

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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SPECIAL PUBLIC MEETING

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TUESDAY,

APRIL 17, 2007

+ + + + +

The Special Public Meeting convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 9:30 a.m., Ruthanne G. Miller, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

RUTHANNE G. MILLER	Chairperson
CURTIS ETHERLY, JR.	Vice-Chairperson
JOHN MANN, II	Board Member (NCPC)
MARC D. LOUD	Board Member

OFFICE OF ZONING STAFF PRESENT:

CLIFFORD MOY	Secretary
BEVERLEY BAILEY	Sr. Zoning Specialist
JOHN NYARKU	Zoning Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

SHERRY GLAZER, ESQ.

The transcript constitutes the minutes from the Special Public Meeting held on Tuesday, April 17, 2007.

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

2 10:03 a.m.

3 CHAIRPERSON MILLER: Good morning.

4 My name is Ruthanne Miller. I'm the Chair of
5 the Board of Zoning Adjustment.

6 I'm just wondering if we might
7 take a moment of silence in memory and honor
8 of those at Virginia Tech before we start.
9 Thank you.

10 This is the April 17th, 2007
11 Public Meeting of the Board of Zoning
12 Adjustment of the District of Columbia.

13 As I said, my name is Ruthanne
14 Miller. I'm the Chair of the BZA and to my
15 right is Mr. Curtis Etherly, the Vice-Chair
16 and Mayoral Appointee and to my left is Mr.
17 Marc Loud, also a Mayoral Appointee. Moving
18 on down is Mr. John Mann representing NCPC.
19 Clifford Moy of the Office of Zoning. Sherry
20 Glazer of Office of Attorney and Beverley
21 Bailey of the Office of Zoning.

22 Copies of today's meeting agenda

1 are available to you and are located to my
2 left in the wall bin near the door. We do not
3 take any public testimony at our meetings
4 unless the Board asks someone to come forward.

5 Please be advised that this
6 proceeding is being recorded by a court
7 reporter and is also webcast live.

8 Accordingly, we must ask you to
9 refrain from any disruptive notices or actions
10 in the hearing room. Please turn off all
11 beepers and cell phones.

12 Does the staff have any
13 preliminary matters?

14 MR. MOY: No, ma'am.

15 CHAIRPERSON MILLER: Okay. I
16 think then we'll proceed with the agenda. I
17 believe we have one case on the agenda. Is
18 that correct, Mr. Moy?

19 MR. MOY: Yes, we do. It's Case
20 Number 17574 and if the Board will recall,
21 well, let me read the advertizement. It's
22 Application Number 17574 of Nineteenth Street

1 Baptist Church pursuant to 11 DCMR 3104.1 for
2 a special exception to establish an accessory
3 parking lot under Section 214 in the R-1-B
4 District at premises 4606 16th Street, N.W.
5 and that's in Square 2652, Lot 22.

6 If the Board will recall, this
7 Special Public Meeting on this Application was
8 scheduled last week on April the 10th and that
9 was rescheduled to today because of a lack of
10 a quorum at that time.

11 The participating Board Members
12 are Mr. Etherly, Mr. Mann and Ms. Carol
13 Mitten.

14 CHAIRPERSON MILLER: Thank you.
15 As I didn't participate in this case, I'm
16 going to turn this over to Mr. Etherly. Thank
17 you.

18 VICE-CHAIRPERSON ETHERLY: Thank
19 you very much, Madam Chair.

20 I think it's appropriate for us to
21 move forward today with action of some nature
22 on this case.

1 I'll look to my colleague Mr. Mann
2 as we move forward and perhaps as Mr. Moy
3 indicated, perhaps a little bit of the context
4 in terms of where we are.

5 I'll note first and foremost that
6 I was not present on the day that we had our
7 hearing on the matter, but have read the
8 record in its entirety and am prepared to vote
9 and move forward on the case today.

10 With that, Mr. Mann, if you will
11 recall, there was quite a bit of discussion
12 between the Board, the Applicant, the
13 representative of the ANC around a wide range
14 of issues that we wanted to see shall we say
15 a little bit of movement on and I am more than
16 adequately pleased with where we are to date
17 in terms of what has been provided by the
18 Applicant in terms of addressing both concerns
19 on the part of certain community residents,
20 the ANC and the Office of Planning.

21 I will note that there were a
22 number of items that were requested by the

1 Board as indicated by Mr. Moy in his summary
2 that I believe the Applicant has
3 satisfactorily, more than satisfactorily
4 responded to with respect to issues around
5 striping on the parking lot, the use of
6 pervious paving surfaces, adequate lighting
7 for the parking lot, specific information
8 around usage of the parking lot and in
9 particular, the types of events and other such
10 matters in terms of the parking lot's use,
11 clean up with regard to trash and debris. The
12 Applicant has made representations as they
13 relate to shrubbery and other planting.

14 And for the purposes of my colleague,
15 Mr. Mann, I am looking to what is I believe
16 Exhibit Number 27 dated March 26th, 2007 from
17 Mr. Walker who is serving as the Agent for
18 Nineteenth Street Baptist Church.

19 In response to that submittal, we
20 had another submittal from ANC 4C and we'll
21 probably get into a little more detail as we
22 move forward with regard to the ANC, but the

1 ANC submitted if I recall at Exhibit Number 28
2 a letter dated April 3rd, 2007 from SMD 4C03
3 Commissioner Ronald P. Bland. A letter
4 essentially denoting that prior objections
5 from those residents and homeowners who were
6 signers to an original petition in opposition
7 to the proposed parking lot are in agreement
8 with the proposal revisions presented by
9 church officials and that is at Exhibit Number
10 28 dated April 3rd.

11 Finally, I will note perhaps just
12 as a little bit of housekeeping, Mr. Mann,
13 that I believe we do need to waive our rules
14 to accept the Office of Planning's report and
15 perhaps, Mr. Moy, just for my clarification,
16 that would be the Office of Planning report
17 dated March the 6th, 2007 at Exhibit Number
18 26?

19 MR. MOY: Yes, sir, that's
20 actually Department of Transportation report,
21 DDOT's report.

22 VICE-CHAIRPERSON ETHERLY: Okay.

1 Excellent and that simply needs to be waived
2 and allowed into the record before the record
3 was closed prior to the submittal of that
4 report.

5 MR. MOY: That's correct, sir.

6 VICE-CHAIRPERSON ETHERLY: Correct
7 and unless there's any objection, I'll take it
8 as a consensus.

9 Mr. Mann.

10 MEMBER MANN: No, there's no
11 objection.

12 VICE-CHAIRPERSON ETHERLY: Thank
13 you very much, sir.

14 So, just for the purposes of our
15 record, Mr. Moy, we will consider that report
16 waived in and incorporate it into part of the
17 record.

18 That I think essentially sums up
19 where we are.

20 I will highlight as we move
21 forward perhaps for a little bit of
22 discussion, Mr. Mann, I'll look to you and for

1 the purposes of participants to this case who
2 are watching, you will note that there are
3 technically three Board Members who aren't
4 participating on this case. One of whom is
5 not with us today, but we do have comment from
6 that member with regard to any action that the
7 Board may take today. But, that's why you're
8 seeing essentially just discussion between
9 myself and Mr. Mann as the two present and
10 participating members.

11 One issue that I will highlight is
12 that there is a little bit of a question as to
13 how the Board should treat the ANC's position
14 and by that I mean this, we have on the record
15 at Exhibit Number 20, if I'm not mistaken, Mr.
16 Moy, or might be --

17 MR. MOY: That's correct, sir. It
18 is Exhibit 20.

19 VICE-CHAIRPERSON ETHERLY: Exhibit
20 20 was one of the initial submittals by the
21 ANC which expressed essentially what appears
22 to be opposition to the original case.

1 Now, as I noted in our summary,
2 there's been quite a bit of work, quite a bit
3 of discussion between all the parties and I
4 think we have agreement as evidenced by
5 Exhibit Number 28, again, submitted April 3rd
6 under the signature of SMB 4C03 Commissioner
7 Bland.

8 But, the challenge right now is we
9 still have officially it would appear the ANC
10 in opposition and we have a letter from the
11 Single Member District Commissioner
12 essentially noting that there are no longer
13 any objections to the case.

14 But, what we need clarification
15 on, and I'm speaking first to Mr. Mann and
16 then perhaps I'll offer some suggestion as to
17 how we move forward, what we need perhaps is
18 clarification on officially where the ANC is
19 with respect to the overall case. Because as
20 an ANC, all we have on record is an opposition
21 statement, but we have a support statement
22 from the Single Member District of

1 Commissioner.

2 Mr. Mann, is that an adequate
3 explanation of kind of where we are on the
4 ANC?

5 MEMBER MANN: Well, I think we
6 need to clarify one thing. We can still move
7 forward and make a decision --

8 VICE-CHAIRPERSON ETHERLY: Yes.

9 MEMBER MANN: -- whether or not we
10 have any additional information regarding the
11 ANCs official position. There's adequate
12 information in the record in order for us to
13 move forward.

14 VICE-CHAIRPERSON ETHERLY: I would
15 agree, Mr. Mann, and I perhaps should have
16 emphasized that at the outset. I think we are
17 ripe and ready to move forward today with
18 action on this case in a very expeditious
19 fashion.

20 It's perhaps more of a
21 housekeeping and procedural issue for us in
22 terms of once we take action, how do we then

1 shall we say memorialize that action. If
2 there isn't any opposition, we do a summary
3 order. It's very quick. The Applicant pretty
4 much will be able to move fairly expeditiously
5 with the rest of the project.

6 If, however, there is on record a
7 party or a person in opposition, in
8 particular, I should say a party in
9 opposition, we are required -- especially if
10 it's the Advisory Neighborhood Commission, we
11 are required to address the Advisory
12 Neighborhood Commission's concerns with
13 specificity. That is part of our statutory
14 responsibility in according the ANC's report
15 great weight. So, it's a procedural issue.

16 We can do a summary order if no
17 one's in opposition, but because we have an
18 opposition statement on the record from the
19 ANC in what appears to be a support statement
20 from the Single Member District, there's just
21 a little bit of a procedural issue. It's
22 boring. It's technical. I wish we didn't

1 have to spend time dealing with it, but it's
2 part of our calling as representatives and
3 members on the Board.

4 So, Mr. Mann, perhaps what I would
5 suggest is are you inclined to perhaps take
6 limited testimony today to clarify the ANC
7 position or are you prepared to just simple
8 move forward and we can offer guidance for the
9 Applicant and the ANC on how to proceed after
10 we take our action.

11 MEMBER MANN: I wasn't quite
12 expecting that particular choice of options
13 right there, but if the ANC were present
14 today, then I would be amenable to accepting
15 testimony from the ANC if that's what you were
16 asking regarding the limited additional
17 testimony.

18 However, again, there's certainly
19 adequate information in the record to go
20 forward and make a decision at this point.

21 VICE-CHAIRPERSON ETHERLY: I would
22 agree.

1 Do we have representatives from
2 ANC 4C present today and from Nineteenth
3 Street Baptist Church present?

4 If we could have everyone come
5 forward to the table please. We're going to
6 take very limited testimony just on this
7 particular question. I appreciate your time
8 gentlemen. Make yourselves comfortable.

9 Because we're taking testimony,
10 I'll need to be sure that you have your
11 witness cards complete and if you can make
12 sure that they get to the court reporter who
13 is seated to my right, your left.

14 Thank you very much, gentlemen.
15 If I could first have each of you identify
16 yourself by stating your name and your address
17 for the record. There's a button at the base
18 of the microphone. You press that button and
19 a red light should come on and you will be set
20 to go.

21 All right. If I could have you
22 identify yourself, sir, and your affiliation.

1 COMMISSIONER BLAND: Yes, I am ANC
2 Commissioner Ronald Bland. Single Member
3 District 4C03.

4 VICE-CHAIRPERSON ETHERLY:
5 Excellent.

6 MR. MONTEQUE: I'm Thomas
7 Montequ, Chair, Board of Trustees, Nineteenth
8 Street Baptist Church.

9 MR. WALKER: And I am H. L.
10 Walker, Agent for the Nineteenth Street
11 Baptist Church.

12 VICE-CHAIRPERSON ETHERLY:
13 Excellent. Thank you very much gentleman.

14 I want to confirm that as we are
15 opening this up for limited hearing on this
16 particular case that the three of you have
17 previously been sworn in during the earlier
18 proceeding in this case. Is that correct?

19 MR. WALKER: Yes.

20 VICE-CHAIRPERSON ETHERLY: All
21 right. Just to clarify, Ms. Bailey, because
22 they've been previously sworn in, we don't

1 need to do another swearing in?

2 MS. BAILEY: No. No, sir.

3 VICE-CHAIRPERSON ETHERLY: Thank
4 you very much, Ms. Bailey. I neglected to say
5 good morning to all of our Office of Zoning
6 Staff.

7 Gentlemen, thank you very much for
8 your time. You heard a little bit of our
9 discussion. Very, very briefly and quickly
10 and I'll just start with you, Mr. Bland, what
11 is your understanding of the ANC's official
12 position now on the case?

13 COMMISSIONER BLAND: Well, we
14 actually had not revisited the case once the
15 ANC had voted. However, as the Single Member
16 District having followed this through from the
17 beginning, we are not in opposition as far as
18 ANC 4C03, the Single Member District, is
19 concerned and I am confident that the ANC, the
20 full Commission, would not be in opposition
21 based on my submission to the Board regarding
22 the agreement and acceptance of the agreement.

1 Acceptance and agreeing to the revisions that
2 the Nineteenth Street Baptist Church has
3 provided to the Board since the original
4 hearing.

5 VICE-CHAIRPERSON ETHERLY:
6 Excellent. Okay. Just to be certain that we
7 put a pin in it, the ANC has not taken
8 subsequent action on shall we say the revised
9 discussions that have taken place between
10 yourself and the church. So, there hasn't
11 been a subsequent meeting and vote on the
12 Applicant as it now stands?

13 COMMISSIONER BLAND: No, it
14 hasn't. No we haven't.

15 VICE-CHAIRPERSON ETHERLY: Okay.
16 Okay. Excellent.

17 Did the church have any comment?
18 I think I understand where we are, but I just
19 want to be sure I give you the opportunity.
20 Okay. Thank you.

21 Mr. Mann.

22 MEMBER MANN: I have no questions

1 of the parties testifying at the moment.

2 VICE-CHAIRPERSON ETHERLY: Okay.
3 Okay. I think that's satisfactory for our
4 purposes just to clarify where we are.

5 As we begin to move forward,
6 gentlemen, we'll be very -- we'll walk very
7 slowly through what I think that technical
8 outcome will be of the decision, but I think
9 we're prepared to move forward, Mr. Mann, and
10 it would be my motion to move approval of
11 Application Number 17574 of Nineteenth Street
12 Baptist Church pursuant to 11 DCMR 3104,.1 for
13 a special exception to establish an accessory
14 parking lot under Section 214 in the R-1-B
15 District at premises 4606 16th Street, N.W.
16 and I would invite a second.

17 MEMBER MANN: Second.

18 VICE-CHAIRPERSON ETHERLY: Thank
19 you very much, Mr. Mann.

20 I think for purposes of just
21 discussing the relevant requirements of the
22 Special Exception, I think the record is very

1 full and complete under Section 214 and in
2 particular, Section 2116.5 as it relates to
3 open parking spaces accessory to any building
4 or structure.

5 As we've moved through the
6 requirements 2116.6 and its subsequent
7 provisions, I think the record is very full
8 with regard to all of the requirements under
9 that section. In particular, as we look at
10 2116.6 which relates to unusual topography,
11 grades, space, size or dimensions of the lot,
12 the lack of an alley or the lack of
13 appropriate ingress or egress through existing
14 or proposed alleys or streets, traffic hazards
15 caused by unusual street grades, location or
16 required parking spaces elsewhere on the same
17 lot, it is very clear in the record that no
18 additional parking spaces can be located on
19 the church's property as it is fully occupied
20 by existing buildings.

21 Section 2116.7 requires that when
22 the accessory parking spaces are to be located

1 elsewhere, the parking on adjacent lots or
2 lots separated only by an alley from the lot
3 upon which the building or structure is
4 located. The triangular-shaped alley in
5 question here abuts three 20-foot-wide alleys
6 at the rear of the church and at the rear of
7 residences. The lot is separated from the
8 main use by approximately 33 feet as the alley
9 abuts the real lot line of the subject
10 church's lot.

11 Proceeding through 2116.8, the
12 spaces must be located so as to furnish
13 reasonable and convenience parking facilities.
14 Again, the proposed parking area is located
15 within 33 feet of the church. The Applicant
16 believes that the lot will provide convenient
17 parking within walking distance for meetings
18 and events Monday through Sunday.

19 With respect to 2116.9 and this is
20 perhaps where I think some discussion is
21 needed, but not a lot of detail, the Board can
22 adopt conditions that it deems to be necessary

1 and appropriate as it relates to screening,
2 coping, setbacks, fences, the location of
3 entrances and exits.

4 For that particular provision, Mr.
5 Mann, I will simply -- I think it's simply
6 appropriate to highlight the fact that at the
7 church's most recent submission which we've
8 already discussed in some detail at Exhibit
9 Number 27 dated March 26, the church has made
10 a number of commitments by virtue of its
11 discussions with the ANC and the community
12 around care and management of the parking lot
13 and other appropriate matters and I would
14 simply note that is indeed part of our record
15 and, therefore, will be incorporated into this
16 Board's decision. So, I don't think that any
17 further conditions would be necessary pursuant
18 to 2116.9.

19 Do you have any comment on that
20 particular issue, Mr. Mann?

21 MEMBER MANN: I would say that all
22 the items that were identified in the

1 testimony in the original OP report and all
2 the concerns that we heard from the neighbors
3 in the area were adequately addressed as you
4 indicated and as are listed in Exhibit 27.

5 I would note also that 2116.9 says
6 that the Board may impose conditions. It
7 doesn't say that we must impose conditions
8 just because these items were identified and
9 as far as I'm concerned, the church has
10 adequately addressed all of these items and I
11 would agree that we do not need to impose
12 conditions on the church in this order.

13 VICE-CHAIRPERSON ETHERLY:
14 Excellent, Mr. Mann. I'll also note for the
15 purposes of our record that the Board is also
16 bound by Sections 2117.10 and 2117.11 which in
17 substantial and pertinent part are also
18 repeated at Sections 2303.1(a) through (f) and
19 I'll note as we move through that again, the
20 church's submission and the record in its
21 entirety I believe adequately address all of
22 the elements of Section 2303.1. So, I will

1 not walk through those in excruciating detail,
2 but as is observed in the Office of Planning's
3 report which is -- with the additional
4 discussions that have been underway, the
5 Office of Planning is in support of the
6 application.

7 I'll also note that we are in
8 receipt of a report from the Department of
9 Transportation at Exhibit Number 26 that we've
10 also reference and the Applicant has agreed to
11 follow the Department of Transportation's
12 guidance with respect to specific issues such
13 as pervious materials to pave the parking lot,
14 the installation of adequate lighting to
15 illuminate the parking lot and just a
16 continuation of working with the community and
17 the ANC and, of course, the Single Member
18 District in particular around addressing
19 community concerns.

20 I think in sum, Mr. Mann, all of
21 these items and all of these issues have been
22 addressed more than satisfactorily and I think

1 we're right for moving forward.

2 MEMBER MANN: I agree. I think
3 that you've adequately addressed everything
4 that was submitted into the record and clearly
5 as the seconder of the motion, I'm in support.

6 So, as far as I'm concerned, the
7 only thing that remains to be addressed is how
8 to deal with the information or the reports
9 submitted by the ANC.

10 VICE-CHAIRPERSON ETHERLY:
11 Excellent. Thank you very much, Mr. Mann.

12 Perhaps before we move forward on
13 the final motion, I might look to the Office
14 of Attorney General if I could just to get
15 some very quick guidance on again kind of
16 where we are in terms of our options for
17 moving forward.

18 Good morning to you, Ms. Glazer.

19 MS. GLAZER: Good morning.

20 VICE-CHAIRPERSON ETHERLY: We've
21 received limited testimony from the Applicant
22 and the ANC on the status of the ANC's action

1 as has been testified to. We do not have any
2 different ANC action as a whole contrary to
3 the original report which is in opposition.
4 So, I would perhaps like to solicit a
5 suggestion from you on how we might want to
6 proceed once we reach the conclusion of this
7 motion to approve the application.

8 MS. GLAZER: Well, it's up to the
9 Board, but one option I think would be to
10 consider the testimony that has been put
11 forward today. It in substance says that the
12 ANC has changed its position because the
13 objections that were raised initially have
14 been addressed.

15 The other option would be to
16 request confirmation of that from the full ANC
17 in writing.

18 VICE-CHAIRPERSON ETHERLY: I see.
19 Excellent.

20 It would be my suggestion, Mr.
21 Mann, that we move forward with the former
22 suggestion by OAG Representative Ms. Glazer

1 with respect to simply moving forward. I
2 think the record is ripe and full. I'm
3 comfortable doing that.

4 I want to be sure that you have an
5 opportunity to address any concerns that you
6 might have with moving forward today.
7 Treating the testimony that we've received,
8 the written submittals that we have in the
9 record as indicative of the ANC's support for
10 this application moving forward positively.

11 MS. GLAZER: I don't have a
12 problem if the Board proceeds in that
13 direction.

14 MEMBER MANN: I'm comfortable with
15 moving forward today if Mr. Etherly is and
16 given the advice that we've heard from the
17 Office of Attorney General today, I would be
18 prepared to support your position on this, Mr.
19 Etherly.

20 VICE-CHAIRPERSON ETHERLY: Thank
21 you very much, Mr. Mann, for those well chosen
22 and deliberate words.

1 Again, for the benefit of our
2 Applicants and to an extent even for the
3 benefit of just those watching, this perhaps
4 is a lot of fanfare over what is a very small
5 -- what may seemingly be a very small issue,
6 but it is very critical that at every step of
7 our process the ANC's concerns, objections if
8 there are any as well as support for an
9 application is considered and considered where
10 possible with great weight. So, that's why
11 we're spending so much time and again, I thank
12 you for your testimony, Mr. Bland, on this
13 matter.

14 I'm comfortable moving forward,
15 Mr. Mann, and I think the testimony and again
16 the written record support that the ANC has
17 worked very closely with the Applicant. That
18 the Applicant, in turn, has worked very
19 closely with the ANC and other community
20 members and I think this case has come to a
21 very positive conclusion in a satisfactory
22 manner than is consistent with the

1 requirements of the Zoning Regulation, but
2 also addresses many other concerns that were
3 raised by the Applicants.

4 So, I'm prepared to move forward.

5 Mr. Mann, if there isn't any
6 further discussion, hearing none, we have a
7 motion before us. It's been properly
8 seconded. I'd like to ask all those in
9 support please signify by saying aye.

10 (Ayes.)

11 VICE-CHAIRPERSON ETHERLY: Those
12 opposed? Hearing none. Mr. Moy, if you could
13 record that vote please.

14 MR. MOY: Yes, sir, the staff
15 would record the vote as 2 to 0 to 2. This is
16 on the motion the Vice-Chair Mr. Etherly to
17 approve the application. Seconded by Mr.
18 Mann. We have two other Board Members not
19 participating on this application.

20 Mr. Vice-Chair, we also have an
21 absentee ballot as you mentioned earlier from
22 Carol Mitten who's also participating on this

1 application and her ballot is to approve
2 subject to conditions outlined in the
3 Applicant's filing which is as you mentioned
4 earlier Exhibit Number 17.

5 So, that would give a final vote
6 on this application to approve as 3 to 0 to 2
7 and that completes the resulting vote.

8 VICE-CHAIRPERSON ETHERLY:
9 Excellent. Thank you very much, Mr. Moy.

10 That concludes this Board's action
11 on that application. Congratulations. Wish
12 you best of luck in your -- of your future
13 endeavors.

14 Thank you for your time today.

15 That's it. Mr. Moy, is there any
16 further business before the Board in its
17 Special Public Meeting of April 10th, 2007?

18 MR. MOY: No, none other than the
19 staff interprets this as a summary order.

20 VICE-CHAIRPERSON ETHERLY: Yes,
21 sir. No objection. Not hearing any from any
22 of my colleagues, we can waive our rules and

1 issue a summary order on that case.

2 Madam Chair, I'll take the liberty
3 of concluding our Special Public Meeting and
4 turning it back over to you.

5 CHAIRPERSON MILLER: Thank you
6 very much.

7 (Whereupon, at 10:29 a.m., the
8 meeting was concluded.)
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