

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

JULY 16, 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:

MIKE SAKINEJAD, Zoning Data Specialist
SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE
JACOB RITTING, ESQUIRE

ALSO PRESENT:

JOSHUA MITCHUM, DC Office of Planning

The transcript constitutes the minutes from the Regular Public Meeting held on July 16, 2026.

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(4:00 p.m.)

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

Copies of today's meeting agenda -- one second -- copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by 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 documents before us this evening are the application, the ANC setdown report, and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing. We do not take any public testimony at our meetings, unless the Commission requests someone to speak.

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1 202-727-0789 for Webex log-in or call-in instructions. At this
2 time, we will consider any preliminary matters. Ms. Schellin,
3 do you have any preliminary matters?

4 (No response.)

5 CHAIRMAN HOOD: Okay. Hold on one second. I think she
6 might be having some technical problems. I thought I saw her
7 when I first started. Give me a minute.

8 (Brief pause.)

9 CHAIRMAN HOOD: Okay. Yeah, she's having some
10 problems. Let's give her a minute or so. Thanks.

11 (Brief pause.)

12 CHAIRMAN HOOD: Let's give her a few minutes and just
13 stay by your set, and we'll come back on when she comes up.
14 Thanks.

15 (Brief recess while waiting for Ms. Schellin to join
16 videoconference.)

17 CHAIRMAN HOOD: Okay. I think we can come back up.
18 Mr. Sakinejad, can you bring her in? She's in the -- as a
19 panelist -- I mean, not a panelist -- in the waiting room or in
20 the public, and she's the phone number that you see. Thank you.

21 (Whereupon, Ms. Schellin joined the videoconference.)

22 CHAIRMAN HOOD: Ms. Schellin, whenever you get yourself
23 situated, we were seeing if there were any preliminary matters.
24 I haven't called the first case yet.

25 MS. SCHELLIN: Okay. Can you hear me?

1 CHAIRMAN HOOD: Yes, we can hear you.

2 MS. SCHELLIN: Okay. So you can hear me now?

3 CHAIRMAN HOOD: Yes.

4 MS. SCHELLIN: Okay. Sorry about that, guys. Yeah, I
5 was having some problems getting on myself. There is a
6 preliminary matter. One of the cases that was on the agenda,
7 but was requested to be deferred to the next meeting, 25-13, it
8 was removed from the agenda. However, as soon as we removed it
9 and put it on for the next meeting, we received a letter from
10 Councilmember Frumin asking that the record be reopened to accept
11 a letter from him. So, first of all, I need the Commission to
12 rule on whether they want to reopen the record to accept his
13 submission.

14 CHAIRMAN HOOD: So, Ms. Schellin, let me -- let me --
15 let me ask a question or so first. I remember I did this once
16 before. Was it -- it was -- I don't know if this was the case
17 or not. Whatever it was, we got responses back that were not
18 favorable, and it seems like it dwarfed and caused a lot of
19 problems, and I believe --

20 MS. SCHELLIN: Well, before -- I'm sorry -- Chairman
21 Hood, before we go there to what he's actually requesting, I need
22 to know if you guys want to open the record to receive his letter,
23 before you go into what he's actually requesting. Do you want
24 to reopen the record to accept this letter?

25 CHAIRMAN HOOD: Well, that's my point. Last time I

1 reopened it -- I pretty much know he's probably asking for the
2 same thing, so before I even do that, I want to make sure --

3 MS. SCHELLIN: Yeah.

4 CHAIRMAN HOOD: -- because that brought forth a
5 problem.

6 MS. SCHELLIN: Oh, okay, okay.

7 CHAIRMAN HOOD: So I want to know -- and I'm not asking
8 you yet anything; I'm talking to my colleagues. And you all
9 know -- and I believe it was this case or maybe it was another
10 case -- we opened the record once before, and we have -- we were
11 the ones who asked for specific information, as a result of what
12 was asked of us from the community, so I'm not sure -- and, again,
13 I stated this last time, and I've been in front of the Council
14 since then twice, but they're going to have another shot.
15 Somebody's trying to rewrite our process, and I don't think
16 that's -- I don't think that's fair. And it seems like we're
17 just doing it in one neighborhood, and I have a problem with
18 that, because we don't do it in other neighborhoods -- in other
19 wards. It seems like it's just one neighborhood. But let me
20 open it up and hear from others, because, they -- again, as I've
21 stated previously, they will have another bite at the apple, so
22 I don't get it. So let me hear from others. Let me go to Vice
23 Chair Miller.

24 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, it
25 was this case that we did reopen the record for the public and

1 ANCs and -- to comment on the second supplemental OP report,
2 which was in response to what we requested. I share your comments
3 and concerns, but -- and I think we may have even reopened the
4 record in the -- this is the Wisconsin Avenue mixed-use new zoning
5 case. I think we may have reopened the record, similarly, in
6 the Connecticut Avenue/Cleveland Park case, at Councilmember
7 Frumin's request, after he was requested by certain individuals
8 and organizations.

9 You know, I worked for a Councilmember Chairman --
10 Council Chairman for 27 years, I think -- five different Council
11 Chairs -- and I was the staffer in charge of overseeing the Zoning
12 Commission, and I -- we got a lot of requests to comment on zoning
13 cases, and I constantly discouraged whoever was the Chair at the
14 time from favorably responding to that request, because of the
15 independence of the Zoning Commission, which I thought was very
16 important.

17 And the Council has its very powerful influence over
18 our zoning process through the Comprehensive Planning process.
19 They are, essentially, the Planning Commission of the city. But
20 Councilmember Frumin has requested -- he said he's not commenting
21 on the merits of the case. He said since we're -- since we're
22 delaying it anyway at OP's request, because they want to work out
23 some technical language issues with our own Office of -- Office
24 of Zoning Legal Division, since we're delaying a decision --
25 final decision for two weeks, he said, if it doesn't delay

1 anything, he doesn't see any harm in opening -- reopening the
2 record. It is kind of -- it is kind of unprecedented to twice
3 reopen the record in a case, and I have conflicting thoughts
4 about that, but I don't want to give any -- I don't think there's
5 any -- I don't think there's any harm necessarily, even though I
6 don't think we're going to get anything new that we don't already
7 know from the 268 exhibits that are in our public hearing record
8 and the hours and hours of hearings that we've held, but there
9 was a third supplemental OP report.

10 I would like to defer to the Councilmember who is my
11 Councilmember, who happens to also -- he didn't note this in his
12 letter, but he happens to also be -- used to be the Chair of ANC
13 3E, I believe, which is directly affected by this proposal in
14 Friendship Heights -- Friendship/Tenley. So I don't have any
15 problem with reopening the record is the bottom line. I'm sorry
16 I went on so long. I had dental surgery this afternoon and I'm
17 kind of mumbling and jumbling, so if you need to repeat any words
18 that I've said, let me know, but I don't have a problem with
19 reopening the record both for his comments and for the ANC's and
20 the public to once again -- twice again -- three times again,
21 whatever it is, to comment again, but I'll -- I look forward to
22 hearing from my colleagues' comments on this.

23 CHAIRMAN HOOD: Okay. Commissioner Wright.

24 COMMISSIONER WRIGHT: Thank you. I support reopening
25 the record. I don't think it will delay our process. I found,

1 when we reopened the record the last time, there was some very
2 useful testimony that helped to strongly inform the third
3 supplemental report, and I think probably, too, it improved the
4 current recommendation that we are going to be considering.

5 I understand there's a little bit of additional work
6 that's going to be done between OP and the legal staff for the
7 Office of Zoning, which is great, and that's the reason for the
8 delay, but I think that the comments that we received had a
9 definite positive impact on the third supplemental report. And
10 I am very interested in continuing to view this as a dialogue
11 that we're having on a very difficult subject and how we're trying
12 to get to a good -- you know, get to that sweet spot, and I think
13 continuing to get information from the public is an important
14 component in doing that. So, again, since we're delaying anyway
15 and this isn't going to slow us down, I do not see any reason to
16 not reopen the record.

17 CHAIRMAN HOOD: Okay. Commissioner Imamura.

18 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
19 don't disagree with anything that Commissioner Wright has said
20 or Vice Chair Miller. However, I think a couple points that
21 Commissioner Wright had made, first, if we keep the record open
22 or reopen the record for a third time, it won't delay or slow
23 down our process. I thought it was interesting her choice of
24 words, "dialogue". This is a way for the community to dialogue
25 with the Zoning Commission.

1 Generally, I'm not inclined to open it again for the
2 third time. The public will have another opportunity for input.
3 That said, Mr. Chairman, this is a good example that you've set,
4 you know, that we encourage public participation and are open to
5 the public contributing their thoughts and ideas to shape the
6 outcome of our zoning actions and help inform our decisions. I'm
7 not -- like Vice Chair Miller said, I'm not certain that we will
8 hear anything different, so if the community chooses to -- and
9 we decide to reopen the record and they choose to submit
10 additional comments, this will be a fulsome record.

11 I would say, though, that -- for those that are
12 listening in the public, that this is not meant to set a precedent
13 for other cases later to open the -- reopen the record ad nauseum,
14 again and again and again. There are some extenuating
15 circumstances here, and this is an exceptional case. So that's
16 where I stand, Mr. Chairman.

17 CHAIRMAN HOOD: Okay. Thank you. Commissioner Stidham.

18 COMMISSIONER STIDHAM: I support also reopening the
19 public comment -- the record for public comment. I think that
20 my fellow Commissioners have made some really valid and good
21 points related to why, in this particular situation, we would
22 open it a third time, so I support that and I think that we
23 should.

24 CHAIRMAN HOOD: Okay. I'm just going to say, as I've
25 said the last time we opened the record and the time before that

1 and the time before that, I don't have a problem opening the
2 record. We're going to do it. But one thing that's been in
3 common, it's always for 3 -- Ward 3.

4 There are other Wards who asked us to do some of the
5 same things, but they follow the process, and I'm having a problem
6 with not following the process across the city, so -- and I agree
7 with Commissioner Imamura; we're not setting precedent, but we
8 are starting to give one area a lot of grace, so I want to make
9 sure that we give that grace to Ward 8, Ward 5, my Ward, Ward 4,
10 and Ward 7. I want us to remember -- let's not forget, because
11 I'll be around a few more years, so I want to make sure that
12 we're doing the same thing for everybody, because it seems like
13 they're -- not only are they going to have another bite of the
14 apple, they're going to have another bite of the apple. And I
15 mentioned this at our -- at our oversight hearing, and I mentioned
16 it at my confirmation hearing, because that came up.

17 And the leadership in one of the organizations has
18 changed, and they seem to want to dictate our process, and I have
19 problems with that, because, as Vice Chair Miller mentioned,
20 we're independent. We're not going to never shut the community
21 out. And I've mentioned this to the Chairman of the Council.
22 They have -- we're going to hear something again, which is -- as
23 Commissioner Imamura said, it's probably going to be the same,
24 like we found out last time. So, Ms. Schellin, I want to ask
25 you a question. We're going to go ahead and open the record --

1 I mean, allow Mr. Frumin's record back in, but I want to ask you,
2 the last time that we did that, and whether this case or whatever
3 case it was, we got a lot of pushback from the ANC's about doing
4 this, this way. So, again, it's destroying our process.

5 And, Ms. Schellin, do you have any -- can you enlighten
6 me on exactly -- I remember getting letters that were not
7 favorable of our actions, when they all had another chance to be
8 able to respond. Can you just enlighten me, if you don't mind,
9 for the record?

10 MS. SCHELLIN: Yes. Initially, Councilmember Frumin,
11 if I recall correctly, submitted a request for both Case Numbers
12 25-09 and this case, 25-13. It was a letter for both cases, and,
13 like the -- like this case, in 25-09, they were allowed to -- the
14 public and the ANC was allowed to comment. The ANC did submit a
15 letter saying -- if I recall correctly, saying that they were
16 ready for this process to go on, that they had worked with OP
17 prior and they didn't want it delayed, so there was a lot of --
18 there were letters we returned, also, that -- because the record
19 was not open at the time, we returned saying that they did not
20 want this delay, that they felt like the opportunity to respond
21 would be once the proposed rulemaking was published. So we had
22 probably just as many who were upset because of the delay by the
23 couple -- well, I'm not going to say "couple" -- by the other
24 side, who wanted to leave the record open.

25 VICE CHAIR MILLER: I would --

1 MS. SCHELLIN: And so then, at the May -- and it was
2 held in abeyance. If you'll recall, the Commission held it in
3 abeyance. And so then I think the decision was made on that case
4 and then on this case. At the May -- at the April 30th meeting,
5 the Commission did allow the public and the ANC to provide
6 responses to that second OP supplemental until May 15th, and
7 there were some responses that came in, but they weren't all
8 opposed.

9 I will say that they started at, like, Exhibit 236
10 through 255. There were some that just had concerns about if
11 you do an all-affordable building and you exempt it, should the
12 MFI -- I believe is what they're referring to it now -- should
13 it be 30 percent or should it be 50 percent, and that was, like,
14 one of the questions the Commission asked OP to come back with
15 and, you know, what was their opinion as the expert. And so
16 those were the kinds of things, so they weren't all opposed that
17 came in, so some of those submissions came in with --

18 CHAIRMAN HOOD: So let me -- let me cut you off. Ms.
19 Schellin, let me cut you off -- let me cut you off -- let me cut
20 you off. And I appreciate that, but my -- I think you got to my
21 point, but I remember specifically reading a letter from one of
22 the ANCs that was not very favorable.

23 VICE CHAIR MILLER: It was ANC -- it was ANC 3C, about
24 the Connecticut Avenue/Cleveland Park case.

25 CHAIRMAN HOOD: Was it 3C? Okay. One of them --

1 VICE CHAIR MILLER: They were very upset with us doing
2 that.

3 CHAIRMAN HOOD: Let me finish though, Rob. Let me let
4 me finish though, Rob. I just remember one of the cases -- that's
5 why -- I'm making a point here, actually. My point is, if we
6 stick with our process, they all -- everything we've said,
7 there's -- everybody has another chance, but if we stick with our
8 process, we start muddying the waters, because now we're doing
9 it and we may get another letter.

10 And the reason I remember it wholeheartedly, even
11 though it's to the Zoning Commission, but it says "Anthony Hood"
12 at the top. So I just think -- and it's all of us, but I just
13 think that we need to stick to our process. We're going to do --
14 I don't have a problem with doing it this time. Commissioner
15 Wright said we got a lot of -- a lot of helpful information. I
16 don't recall us -- I don't recall that happening like that, so I
17 guess that's why it's five of us here, but I don't recall it
18 happening like that.

19 But, again, my point is, if we stick with our process,
20 Councilmember Frumin and the people who really requested it will
21 still have another bite at the apple. We just -- these are --
22 because here's the thing; whatever comes -- when we get ready to
23 start working on it again, we may have some additional questions
24 and information we want. We'll never get to proposed and get
25 the final and -- for them to comment. We'll never get there, if

1 we keep down this road. So, at some point, we need to put a halt
2 to it, but I want to make sure we give the grace to the same
3 other areas as well. Commissioner Miller -- you have something
4 you want to add, Vice Chair?

5 VICE CHAIR MILLER: No. I agree with your comments and
6 the concern about treating all wards across the city with that
7 grace, and the -- it was 3C -- ANC 3C, as I recall, in the
8 Connecticut Avenue/Cleveland Park case that was upset with our
9 delaying the process, given the years of planning that went into
10 that and any -- and the delay that did happen in that case because
11 we reopened the record. Here, there won't be a delay, and I hope
12 it's not a precedent, but, it's like, you know, a stray cat that
13 comes to your door; you feed them, they'll come back -- keep
14 coming back again and again, not that these community
15 organizations are stray cats, they're our neighbors, but, you
16 know, it does encourage kind of that request over and over again.

17 CHAIRMAN HOOD: Right. Okay. All right. We're going
18 to go ahead and move forward with opening the record. Ms.
19 Schellin, do we have some time -- dates? And here's the thing;
20 we may -- and, Vice Chair Miller, you said it won't delay, but
21 if we ask for something else because of what was sent to us, then
22 they're going to ask again -- they're coming back and ask again
23 for us to reopen the record. So, you know, I appreciate the
24 Councilmember doing a great job for his constituents, but, at
25 some point, the city's got to move -- we got to move, because we

1 will -- one thing about it, if it was not -- if there was not
2 another comment period, I would be highly concerned, and I would
3 have no -- have no problems with this, but there's another comment
4 period, so, instead of one, we get two. Fine. Okay. Ms.
5 Schellin, do we have some dates?

6 MS. SCHELLIN: Well, there's no way OP will be able to
7 respond, because the meeting is exactly two weeks from today, so
8 all we can do -- or I'm just asking is, if you allow one week,
9 that would be -- they would be able to respond by next Thursday.
10 That does not allow your legal staff to brief you on anything
11 that comes in -- well, they will, but it'll be a late briefing,
12 just a couple days before the meeting, to let you know what comes
13 in, and that -- OP will not have time to respond I don't think.

14 CHAIRMAN HOOD: So let's just do this. Let's -- the
15 delay already started, so let's just do this, because I want to
16 be respectful of Ms. Lovick and her team, who do a fabulous job.
17 Let me ask Miss Lovick -- oh, maybe I shouldn't ask her on the
18 spot. Ms. Schellin, can you all work that out? Do we have to
19 announce that? Because I want to be considerate of the work that
20 they do.

21 MS. SCHELLIN: Yeah, we need to announce it. Yeah, we
22 do.

23 CHAIRMAN HOOD: Ms. Lovick --

24 MS. SCHELLIN: Or we can just ask her if that's enough
25 time.

1 CHAIRMAN HOOD: She's here now. I'm going to ask her
2 right now.

3 MS. LOVICK: Okay. So they're asking for this request
4 for this reopening of the record to go until Thursday, July 23rd,
5 so the record would be open for comments until July 23rd at three
6 p.m. And, then, the way our usual schedule would work would be
7 that we would then have our meeting the following Thursday, July
8 30th, and, you know, internally, our report to you goes out the
9 Tuesday before that -- before that meeting, which would be July
10 28th. And, in this scenario that we're talking through, OP would
11 not have an opportunity to respond.

12 What would happen would be that we would brief you on
13 the comments, and then you would have a final report that would
14 come from OP that, essentially, would include the language that
15 we're working on tweaking right now, and that would be those --
16 all of the submissions that come in, in response to OP's second
17 supplemental report and OP's -- like, it would be -- I'm sorry
18 in response to OP's third -- it's actually -- it's OP's third
19 supplemental report. All the comments that come in, in response
20 to OP's third supplemental report, and then a fourth OP
21 supplemental report that just includes the language that we have
22 tweaked, that would be what would be before you on July 30th.

23 And then, at that, point you just have to make a choice
24 about whether or not you're prepared to move forward or whether
25 or not you need additional information, and we can do it that

1 way. And what that'll mean is, OP will not formally provide any
2 response to the comments that come into the record. And if you're
3 okay with that, then we're okay with that.

4 CHAIRMAN HOOD: Okay. But the bottom line is, you all
5 will be able to meet the time frame. That's the bottom line.

6 MS. LOVICK: Yes, sir. We will make sure to meet the
7 time frame, because we should meet the time frame and do this
8 such that you, at least, have an opportunity to take proposed on
9 July 30th, before the recess.

10 VICE CHAIR MILLER: Let me ask a question Mr. Chairman
11 and Ms. Lovick. Even though the Councilmember requested that we
12 give this time to reopen the record, not only for his comments
13 but the two affected ANC's and the public, does -- would it make
14 any sense -- would it help your evaluation and our evaluation if
15 we just limited the reopening of the record to Councilmember
16 Frumin and the two affected ANCs and not open it up to the wider
17 public? I see Commissioner Wright shaking her head, so --

18 COMMISSIONER WRIGHT: Yeah, I think we have to open it.
19 I think we can be very specific that we only want to hear about
20 things in the third supplemental report. We don't want to hear
21 a rehashing of any previously discussed issues. We only want
22 testimony on any new ideas that were presented by OP in the third
23 supplemental report. And, you know, those new ideas are a honing
24 down of earlier ideas. It's not like there is a remarkable new,
25 you know, light bulb kind of idea out there. It's a honing in

1 on ideas that were in previous discussions. So I think we should
2 open it to hear from whoever wants to comment, but be very clear
3 that the only comments that we are looking for are on the third
4 supplemental report, no rehashing of previously discussed issues.

5 CHAIRMAN HOOD: Okay. I really -- I tell you a concern
6 I do have though, which is fine. We're going to open it. We'll
7 hear from everybody, but I know both those ANCs. If those ANCs
8 wanted us to reopen something, they wouldn't have went to the
9 Councilmember to reopen it; they would have done it themselves.
10 I'm just trying to figure out why I go to the Councilmember, when
11 the ANC, as far as I'm concerned, would be considered just as
12 the Councilmember was. Those ANCs -- and I know a lot of them
13 in the city -- I would not have -- I would have considered that
14 request the same, and I would have treated the exact same as we
15 just did here, but I'm just curious. I did see that, Vice Chair
16 Miller, but they didn't have -- they would never have a problem
17 coming to us and asking us that, so I'm -- I'll just leave it --
18 I'll just put that out there and leave that alone.

19 COMMISSIONER WRIGHT: I agree with the Chair. The one
20 thing that I have found in this whole process very disturbing is
21 that community groups that we work with on a regular basis, like
22 the Committee of 100, feeling like they cannot just come to us
23 and say, "Would you reopen the record?", because I think -- and
24 give their reasons that they feel like they have to go to a
25 Councilmember and make it a political issue. I mean, I am very

1 open to hearing from everyone, but I do want to say to the people
2 who are making this a political issue every time and talking
3 about how we're undemocratic and so on and so forth, you are
4 losing goodwill by behaving in this way. You are losing goodwill
5 that you have by behaving in this way. And they need to be aware
6 of that.

7 I definitely understand that part of the, you know,
8 concern in this whole thing is, you know, sort of the way the
9 requests are coming to us via a Councilmember. We can't control
10 that. But I will say to the community, you should have greater
11 faith in the appointed members of the Zoning Commission and ask --
12 you know, if you have -- feel like you need to have more time to
13 talk, just ask us directly. That's all I would say.

14 CHAIRMAN HOOD: So I just want to -- I just want to
15 piggyback on what Commissioner Wright said. I agree with you,
16 but I will tell you, Commissioner Wright, I know the leadership
17 has changed. I know, pretty much, the past -- the former leaders
18 did not have a problem coming. I welcomed them. And I can call
19 plenty of names. I can go back to Barbers Zartman, Shelly Repp,
20 all -- the whole group never had a problem. When they -- when
21 they want something, they come to us. I know the administration
22 over there has changed, and I appreciate you letting the
23 administration over there now know they can come to us, because,
24 guess what, we would have probably ended up the same way, whether
25 they came, the ANC came, or whomever. So, anyway, I just want

1 | you to know that they do have another bite of the apple. Anybody
2 | else have any other comments? I think we can leave that alone.
3 | Somebody else have anything else?

4 | (No response.)

5 | CHAIRMAN HOOD: All right. So let's do that. And
6 | thank you, Commissioner Wright, for letting them know that
7 | everybody's welcome and this is an open house. Okay. All right.
8 | Ms. Schellin, do we -- do we need to do dates? And thank you,
9 | Ms. Lovick and Mr. Ritting. Ms. Schellin, do we need to do dates?

10 | (No response.)

11 | CHAIRMAN HOOD: Ms. Schellin. Mr. Ritting, you want
12 | to give us some dates?

13 | MR. RITTING: She's not able to respond. The request
14 | is to the 23rd of July, and I think that's appropriate, and that
15 | gives us enough time, so the date would be the 23rd at three p.m.

16 | CHAIRMAN HOOD: Okay. Thank you for stepping in. All
17 | right. So we -- anything unclear, anybody else? Ms. Schellin's
18 | having a problem. Mr. Ritting, since you're helping out, you
19 | want to call the next case?

20 | MS. SCHELLIN: Yes. I was going to say that was it,
21 | and it's my understanding it is open to everybody, but only to
22 | what the third OP supplemental report states; the responses must
23 | respond to that report only.

24 | CHAIRMAN HOOD: Okay. Thank you. All right. Let's
25 | go to the next case on the agenda. Do I need to announce it?

1 We're -- oh, yeah, we've done all that. Okay. Final action,
2 Zoning Commission Case Number 25-15, Florida and Q Street, LLC,
3 map amendment at Square 3100, Lot 48. Ms. Schellin.

4 MS. SCHELLIN: Yes, sir. So, since the June 11th
5 meeting, the exhibits that have come in is an NCPC report at
6 Exhibit 35, and that report states that the proposed map amendment
7 would not be inconsistent with the Federal Elements or the
8 Comprehensive Plan, and it would not adversely affect any other
9 identified federal interests. There are no other exhibits, and
10 I will turn it over to the Commission.

11 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin, and we
12 know we spent a lot of time on this in doing the proposed; it's
13 now for final, and I know we were kind of dragging through the
14 mud. I'm not going to drag through the mud. I think, for Zoning
15 Commission Case 25-15, my comments that were done in proposed
16 still stay for this final action, as we move forward. Anybody
17 have any additional discussion or want to say something on this
18 case?

19 VICE CHAIR MILLER: No, I would incorporate my comments
20 from the last -- from the proposed action, and my view has not
21 changed.

22 CHAIRMAN HOOD: Okay. All right. Would somebody like
23 to make a motion?

24 COMMISSIONER IMAMURA: I'll make the motion, Mr.
25 Chairman, because I made the motion for proposed action, so --

1 and I think, at least, I will follow suit that my responses remain
2 the same as proposed. But, with that, I move that the Zoning
3 Commission take final action on Case Number 25-15, Florida and Q
4 Street, LLC, map amendment from MU-4 to MU-7B at 1600 North
5 Capitol Street Northwest, Square 3100, Lot 48, and that IZ Plus
6 will apply, and ask for a second.

7 COMMISSIONER WRIGHT: Second.

8 CHAIRMAN HOOD: Okay. It's been moved and seconded.
9 Any further discussion?

10 (No response.)

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

13 MS. SCHELLIN: Can you hear me?

14 CHAIRMAN HOOD: Yes, we can hear you. If not, we got
15 a backup -- we got a backup.

16 MS. SCHELLIN: Okay. Commissioner Imamura.

17 COMMISSIONER IMAMURA: Yes.

18 MS. SCHELLIN: Commissioner Wright.

19 COMMISSIONER WRIGHT: Yes.

20 MS. SCHELLIN: Commissioner Hood.

21 CHAIRMAN HOOD: Yes.

22 MS. SCHELLIN: Commissioner Miller.

23 VICE CHAIR MILLER: Yes. I mean, no. Sorry.

24 MS. SCHELLIN: Commissioner --

25 VICE CHAIR MILLER: No.

1 MS. SCHELLIN: No?

2 VICE CHAIR MILLER: No.

3 MS. SCHELLIN: Okay. Commissioner Stidham.

4 COMMISSIONER STIDHAM: I am also a no.

5 MS. SCHELLIN: Okay. Staff records the vote three to
6 two to zero to approve Zoning Commission Case Number 25-15 for
7 final action. Thank you.

8 CHAIRMAN HOOD: Okay. I think the last case -- give
9 me one second -- is a hearing action case. Give me one second
10 to get to it.

11 MS. SCHELLIN: Correct.

12 CHAIRMAN HOOD: Yeah. Okay. Hold on one second. I
13 need to get an automatic mouse. There we go. I'm sorry. Ms.
14 Schellin, go ahead.

15 MS. SCHELLIN: I was just going to say -- confirming
16 I don't recall -- I was kind of going in and out -- that
17 Commissioner Imamura, his vote included -- he reiterated that
18 that included IZ Plus, correct?

19 CHAIRMAN HOOD: Yes, it did. Yes, it did -- he did.
20 Okay. Let's --

21 MS. SCHELLIN: Okay. Great. Thank you.

22 CHAIRMAN HOOD: Okay. Let's move with our agenda.
23 Hearing action, Zoning Commission Case Number 26-03, Harold
24 Smith, map amendment at Square 5203. Who do we have on that one?
25 Probably -- Mr. Mitchum, good afternoon.

1 MR. MITCHUM: Hi. Good afternoon, Mr. Chairman and
2 members of the Commission. Let me just fix my camera here real
3 quick. Okay. Good afternoon, Mr. Chairman and members of the
4 Commission. My name is Joshua Mitchum with the Office of
5 Planning, and I'm filling in for my colleague, Crystal Myers, to
6 present Zoning Commission Application Number 26-03.

7 Next slide please. Michael Williams requests a map
8 amendment to rezone 934 Eastern Avenue Northeast from the R-3
9 zone to the RA-1 zone. The property is located southwest of
10 Eastern Avenue and is comprised of a single lot with frontage on
11 Eastern Avenue and Porter Court Northeast.

12 Next slide please. The Future Land Use Map designates
13 the property for residential moderate-density uses, and the
14 General Policy Map designates the property as a Neighborhood
15 Enhancement Area. The proposed RA-1 zoning would not be
16 inconsistent with the FLUM and GPM designations, as the RA-1 zone
17 would permit increased residential uses and it will support new
18 housing types, such as low-rise apartment complexes, that could
19 strengthen and improve the neighborhood.

20 Next slide please. When viewed through a racial equity
21 lens, the proposal, on balance, would not be inconsistent with
22 the Comprehensive Plan policies of the Far Northeast and Far
23 Southeast Planning Area. The project advances policies related
24 to racial equity, as it could create the opportunity to bring
25 more dwelling units through multifamily development. A developer

1 | could construct a building that includes both market rate and
2 | affordable housing, which would include IZ units. This mix of
3 | income goals would contribute to the housing affordability in the
4 | area and help attract a diverse range of households.

5 | Next slide please. Oh I'm sorry, stay on this slide.
6 | According to the Office of the Deputy Mayor for Planning and
7 | Economic Development, by the end of 2025, the planning area
8 | exceeded its target by providing 1,267 affordable units or 258.6
9 | percent of the target amount. Therefore, in this specific
10 | instance, OP is not recommending IZ Plus in this case.

11 | In conclusion, the Office of Planning recommends that
12 | the proposed map amendment be set down for public hearing. Thank
13 | you, Mr. Chairman and Commission, and that concludes OP's
14 | presentation. Thank you very much.

15 | CHAIRMAN HOOD: Thank you, Mr. Mitchum. I think a well
16 | done report, as always, so I appreciate -- we appreciate that.
17 | Let's see if we have any questions or comments. Let me start
18 | with Vice -- I'm sorry -- Commissioner Imamura.

19 | COMMISSIONER IMAMURA: Thank you, Mr. Chairman. And,
20 | Mr. Mitchum, as always, thank you for your concise report this
21 | evening. I think, as you hear all the time, we ask, is there
22 | any opposition that you're aware of?

23 | MR. MITCHUM: So, also, before I begin, I just want to
24 | make one clarification. This is my colleague, Crystal Myer's
25 | report. I wouldn't want to deprive her of her hard work that

1 she did on this. But, to answer your question, there's no known
2 opposition for this case.

3 COMMISSIONER IMAMURA: Thank you for the correction,
4 Mr. Mitchum. You both work well as a team, and thank you for
5 correcting me. I have no further questions, Mr. Chairman, and
6 look forward to setting this down again. Thank you, Mr. Mitchum,
7 for stepping in.

8 CHAIRMAN HOOD: And, Mr. Mitchum, thank you for
9 acknowledging that Ms. Myers did the work, and I'm sure you're
10 filling in, so we appreciate both of y'all. I'll put it like
11 that, so thank you both. Commissioner Wright, any comments?

12 COMMISSIONER WRIGHT: Really no comments. I think this
13 is very appropriate to set down for hearing, and I look forward
14 to seeing it move forward.

15 CHAIRMAN HOOD: Okay. Commissioner Stidham.

16 COMMISSIONER STIDHAM: Thank you for your presentation
17 and your comments. I support setting this down.

18 CHAIRMAN HOOD: And Vice Chair Miller.

19 VICE CHAIR MILLER: Yeah, I also support setting it
20 down and agree with the comments, for all the reasons set forth
21 in the Office of Planning comprehensive report, including the
22 recommendation that IZ Plus not apply to this particular site.
23 And I think that our -- we've been advised by counsel that we
24 should be setting this down as a contested case, rather than
25 rulemaking, so I'll just note that for the record, so I support

1 setting it down.

2 CHAIRMAN HOOD: Okay. Thank you. Sounds good. Would
3 somebody like to make a -- any other follow-up questions or
4 comments?

5 (No response.)

6 CHAIRMAN HOOD: If not, Commissioner Imamura, could you
7 make a motion please?

8 COMMISSIONER IMAMURA: Yes, sir, I would be glad to.
9 I move that the Zoning Commission set down Case Number 26-03,
10 Michael Williams, map amendment from R-3 to RA-1 at 934 Eastern
11 Avenue Northeast, Square 5203, Lot 851, as a contested case, and
12 ask for a second.

13 COMMISSIONER STIDHAM: Second.

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

16 (No response.)

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

19 MS. SCHELLIN: Yes. Commissioner Imamura.

20 COMMISSIONER IMAMURA: Yes.

21 MS. SCHELLIN: Commissioner Stidham.

22 COMMISSIONER STIDHAM: Yes.

23 MS. SCHELLIN: Commissioner Hood.

24 CHAIRMAN HOOD: Yes.

25 MS. SCHELLIN: Commissioner Miller.

1 VICE CHAIR MILLER: Yes.

2 MS. SCHELLIN: Commissioner Wright.

3 COMMISSIONER WRIGHT: Yes.

4 MS. SCHELLIN: The vote is five to zero to zero to set
5 down Zoning Commission Case Number 26-03 as a contested case.
6 Thank you.

7 CHAIRMAN HOOD: Okay. Thank you. Ms. Schellin, do we
8 have anything else before us?

9 MS. SCHELLIN: Nothing else.

10 CHAIRMAN HOOD: Okay. All right. Thank you, all. The
11 Zoning Commission will meet again on June the -- I'm sorry --
12 July the 20th, 2026 at four p.m. on these same platforms, Zoning
13 Commission Case Number 26-01, LWH 801 R, LLC, and we'll meet on
14 these same platforms at four p.m. So, with that, I want to thank
15 everyone for their participation and all their hard work. And,
16 with that, this meeting is adjourned. Thank you, everyone.

17 (Whereupon, the above-entitled public meeting was
18 adjourned at 4:46 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

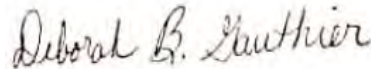
In the matter of: Public Meeting

Before: DC Zoning Commission

Date: 07-16-26

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