

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL MEETING

+ + + + +

THURSDAY

OCTOBER 7, 2010

+ + + + +

The Special Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:15 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
KONRAD SCHLATER, Vice Chairperson
GREGORY SELFRIDGE, Commissioner
MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

STEVEN COCHRAN
JENNIFER STEINGASSER
KAREN THOMAS

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Board of Zoning Adjustment
District of Columbia
CASE NO. Transcript
EXHIBIT NO. null

The transcript constitutes the minutes from the Special Meeting held on October 7, 2010.

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

2 6:20 p.m.

3 CHAIRMAN HOOD: This is a special
4 public meeting. Today is October 7, 2010,
5 it's 6:15, Office of Zoning Hearing Room.

6 Joining me are Vice Chairman
7 Schlater, Commissioners Turnbull and
8 Commissioner Selfridge.

9 Also, I forgot, my name is Anthony
10 Hood. Joining me also, Ms. Sharon Schellin
11 from the Office of Zoning, also the Office of
12 Planning we have Ms. Steingasser, Mr. Cochran
13 and Ms. Thomas.

14 We will begin with Preliminary
15 Matters.

16 Ms. Schellin.

17 MS. SCHELLIN: Staff would just
18 advise that the items that the Commission left
19 the record open for in Case No. 07-02B have
20 been received. They are before you, and we
21 would ask the Commission to consider this case
22 for proposed action this evening.

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1 CHAIRMAN HOOD: Thank you very
2 much, Ms. Schellin.

3 We have received a number of items
4 that we have asked for. One of them in
5 particular was the Office of Planning giving
6 us a report on the progress of the CBRF.

7 Also, I think one of my colleagues
8 asked for information pertaining to the AMI,
9 and we also got clarification on the ANC
10 report.

11 I think those were the three
12 things. I did that pretty good for somebody
13 who can't find my -- it must be mixed up in
14 the -- I probably shouldn't have mentioned
15 that, but I have it. I have it right here,
16 okay, we are good.

17 Okay. Let's open it up for
18 discussion. One of the things in the Office
19 of Planning's report, in particular,
20 colleagues, that I was very interested in was
21 the CBRF. And, I'm kind of disappointed that
22 they only went so far, but trying to remember,

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1 I think, actually, testimony was correct, it
2 was only supposed to go so far, and it was
3 mentioned by the Applicant that they went a
4 little further than what was proposed, as far
5 as securing drawings and what not.

6 But, if we look at Exhibit 39, it
7 tells us, and I'm not exactly sure who
8 requested this, but it tells us what some of
9 the status is about the shelter, and it talks
10 about the phases, transfer the site from DHS
11 facilities to the District Government. And,
12 basically, what the Office of Planning is
13 saying is, Mr. Donatelli, the Applicant,
14 Donatelli Development, has fulfilled its
15 obligation to transfer the site, complete the
16 architectural drawings, seek from the
17 Commission of Zoning relief necessary for
18 constructing the PUD that will be integrated
19 with the facility.

20 And, it goes on to outline what's
21 going to happen, what's proposed for the fall
22 of 2010. The services to be provided are

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1 fully funded, and drawings will be completed
2 in Fiscal Year 2011.

3 Before final, I'm not sure, before
4 I open it up, before final action, I am going
5 to be requesting, and I know affordability is
6 a big component of this, and we have to work
7 out our percentages, but I'm going to be
8 requesting, Mr. Donatelli has done a lot of
9 work in the City, and I want to know what his
10 history has been, as far as making sure this
11 affordability actually happens in some of the
12 other projects. I'm sure there is some PUDs
13 out there that we can look at.

14 We did this some years ago with the
15 DOES requirement, we did this some years ago
16 also with the -- at that time it was the L --
17 what is it -- it's the CBE now, but it was the
18 Local Small Business requirement, looking at
19 some of the developers.

20 And, before final action, and from
21 this Commissioner's standpoint, I'd like to
22 see his track record of making those

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1 affordability rates actually happen.

2 Okay. So, with that, I'd like to
3 open it up, open it up to my colleagues.

4 Any further discussion or any
5 comments?

6 Commissioner Turnbull.

7 COMMISSIONER TURNBULL: Mr. Chair,
8 I go along with your comments right there. I
9 think the Applicant has given us the
10 information we asked for. I don't think
11 there's anything else outstanding, other than
12 your last request.

13 CHAIRMAN HOOD: Anyone else?

14 Okay. I would -- not seeing
15 anybody else, I would move approval of Zoning
16 Commission Case No. 07-02B, and ask for a
17 second.

18 COMMISSIONER TURNBULL: Second.

19 CHAIRMAN HOOD: Any further
20 discussion?

21 I do have some -- I want to
22 acknowledge that we did get the clarification

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1 of the ANC report, and that's our Exhibit 38.

2 Thank you, Ms. Schellin. And, it did clarify
3 exactly what we had, actually, mentioned at
4 the hearing. So, I want to thank everyone who
5 helped us try to get this resolved that night.

6 Okay. Any further discussion?

7 Are you ready for the question?

8 All those in favor?

9 (Ayes.)

10 CHAIRMAN HOOD: Not hearing any
11 opposition, Ms. Schellin, would you please
12 record the vote?

13 MS. SCHELLIN: Yes, sir.

14 Staff would record the vote 4-0-1
15 to approve proposed action in Zoning
16 Commission Case No. 07-02B, Commissioner Hood
17 moving, Commissioner Turnbull seconding,
18 Commissioners Schlater and Selfridge in
19 support, Commissioner May not present, not
20 voting.

21 Chairman Hood, I would ask if I
22 have permission to issue the procedural order?

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1 CHAIRMAN HOOD: Yes. Thank you.

2 MS. SCHELLIN: Okay. The parties
3 who are in the audience, if they'd come
4 forward I'll give them a copy.

5 CHAIRMAN HOOD: Ms. Schellin, do we
6 have any other business in this special public
7 meeting?

8 MS. SCHELLIN: No, sir. So, it's
9 6:30, we'll start with the hearings.

10 CHAIRMAN HOOD: Okay, good.

11 Okay, let me adjourn the special
12 public meeting. Let's go right into our
13 hearing for tonight.

14 MS. SCHELLIN: It's not quite 6:30,
15 we've got about five more minutes.

16 CHAIRMAN HOOD: Okay, well, we
17 won't go right into our hearing for tonight.

18 Okay, thank you. This special
19 public meeting is adjourned.

20 (Whereupon, the above-entitled
21 matter was concluded at 6:26 p.m.)

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