

**OUTLINE OF TESTIMONY**  
**JERRY ZAYETS**  
**CAPITAL CITY REAL ESTATE**

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- I. Introduction and experience
- II. Project overview and proposed residential use for the site: Eleven flats (22 units), including two large, 3-bedroom IZ units
- III. Engagement with community, ANC, and District agencies
- IV. Conclusions

## **OUTLINE OF TESTIMONY**

### **DAVID BAGNOLI MCGRAW BAGNOLI ARCHITECTS**

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- I. Introduction and experience
- II. Description of the Site
  - a. Location
  - b. Summary of site constraints and exceptional conditions
- III. Project design – architectural plans and elevations; locations for parking, trash, bikes, etc.
- IV. Consideration of alternative site layouts and basis for selecting the proposed layout
- V. Justification for areas of zoning relief:
  - a. Lot Area (variance)
  - b. Lot Width (variance and special exception)
  - c. Lot Occupancy (variance)
  - d. Rear Yard (variance)
  - e. Compact Parking Spaces (variance)
  - f. Parking Space Location (special exception)
  - g. Roof Structures (special exception) – if the approved penthouse regulations are published prior to the Board's decision
- VI. Conclusions