

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 26-04

+ + + + +

MONDAY

OCTOBER 5, 2026

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice, at 4:03 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner
CHRISTINE BRUINS, Commissioner

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist
ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

ALSO PRESENT:

KAREN THOMAS, DC Office of Planning
MAXINE BROWN-ROBERTS, DC Office of Planning

The transcript constitutes the minutes from the Regular Public Hearing held on October 5, 2026.

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

(4:03 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by -- I want to wish Vice Chair Miller -- hopefully, he gets -- heals quick and gets better. Looking forward to seeing you when you come back. We're joined by Commissioner Wright, Commissioner Imamura, and Commissioner Bruins; also, the Office of Zoning staff, Ms. Ella Ackerman; also, our Office of Zoning Legal Division, we have our counsel, Ms. Hillary Lovick. I will ask all others to introduce themselves at the appropriate time. We also have Mr. Paul Young, who will be handling all of our virtual operations.

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 -- be muted during the hearing and only those who have signed up to participate or testify will be unmuted at the appropriate time.

Please state your name before providing oral testimony on your presentation. Oral presentations should be limited to a

1 summary of your most important points. When you are finished
2 speaking, please mute your audio so that your microphone is no
3 longer picking up sound or background noise. If you experience
4 difficulty accessing Webex or with your telephone call-in, then
5 please call our OZ Hotline Number at 202-727-0789 to receive
6 Webex log-in or call-in instructions or if you need assistance
7 to sign up to testify. All persons planning to testify either
8 in favor, opposition, or undeclared must sign up in advance and
9 will be called by name.

10 If you experience difficulty with -- I'm sorry. I'm
11 already there. If you wish to file written testimony or
12 additional supporting documents during the hearing, then please
13 call -- please request that the submission be entered into the
14 record and be prepared to describe it at the time of your
15 testimony. The subject of this evening's hearing is Zoning
16 Commission Case Number 26-04, Office of Zoning -- Office of
17 Zoning text amendment to Subtitles Y and Z, Chapters 2, 7, and
18 16. Again, today's date is October the 5th, 2026.

19 And the hearing will be conducted in accordance with
20 the provisions of 11-Z DCMR, Chapter 5, as follows: preliminary
21 matters; presentation -- reports of other government agencies;
22 presentation by the petitioner; report of the ANC, which is all
23 ANC's; testimony of organizations and individuals, each having
24 five and three minutes, respectively; and we'll hear in the order
25 from those who are in support, opposition, and undeclared. While

1 the Commission reserves the right to change the time limits for
2 presentations, if necessary, it intends to adhere -- intends
3 to -- I'm trying to get through this without getting through
4 this -- it intends to adhere to the time limits as strictly as
5 possible and notes that no time shall be ceded.

6 At this time, the Commission will consider any
7 preliminary matters. Does the staff have any preliminary
8 matters? Maybe I should slow down. Ms. Ackerman, do you have
9 any preliminary matters?

10 MS. ACKERMAN: I just wanted to let everyone know when
11 the -- sorry -- the Notice of Proposed Rulemaking was published
12 in the DC Register on June 19th. This can be found at Exhibit
13 10. There were no comments submitted to the record in response
14 to this NOPR during the 30-day comment period. And, at Exhibit
15 11, the Office of Planning submitted a report recommending
16 approval of the proposed text amendments. No ANC reports have
17 been submitted to the record. And that is all.

18 CHAIRMAN HOOD: I see Ms. Lovick. Are you presenting,
19 Ms. Lovick?

20 MS. LOVICK: No. I mean, I wasn't planning to. I
21 think that Ms. Ackerman's going to be presenting; is that correct?
22 That's usually what happens when it's Office of Zoning. Usually,
23 Ms. Schellin, does the presentation, but, I mean, if -- I mean,
24 I can do it, if I need to. It's very, very simple.

25 MS. ACKERMAN: Okay. Yeah, I didn't -- I didn't know

1 that, but I can do it as well. I was just going to -- so I would
2 just read through the proposed text amendments, correct?

3 MS. LOVICK: Well, yeah. I mean, you just need to just
4 read a summary of the petition, just that -- you know, that,
5 basically, these are clarifications to the Board of Zoning
6 Adjustment and the Zoning Commission's Rules of Practice and
7 Procedure.

8 MS. ACKERMAN: Okay.

9 MS. LOVICK: That's actually -- that's pretty much it.
10 This is very straightforward.

11 MS. ACKERMAN: All right.

12 CHAIRMAN HOOD: All right. Ms. Ackerman, I'll turn over
13 to you then, and I'm sure Ms. Lovick will help out, if needed.

14 MS. ACKERMAN: Okay. Will you just stop me, if I say
15 something incorrect?

16 CHAIRMAN HOOD: Yes.

17 MS. ACKERMAN: All right. The Office -- sorry -- the
18 Office of Zoning is proposing text amendments to the BZA and the
19 Commission Rules of Practice and Procedure to remove obsolete
20 provisions and terminology to insure alignment with current
21 practices and improve the public's ability to navigate the zoning
22 process. The Office of Zoning states that the proposed text
23 amendments are in response to the requests of the BZA and the
24 Commission and are fully consistent with the Comprehensive Plan,
25 including racial equity. The amendments, specifically, would be

1 the following: Update the requirements for submitting a digital
2 file; this would be Subtitle Y-203.6 and Subtitle Z-203.5. Update
3 the times for receiving e-mail and IZIS filings in Subtitle Y and
4 Z-206.10 to 206.14. Clarify when the clock starts for scheduling
5 BZA modifications without a hearing, Subtitle Y-703.15. Add that
6 the BZA owner-occupied fees apply to applications that do not
7 involve subdivided blocks; this is Subtitle Y-1600.1. Next is
8 removing outdated references to COVID-19 time extensions and the
9 fees for filing such, Subtitle Y and Z, Chapters 7 and 16. And
10 then last one is add a new section for fees for required
11 additional hearing notices, signs to post on properties,
12 essentially, which is prepared by the Office of Zoning; this is
13 Subtitle Y-1600.4 and Subtitle Z-1600.8. And that is all.

14 CHAIRMAN HOOD: Ms. Lovick, you have anything you want
15 to add or we good?

16 MS. LOVICK: (Shakes head no and give thumbs up.)

17 CHAIRMAN HOOD: Okay. All right. Let's see if we have
18 any questions on that. Ms. Ackerman, great job, great job. We'll
19 make sure we pass that on.

20 MS. ACKERMAN: Thanks. It was heard.

21 CHAIRMAN HOOD: Yeah I'm sure it was. Well, great job.
22 All right. Let's see if we have any questions. Commissioner
23 Wright, any questions?

24 COMMISSIONER WRIGHT: No, I don't have any questions.
25 I think this is pretty straightforward.

1 CHAIRMAN HOOD: Okay. Commissioner Bruins, any
2 questions?

3 COMMISSIONER BRUINS: No, I do not have any.

4 CHAIRMAN HOOD: Okay. And Vice Chair for the day
5 Imamura -- I mean -- I'm sorry -- Commissioner Imamura, any
6 questions?

7 COMMISSIONER IMAMURA: Thank you for the promotion,
8 Chair Hood. No questions. I am excited, however, to see -- I
9 know the provision for DVD submissions was removed, so I'm excited
10 to see, in 20 years from now, what we're using instead of USBs,
11 but no other questions.

12 CHAIRMAN HOOD: I, too, don't have anything to add.
13 Thank you, Ms. Ackerman. Great job. So let me -- let me ask
14 this. I don't see -- do we have anyone from the Office of
15 Planning?

16 MS. ACKERMAN: Yeah, we have Maxine Brown-Roberts and
17 Karen Thomas.

18 CHAIRMAN HOOD: Okay. Let me start -- I think I'm
19 right. Let me start with Ms. Thomas. Okay. Ms. Thomas, you
20 may begin whenever you're ready.

21 MS. THOMAS: Okay. I'm sorry. I don't know where I
22 am in this thing. Sorry. I don't think my camera is fully
23 working properly, so let me stop the video. Yeah. Yes. Good
24 afternoon, Mr. Chair and members of the Commission. OP supports
25 the Office of Zoning's proposed amendments to Subtitle Y and Z.

1 They align. This is intended to modernize OZ's administrative
2 procedures and remove the outdated COVID-era provisions and align
3 the filing requirements with current digital practices, and they
4 also would clarify the process for mods without hearing and refine
5 the filing fee provisions for consistent public notice signage.

6 We found that the amendments would advance the
7 Comprehensive Plan's implementation element by improving
8 regulatory efficiency, strengthening compliance, and enhancing
9 communication through electronic media, in support of clearer
10 zoning administration for the public. We are, therefore,
11 recommending approval of the proposed text amendments. Thank
12 you.

13 CHAIRMAN HOOD: Okay. Thank you, Ms. Thomas. Let's
14 see if we have any questions. I'm looking at all my colleagues.

15 (No response.)

16 CHAIRMAN HOOD: Okay. All right. We have no questions.
17 Thank you, Ms. Thomas for reiterating what the Zoning Office has
18 proposed, so thank you all for your analysis as well. Ms.
19 Ackerman, put your other hat on now, and, let's see, do we have
20 anyone who is in support -- do we have any ANC's here first?

21 MS. ACKERMAN: No, we do not.

22 CHAIRMAN HOOD: Okay. Do we have any other government
23 agencies here?

24 MS. ACKERMAN: We don't have anyone else signed up to
25 testify or here.

1 CHAIRMAN HOOD: Okay. I'm going to still call it this
2 way. Do we have anyone here in support, opposition, and
3 undeclared?

4 MS. ACKERMAN: No.

5 CHAIRMAN HOOD: Okay. So let the record reflect we've
6 only had the Office of Planning and our office; no one else showed
7 for these straightforward -- moving -- straightforward changes.
8 All right. So, with that, I guess, colleagues, we can make this
9 very short. I think it's pretty straightforward. As my
10 colleagues, you all have already mentioned, Commissioner Imamura
11 and Commissioner Wright and others, Commissioner Bruins, this is
12 keeping us in line, and clarification, and up to date. So,
13 Commissioner Wright, would you like to make a motion or any --
14 first, any other comments from anybody?

15 (No response.)

16 CHAIRMAN HOOD: Okay. Commissioner Wright, would you
17 like to make a motion?

18 COMMISSIONER WRIGHT: I'd be glad to. I move that we
19 approve Zoning Commission Case Number 26-04, an Office of Zoning
20 text amendment to Subtitles Y and Z, Chapters 2, 7, and 16. And,
21 again, as noted, these are pretty straightforward text amendments
22 to make sure that our procedures are fully consistent with the
23 Comprehensive Plan and with our practices. So, with that, I
24 would ask for a second.

25 COMMISSIONER IMAMURA: Second.

1 CHAIRMAN HOOD: Okay. Thank you. It's been moved and
2 properly seconded. Any further discussion?

3 (No response.)

4 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could
5 you do a roll call vote please?

6 MS. ACKERMAN: Yes. Commissioner Wright.

7 COMMISSIONER WRIGHT: Yes.

8 MS. ACKERMAN: Commissioner Imamura.

9 COMMISSIONER IMAMURA: Yes.

10 MS. ACKERMAN: Commissioner Hood.

11 CHAIRMAN HOOD: Yes.

12 MS. ACKERMAN: And Commissioner Bruins.

13 COMMISSIONER BRUINS: Yes.

14 MS. ACKERMAN: Zoning Case Number 26-04 is approved for
15 final action, four to zero to one, the minus one being
16 Commissioner Miller, who is not participating and not voting.

17 CHAIRMAN HOOD: Okay. Thank you. Ms. Ackerman, do we
18 have anything else before us?

19 MS. ACKERMAN: No, we don't. Okay.

20 CHAIRMAN HOOD: Quick announcement. The Zoning
21 Commission will meet -- we have our regular meeting this coming
22 Thursday at four p.m. on these same platforms. We're not going
23 to do -- I don't think we need a closed meeting, but, my
24 colleagues, if you need one, we will open the meeting and go into
25 closed session, if one is needed. So you can let me know or let

1 the office know, and we will do that during that meeting. Also,
2 I'm going to ask especially Ms. Ackerman and Ms. Lovick to make
3 sure that I do a closed meeting for the closed meeting (sic) --
4 I mean, the closed training that's going to happen on Wednesday,
5 and I have to do that I believe -- Ms. Lovick, you'll let me know
6 if I don't -- but I believe I have to do that this coming
7 Thursday. I think that'll be timely. So, with that, I want to
8 going to thank everyone for their participation in this case and
9 all their work on this, and, with that, this meeting is
10 adjourned -- I mean, this hearing is adjourned. Good night,
11 everyone. Take care.

12 (Whereupon, the above-entitled hearing was adjourned
13 at 4:16 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 - Case No. 26-04

Before: DC Zoning Commission

Date: 10-05-26

Place: Webex Videoconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Deborah B. Gauthier