okay. Thank you. Commissioner Imamura,
19 any comments?

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. By and
21 large, I'm in agreement with my colleagues. I think I do have a
22 few thoughts about this, and I'm just trying to think about where
23 to begin. I think what Vice Chair Miller had shared and noted,
24 that it is probably speculation that the property may be sold,
25 and so I don't want to feed into the speculation or conjecture

1 | there, but what's important about his comment is the optimism
2 | that it brings, in that I think -- and Commissioner Wright had
3 | mentioned this; I think Vice Chair Miller mentioned this -- it
4 | was noted in the record, too, that there is this shared goal for
5 | this property to be developed. And, yes, it's -- it boils down
6 | to trust, but that -- we are not a Commission to resolve
7 | personality disputes. Commissioner Wright was -- made that
8 | comment. We made -- I think I made that comment on the
9 | (indiscernible) at the hearing that we have to evaluate what's
10 | before us. I think people understand that; the public understands
11 | that.

12 | What that does say though, in terms of their expression
13 | of discontent and concern, is, I think, a compliment to you, Mr.
14 | Chairman, and that the Zoning Commission sometimes is in receipt
15 | of a lot of complaints by the community, because of the fact that
16 | we do provide the community with an opportunity to share and
17 | express their views as part of the public process. And so for
18 | those who seem to think that we don't, there's a number of cases
19 | here -- this might be one of them, as an example -- that people
20 | believe in the Zoning Commission and the expanse of our authority
21 | and ability to influence outcomes. And I think that's the focus
22 | here; it's really about the future outcome.

23 | It's regrettable, in terms of the trust that's been
24 | mismanaged by the property owner. Should they hold on to it, I
25 | think Commissioner Wright is right, they have a lot of work --

1 ground to cover to repair that relationship with the community,
2 should they want to move forward to develop the property, but I
3 hope that, with this move, this -- if there's enough support here
4 amongst ourselves to approve this, it's really a look to the
5 future and the outcome. So I really hope people focus on the
6 outcome and shared goal here to develop this property.

7 No matter who the property owner is, either now or
8 later, the community certainly has demonstrated its leverage. So
9 I -- and I know they're concerned about rewarding the property
10 owner. That was stated. Commissioner Wright had brought that
11 up. It's less about the reward. Again, it's not about that;
12 it's about what's before us. It's applying -- making sure that
13 this is consistent with the Comprehensive Plan or not
14 inconsistent with the Comprehensive Plan, and the fact that this
15 may bring about a better project in the future, but, again, just
16 a shared focus on the outcome of this and the desired goal for
17 the community, and that I think that they hear that the Zoning
18 Commission is in support of that.

19 So, with that, I don't have as much pause, because I
20 don't think it is about penalizing the property owner. This is
21 about exactly following the regulations straightforward, and so
22 I'm prepared to vote in support of this.

23 CHAIRMAN HOOD: Okay. Thank you. And, you know --
24 thank you -- thank you all, colleagues, for your comments. And
25 at the end of the day, I'll be frank, this this is what I mean

1 | when I first started off; I just gave up. And I'll tell you why
2 | I gave up. Because I remember -- and I said this during the
3 | hearing -- one of the Councilmembers, who's a Councilmember now,
4 | Councilmember Barnes, she was the Chair of this ANC when we first
5 | started looking at this property. And you know how long ago that
6 | was? Twenty-some-odd years ago. I mean, every -- and I think
7 | the Vice Chair captured it correctly. Everybody was excited,
8 | including the Commissioner, about this project, and now that
9 | didn't happen. This ain't the first time that didn't happen.

10 | And I think when you have people who've had these type
11 | of mistrusts, not just even on this property, but across the city
12 | and you're the same person, that becomes a problem. I know the
13 | city has clean hands. I know that we have all these things. And
14 | I will be frankly honest, I was just going to say forget it; take
15 | us -- take me to court. You're doing -- they're doing it anyway,
16 | and I was going to vote against it, but then I thought, well,
17 | really, what is -- what is your main job? And this is what the
18 | community needs to understand, and I think Commissioner Imamura
19 | hit it right on. Your main job is to look at the zoning; it's
20 | not to get emotional. It's not for me to get upset, even though
21 | I am, but I want to make sure the public knows that if there was
22 | a rule that says whether you like it or not and whether he was --
23 | had good hands and whether he was honest, I would be voting --
24 | I'd be the first one to vote against it, but that's not what we
25 | have to look at. And most of the people in that ANC are people

1 I've worked with for years, and I understand and I get it. I do
2 not want to reward a bad actor, but what I want to reward is the
3 city. And, at some point, whether he sells it or whatever he
4 does with it, I'm hoping that somebody will come through and
5 achieve some of the things that that community so well deserves,
6 so -- and, again, the Council passed it in the Comp Plan. We
7 have to deal with it, and that's our narrow scope, and that's
8 what I'm going to try to stay focused. Again, the old Anthony
9 Hood would have voted against it, but the Anthony Hood who's
10 learned over the years that the courts do look at everything we
11 say and do and they look at what your scope and what your role
12 is, I have to get -- I have to narrow -- I'm like a GPS. I said
13 this before; I have to narrow myself back down and center myself
14 and come back to what is actually your function, what is your
15 role, and what is your job on the Zoning Commission.

16 So I concur with the community a hundred percent. I
17 don't concur with giving, as my colleagues -- none of us do,
18 given someone -- a bad actor, rewarding him, but what I do want
19 to reward is the District of Columbia. And that's all I'm going
20 to say on that. While I will not make a motion and not second
21 it, I will vote in favor of it, if the votes are there, but I'm
22 not going to make the motion, and I'm not going to second it.
23 That's my -- that's my protest. I'm going to use that as my
24 protest, so I feel good about something. So, anyway, any other
25 comments? Any other comments?

1 (No response.)

2 CHAIRMAN HOOD: Okay. All right. Would somebody like
3 to make a motion? It won't be Anthony Hood.

4 COMMISSIONER IMAMURA: I'll make the motion, Mr.
5 Chairman, and let it stand on the record that all the
6 Commissioners took a pause there before volunteering to take a
7 motion. Again, this is strictly in adherence with our zoning
8 regulations, that it's not inconsistent with the Comprehensive
9 Plan and the Future Land Use Map, and that is what we are beholden
10 to review and analyze and vote on. So, with that, I move that
11 the Zoning Commission take proposed action for Case Number 25-
12 15, Florida and Q Street, LLC, map amendment at Square 3100, Lot
13 48, to include that IZ Plus will apply to the map amendment, and
14 ask for a second, and allow for a pause, should you so desire.

15 CHAIRMAN HOOD: Is somebody going to second it?

16 COMMISSIONER WRIGHT: I'll second it, again, with, you
17 know, all the comments that have already been made, that this is
18 not a good situation, but we, as the Zoning Commission, are
19 following our job, basically, but I will second it.

20 COMMISSIONER IMAMURA: Our mandate.

21 CHAIRMAN HOOD: It's been moved and properly --

22 COMMISSIONER WRIGHT: Our mandate, yes.

23 CHAIRMAN HOOD: It has been moved and properly
24 seconded. Any further discussion?

25 (No response.)

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

3 MS. SCHELLIN: Commissioner Imamura.

4 COMMISSIONER IMAMURA: Yes.

5 MS. SCHELLIN: Okay. Commissioner Wright.

6 COMMISSIONER WRIGHT: Yes.

7 MS. SCHELLIN: Commissioner Hood.

8 CHAIRMAN HOOD: Yes.

9 MS. SCHELLIN: Commissioner Miller.

10 (No response.)

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

12 (Vice Chair Miller lost connection to the
13 videoconference.)

14 CHAIRMAN HOOD: He really didn't want to vote. He --

15 COMMISSIONER IMAMURA: He straight up left.

16 MS. SCHELLIN: He disappeared.

17 COMMISSIONER IMAMURA: Vice Chair Miller left his seat.

18 MS. SCHELLIN: All right. I think he meant to unmute.

19 COMMISSIONER IMAMURA: Now, let it stand for the
20 community. My goodness.

21 CHAIRMAN HOOD: His protest --

22 MS. SCHELLIN: I'm not sure how to count that one, so,
23 Commissioner Stidham. Maybe he'll be right back on.

24 CHAIRMAN HOOD: Yeah, let's give him -- give him a
25 minute to come back. His protest was better than mine.

1 MS. SCHELLIN: Yeah. Commissioner Stidham.

2 COMMISSIONER STIDHAM: No.

3 MS. SCHELLIN: No. Okay. I'll wait for Commissioner
4 Miller to come back on. Maybe -- let's see if we can -- maybe
5 he came on as an attendee. Let me look.

6 COMMISSIONER STIDHAM: I'm sure he hit the wrong button
7 when he went to come on.

8 MS. SCHELLIN: Yes, I think he hit, instead of unmute --
9 I saw him going for it.

10 COMMISSIONER IMAMURA: I only jest, but that's how you
11 make an exit when you're dissatisfied virtually.

12 COMMISSIONER STIDHAM: Yes.

13 MS. SCHELLIN: Yes.

14 MS. SCHELLIN: A quite dramatic exit.

15 CHAIRMAN HOOD: I don't like when my hands are tired
16 like this, I can tell you that.

17 MS. SCHELLIN: Yes. And I know I have had -- Chairman
18 Hood, I don't know if you did it on purpose, but your video is
19 going in and out. It may just be me, but all night I've had
20 issues with --

21 CHAIRMAN HOOD: Am I going in with everybody else?

22 COMMISSIONER IMAMURA: No, I've seen you Chairman Hood.
23 No, I've seen you.

24 COMMISSIONER WRIGHT: Yeah, I've seen you as well.

25 COMMISSIONER STIDHAM: I've seen you.

1 MS. SCHELLIN: The whole time? Okay.

2 CHAIRMAN HOOD: He probably had something
3 (indiscernible) -- well, you've been going in and out the whole
4 time, Sharon -- I mean, Ms. Schellin.

5 MS. SCHELLIN: Yes. Well, we're have a severe heat
6 warnings and probably thunderstorms, and I am on the
7 (indiscernible) -- sometimes affects the internet. Let's see if
8 he came back in here. Let me --

9 CHAIRMAN HOOD: No, he's not back yet.

10 MS. SCHELLIN: No, I don't see him.

11 CHAIRMAN HOOD: It'll take a few minutes. I hope the
12 public knows this. He even -- he even cut his computer off;
13 that's how bad this case is.

14 COMMISSIONER WRIGHT: Would you like me to try to reach
15 out to Commissioner Miller or --

16 CHAIRMAN HOOD: Yeah, I was going to text him. I'm
17 texting him now to see if he's --

18 COMMISSIONER WRIGHT: Yeah.

19 (Brief pause.)

20 CHAIRMAN HOOD: There he is.

21 VICE CHAIR MILLER: I am so sorry. That must be the
22 karma of this case. It just disconnected me, as I was -- as I
23 was called on to vote.

24 MS. SCHELLIN: Yes. I'll call you again. Chair --
25 Commissioner Miller.

1 VICE CHAIR MILLER: So I recall that there are three
2 votes in favor. I will -- I agree with everything my colleagues
3 have said. I know this isn't deliberations, but I agree with
4 everything my colleagues have said, and, under the mandate, this
5 meets the zoning consistency requirement. But, to reflect the
6 pause that the entire Commission has about this, I will vote no.

7 MS. SCHELLIN: All right. So staff records the vote
8 three to zero -- I'm sorry -- three to two to zero to approve
9 proposed action in Zoning Commission Case Number 25-15; that's
10 Commissioners Imamura, Wright, and Hood --

11 CHAIRMAN HOOD: So if I wanted to change --

12 MS. SCHELLIN: -- Commissioner Stidham --

13 CHAIRMAN HOOD: -- if I wanted to change my -- hold on
14 a second, Ms. Schellin. If I wanted to change my vote --

15 VICE CHAIR MILLER: You can move to reconsider --
16 motion to reconsider. You're on the prevailing side.

17 CHAIRMAN HOOD: But here's -- but here's the issue. Do
18 I have legal standing? Guess what? No, I don't.

19 MS. LOVICK: No, gentlemen. Like, tell them I don't
20 have sound, but like I can hear you.

21 MS. SCHELLIN: He can hear you, Hillary.

22 MS. LOVICK: Oh, okay.

23 MS. SCHELLIN: Can you hear Hillary, because her sound
24 was out, but I have her on the phone. She's been listening
25 through the phone.

1 CHAIRMAN HOOD: Okay. Tell her -- tell her I already
2 know the answer -- I already know the answer, but I just wanted
3 to make a point.

4 MS. SCHELLIN: Okay. You heard him.

5 CHAIRMAN HOOD: So, with that, we're going to keep it
6 like it is, but I already know I have -- I have -- there's no
7 legal standing, we will get overturned, so I already know that.
8 I already know that. I haven't -- I didn't just start doing this
9 last week. So, anyway, let's go ahead -- I just wanted to put
10 that out there. I thought about that, too, because that's just
11 how -- the severity of how bad I think this case is. So I'm
12 hoping the owner and his representatives are listening. So, you
13 know, forget all that procrastination. Do what you got to do.
14 Work with that neighborhood and stop putting them on promise
15 land. All right. Ms. Schellin, anything else for today? Thank
16 y'all. Anything else?

17 MS. SCHELLIN: I have nothing else, sir.

18 CHAIRMAN HOOD: Okay. All right. We're going to meet
19 again on the 25th, and I hope we have a lot better cases than
20 what we had in this one today, and we only had two cases. That's
21 sad. Anyway, I thank everybody. You all enjoyed the -- I think
22 we got two weeks off. Enjoy your two weeks and stay cool.
23 Thanks, everybody.

24 (Whereupon, the above-entitled public meeting was
25 adjourned at 4:43 p.m.)

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

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: DC Zoning Commission

Date: 06-11-26

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