

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL MEETING  
1140th MEETING SESSION (15th of 2002)

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MONDAY  
NOVEMBER 4, 2002

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The Special Meeting of the District of Columbia Zoning Commission convened at 6:15 p.m. in the Office of Zoning Hearing Room at 441 4th Street, Northwest, Suite 220, Washington, D.C., Carol J. Mitten, Chairperson, presiding.

COMMISSIONERS PRESENT:

CAROL J. MITTEN, Chairperson  
ANTHONY J. HOOD, Vice Chairperson  
JOHN G. PARSONS  
PETER G. MAY  
JAMES H. HANNAHAM

STAFF PRESENT:

SHARON SANCHEZ  
Office of Zoning  
  
STEVE COCHRAN  
Office of Planning

I-N-D-E-X

Opening Remarks and Agenda by Chairperson Carol Mitten .....3

No Preliminary Matters, Staff Member Sanchez .....3

Hearing Action on Zoning Commission Case No. 02-43/00-02C .....3

Motion to set down Zoning Commission Case No. 02-43, MedStar 2nd stage PUD .....5

Vote .....6 taken

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

6:20 p.m.

CHAIRPERSON MITTEN: Good evening ladies and gentlemen. This is a Special Public Meeting of the Zoning Commission of the District of Columbia for Monday, November 4th, 2002. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Peter May and John Parsons.

The agenda for our Special Public Meeting has a single item on it, but first I'll ask if there are any preliminary matters. Ms. Sanchez?

MS. SANCHEZ: There are none.

CHAIRPERSON MITTEN: All right. So we'll move to Hearing Action on Zoning Commission Case No. 02-43/00-02C, which is the 2nd Stage application for the MedStar PUD.

I believe the first order of business is to waive our rules to accept the Office of Planning Report that was submitted, it was received by the Office on November 1st, 2002. It's apparently late because they didn't receive the application until October 30th, 2002.

So is there any objection to waiving the rules for the Office of Planning Report?

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1 All right. Then without objection.

2 And now the matters before us for the 2nd  
3 Stage PUD application. We've seen most of this  
4 before in our travels in this case. Any questions or  
5 concerns?

6 COMMISSIONER PARSONS: Well, I've briefly  
7 reviewed the Office of Planning Report and I agree  
8 that a more detailed circulation plan, and other  
9 things that they've articulated on Page 2 are needed  
10 prior to this hearing. The materials that we've  
11 received are very similar to that which you reviewed  
12 in the 1st Stage application, but I have no objection  
13 to setting this down for hearing.

14 CHAIRPERSON MITTEN: All right. Any  
15 other concerns anyone would like to raise? Mr. May,  
16 did you --

17 COMMISSIONER MAY: No, having just  
18 received the Office of Planning's Report and having  
19 read it very quickly, I think there are probably a  
20 number of areas where a little more detailed  
21 information is necessary. And, unfortunately, in the  
22 time that I've had to absorb the details of the  
23 entire MedStar case, I don't really have a very clear  
24 picture of what information is missing or would be

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1 helpful.

2 I would greatly appreciate whatever  
3 additional information we could get because I don't  
4 have a very clear picture.

5 CHAIRPERSON MITTEN: All right. We did  
6 relieve the applicant in this case of some of the  
7 normal burdens of a 2nd Stage PUD application, but I  
8 think as we get into the hearing mode and our  
9 questions are raised, they will be responsive in  
10 order to move things along.

11 COMMISSIONER MAY: Yes, I understand that  
12 it's not quite the typical 2nd stage PUD, and I  
13 recall how some of those conditions are different,  
14 but it's just a lot to absorb. And being a  
15 graphically oriented person, I'd like more pictures.

16 CHAIRPERSON MITTEN: Okay. More  
17 pictures. More pictures and graphs.

18 All right, then I would move that we set  
19 down the Zoning Commission Case No. 02-43, which is  
20 the MedStar 2nd stage PUD, for public hearing.

21 COMMISSIONER PARSONS: I'll second that.

22 CHAIRPERSON MITTEN: Any further  
23 discussion?

24 COMMISSIONER PARSONS: I would also add

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1 that I express early concern about a 15 year period  
2 of time, and allow for a five year variation -- I'm  
3 reading from this --"if subsequently deemed necessary  
4 by MedStar." That's a pretty critical sentence  
5 that's in there and I don't want that to go  
6 unnoticed. That would be very unusual for us.

7 CHAIRPERSON MITTEN: Yes, I think we have  
8 to have a lengthy discussion about the phasing of  
9 this when we get into the hearing stage as well.

10 COMMISSIONER PARSONS: Sure.

11 CHAIRPERSON MITTEN: We have a motion and  
12 a second to set this case down for public hearing.  
13 All those in favor please say aye.

14 (Vote taken.)

15 CHAIRPERSON MITTEN: Those opposed please  
16 say no. And I should note for the record that Mr.  
17 Hannaham joined us and has joined in our vote. Ms.  
18 Sanchez, would you record the vote.

19 MS. SANCHEZ: Yes. Staff would record  
20 the vote five to zero to approve Zoning Commission  
21 Case No. 02-43 for hearing, and the motion was made  
22 by Commissioner Mitten, seconded by Commissioner  
23 Parsons and approved by Commissioners Hood, May and  
24 Hannaham.

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1 CHAIRPERSON MITTEN: Thank you. There's  
2 no further business for our Special Public Meeting  
3 and we will reconvene in five minutes for our Public  
4 Hearing. This Public Meeting is adjourned.

5 (Whereupon, the above-entitled matter  
6 went off the record at 6:25 p.m.)

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