

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

+ + + + +

MONDAY

OCTOBER 27, 2025

+ + + + +

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
GWENDOLYN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
ELLA ACKERMAN, Acting Secretary
PAUL YOUNG, A/V Operations

OFFICE OF ZONING LEGAL DIVISION:

HILLARY LOVICK, Esquire
BRIAN LAMPERT, Esquire

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OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER

The transcript constitutes the minutes from the
Regular Public Hearing held on October 27, 2025.

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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 continuing our broadcast in this public hearing by video conferencing. My name is Anthony Hood. Joining this evening Vice Chair Miller and Commissioner Wright. You're also joined with the Office of Zoning staff Ms. Sharon Schellin, as well as Mr. Paul Young, who will be handling all of our virtual operations, and our Office of Zoning Legal Division, Ms. Hillary Lovett and Mr. Brian Lampert. We will ask all others to introduce themselves at the appropriate time.

Copies of today's virtual public hearing notice 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 hearing.

Accordingly, all those listening on Webex or by phone will be muted during the hearing. Only those who have signed up to participate or testify will be unmuted at the appropriate time. Please state your name before providing your oral testimony on your presentation. Oral presentation should be limited to a summary of your most important points. When you are finished speaking, please mute your audio so that your microphone is no longer picking up sound or background noise.

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1 your telephone call, then please call 202-727-0789 to receive
2 Webex login or call-in instructions or if you need assistance to
3 sign up to testify. All persons planning to testify either in
4 favor, opposition or undeclared must sign up in advance and will
5 be called by name. If you wish to file written testimony or
6 additional supporting documents -- I'm reading this twice, I
7 need to practice -- then please request that the submission be
8 entered into the record. If you wish to file written testimony
9 or additional supporting documents during the hearing, then
10 please request that the submission be entered into the record and
11 be prepared to describe at the time of your testimony.

12 The subject of this evening's hearing is on Commission
13 Case No. 25-11, Subtitles D and E, Rear Addition Standards.
14 Again, today's date is October 27th, 2025. The hearing will be
15 conducted in accordance with provisions of 11(Z) DCMR Chapter 5
16 as follows; preliminary matters, presentation by the Petitioner
17 which is the Office of Planning in this case, report of other
18 government agencies, citywide, report of the ANC -- I believe
19 it's citywide, I mean, I stand to be corrected if it's not --
20 testimony of organizations and individuals. Organizations, five
21 minutes, individuals, three minutes respectively. And we will
22 hear in the order from those who are in support, opposition or
23 undeclared. While the Commission reserves the right to change
24 the time limits for presentations, if necessary, it intends to
25 adhere to the time limits as strictly as possible and mostly no

1 time shall be ceded.

2 At this time, the Commission consider any preliminary
3 matters. Does the staff or, let me say, I have a preliminary
4 matter. I'm having some bandwidth problems, so I may have to
5 turn off my camera at times. So just bear with me, and if I have
6 it off, I am listening, and I'll just leave it at that. At this
7 time, the Commission will consider any preliminary matters. Does
8 the staff have any preliminary matters?

9 MS. SCHELLIN: All right. I can mute and unmute now.
10 It's been quite an afternoon. So, preliminarily, there's really
11 not much to say other than, as you said, this is brought by the
12 Office of Planning. There are some ANC reports in the record
13 and so you have those before you and lots of letters in support,
14 letters in opposition.

15 So everything is before the Commission. I don't have
16 really anything preliminarily to put before you that you need to
17 rule on. If I've missed something, I'm sure that Mr. Lampert
18 will pop in and let us know. But I believe it is ready for the
19 Office of Planning to give you their report.

20 CHAIRPERSON HOOD: Okay. Thank you.

21 Let's bring up the Office of Planning. Either Ms.
22 Steingasser or Ms. Lawson or whomever is going to present. I
23 believe it's maybe Ms. Steingasser.

24 MS. STEINGASSER: It's going to be me this evening,
25 Chairman Hood.

1 CHAIRPERSON HOOD: Is this your last time presenting
2 to us, Ms. Steingasser?

3 MS. STEINGASSER: Yes, sir. I think so.

4 CHAIRPERSON HOOD: Okay. All right. Go right ahead.

5 MS. STEINGASSER: Okay. Can Mr. Young, could you
6 bring up my PowerPoint, please? Thank you.

7 Chairman Hood, Commissioners. I'm Jennifer Steingasser
8 with the D.C. Office of Planning. This is a presentation on Case
9 25-11 and it has to do with Rear Additions to Attached and Semi-
10 detached Dwellings. Next slide.

11 So this case basically comes from a long line of
12 amendments and policy changes over the last ten years, starting
13 with the original 1958 regulations and updates to Case 14-11
14 where we looked at the conversion of rowhouses to apartments
15 followed by changes to the zoning regulations in 2016, 2019, the
16 Mayor's order to reduce barriers to housing, the 2021
17 comprehensive plan and community facilities element, and then
18 this particular proposal this evening. Next slide.

19 So the proposal is set down and advertised proposed to
20 increase rear additions on the back of rowhouses and semi-
21 detached dwellings from ten feet, which is currently allowed as
22 a matter-of-right, to sixteen feet as a new matter-of-right.
23 Anything beyond 16 feet would be a special exception. There are
24 also clarifications to the regulations regarding where to measure
25 the additions from and then the heights and the different number

1 of floors. And it's important to recognize that the additions
2 would continue to be subject to rear yard, lot occupancy, building
3 height, and other development standards. So a special exception
4 to allow for a longer addition would not bypass these other
5 regulations. Next slide, please.

6 This just lays out a graphic that shows the additions.
7 The brown is the existing environment. The gray is the rowhouse
8 and that would be proposing this. The blue is the proposed
9 matter-of-right addition, and then the orange represents an
10 addition in excess of 16 feet that would be required by special
11 exception. Then there's a line that still shows the obligatory
12 20 foot minimum rear yard. Next slide, please.

13 We also did a series of community engagement and
14 outreach through this process. We held four virtual open house
15 meetings and invited all the ANCs. We had two in June, one around
16 noon and one in the evening. We had two in October, also one
17 around noon and one in the evening. We set up a dedicated email
18 address and a website that contained the reports and also the
19 video recordings of the open houses. And what we heard at these
20 virtual meetings was concern about the upper stories,
21 particularly the effects on sunlight and privacy on the adjoining
22 properties. And we had a good conversation with several of the
23 ANC Commissioners about that particular issue, and we ended up
24 proposing an alternate proposal text that you will see next.
25 Next slide, please.

1 So the alternate proposal was to continue with the 16
2 foot ground floor addition, but limit the upper two stories to
3 only 12 feet. So it'd only be a two foot increase as opposed to
4 a six foot increase. We felt that the two foot increase was
5 actually still somewhat warranted for the upper two stories
6 because after you, by the time you measure out ten feet, you come
7 in six inches for insulation and framing, you end up with a room
8 that's basically nine and a half feet at best.

9 It's not particularly a comfortable size room. Most
10 rooms we thought would be more comfortable in the 11 foot range.
11 So we proposed the 12 feet which was, it's only two more feet
12 than what it's currently allowed by special exception. I'm sorry,
13 currently allowed as a matter-of-right, then anything in excess
14 of that, excess of 16 feet on the ground floor or 12 feet on the
15 second or third floor would still be required by special
16 exception. And again, emphasizing that the rear yard, lot
17 occupancy, and building height and development standards would
18 still apply. Next slide, please.

19 So this is a graphic that kind of illustrates the new
20 alternate language. The two blue buildings, the one on the top
21 represents the current existing provision of ten feet as a matter-
22 of-right. You see its relationship to the gray building
23 immediately below it. The darker blue building below that shows
24 the addition of the sixteen feet ground floor as represented by
25 the extension of the orange there. And then there's a 12 foot,

1 the blue extension is just the 12 feet. So we had kind of a
2 challenge on how to represent and present this material because
3 the two foot difference between the two blue buildings was very
4 minute and very difficult to project, but we felt the real
5 importance was the relationship to the gray existing neighbors,
6 which you can see is very minimal. We also tried to do some
7 shadow studies, but trying to do a shadow study for two feet was
8 almost impossible. We really couldn't get a discernible image,
9 so we didn't provide any of those. Next slide, please.

10 So the main objective of this particular case was to
11 address comp plan language about universal design, aging in
12 place, barriers to housing, and minimizing regulatory obstacles,
13 allowing people to invest in their home and stay in their home.
14 And that's for all, not just the aging in place, but also for
15 families to be able to put on a reasonable size addition.

16 We also wanted to address concerns raised by the Zoning
17 Commission about the potential impacts of disproportionately
18 large rear addition. We've seen some examples of those in the
19 earlier cases that were, you know, 30, 40 feet long and that were
20 really, really uncomfortable for the neighbors. We wanted to
21 clarify the measuring point and actually include development
22 special exception review standards. We felt those were
23 important. We heard a lot from, during the BZA cases, that those
24 standards could be confusing when there's all this referral back
25 to different sections.

1 We talked with OZLD and we worked on including those
2 standards into this section of the Code, and the idea was to
3 reduce some of the BZA load. And a lot of people have dismissed
4 the importance of reducing that BZA load, but as you know, you
5 sit through, these cases can get long. They take a long, they
6 take a significant amount of lead time just to get on an agenda.
7 It can cost, and those delays can be costly both in terms of
8 paying professionals to attend those meetings. Architects are
9 often there. Sometimes, there may be land use lawyers there as
10 well. Like, it's really, really onerous to homeowners. It's not
11 just there's a lot of fear of developers and flippers, but what
12 we're seeing now is almost exclusively homes that are being built.
13 They're not being built with a, you know, disproportionate pop-
14 up.

15 So we felt that that was a legitimate case. We looked
16 at the last ten years of BZA cases, and we found that the 16 feet
17 really was kind of a threshold point. We looked at it in terms
18 of looking at the universal design standards, which we did a lot
19 of research through various building codes, and as you can see
20 on this image here in the lower corner, there were dimensions
21 that were recommended for different sized bedrooms based on the
22 size of the bed and typical furniture, having mobility
23 circulation requirements for wheelchairs. So adding those
24 together, we came up with the 16 by, you know, this here it has
25 16 by 15. We went with the 16 foot to allow for that mobility

1 around a queen-size bed. Next slide, please.

2 We also looked at language in the comp plan directly
3 that talked to policies such as the incentives for accessible
4 units, housing choice for older adults, housing for persons with
5 disability, and removing regulatory obstacles, and they actually
6 referred to making zoning changes to allow for ease of these
7 types of construction. The community service and facilities
8 element also included some language about coordination to better
9 serve older adults and residents with disabilities.

10 Now, we recognize that all of these additions are not
11 necessarily for ADA compliance or for universal design bedrooms,
12 but we felt that at least this removes the burden for those that
13 would want to do that. And putting it on the ground floor, that
14 did make the most sense in terms of the most probability of where
15 a universal ADA compliant room would be. Next slide, please.

16 So then we also looked at the racial equity
17 comprehensive plan analysis. Obviously, this was really more of
18 a neutral effect. There was no real, there's no displacement
19 whether direct or indirect. The impact on housing is not likely
20 to have an overall market impact. The change would not affect
21 additions to the rear of properties necessarily in terms of public
22 space or urban design. And then the access to opportunity would
23 is really a kind of a neutral -- this text amendment would have
24 very little impact on that. So we found that there was very
25 neutral. Obviously, all races, all ethnic groups are aging, so

1 it was fairly even across the board. Next slide.

2 These are some examples that we did just showing
3 there's a lot of concern over where does that 16 feet get measured
4 from. And we want to be clear, it's measured from the rear wall
5 of the adjoining property, and it's the one that is the furthest
6 away. So you couldn't do a 16 foot and then come back two years
7 later and measure 16 feet from the other side of the neighbor
8 who may be closer. It would be to grab that which would have
9 the biggest impact. And in this case, what we're looking at is
10 the buildings were already built more than 16 feet, so any
11 addition would be a special exception. Next slide, please.

12 This one shows one where they're actually into the rear
13 yard, and it would be special exception for the rear yard
14 extension and for the addition. But because it also would violate
15 lot occupancy, this would also trigger a variance. So there's a
16 lot of ways that these rear additions are being controlled. Next
17 slide.

18 So in summary, OP is recommending that the Commission
19 approve the alternate proposal of the ground floor at 16 feet and
20 the second and third floor at 12 feet. And again, that's six
21 feet more than existing and two feet more than existing. It's
22 not a 16 on top of the ten. It's, you know, and six feet, you
23 know, when you think about the average height of a man, it's not
24 that great a distance.

25 We also then also request that the Commission authorize

1 OP to work with OZLD and DOB to prepare the draft language for
2 the notice of proposed rulemaking, which we did include a sample
3 in the report, but we have not detailed that language until we
4 get some further feedback from the Commission.

5 Thank you, and I'm available for any questions.

6 CHAIRPERSON HOOD: Thank you very much, Ms.
7 Steingasser. We appreciate the diagrams and the presentation
8 given to us. Let's go and see if we have any questions or
9 comments or additions.

10 Commissioner Wright?

11 COMMISSIONER WRIGHT: I've looked at a few of the web
12 pages, in fact found the image that you used on one of the web
13 pages that is suggesting the 16 and a quarter by 15 and a half
14 from the Home Modification Occupational Therapy Alliance.
15 However, the D.C. Office of Accessibility, sorry if I have the
16 wrong name, says that a ten by twelve room is typically
17 sufficient. How do you sort of justify that difference?

18 MS. STEINGASSER: I don't know why they would. I mean,
19 those are the standards we found when we looked online and several
20 of the sites had larger than -- I mean, that may be the size for
21 a twin bed. We tried to look at something that is more common.
22 There's queen or king-size beds are what most people have. Maybe
23 the smaller space be a twin bed or maybe a double.

24 COMMISSIONER WRIGHT: Okay. Thank you. I think that
25 was my only question.

1 CHAIRPERSON HOOD: Okay. Thank you.

2 Vice Chair Miller.

3 VICE CHAIRPERSON MILLER: Okay. Thank you. Thank you,
4 Mr. Chairman. Thank you, Jennifer Steingasser and the Office of
5 Planning for bringing this case forward.

6 We've all sat on many BZA cases since the adoption of
7 the ten foot rule and in general, I think it's been a good rule
8 for us to be able to evaluate adverse impact when there's, if
9 there are any, when there's an addition proposed beyond the ten
10 feet. But as you point out in the 16 cases where it was, was it
11 16 cases where they're 16 feet?

12 MS. STEINGASSER: It's 16 feet. Yes. We looked we
13 looked at many more cases.

14 VICE CHAIRPERSON MILLER: Yes. But it's 16 cases that
15 were approved where it was 16 feet back instead of ten feet; is
16 that correct?

17 MS. STEINGASSER: Let me check my exact numbers here.

18 VICE CHAIRPERSON MILLER: Okay. While you're checking,
19 my experience is what you described which is that we approved
20 these when on the cases, the BZA cases I sat in on, when the ANC
21 was recommending approval or had no objection, when the Office
22 of Planning was recommending approval and when the adjacent
23 neighbors either were approving or had no objection. So it has
24 been the case that those were the cases where we could evaluate
25 adverse impact if the adjacent neighbors and ANC are saying that

1 there aren't any. So, I mean, if we can take some of them off
2 the table of the BZA's plate and and reduce the burden on
3 homeowners seeking to have a ground floor deck that goes 16 feet
4 instead of ten, I think it's, as well as other additions including
5 the universal design type of bedroom that you've described, I
6 think that would be a step in the right direction.

7 Just following up on Commissioner Wright's question.
8 Maybe we might need more information about what are the standards
9 for universal design in the District of Columbia. I assume that
10 they might be in the Building Code. I'm not sure where you found
11 them for your OP report or where Commissioner Wright found them
12 for her reference to a D.C. standard. But I would think they
13 would be in the Building Code that applies.

14 MS. STEINGASSER: We did work with DOB and the Zoning
15 Administrator's office in the preparation of these regulations.
16 But I can have someone check again. And it couldn't be that the
17 ten by twelve is a bed that's up against the wall, so you're only
18 getting, an individual's getting in from one side.

19 COMMISSIONER WRIGHT: I can just read what I'm seeing
20 on the internet right now. It says, "While the D.C. Housing Code
21 sets the legal minimum, it's possible for a room to meet the 70
22 square foot minimum but still be inaccessible. To be truly
23 handicapped accessible, a bedroom must be large enough to
24 accommodate both the furniture and the required clear floor space
25 for a wheelchair. A ten by twelve foot room, a hundred and twenty

1 square feet is a common size that can comfortably meet these
2 maneuverability standards."

3 MS. STEINGASSER: Okay. There you go.

4 VICE CHAIRPERSON MILLER: Just saying maybe we can get
5 just some further clarification if it's applying to a, that's the
6 Housing Code I think that you just referenced and it may be a
7 Building Code reference, then if you can just clarify that maybe
8 in --

9 MS. STEINGASSER: I mean, the standards we looked at
10 included a three foot aisle for circulation by a wheelchair, plus
11 two feet for a piece of furniture, and then the width of a queen-
12 size bed. And those numbers, that's how it added up. So it's
13 (indiscernible).

14 VICE CHAIRPERSON MILLER: And I can see how that's much
15 more comfortable, whether you're using a wheelchair or whether
16 you just have mobility issues in general, and need more room to
17 walk around. And that's just a more livable space, obviously,
18 especially if it's someone who's aging in place.

19 And I appreciate all the community engagement that the
20 Office of Planning did in this case, that you went back after
21 the set down and and then got additional input regarding the
22 second and third floors, and you made an adjustment and proposed
23 an alternate proposal instead of the 16 feet. You've reduced it
24 to 12 as a matter-of-right. So I appreciate that responsiveness.

25 The ANC 6C in their filing that we just got over the

1 weekend, I think, Exhibit No. 17, they make a statement that OP
2 on page 2 of their letter in which they oppose the change, but
3 they say that the alternate, and they appreciated the alternate
4 change, but they said the alternate proposal would expressly
5 affect only R zones. As presented the new text does not clearly
6 make any change with respect to RF zones. I'm reading from their
7 letter.

8 MS. STEINGASSER: Right.

9 VICE CHAIRPERSON MILLER: I thought I saw RF referenced
10 in your text, but --

11 MS. STEINGASSER: We ultimately, we were in a bit of a
12 hurry and so we put together just an illustrative image draft,
13 but it would obviously be expanded to be the R and the RF zones
14 as well as it would require some renumbering. But yes, the text
15 is is meant to be both R and RF zones.

16 VICE CHAIRPERSON MILLER: And your report, in my mind,
17 clearly implied that, but I think the text did not or the
18 illustrations did not. So I'm not sure I have any questions at
19 this time. I appreciate your swan song presentation to the Zoning
20 Commission and all your work that you've done on this case.

21 MS. STEINGASSER: Sure. Thank you.

22 CHAIRPERSON HOOD: I do appreciate it, Ms. Steingasser,
23 with the report and everything, but I want to walk down the lane.
24 It takes me a little longer to get to where we are. I believe,
25 didn't we ask to revisit this and look at this ten foot rule?

1 MS. STEINGASSER: Yes. Yes.

2 CHAIRPERSON HOOD: And I want to respond to what Rob,
3 we all have different experiences. My experience has been that
4 the ten foot rule has been there, but we basically have, did
5 exactly what we're talking about here today. ANC may have
6 approved it. Office of Planning said do it, and both neighbors
7 on the side were against it, and we still approved it. I think
8 some of my records show that I had voted against it, but I'm slow
9 to adapt and I'm learning to get there because I thought of the
10 adverse impacts that it caused, and I do like the lower floor
11 versus the second floor.

12 And I know there's a lot of options. I'm just trying
13 to remember, Ms. Steingasser, and I'm not saying this is a non-
14 starter for me. I'm trying to remember how did we get to the --
15 was the ten foot rule proposed by a community or did the Office
16 of Planning propose it? I'm trying to remember how we got there.

17 MS. STEINGASSER: I don't remember who exactly proposed
18 it. It came out of Case 14-11, and I remember it was Deputy
19 Mayor Otero, BB Otero. I think one, in her testimony she
20 identified some property on her block where the rear addition was
21 something like 40 some odd feet long. I mean, it was one of
22 these really large lots, very long, and it was just this huge
23 and we didn't do any study. It came from that hearing, and I
24 don't remember who recommended the ten feet, but it was an
25 extension of that hearing on the conversions of rowhouses into

1 apartments.

2 CHAIRPERSON HOOD: I really want to say Mr. Gambrell
3 and I didn't see a letter from him. I want say it was there. I
4 just can't remember. I'm just trying to figure out how we got
5 here. I just know what our track record has been. It was taking
6 me a while to adapt even approve them on the BZA. And I just
7 know, and I appreciate the special exception after the 16 feet.
8 At least that's the way I understand.

9 MS. STEINGASSER: Yes.

10 CHAIRPERSON HOOD: I think that's very important
11 because the reason why I think that's important is because there
12 have been some structures that were very, I'm not going to say,
13 I don't want to use the word disrespectful, but I am,
14 disrespectful to some of the surrounding neighbors. I'm not
15 going say distasteful, but disrespectful and we want to make sure
16 we have some type of input, especially those who will be impacted.

17 So, I appreciate what we come back with. I think the
18 Office of Planning has done its due diligence, but I'm also want
19 to hear from the public and I know others will be able to tell
20 me how we came to that ten foot rule because I just don't
21 remember. I remember being there and I remember how I got here
22 to a point, but I'm just want to make sure I understand the track
23 record as we continue to progress.

24 All right. I don't have any other questions, Ms.
25 Steingasser. So thank you. Colleagues, any other follow-up

1 questions, comments?

2 (No audible response.)

3 CHAIRPERSON HOOD: All right.

4 Let me go to, give me one second. Okay. Let's go to,
5 Ms. Schellin, do we have any other government agencies?

6 MS. SCHELLIN: No, sir.

7 CHAIRPERSON HOOD: Okay. I know we have a few ANCs.
8 Can we call all the ANCs up first?

9 MS. SCHELLIN: Yes, we can. Let me get to the witness
10 list and see if I can sort them out. They each get, do you want
11 the ones in support first because they get called differently?

12 MS. SCHELLIN: We got support and opposition.

13 CHAIRPERSON HOOD: Okay. Yes. Let's do support,
14 opposition and then undeclared.

15 MS. SCHELLIN: Okay. Sure. Let me pull that list up.
16 Let's see what we got here. It's like my computer wants to
17 download everything. Ella, could you, are you on still? Could
18 you go ahead and call up the ANCs, pull up the list because my
19 laptop is trying to download everything from ISIZ now.

20 CHAIRPERSON HOOD: If she can't, I can see the --

21 MS. SCHELLIN: Can you see the witness list?

22 CHAIRPERSON HOOD: Yes, I can see them.

23 MS. ACKERMAN: I can call them up.

24 MS. SCHELLIN: You can. Yes. If you could call the
25 ANCs, those in support first.

1 MS. ACKERMAN: Okay.

2 MS. SCHELLIN: Thank you.

3 MS. ACKERMAN: I don't see any ANCs in support that
4 have signed up. I just see ANC 6C in opposition and ANC 2E in
5 opposition.

6 MS. SCHELLIN: Okay. Could you get those up? And then
7 if there are any undeclared after that. Could you just call
8 those names, please?

9 MS. ACKERMAN: Oh, yes. Sorry. Mark Eckenwiler and
10 Gwendolyn Lohse. They are here. I'm looking now.

11 MR. YOUNG: I only have Mark on. I don't see Ms. Lohse.

12 MS. ACKERMAN: Okay. I spoke with her earlier, and she
13 did want to testify. So we'll see if she shows up.

14 CHAIRPERSON HOOD: We'll see if we get her, but let's
15 begin with Mr. Eckenwiler. Good afternoon, Mr. Eckenwiler. You
16 may begin.

17 ANC COMMISSIONER ECKENWILER: Good afternoon, Chairman
18 Hood and members of the Commission. Mark Eckenwiler, Vice Chair,
19 AMC 6C appearing on behalf of the Commission.

20 As noted in our filed comments, that's Exhibit 17, we
21 voted seven to zero to oppose this text amendment. That vote
22 was taken in September, so it was prior to the hearing report
23 that OP filed within the last ten days. But we remain in ardent
24 opposition to everything that is proposed here.

25 So let me walk you through. I'm not going to repeat

1 everything that's in our written submission. We think that the
2 same conditions that necessitated the adoption of the ten foot
3 pop-back rule in ZC Case 14-11B still exist today, and we think
4 that the process has worked really well. We, as an ANC, our
5 territory is dominated by rowhouse neighborhoods. We are not
6 entirely, but I suspect about two thirds of our land is RF. We
7 are the north side Capitol Hill over to about 7th Street or so
8 and so this is meat and potatoes stuff for us.

9 And I think what we've seen time and again is that the
10 ten foot allowance past the neighbor's rear wall, is sufficient
11 to allow people to make meaningful additions to their houses.
12 And when they go beyond that, the public process is crucial for
13 us to understand both hearing from neighbors, both looking at the
14 individual configurations because you know how odd things can be
15 in rowhouse neighborhoods, you know. You've got funny shaped
16 lots. You've got, you know, trees. You've got, you know, lots
17 that are perpendicular to each other, all kinds of different
18 configurations and the ability to examine the individual facts,
19 look at sun/shade studies, for us, has been key. And we think
20 that the existing rule strikes the appropriate balance, and we
21 think that process has worked really, really well. And this text
22 amendment would radically upset that balance that's been struck.

23 So let me focus here. There are two separate things
24 going on here. One is the obvious change going from ten feet to
25 sixteen feet. Okay. That's the thing that's on the surface that

1 we can all see. If you take nothing else away from my testimony,
2 and I hope you take more than just this, but the key point here,
3 and this is discussed in paragraph 2 on page 2 of our submission,
4 remember how the BZA assesses the adverse impacts for purposes
5 of Section 5201. It looks not at what's the existing condition
6 versus the proposed condition. It looks at what could the
7 applicant build as a matter-of-right, and then what would be the
8 incremental adverse impacts, if any, from the proposed condition.

9 And so when you move that baseline from ten feet to
10 sixteen feet past the neighbor's rear wall, what that means is,
11 you know, that applicant might as well ask for eighteen or twenty
12 or twenty-two feet because the incremental adverse impacts are
13 going to be very small compared to the hit that happens between
14 ten and sixteen feet. And I really would implore you to think
15 really, really carefully about where this leads, and I understand
16 the point that, you know, OP is making about, well, you know, we
17 got, you know, a lot of occupancy and rear yard and so on. First
18 of all, the rear yard standard is the same standard. It's the
19 same criteria as for going past ten feet. So you know, if
20 somebody's got, you know, 115 foot, 120 foot deep lot and we have
21 plenty of those on Capitol Hill, then why wouldn't they just go
22 back 20 feet? So I think a lot of nuance is being lost here.

23 I do also want to respond briefly. This argument that
24 somehow this is conducive to efficiency, I think that's an insult
25 to the Commission's intelligence. OP said over the last three

1 years, there were 16 such cases. That boils down to about five
2 cases a year. That is stacked. That is a negligible fraction
3 of the BZA caseload and, you know, their study doesn't say if
4 any other areas of relief were required in those cases. Plus,
5 if somebody's going back 16 feet they probably will be needing
6 more relief. So the truth is you're not going to get a reduction
7 of five cases a year out of this even. So that is not a serious
8 argument in favor of this.

9 Mr. Chairman, I see my five minutes is about up. May
10 I just take another minute or two to -- thank you. Appreciate
11 that. So as I said, we took our vote when, just on the basis of
12 the pre-hearing notes, the original proposed text for this
13 hearing and as has been discussed, OP has proposed this
14 alternative where the upper stories can only go back ten feet
15 past the neighbor's rear wall. We don't think that cuts the
16 mustard.

17 First of all, let's think again about how there are
18 going to be individual scenarios where there can still be adverse
19 impacts from even a one-story addition. So think about where
20 there's a significant grade difference between the applicant and
21 the adjacent neighbor. But also, that's about air and light.
22 When you go back 16 feet, you know, and the upper stories are
23 only going back 12 feet, maybe less, then you're going to have
24 those, there are going to be roof decks on that rear addition
25 and that implicates the privacy, you know, overlook into the

1 neighbor's rear yard from the top of that 16 foot past the rear
2 wall addition. So all of those factors that go into analyzing
3 Section 5201 I think they are still present, and so we still
4 emphatically oppose even the revised proposal.

5 And so I do want to say one other point, and then I'll
6 conclude. I have a lot of thoughts about why OP's argument that,
7 well, 16 feet is a sweet spot because of, you know, this
8 particular thing. That is a fiction. If you want to ask me
9 about why I think that's a fiction during Q and A, I would be
10 happy to elaborate but I've already, you know, taken advantage
11 of you by going well over five minutes now. So let me just say,
12 I offer that as, you know, some further testimony if you want to
13 hear it.

14 And in conclusion, this text amendment is a solution
15 in search of a non-existent problem, and we emphatically urge the
16 Zoning Commission to reject it.

17 Thank you. I'd be very happy to answer any questions.

18 CHAIRPERSON HOOD: Okay. Thank you. Let's see if we
19 have any questions. Oh, wait a minute. Did we bring anybody
20 else up? Oh, that was it. The other person, Commissioner Lohse,
21 was not here. Okay. All right.

22 Commissioner Wright, do you have any questions of
23 Commissioner Eckenwiler?

24 COMMISSIONER WRIGHT: Well, I can't resist. Why is it
25 a fiction?

1 ANC COMMISSIONER ECKENWILER: It's a fiction because
2 it sort of assumes, it's just sort of like when you took high
3 school physics and you were told to assume, you know, weightless
4 ropes and you know, frictionless pulleys. It assumes that that
5 16 feet, you know, it's a predicate in an idea that the
6 applicant's house and let's just imagine for simplicity's sake
7 there's only one neighbor, that they have rear facades that are
8 perfectly well aligned. And while that is true for a lot of the
9 houses on Capitol Hill and other RF zones and still remains true
10 in many places, all kinds of changes have been made to these
11 houses.

12 So let me spell out, make this concrete. Let's say I'm
13 the applicant, and I only have one neighboring house. My house
14 is four feet shorter than their house right now. If I need to
15 get 16 feet, and I'm not accepting, you know, this premise that
16 you need 16 feet to have an accessible room, but just for
17 argument's sake, let's say I need 16 feet for that reason. Right
18 now, I only need to go back 12 feet past their rear wall because
19 I've got, you know, four feet just to get in line with them.

20 Conversely, imagine where I'm already four feet past
21 the neighbor's rear wall. Under this text amendment, I'm going
22 to get another 12 feet. So that's not 16 feet. That's only
23 another 12 feet. And you can think about all the different
24 possible combinations and permutations, especially when you start
25 adding in, you know, the possibility of there being two neighbors

1 and suddenly you can see that this sort of, you know, in a vacuum
2 notion that, you know, changing this rule to a 16 foot rule is
3 going to solve people's problems. That will be true in a small
4 number of cases. But in the vast majority of cases, either
5 they're going to need more than the 16 feet or they won't need
6 all the 16 feet. So it's just purely notional that this can
7 somehow be justified by this argument that you need, you know, a
8 60 foot room for accessibility.

9 So I hope that puts it in a nutshell, but I'm happy to
10 elaborate if that wasn't clear.

11 COMMISSIONER WRIGHT: My other question is just to
12 verify that I know you're representing Capitol Hill, that what's
13 the width of most lots on Capitol Hill? I mean, my understanding
14 I'll tell you, is it's 15 to 20 feet generally in terms of widths.
15 Is that pretty accurate?

16 ANC COMMISSIONER ECKENWILER: I would say 15 feet is
17 unusually narrow. Sixteen feet is not uncommon. My house and
18 just about all the houses, you know, on my block are 18 feet wide
19 and that's pretty standard. There are ones that are wider, but
20 I think 17 or 18 feet is probably, you know, the medium.

21 COMMISSIONER WRIGHT: And so if you added even ten feet
22 to an eighteen foot wide rowhouse, you have a new room that is
23 one hundred and eighty square feet in size. Would that be
24 accurate?

25 ANC COMMISSIONER ECKENWILER: That sounds right to me.

1 COMMISSIONER WRIGHT: And again, you know, I think
2 that, there's lots of ways to organize furniture in a room, but
3 180 square foot bedroom is a pretty large room. That's my
4 statement. That's not a question, actually. You know, bedroom
5 that's 12 by 12 is only 144 square feet and that a 12 by 12 room
6 is quite large. So anyway, I would just sort of say that I think
7 you've made a number of good points.

8 So thank you.

9 ANC COMMISSIONER ECKENWILER: Thank you.

10 CHAIRPERSON HOOD: Okay. Vice Chair Miller?

11 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
12 thank you Commissioner Eckenwiler for your always very thoughtful
13 testimony and for the ANC's letter in opposition at Exhibit 17.

14 I assume you don't know this off the top of your head
15 and didn't bring this with you, but do you know how many cases
16 since the adoption of the ten foot rule your ANC has reviewed
17 and what percentage just on the ten foot rule because, as you
18 rightly point out, lot occupancy and rear yard other relief might
19 have been part of it. But on just the the ten foot rule, do you
20 know how many of the, or percentage of the ones of the ten foot
21 rule extensions that you approved you opposed or approved or
22 recommended approval?

23 ANC COMMISSIONER ECKENWILER: So just to make sure I
24 understand the question, are you asking me, Commissioner, how
25 many, you know, I think we've had since 14-11B came into effect

1 or kind of what the approval, disapproval, no position next was
2 or both?

3 VICE CHAIRPERSON MILLER: It was, I think it was both.
4 So that's I mean, and I'm sure there are a lot of them.

5 ANC COMMISSIONER ECKENWILER: Yes. I would, I'm
6 reluctant. I don't know the actual answer. You know, I don't
7 have hard numbers for you on either of those. But this is, it's
8 just extraordinarily common, I think for us, it's probably second
9 only to special exceptions to go up to 70 percent lot occupancy.
10 I mean, those you know, that's really meat and potatoes for us.

11 In terms of how many we support or oppose, I think we
12 we tend to support but up to a point. And I think part of what's
13 going on here is that because the ten foot rule sets that
14 boundary, that baseline for what can be built as a matter-of-
15 right and so I emphasized in my oral testimony and on page 2 of
16 our letter, you know, because the BZA standard, which frankly we
17 fought against for a number of years. We really thought that
18 the test ought to be existing condition versus proposed
19 condition, But the Board keeps shooting us down on that, and so
20 we just cease to fight that fight.

21 But I think that those had the salutary effect of
22 constraining these additional requests for additional depth to
23 reasonable amounts and that, I think, is why we have tended
24 generally sometimes, you know, because the neighbors didn't care,
25 sometimes over violent neighbor opposition that we thought was

1 not well founded we, I would say, more often than not support
2 these kinds of applications. But I can tell you, we absolutely
3 have opposed a number of these. I'm thinking of one in particular
4 where the Board approved one over our objection and even though
5 we pointed out that the sun/shade studies were manifestly
6 fraudulent, they showed things that literally could not exist.
7 But you know, you win some, you lose some.

8 But to me, it's less about, you know, do we support
9 most of them or not? It's about how do we get there? And the
10 way that we get there, knowing to support them or oppose, and
11 like I say, we've done both, is through this process of analysis.
12 We have some very competent, you know, architects who tend to
13 bring these before us over and over and over again. They know
14 how to do the proper sun/shade studies, and you know, it is highly
15 informative. And if you suddenly take that away and just make
16 this matter-of-right then, as I say, 1) all of that nuance and
17 all of that discernment that goes into that decision after 16
18 feet, that just goes away. And like I said, it also then it just
19 raises the baseline for what the, you know, how significant the
20 effects are or aren't if you go even further past 16 feet.

21 So I apologize. It's a bit long winded, but to put it
22 in a nutshell, we think the process is working really well. It
23 is not unduly onerous on applicants. We, you know, we tend not
24 to beat people up, and I think they generally get approved. But
25 I think the process is it is highly beneficial for everyone

1 involved. You know, even if the objecting neighbor doesn't get
2 their own way, I think it is a very, very useful exercise and
3 not just because, you know, we should go through the exercise,
4 because it really does inform us, and I think it informs the
5 decision makers at BZA about what should not or should be
6 approved.

7 VICE CHAIRPERSON MILLER: Okay. Well, thank you. I
8 appreciate that response and your being here today. That's it
9 Mr. Chairman.

10 CHAIRPERSON HOOD: Okay. Thank you.

11 Thank you also, Mr. Eckenwiler. You're always very
12 thorough in your analysis to us and very helpful. And I too
13 would agree the fiction scenario, whatever prompted as well, but
14 I thank commissioner Wright for doing that.

15 I believe that a number of us, including myself, wanted
16 us to look at the ten foot rule because I just didn't think we're,
17 my thing is if we're going to always deviate from it I always
18 say, well, I have it. But I see, you know, we always want to go
19 back. So I see what the Office of Planning is doing.

20 But let me ask you this. So basically, what I'm getting
21 from you, and I'm going to try to sum up what you've said very
22 quickly in a nutshell. You basically are saying there's nothing
23 wrong with what we have here, let's keep just working with that.
24 Is that a fair assessment?

25 ANC COMMISSIONER ECKENWILER: Yes. And I would just

1 add one, you know, little codicil on that, which I stated in my
2 testimony, which is the same sorts of pressures, the same sorts
3 of potential ills that existed in 2017 when this rule came into
4 effect exists today. And so it's not just that it's a good
5 process but, you know, the potential adverse impacts, the threats
6 to air, light, and privacy of neighbors, those still exist and I
7 think this is an important safeguard. But yes, I would agree
8 with the proposition you just stated.

9 CHAIRPERSON HOOD: Okay. All right. That's all I
10 need. All right. Hold tight, Commissioner Eckenwiler, I think
11 we have Commissioner Lohse here. So we're going to hear from
12 Commissioner Lohse and we may have continued exchange. Let's see
13 how it goes. Commissioner Lohse, you may begin.

14 ANC COMMISSIONER LOHSE: Hi there. Good afternoon. My
15 apologies for joining late, and I hope you can see me. I'm,
16 traveling. So if not, please let me know and that you can hear
17 me.

18 Our Commission did review this, and I'm the Chair of
19 ANC 2E. We are a Federal historic district and we thought about
20 this, discussed it for multiple months, put it on our application
21 and our agendas to get feedback from our constituents and we are
22 opposed to this order, the proposal. We are confident that the
23 existing requirements to obtain a special exception for such
24 extensions is an appropriate balance of relevant interest. The
25 ten feet is appropriate. It does work today, and we are concerned

1 that the 16 feet would impact a change that could have on
2 adjoining neighbors access to light and privacy, and we request
3 that the Zoning Commission reject this proposal. What we have
4 is adequate today and it works, and we propose that you reject
5 this.

6 Thank you.

7 CHAIRPERSON HOOD: Okay. All right. Thank you,
8 commissioner Lohse. Let's see if I have any questions for you.

9 Commissioner Wright?

10 COMMISSIONER WRIGHT: No questions. Thank you.

11 CHAIRPERSON HOOD: Okay. Vice Chair Miller?

12 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
13 thank you Chair Lohse for your testimony and being here today
14 while you're traveling. We can see you very clearly, hear you
15 very clearly and we appreciate ANC 2E's deliberations and their
16 submission to us at Exhibit 8, their opposition statements. So
17 thank you very much.

18 CHAIRPERSON HOOD: So Chair Lohse, the thing that I'm
19 hearing from you and from Commissioner Eckenwiler is what we have
20 in place now works, leave it alone. That's the theme I'm hearing
21 from you two so far.

22 ANC COMMISSIONER LOHSE: Correct. And I think the
23 numbers in the applications that you put out in the proposal or
24 that Office of Planning did demonstrates that as well, just my
25 personal comments. And then additionally I would ask you to

1 think about, if you do some of the historic lots are much smaller.
2 If this is driven by new lots, you know, maybe there's some carve-
3 outs that you can do. But I think you're hearing from Capitol
4 Hill and ANC 2E which is Georgetown, the Georgetown part, is that
5 what we have today does work and we have seen some people that
6 use the ten feet or, and if anyone that goes beyond, we spend
7 time looking at that exception. It works today. It promotes
8 good dialogue around air and light and also maintaining the
9 historic structures.

10 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
11 Lohse.

12 Any other final questions or comments for either the
13 Commissioner or Chair Lohse?

14 (No audible response.)

15 CHAIRPERSON HOOD: Okay. All right.

16 I want to thank both Commissioners, Chair Lohse and
17 Commissioner Eckenwiler, we appreciate you providing testimony.

18 Okay. Ms. Schellin, let's go to those persons who
19 are -- do we have any persons who are here in support?

20 MS. SCHELLIN: We have one.

21 CHAIRPERSON HOOD: Okay. Let's bring them in.

22 MS. SCHELLIN: Sure. (Audio interference) Mark Teass
23 T-E-A-S-S. I'm not sure how to pronounce it, Mr. Young.

24 CHAIRPERSON HOOD: Okay. Mr. Teass?

25 MR. TEASS: It's Mr. [Taze] actually.

1 CHAIRPERSON HOOD: [Taze.] Okay. I'm sorry. Ms.
2 Schellin messed that up. Okay. Mr. Teass, you may begin.

3 MR. TEASS: Good afternoon, Chairman Hood and members
4 of the Commission.

5 I'm testifying today on behalf of the Washington
6 Chapter of the American Institute of Architects in addition to
7 serving as the president emeritus of the board of directors. I
8 also volunteer as a member of the chapter's advocacy committee
9 in small firm exchange. I attempted to file a letter but I think
10 my filing was was deemed late and so this is the first time that
11 our advocacy committee is playing a more active role in Zoning
12 Commission hearings, and so I apologize for that and hopefully
13 have an opportunity to submit the the full letter into the record
14 if and when appropriate. So I ask the Commission's indulgence
15 in accepting my verbal and written testimony today.

16 The point that I wanted to make today is that both our
17 advocacy and small firm exchange have reviewed the proposed
18 changes, the original changes that would extend the ten foot to
19 sixteen feet, and we strongly support the original language that
20 gives us architects of the D.C. area more design flexibility.
21 This is something that we're hearing from our clients, many times
22 it's a homeowner, that they need that additional space to create
23 habitable rooms. In our opinion, this constitutes a modest
24 increase in the rear addition depth, and what it does is it
25 greatly improves the functionality functionality and livability

1 while maintaining the overall neighborhood character.

2 I think one of the things that we heard and saw in some
3 of the diagrams is, or lack thereof rather, is the discussion
4 about lightwells. And so the diagrams that were provided by the
5 Office of Planning presume that this rear addition would extend
6 the full width of the property and I would argue that a lot of
7 times the ten foot addition has encouraged us as designers to
8 fully build from property line to property line, oftentimes
9 eliminating a lightwell and lightwells are an incredibly
10 important feature of rowhouse construction. They allow natural
11 light and ventilation often shared with neighbors on the opposite
12 side to penetrate deep into these what are sometimes deep spaces.
13 And I think extending the ten foot rule to sixteen feet does is
14 it brings back that degree of flexibility and I think that that's
15 something that should be taken into consideration by the Zoning
16 Commission.

17 So as I said, we, as members of our advocacy and small
18 firm exchange are greatly in support of the original proposal.
19 We've reviewed the alternate proposal where the ground floor
20 would extend back 16 feet, the upper levels would be limited to
21 12 feet. And while we understand where that came from, I think
22 that it introduces some complexities to the building form. I
23 think it was alluded to in one of the previous ANC Commissioner's
24 testimony that you might end up with a roof deck or multilevel
25 decks that I think actually could create more of a hindrance with

1 regard to privacy.

2 I would also like to say that this is a problem. I
3 think this is a problem if you were to ask any homeowner who we
4 present with, you know, if you wanted to build a room that's 12
5 feet, you know, two feet more or even fourteen feet, that you
6 now have to go through a process that under the best of
7 circumstances it adds an additional four to six months to your
8 project or, in the worst case scenario, adds in excess of a year
9 or a year and a half to your process depending on how the cards
10 shake out. And so I think it's important to understand that this
11 is truly in fact a problem. I thought it was really interesting
12 that both Commissioners testified that in general these cases are
13 approved. In our experience, in our members' experience, that's
14 been the case as well and so I do think that there is a problem
15 and I think that it's something that exists today.

16 The other piece that I wanted to emphasize is that this
17 doesn't negate the rear yard. This doesn't negate the lot
18 occupancy. This doesn't negate the special exception process.
19 For those extraordinary cases that were really the genesis for
20 implementing this rule, you know, that those fail safe, those
21 mechanisms are still there for the Office of Zoning and the Board
22 of Zoning Adjustment to review in regards to the extensions of
23 the rear.

24 So in conclusion, I just say on behalf of our
25 committees, we respectfully urge the Commission to adopt the

1 original proposed language stating that a rear building wall, a
2 real rear building facade can be constructed no more than 16 feet
3 from the narrow, the closer of the two adjacent structures and
4 we really appreciate the Office of Planning's thorough study of
5 the issue in preparing that proposal that really addressed not
6 just design, but demographic trends, regulatory considerations,
7 and design implications.

8 So with that, I conclude my testimony. Thank you so
9 much.

10 CHAIRPERSON HOOD: Thank you. And Mr. Teass?

11 MR. TEASS: Teass, yes.

12 CHAIRPERSON HOOD: Okay. So thank you for your
13 testimony. You can provide that to us, your testimony. Let's
14 see if we have any questions.

15 Commissioner Wright.

16 COMMISSIONER WRIGHT: I have, although you may not have
17 the actual data on this, is how frequently are you seeing
18 significant rear additions being proposed by clients because they
19 want a handicapped accessible bedroom on the ground floor? I
20 mean, I was on an architectural review committee for a community
21 in D.C. and the vast majority of additions that we saw were to
22 add larger kitchens and family rooms on the ground floor and
23 perhaps a new master bedroom suite on the upper floor.

24 But I'm just curious. How many generally in your own
25 practice or in discussions you've had with other members of the

1 AIA, are you really seeing folks asking for a handicapped
2 accessible room on the main floor?

3 MR. TEASS: Well, I think to answer your question, we
4 haven't seen a lot of demand for that. I will say that most of
5 what we see are families who want to stay in the city and often
6 need that additional space, a living room that doubles as a
7 vestibule with several kids and all of the stuff that comes with
8 that, it just isn't enough space. And so we often see whether
9 it's in a large kitchen or a family room. I would say on the
10 upper stories, it's really not a deluxe master suite as much as
11 it is just an additional bedroom or two for families that have
12 two, three, four kids. And then I think, you know, I live on
13 Capitol Hill. I have three children. I was actually impacted
14 by this rule. And I think that, you know, the what we're seeing
15 is it's more applicable to homeowners that want to stay in their
16 homes, homeowners that want to support inter-generational living,
17 homeowners who want to be able to stay in the city and really
18 trying to adapt the, you know, historic rowhouse fabric to modern
19 living.

20 So I think that more than answered the question, but I
21 think the demand is for that the universal bedroom in the lower
22 level to be, is relatively low. I do think that we are having
23 bedrooms that are workable, so it's not just the bed and the
24 clearances that are required but also the furniture is something
25 that we do here. We'll have quite a bit.

1 COMMISSIONER WRIGHT: Okay. Thank you. I think that
2 was my only question. Thanks.

3 CHAIRPERSON HOOD: Thank you. Vice Chair Miller?

4 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
5 thank you, Mr. Teass, for being here today and providing this
6 testimony. And I look forward to reading the written submission
7 that you are going to make that you tried to make, I guess, in
8 the last, beyond the deadline, whatever it was. So, and I
9 appreciate that the AIA, it's the D.C. chapter, I assume?

10 MR. TEASS: Yes.

11 VICE CHAIRPERSON MILLER: Has now, you say it's a more
12 recently or the advocacy committee has recently decided to get
13 involved with it more or is it that there's a new advocacy
14 committee that you all formed? And I think it's a good thing.
15 We need to hear as much information to make an informed decision
16 as possible. So, and you bring a professional perspective and
17 practice before the BZA regularly and you or yourself as a
18 homeowner. So is the advocacy committee recently formed or you
19 just decided to play a more active role with the existing advocacy
20 committee? Just out of curiosity?

21 MR. TEASS: Sure. So the advocacy committee has been
22 around for a while. I think that typically it's looked at matters
23 before city counsel although this year we're increasing our focus
24 and reviewing opportunities to comment on matters that come
25 before the Zoning Commission, really representing the, you know,

1 we have 2,300 plus members in the area and getting their
2 perspective and their expertise to look at some of these issues.
3 So we see ourselves as a collaborator and someone as providing
4 resources for the Zoning Commission to help sort of study these
5 issues. It's actually modeled on behavior that we're seeing
6 other committees take in other cities where those advocacy groups
7 are providing assistance, design assistance quite frankly, to the
8 their comparable counterparts in the Office of Planning and
9 Zoning Commissions.

10 VICE CHAIRPERSON MILLER: Thank you for that response.
11 I appreciate your involvement and testimony here today. And
12 that's it, Mr. Chairman. Thank you.

13 CHAIRPERSON HOOD: Thank you. Thank you, Mr. Teass.

14 I, too, have a question for you and I may be coming
15 from a different angle.

16 Your clients are in AIA. You all believe that this is
17 appropriate, but you just heard from two of our Commissioners in
18 the city that to me, the way I took it from them, and I want to
19 see what you would say with this, does that take away the
20 conversation that I believe that that's being had? If we do
21 this, does that take away some of the conversation and some of
22 the nuances that are able to develop and the inner engagement
23 that maybe two neighbors, abutting neighbors are having or the
24 ANC is having -- I'm not, the Office of Planning is going to add
25 theirs, but, I mean, does that take away the conversation with

1 the ten foot rule and somebody coming in front of the Board to
2 be able to have that conversation, does that take away the
3 engagement?

4 MR. TEASS: So I just want to make sure I understood
5 the question. So the question was specifically, does by adding
6 the special exception framework or the special exception process
7 take away from the engagement between property owners? Is that --

8 CHAIRPERSON HOOD: But, no. By adding the addition
9 from ten to sixteen and then the special exception, I know that
10 that's engagement, so I'm not worried about the special
11 exception. But by us making ten to sixteen is a matter-of-right,
12 does that take away the engagement of helping the development?
13 You know, I really know the answer myself, but I just wanted to
14 see what you say. It actually does, sir. You know what, I want
15 to ask you that.

16 MR. TEASS: No, I mean, I would like to answer because
17 I do think, yes, I don't think it takes away from the engagement
18 because the reality is once you get to the building permit process
19 you have to go through a very detailed and regimented neighbor
20 notification process. Oftentimes, if you're going to be building
21 past your property, you're going to have to negotiate an agreement
22 to actually to execute that work. And so I think that it, in
23 our opinion, I don't think it does take away that framework,
24 whether it's ten, twelve, or sixteen feet. I think when you get
25 into cases where there's a substantial addition, that's a

1 different story. But I do think the reality is when you have
2 neighbors and you're building on a lot line in a city, the
3 Department of Buildings is a mechanism through their neighbor
4 notification process that really address that engagement and
5 discussion.

6 CHAIRPERSON HOOD: All right. I thank you. Somebody's
7 calling me. I'm going to turn the phone off. Hold on one second.

8 COMMISSIONER WRIGHT: Oh, can I ask another question?

9 CHAIRPERSON HOOD: Sure. Go right ahead.

10 COMMISSIONER WRIGHT: For a moment? I was definitely
11 interested in the comments you made about having a lightwell, and
12 I agree. I think that is very important. And I understand what
13 you said about if you add additional flexibility to extend farther
14 back, there's more likelihood that you'll get a lightwell. Do
15 do you think that if there is a change that allows for additional
16 extension back on the ground floor. that a lightwell should be
17 required?

18 MR. TEASS: That's an interesting question. I mean, I
19 think there's a practical reality of when you get into the depth
20 of a rowhouse, what you can actually do with those interior
21 spaces, right? A bedroom is required to have a window to the
22 exterior for light and air. And so by having, you know, deeper
23 rowhouses, it actually, the space in the middle does not get
24 terribly well utilized because of that and so you end up sometimes
25 with very strange, very long bedrooms, right? But I do think it

1 would be interesting if there were some guidance with regard to,
2 you know, maybe a set of proportions or something that sort of
3 talked about this that would encourage people because what we've
4 seen is that, you know, many people want to fill in the lightwell
5 because they want, you know, they don't want to go and get special
6 exception relief to go 11, 12, 13, 14 feet, but they can fill in
7 that lightwell, which I think is actually, compromises sometimes
8 the light near those interior rooms.

9 And so I think considering some mechanism would be
10 interesting to sort of see what the, you know, I've been here
11 sort of sketching these visual examples in my head of what, you
12 know, what that could be, and so that's an interesting possibility
13 to add that requirement that if you wanted to do that you'd have
14 to provide a lightwell.

15 So I think it goes back to where, you know, the actual,
16 if you look at the historic development of those row homes, many,
17 many, many, including my own, had one and they have very good
18 reasons to do so. We still have a requirement, thankfully, to
19 provide light and air to bedrooms. And so that might be an
20 interesting compromise to consider.

21 COMMISSIONER WRIGHT: Thank you.

22 CHAIRPERSON HOOD: Okay. Any other follow-up
23 questions?

24 Thank you, Mr. Teass. I don't have any questions, and
25 we're looking forward to the advocacy from AIA and your group as

1 well. So thank you.

2 MR. TEASS: I'll be back. Thank you.

3 CHAIRPERSON HOOD: All right. Ms. Schellin, do we have
4 any other support?

5 MR. SCHELLIN: No others in support, just a couple in
6 opposition, not too many others. That's it. Just a few others
7 in opposition.

8 CHAIRPERSON HOOD: Okay. Let's bring up all those in
9 opposition, and I don't believe we have any undeclared, so let's
10 bring up the opposition.

11 MS. SCHELLIN: Sure. So let's start with Alan Gambrell,
12 Anthony Smith, and that concludes the list, Chairman Hood.

13 CHAIRPERSON HOOD: That's it?

14 MS. SCHELLIN: Yes. Let me refresh it just to make
15 sure no one came in last minute. That is it. Yes, sir.

16 CHAIRPERSON HOOD: Okay. We will start with Mr.
17 Gambrell and then we will go to Mr. Smith.

18 Mr. Gambrell, you may begin.

19 MR. GAMBRELL: Okay. Good afternoon. Alan Gambrell,
20 Ward One.

21 I have enjoyed working with the Office of Planning over
22 the years on various zoning regulation issues, pop-ups, basement,
23 cellar, and so having learned on the call that Jennifer
24 Steingasser is moving along I wish her good luck in her future
25 endeavors.

1 As far as my involvement with this case, I was not
2 involved in development of this regulation which is clearly a
3 pushback overreach. As far as prepping for this, I had looked
4 at the case record for 14B and was really struck that there was
5 very little in the case in terms of support or opposition. So I
6 kind of wondered where did this rule come from, and Jennifer
7 Steingasser explained that.

8 And I make that observation when it comes to 25-11.
9 There are 12 statements in opposition on the record. That's
10 clearly a massive amount of opposition on this case, and it's in
11 stark contrast to where this rule actually got developed under
12 14-11D. So I think that's very notable that. And the other
13 thing that I think is notable is, I didn't work with anybody else
14 as far as making opposition statements, so I'm really struck by
15 how common the themes are across the statements of opposition.
16 They're very thoughtful, and they're very consistent in terms of
17 the rationale.

18 I wanted to quickly summarize my submission along with
19 the architect, Guillermo Rueda. It's in Exhibit 11. I'm just
20 going to hit some highlights so I really scanned through this.
21 One, as far as aging in place as an argument, I find that to be
22 highly speculative. In fact, I want to make this observation.
23 Maybe it's a little bit speculative as well. But as far as aging
24 in place, I think people who get older and live in rowhouses,
25 they cash out. They move, they downsize. They move. So I don't

1 find that argument one bit persuasive.

2 Second, as far as the Board of Zoning Adjustment and
3 their workload. I mean, I think it's already been stated. What
4 burden? It sounds to me like they're they're basically doing
5 their job. I think a greater concern, however, is moving from
6 ten to sixteen feet with the Zoning Commission and the Board of
7 Zoning Adjustment, basically be moving the goalpost. So with
8 those routine special exceptions for 16 all of a sudden become
9 routinely 20 feet. I think that's a real risk that the goalpost
10 could get moved.

11 Third, as far as the negative impact and as far as the
12 the depth of rear yards, that's not something that's been
13 addressed whatsoever. I'm just going to give one example of it,
14 a relatively shorter rear yard. It's one that's, say, 60 feet
15 of a rear yard. With the current ten foot pushback, twenty-five
16 percent of the rear yard is going to be obstructed. If you move
17 it to 16 feet, it's going to be now 40 percent of that rear yard
18 is going to be obstructed. That's a huge, huge impact difference
19 and that's going to be relatively less as the rear yard gets
20 deeper. So I want you to look on page 3 of Exhibit 11 for a
21 chart there that shows how the percentages vary based upon the
22 rear yard depth.

23 And my fourth and final point, I think, is as far as
24 keeping it at 16 feet on the ground level and going to two feet,
25 clearly, the Office of Planning has heard some feedback about the

1 negative impact on light and air, but I just don't find that to
2 be incredibly persuasive because think about it. Where do people
3 use their rear yards? They use them on the ground level. So
4 keeping it at 16 feet to me doesn't seem like a persuasive
5 argument for doing anything respectable in terms of light and air
6 and being respectful of that.

7 I'm just going to stop at that point and thank the
8 Commissioners for your time and I urge you to oppose this
9 amendment.

10 Thank you.

11 CHAIRPERSON HOOD: Thank you. Hold tight, we might
12 have some more questions for you.

13 Mr. Smith, you may begin. Mr. Smith?

14 COMMISSIONER WRIGHT: I -- oh, I'm sorry. We're going
15 to hear from the other.

16 CHAIRPERSON HOOD: Yes. We're going to hear from Mr.
17 Smith first and then we'll, perfect.

18 MR. SMITH: Oh, I'm sorry. I didn't have any questions
19 for him. So I'm fully in opposition to this proposal as well
20 and I'm sorry that I am coming in late to any of this because I
21 didn't have time to submit my testimony or anything.

22 But I first heard about this proposal after learning
23 that a developer plans to build a multi-story apartment building
24 next to my home. Looking at the proposed design was my wake-up
25 call that this rule change isn't about accessibility or helping

1 homeowners, it's about opening the door to wider, more
2 speculative development in neighborhoods that are already tightly
3 under pressure.

4 The support of the universal design standards and aging
5 in place to me doesn't feel genuine to be honest with you. Anyone
6 who walks through the alleys of Petworth or Park View or
7 Bloomingdale can see that this is not how any of these things
8 are being built. Developers aren't adding wheelchair friendly
9 units or accessible floor plans. They're adding luxury multi-
10 unit conversions. Two, three apartments carved out of a single
11 family rowhouse. Projects that have nothing to do with
12 accessibility and everything to do with their own profits. If
13 you can flip some, you can buy a house for \$500,000, stick three
14 units in it, and sell each unit for \$750,000, why wouldn't you?

15 The so-called universal design justification seems like
16 a total smokescreen to me. These additions don't create
17 affordable, accessible housing at all when accessible and
18 affordable housing is what the city needs. They create more
19 expensive housing marketed to investors and renters who can pay
20 top dollar for it. The impact on neighbors is immediate and
21 permanent. Loss of light, loss of air, green space, and the
22 gradual erasure of just the rhythm of everyday life living in a
23 rowhouse community. We chat over our fences. We sit outside
24 and grill. I wave to the guy down the block who just moved in.
25 I wave up to the guy who's been here for 80 years, but that

1 happens every day.

2 For lots like mine, a 16 foot pushback with a third
3 story pop-up means that there'll be a 40 foot wall of construction
4 block built directly on my property line, not to mention a rooftop
5 deck, staircases, back decks, all that aren't even counted in the
6 pushback. So additional to the 16 feet, you have ten to 16 more
7 feet of just building, essentially. I urge the Commission to
8 reject this proposal. It ignores the very purpose of zoning to
9 provide adequate light and air to District residents and protect
10 our quality of life.

11 Thank you for your time.

12 CHAIRPERSON HOOD: Okay. Thank you both. Let's see
13 if we have any questions or comments.

14 Commissioner Wright?

15 COMMISSIONER WRIGHT: Thank you. Sorry to have jumped
16 in earlier.

17 Well, I want to say one thing which is I actually
18 support and it comes from my own personal experience. I spent
19 ten years of my life here in the District of Columbia in a
20 rowhouse that had been converted into four condominiums, and we
21 owned one of those condominiums and it was a great way for me to
22 get into the real estate market in the District of Columbia.
23 That was the first piece of property that we bought, built equity
24 so we could then move into a single family house. So I am not
25 opposed to people coming in and converting some buildings that

1 may have historically been single family into two or three
2 condominiums.

3 But I certainly agree with the speaker's concern when
4 that conversion involves building something that, you know,
5 creates a very long wall along the property line and creates an
6 addition that is out of scale with the original building. So I
7 I do have a problem with that. I think that, you know, I am, I
8 I don't really honestly, I don't have huge questions for either
9 of the speakers but I did want to acknowledge that it's not
10 necessarily a bad thing to have a single family home broken into
11 a couple of different condominium units because it does create
12 an opportunity for people to get their foot in the door in a very
13 tough real estate market. But I am concerned about when that's
14 done doing extremely large additions to that building to make
15 that happen. I think that was really, it's not a question, it's
16 just my only comment.

17 CHAIRPERSON HOOD: All right. Thank you.

18 Vice Chair Miller?

19 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and
20 thank you, Alan Gambrell. Good to see you, and Anthony Smith
21 for your testimony here today and the information you provided,
22 Mr. Gambrell, with your co-author in Exhibit 11.

23 And I think each of you have provided a visualization
24 of some of the adverse impacts that could happen with this
25 proposed change. So anyway, I appreciate you being here. And

1 if you, I don't know, Mr. Chairman, did Mr. Smith want to write
2 write something and submit it for the record? I mean, we have
3 your, we'll get your transcript once we set, but I don't know if
4 you wanted to do that. But if you did, I would ask the Chairman
5 to allow that within a reasonable amount of time.

6 So thank you, Mr. Chairman. I'm finished.

7 CHAIRPERSON HOOD: Okay. Mr. Smith, did you want that
8 homework assignment or are you just fine with your testimony?

9 MR. SMITH: Thank you very much for that homework
10 assignment. I'll take you up on that and submit something.

11 CHAIRPERSON HOOD: All right. (Indiscernible)
12 testified, if you didn't have anything written, Ms. Schellin,
13 when we close out will give us some dates.

14 But let me just say this. With full disclosure and
15 making sure we understand. I know I was one of the Commissioners.
16 We were pushing, at least I was one of the ones who wanted the
17 Office of Planning to look at this, look at that ten foot rule.
18 I think I was, I'm pretty sure I was. But I will say from what
19 I've heard today, man, that really has me with pause. So I don't
20 want to just push it on and say the Office of Planning presented
21 this. I would tell you that some of the Commissioners pushed,
22 we pushed for this. We asked for this because I thought, I was
23 thinking something totally opposite, from what I'm hearing here
24 in this hearing, and I will tell you that I need to go back and
25 rethink even my comments then.

1 So I appreciate all of you all, everyone who's
2 testified today because you brought me another perspective, and
3 that's what a hearing's all about, a different perspective. So
4 we'll see where we go from here and I appreciate everything that
5 you all have given. So I don't have any questions. You all,
6 everyone who's testified has enlightened my perspective from what
7 I was trying. I was trying to achieve one thing, and it seems
8 like we may have muddied the waters, at least I may have because
9 I know I pushed for it. So thank you all, and I'll just leave
10 it there. We'll see where we go from there. Thank you for your
11 testimony.

12 All right, Ms. Schellin. Do we have anybody else?
13 Nobody? Okay. All right. So do we need any dates or anything?
14 Stuff that we asked for like, I think some submissions from Mr.
15 Smith and others?

16 MS. SCHELLIN: Unless, was the Office of Planning going
17 to do any type of closing or anything? Were you going to have
18 them do any closing or --

19 CHAIRPERSON HOOD: They don't do any, this is a
20 rulemaking.

21 MS. SCHELLIN: Yes. They don't always, but --

22 CHAIRPERSON HOOD: Yes.

23 MS. SCHELLIN: I mean, if they're going to respond, if
24 you were going to have them respond to anything that was heard
25 or not. But, sure. I can give some dates.

1 CHAIRPERSON HOOD: Yes. Let's get some dates. But let
2 me ask this. Let me ask this. Does anybody need to hear anything
3 from Ms. Steingasser anymore? I think Ms. Steingasser, they've
4 done their due diligence of what was asked for.

5 MS. SCHELLIN: Okay. Sure.

6 CHAIRPERSON HOOD: I know where I am now, so. I don't
7 know about others. Anybody need to, let me just see. Anybody
8 need to hear anything from Ms. Steingasser?

9 COMMISSIONER WRIGHT: Not today, but you know, I am
10 intrigued by the idea because, you know, again, building forms
11 are like, you know, a balloon. If you push on one side, it has
12 to pop out on the other side and, you know, to get the right
13 amount of space.

14 I have to say I'm not particularly inclined towards
15 this text amendment at this time. The only thing that I, again,
16 think might be interesting would be to say if one were to allow
17 some additional depth of an addition, I think 16 is too much. I,
18 you know, maybe 12 or 14. But in exchange, they would have to
19 provide a lightwell so that you're carving sort of part of the
20 back of the building to make sure that there is some separation
21 between at least one of the adjacent neighbors as you're, and in
22 exchange for that you might extend a little farther out than what
23 we have now is the ten feet.

24 So maybe it's, or maybe it's even an alternative which
25 says, you know, we keep the ten foot rule but if you're willing

1 to provide a lightwell that creates more separation, then you can
2 go out to 14 feet. Or you know, I'm just throwing that out there.
3 I think it is worth having Office of Planning maybe think about
4 that and see if there is something in that that might be
5 beneficial. So I'll just put that out there.

6 CHAIRPERSON HOOD: Okay. Rob, anything you want to add
7 or you good?

8 VICE CHAIRPERSON MILLER: Thank you, Mr. Chair. I
9 don't want to complicate things because I think it's kind of
10 straightforward what's before us and where we are. But if the
11 Office of Planning is going take the opportunity to entertain
12 what Commissioner Wright is suggesting, which I think is
13 something worth considering, I just would throw onto the table
14 another thing that could be matter-of-right.

15 She said, she's saying the 16 feet could be matter-of-
16 right if you're going to provide some kind of required lightwell.
17 The 16 feet could be matter-of-right if, in my view, if you're
18 going to provide an affordable unit that meets the universal
19 design standards since that was part of the justification for
20 proposing this. But I don't know that I want to complicate it
21 or give the Office of Planning work assignments for their very
22 heavy workload. So that's just a comment then. I'm not asking
23 for anything.

24 Thank you.

25 CHAIRPERSON HOOD: So I have, again, the Office of

1 Planning has done what we've asked them to do. I'm looking
2 forward to having some deliberation conversations. I'm ready to
3 work with what we have, especially after what I've heard.

4 But Ms. Schellin, if you could still give us some dates.
5 It looks like we may have a conversation and I know Commissioner
6 Wright mentioned about the lightwell. I'm not sure if I'm there
7 yet but let's just see. Let's come up with some dates first.

8 MS. SCHELLIN: Okay. Ms. Steingasser, how much do you
9 think you guys might need to come back? Two weeks? Four weeks?

10 MS. STEINGASSER: I'm not quite sure what's being asked
11 for. I mean, that's part of it. I mean, it's gotten so complex.
12 I'm not quite sure what what we're being asked to do. Look at a
13 lightwell, which is --

14 COMMISSIONER WRIGHT: Well, I mean, that was just an
15 idea. I mean, the other possibility is we just come back, you
16 know, in the shortest possible time and either vote up or vote
17 down the current proposal. And if it doesn't move forward, then,
18 you know, maybe new ideas could be considered. But I honestly,
19 I don't know if you, again, what our normal course of action is
20 on things like this. Do we just sort of take the proposal that's
21 before us and vote it up or down? Is that the best thing to do?

22 MS. STEINGASSER: I think in this case, I'd like to
23 talk it over with my colleagues at OP. But my read is that no
24 one's comfortable moving forward with this.

25 CHAIRPERSON HOOD: I think though --

1 MS. STEINGASSER: And maybe maybe OP should just
2 withdraw the case for the time being and wait for another, bring
3 it back later in another form, time to be, you know.

4 CHAIRPERSON HOOD: But let me say this, Ms.
5 Steingasser. You all did exactly what was asked for.

6 MS. STEINGASSER: Yes. I --

7 CHAIRPERSON HOOD: You did exactly what was asked for.

8 MS. STEINGASSER: I appreciate your contribution to
9 that. Yes.

10 CHAIRPERSON HOOD: But maybe I --

11 MS. STEINGASSER: It seems like there is an
12 overwhelming sense of what we're solving for. So that makes me
13 a little bit worried that maybe the solution will be worse than
14 what we're trying to solve for at this time. And so maybe the
15 right thing to do is for OP to withdraw the case for the time
16 being.

17 CHAIRPERSON HOOD: So, you know what? I really want
18 us to have a dialogue because my intention was if we had that,
19 we needed to deal with it and I don't want to cut out the input.
20 So maybe I asked, maybe me personally. I don't know what I was
21 doing. Maybe I asked for the wrong thing because I didn't, I'm
22 not I'm not getting to where I thought I was going to get.

23 MS. STEINGASSER: Okay.

24 CHAIRPERSON HOOD: So that's not just me. And I know
25 I was asking for this. I don't know. I just would like to have

1 a conversation among us, you know, deliberate in public because
2 Commissioner Wright mentioned the lightwell. And, you know, I'm
3 not saying that's the thing to do, but we need to toss that. I
4 think we need to publicly toss that around. But I will say this,
5 though, Ms. Steingasser, I do have pause now after what I've
6 heard today.

7 MS. STEINGASSER: Okay. Why don't we withdraw it and
8 and it can just be something that comes forward at a future date?
9 I mean, my concern is about trying to require a lightwell, the
10 complexity in permitting that and trying to get that written into
11 regulations so that the guys in DOB can, it's going to get so
12 complex for such a small --

13 COMMISSIONER WRIGHT: Well, and it needs additional
14 analysis and, you know, it isn't something that's been taken to
15 the community, you know, or considered by them in any of your
16 outreach efforts. And so I understand that throwing that idea
17 out at this moment is difficult because it hasn't been vetted,
18 you know, by the staff or by the community. So I absolutely
19 understand that that's a problem.

20 I mean, you know, maybe the best thing is to, you know,
21 maybe withdraw the current proposal, but ask Planning not to give
22 up and not to say, you know, we're just never going to touch this
23 issue again, but you know, put it back in the line of projects
24 that needs to be done and take a look at some of these alternative
25 options and and come back at a future time.

1 CHAIRPERSON HOOD: So let's do this.

2 MS. STEINGASSER: Yes. I would prefer to do that.

3 CHAIRPERSON HOOD: Okay. Let's do this.

4 After what we heard today and, again, I want to make
5 it perfectly clear. I know I said it 300 times, I'm going to
6 say it again. The Office of Planning did what we asked them to
7 do. So let's, if my colleagues agree, I don't know, Rob, I think,
8 Commissioner Wright?

9 VICE CHAIRPERSON MILLER: I'm fine with the direction
10 that we're going.

11 CHAIRPERSON HOOD: Okay. Ms. Steingasser, thank you
12 all for all of your hard work. I can tell you this. I won't be
13 asking for it no more because of the result that I got today.

14 MS. STEINGASSER: And I won't be here to respond, so.

15 CHAIRPERSON HOOD: Well, I'll be able get in touch
16 with you and ask for it. No, I'm just playing.

17 MS. STEINGASSER: Yes. No. We'll put something into
18 the record tomorrow that just withdraws the case and thank
19 everybody for their participation. I mean, we did get some, we
20 had some really good conversations with the ANC about the issues,
21 so.

22 CHAIRPERSON HOOD: Yes.

23 MS. STEINGASSER: That was good.

24 CHAIRPERSON HOOD: Appreciate all, even the AIA. I
25 know they were supportive, but I appreciate all the comments that

1 we've heard. So we don't need to do a motion. You all are just
2 going to withdraw.

3 MS. STEINGASSER: We'll just put something in the
4 record tomorrow.

5 CHAIRPERSON HOOD: Okay. Well, we don't need to do
6 anything else. We've done enough, colleagues, so I think that
7 we'll just leave it where it is and let them withdraw the case
8 and then we'll leave it there.

9 MS. STEINGASSER: Okay.

10 CHAIRPERSON HOOD: And thank you again, Ms.
11 Steingasser.

12 MS. STEINGASSER: Thank you.

13 CHAIRPERSON HOOD: So we'll see you on the third. Ms.
14 Schellin, do we need to do anything else?

15 MS. SCHELLIN: Nothing, since you guys are going allow
16 them to voluntarily withdraw the case, nothing else needs to be
17 done since (audio interference).

18 CHAIRPERSON HOOD: And I'll be the first to admit I
19 think we've done enough. So I'll just leave that one in the
20 parking lot. All right. So we'll do that.

21 The Commission will meet again on Thursday the 30th.
22 I'm not sure what's, let me see. We'll meet on these same
23 platforms, and it is Zoning Commission Case No. 25-12, and we'll
24 meet on these same platforms.

25 I want to thank everyone, especially the public, for

1 their participation and helping us get to where we are. You all
2 have a great evening. This hearing's adjourned.

3 MS. SCHELLIN: Just a reminder that is the (audio
4 interference) 25-12. Just a reminder.

5 CHAIRPERSON HOOD: And it's divided up. So it's not
6 all that in one night. Okay. All right.

7 Thanks everybody. This hearing is adjourned.

8 (Whereupon, the above-entitled matter went off the
9 record at 5:37 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

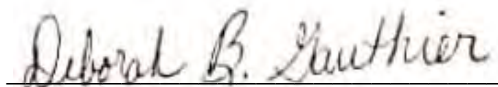
In the matter of: Public Hearing

Before: DC OZ

Date: 10-27-25

Place: Via 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 Gauthier